

**PRESNTED BY:
THE TOWN
COUNCIL:**

MARY NEADROW, MAYOR

*SUSIE SILVA,
VICE MAYOR*

*PHELPS WILKINS
COUNCIL MEMBER*

*RICHARD DAVIS
COUNCIL MEMBER*

*ROBERT MACKENZIE
COUNCIL MEMBER*

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Town of Springerville's



GENERAL PLAN

2015-2025



RESOLUTION 2014-R012

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF SPRINGERVILLE, ARIZONA ADOPTING THE TOWN OF SPRINGERVILLE'S GENERAL PLAN OF 2015-2025 .

WHEREAS, Section 9-461.05(A) of the Arizona Revised Statutes requires the adoption of a comprehensive, long range general plan by each municipality; and

WHEREAS, in addition to Town staff, a Steering Committee and Advisory Committees were formed to guide Plan preparations, consisting of citizens and representatives of various sectors of the community, and

WHEREAS, these committees formally met numerous times during the plan process and the Plan was reviewed by the Planning and Zoning Commission on October 8, 2014.

NOW, THEREFORE, BE IT RESOLVED that the Town of Springerville's General Plan is hereby adopted for the year's 2015-2025.

PASSED AND ADOPTED this 15th day of October, 2014, by the Mayor and Council of the Town of Springerville, Arizona.

Attest:

Valentina Cordova, Town Clerk

Approved:

Mary Nedrow, Mayor

Approved as to Form:

Timothy B. Shaffery, Town Attorney
Shaffery Law Offices, P.L.L.C

TOWN OF SPRINGERVILLE TOWN COUNCIL

Mayor Mary Nedrow
Vice Mayor Susie Silva
Councilman Phelps Wilkins
Councilman Robert MacKenzie
Councilman Richard Davis



Town of Springerville Planning and Zoning Commission

Chairman Lance Greer
Vice Chairman Phillip Hanson, Jr.
Commissioner James Muth
Commissioner Kevin Burk
Planning and Zoning Administrator Christine Chiesl

The Town of Springerville thanks those listed below who devoted their time, energy and ideas to help guide the development of this Plan.

Town of Springerville Steering Committee Members

- Steve West, Town Manager Town of Springerville
- Chris Chiesl, Community Development Director, Town of Springerville
- Tim Rasmussen, Public Works Director, Town of Springerville
 - Heidi Wink, Finance Director, Town of Springerville
 - Max Sadler, Fire Chief, Town of Springerville
 - Mike Nuttall, Chief of Police, Town of Springerville
 - Sharon Pinckard, Director, RV Community Center
 - Sean Kienle, Airport Manager
 - Greg Cross, Casa Malpais Director
 - Lance Avery, Owner, Avery's
 - Kevin Burk, Planning/Zoning Commissioner, Town of Springerville
 - Becki Christensen, Director, Springerville Chamber of Commerce
 - Kay Dyson, Past Mayor, Town of Springerville
 - Kelsi Geisler, Past Vice Chairman/Planning & Zoning Commissioner, Town of Springerville
 - Daniel Muth, Past Mayor, Town of Springerville
 - Patricia Orona, Community Marketing and Services Director, White Mountain Regional Medical Center
 - Honorable Kay Wilkins
 - Councilman Phelps Wilkins

GENERAL PLAN AMENDMENT PROCESS

A.R.S. 9-461.06 (G) requires that a major amendment to the General Plan shall be approved by an affirmative vote of at least two-thirds of the legislative body, and that these amendments must be presented at a single public hearing during the calendar year during which the proposal is made. The law also states that to be considered a major amendment, a proposal to amend the General Plan must result in a substantial alteration of the municipality's land use mixture or balance as established in its' existing general plan land use element and that the General Plan shall define the criteria to determine if a proposed amendment to the General Plan is to be addressed as a major amendment.

Major Plan Amendment Criteria

Springerville wishes to remain an economically growing community where residents enjoy a rural lifestyle. While most new development consists of single family homes located on 1-5 acre lots, subdivision requests are increasing. These subdivisions represent a different development style and pattern. To ensure that new development is appropriate to the balance and mix of land uses envisioned in the Springerville General Plan the following rezoning requests shall require a major amendment to the General plan:

- Rezoning requests for development densities and land uses not in conformance with the General Plan land use map for parcels over 15 acres.
- Rezoning requests that would result in a contiguous parcel of 15 acres or greater that are not in conformance with the General Plan.

An amendment of the test of the General Plan shall be considered a major amendment if its approval will result in:

- A change to any of the densities and intensities of the descriptions of land use map categories, A change in the areas identified for open space or conservation,
- A change in the goals, objectives or policies of the General Plan that would result in a change to the densities, land uses, or intensities of the General Plan,
- A change in the width or design of the street standards included in the General Plan,
- The addition or deletion of an arterial, major arterial or collector street identified in the General Plan.

Major and Minor General Plan Amendment Considerations:

A request to the Planning Commission and Town Council for a major or minor amendment to the General Plan shall include, but not be limited to, consideration of the following:

- Availability of current and future water supplies.
- Impact on the existing transportation system and the extent of which new roads, non-vehicular transportation facilities, and access and egress proposed as part of the development contributes to the Town's planned vehicular and non-vehicular transportation system and trails.
- Impact on riparian areas and the natural environment and to open space and conservation areas identified in the Plan. Contribution of the proposed development to existing and proposed open space, conservation areas or the creation of new open space or conservation areas that further the goals of the General Plan
- Extent to which the proposal contributes to the employment enhancing the economic development goals in the Plan.
- The cost to provide city services and facilities to serve the proposed development, and its impact on the provision of services to existing development and residents.
- Extent to which the proposal furthers the goals of the Plan.

Major Amendment Process

Requests for a major amendment to the General Plan shall be submitted to the Town Planning Director by 5:00 PM of February 28 of each year. The Planning Department shall review the request and prepare a recommendation to the Town Planning Commission and Council by April 15 of each year. Proposals to

amend the General Plan shall receive first consideration at a single public hearing by the Town Planning Commission by April 30 of each year.

Minor Amendments to the General Plan

Amendments to the text or map of the General Plan that do not qualify as a major amendment are considered minor amendments.

Minor Amendment Process

Applications for minor amendments will be processed as they are received within the normal planning and zoning calendar and as resources permit. The staff shall prepare a report regarding the request for a minor amendment and submit it to the Town Planning Commission and Council.

- A change to any of the densities and intensities of the descriptions of land use map categories, a change in the areas identified for open space or conservation,
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TABLE OF CONTENTS

RESOLUTION	1
ACKNOWLEDGEMENTS	2
GENERAL AMENDMENT PROCESS	3-4
TABLE OF CONTENTS	5-6
INTRODUCTION	7
Our Vision	7
The Purpose of this Plan	7
How This Plan Should be Used	7-8
Challenges Addressed by This Plan	8-10
Public Participation Program	10
History	11-13
Into the Present	13
IMPLEMENTATION STRATEGIES	14-21
LAND USE MAP	
LAND USE ELEMENT	22-25
Existing Conditions	22-23
Compatible Land Use and Airspace Protection	23
Land Use Goals	23-24
Land Use Recommendations	24
General Land Use Policies Goals and Objectives	24-25
CIRCULATION ELEMENT	26-40
Street Classification System	26-28
Existing Conditions Goals and Objectives	29-37
Transit Recommendations	38
Pedestrian, Bicycle and Trails	38-39
Functional Classifications	40
COMMUNITY FACILITIES	41-48
Existing	41-48
Utilities	48
Mail	48
COST OF DEVELOPMENT	49-50
Introduction	49
Yesterday and Today	49
Planning Issues	49
Goals and Objectives	49-50
ECONOMIC DEVELOPMENT	51-55
Economic Goals	51
Existing Economic Conditions	52
Economic Development Trends	52
Business Attraction and Expansion	52
Tourism	54-55

ENVIRONMENTAL PLANNING ELEMENT	56-59
Introduction	56
Planning Issues	56-57
Goals & Objectives & Policies	57-58
Land Resources	58
Water Quality	58
Air Quality	58
Land Resources	59
Other Environmental Conditions	59
GROWTH AREA ELEMENT	60-65
Yesterday and Today	60-61
Population Growth	61
Regional Housing Growth	61-62
Growth Areas	62-63
Goals & Objectives & Policies	63-65
OPEN SPACE ELEMENT	66-69
Private Lands	66
Public Lands	66-69
Trails	67-69
WATER RESOURCE ELEMENT	70-74
Introduction	70
Yesterday and Today	70-71
Planning Issues	71
Goals and Objectives	72
GLOSSARY	72-76

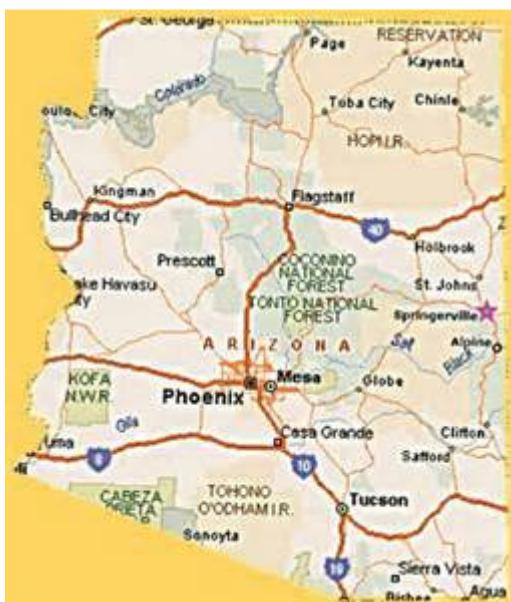
INTRODUCTION

OUR VISION

The vision for our Plan was developed over a year's duration with the help of our Council, Planning and Zoning Commissioners, numerous Steering Committee review meetings as well as input from our Advisory Committees for each Element. It reflects the ideas, ethics and lifestyles that have contributed to the high quality of life we have in our Town today, and that we desire to maintain and enhance in the future.

The Town of Springerville is a community that values its pioneer, ranching, forestry and agricultural heritage, its rural and family oriented lifestyle, and a location that provides access to nearby natural and cultural resources. "Small town", family oriented values emphasize the strong sense of community that characterizes the Town as a valuable asset to the White Mountains region. Quality of life is appreciated by persons of all ages, seasonal residents and recent settlers as well as long-time residents and, particularly, visitors who quickly recognize Springerville's special attributes.

Springerville will have a future as a self sufficient, vibrant, cooperative community, with an involved citizenry. New development and design will enhance the natural setting and resources and contribute to the economy.



The Purpose of This Plan

Our Town has experienced many changes over the past decade. These changes have affected our economy, our city services, our schools, our access to the environment, and our lifestyle. We believe that our Town is at a crossroad, and that this Plan will provide direction to ensure that the changes we will continue to experience result in the future quality of life and the lifestyle that we desire. We believe that this Plan sets the foundation for Springerville to become a vibrant community with the highest quality of life in the region.

How This Plan Should Be Used

This General Plan provides information and recommendations to assist Town decision-makers as they guide Springerville into the future. Residents, businesses, and those wishing to do business in the Town can use this plan to help them understand their community, and decide

how Springerville will meet the challenges that may be presented to it. In accordance with A.R.S. § 9-461.05, this plan guides land use and zoning decisions. Individuals or entities that own land in Springerville, or are considering the purchase of land within the Town limits, would be wise to consult this document regarding the types of land use, transportation and open spaces the Town encourages.

Challenges Addressed by this Plan

Springerville currently has a high quality of life. Its residents are well educated and have higher than average household incomes than that of the County. To maintain and enhance our quality of life and accomplish our vision, we must meet many challenges. These include providing jobs for all residents that wish to work, increasing our sales tax base, and through our on-going efforts to increase purchasing opportunities for our residents, capturing a higher portion of purchases made and the subsequent sales taxes. It will also be important to maintain and update portions of our higher density mobile home neighborhoods, protect the Little Colorado River Floodplain and other important natural resources, and meet the public service needs of our residents. In particular the General Plan elements include goals and policies to help us.

- *Provide Jobs for All Residents That Wish To Work:*

We should continue restructuring our economy so that Springerville provides new and continued employment opportunities for its residents and others who wish to work in Springerville.

- *Increase Our Sales Tax Base and Capture A Higher Portion of the Sales Taxes Paid by Other Residents:*

Sales tax is an important funding source providing police, fire, recreation, and other general fund services to our residents. By increasing the number of retail establishments where sales taxes can be collected, we can enhance the quality of life for our residents by providing them with a wider range of and improved services and shopping choices, while providing employment opportunities.

- *Conserve the Little Colorado River Floodplain*

The Little Colorado River is one of the most prominent features of our Town. Its presence helps to reinforce the rural character of our community, connect us with our environment and provides a habitat for birds and other wildlife. This connection to our environment is important to conserve as our Town moves into the future.

- *Casa Malpais*

Casa Malpais, located near Springerville AZ, is the premiere archaeological site in the White Mountains of Arizona. This unique site features an astronomical calendar, a great kiva, ancient stairways, and rock art from the Mogollon culture.

The site was declared a National Historic Landmark in 1964. In 1991, with the aid of a State Historical Preservation Office (SHPO) grant, development of the site as a tourist attraction began. Members of the local chapter of the Arizona Archeological Society along with local citizens helped with site development. Casa Malpais Archaeological Park and Museum officially opened in 1993.

The Town of Springerville purchased the site in 1991, after extensive negotiations and steps taken to assure continued protection under the Arizona Antiquities Act.

Springerville Airport

The Springerville Municipal Airport is owned and operated by the Town of Springerville. A new terminal and municipal hangar were constructed in 2013, offering conference and meeting rooms and office space, flight planning and pilot lounge facilities.

There are currently two runways; the main runway with 8,422 feet and the crosswind runway with 6,403 feet, each with parallel taxiways. The parking apron accommodates 46 tie-down spaces and 3 helipads. Privately developed hangars are available on the south side of the airport, with land available for further hangar development. Automated weather observations, Jet A and AvGas are available 24 hours a day.

The airport currently sees approximately 3,000 aircraft operations annually, with over 10% of those being medevac flights, and nearly 50% being related to business in the Springerville area. There are 17 aircraft based at the airport.

Future plans include additional taxiways, state-of-the-art fueling facilities, additional hangars, a dedicated helicopter operations area and expanded apron facilities.

- Springerville Heritage Center

Ten years in the making, the Springerville Heritage Center offers visitors and community members opportunities to learn about history, art, and area. This is the place to start your trip, with the Visitor's Center and Tourist Information made available to you.

Three museums from around the communities of Round Valley have been relocated into the historic school building at 418 East Main Street in Springerville: The Renee Cushman Museum, the Becker Family History Museum, Casa Malapais and the Springerville-Eagar Chamber of Commerce have been relocated to the front of the Town of Springerville Complex, and have added a new Art Gallery in the expanded space.

- White Mountain Regional Medical Center

The first hospital building was a one-story rock building located on land donated by the Town of Springerville. It was a fifteen-bed hospital facility. Between 1959 and 1965 the citizens of southern Apache County, together with those in Catron County, New Mexico, launched an effort to raise funds for the construction of a more modern facility.

The Board entered a contractual relationship with Good Samaritan Hospital (later known as Samaritan Health System) in 1971 for management of the hospital facility. In 1982, the Board completed a \$1.5 million expansion of the hospital. Samaritan opened a long-term care facility adjoining the hospital in 1987.

In early 1995, Samaritan elected to end its relationship with the hospital facility, citing operating losses as the reason.

As it currently operates, White Mountain Regional Medical Center is a 25 bed Critical Access Hospital. In addition to inpatient services, the facility offers:

- * General Outpatient Surgical Services;
- * General Outpatient Medical Services;
- * Emergency Services;
- * Medical Imaging Services, which include X-ray, MRI, C-T Scan, Bone Densitometry, Nuclear Medicine and Ultra Sound;

- * Laboratory Services, which include Blood Bank, Chemistry and Hematology;
- * Cardiopulmonary Services, which include Respiratory Services, Pulmonary Function Services, Sleep Study, EKG Services and Cardiac Stress testing;
- * Inpatient Pharmacy Services;
- * Rehabilitation Services, which include inpatient and outpatient Physical Therapy, and Chiropractic;
- * Wellness Center;
- * Food Services, which include a consulting Registered Dietitian.

There are several physicians/providers located in the area that routinely use our facility in some capacity. In addition, there are several physicians with sub-specialties that visit the area providing obstetrics and gynecology, ophthalmology, orthopedic, podiatry, and general surgery close to home.

- **Meet the Public Service Needs of Our Residents**

Our water system's storage capacity is adequate. Our wastewater system may need to be expanded and upgraded as our Town continues to grow. Older streets throughout the Town may be in need of paving or re-paving.

Public Participation Program

Many people contributed to the original General Plan, including residents, business owners, school officials, community leaders and Town staff. The goals of this program are to:

- Promote citizen involvement and encourage participation in the development of the General Plan Update;
- Involve stakeholders including citizens, landowners, non-landowners, business representatives, and minority groups;
- Understand the residents' attitudes and opinions regarding the direction of Springerville's growth and development, key issues facing Springerville and their hopes for Springerville's future;
- Provide information to the citizens and general public throughout the process;
- Keep the plan in the public eye throughout the process and establish programs to promote public support and approval of the plan;
- Promote intergovernmental and interagency cooperation and collaboration.

To accomplish these goals the following strategies were implemented during this General Plan Update:

- Establish a General Plan Steering Committee that included a diverse group of residents, landowners and business representatives;
- Establish various Advisory Committees for each Element of the plan;
- Meet with elected Town officials to discuss their goals and desires for the community's future;
- Review draft of the plan with the Planning/Zoning Commissioners;
- Final approval thru Council members.

HISTORY

The purpose of this section is to provide a historic overview of Springerville's history so that the Town's current development patterns and planning opportunities and challenges can be understood in the context of its history, location and current trends.

Location

Located in Northeastern Arizona, the Town of Springerville is at the heart of the growing southwest. Originally established in 1879, Springerville sits at an elevation of 7,000 feet. Growing around Henry Springer's trading post, the town was incorporated in 1948. Along with it's neighbor Eagar, both communities reside in the Round Valley Region.

A variety of industries shape Springerville's economic profile. In the early days, cattle and sheep ranching were principal economic activities, but these have gradually been replaced by tourism, agriculture, construction, forestry, and retail sales in support of the 2,000 local residents and an additional 9,000 residents that make up the trade area.

Springerville's location at the junction of US 60 and State Highways 180 and 191, combined with nearby airport facilities, make it easily accessible. A stable and well-trained workforce makes Springerville an ideal location for small businesses wishing to capitalize on the "get it done" work ethic that is becoming a hallmark of rural communities.

The Town is approximately 18 miles east of the New Mexico State line and is almost equidistant from Albuquerque, New Mexico and Phoenix, Arizona. It is considered part of Apache County's Round Valley. The Town is bordered by the Town of Eagar on the South. West of Springerville is also the town of Greer, Sunrise Ski Resort (25 miles to the west), and the resort Towns of Pinetop-Lakeside (50 miles to the west) and Show Low (55 miles west). The Apache-Sitgreaves National Forests is to the south and the Fort Apache Indian Reservation to the west and southwest.

Springerville lies at the juncture between the high pines and high desert. Surrounding Springerville are multiple natural resources and tourist attractions. The Becker Lake State Wildlife Area, Nelson Reservoir, Big Lake, and Lyman Lake State Park are all within ½ hour drive of Town. The 10,912 foot Escudilla Mountain, and many peaks over 9,000 feet are located to the south. Cultural Resources, such as Casa Malpais are also in the immediate vicinity.

The planning area for Springerville is a 12+- square mile area encompassing approximately 7,120 acres of incorporated land located within Apache County. The Town lies between 6,990 and 7,200 feet above sea level.

Our Heritage

Native Americans and Spaniards

As in most of Northern Arizona, Native Americans were the first inhabitants of the area. Ancestors of the Zuni and Hopi, known as the Mogollon people, originally occupied this area. Evidence of their civilization is the Casa Malpais "house of the badlands" prehistoric site. This site is believed to have been built between 1250 and 1380. The site is 2 miles north of Springerville on US 60. Casa Malpais was occupied for about 200 years and it was abandoned about 1400 A.D. (Casam. 2001).



The Kiva at Casa Malpais

The land was well watered, having timber and game in abundance. Plenty of clay for pottery and flint for arrowheads was available. However, with the coming of the white men, the valley was devoid of Indian life (Irvine and Springerville, 1999).

Round Valley was founded as a farming community in 1870, and was initially called Milligan Settlement. It began when three men residing near Socorro, New Mexico, formed a farming venture to supply Fort Apache and other Army Posts with barley, wheat, corn and other grains. These three contractors **William R. Milligan**, **Oren W. McCullough** and **Anthony Long** moved to an area known as Colorado Chiquito, Arizona, with their wives.

Some members of the Hispanic families followed or accompanied them to *Valle Redondo*. This group became the first settlers on the Little Colorado River.

"Upon arriving here, they took their choice of land and built huts in which their farmers could live. They would leave each family a team of oxen and what farm equipment they had, which consisted mostly of a plow, scythes and a wagon with oxen." (*REMINISCENCES OF GUSTAV BECKER* as told to Alvin G. Becker, his son, September, 1938.)

Mr. Milligan says the settlers had constructed three irrigation ditches. The area is well stocked with bear, elk, deer, antelope, and turkey. The grazing cannot be surpassed. Texas beef contractors took notice of the grazing in 1873 and 1874, and began moving herds into the area. Henry Springer, a trader from Albuquerque, New Mexico, opened a store in 1875, across from the Little Colorado River in the western part of the Valley. When it came time to select a name for the post office, the people in the area honored him by naming it Springerville.

The early pioneers farmed, raised dairy cows, made cheese and butter, traded produce and game, and lived off the land.

The largely uninhabited Round Valley was also an ideal refuge for outlaws who were being driven from adjoining states. Prominent among these gangs were the Cavanaugh, also known as Snider gang, nine of whom were killed in a fight just among themselves on the hill back of what is now the Springerville cemetery. The Clantons, whose feud with Wyatt Earp made Tombstone famous, lived in this section, homesteading in several places adjoining the Valley (Irvine and Springerville, 1999).

In addition to the two town sites of Eagar and Springerville, two other projects of the early settlers created lasting features on the landscape. These are Becker Lake and the irrigation system. Initially, water was diverted directly from the Little Colorado River to irrigate 1,000

acres in Round Valley. During the 1880's and 1890's much of the present irrigation system was developed to supply water to fields and town lots (Irvine and Eagar, 1999).

According to *THE TUCSON ARIZONA CITIZEN*, January 29, 1876, almost 3,000,000 lbs. of barley, wheat, corn, and oats was produced in all the settlements along the Little Colorado in 1875. Round Valley alone raised 500,000 lbs. of barley.

Into the Present

The Round Valley Light and Power Company, owned by Mr. And Mrs. Alvin Becker brought electricity to Springerville in 1927. The early phone system only operated from 8 a.m. to 8 p.m.

A hospital was built in cooperation with surrounding communities. The hospital served for some time and was finally replaced by the present hospital in Springerville known presently as the White Mountain Regional Medical Center.

The Town of Springerville was incorporated in 1948. The major area employers include the Salt River Project Coronado Generating Station, Tucson Electric Power Springerville Generating Station, and the United States Forest Service, Northland Pioneer College, White Mountain Regional Medical Center and the Round Valley Unified School District.

IMPLEMENTATION STRATEGIES

The Town's General Plan establishes official policy towards land development within the Town limits. However, it is not the end of the process. Without some method of implementing the goals and policies expressed in the Plan, they may not be achieved. This section will recommend implementation strategies which will carry out the intent of the Plan.

Zoning Ordinances

The Town's Zoning Ordinance is the document to implement the goals and policies of the General Plan. Much of the Plan focuses upon different land use types, how properties will be developed and where certain uses should be encouraged. A General Land Use Map has also been developed which graphically represents the proposed land use pattern.

Changes to the current Zoning Ordinance will be on-going as required and should reflect land use designations and regulations to match those shown on the Land Use Map and described in the General Plan.

Building Codes

The Town currently enforces and requires all construction to comply with the Universal Building Code (UBC) and the International Building Code (IBC), the International Residential Code for One and Two Family Dwellings, the International Plumbing Code, the International Mechanical Code, the International Fire Code, the International Fuel Gas Code and the ICC Electrical Code Administrative Provisions.

Capitol Improvements & Public Facilities' Plan

The Capitol Improvements Plan includes all the recommended projects from the water and wastewater evaluation and assessments. The CIP is a ten year plan and was prepared by Tetra Tech in 2010 which included the Town's Water System Utility Analysis, Wastewater System Utility Analysis, System Expansion and Storm Water drainage.

Engineering Design Guidelines

The Town has adopted the Maricopa Area Government's (MAG) specifications for design and construction.

IMPLEMENTATION

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Enforce the General Plan Land Use Map.	Planning Department	Ongoing		No funding necessary.
Encourage higher density land uses adjacent to the town core.	Planning Department	Ongoing	More activity in town core, reduced traffic.	No funding necessary.
Retain lower density, large lot, residential land uses in meadows, high visibility areas, and open fields.	Planning Department	Ongoing	Retain views of Little Colorado River floodplain, Casa Malapais - retain rural character.	No funding necessary.
Develop a town core center plan for Main Street and South Mountain Avenue.	Planning Department	12/2025	Encourage / increase economic activity in town core.	Potential funding sources: general fund, GADA, state, county or Arizona Department of Commerce, merchants, foundations.
Prohibit mobile homes outside planned mobile home developments.	Planning Department	Ongoing	Improved community design.	No funding required.
Continue to work with the Arizona Office of Manufactured Housing to enforce mobile home building codes.	Planning Department	Ongoing	Improved housing quality.	No funding required.
Work with the Arizona Department of Commerce to advertise Springerville and sites available for commercial development within the Town.	Planning Department/ Town Manager/ Springerville Chamber of Commerce	Ongoing	Increase the number of establishments that provide employment or sales tax to Springerville	No funding necessary.
Work with Greater Arizona Development Authority or other entities to promote the development of the light Industrial Area at the airport	Planning Department/ Town Manager	Ongoing	Conserve Little Colorado River and Tributaries, riparian areas.	No funding necessary
Discourage development within the 100-year floodplain of the Little Colorado River and tributaries.	Planning Department	Ongoing	Identify the Little Colorado River and other floodplains in Town. Protect future residents from hazards due to flooding.	No funding necessary

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Continue to require all new development to map the 100-year floodplain for all tributaries to the Little Colorado River.	Planning Department	Ongoing	Conserve Little Colorado River and Tributaries, riparian areas	No funding necessary.
Require the use of density transfers, open space components and clustering to conserve the 100-year floodplain associated with the Little Colorado River and its tributaries, cultural resources and other natural resources.	Planning Department	Ongoing	Conserve Little Colorado River and Tributaries, riparian areas.	No funding necessary.
Work with Springerville Chamber of Commerce to provide tourist and recreation opportunities.	Town Manager	12/2020	Increase tourism activities.	Potential funding sources: GADA, Arizona Commission on the Arts, foundations.
Continue to improve Main Street (HWY 60) to make it more attractive, improve traffic flow and lighting	Planning Department, Public Works, Town Manager	12/2019	Improve the quality of the Main Street environment.	ADOT STIP funds
Negotiate conservation easements to enable the establishment of trails along the Little Colorado River.	Planning Department/Town Manager	Ongoing	Conserve the Little Colorado River floodplain, enhance eco-tourism opportunities.	No funding necessary.
Develop a trail system in public open space and floodplain areas to control human access to these areas and protect natural resource values. Within floodplains, trails should be constructed outside the riparian zone and outside of wetlands areas to avoid impacts to these resources and allow their natural reestablishment.	Planning Department	Ongoing	Increase knowledge and appreciation of the Little Colorado River floodplain, enhance recreation opportunities for residents and tourists	Potential funding sources: TEA-21, federal sources, foundations, general fund, bond funds.

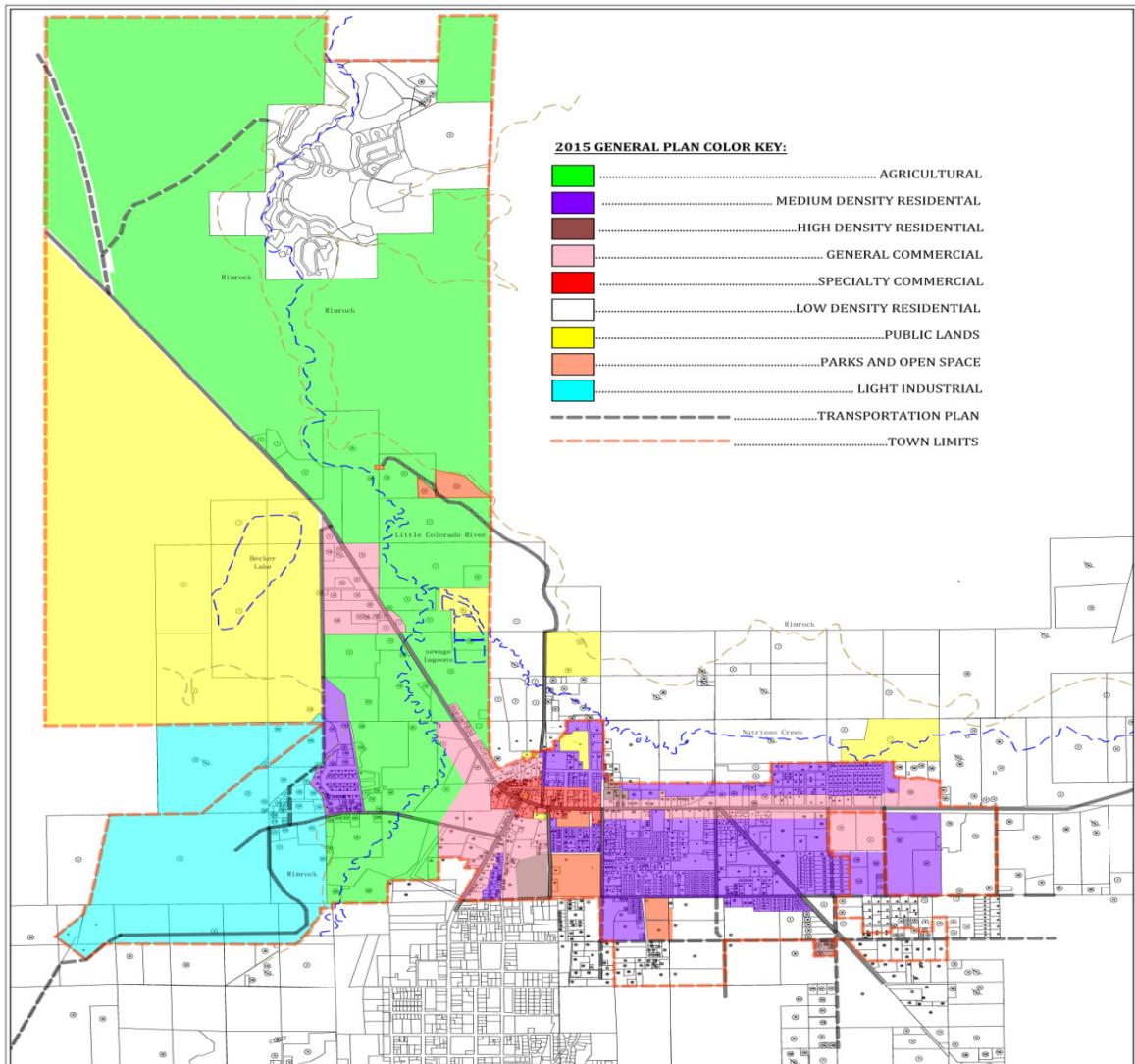
ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Fund improvements for upgrades to public park facilities.	Town Manager/Community Development	Ongoing	Improvements to recreation opportunities for residents and visitors.	Potential funding sources: general or bond funds, heritage funds, grants.
Work with Arizona State Trails Coalition to identify regional trails and connect them to Springerville	Town Manager/Community Development	Ongoing	Improvements to recreation opportunities for Springerville residents and visitors.	Potential funding sources: general or bond funds, heritage funds, grants.
Work to establish Springerville as an end destination spot for visitors.	Town Manager Community Development/ Springerville Chamber of Commerce	Ongoing	Enhance tourism in Springerville	ACA Grants for marketing.
Continue to fund the renovation of the older streets and paving projects.	Public Works Department	Ongoing	Improve street safety and function.	Potential funding sources: Congestion Mitigation and Air Quality funds, bonds, general funds.
Adopt a drainage and flood control policy for new development.	Public Works Department / Planning Department	12/2020	Protect residents from flooding.	No funding necessary.
Implement flood control measures in developed areas.	Public Works Department / Planning Department	Ongoing	Protect residents from flooding.	Potential funding sources: Apache County, general funds, bond funds.
Enhance existing standards for street right-of-way and pavement widths.	Public Works Department	12/2020	Improved Street Safety.	No funding necessary.
Develop a transportation master plan to identify road and street classifications and functions.	Public Works Department	12/2020	Improved Street Safety.	No funding necessary.
Identify requirements and funding sources for road widening projects.	Public Works Department	12/19	Improved Street Safety.	No funding necessary.
Incorporate pedestrian and bicycle paths along the Little Colorado River and other areas that lend themselves to recreation use.	Town Manager/ Planning & Zoning	Ongoing	Improved non-motorized circulation and enhanced recreation opportunities.	Potential funding sources: dedications, Heritage Funds, TEA-21, Federal Congestion Mitigation and Air Quality Funds,

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Provide, when appropriate, connections to the areas along the Little Colorado River floodplain.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Continue to solicit funding from federal, state, and private groups for non-motorized transportation facilities.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Develop and implement a non-motorized circulation plan.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Prioritize infrastructure expansion and development in growth areas.	Public Works Department	12/2020	Orderly development of infrastructure.	No funding necessary.
Avoid or limit development on floodplain, or other soil types that have a shallow water table, slow permeability, low shear strength, and/or support wetlands.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of floodplain, protection of groundwater.	No funding necessary.
Require a police and fire needs assessment for all new development.	Public Works Department/Planning Department	Ongoing, with the adoption of this Plan.	Protect the health and safety of residents, identify future service needs.	No funding necessary.
Consider community facility districts (CFD) when feasible and appropriate.	Public Works Department/Planning Department	Ongoing, with the adoption of this Plan.	Protect the health and safety of residents, identify future service needs.	No funding necessary.
Protect future commercial locations from residential down-zoning.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of economic development and sales tax generation opportunities.	No funding necessary.

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Encourage dedication of open space parks and park sites in conjunction with development.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of open spaces and enhanced recreation opportunities for visitors and tourists.	No funding necessary.
Clearly define and publicize the Town's development priorities to encourage the development of growth areas.	Planning Department/Apache County and Springerville-Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.
Coordinate regional planning activity to build strong transportation linkages between Eagar, Springerville and the surrounding communities.	Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Enhanced and coordinated regional transportation systems.	No funding necessary.
Increase business retention efforts by working with local businesses to identify their challenges and enlisting the support of the Town in identifying strategies for correcting them.	Town Manager/ Springerville Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased sales tax generation, business retention and attraction along Main Street.	No funding necessary.
Explore partnering with other governmental entities to reduce construction and maintenance costs.	Public Works Department	Ongoing, with the adoption of this Plan.	Reduced expenses for Public Works projects and maintenance of public facilities.	No funding necessary.
Encourage activities that will not impede the long-term viability of the airport.	Town Manager/Planning Department	When possible and feasible.	Enhanced opportunities for economic development.	Potential funding sources: bond funds, general funds, ADOT.

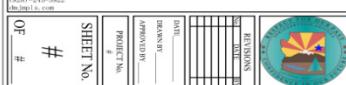
ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Limit development in areas with moderate slopes (5-10%). Avoid development in areas with steep slopes (>10%)	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of steep slopes and hillside views.	No funding necessary.
Investigate and use a variety of funding strategies to finance necessary capital improvements.	Town-wide	Ongoing, with the adoption of this Plan.	Increase Town revenues to pay for services and capital projects.	No funding necessary.
Construct oversize infrastructure in appropriate locations to suit long-range development needs.	Public Works Department	Ongoing, with the adoption of this Plan.	Use Town resources efficiently.	Funding depends on the project.
Encourage commercial development in appropriate locations along major transportation corridors.	Town Manager/ Planning Department	Ongoing, with the adoption of this Plan.	Increase Town revenues to pay for services and capital projects.	No funding necessary, however, specific incentives may require capital resources.
Require a time limit for all rezoning within growth areas.	Planning Department	Ongoing, with the adoption of this Plan.	Maximize opportunities for appropriate development.	No funding necessary.
Avoid placement of fill within waters of the United States. Fill within waters of the United States requires a Clean Water Act Section 404 permit or authorization from the United States Army Corps of Engineers.	Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Conservation of the Little Colorado River and its tributaries.	No funding necessary.
Increase efforts to attract companies and industries with above average wages.	Planning Department/ Apache County and Springerville Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Create and capitalize on opportunities afforded to Springerville's Airport.	Planning Department/Airport Manager/ Apache County and Springerville Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.
Assess priorities and implement paving of public roadways based on the amount of use they receive. Require paving for all roads within private developments.	Public Works Department	Ongoing, with the adoption of this Plan.	Improve street safety and function.	Potential funding sources: Congestion Mitigation and Air Quality Funds, bonds, general funds.
Require a water needs and wastewater generation assessment for all new development.	Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Development appropriate to wastewater capacity.	No funding necessary.
Support and fund long-range infrastructure planning efforts.	Public Works Department	Ongoing, with the adoption of this Plan.	Increased efficiency in the expenditure of Town funds and the use of Town resources. Infrastructure appropriate to development.	Funding dependent on specific project.
Replace deteriorating wastewater lines and manholes.	Public Works Department	Ongoing, with the adoption of this Plan.	Increase water conservation by eliminating this loss of water.	Potential funding sources: general fund, bond funds, ADEQ.
Evaluate current line sizes and identify lines for replacement with larger size lines to eliminate bottlenecks.	Public Works Department	Ongoing, with the adoption of this Plan.	Increase water conservation by eliminating this loss of water.	Potential funding sources: general fund, bond funds, ADEQ.



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General Plan map adopted by Springerville City Council this _____ day of _____, 20____.



Town of Springerville
418 South Main Street
Springerville, Az 85938

GENERAL PLAN MAP
OF SPRINGERVILLE
2015

THIS MAP REPRESENTS
THE GENERAL PLAN (2015)
FOR THE
TOWN OF SPRINGERVILLE

LAND USE ELEMENT

The Land Use Element establishes guidelines for different types of land use in Springerville. These uses include residential, commercial, industrial, public facilities, parks and open spaces. The specific policies that accompany each land use type help define how the town will develop and grow. They are also designed to be used as the framework for more specific implementing tools, such as the Zoning Ordinance or Subdivision Regulations.

The Master Plan Land Use Map (found at the back of this document) graphically represents the proposed locations of the different land uses in Springerville. It will be used by the Town Council, together with the specific policies, to guide their decisions on future development. The Plan and policies attempt to provide direction that will promote a small town that is self-sufficient, with a high quality lifestyle.

General Plan principles stress respect for private property rights, encouraging creative site planning that integrates well with surrounding uses. By implementing the updated Land Use goals and objectives, Springerville seeks to continue the appreciation of land values.

All Plan Elements relate to patterns of development and preservation in the Town as well as its planning area beyond current municipal boundaries. Although space to accommodate new development would not appear to be a problem for the town, the misallocation of land use and development density can jeopardize the quality and sustainability of the community. Sound land use planning demands that the resources are addressed in preparing for development as well as in the Open Space and Trails Element.

Land use planning for the future should continue to allot substantial acreages at strategic, highly accessible locations for the continued growth of local and regional-serving commerce and the attraction of jobs.

1. EXISTING CONDITIONS:

Existing residential land use in Springerville is primarily single family homes and mobile homes on individual lots. There are a few mobile home parks and multi-family units, but there is no real pattern for their existing location.

Commercial development is primarily oriented towards US 60 and SR 260 Spur with one shopping center anchored by ALCO and Safeway. Other commercial uses are developed on single parcels with direct access to the highway. A few small commercial operations exist in predominately residential areas throughout the community.

The main industrial uses are lumber mills:

- Reidhead Brothers in Springerville and Nutrioso
- Four Corner Forest Service – Eagar
- Vaagen Brothers (Mobile in conjunction with Good Earth Forestry harvesting/4-FRI)

The Little Colorado River and its tributary washes are subject to periodic flooding and therefore, limit the development potential in adjoining areas subject to the 100 year flood zone.

This general plan deals with challenging economic cost concerns. Land Use addresses the value of real estate, shelter expense and gaps between wages and costs of living. Town planning should continue applying cost-benefit assessment of existing service

capacity to each proposed development beyond current service boundaries.

Flood hazard are development limiting factors that should be regarded as indicators for open space reservation.

2. COMPATIBLE LAND USE AND AIRSPACE PROTECTION

Land use planning is an important tool in ensuring that land adjacent to or in the immediate vicinity of the Springerville airport is consistent with activities and purposes compatible with normal airport operations, including aircraft landing and takeoff. Ensuring compatible land use near a federally obligated airport is an important responsibility and an issue of federal interest according to Title 49, U.S.C. § 47107(a)(10).

Incompatible land use at or near airports may result in the creation of hazards to air navigation and reductions in airport utility resulting from obstructions to flight paths or noise-related incompatible land use resulting from residential construction too close to the airport.

Airports present a variety of unique challenges to those involved in community planning. Height restrictions are necessary in the vicinity of an airport for the protection of aircraft in flight. Residential housing and other land uses near airports must remain compatible with airports and airport approach/departure corridors. Additional concerns include the airport's proximity to lakes or rivers that may result in hazard to air navigation created by flocks of birds attracted to the waterways.

In addition to the basic economic value of the airport, the preservation of open space and the ability to accommodate emergency medical airlifts are specific examples of this contribution to our community. The Airport master plan provides a means to promote land use compatibility around the airport. Incompatible land uses around an airport can affect the safe and efficient operation of an aircraft.

3. LAND USE GOALS

In many respects, Land Use embraces all of the other General Plan Elements. Basic Goals and Objectives presented here are augmented, too, in the goals of other Plan components – from Economic Development and Housing to Growth Area Management and Water Resources.

Goal: Preserve natural surroundings and the rural hometown atmosphere

- Objective: Encourage master planning of large expanses of lands slated for private development.
- Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.
- Objective: Develop land use regulations that encourage open space in development.

Goal: Stress compatibility of land uses

- Objective: Allow a mix of uses that fit well into residential neighborhoods but encourage redevelopment where detrimental commercial or industrial uses exist
- Objective: Evaluate compatibility where mixed housing exists
- Objective: Reduce negative impacts on residential areas

Goal: Target redevelopment improvement efforts

Objective: Improve visual standards

Objective: Encourage re-use of old buildings

Objective: Enforce current codes for abandoned buildings and signs

4. LAND USE RECOMMENDATIONS

Goal: Preserve natural surroundings and rural hometown atmosphere

Growth management policies are meant to guide future development into areas that are currently – or that can be economically – served by public systems and utilities. Improvement standards in the Town's development regulations should emphasize retention of native vegetation, use of natural solutions for containing storm water run-off, reduced levels of grading and disturbance of the natural terrain.

Goal: Stress land use compatibility

Public and private construction projects are expected to be consistent with the principles of this General Plan. Types and intensities of land use are intended to fit together well with their community context so that property owners may have full use and enjoyment of their land without undue, negative impacts from nearby sites. Buffering between different uses or housing types and reduction of non-conforming uses, especially those in residential areas are examples of enforcing land use compatibility.

The General Plan recognizes the Town's current pattern of development. Intensifying commercial and residential (mixed) uses in Downtown and other compatible, infill development opportunities continue to be encouraged.

The General Plan is not meant to be a zoning map. The Planning and Zoning Commission and Town Staff are responsible for evaluating the compatibility of development proposals with existing land use patterns and the General Plan. The Town Council also weighs these factors in granting or denying a rezoning request.

Goal: Target redevelopment improvement efforts

Efficient land utilization for growth management begins by achieving the full development potential of properties that are already served by the Springerville's municipal systems. Downtown and neighborhoods offer many opportunities for revitalization, infill development and re-use. Vacant and underutilized lots may be assembled for redevelopment. Appearance enhancements in the Town's older commercial and residential areas are a high priority.

5. GENERAL LAND USE POLICIES

Goal: Maintain the high quality, small town lifestyle

Objective: New development shall be consistent with the General Plan and adopted regulations

Objective: Town staff will enforce policies, ordinances and regulations

Objective: The timing of development is not restricted; however, new development shall be required to extend necessary streets and utilities to serve the site

- Objective: Require that any implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan
- Objective: Develop a policy on annexation of new land which includes an evaluation of the cost/benefit analysis of such annexation
- Objective: Develop a master drainage plan which includes specific policies on storm water runoff from new developments
- Objective: Require new development to connect to Town water and sewer
- Objective: Provide for a development proposal and design review process
- Objective: Consider developing a historic preservation district

CIRCULATION ELEMENT

As Land Use Element directs spatial relationships, the Circulation Element provides connectivity among activities and places that facilitates function for General Plan form. Transportation efficiency – with safety- constitutes one of the highest priorities for accommodating growth. Multiple improvement options provide a comprehensive program for convenience, accident prevention, trip reduction, emergency response and recreational enjoyment.

The Circulation Element establishes guidelines for airport use, streets, bike paths, and walking trails in Springerville. This element will describe existing conditions, recommend improvements and current standards for the different street classifications.

STREET CLASSIFICATION SYSTEM:

This plan divides the streets in Springerville into three classifications: Arterial, Collector and local streets. Each type of street provides a different function, has different access controls and different design standards.

- **Arterial Streets:** These streets carry large volumes of traffic through the community. They typically provide direct access to commercial and industrial uses, but include some restrictions on access to reduce conflict points between through traffic and turning vehicles. Residential uses are usually required to have access from another street and may have reverse frontage against an arterial street. The only roadways in Springerville currently designated as arterials are US 60 and SR 260 Spur.

Design standards for this arterial are controlled by the Arizona Department of Transportation and where possible, include a right of way of 80 feet, a pavement width of 64 feet, curb and gutter, and 5 foot sidewalks. The Town may wish to modify this design, in conjunction with the Arizona Department of Transportation, if it desires a different concept through the downtown area.

- **Collector Streets:** Springerville has several streets that function as collectors. These streets carry less traffic than arterials, but more than local, neighborhood streets. They may be the main street in a residential area or they may bring traffic in front many miles away on a road that just doesn't have enough traffic volume to warrant arterial status. Access is sometimes limited to collectors, although not as restrictive as arterials. Adjacent uses are usually residential, but can be a mix of uses in closer in, higher traffic areas.

The following streets are classified as collectors: Maricopa, Airport Road, Becker Lake Road, South Mountain Avenue, Pima, Gutierrez and Papago.

Design standards for collector streets should generally include a 50 foot right of way and a 36-44 foot paved roadway. Curb, gutter and sidewalks should be included in the more developed areas, such as along South Mountain Avenue. Striping will generally only be for two lanes, but turn lanes will be needed at major intersections, such as at Airport Road and SR 260 Spur.

- **Local Streets:** All other streets in Springerville are classified as local streets. The design standard should generally include a 50 foot right of way and a 28-32 paved roadway. Curb, gutter and sidewalks would usually be required in the more densely

populated areas.

Service Demand/Ridership Estimate

The need for regional connector service in the White Mountain sub-area of the Northern Arizona Council of Governments (NACOG) was addressed in January 2008 by the Regional Transit Connector Service Analysis completed by RAE Consultants, Inc. Based on this report, regional connector service is anticipated to start between Show Low/Pinetop-Lakeside and Holbrook via SH 77 traveling through Snowflake and Taylor by March 2009.

Service to the communities of Springerville and Eagar, traveling along US 60, was also addressed. Based on this study, the following projections were developed:

- The Average Daily Traffic (ADT) method, providing an estimate based on a transit mode split analysis, was developed along with an estimate of demand based on the level of transit service provided. A summary of these two methods determined that the demand for transit services could be estimated as:

	Show Low-Holbrook	Show Low-Sp/Eagar
Mode Split Analysis		
Daily	197	85
Annual	51,272	22,100
Service Level Analysis		
Daily	200	100
Annual	52,000	26,000
Average Ridership		
Daily	199	93
Annual	51,636	24,050

Source: Regional Transit Connector Service Analysis

Based on this analysis, the demand in the Show Low-Springerville/Eagar corridor, is approximately half of that between Show Low and Holbrook.

- Local Springerville/Eagar Service

As part of the regional service, there was discussion of local service within the communities of Springerville and Eagar. As part of the Regional Transit Connector Service Analysis, an estimate of approximately 35,000 annual passenger trips was developed for intra-community service. If service were to be provided five days a week, daily trips would be:

$$\begin{aligned} 35,000 \text{ annual trips}/52 \text{ weeks}/5 \text{ days per week} &= 135 \text{ trips per day} \\ 135 \text{ trips per day}/12 \text{ hours per day} &= 11 \text{ trips per hour} \end{aligned}$$

This is a very aggressive estimate. It is more likely that ridership would be between 4-6 riders per hour, or between 12,500 and 18,700 trips per year.

Preliminary Budget

Budget based on rural Arizona transit service average costs
All estimates are subject to review.

Assuming:

- Two Vehicles in Service
 - One: AM/PM Connector Trips + Mid Day Local Service
 - Two: Local Service
- Five Days a Week (Monday to Friday)
- 12 hours a Day (6 am to 6 pm)
- Assume \$55 per hour of service
 - Based on Current Four Seasons Connector

Estimate Annual Cost:

2 vehicles x 12 hours x 5 days x 52 weeks x \$55/hour = **\$343,200**

Estimated Budget

Estimate Budget

Expenses:		Percent				
Administration	20%		68,640			
Operations	80%		<u>274,560</u>			
				343,200		
Capital						
3 Vehicles @ \$100,000 each				<u>300,000</u>		\$ 643,200
Sources of Funds						
Section 5311 Grant Program		Federal %				
Administration	80%		54,912			
Operations (Less Farebox)	58%		139,339			
Capital	93%		<u>279,000</u>			
					473,251	
Local Funding		Local %				

Local Match Requirements

First Year: **\$135,000 (including Capital)**

Following Years: **\$115,000 for Operations and Administration**

EXISTING CONDITIONS:

MULTIMODAL TRANSPORTATION PLAN

Short-Term Transportation Recommendations

Short-term phase projects are recommended to be completed as the study area reaches year 2015. Figure 5 is a graphical representation of the short-term transportation recommendations.

Mid-Term Transportation Recommendations

Mid-term phase projects are recommended to be completed as the study area reaches year 2020. Figure 6 is a graphical representation of the mid-term transportation recommendations.

Long-Term Transportation Recommendations

Long-term phase projects are recommended to be completed as the study area reaches year 2030. Figure 7 is a graphical representation of the long-term transportation recommendations.

The following diagrams reflect information for the Round Valley Area (including the Town of Springerville as well as the Town of Eagar)

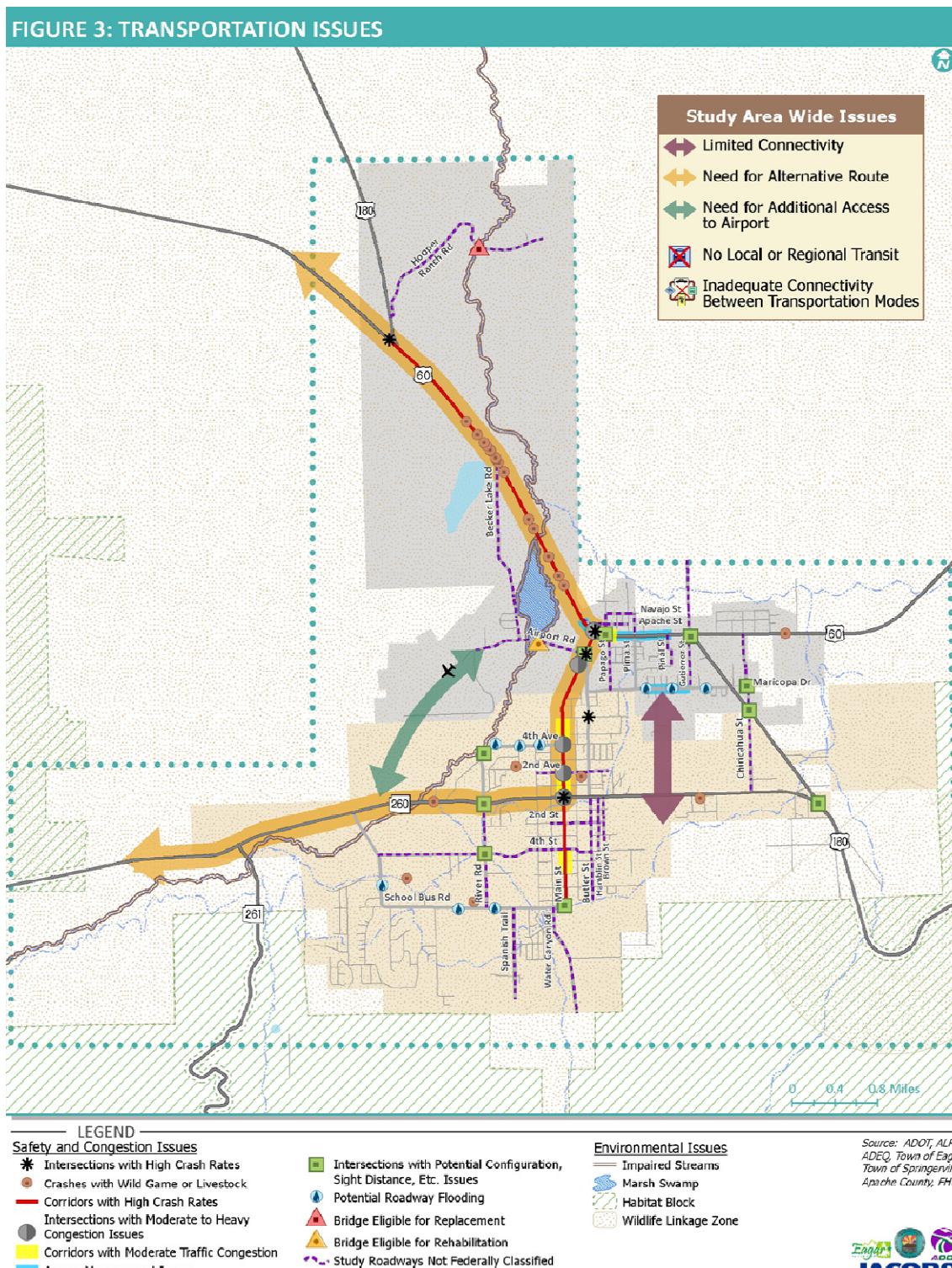
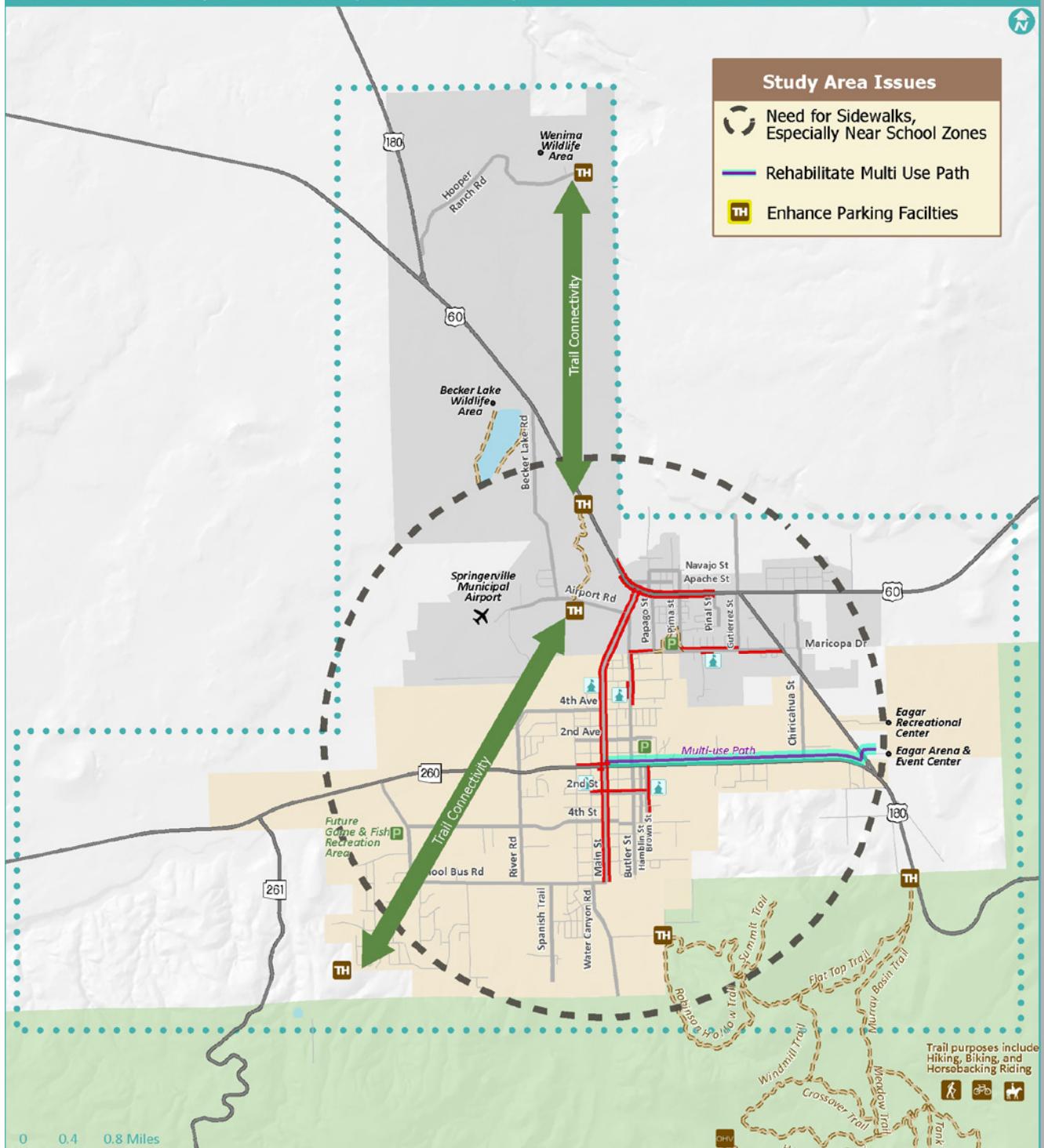


FIGURE 4: TRAILS, PEDESTRIAN, EQUESTRIAN, AND BICYCLE FACILITY ISSUES



LEGEND

- [P] Parks
- [S] School
- [TH] Trailhead
- [~] Sidewalk
- [---] Trails
- [~] Multi-use Path

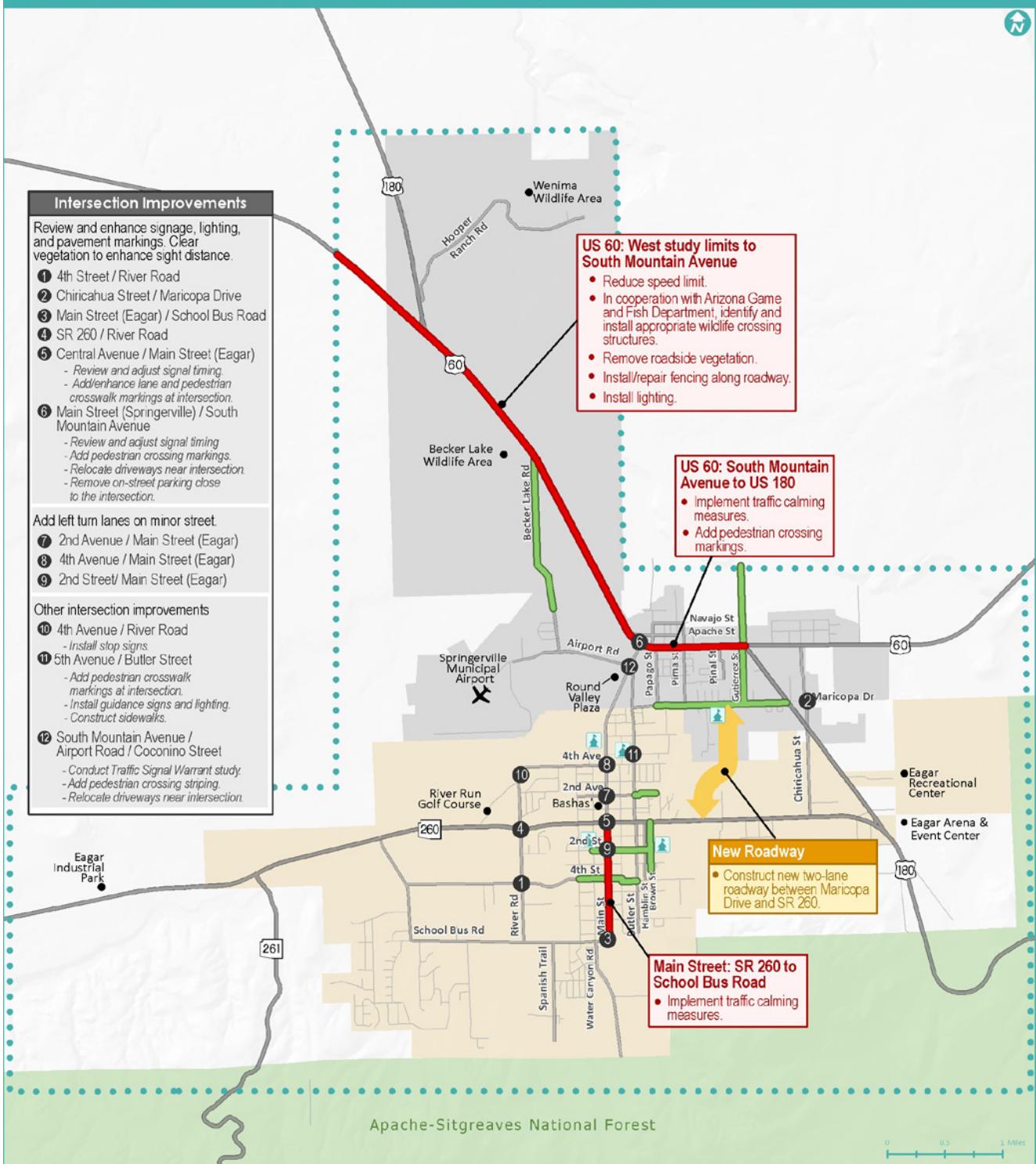
- [~] State or US Highway
- [---] Study Roadway
- [~] Local Roadway

- [Yellow Box] Town of Eagar
- [Grey Box] Town of Springerville
- [Green Box] Apache-Sitgreaves National Forest
- [Dotted Line] Study Area

Source: ADOT, ALRIS,
Town of Eagar;
Town of Springerville;
Apache County, USFS



FIGURE 5: RECOMMENDED SHORT-TERM IMPROVEMENTS



LEGEND

- ~~~~~ Resurface Pavement
- ~~~~~ Roadway Improvements
- ~~~~~ New Connector Road

- ~~~~~ State or US Highway
- ~~~~~ Study Roadway
- ~~~~~ Local Roadway

- Town of Eagar
- Town of Springerville
- Apache-Sitgreaves National Forest
- Study Area

Source: ADOT, ALRIS, Town of Eagar, Town of Springerville, Apache County, USFS



OBJECTIVE: Suggested short term roadway improvements

Goal: Intersection Improvements

- SAFETY: Chiricahua Street/Maricopa Drive – review and enhance signage, pavement markings and lighting at intersection;
- SAFETY AND CONGESTION: Main Street/South Mountain Ave – Review and enhance signal timing plan, signage, and lighting. Add pedestrian crossing markings. Relocate driveways near intersection. Remove on-street parking close to intersection;
- SAFETY AND CONGESTION: South Mountain Ave/Airport Road/Coconino St – Conduct Traffic Signal Warrant study to analyze the need for a traffic signal. Add/enhance land and pedestrian crosswalk markings at intersection. Relocate driveways near intersection. Reconstruction westbound approach (Coconino St) to remove skewed approach angle. Add turn lanes on eastbound approach. Close excess driveways on South Mountain Avenue. Install additional lighting

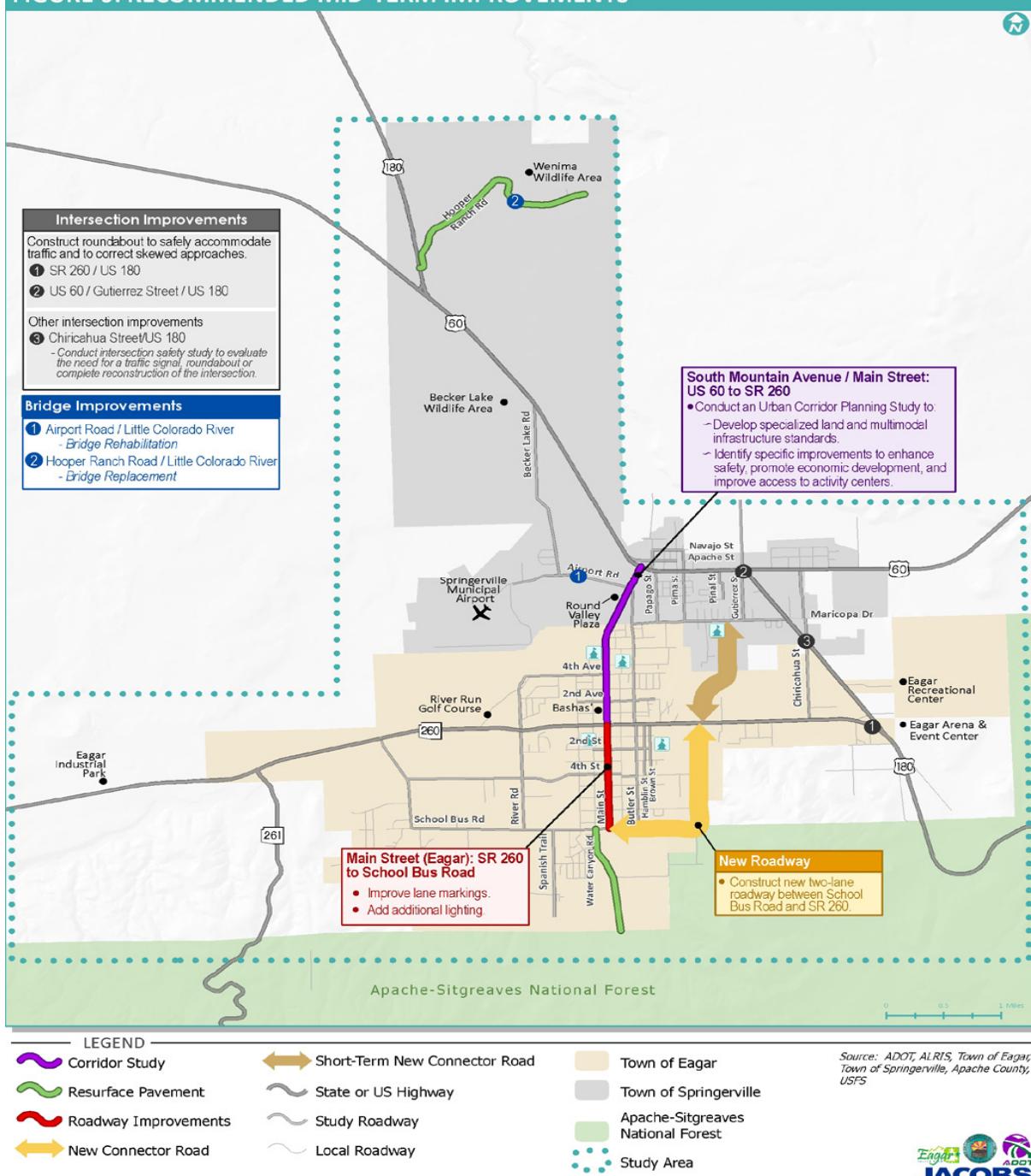
Goal: New Roadway

- TRAFFIC CIRCULATION, ALTERNATIVE EMERGENCY ROUTE – Extend Schuster Rd between Maricopa Drive and SR 260 (Eagar/Springerville)

Goal: Safety

- ROADWAY IMPROVEMENTS – US 60 West end of study limits to South Mountain Ave - ADOT in cooperation with AZ Game and Fish Dept will identify and install appropriate wildlife crossing structures. Remove roadside vegetation. Install/repair fencing along roadway. Install lighting;
- ROADWAY IMPROVEMENTS – us 60: South Mountain Ave to US 180 – ADOT will implement traffic calming measures. Add pedestrian crosswalk markings in Downtown Springerville.

FIGURE 6: RECOMMENDED MID-TERM IMPROVEMENTS



OBJECTIVE: Suggested Mid-Term Roadway Improvements

Goal: Safety

- Bridge on Airport Road at Little Colorado River – Bridge Rehabilitation

Goal: Safety and Congestion

- Intersection Improvements – US 60/Gutierrez St/US 180 – Construct roundabout to safely accommodate traffic from all five approaches and also the skewed angle approach of US 180;
- Intersection Improvements – Chiricahua St/ US 180 – Conduct intersection safety study to evaluate the need for a traffic signal, roundabout or complete reconstruction of the intersection to correct approach angle issues

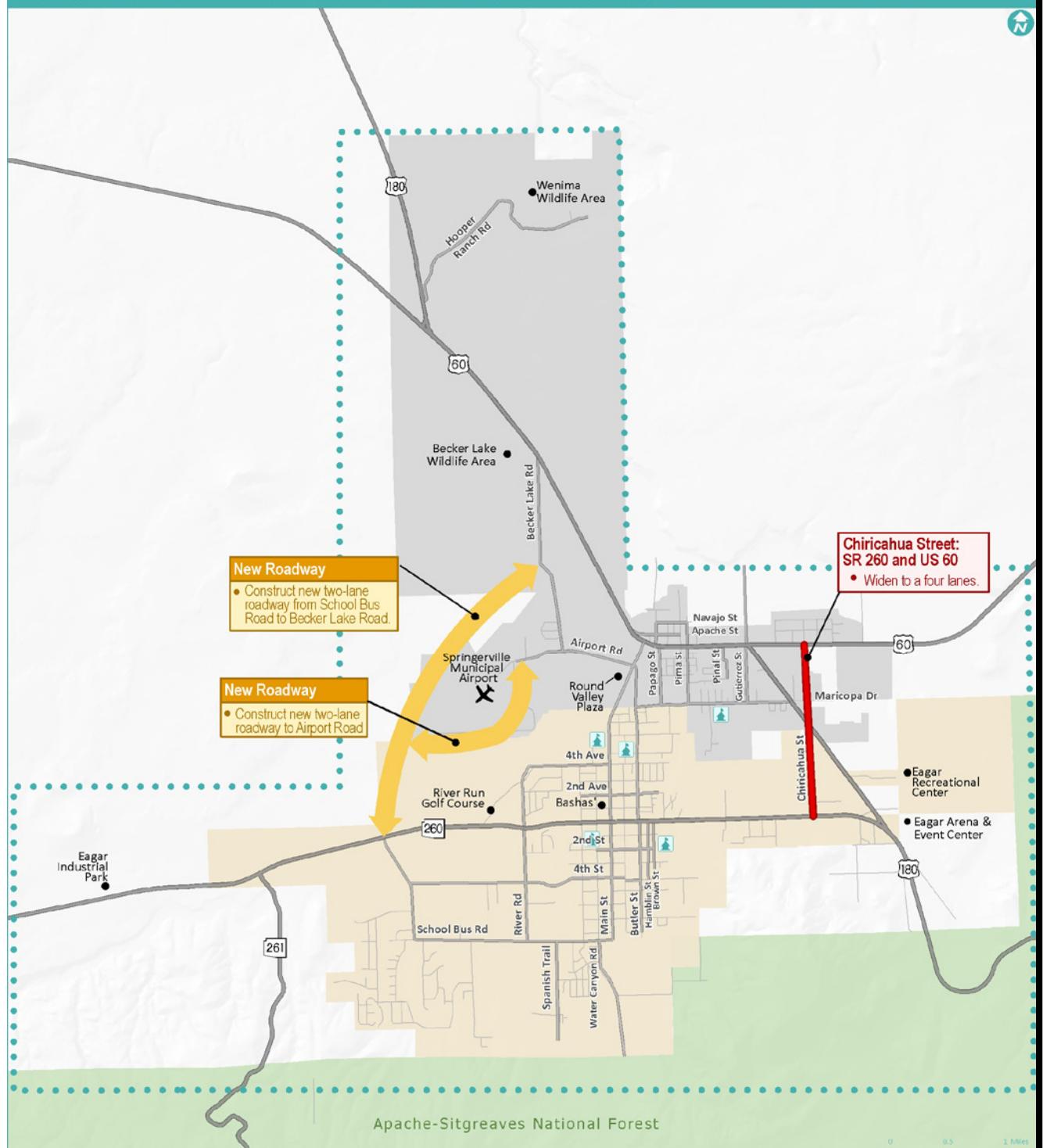
Goal: Safety, Congestion and Economic Development

- South Mountain Ave/Main St: US 60 to SR 260 – Conduct an Urban Corridor Planning Study to: 1) develop specialized land and multimodal infrastructure standards; 2) identify specific improvements to enhance safety, promote economic development and improve access to activity center

Goal: Maintenance and Safety

- Hooper Ranch Road: US 180 to End of Street – Resurface pavement for two miles.

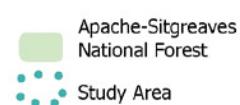
FIGURE 7: RECOMMENDED LONG-TERM IMPROVEMENTS



LEGEND

- Roadway Improvements
- New Connector Road
- State or US Highway
- Study Roadway

- Local Roadway
- Town of Eagar
- Town of Springerville



Source: ADOT, ARIIS, Town of Eagar, Town of Springerville, Apache County, USFS

OBJECTIVE: Suggested Long-Term Roadway Improvements

Goal: New Roadway

- New Roadway 3: School Bus Road to Becker Lake Rd, one mile south of US 60 – Additional capacity, traffic circulation, alternative Emergency Route and Economic Development – construction a new two lane minor arterial road between School Bus Road and Becker Lake Rd;
- New Roadway 4: Extend the west end of Air Park Road to New Roadway #3 (see map on previous page) – Economic Development – Construction a new two lane collector road extending the west end of Air Park Road to New Roadway 3;
- Widening: Chiricahua St: SR 260 and Hwy 60 – Additional capacity and traffic circulation – Widen Chiricahua St to a four lane roadway between SR 260 and US 60;
- Replace bridge in Wenima subdivision

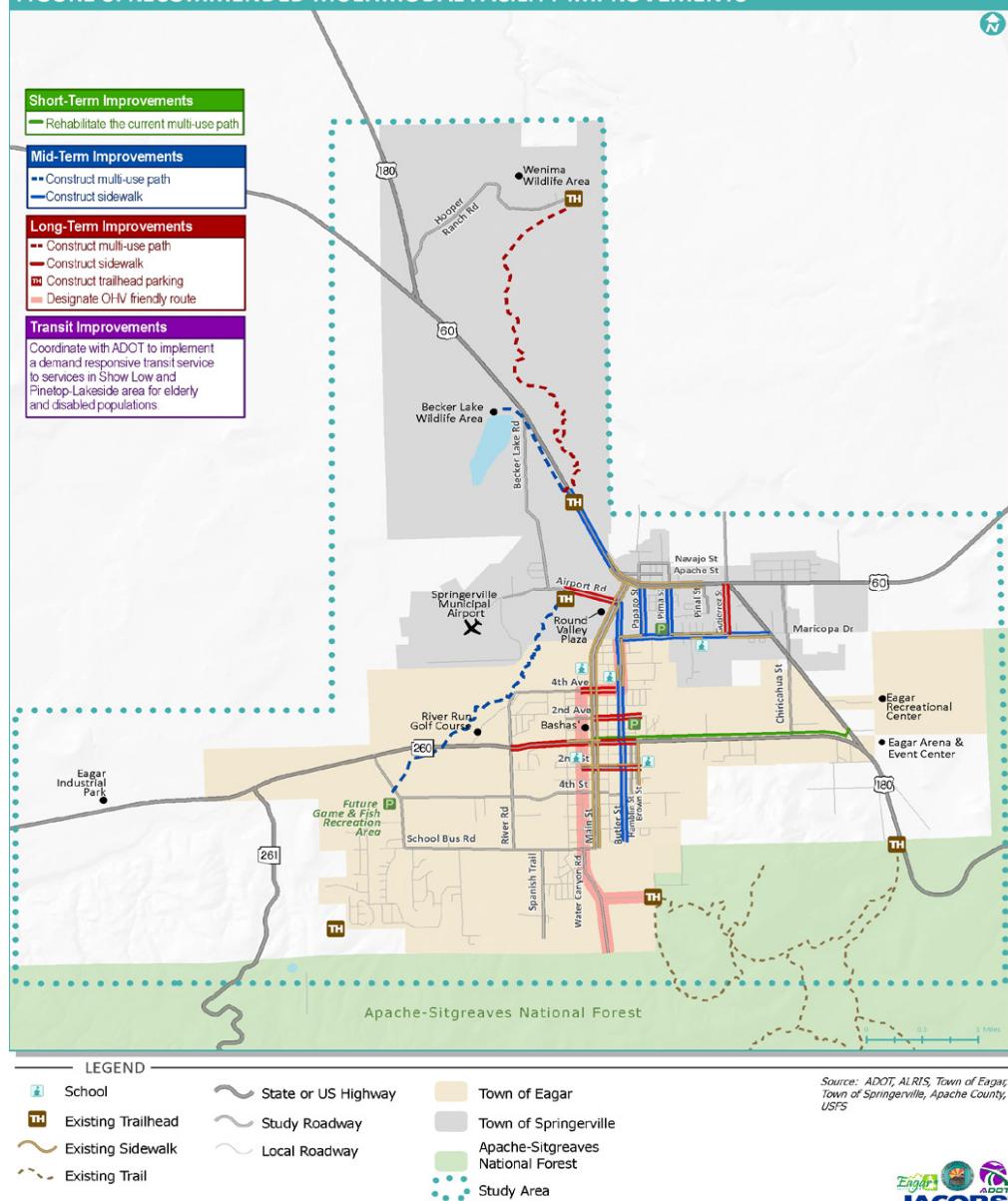
TRANSIT RECOMMENDATIONS

The current and forecasted population density in the region as well as the estimated future transit demand levels cannot support a local transit system; however, it would be beneficial to establish a community ridesharing program that could establish and coordinate services, such as vanpools and carpools, to meet the regional or long distance transit needs of elderly, low income, and mobility limited population groups. Organized ridesharing can address the needs of those traveling long distances with minimal startup and operational costs. Additionally, enlisting the support of major employers by offering economic incentives to employers and employees for participate in the ridesharing program could mutually benefit the community and the businesses.

PEDESTRIAN, BICYCLE AND TRAILS FACILITIES RECOMMENDATIONS

Table 4 lists the pedestrian, bicycle, and trail facility improvements recommended for the short-, mid-, and long-term phases, as well as the location and description for each project. Figure 8 is a graphical representation of the multimodal facility improvement recommendations.

FIGURE 8: RECOMMENDED MULTIMODAL FACILITY IMPROVEMENTS



OBJECTIVE: RECOMMENDED PEDESTRIAN, BICYCLE AND TRAILS FACILITIES IMPROVEMENTS

Goal: Mid Term Phase - Pedestrian Mobility

- Coconino St/Butler St: South Mountain Ave and School Bus Road – Sidewalks – Add sidewalks on both sides of roadway;
- Maricopa Drive: Coconino St to US 180 – Sidewalks – Complete sidewalks on both sides along Maricopa drive between Coconino St and US 180. North side of the street currently has a sidewalk for most of the roadway;
- Papago St: US 60 to Maricopa Drive – Sidewalks – Add sidewalks on both sides of Papago St between US 60 and Maricopa Dr;
- US 60: Becker Lake Trailhead to South Mountain Ave – sidewalks – complete sidewalks on both sides along US 60 between Becker Lake Trailhead and South Mountain Ave;
- New Trail Extension: Current terminus of recreation trail at Airport Road to proposed new recreation area near School Bus Rd and SR 260 – Extend the current multi-use trail along the river from the current terminus at Airport Rd to the proposed new recreation area near School Bus Rd and SR 260;
- Little Colorado River Trailhead to Becker Lake Wildlife Area – Extend current multi-use trail along US 60 to connect Little River Colorado Trailhead to Becker Lake Wildlife Area

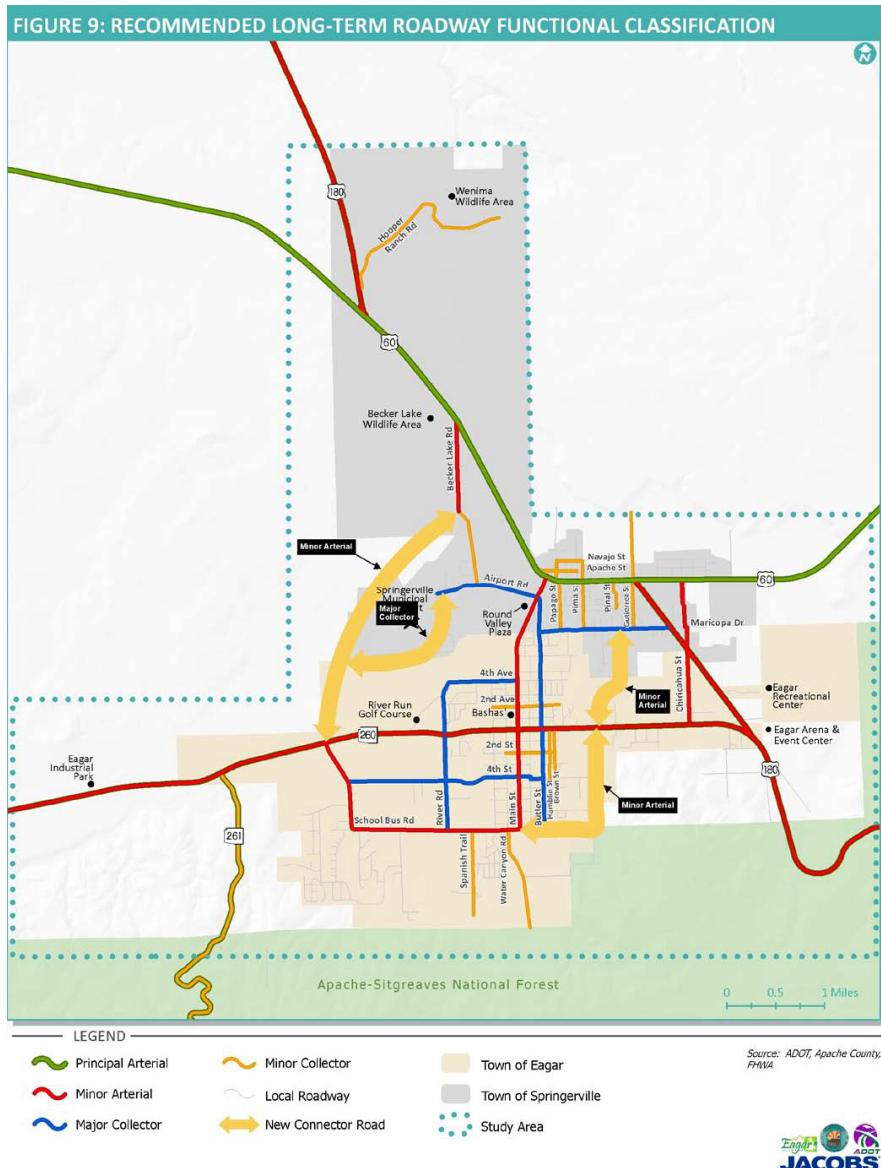
Goal: Long Term Phase – Pedestrian Mobility

- Gutierrez St: US 60 to Maricopa Dr – Sidewalks – Add sidewalks on both sides of Gutierrez St between US 60 and Maricopa Dr;
- Airport Rd: South Mountain Ave to Little Colorado River Trailhead – Sidewalks – Add sidewalks on both sides of Airport Rd between South Mountain Ave and Little Colorado River Trailhead;
- New Trail Extension: Current terminus of recreation trail at US 60 to Wenima trailhead – Multi-use path – Extend the current multi-use trail along the river from the current terminus at US 60 to Wenima Wildlife area trailhead

FUNCTIONAL CLASSIFICATION

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. ADOT leads the functional classification efforts for the State of Arizona.

Figure 9 illustrates the recommended future/ultimate functional classification of the roadways.



COMMUNITY FACILITIES AND SERVICES ELEMENT

The Community Facilities and Services Element of the Town of Springerville's General Plan is presented in the following sections:

1. **EXISTING**

A. PUBLIC WORKS:

WATER/SEWER:

This element describes the current water/sewer system for the Town of Springerville and provides an understanding of possible needs associated with future growth. It is estimated that 83 % of the Town uses the water wastewater system. We have 5 East side wells and 5 West side wells.

STATISTICS:

- *Nine Full time employees including the Director and Administrative Assistant*

EMPLOYEES CERTIFIED IN ADEQ

- *1/Water Collection's Operator 2*
- *1/Water Distribution Operator 2*
- *2/Water Distribution Operator 1*
- *1/Waste Water Treatment Plant Operator 2*
- *1/Waste Water Treatment Plant Operator 1*
- *1/Waste Water Collections Operator 1*

As the town continues to grow, it must continue to prepare for new opportunities. Infrastructure and capacity to support current residents and the anticipated growth of the Town of Springerville is essential.

B. LAW ENFORCEMENT:

Law enforcement is provided by the Town and by the Apache County Sheriff's Department for all other areas within the planning area. The AZ Dept of Public Safety also provides traffic enforcement along Hwy 60.

STATISTICS:

- *Eight Full time employees including six commissioned officers*
- *1856 service calls were made in 2012 (112 agency assists to Eagar PD, WM Ambulance, DPS, Apache County Sheriff's office; 323 animal control agency assist calls to Eagar)*
- *22 burglaries in 2012*
- *53 vehicular accidents in 2012*

C. FIRE DEPARTMENT

It is the mission of the Springerville Volunteer Fire Department to provide safe and professional responses to fires and other emergencies to protect the lives and the property of the citizens that the Department serves. The Department believes that a large part of ensuring this environment is through continual training and education of its members and the public.

The all-volunteer department consists of 22 members, who have participated in local and state training, including mandatory attendance at the Firefighter 1 and 2 courses taught by the local community college, Northland Pioneer College. In addition, the members train each Thursday night to continue to polish their skills.

Equipment

The Springerville Fire Department is equipped to handle most emergency responses that arise in the town:

- 1 E-1 1500 Gallon per minute engine
- 1 750 gallon per minute engine
- 1 Rescue vehicle
- 1 3500 gallon water tender
- 1 Brush Truck equipped to fight wild land fires

While not the department's primary role, the department works closely with the local community ambulance service, as several members of the department are certified Emergency Medical Technicians.

D. COMMUNITY DEVELOPMENT/PLANNING-ZONING

The Community Development Department incorporates both the Planning and Zoning Department and the Building Department. The purpose of the Community Development Department is to coordinate and administer the community plans through a proactive approach. The Community Development Department assists the community in many different ways, such as:

- Process Zoning Permits and Subdivision Applications**
- Provide information concerning zoning districts**
- Supply street addresses**
- Issue Building Permits**
- Perform building inspections**
- Process Business Licenses**

E. AIRPORT

The Springerville Municipal Airport is owned and operated by the Town of Springerville. A new terminal and municipal hangar were constructed in 2013, offering conference and meeting rooms and office space, flight planning and pilot lounge facilities.

There are currently two runways; the main runway with 8,422 feet and the crosswind runway with 6,403 feet, each with parallel taxiways. The parking apron accommodates 46 tie-down spaces and 3 helipads. Privately developed hangars are available on the south side of the airport, with land available for further hangar development.

Automated weather observations, Jet A and AvGas are available 24 hours a day. The airport currently sees approximately 3,000 aircraft operations annually, with over 10% of those being medevac flights, and nearly 50% being related to business in the Springerville area. There are 17 aircraft based at the airport.

Future plans include additional taxiways, state-of-the-art fueling facilities, additional hangars, a dedicated helicopter operations area and expanded apron facilities.

F. ROUND VALLEY COMMUNITY SERVICES CENTER

The Round Valley Community Services Department is sponsored by the Town of Springerville. The department provides services for both senior citizens and low-income individuals who reside within the Town. Funding is obtained through a variety of resources including Town participation, grants, fundraising and donations.

Services for seniors include providing meals, education, outreach, and activities for active seniors age 60 and above. Meals on Wheels are also provided for senior citizens and disabled individuals. Transportation is provided for seniors and disabled individuals who do not have access to a vehicle or are unable to drive.

Low income services are provided for qualifying individuals who need assistance paying for rent or utilities once per year. In addition to distributing food boxes once a week, individuals may also apply for the repair or replacement of a major appliance including water heaters, ovens, wood stoves, refrigerators, etc.

A case manager provides one-on-one support and assistance in the planning and preparation of budgets. Clients are also assisted with referrals to collaborating agencies who support employment, training, mental health, transportation, legal assistance, public benefits, etc.

Full time staff – 2.5

Volunteers – 26

Senior Center serves 140 seniors/yr

Center helps low income households/yr – 320 households

G. CASA MALAPAIIS

1.5 full time employees, 26 volunteers

Casa Malpais, located near Springerville AZ, is the premiere archaeological site in the White Mountains of Arizona. This unique site features an astronomical calendar, a great kiva, ancient stairways, and rock art from the Mogollon culture. Museum features artifacts from Casa Malpais and a video introduction by Hopi and Zuni elders. First visited by anthropologist Frank Hamilton Cushing in 1883, Casa Malpais was labeled the "Fissure Pueblo" because it is situated on an extensive basalt lava flow. Builders of the pueblo took advantage of volcanic fissures for construction.

The site was declared a National Historic Landmark in 1964. In 1991, with the aid of an State Historical Preservation Office (SHPO) grant, development of the site as a tourist attraction began. Members of the local chapter of the Arizona Archeological Society along with local citizens helped with site development. Casa Malpais Archaeological Park and Museum officially opened in 1993.

The town of Springerville purchased the site in 1991, after extensive negotiations

H. ROUND VALLEY ANIMAL RESCUE

The Round Valley Animal Rescue (RVAR), is the only non-profit, no-kill rescue that serves the entire Southern Apache County area. Since its inception in 2010, it has rescued and found homes for over 1700 animals. It has a thrift store and is largely run by volunteers.

I. WHITE MOUNTAIN REGIONAL MEDICAL CENTER

As a community organization the facility plays a vital role in providing services essential to the quality of life for people in Apache County, Arizona and Catron County, New Mexico. The hospital originally opened in 19033 and closed for a while. It officially opened in May, 1960. The Medical Center serves southern Apache County, Arizona and Catron County, New Mexico.

The first hospital building was a one-story rock building located on land donated by the Town of Springerville. It was a fifteen-bed hospital facility. Between 1959 and 1965 the citizens of southern Apache County, together with those in Catron County, New Mexico, launched an effort to raise funds for the construction of a more modern facility. This culminated in 1965 with the construction of the current hospital facility at a cost of \$531,000. Half of this amount was purely donation and was matched by Federal Hill-Burton funds. At this time the White Mountain Communities Hospital bylaws were amended so that the corporation conducted business through a Board of Directors, each member representing a community within the service area. The Board entered a contractual relationship with Good Samaritan Hospital (later known as Samaritan Health System) in 1971 for management of the hospital facility. In 1982, the Board completed a \$1.5 million expansion of the hospital. Samaritan opened a long-term care facility adjoining the hospital in 1987.

In early 1995, Samaritan elected to end its relationship with the hospital facility, citing operating losses as the reason. This action created a crisis that seemed certain to lead to the closure of the hospital and the termination of many vital medical services. The citizens within the service area responded by mounting a "SOS" (Save Our Services) campaign. They held telethons, raffles, bake sales, and other activities to provide funds just to keep the hospital open on a month-to-month basis. Apache County and the Townships contributed, and local businesses collected donations in countertop glass jars. At the same time, a petition was circulated offering the creation of a special tax district to support medical services in the area. Action from the Arizona State Legislature allowed the proposition to be placed on a ballot.

In July 1995, voters within the proposed tax district boundaries voted overwhelmingly to create the White Mountain Communities Special Health Care District. The District uses a small secondary property tax to help fund services for the Medical Center, Emergency Medical Services and primary care services.

In August of 1997, the Board of Directors voted to change the facility's name to White Mountain Regional Medical Center. In June 2000, the hospital filed for protection with the United States Bankruptcy Court (Chapter 11 Re-organization.) In August 2000, the Care Center (long-term care facility) was closed because the center was operating in the red. Legislative changes in the reimbursement system had made it difficult to financially operate the Care Center with a small profit or break-even. The hospital emerged from bankruptcy June 25, 2004.

The organization is also a significant employer providing approximately one hundred jobs which support directly and indirectly approximately four hundred people and has a value to the community of about three million dollars annually.

White Mountain Regional Medical Center provides general medical and surgical care for inpatient, outpatient, and emergency room patients, and participates in the Medicare and Medicaid programs.

Emergency room services are available on a 24-hour per day, seven-day per week basis.

Among the services they provide are:

- Cardiopulmonary which include Respiratory Services
- Pulmonary Function Services
- EKG Services and Cardiac Stress testing
- Chiropractic
- Emergency Services
- Laboratory which include Blood Bank
- Chemistry and Hematology
- General Outpatient Surgical Services
- Medical Imaging which include X-ray
- C-T Scan, Bone Densitometry
- Nuclear Medicine and Ultra Sound
- Inpatient Pharmacy Services
- Nursing
- Pharmacy
- Rehabilitation which include inpatient and outpatient Physical Therapy, Chiropractic and Massage services
- Wellness Center
- Sleep Diagnostic Center
- Support Services
- Surgical Services
- Swing Bed Program
- Telemedicine
- Primary Care Services, which are funded by the Arizona State General Fund administrated by Arizona Department of Health Services
- Food Services, which include a consulting Registered Dietitian

J. RV UNIFIED SCHOOL DISTRICT & HEADSTART

Schools in Springerville and Eagar were founded in 1880 and 1896, respectively. In 1969, the Springerville, Eagar, Vernon, Nutrioso, Greer, and Colter schools consolidated with each other to form the Round Valley Unified School District. The Round Valley Unified District is located in Springerville, AZ and includes 4 schools that serve 1,472 students in grades PK through 12.

The Round Valley Unified District is located in Springerville/Eagar District and includes 4 schools that serve 1,472 students in grades PK through 12.

District Spending

The Round Valley Unified District spends \$10,080 per pupil in current expenditures. The district spends 43% on instruction, 52% on support services, and 5% on other elementary and secondary expenditures.

District Student-Teacher Ratio

The Round Valley Unified District has 18 students for every full-time equivalent teacher, with the AZ state average being 21 students per full-time equivalent teacher.

District Student Information

The Round Valley Unified District had a grades 9-12 dropout rate of 5% in 2009. The national grades 9-12 dropout rate in 2007 was 4.4%.

In the Round Valley Unified District, 14% of students have an IEP (Individualized Education Program). An IEP is a written plan for students eligible for special needs services.

The Round Valley Unified District serves 4% English Language Learners (ELL). ELL students are in the process of acquiring and learning English Language skills.

Round Valley Unified School District

Apache County
Operational peer group: E
Legislative districts: 5

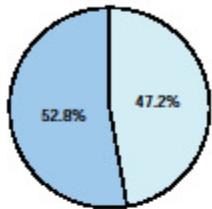
District size: Medium
Students attending: 1,432
Number of schools: 4

OPERATIONAL EFFICIENCY

Average per-pupil spending

District
State

Classroom
\$4,623
\$4,497



Nonclassroom
\$4,137
\$3,411

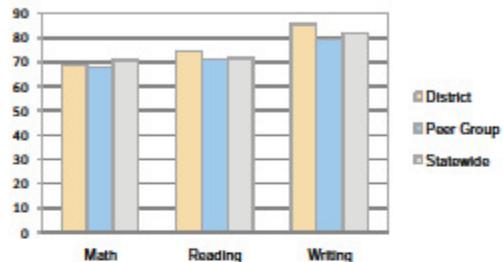
Total
\$8,760
\$7,908

5-year trend

Total spending per pupil increased by 16 percent. Spending in the classroom varied year to year and decreased significantly overall from 55 to 52.8 percent. Spending across all functional areas increased slightly, except for student support, which decreased slightly.

STUDENT ACHIEVEMENT AND TEACHER INFORMATION

Percentage of students meeting state standards (AIMS)



Adequate Yearly Progress (AYP) toward federal goals

4 schools met all applicable AYP objectives for NCLB.

District's cost measures relative to peer group

Operational Area	Measure	District	Peer Average	State Average
Administration	Cost per pupil	\$804	\$1,148	\$729
	Students per administrator	48	51	66
Plant Operations	Cost per square foot	\$4.30	\$5.49	\$6.40
	Square footage per student	370	253	144
Food Service	Cost per meal equivalent	\$3.13	\$3.07	\$2.53
	Cost per mile	\$1.98	\$2.53	\$3.36
Transportation	Miles per rider	447	359	271
Very Low	Low	Comparable	High	Very High

Student and teacher information

Measure	District	Peer average	State average
Attendance rate	95%	95%	95%
Graduation rate (2008)	83%	70%	75%
Poverty rate	10%	15%	19%
Student/teacher ratio	17.0	16.8	17.1
Average teacher salary	\$45,066	\$42,842	\$45,209
Average years' experience	12.2	10.1	8.3
Percent of teachers in first 3 years	19%	24%	16%

Proposition 301

Teacher pay

On average, each teacher earned an additional \$8,638 in salary, and each counselor earned \$8,600.

Per-pupil spending by function

	District 2008	District 2009	Peer 2009	State 2009	National 2007
Total	\$9,057	\$8,760	\$9,562	\$7,908	\$9,683
Classroom dollars	\$4,668	\$4,623	\$4,925	\$4,497	\$5,903
Nonclassroom dollars:	\$4,189	\$4,137	\$4,637	\$3,411	\$3,780
Administration	988	804	1,148	729	1,050
Plant Operations	1,414	1,594	1,379	920	951
Food Service	383	364	444	382	369
Transportation	533	451	554	343	406
Student Support	601	673	749	594	512
Instruction Support	270	251	356	431	470
Other	0	0	7	12	22

Performance pay plan goals and results

Type of goal	Goal met?
Student achievement	■
Dropout/ graduation rates	■
Student attendance	■
Parent/student satisfaction	■
Teacher attendance	
Teacher professional development	▲
Teacher evaluations	■
Tutoring	■
Other	

■ = yes, □ = no, and ▲ = partially

State of Arizona

pg. a-158

K. Northland Pioneer College

Northland Pioneer College is fully accredited by the Higher Learning Commission of the North Central Association. NPC completed its most recent self-study of the college for the Higher Learning Commission (HLC) visit, on October 26-28, 2009. NPC has successfully met the five core components for continued accreditation from the *Higher Learning Commission of the North Central Association of Colleges and Schools*. The commission formally adopted the HLC team's recommendation in May 2010.

Today the college serves over 13,000 students annually in both Navajo and Apache counties, an area of 21,158 square miles, roughly the size of the state of West Virginia. The most recent census figures show the area with a permanent population estimated at 187,985. The Navajo, Hopi and White Mountain Apache Indian Reservations occupy more than sixty percent of the total land in the district service area, and also account for sixty percent of the population. Campuses are located in four of the largest Navajo County communities: Holbrook, Show Low, Snowflake/Taylor, and Winslow. Five centers are located in Hopi, Kayenta, Springerville/Eagar, St. Johns, and White River. Additional educational sites are established as need and opportunities arise. The District Office, an administrative facility, is located in Holbrook.

UTILITIES OFFERED:

ELECTRIC: Navopache Electric Cooperative is a not-for-profit member-owned distribution cooperative, serving over 32,000 members and approximately 40,000 meters across the White Mountains of Arizona and western-New Mexico. Service territory is over 10,000 square miles with 3,500 miles of line.

PROPANE: There are four propane companies in the Round Valley area:

- Sierra Propane.
- Owens Propane
- Ferrell
- Graves Propane

MAIL SERVICE:

There are two full service post offices in the Round Valley area (one in Springerville and one in Eagar).

United Parcel Service and Federal Express offer alternative methods of delivery of large packages.

COST OF DEVELOPMENT

Introduction

Providing quality municipal services to the residents and businesses of the town of Springerville is of critical importance. As growth occurs, limited resources need to be allocated to maintaining the existing systems and services, while simultaneously increasing these to accommodate new demand. This issue is one that needs to receive continuous scrutiny to ensure that the delivery standards of municipal services are not being degraded by development activities. The Town wants to continue to grow, but not at the expense of existing residents and businesses. The purpose of this element is to ensure that new development is required to pay a fair share of increased public service costs it imposes on the Town.

Yesterday and Today

The Town of Springerville funds capital improvements through a variety of sources including its general fund, the State Highway Users Revenue Fund (HURF), and other grants and loans. Bonds have been used for road improvements.

To ensure that new development pay its share of the costs of infrastructure associated with it, the Town proposed development fees. To fund future improvements, the Town may continue to consider a variety of revenue sources, including State shared revenues, Federal and State funds, grants, and loans. Other service fees, assessed on a per household basis, are used to fund public water and sewer services.

Planning Issues

- New infrastructure including water and sewer lines, roads, and parks, will be necessary to support new residential and commercial development.
- Housing growth and the demand for services is increasing faster than revenues to fund improvements.
- Older infrastructure will be in need of upgrading within the next decade. These upgrades may compete for funds with new and needed commercial and employment development.

GOALS, OBJECTIVES, AND POLICIES

Goal: Preserve and enhance the existing level of public services for current and future residents and businesses.

Objective: **Encourage land uses that are appropriate to existing and planned infrastructure and service capabilities**

Policy: Require a water needs and wastewater generation assessment for all new development.

Policy: Require a police and fire needs assessment for all new development.

Policy: Require a school capacity assessment for all new development.

Objective: **Ensure that the burdens imposed on new development for capital improvements benefit the development and are reasonable proportionate to the demand placed on municipal service by the new development.**

Policy: Recover through a variety of funding mechanisms 100% of the capital costs related to wastewater, water, parks and recreation, fire police, roads and other municipal services and facilities associated with new development.

Goal: Maintain and enhance the fiscal viability of the town.

Objective: **Diversify Town revenue streams.**

Policy: Maximize the use of grants and subsidies to pay for capital projects and services.

Objective: **Increase employment and wage levels in Springerville.**

Policy: Increase efforts to attract companies and industries with above average wages.

Policy: Continue to fund local and regional economic development efforts.

Objective: **Protect the town's retail tax base and prevent sales tax leakage.**

Policy: Protect future commercial locations from residential down zoning.

Policy: Increase business retention efforts by working with local businesses to their challenges and enlisting the support of the Town in identifying strategies for correcting them.

Policy: Develop incentives to increase the retail and commercial tax base of the town.

Objective: **Optimize the use of Town resources in the long-term.**

Policy: Update the capital improvements plan on a yearly basis.

Policy: Support and fund long-range infrastructure planning efforts.

Policy: Encourage dedication of open space parks and park sites In conjunction with development.

Policy: Explore partnering with other governmental entities to reduce construction and maintenance costs.

Policy: Construct oversize infrastructure construction in appropriate locations to suit long range development needs.

Policy: Consider privatizing some Town functions when feasible and appropriate.

ECONOMIC DEVELOPMENT ELEMENT

Retail, hospitality and regional services characterize Springerville's varied local economy. Tourism expansion helps increase municipal revenues. Job development, especially well-paying professional or technical positions, requires on-job promotion to attract businesses and individuals to the community's quality living environment.

Positioning the Town to promote types of commerce that fit its desired future image is a high economic priority. Employment and revenue goals will be enhanced by a variety of incentives such as: extending infrastructure, adding educational training resources and developing focused economic development/tourism programs. Community appearance can play a major part in building Springerville's economic base as population increases.

1. ECONOMIC GOALS

The Town capitalizes on its central place commercial strengths. An even greater emphasis is placed on job creation, including health care and transportation and educational expansion.

Goal: Balance job opportunities for all ages

Objective: Attract and retain a mix of industry that offers variety in job level and skills
Objective: Seek growth of businesses that provide high-paying jobs
Objective: Cooperate with educational institutions to provide training programs

Goal: Encourage more industry to provide jobs in the area

Objective: Promote industrial growth at and near the airport
Objective: Attract high tech industry
Objective: Attract "Big Box" industry
Objective: Nurture sustainable forest-related industry
Objective: Provide infrastructure for non-manufacturing, clean industrial employment such as fabrication or assembly activities

Goal: Develop cultural and entertainment activities

Objective: Work with the Northland Pioneer College to expand facilities
Objective: Add local events

Goal: Promote economic development and tourism

Objective: Focus economic efforts through the Chamber of Commerce and Department of Tourism for the area
Objective: Continue to promote the forest and associated recreation Activities
Objective: Work with regional and State organizations to develop Motion and campaigns
Objective: Develop an incubator program for small businesses. Work in conjunction with Northland Pioneer College's Small Business Development Program

2. EXISTING ECONOMIC CONDITIONS

Business diversification as well as population growth will add to economic stabilization. The seasonal nature of the visitor trade creates peaks and causes local enterprises to experience protracted slower periods of revenue. A stronger economic foundation is expected to result from a larger, year-round base of local employees.

A. Municipal Revenue Base

Retail sales tax revenues are the Town's principal financial resources. The current sales tax rate of 2% produced sales tax receipts for the Fiscal Year 2012-2013 of \$1,451,767.

It is noted that neighboring towns are growing with considerable retail economic Development. Because of this, the overall retail regional sales are less.

B. Employment

Large employers in the Springerville area include White Mountain Regional Health Care, local government, Tucson Electric Power Company, the Round Valley School District and the Northland Pioneer Community College System and the Apache-Sitgreaves Forest Service.

3. ECONOMIC DEVELOPMENT TRENDS

Springerville has not achieved sufficient population mass in its trade area to interest large scale retailers, national restaurant chains or franchised service operations. The local workforce exhibits shortages in some categories, such as skilled construction and hospitality jobs. Attracting high technology firms would depend on a skilled labor pool.

Health care and the hospitality industry employees a large number of personnel. The Tucson Electric Power plant and the Springerville Generating Station (SGS) are other large employers. Unit 4 was completed in December, 2009 which adds another 400 MW, bringing the facility's expected capacity to 1560 NW.

The main industrial uses are lumber mills, the largest operated by Reidhead Brothers at the Light industrial area at the Springerville Airport.

All three incorporated towns in Apache County expect growth in the near to mid-term future due to two potash mines and a Co2 pipeline. Based on comments from NACOG, 200 people were added to the preliminary 2020 projection for Springerville. Linear interpolation was used to project population for 2015-2019. For all three incorporated towns 15% growth was anticipated to project growth from 2015-2025. Given the start of a declining trend for the County as a whole.

Population was held constant for the three incorporated towns beyond 2030. The assumption was that demographic forces that bring about population decline will be counter balanced by continued economic activity resulting in a stable population base.

A. BUSINESS ATTRACTION AND EXPANSION

The Springerville Light Industrial area continues to be a desirable place for business expansion at the Springerville Airport. The Town has infrastructure (water/sewer) and electric is available. Main Street (Highway 60) which accounts for about 75% of the traffic passing thru the main arterial street in the Town.

Development of employment uses within this area would enable the Town to encourage growth in an area already well served by transportation infrastructure (State Route 260 in Eagar and the Springerville Airport located to the South of this area also supports flow-thru traffic.) In addition, employment uses that may not be visually compatible with the low density, rural development patterns of the town would be hidden by the topography in this area. US Highway 180/191, is a National Scenic By-way and forms an important transportation corridor that brings both tourists and the SRP /Springerville Generating Station.

GOALS, OBJECTIVES AND POLICIES:

Goal: Provide sufficient areas for industrial and business park development

- Objective: Market businesses for the light industrial park around the Airport with uses compatible and consistent with the Airport plan.
- Objective: Develop an industrial park east of town for heavy industry.
- Objective: Promote the development of “home grown” industries which utilize local resources and talents

Goal: Balance job opportunities for all age groups

- Objective: A skilled available workforce constitutes a principal criterion for drawing employers to the Springerville/Round Valley area. Training and Continuing education programs offered at Northland Pioneer College are vital to meet the needs of industries considering a Springerville location. Demand for trained persons to fill technical, manufacturing, health care and hospitality occupations is likely to increase if a skilled labor pool is available.

Goal: Proactively solicit industry to provide more jobs in the area

- Objective: Building on the area's recognized environmental excellence and Springerville's reputation as a business friendly town, more assertive action should be taken both to influence desired types of corporations to relocate here and to assist existing local employers to expand. Incubator space, having potential sites and/or speculative buildings ready for immediate use, allows business executives better to visualize their company's place in the community and to be assured that the move can be made expeditiously, with full local government cooperation.

Goal: Attract Government Jobs

- Objective: Government job wage levels far exceed median income Levels. Communities can benefit by targeted government office recruitment strategies. Increasing government jobs and services relating to forest health and management is of top priority.

Goal: Provide more commercial opportunities and options/business cultivation

Objective: Revitalization of business on Main Street (and along Hwy 60) as well as on South Mountain would enlarge the traditional community Commercial core. Preferences indicate a desire for more pedestrian-oriented shopping and dining clusters supported by nearby housing and lodging facilities. Additional commercial activity nodes should be planned.

Objective: Efficiencies can be gained by understanding and advancing the needs of an entire industry rather than simply one business at a time.

Objective: Create a business incubator: Frequent new business relationships between individuals in the same community generate advantages simply by having a common area for mentoring and additional expertise support. Promote lone-eagle entrepreneurs from other parts of the country to relocate to our area.

Goal: Business Retention & Expansion

It is widely agreed by most economic development professionals that opportunities for job retention and job expansion with existing companies exceed the number of opportunities for recruiting new businesses to the community.

Objective: Identify opportunities to encourage the expansion of new companies

Objective: Identify opportunities to avert pending job losses or business closures

Objective: Take a community-wide approach to address business needs

Objective: Build good public relations and economic development Organizations

Objective: Identify vendor and subcontractor business networking opportunities

Goal: Development Space

East of Town could offer a viable space for development as well as North of Town could be considered viable future development areas.

Objective: The Town's improved street system access plans should create sites that can be designed for particular commercial uses and functions. The Northern part of Town would need additional infrastructure in order to provide service for future development.

Goal: Develop Downtown Area

US Highway 60 serves as Springerville's Main Street.

Objective: Strengthen the development 'team' for further organization and staffing. Pursue funding and new businesses to support future growth.

B. TOURISM

Maintaining a small town feel along Main Street is both a tourism draw and a point of pride for the community. The businesses along Main Street, and the homes which immediately surround it, help maintain a rural feel within the current commercial corridor for the community. It is important to maintain and encourage a broad mix of uses in this area including office, retail, cultural and residential. The area also contains the Little Colorado River, which opens up the potential for open space, trails and

tourism activities.

Goal: Develop cultural and entertainment activities

Objective: A range of stimulating diversions and high cultural activities is a positive influence on individual's choice of a place to live, retire, locate a business, purchase a vacation home or even to visit. Fostering the many local organizations that support the arts is good business for the economy's growth.

Goal: Promote economic development and tourism

Objective: Sales tax revenue from visitor's expenditures is extremely cost-effective for the Town. With a welcoming management style from both the public and private section as well as the Chamber of Commerce, Springerville serves tourists and seasonal residents without incurring significant, additional administrative costs. Expenditures to handle crowds at special events is well spent, as are advertising and promotional dollars to attract tourism.

Goal: Promote Destination Tourism

Objective: Make the Town an end destination first on a state and regional level then on a national level. The abundance of wildlife, forest, climate and recreation activities in Springerville's 'backyard' make it a perfect 'end' destination.

ENVIRONMENTAL PLANNING ELEMENT

Introduction

The purpose of this section is to describe the existing conditions with regard to natural resources and the environment. Furthermore, it is to identify challenges and potential opportunities presented by the physical and biological characteristics of the planning area. Recommendations are made which address both the constraints and opportunities identified.

The Springerville's planning area occurs at an elevation range of approximately 7,000 to 7,500 feet above mean sea level. The planning area supports primarily a Plains grassland "short-grass" plant community that is dominated by grasses, including grama grass (*Bouteloua* spp.), buffalo-grass (*Buchloe dactyloides*), plains lovegrass.

Soils in the planning area vary in their potential to support specific uses. Most of the planning area has soils within the Town's Series (EaB, EaC, EaD), which are well-drained soils formed in gravelly alluvium derived from basic tuff. These soils exhibit moderate permeability and low available water capacity and have been used for irrigated farming, home sites, range, and wildlife habitat.

Climate in the planning area is moderate in temperature and semi-arid with regard to precipitation. Average annual precipitation is about 12 inches. Average annual snowfall is about 21 inches, with snow cover generally not persisting through significant portions of the winter season.

Air, water and land resource conservation measures are important to the Round Valley area which encompasses the Town of Springerville and the Town of Eagar. At present, both air and water quality are excellent. It is recognized that the pine forests as the region's most distinctive natural land feature. This element adopts woodland protection as a special planning theme. Maintaining open land serves multiple purposes: conserving the ecology, with its native plant and animal species, retaining natural draining; and enhancing human enjoyment of the outdoors.

Natural resource protection objectives occur in many General Plan Elements. Stewardship of assets such as native plants, wildlife habitats, scenic corridors, Casa Malapais and riparian areas set ground rules for human enjoyment of and respect for, fragile or sensitive resources. The Town endeavors to work with the respective agencies to ensure that goals are met to protect our natural resources.

Fire safety is recognized as an essential component in the Town's environmental planning. From code modifications to cooperating with other agencies on forest maintenance, preserving natural vegetation has become an implementation imperative. Learning from the Wallow Fire example, the Town is supporting programs for forest maintenance to reduce fire hazard to private property.

Planning Issues

- The primary challenges or potential constraints to planning are related to soil characteristics, the potential occurrence of wetlands, and FEMA floodplain areas.

- Portions of the LCR floodplain are likely to support wetlands regulated under Section 404 of the CWA. Placement of fill or dredged material within wetlands or other waters of the U.S. (i.e., perennial, intermittent, and ephemeral streams and impoundments thereof) is subject to permitting requirements under Section 404 and is regulated by the U.S. Army Corps of Engineers. The occurrence of wetlands is probably not limited only to areas with Shay soils; other portions of the LCR floodplain, particularly adjacent to the active channel, and other portions of the planning area may also support wetlands.
- The location of floodplains may affect proposed uses in the planning area. FEMA floodplains occur along the LCR. Developed uses within 100-year floodplains will require floodplain use permits.



- Opportunities are afforded by Springerville's geographical location, unique setting, and moderate climate. These include outdoor recreational events that can boost local revenues, including regional sports tournament, mountain bike races, road bike races, and other types of events.

GOALS, OBJECTIVES, AND POLICIES

Goal: Adopt priorities for resource protection

- Objective: Provide informal property assessments prior to development.
Objective: Work with the respective agencies to ensure that goals are met to protect our natural resources.

Goal: Adopt priorities for resource protection

- Objective: Maintain water quality through wellhead protection
Objective: Maintain the need for air quality assurance programs
Objective: Consider noise attenuation methods

Goal: To protect and improve, where possible, environmental quality and natural resource values within the Springerville Planning Area

Objective: Preserve the integrity of soil substrates in the planning area and protect water quality within the Little Colorado River watershed.

Policy: Avoid or limit development on floodplain or other soil types that have a shallow water table, slow permeability, low shear strength, and/or support wetlands. These are primarily Shay, Nutrioso, and Hereford soil types.

Policy: Implement measures during and after construction that minimize impacts to soils. These should include minimizing the footprint of disturbance and soil compaction to building envelopes.

Land Resources

The Town of Springerville's major assets are its location and the resource rich land that surrounds it. Preserving these resources is of the highest ranking for many community residents. Forested areas, wildlife habitats, wetlands, Little Colorado River and safe waste disposal are essential concerns in maintaining living quality in the Town.

Working closely with neighbors who maintain forest assets helps to ensure the future quality of life for residents. Much of the Round Valley area is bordered by U.S. Forest Service and grazing lands that have benefited from years of careful stewardship.

Habitat sensitivity is closely related to forest preservation, especially because of its importance to local residents and agencies such as the Forest Service and the Arizona Department of Game and Fish. Consideration is focused on wildlife migration corridors to facilitate animal movements free from human confrontations. Open space pockets are another concern of wildlife interaction with manmade elements which exists along major roadways (Highway 60) where accidents can occur due to crossings by large animals. Signage indicating such hazards should be maintained.

Water Quality

Clean, plentiful water is available. Springerville's primary water source is the Coconino Aquifer, a large underground supply of potable water that is pumped to the surface by wells. The quality of the water obtained and supplied by the municipal water service is excellent. The Coconino Aquifer contains a large supply of renewable water resources sufficient to meet the Town's expected needs for the entire scope of this Plan. However, water distribution systems require manpower and monetary resources for continued safe, economical operation. The Town has excellent and ample water resources through continued maintenance, conservation practices. Chemical dumping and pollution from current and future industrial as well as residential uses are monitored for assured safe disposal.

Air Quality

The Town of Springerville has excellent air quality. Particulate and pollution levels are low and visual opacity is insignificant.

Wood burning in the Town can cause problems under certain atmospheric conditions. Fireplaces and wood burning stoves are an essential source of winter heating for many homes. However, becalmed winds and temperature inversions can cause plume smoke to linger in an area and create air quality problems.

Land Resource

The Town's major assets are its location and the resource rich land that surrounds it. Preserving these resources is of the highest ranking for many community residents.

Other Environmental Conditions

A commonly overlooked aspect of environmental planning is noise abatement. Noise pollution is generally created by large machinery, cars and airplanes. Generally, noise concerns in Springerville are minimal, although some specific areas of concern have been expressed.

Some airport noise is anticipated from the local facility; however, most activity is conducted by smaller private aircraft which generate considerably less noise than any of the larger aircraft that occasionally uses the airport.

GROWTH AREA ELEMENT

The purpose of the Growth Area element is to identify those locations within the Town of Springerville where more intense growth is encouraged in order to promote the efficient use of existing and planned infrastructure and services areas. The Town welcomes commercial and employment development that is compatible with its rural environment.

- Areas in the southern and eastern portion of the Town limits are potential residential growth areas
- Employment growth areas identified were the Airport area, the eastern portion of the Town limits and also along South Mountain Ave
- Main Street corridor, where current businesses are located, will continue to be an employment growth area

Yesterday and Today

Springerville has long been known as the “Gateway to the White Mountains,” including many lakes, streams and the 2 million acre Apache-Sitgreaves National Forests, which are headquartered here. Breathtaking mountain and meadowland vistas can be seen in all directions. Abundant hunting and fishing, hiking, mountain biking, cross-country skiing, snowshoeing, horseback riding and ATVs are just minutes away. Becker Lake and more than 680 miles of clear streams offer world-class trout fishing. Springerville is also home to the Casa Malpais pueblo ruin, a National Historic Landmark.

Springerville is 275 miles from Tucson, 220 miles from Phoenix and 190 miles from Albuquerque. The area's location along the banks of the Little Colorado River and near several Native American communities and historical sites provides recreation and entertainment/history for everyone. The area currently draws from as far away as New Mexico (100 miles) for shopping and dining.

Springerville has an older population than the Arizona state average (36.7 years for Springerville compared to 34.2 years for the state) and a significantly lower median household income (roughly \$31,000 compared to a state median of \$44,300). Housing costs are also substantially lower with a median home value of \$147,300 in Springerville compared to \$185,400 for the state.

Springerville has the following benefits for retail development:

- Attractions such as the Malpais Ruins, Petrified Forest, the White Mountains and the Little Colorado River that can attract people from long distances, who will then require dining, shopping and services;
- There is a significantly lower cost of living in the Springerville area than in Arizona or on a national average;
- Strong regional access via U.S. Highways 60 and 180 and State Highway 260 allows for easy access to the area from both within and around Springerville and Eagar;
- A significant number of people are relocating to the area from Phoenix to escape the heat.

Despite these factors, the city faces some challenges, including:

- Income levels are well below the state and national levels;
- The community of Show Low has a larger population and therefore more retail, including large format operators such as Home Depot, Lowes and Walmart resulting in a substantial level of retail leakage from Springerville and Eagar to Show Low.

The types and levels of supportable retail development will be determined including the number of square feet that can be developed both now and in 5 years, the specific retail categories that should be included in the mix, the national/regional retailers that are best suited for the city, and the demographic/psychographic characteristics of the population it will serve.

The 2010 census showed that the demographics of the Town of Springerville changed during the decade of the 1990s. While the town grew by only 172 persons, the total number of housing units increased by 193 or 23% as shown in Table 5. The 2010 census shows that Springerville lost 11 people and the number of housing units increased by 119 and the average household size went down to 2.98.

Table 4				
<i>Population Growth, 1990 to 2010</i>				
	1990	2000	2010	Percent Change
Springerville	1,802	1,972	1961	8.83%
Eagar	4,025	4,033	4885	21.36%
St. Johns	3,294	3,269	3480	5.64%
Apache County	61,591	69,423	71,518	16.11%

Source: US Census Bureau

Table 5					
Regional Housing Growth, 1990 to 2010					
	1990	Occupied Units	Total Units	Vacancy Rate	Persons Per Household
Springerville		647	840	23%	2.77
Eagar		1,156	1,504	13.9%	3.45
St. Johns		940	1,237	24%	3.50
Apache County		15,981	26,731	40%	3.80
	2000				
Springerville		753	896	16%	2.55
Eagar		1,344	1,713	22%	2.99
St. Johns		989	1,392	29%	3.19
Apache County		19,971	31,621	37%	3.41
	2010				
Springerville		775	954	18%	Info not available
Eagar		1,606	2045	21%	2.98
St. Johns		1,168	1,476	21%	Info not available

Apache County	18,953	32,467	41%	3.65
Percent Change				
Springerville	19.7%	6.7%	na	na
Eagar	38.9%	35.9%	na	na
St. Johns	24.2%	19.3%	na	na
Apache County	18.5%	21.4%	na	na

Source: US Census Bureau

Even though Springerville is not the largest municipality in the County, it is more active than its regional neighbors due to retail sales tax revenue and employment. Tactical site planning (with adequate access and parking) may allow for higher residential density and/or commercial (retail/office) intensities. Full utilization of in-place, existing infrastructure promotes economical investment in the community. General Plan principles encourage various types of land use in Springerville. The need or special desirability for specific development activity should apply such as roads or utilities extensions.

Growth Areas

The Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development;
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries;
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity

Almost, without exception, citizen surveys have shown that the most important local issue is rapid growth and its effect on the community including the following:

- Land development patterns, including open space, mixed uses amenable to intermodal transportation: pedestrians and bicyclists in addition to automobile use;
- Areas that are suitable for residential and commercial redevelopment activities. Redevelopment may imply land use changes that are more appropriate due to market forces and surrounding uses;
- Future development and redevelopment within the regional plan area that promotes the other plan elements: land use, community facilities, economic development, housing, environmental, recreation and open space

Several areas within Springerville were identified as potential growth areas. While each of these areas is recommended to support different types of development, they share common factors determined by the Town to be important to growth areas. These factors are: access by a major street or state highway used by through or regional traffic, existing or planned infrastructure that can support more intense development. The growth areas are described below.

Main Street – Maintaining a small town feel along Main Street is both a tourism draw and a point of pride for the community. The businesses along Main Street, and the homes which

immediately surround it, help maintain a rural feel within the current commercial corridor for the community. It is important to maintain and encourage a broad mix of uses in this area including office, retail, cultural and residential. The potential to encourage infill and redevelopment include the following:

- Potential to increase property value;
- Revitalization of Main Street and close proximity to neighborhoods;
- Development of housing in that would be close to employment and services;
- Neighborhood preservation and enhancement;
- Encourage walkable neighborhoods

Airport Light Industrial Area. Development of employment uses within this area would enable the Town to encourage growth in an area already well served by transportation infrastructure. In addition, employment uses that may not be visually compatible with the low density, rural development patterns of the town would be hidden by the topography in this area. The area also contains the Little Colorado River, which opens up the potential for open space, trails and tourism activities. A commercial node, which could serve tourists entering the town from the west and employment uses in the industrial area.

US Highway 180/191 Corridor – US Highway 180/191 forms an important transportation corridor that brings both tourists and regional shoppers into Springerville.

Planning Issues

- Housing development is likely to continue. As these requests for new projects are made, the Town may need to consider encouraging their development in areas where adequate infrastructure, such as water or sewer exists to accommodate them
- Some areas identified for commercial development, such as areas identified on the General Plan map are also potential locations that may be suggested for residential development.
- There are 728 total water hook-ups; 641 that are residential and 87 that are commercial. There are currently 516 total sewer hook-ups; 390 are residential and 126 are commercial. With future growth, review of this infrastructure will need to be re-evaluated.

GOALS, OBJECTIVES, AND POLICIES

Goal: Optimize Town Infrastructure Spending

Objective: Optimize infrastructure use

Policy: Prioritize infrastructure expansion and development in growth area.

Policy: Clearly define and publicize the Town's development priorities to encourage the development of growth areas.

Objective: Concentrate infrastructure development to take advantage of opportunities for economies of scale.

Policy: Encourage commercial development in appropriate locations along major transportation corridors.

Policy: Prepare for development opportunities along the light industrial/commercial corridor of town by conducting the preliminary planning for a wastewater facility to serve this area.

Objective: Require the under grounding of all utilities less than 69kv on or in streets

right-of-way adjacent to commercial parcels at the time of any new construction.

Policy: Coordinate with local power companies for logistics

Goal: Develop Commercial Areas

Objective: Require sidewalks at the time of any new construction or expansion of existing commercial uses for the full street frontage of the parcel.

Objective: Work with adjacent communities to encourage more connectivity between them.

Policy: Coordinate regional planning activity to build strong transportation linkages between Springerville, Eagar and the surrounding communities.

Policy: Modify the interchange between Highway 180 and Central Avenue to allow for commercial opportunities at the intersection, and easier flow of traffic from either direction into the town center.

Objective: Limit building heights to a maximum of 30' to maintain the small town atmosphere of the community.

Objective: Require on site landscaping to help improve the appearance of commercial Projects

Policy: Develop a landscaping theme for the historic commercial area along US 60 and require its installation along the frontage of each new commercial project.

Objective: Provide conveniently located commercial areas which don't intrude upon residential areas

Policy: Develop a specialty commercial area in the central area of Town along US 60 which encourages reuse or development of buildings with a historic background

Policy: Develop a small business incubator in support of small Businesses

Policy: Require all new commercial uses to be properly separated from residential areas with solid and opaque fences or walls, landscaping and setbacks appropriate to the use.

Policy: Design parking lot and security lighting to not project into residential areas.

Policy: Develop secondary vehicular and pedestrian access from commercial to residential areas where practical to do so.

Objective: Ensure sign ordinances are enforced as well as all other Title 17 ordinances

Objective: Minimize the number of driveway cuts on US 60 and SR 260 Spur by encouraging shared driveways between adjacent businesses and/or by encouraging connecting access ways between adjacent parking areas.

Objective: Encourage the development of commercial uses within centers with shared parking, common architectural styling and comfortable pedestrian walking

and seating areas. Allow additional depth of commercial development from what may be shown on the General Plan to accommodate such centers.

Objective: Requests for future commercial land

Policy: Requests for additional commercial land, must document the need for the land, identify the purpose, and approved by Council.

Policy: All future land development must be reviewed by Planning/Zoning

Goal: Develop Industrial Policies

Objective: Provide sufficient areas for industrial and business park development

Policy: Develop an industrial park for light industry around the airport with uses compatible and consistent with the Airport Plan.

Policy: Develop an industrial park east of town for heavy industry

Policy: Promote the development of "home-grown" industries which utilize local resources and talents

Policy: Require on site landscaping to help improve the appearance of industrial projects

Policy: Requests for additional industrial land, beyond what is identified in the General Plan, must include information that shows a need for more industrial land. Such requests will be processed as a General Plan Amendment and will follow the procedures established for such amendments.

Policy: Require all new industrial uses to be properly separated from residential areas, both spatially and aesthetically, by one or a combination of the following as appropriate: solid or opaque fences or walls, landscaping and distancing.

Goal: Develop Residential Policies

Objective: Provide high quality residential neighborhoods

Policy: Require all new residential construction to submit plans and receive building permits prior to beginning construction

Policy: Designate most areas of the town for site built homes only. These areas will be shown where the predominant character of the neighborhood is currently site built homes. Mobile homes will generally only be allowed in approved subdivisions and parks.

Policy: Restrict commercial uses in residential areas to those which do not impact the neighborhood with additional noise, dust, odors, or lighting

Policy: Require all utilities in new subdivisions to be installed underground

Policy: Encourage the creation of neighborhood or homeowners' associations to help maintain the quality of neighborhoods

Policy: Allow higher density projects in areas which have full utility services, paved streets and are in close proximity to commercial areas and public open space.

Policy: Develop procedures to review uses which might be allowed in residential areas under certain conditions. The list of such uses could include churches, child care facilities, private schools, golf courses, a second residence for family members, etc.

Policy: Restrict the parking of commercial vehicles of 5 ton capacity or greater in Residential areas

OPEN SPACE/RECREATION ELEMENT

Open space includes land used primarily for outdoor/recreation activities which include:

- Public Lands owned by the town, county, state or federal government
- Private land open to public access including trails
- Private land not open to public use

Open space may refer to parks, forests, farmland, wetlands or other natural areas. It also includes other types of recreational lands including greenways and trails. It includes "active" open space such as athletic parks and "passive" open space such as wildlife preserves. Open space is widely used for hiking, camping, photography, wildlife observation, educational programs and hunting and fishing.

Open space development includes a development pattern that arranges the layout of buildings in a compact area of the site so as to reserve a portion of the site for community open space or green space and is protected in perpetuity. Open space development has numerous environmental and community benefits.

Private land not open to public use

Many private ranches owned surround the Town of Springerville and border the Little Colorado River as it passes through Eagar and Springerville. These private lands in agricultural use are critical to the beauty and economy of the valley area.

Lands Open to the Public

The following represents an inventory of "open space" lands in the Springerville area :

- Town Hall Park – 4 acre playground and community garden located on Main Street (US60) behind the Springerville Heritage Center/Town Hall/Police Department
- Historic Pioneer Park – includes historic structures and objects located at the corner of Pima and Mohave Street just below Cemetery Hill
- Springerville Town Park – Little League Baseball field, picnic areas, ramadas, restroom and playground facilities located at Mohave and Papago- also called Pioneer Park
- Senior Park –Shuffle Board, ramada area, gazebo located on Papago and Maricopa
- Becker Wildlife Area – 140 acre Fishing lake, interpretative hiking trails, wildlife viewing, restroom, boat launch, accessible fishing pier. On US 60, north of the Town, within town limits. Owned by AZ Game and Fish Department.
- Wenima Wildlife Area – interpretative wildlife habitat trails along Little Colorado river. Access off Hwy 180 to St. Johns. Owned by AZ Game and Fish Dept. within town limits.
- Casa Malpais Archaeological Park – 39 acre archaeological site which includes astronomical observatory, great kiva, ancient stairways, rock art. Restroom, trail

and ramada and access is off Papago Street, Town of Springerville by guided tour only.

- ADOT Rest Area – US 60 across from Becker Lake – restroom, parking, information signage, dog park
- Springerville Marsh – 25 acre wetland off US 60 and Water Treatment Plant Road in east Springerville. Wildlife viewing area.
- Sipe White Mountain Wildlife Area – owned and operated by AZ Game and Fish. Educational center, trails, wildlife viewing. South and east on US 191 out of town limits.
- Apache/Sitgreaves National Forests – public forest land.
- Becker Memorial Park - Owned by Community Presbyterian Church and maintained by the Town of Springerville. $\frac{1}{4}$ acre grassy area located east of Springerville Post Office on US 60 at the junction of South Mountain Avenue.
- Madonna of the Trail – one of 12 statues built by the Daughters of the American Revolution (DAR) honoring pioneer women who settled the west. On land owned by Western Drug and McDonald's. Maintained by the Town of Springerville
- Bicycle/Pedestrian Trail – walking trail located at Maricopa and South Pima (through Springerville/Pioneer Park)
- Coronado Trail National Scenic Byway – 121 mile road (US 191 from Springerville to Clifton, AZ designated as a national scenic byway. Interpretative signage, campgrounds, picnic areas

Trails Open to the Public

Trails serve multiple purposes, tying in with other elements such as Circulation, Environmental Planning, Economic Development and Land use.

Trails serve as a recreational purpose. The variety of activities ranges from hiking or nature walks to mountain biking and motorized off-road riding. Increasingly, the Town is emphasizing trails for their value in terms of connectivity. Pathway linkages, together with bike lanes or trails provide convenient alternatives to vehicular use in built-up parts of the community.

Connection is a fundamental aspect in establishing trail systems. Ideally, pathways and trails intersect to form a continuous series of routes, offering various options for getting from place to place marketing amenity for their properties. The Town should work with property owners in designating and developing trails.

Multi-purpose trails (or paths) may substitute sidewalks to accommodate pedestrians, bicyclists and joggers. In natural settings, multi-purpose facilities often would be dirt, gravel or composition tending to serve hikers and mountain bikers.

- 1) River Trail – 1.1mile interpretative nature trail along Little Colorado River in Springerville. Access off parking area on Airport Road and along US 60 at Becker Wildlife Area parking - restroom trailhead. Includes private land and AZ Game and Fish land.

- 2) Bicycle/Pedestrian Trail – walking trail located at Maricopa and South Pima (through Springerville/Pioneer Park)
- 3) Coronado Trail National Scenic Byway – 121 mile road (US 191 from Springerville to Clifton, AZ designated as a national scenic byway. Interpretative signage, campgrounds, picnic areas.
- 4) Becker Lake Wildlife Trail - interpretative hiking trails, wildlife viewing, restroom, boat launch, accessible fishing pier. On US 60 within town limits. Owned by AZ Game and Fish Dept.
- 5) Trail at Sipe White Mountain Wildlife Area – owned and operated by AZ Game and Fish. Educational center, trails, wildlife viewing. South and east at on US 191 out of town limits
- 6) Casa Malpais Archaeological Park – 39 acre archaeological site which includes astronomical observatory, great Kiva, ancient stairways, rock art. Restroom, trail and ramada and access is off Papago Street, Town of Springerville by guided tour only.
- 7) Wenima Wildlife Area – interpretative wildlife habitat trails along Little Colorado river. Access off Hwy 180 to St. Johns. Owned by AZ Game and Fish Dept. within town limits

Goal: Continue to develop Town Trails/Open Space

Objective: Create future pathways, parks, greenways and other open spaces to link existing neighborhoods with existing and future development

Objective: Provide amenities for trail enhancement

Objective: Plan multi-use or separate (as needed) trail systems to like neighborhoods with recreational activities

Objective: Pursue grants, contributions and strategic municipal investments which can combine for improvements and new/path trail extensions.

Goal: Encourage regional trail improvements such as points of interest, stop stations, water fountains/restrooms, more complete trail signage.

Objective: Provide parking areas at all trail heads (if appropriate)

Objective: Identify areas with trails for OHV recreation

Goal: Recommended pedestrian, bicycle and trails facilities improvements

Objective: Add sidewalks on both sides of roadway on Coconino Street
South Mountain Avenue and Maricopa Drive: Coconino Street to Hwy US 180.

Objective: Complete sidewalks on both sides along US 60 between the Becker Lake Trailhead and South Mountain Ave

Objective: Extend the current multi-use trail along the river from the current Terminus at Airport Road to the proposed new recreation near School Bus Road and SR 260

Objective: Extend current multi-use trail along US 60 to connect Little Colorado river trailhead to Becker Lake Wildlife area

Objective: Extend the current multi-use trail along the river from the current terminus at US 60 to the Wenima Wildlife area trailhead

WATER RESOURCES ELEMENT

INTRODUCTION

Blessed with sufficient water availability to support municipal growth, Springerville strives to obtain maximum benefit from this asset. Not taking this resource for granted, the Town identifies future water supply resources and practices conservation to prevent waste.

Water resources are essential for the residential, commercial and industrial activities of our Town. This Element documents the Town's capacity to ensure potable water quality and supply implementation measures to meet all anticipated growth. The Public Works Department continues to provide residents of the Town with an adequate supply of safe, dependable water to support the activities of residents and the continued planned growth of the Town.

YESTERDAY AND TODAY

Effective water resource planning and management is essential to provide a safe environment and the quality of life expected by the residents of the Town of Springerville. Adequate water supplies and water/wastewater services are a necessity for the Town. Groundwater quality and quantity will continue to be evaluated, as will alternative water sources. Capacity of the wastewater treatment plant will continue to be examined and expanded to keep pace with growth. Existing infrastructure will need to be maintained and/or upgraded and new infrastructure will be required to service new development areas. Through effective and efficient water resource planning, the Town of Springerville will be able to meet the demands of the future.

The water supply and distribution system as well as the wastewater collection and treatment system for the Town of Springerville is operated by the Town's Department of Public Works. The water system supplies water for domestic use, fire suppression, and some irrigation purposes. The sewer collection and treatment system currently provides services for approximately 83% of the Town.

The Town of Springerville's potable water system is currently operated with two pressure zones. The West Side consists of three (3) domestic underground wells and (1) 1,000,000 gallon storage tank reservoir and a distribution network.

The East Zone consists of four (4) domestic underground wells and one (1) 500,000 gallon storage tank reservoir and a distribution network. The two zones consist of 641 residential and 87 commercial water service connections. The West Side water is distributed from a gravity fed system with the tank sitting on the Town's highest point on Graveyard Hill. The East Side water is distributed with the aid of a pumping station.

In the summer months, the highest water consumption for the Town is 10,500,000 gallons per month. In the winter months, the lowest water consumption for the Town is 3,600,000 gallons per month.

There are three water emergency levels in the Town's Emergency Plan:

- Level 1
Service Line leak or break
Low or high water pressure

Minor water break on the Town's water main
Frozen or leaking meter
Brief power loss (light flicker)
Backflow Prevention assembly inoperative

- Level 2
Line leak or main break (pressure less than 20 psi)
Fire fighting activity
Short term area wide power failure
Water equipment malfunction
Water system vandalized
- Level 3
Pump assembly failure
Long term and area wide power failure
Severe damage to one or more well sites
Severe damage to the booster station facility
Structural collapse of a storage reservoir/tank

The wells and pumping station are powered by electricity. In the case of an electrical emergency where power goes out for a long period of time, the Town has emergency generators to run the pumps and pumping station.

The Town knows the limits of the system and will enact voluntary or mandatory restrictions accordingly. Many areas of the Town can experience low pressures during peak usage periods due to undersized lines and the absence of water line looping.

Springerville also has an irrigation ditch system that is owned and operated by the Pioneer Irrigation Company. All irrigation water is obtained through water rights from the Little Colorado River. Historically, the ditches have been well maintained. However, many ditches do not receive sufficient maintenance, which can cause street and road damage.

Planning Issues

- As the Town continues to grow, it must continue to prepare for new opportunities. Infrastructure and capacity to support current residents and the anticipated growth of the Town of Springerville is essential.
- Water conservation should be incorporated in future planning as a tool to reduce water consumption and increasing the available supply.
- The Town may need to continue to extend the collection system to serve new development, as well as existing development that are currently on septic systems. Septic systems are regulated by the county and can be potential health hazards. By extending wastewater services to these properties, this potential health hazard can be greatly reduced.

The sewer ponds will need to be monitored for capacity. The flow into the sewer ponds is currently monitored daily to provide the information necessary to evaluate the timing of the expansion and/or modification to the plant. New development and/or repair of the existing system will eventually increase the flow and exceed the capacity of the treatment plant

GOALS, OBJECTIVES, AND POLICIES

Goal: Provide a water system that provides safe and adequate service under all conditions:

Objective: Improve existing water system to have the ability to provide adequate pressure and quantities of water to the entire Town during all circumstances.

Goal: Ensure that the water system can support growth

Objective: Identify new water sources and storage and delivery systems that will be needed for Springerville to grow efficiently and avoid future water shortages.

Policy: Encourage Pioneer Irrigation Company to repair or pipe the ditch irrigation system to prevent future road damage and increase water conservation by eliminating this loss of water.

Policy: If at any time the Pioneer Irrigation Company pipes the ditches in the Town, the Town will require them to maintain an open ditch above the piped ditch for storm drainage.

Objective: Identify improvements to the wastewater system that will be necessary to support new development and areas that are not currently served.

Policy: Evaluate current line sizes and identify lines for replacement with larger size lines to eliminate bottlenecks.

Policy: Monitor flow into the Sewer Pond and begin planning for the Expansion and/or modification to the ponds when it reaches 90% capacity.

Goal: Develop a wastewater system that is environmentally friendly and safe

Objective: Reduce potential environmental hazards in the wastewater collection and treatment systems.

Policy: Replace deteriorating wastewater lines and manholes.

GLOSSARY

Agriculture

Use of land for the production of food and fiber, including the growing of crops *and/or* the grazing of animals on natural prime or improved pasture.

Annexation

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area

An area of a town that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses.

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Bicycle Lanes

These are on-street facilities, typically 5.5 feet wide, designed for bicycle, created by means of pavement striping.

Bond

An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Central Business District

The commercial centroid of a community and typically, the historic origin for subsequent growth of the community.

Collector Street

Relatively low-speed (25-30 mph), relatively low-volume (5 ,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

Community Facilities District

A special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, *and/or* operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Park

A publicly owned land site, usually in the range of 25 to 50 acres in size, with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Conservation

The management of natural resources to prevent waste, destruction, or degradation.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis for residential purposes.

Flood Plain

The relatively level land area on at least one side of a continuous elevated land form, such as a canal or railroad embankment, regularly subject to flooding. That part of the flood plain subject to a 1 % chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

General Plan

A compendium of Town goals, objectives, and policies regarding its long-term development, in the form of maps and accompanying text.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the town will direct effort. Infrastructure Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Master Plan

A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Neighborhood Park

Town-owned land intended to serve the recreation needs of people living or working within a 1 mile area. Neighborhood parks serve as a neighborhood's recreational and social focus.

Open Space

Any parcel or area of land or water that is improved or unimproved, and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety. Open spaces include functional open space, agriculture, retention/detention areas and floodways and floodplains. Open space may be publicly or privately owned and maintained. Open space lands whose primary purpose is recreation or passive enjoyment by the public.

Paths and Trails

Trails and paths include on-street bicycle lanes, equestrian; multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the Town.

Planned Area Development (PAD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Area

The area directly addressed by the general plan. A town's planning area typically encompasses the existing town limits, and potentially annexable land that will ultimately form the town limits at build out, and for which the town will provide services.

Real Estate Transfer Tax (RETT)

A tax that is paid when there is a sale of new or existing residential homes and commercial buildings. It provides funding for infrastructure in the same manner as impact fees, but is not limited to new homes.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rezoning

An amendment to the official zoning map *and/or* text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district *and/or* on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Setback

The horizontal distance between the property line and any structure.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Solid Waste

Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Town's Water Distribution System

The infrastructure that enables water to be delivered from its source to the user.

Trailhead

The beginning-point of a trail. A trailhead includes parking, trail information, rubbish containers, water and sanitary facilities.

Wildlife

Animals or plants existing in their natural habitat.

Zoning

The division of a town or county by legislative regulations into areas, or zones, which specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.