



# TOWN MANAGER'S REPORT

December 2025

# CONTENTS

NEW EMPLOYEE SPOTLIGHTS	..... 3
DEPARTMENT HIGHLIGHTS	..... 4
CAPITAL IMPROVEMENT PROJECTS	..... 11
PROJECT FOLLOW-UP	..... 14
APPENDICES	.... 15



# NEW EMPLOYEE SPOTLIGHTS

We are excited to welcome the following new employees into our ranks!!



**Rita Lebsack**  
*Risk Manager*  
*Human Resources*  
Hire Date 12/1/2025



**Alexandra Silva**  
*Recreation Generalist*  
*Parks and Recreation*  
Hire Date 12/1/2025



**Tanner Grover**  
*Recreation Generalist*  
*Parks and Recreation*  
Hire Date 12/1/2025



**Robert Fortiz**  
*CSO/ACO*  
*Police Department*  
Hire Date 12/9/2025



**Mario Monge**  
*CSO/ACO*  
*Police Department*  
Hire Date 12/9/2025



**Diego Bojorquez**  
*Police Officer*  
*Police Department*  
Hire Date 12/9/2025



**Pauline Montan**  
*Permit Technician*  
*Community Development*  
Hire Date 12/15/2025



**Dominick Alegria**  
*Systems Technician*  
*IT*  
Hire Date 12/15/2025



**Estefania Barcelo**  
*Police Records Clerk*  
*Police Department*  
Hire Date 12/15/2025



**Santos Alegria**  
*WWTP Mechanic*  
*Public Works*  
Hire Date 12/15/2025



**Jack Mills**  
*Engineering Technician*  
*Public Works*  
Hire Date 12/15/2025



**Erica Stoker**  
*Police Records Clerk*  
*Police Department*  
Hire Date 12/15/2025



## SERVICE MILESTONES

There are no service milestones in the month of December.

## DEPARTMENT HIGHLIGHTS

What follows is a summary of work completed in the past month by individual departments.

### POLICE DEPARTMENT

#### 1<sup>ST</sup> ANNUAL KICKBALL TOURNAMENT BETWEEN SPD AND SRFD

In late November, SPD Officers held the first annual kickball game with Santa Rita Fire Department (SRFD)! This was organized by patrol as part of our efforts to build a strong working relationship with SRFD. **SPD won 6-2**, bringing home the first-place trophy.



#### OFFICERS GRADUATE FROM SEALATA POLICE ACADEMY

On **December 4<sup>th</sup>, 2025**, Officers' **Andreas Flores, Reynaldo Galo, Connor Malozsak, Bryan Vargas, and Robert Villegas** graduated from the SEALATA Police Academy. They will begin Advanced Officer Training over the next few weeks, then begin a multi-month Field Training Officer (FTO) program before they are able to run calls for service on their own. Welcome to the Sahuarita Police Department!



Andreas Flores

Reynaldo Galo

Connor Malozsak

Bryan Vargas

Robert Villegas



## MUNICIPAL COURTS



### JUDICIAL TRAFFIC CONFERENCE – GOVERNOR’S OFFICE OF HIGHWAY SAFETY

On December 4<sup>th</sup>-5<sup>th</sup>, 2025, **Town Magistrate María Avilez attended** the 2025 Arizona Judicial Traffic Conference partially sponsored through a grant from Arizona Governor’s Office of Highway Safety. Topics included MVD/CDL Updates, “Hands on Arizona’s Traffic Laws”: Demonstration Lab and Automated Vehicles: Technology, Policy and the Law.

### IT PROJECT – SECURITY CAMERA UPGRADE

The Court has finished its IT Project installation of additional security cameras. The project was funded by the Administrative Office of the Courts (AOC) Court Security Grant for \$26,000.00.



### MOCK TRIAL – SAHUARITA INTERMEDIATE SCHOOL

On November 20<sup>th</sup>, 2025, 58 fifth graders had the opportunity to visit the Courthouse, they rotated from the mock trial at the courthouse to a mock Town Council meeting at the TC chambers with **Mayor Murphy**. The students had a great experience, **Town Prosecutor Rona Kreamer** and **Town Magistrate María Avilez** helped guide the kids during the mock trial “The Case of the Lost Banana”. The fifth graders left with a gavel shaped pencil and a copy of *The Family Circus Visits the Courts@* comic book, a quick guide to help them learn about Arizona courts.



### CONGRATULATIONS!

**Angelica Garcia, Court Clerk**, celebrated her 2nd work anniversary on December 4<sup>th</sup>, and **MaryJo Belongia, Court Clerk**, celebrated her 3<sup>rd</sup> anniversary with the Court!

## PARKS, RECREATION & COMMUNITY SERVICES

### DIRECTOR AND ADMINISTRATIVE UPDATES

**Devin Stalder** and **Jodi Guerin** attended the Regional P&R Director’s meeting in Marana at the recently opened Recreation Center, called the MARC. The facility had great facilities for teen activities as well as meeting spaces, indoor and outdoor spaces for rentals and activities. Staff are hoping to set up a Council retreat this winter in the meeting room so that they can see the possibilities as we explore ideas for how a recreation center could impact the Sahuarita area.



Coordination with the Continental Unified School District provided the opportunity to bring the Town mascot to celebrate honor roll students through an engaging school visit.

### PARKS UPDATES



**Man in the Maze Disc Golf:** P&R leadership met with ADEQ and Ninyo & Moore representatives on December 8th to discuss modifications



to the CAP access road. Temporary modifications are expected to be approved to allow delivery of donated items.

**Permanent modifications to CAP access road:** will proceed pending approved plans and fees according to ADEQ processes and requirements. FMI donated items to be delivered tentative on December 16th, with Asarco's item to follow. Still awaiting Huidbay cash donations. Disc Golf goal installation will follow, with anticipated full course opening tentative by year end.

 **Anamax Rec Center parking lot/parks maintenance yard expansion:** All auctioned items were picked up from Anamax old maintenance office on December 12th; remaining items will be donated or disposed of with building demolition. Official plan submittal will follow Community Development team approval. Once plans are approved, RFP will be issued by procurement for project quotes from qualified contractors allowing demolition of the old maintenance office to begin after the holidays.

## RECREATION UPDATES

 The Recreation team will have a booth at the Business Expo and Taste of the Valley on January 17, 2026. They will also be running the kid zone! Please be sure to check out this free event at the Desert Diamond Casino from 10am - 1pm. Stop by the Sahuarita Parks and Recreation booth to play some "Plinko" and win some Swag! We will be giving away a few punches passes for Open Gym!

**Austin and Jodi** met with Dr. Valenzuela from SUSD to discuss potential bus options utilizing SUSD buses for Club SPIKE. We are currently in the early stages of this discussion and hope this can be a service we provide in the new year.

## EVENTS UPDATES

 On November 22, the **Town of Sahuarita** supported **El Tour de Tucson**, hosting an official aid station at Quail Creek Veterans Municipal Park. The event was a tremendous success and drew positive feedback from riders, volunteers, and event organizers. Our booth was consistently busy, and riders frequently complimented the Town's aid station as one of the best along the course. Staff distributed a large number of snacks, electrolytes, and other refreshments, helping to keep cyclists fueled and motivated. The Command Post trailer was deployed on-site for the first time at this event, greatly streamlining setup and operations.



## CONGRATULATIONS

- Happy Birthday to Marshall Norris on 12/2, Lilly Nelson on 12/7, Elijah Othon on 12/7, Andy Vasquez on 12/13, Krista Norris on 12/24, Dylan Pruitt on 12/25, Ethan Rogers on 12/25, and Devin Stalder on 12/27.
- **Welcome** Alexandra Silva and Tanner Grover as new Recreation Generalists on December 1st.
- **Kudos** to Mario Troutwine for completing his first year as Parks Supervisor (12/16)!
- **Congratulations** to Ben Rademacher! Ben was recently selected for an internship with TEP!

## PUBLIC WORKS

### STREETS AND TRAFFIC OPERATIONS DIVISION

**Community Engagement and Streets Division Update:** Community involvement remained strong in





November 2025. A total of nine cleanups were organized, bringing together 41 volunteers who donated 54.75 hours of service, valued at an estimated \$1,232.97. Their efforts resulted in the collection of 45 bags of trash and miscellaneous large items, improving the cleanliness and safety of public spaces. Troop 365 continued its longstanding tradition of supporting Veterans Day by contributing 16 volunteers, four vehicles, and 66 hours of service, valued at \$1,486.32. Together, they helped place and remove 74 of the 243 U.S. flags displayed from November 8–15 along Sahuarita Road, Rancho Sahuarita Boulevard, Desert Gem Lane, and Starlight View Lane. The Streets Department placed and removed the remaining 169 flags, marking the 11th consecutive year of Troop 365’s adoption of this important community service.

Operationally, the Streets Division performed road shoulder maintenance along Pima Mine Road and carried out extensive landscape and roadway preparations for the El Tour de Tucson race. These preparations included road repair, landscape maintenance, mowing of road rights-of-way, litter pickup, and street sweeping performed both by contractors and Town crews. The team also rehabilitated the pull-off area along northbound Nogales Highway for use as an aid station and placed barricades to ensure safety. Additional work included replacing the drainage pump for the tunnel under Sahuarita Road leading to SUSD and cleaning accumulated dirt and debris from the tunnel. Staff also aided in the installation and removal of American flags for the Stars Over Sahuarita program in observance of Veterans Day.

The division advanced pavement preservation efforts by applying approximately 3,500 pounds of asphalt crack sealant in Rancho Sahuarita. Another major milestone was completed in the 2025–2026 pavement preservation plan: all four right-turn lanes and the center of the intersection at Nogales Highway and Sahuarita Road were removed and replaced by a contractor. These areas had become distressed beyond the point of effective patching. The intersection, along with portions of Nogales Highway to the north and south, is scheduled to receive crack sealing, surface treatment, and new striping in the months ahead.

**Fleet Division Update:** The Fleet Division continued to ensure the reliability of the Town’s vehicles and equipment. In November, the team performed 25 different tasks on Town vehicles, including both repairs and preventative maintenance. Preventative maintenance and repairs were also completed on small gas engine equipment, ensuring readiness across all operational assets.

**Administrative and Coordination Efforts:** Staff actively participated in regional and technical coordination meetings, including the PAG User Explore Safety Meeting, the Traffic and Arroyos Partners Meeting, the El Tour de Tucson coordination meeting, the Ouster Lidar presentation, and the Transportation Systems & Safety Subcommittee. These engagements strengthen collaboration and ensure alignment with regional transportation and safety priorities.

**Traffic Signal and System Operations:** Signal system operations remained a focus throughout November. Preventive Maintenance Inspections were conducted at the intersection of Nogales Highway and Arroyo Sur. Detection systems at La Cañada and Duval Mine Road were reset and refocused following alerts from MioVision. LED signal indication replacements were completed at multiple intersections, including La Cañada and Duval Mine Road, Pima Mine Road and Rancho Sahuarita Boulevard, the advanced warning flasher on Nogales Highway south of Pima Mine Road, and Sahuarita and La Villita. Pushbutton repairs were carried out at Nogales Highway and Abrego, as well as Sahuarita and Rancho Sahuarita Boulevard.

**Emergency Call-Outs and Special Events:** Emergency responses were required at Nogales and Sahuarita for a flash incident, Rancho Sahuarita and Pima Mine Road for a red-out, and Pima Mine Road and Nogales Highway. On November 22, 2025, staff supported the Police Department during the El Tour de Tucson by assisting with traffic control and signal cycling, ensuring smooth operations during the event.



## WASTEWATER OPERATIONS

Wastewater operations ran smoothly throughout November 2025, with all activities reflecting a strong commitment to compliance and reliability. Daily treatment averaged 0.971778 million gallons (MGD) of influent, with 0.956898 MGD directed to the basins. All required monthly and weekly samples were submitted to ADEQ and confirmed to be within compliance, ensuring uninterrupted regulatory adherence.

**Staffing and Capacity:** Operational capacity was strengthened with the hiring of a new wastewater mechanic, scheduled to begin in December. This addition will provide enhanced support for ongoing maintenance needs and reinforce the plant’s ability to sustain reliable service delivery.

## SOLID WASTE PROGRAM

The Solid Waste team remains focused on resident engagement and education to strengthen recycling practices and ensure smooth program operations. A major effort continues to address the “no contact list,” which currently includes approximately 600 residents. Staff are actively working to reach these households, provide clear information, and remove barriers to participation. This targeted outreach is essential for maximizing program efficiency and building long-term success.

 Educational materials are being distributed to reinforce proper cart usage and recycling habits. Door hangers and cart tags are now in circulation, serving as practical reminders and guides for residents. In addition, Inspection Notice Cards are being developed to provide direct feedback following cart audits. These cards will help residents understand areas for improvement and encourage consistent, responsible recycling behavior. Cart audits are actively underway, giving staff the opportunity to hold personalized discussions and provide hands-on assistance, while also supporting residents with account and service needs.

Looking ahead, the team is preparing for the **One Stop Recycling Drop Event on January 10, 2026**, which will serve as another opportunity to engage directly with residents and promote effective solid waste management.

## DEVELOPMENT/CONSTRUCTION

 Construction activity advanced across several major projects. Union Pacific Railroad (UPRR) began track work at the El Toro and Rancho Sahuarita Boulevard intersection, with completion scheduled before the end of 2025. Once the track work is finished, grading, paving, and signal installation will begin in January 2026. At Quail Creek Unit 39, crews initiated construction of a new nine-barrel reinforced concrete box culvert in November. The culvert is expected to be completed early next year, while utility installation continues to support the future subdivision.

The GIS team continued to strengthen planning and public engagement tools. Pavement preservation data was created to support annual planning, and work is underway to launch a GIS Hub site that will provide numerous useful maps for both internal staff and external users. In addition, the team is developing a Parks and Recreation web application designed to inform residents about amenities available across the Town’s parks. GIS staff also supported the Santa Rita Fire District (SRFD) by working on call timing and hydrant data, ensuring operational readiness and interagency collaboration.

# COMMUNITY DEVELOPMENT

## COMMUNITY OUTREACH

 Community engagement on the **General Plan Update** was continued via two informational pop-up stations.



These were strategically placed at the Quail Creek Veteran’s Municipal Dog Park and Sahuarita Lake Park, respectively. Staff successfully interfaced with residents, highlighting the contents of the 60-day draft General Plan update and soliciting valuable community feedback. The average attendance for each dedicated pop-up table was measured at three to four participants.



Complementing these efforts, an A-frame sign promoting the General Plan Update website and a direct QR code link to the draft document was prominently featured during the October and November Sunset Market events. The 60-day review is now closed, and staff are working to incorporate comments received.

### PROFESSIONAL DEVELOPMENT

**Diana Hamburger**, Sr Permit Technician/Plans Examiner, earned the **International Code Council Residential Plans Examiner Certification**. This new certification demonstrates that Diana understands the fundamentals of the International Residential Code as applied to plan review and is an important way to build public trust in the qualifications of our staff. Congratulations, Diana!



### CUSTOMER SERVICE HIGHLIGHTS

This month, **Building Safety** staff received two positive comments from customers. A contractor gave the team high marks on our formal comment card in every measured category, rating the quality of services overall for both building plan review and building inspections as Excellent and further remarking, “The entire team was great to work with – Thank you!”

A residential customer left a voicemail commending **Drew Salcido, Sr. Permit Technician/Building Inspector** for his above-and-beyond customer service. The customer mentioned, “thank you for getting back to me so quickly. [Drew] was a delight and just ever so helpful.”

Kudos to our Building Safety Team for their continued commitment to excellent customer service!

## ECONOMIC DEVELOPMENT & PUBLIC AFFAIRS

### ULI AZTAP SAHUARITA

**ULI Arizona’s Technical Assistance Panel (AZTap)** convened in Sahuarita on **Wednesday, December 3**, to begin evaluating planning and development opportunities for Parcel 30. The day included a community tour, review of guiding questions and stakeholder input gathered to date, and a working session among panelists. A working lunch was also held with Town Council members to gather perspectives and allow participants to ask questions and hear early insights. The panel’s work is now being synthesized into a set of recommendations that will be presented to the Town Council in early 2026.



## ANNUAL CONFERENCE



**Town of Sahuarita staff** attended the annual **Arizona Mining Association (AMA)** conference in Tucson to strengthen relationships with mining operators, suppliers, and regional partners and to stay current on industry trends shaping southern Arizona. The AMA is Arizona’s statewide trade association representing mining companies and the broader mining supply chain, and it convenes stakeholders to advance responsible mining and the economic benefits it brings to communities. Staff participated to gather insights that inform economic development strategy, identify opportunities for workforce and supplier growth, and reinforce the Town’s commitment to supporting the region’s mining sector.



## HOTEL FEASIBILITY REPORT

Staff completed a **hotel market feasibility** study to assess Sahuarita’s readiness for a midscale to upper-midscale hotel by documenting current market conditions, visitor segments, and performance scenarios that can be used in discussions with hotel developers, brokers, and potential operators. The study highlights that



Sahuarita draws significant regional activity (including ~8.08 million out-of-market visits in 2024) but has a limited lodging supply (currently led by the Vagabond Inn), resulting in leakage of overnight stays to nearby submarkets. In 2026, ED staff will use this study as a primary business-development tool to proactively market Sahuarita to hotel brands and site selectors, support recruitment outreach, and substantiate performance assumptions during negotiations and due diligence. For more information about the study, contact Alex Magallanes at [amagallanes@sahuaritaaz.gov](mailto:amagallanes@sahuaritaaz.gov)

## MEDIA RELATIONS



Public Affairs conducts ongoing cross-team collaboration and information sharing for all media requests, public advisories, and public comments from town employees/officials.

### **Nov. 15 – Dec. 15**

**We provided Public Information & Updates** – Town launches dog park survey, fatal crash on Nogales Hwy, Crash on Esperanza Blvd, Sex Offender facing 15 years, Sahuarita doesn't see long-term impacts as store closures leave vacant storefronts, missing 13-year-old, council considers media limitations policy (overturned)

**We told Sahuarita’s Story** – Town hosts Winterfest, One stop recycling event, DR Horton acquires lots in Sahuarita, food banks team up to provide holiday protein for 12,000 households, Target eying Sahuarita, El Tour road closures and delays

**We received additional requests for comment** – Rancho Resort food drive, Sahuarita growth rate, Border aid by SGV Samaritans, Marana will not press charges against Springer, Fall of Iracus viral photo, elections workers feel pressure, Noland cleared of wrongdoing by CA, fire caused by lithium battery, SUSD bus driver safety, Concern over Copper World Mine dominates water conservation meeting in Green Valley, Costco in Sahuarita, Data Centers in Sahuarita, Stolen vehicle, Elder scams (\$24k, \$2.7K, \$58k), Marana shooting club incident, 12/10 Domestic violence



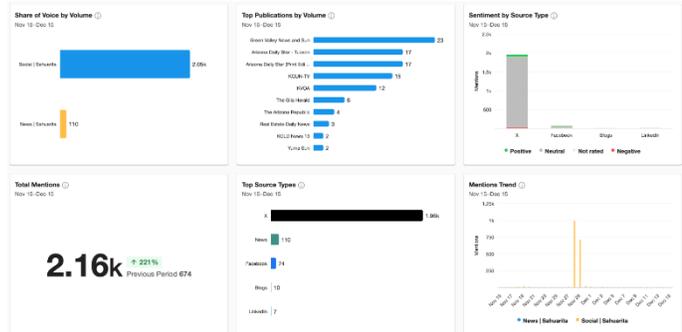
**We are monitoring ongoing coverage** – Hobbs power grid resiliency, Domestic violence call in Vail ends in shooting, county seeks heavy truck limit on dirt roads, Moghimi seeks \$3.8M after firing, motor vehicles excessive noise

**KGTV RADIO**

Devin Stalder was interviewed on KGVY this month to talk about Winterfest. Listen to other Sahuarita interviews on the KGVY website <https://www.kgvy1080.com/>. Ads are currently running on KGVY for: Grow in Sahuarita, Javelina Joggers Run Club, Art on the Lake, and Parks & Rec Sponsorships.

**NEWS MEDIA**

Sahuarita was mentioned in 101 news articles between Nov.15 – Dec. 15, the majority through GVNNews, KVOA, KGUN, and AStar. Top syndication mentions were related to local sports, food bank, car accidents; arrests; Marana shooting range incident, and more.



**SOCIAL MEDIA**

This month, Town Facebook, LinkedIn, Instagram, and X channels this month garnered 784,000+ impressions and reached 433,000+ viewers. Top posts on Facebook and LinkedIn were related to bulk pick up program, el tour, features, RTANext, and more.

<p><b>Town government of sahua...</b> POST   Dec 3, 03:55 PM</p> <p>Grow in Sahuarita Client Spotlight: Joj...</p> <p>Reactions: 78 Comments: 8 Shares: 12 Post clicks: 3,705 Video views: 0 Impressions: 24,569 Reach: 9,253 Engagements: 3,803 Engagement rate: 41.1%</p>	<p><b>Town government of sahua...</b> POST   Dec 4, 09:00 AM</p> <p>Need to clear out some space? Waste Conne...</p> <p>Reactions: 15 Comments: 9 Shares: 25 Post clicks: 1,724 Video views: 0 Impressions: 15,501 Reach: 6,593 Engagements: 1,773 Engagement rate: 26.89%</p>	<p><b>Town government of sahua...</b> POST   Dec 11, 09:00 AM</p> <p>Not sure how bulk pick-up works? 🗑️✅ Che...</p> <p>Reactions: 10 Comments: 3 Shares: 2 Post clicks: 436 Video views: 0 Impressions: 4,105 Reach: 2,392 Engagements: 451 Engagement rate: 18.85%</p>	<p><b>Town government of sahua...</b> POST   Dec 4, 01:00 PM</p> <p>Electronics like computers, TVs, phones, ...</p> <p>Reactions: 6 Comments: 5 Shares: 3 Post clicks: 219 Video views: 0 Impressions: 2,676 Reach: 1,531 Engagements: 233 Engagement rate: 15.22%</p>
<p><b>Town government of sahua...</b> POST   Dec 2, 06:00 PM</p> <p>Members of our organization had the oppor...</p> <p>Reactions: 17 Comments: 5 Shares: 4 Post clicks: 445 Video views: 0 Impressions: 5,222 Reach: 3,117 Engagements: 471 Engagement rate: 15.11%</p>	<p><b>Town government of sahua...</b> POST   Nov 26, 09:00 AM</p> <p>This is the final week to share your thou...</p> <p>Reactions: 1 Comments: 4 Shares: 1 Post clicks: 266 Video views: 0 Impressions: 3,215 Reach: 1,969 Engagements: 272 Engagement rate: 13.61%</p>	<p><b>Town government of sahua...</b> POST   Nov 24, 02:43 PM</p> <p>Curious what RTA and RTA Next mean for Sa...</p> <p>Reactions: 1 Comments: 5 Shares: 1 Post clicks: 92 Video views: 0 Impressions: 1,341 Reach: 737 Engagements: 99 Engagement rate: 13.43%</p>	<p><b>Town government of sahua...</b> POST   Nov 19, 04:00 PM</p> <p>El Tour de Tucson comes through Sahuarita...</p> <p>Reactions: 20 Comments: 4 Shares: 6 Post clicks: 431 Video views: 0 Impressions: 6,333 Reach: 3,521 Engagements: 461 Engagement rate: 13.09%</p>



# CAPITAL IMPROVEMENT PROJECTS

Capital improvements are permanent structural changes to a property that enhances its value, increases its useful life or allows for a new use.

## PUBLIC WORKS

### **TOWN HALL SECURITY UPGRADES**

The Town Hall Security Upgrades project is nearing completion. All millwork has been finalized, and Building Excellence is coordinating the schedule for glass installation and finishing punch list items provided by the project architect.

### **WASTEWATER ODOR CONTROL SYSTEM**

The Wastewater Odor Control System project is progressing through the design phase. Wilson Engineers delivered 90% plans and specifications on December 8, 2025, and are preparing the ADEQ permit application submittal. This milestone moves the project closer to construction readiness.

### **POLICE DEPARTMENT (PD) P&E (PROPERTY AND EVIDENCE) EXPANSION**

The Police Department's Property & Evidence Expansion project continues to advance with weekly CMAR coordination meetings. The building's 100% plans remain under permit review, and site work has begun with excavation for the wall starting on December 10, 2025.

### **COURTS PARKING LOT EXPANSION**

The Courts Parking Expansion project is underway with ongoing coordination through weekly OAC meetings. Surveying began on December 8, 2025, along with grading activities to prepare the site for construction.

### **TOWN HALL AC UNIT REPLACEMENT**

The AC Unit replacement project at Town Hall has been routed to Procurement, with the selected contract scheduled to go before Council for approval.

### **FURNITURE AND FIXTURES**

Several departmental furniture and fixture upgrades were completed. Human Resources finalized new furniture installation in October 2025. The Courts are in the process of replacing courtroom and employee chairs. The Police Department completed replacement of three door fixtures in October, and the conference table for the Training Bureau was delivered on December 16, 2025. The Council Chambers received 15 additional chairs on December 15, 2025, enhancing seating capacity.

### **COURTS CCTV INSTALLATION**

The Courts CCTV installation project was successfully launched with a Kick-Off meeting on December 3, 2025. Installation was completed on December 10, 2025, strengthening facility security.



## BUILDING & DEVELOPMENT

Did you know that **Planning & Zoning project information** can be found [online](#)? Click on the link to go directly to the information page.

### GENERAL PLAN UPDATE

**The 60-day public review period has closed.** Staff and the consultant are currently working through comments received. Public hearings are the next steps in the General Plan Update process. In accordance with state law, the Planning & Zoning Commission must hold two public hearings in two separate locations prior to the Town Council holding a public hearing. Tentative dates for the Planning & Zoning Commission public hearings are:

- February 2, 2026, 6:00pm, at the Town Hall Council Chambers
- February 4, 2026, 6:15pm, at the La Villita Community Center

Complete project information, including the draft plan, can be found online at [SahuaritaGP.com](http://SahuaritaGP.com).

### LAND USE AND ZONING

- **Zoning Code Text Amendments** The following zoning code text amendments were adopted by the Town Council on December 8, 2025:
  - **Reasonable Accommodations for Group Care Homes** - In accordance with state law, allows minor deviations from zoning code requirements for group care homes. Adopted by Town Council 12/8/2025.
  - **Update to List of Zones** – Code clean-up to list of zones to reflect the most up-to-date rural and residential zoning categories. This is a clean-up item that did not change any property zoning or development regulations. Adopted by Town Council 12/8/2025.
  - **Administrative Approval of Final Plat** – In accordance with state law, removes the requirement for Town Council approval of final plats. Adopted by Town Council 12/8/2025.
  - **RV Storage on Residential Properties** –The purpose of this amendment is to clarify when and how RVs may be stored on residential properties. In the early drafting stage.
  - **Nonconforming Uses** – The purpose of this amendment is to clarify how nonconforming uses (ie “grandfathered”) uses are handled. In the early drafting stage.
- **Development Plans**
  - **Pima Federal Credit Union** – construction of a new building at Abrego and Duval Mine Rd. on the former Exceptional Pets property, submitted 11/14/2025

### COMMERCIAL PERMITS

- **Boot Barn** passed its Building Final on 12/3/2025
- **UHaul** received a Temporary Certificate of Occupancy on 12/5/2025



## 2024 INTERNATIONAL BUILDING CODE ADOPTION

On November 19, the Board of Appeals held a second meeting to discuss adoption of the 2024 International Building Codes and local amendments. The Board of Appeals meeting packet contains a recent set of amendments. Staff are working through addressing comments from the Board meeting and will post a revised set of amendments in December. Project information can be found online at <https://sahuaritaaz.gov/789/Building-Codes>. Note that staff will not be recommending adoption of the 2024 International Energy Conservation Code and will instead recommend continued use of the 2018 IECC.



Staff encourages any interested parties to view the proposed amendments and provide any feedback to Acting Building Safety Manager Andrew Parkin at [aparkin@sahuaritaaz.gov](mailto:aparkin@sahuaritaaz.gov) or (520) 822-8867.

## PROJECT FOLLOW-UP

### ASARCO Annexation

The attorneys are finalizing the pre-annexation agreement.

### State Land Rezoning

**[NO NEW UPDATE]** - ASLD has made it clear that they are not interested in a proactive rezoning of their land. As staff, we take this as positive news – one less step in the process to get the property sold and developed. So, now when staff hears builders/developers expressing interest in finding more land, we have consistently been mentioning the state land as a good option.

The Town met with ASLD regarding the major General Plan update and will be working with them to ensure that the land use designations for state land are appropriate for both the town’s growth and ASLD’s goals for the properties. The state land is advertised on Economic Development’s real estate page: [Commercial Properties Arizona, Commercial Real Estate Arizona](#).



# APPENDICES

## Map of Capital Improvement & Development Projects

[Please visit our interactive map to view the town project's progress.](#)

