

February 03, 2025



TOWN OF SAHUARITA
General Plan Update

P&Z Commission
STUDY SESSION

AGENDA

- 1 | What We've Done
- 2 | What We've Heard
- 3 | What's Next

WHAT WE'VE DONE



TOWN OF SAHUARITA

General Plan Update

OUTREACH TO DATE

- 1 | Kickoff outreach at Stars & Stripes on July 4, 2024.
- 2 | Community Workshop #1 was held Tuesday, July 23, 2024, in Council Chambers and had approximately 23 attendees.
- 3 | Community Survey #1 was open July 23, 2024 through September 5, 2024, and garnered approximately 225 responses.
- 4 | Staff participated in Element Review sessions in September and provided valuable feedback.



OUTREACH TO DATE

- 5 | Held a Study Session with Town Council on October 28, 2024.
- 6 | Held a Study Session with Planning & Zoning Commission on November 4, 2024.
- 7 | Held a youth workshop with the Sahuarita Teen Advisory Council on November 5, 2024.
- 8 | Community Workshop #2 was held Tuesday, November 19, 2024, at La Posada and had 4 attendees.



OUTREACH TO DATE

8 | Outreach at Winter Fest on December 7, 2024.

9 | Community Survey #2 was open November 19, 2024 through January 8, 2025, and garnered approximately 224 responses across 5 distinct topical surveys.



WHAT WE'VE HEARD



TOWN OF SAHUARITA

General Plan Update

WHAT WE DO WITH FEEDBACK

- 1 | Michael Baker has reviewed the comments and feedback from Survey #1 & 2 and is continuing to work with staff to make necessary goal revisions based off public input, move and/or revise the policies that are used to implement the goals, and revise/update other aspects of the General Plan.
- 2 | The revised/updated goals and policies, along with any other revisions that were made to the General Plan, will be released to the public for review as part of the 60-Day review process outlined in state statute.

WORKSHOP & SURVEY #1

(REFRESHER)



WORKSHOP & SURVEY #1 REFRESHER

- 1 | Seek input on residents' overall perception of Sahuarita across multiple subject areas
- 2 | Seek input on the existing Vision Statement
- 3 | Seek input on the existing Goals and whether they are still appropriate for Sahuarita

EXISTING VISION STATEMENT

“We envision that in the year 2035, the Town of Sahuarita will be a place of distinctively high quality of life, achieved through its commitment to economic, social, and environmental sustainability. Sahuarita will have abundant opportunities for housing, shopping, recreation and leisure, access to all levels of high-quality education, and a wide variety of employment options– a place where people choose to live and where businesses choose to locate. Sahuarita will be a safe, attractive, and diverse community with well-maintained, highly efficient, and effective municipal services and amenities. Sahuarita’s appeal to residents, businesses, and tourists will be enhanced through its recognition and protection of the arts and its natural and cultural resources – the Santa Cruz River, archaeological and historic preservation areas, clean air, water resources, dark skies, natural habitat, and scenic views.”

VISION STATEMENT COMMENTS SUMMARY

- 1 | The Vision Statement received mixed reactions. Some people praised it for being comprehensive and aspirational, while others felt it was too long, too general, or unrealistic.
- 2 | Several comments express a desire for concrete action plans and specific details on how the vision will be implemented.
- 3 | Many comments highlight specific concerns such as the need for better healthcare facilities, traffic control, and accessibility improvements.



REVISED VISION STATEMENT

“We envision a future where the Town of Sahuarita is known as a community with a high quality of life driven by its commitment to social, economic, and environmental sustainability; a future where Sahuarita is an attractive and diverse community in which people choose to live and businesses choose to locate; and a future where Sahuarita’s appeal is enhanced through the recognition and protection of its cultural, historic, and environmental resources, as well as its natural open space, dark skies and scenic views.”



WHY GOAL REFINEMENT?

- 1 | Easier understanding and increased usability
- 2 | Incorporate public feedback
- 3 | Reduce Redundancy & increased plan efficiency

EASIER UNDERSTANDING & INCREASED USABILITY/ INCORPORATION OF FEEDBACK

First Survey Public Comments:

- Roads need to be **maintained** and **expanded**
- More traffic control including the need for intersections to be signalized or have better signalization

TRN-1: Provide an effective, convenient, accessible, safe and economically sustainable transportation network that offers choices of routes and modes of travel to all land uses, services and destinations.



TRN-1: Provide an **efficient**, **reliable**, accessible, and **safe** multi-modal transportation system.

Description: An effective transportation system is comprised of a network of streets each with its own designation, **function, and capacity** within the system. Each segment contributes to the interconnectivity of the system. Therefore, for a system to operate efficiently, it is essential for there to be a well-connected and functional street network that is easy to access and navigate, **reliable, safe,** cost-effective and in harmony with adjacent land uses.

REDUCE REDUNDANCY

The project team reviewed all goals for overlap, duplication and efficiency. As part of this process some goals were combined or removed.

GA-3: Develop funding methods to proportionately distribute infrastructure costs associated with new development.

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CD-2: Ensure that new growth and development pays its proportionate share toward the cost of public service needs generated by new development, with appropriate exceptions when in the public interest.



CD-2: Ensure that new growth and development pays its proportionate share toward the cost of public service needs generated, with appropriate exceptions when in the public interest.

WORKSHOP & SURVEY #2

(REVISED VISION & GOAL REVIEW)



WORKSHOP & COMMUNITY SURVEY #2

- 1 | Community Workshop #2 was held Tuesday, November 19, 2024, at La Posada and had 4 attendees.
- 2 | Community Survey #2 was open through January 8, 2025, and garnered approximately 224 survey responses across 5 distinct topical surveys.



REVISED VISION STATEMENT COMMENTS

The revised Vision Statement generally received positive feedback with comments noting additional ideas they would like to see incorporated, and mixed opinions about specific topics. Comments included:

- 1 | Need to include educational system and public safety in the vision.
- 2 | Mixed opinions on the importance of cultural, historic, and environmental protection, as well as sustainability.
- 3 | Need to include additional language about visitors & tourism

TRANSPORTATION & PUBLIC FACILITIES AND SERVICES

Overall, the revised Transportation & Public Facilities goals received positive feedback. Each goal had at least 80% of respondents agree that the goal will help implement the long-range vision for Sahuarita. Overall comments on the goals were:

- 1 | Need to balance of future amenities across all neighborhoods and not just within the specific plan zoned neighborhoods.
- 2 | Need for better access, more traffic signals and additional capacity as the town continues to grow

PARKS, RECREATION & OPEN SPACE

Overall, the revised Parks, Recreation & Open Space goals received positive feedback. Each goal had at least 80% of respondents agree that the goal will help implement the long-range vision for Sahuarita. Overall comments on the goals were:

- 1 | The need to preserve the natural desert for recreation and ecological balance is a priority.
- 2 | Providing activities for all age levels is a priority
- 3 | Look to other municipalities in the region for ideas.

ENVIRONMENTAL, WATER RESOURCES, & ENERGY

Overall, the revised Environmental, Water Resources, & Energy goals received positive feedback. Each goal had at least 80% of respondents agree that the goal will help implement the long-range vision for Sahuarita. Overall comments on the goals were:

- 1 | The need to preserve the natural desert and ecological balance is a must
- 2 | Questions about how some of the goals will be implemented
- 3 | Ideas for the implementation of some of the goals

ECONOMIC DEVELOPMENT & COST OF DEVELOPMENT

Overall, the revised Economic Development & Cost of Development goals received positive feedback. Each goal, except for one, had at least 80% of respondents agree that the goal will help implement the long-range vision for Sahuarita. The one exception had 75% of respondents agree. Overall comments on the goals were:

- 1 | Creating partnerships with U of A / Pima Community College to get a highly educated labor force that is home grown.
- 2 | Skepticism on whether the goals are feasible
- 3 | Providing examples and removing some of the redundancy within the goal language

LAND USE & GROWTH AREAS

Overall, the revised Land Use & Growth Areas goals received positive feedback. Each goal, except for one, had at least 70% of respondents agree that the goal will help implement the long-range vision for Sahuarita. The one exception had 62% of respondents agree. Overall comments on the goals were:

- 1 | Need to maintain the small-town feel of Sahuarita
- 2 | Need for increased services like restaurants, shopping, healthcare

GOAL & POLICY DISCUSSION





COMMON THEMES & POLICIES THAT ADDRESS THEM

1 |

Sahuarita has grown too quickly, leading to congestion and a significant need for better infrastructure, including roads, recreational facilities, and public transportation to support the growing population.

Policy: Monitor the performance of all modal systems to best mitigate traffic congestion and to assure safe operating conditions

2 |

There is a desire to maintain the small-town feel but also a strong desire to attract large retail establishments such as Home Depot, Target & Costco, additional restaurants and more healthcare services.

Policy: Ensure the design and intensity of new development is compatible with existing neighborhoods and uses in terms of its height, scale, and the overall mix of uses ensuring that future development continues to promote the character, identity and sense of place that makes Sahuarita a distinct community.



COMMON THEMES & POLICIES THAT ADDRESS THEM

3 | Residents want better air quality and preservation of natural beauty and open spaces.

Policy: Foster environmental responsibility by promoting awareness of and living in balance with the natural desert, riparian, and hillside environmental subsystems. Where feasible, preserve and integrate regulated riparian and natural areas into new development.

4 | There are mixed opinions on the development of multi-family housing.

Policy: Encourage a wide range of housing types, densities and prices within new developments and large master planned communities to support the current and projected populations and to ensure the future stock of affordable housing.



COMMON THEMES & POLICIES THAT ADDRESS THEM

5 | Education and safety should continue to be a priority in the town and in the General Plan

Goal: Support partnerships and collaborations focused on quality education and facilities.

Description: The Town will continue to work with school districts and other partners to ensure that residents have opportunities for high-quality education and lifelong learning in the community.

6 | There is a lack of high-paying jobs and business opportunities outside of retail and fast food. Residents expressed a desire for more diverse businesses, such as technology centers and manufacturing, to provide better employment opportunities.

Policy: Work with the Town's major developers and local industry to identify the potential of developing appropriate areas for signature office buildings, flex space, and high-tech industry.



COMMON THEMES & POLICIES THAT ADDRESS THEM

7 |

The town lacks sufficient recreational activities and amenities, especially for older adults and families with young children. There is a call for more community events, cultural activities, and facilities like parks, sports fields, and a recreation center.

Policy: Provide a range of recreational, educational, enrichment, and special interest programs and events to meet the diverse interests, ages, and needs of residents throughout Sahuarita.

WHAT'S NEXT

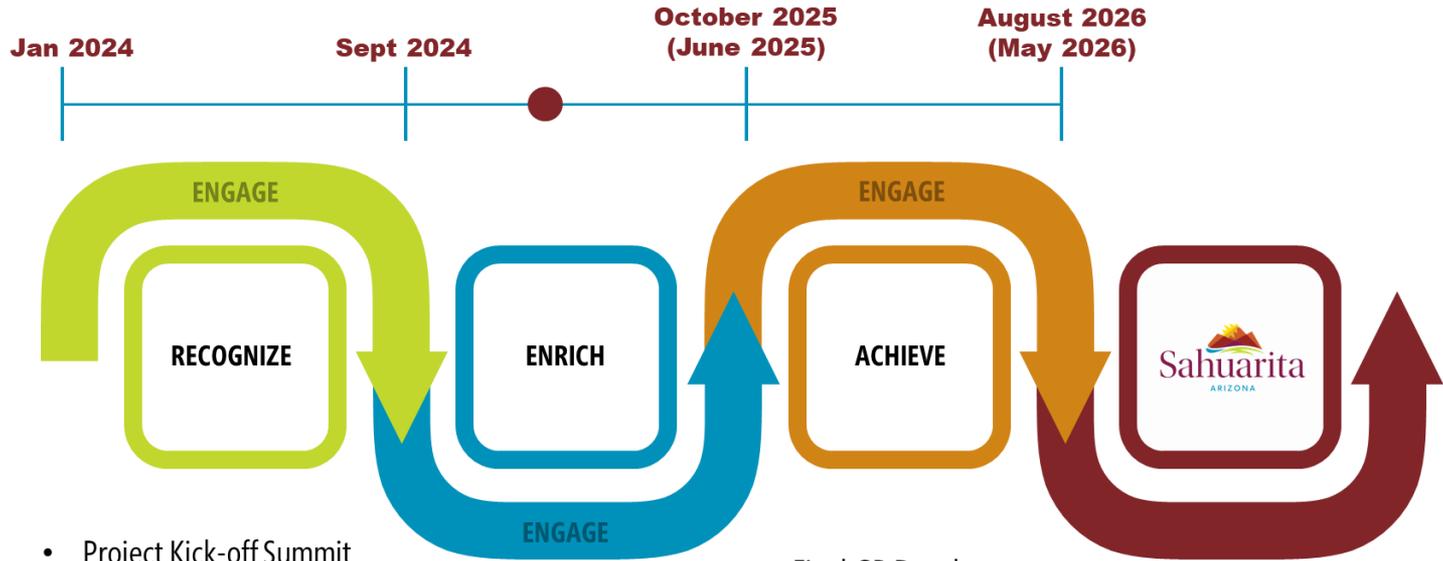


TOWN OF SAHUARITA

General Plan Update



WHERE ARE WE?



- Project Kick-off Summit
- Public Participation Plan
- GP/Community Baseline Assessment
- Community Outreach

- GP Org. Structure
- Draft GP Elements
- Community Outreach
- Worksessions (4)
- 60-Day Review

- Final GP Development
- Worksessions (2)
- Formal Adoption
- **Voter Ratification**

FUTURE OUTREACH

- 1 | The 60-Day review period required by state statute will begin Fall 2025.
- 2 | Michael Baker & Staff will conduct outreach during the 60-day review window to gather feedback on the draft General Plan.
- 3 | Seeking input on the following ideas for future outreach:
 - Hold separate Community Workshop & survey outreach at special events
 - Combine the Community Workshop with the survey outreach at special events

THANK YOU!



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