



# KEARNY GENERAL PLAN 2035

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## GENERAL PLAN UPDATE

Kearny was built by the Kennecott Mining Company in 1958 as a planned community to accommodate the populations of nearby Ray, Sonora and Barcelona. Kearny was officially incorporated in 1959.



## Chapters

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# 1

## HISTORY



### EARLY HISTORY

The earliest inhabitants of the eastern region of Pinal County and the greater Copper Basin region can be traced back to the Hohokam people. The Hohokam inhabited central Arizona as early as 300 B.C. and developed an extensive presence along the Gila River extending east to the Safford Basin. By 800 A.D., the Hohokam people had moved into the present Kearny region and established villages.

Nearby villages have been found to contain ceremonial ball courts and earthen mounds. Recent community construction projects have revealed new information pertaining to the presence of the Hohokam in the Kearny area as well as to their activities and cultural remains.

### EXPLORATION

The Gila River, which flows through the Kearny area, has been important to travelers traversing this desert region as the river supplied precious water that is generally in short supply in the arid southwest. The expeditions and journeys described below are primarily a result of the Gila River and its resources of water, wood, and game.

### Europeans

The earliest European exploration of the area may have occurred when Melchior Diaz traveled ahead of the Coronado Expedition in 1540 to scout the region that is now Eastern Pinal County. The Coronado Expedition set out to find the fabled Seven Cities of Cibola in search of gold. Records are unclear as to whether he actually traveled this far west along the Gila River.

The first documented exploration of the area took place when Father Eusebio Francisco Kino, a Jesuit Priest, journeyed along the Gila River in November of 1694. Kino was exploring the northern reaches of Mexico. By the time of his death in 1711, he established several missions in what is now southern Arizona and northern Mexico.

### The Trappers

Nearly 130 years passed by before the next recorded expedition traveled through the area. In 1824, fur trappers searched the Gila River, as well as numerous other rivers in Arizona, for beaver. The fine fur derived from the pelts would be used to make men's top hats. This party, led by Sylvester Pattie, originated in Santa Fe, New Mexico, which at that time, was part of Mexico.





Kearny Lake. Photo courtesy of Kearny Police Officer Curt Holloway.

His son, James Pattie, kept a journal of this expedition as well as subsequent forays along the Gila. Even though James was known to have embellished the facts, his writings are still considered important as they give us important accounts of the condition of Arizona before any major settlement occurred. Beaver trapping along the Gila River ceased in the 1830s due, primarily, to the decline in demand for beaver pelts. These trappers are credited as being the first “U.S. citizens” to explore what is now Arizona.

### Military Activities

At the outset of the United States’ war with Mexico, in 1846, General Stephen Watts Kearny led his “Army of the West” from Fort Leavenworth, Kansas, through this region on his way to San Diego, California. Kit Carson, who had gained knowledge of the area and the Gila River from his earlier experiences with trapping expeditions served as guide to the 100 dragoons. Kearny’s army set up two camps along this portion of the Gila before continuing westward. One camp was set up near the confluence of the San Pedro and Gila Rivers, about eight miles southeast of present-day Kearny. The second camp was located at the confluence of Mineral Creek and the Gila River

approximately 10 miles northwest of town near present-day Kelvin. Lieutenant William Emory, an engineer and geologist who kept the official records of the expedition, recorded mineral deposits in the vicinity of Mineral Creek and predicted that one day there would be active mines near this site. True to Emory’s predictions, in about thirty years, copper mining would commence in the area and eventually become the region’s major economic driver.

### The Gold Rush

Shortly after the cessation of hostilities with Mexico, gold was discovered in California. Thousands of “forty-niners” journeyed along the Gila on their way west to the goldfields in California as the Gila River traversed Arizona from east to west and provided an abundant source of water through the desert. Very few of these gold-seekers left written accounts, so information from this period is lacking.



## Roads and Rails

Based on surveys and information from previous explorations along the Gila, the US government proposed a wagon road, known as the Leach Road, paralleling the Gila across Arizona in 1858. This route became an important military road and eventually connected Fort Yuma on the Colorado River to the west with a fort south of present-day Kearny known as Fort Breckinridge as well as to other locations farther to the south. Fort Breckinridge was established when Company B of the 8<sup>th</sup> Infantry arrived in November of 1860 with the purpose of protecting emigrants who were using the road.

The fort was originally known as Fort Aravaipa when it was established on May 8, 1860, but on August 6<sup>th</sup>, the name was changed to Breckinridge in honor of the Vice-President. Movements of the military would continue along this route until well after the Civil War. It was during the Civil War, in May 1862, that US troops were sent up the Gila from a temporary fort named Fort Barrett to re-open Fort Breckinridge, which had been abandoned and burned by the US military at the outbreak of the war. The fort was re-named Fort Grant in 1865 and re-designated as a camp later that year.

## HISTORY OF PLANNING IN KEARNY

The Town of Kearny first developed a general plan in June of 1993 after community discussions led to a need for a long-range plan to serve as a guide for coordinated community development. Additional plans were created including the Kearny Strategic Plan for Community and Economic Development in 1999.

The most recent Kearny General Plan was completed and approved by the Kearny Town Council in December of 2002. In all of these efforts, the Town of Kearny has partnered with Central Arizona Governments to facilitate the process and draft the general and strategic plans. For the 2017 plan, the Town of Kearny has once again partnered with Central Arizona Governments to develop a plan for future land use, transportation, and economic development.



Kearny Police & Fire. Photo courtesy of Officer Curt Holloway.

Eventually, a rail line was constructed along this route, serving the mines in the region and for the delivering of supplies to the various ranches and settlements that developed along the corridor. The Railroad reached this part of Pinal County in 1903.

### Prospecting and Mining

Until 1853, the portion of present-day Kearny that lies south of the Gila River fell under the jurisdiction of Mexico. It was during 1853 that the United States bought the land south of the river from the Mexican Government via the Gadsden Purchase, placing this portion of Arizona Territory under the authority of the United States. This action now made it possible for American citizens to legally enter and settle this portion of the country.

In the early 1870s, silver and gold were the main mining interests in Arizona. The first prospectors in the area came in search of silver. These prospectors also noted the presence of copper but opted not to mine this mineral due to the expenses associated with the transportation of ore to processing sites by wagon.

However, this attitude would eventually change. By the mid-1870s, a miner by the name of Tom Haley would stake a claim for copper. In 1878, he became partners with William Souffrien for the purpose of exploration and the development of mining operations. By 1910, however, copper mining was in a decline. It was around this time that the communities (Ray, Barcelona, and Sonora) whose residents would eventually be relocated due to the expansion of mining activities were established. The industry, despite various economic upheavals, continued to operate up through current times. By 1965, all of the residents of the former communities of Ray, Barcelona, and Sonora had relocated to Kearny or other areas.

### Ranching and Farming

The earliest known U.S. resident to immigrate to Arizona for the purpose of initiating cattle ranching was Bill Kirkland, who started a cattle ranch south of Tucson in 1857. During the late 1850s, some stock was driven to the soldiers garrisoned at Fort Breckenridge, which was located about twenty miles south of present-day Kearny. It was not until after the Civil War, in the 1870s, that cattle ranching began to expand into a large-scale economic activity.



*The Rafter Six Ranch Bridge over the Gila River. Photo Courtesy of Officer Curt Holloway.*



The earliest ranchers in the Kearny area arrived on the scene during the late 1870s. Farming interests also began to take hold at about this time when large numbers of farmers migrated into the area in 1877 and 1878.

### The New Town

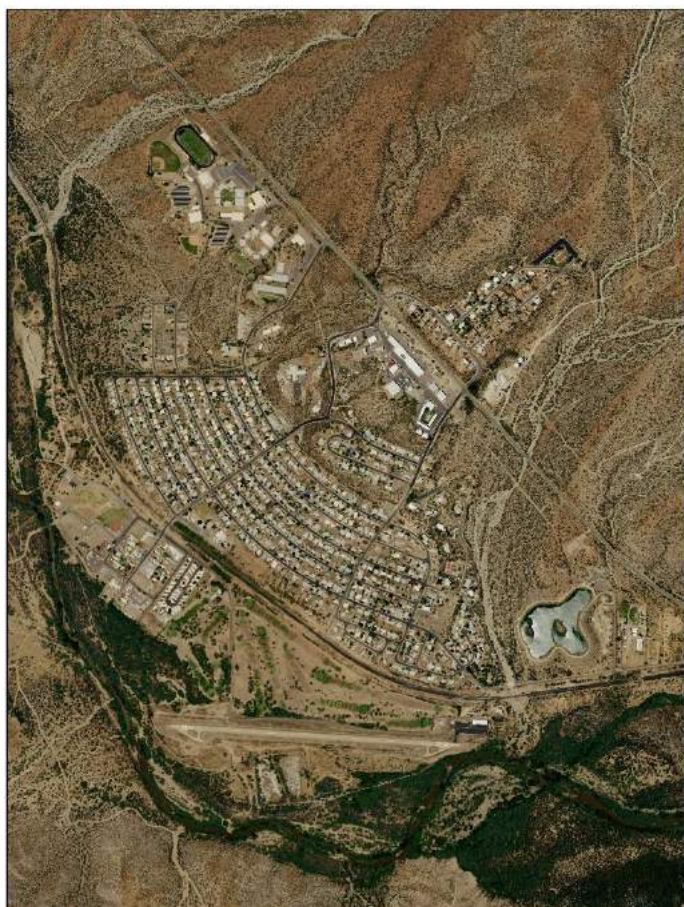
Kearny's establishment resulted from the Kennecott Corporation's decision to enlarge its open-pit operation. This action engulfed the company-owned community of Ray as well as the private communities of Barcelona, and Sonora. The John W. Galbreath Company was hired to create a new community for the company's employees. Under the guidance of the Kennecott Corporation, a design was drawn up for the new community. This plan included: Streets, zoning, financing, utilities, and areas set aside for commercial and residential uses. The original development was designed to house 3,500 people total. A few homes that had been purchased by Kennecott employees in Ray and Sonora were relocated to the new town site.

The Town of Kearny was founded in 1958 and officially incorporated in 1959. Five years after the groundbreaking for the new community, in 1963, the Town made its first efforts to formalize and legalize community control. Most of the home removal and relocation had been completed by this time, and the installation of basic utilities and services were established. Schools and health care facilities were set up in new facilities and two new residential areas were added to the original plan. Additionally, a golf course was developed between the spur line of the railroad and the Gila River.

The 1980s saw the copper industry fall into a major decline due to global economic conditions. The result was the reduction of operations by Kennecott and the layoff of a large portion of the mines workforce. A community that rarely included vacant homes, was now suddenly overloaded with abandoned homes and others selling at low prices. Ultimately, retirees who wanted to move to Arizona purchased many of these homes.



*The historic of Sonora. Photo courtesy of The Arizona Experience.*



*Aerial view of the Town of Kearny, 2015. Photo courtesy of Central Arizona Governments.*



## CHAPTER

## 2

## EXISTING CONDITIONS &amp; VISION



## GEOGRAPHY

The Town of Kearny is located in eastern Pinal County along the Gila River and is equidistant from the large metropolitan areas of Phoenix and Tucson (78 and 80 miles). Within town limits lies nearly 2.8 square miles of land. The Town is located along Highway 177. Kearny is home to off-highway vehicle trails, campsites, hiking attractions, an 11-acre fishing lake, and the Gila River. Kearny is an important town along the Copper Corridor, a region defined by copper mining spanning more than 60 miles across central Arizona.



Map 2.1 Location  
(Full scale on page 2-2)



Map 2.2 Town Limits  
(Full scale on page 2-3)

## PHYSICAL CHARACTERISTICS

The Town of Kearny is within the Basin and Range Province, a physiographic region that covers much of the western United States. The Basin and Range Province is characterized by large flat plateaus, sharp topographical rises, and dry desert lowlands with precipitation ranging from 4 to 12 inches annually.

The elevation of the Town of Kearny is 2,070 feet above sea level. The dominant mountains nearest to the Town of Kearny include the Dripping Springs Mountains to the north, Steamboat Mountain to the northeast, Crozier Peak to the south, the Tortilla Mountains to the southwest, and the Pinal Mountains to the northwest. The Town of Kearny has a slope upwards from southwest to northeast.

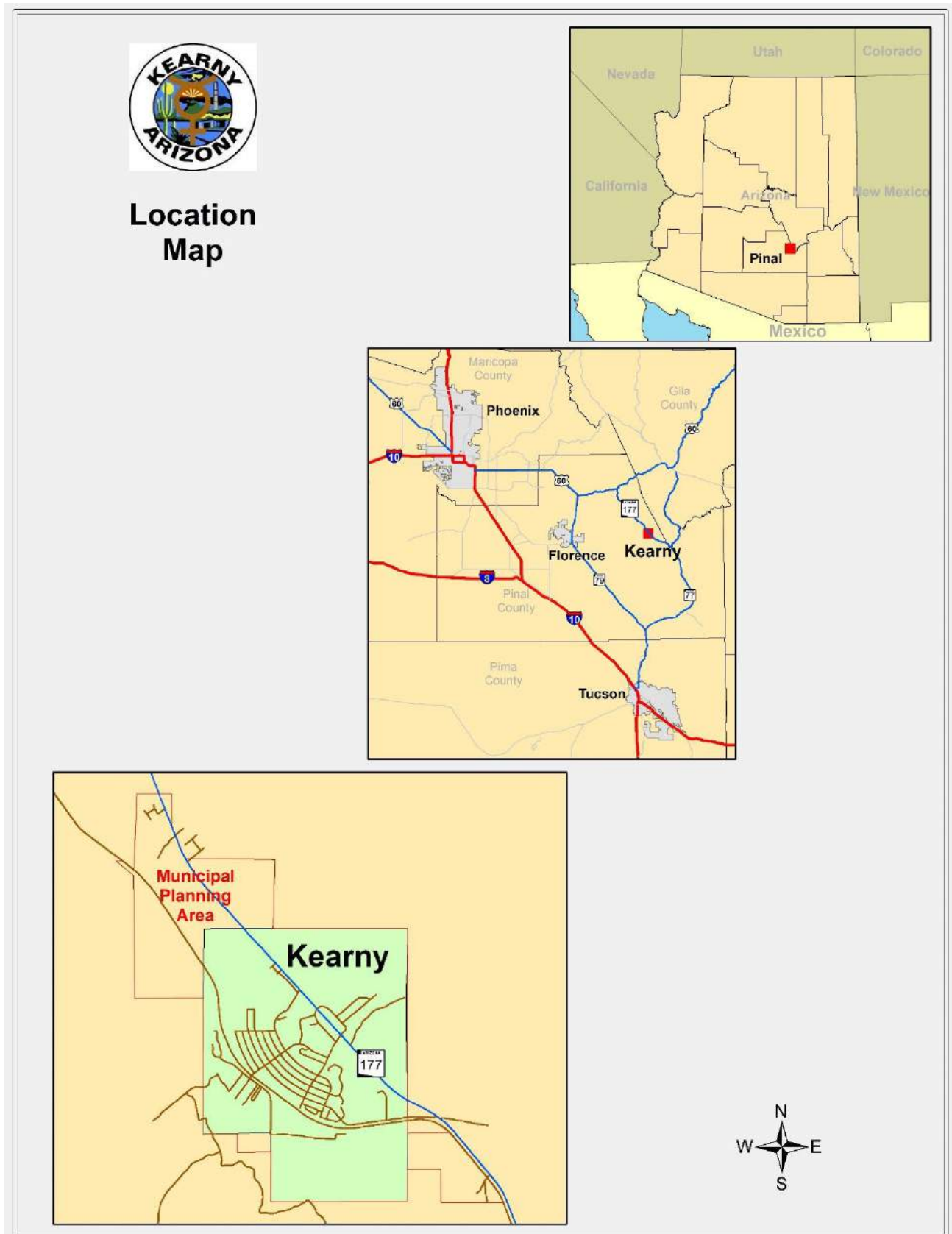


Map 2.3 Contours  
(Full scale on page 2-4)

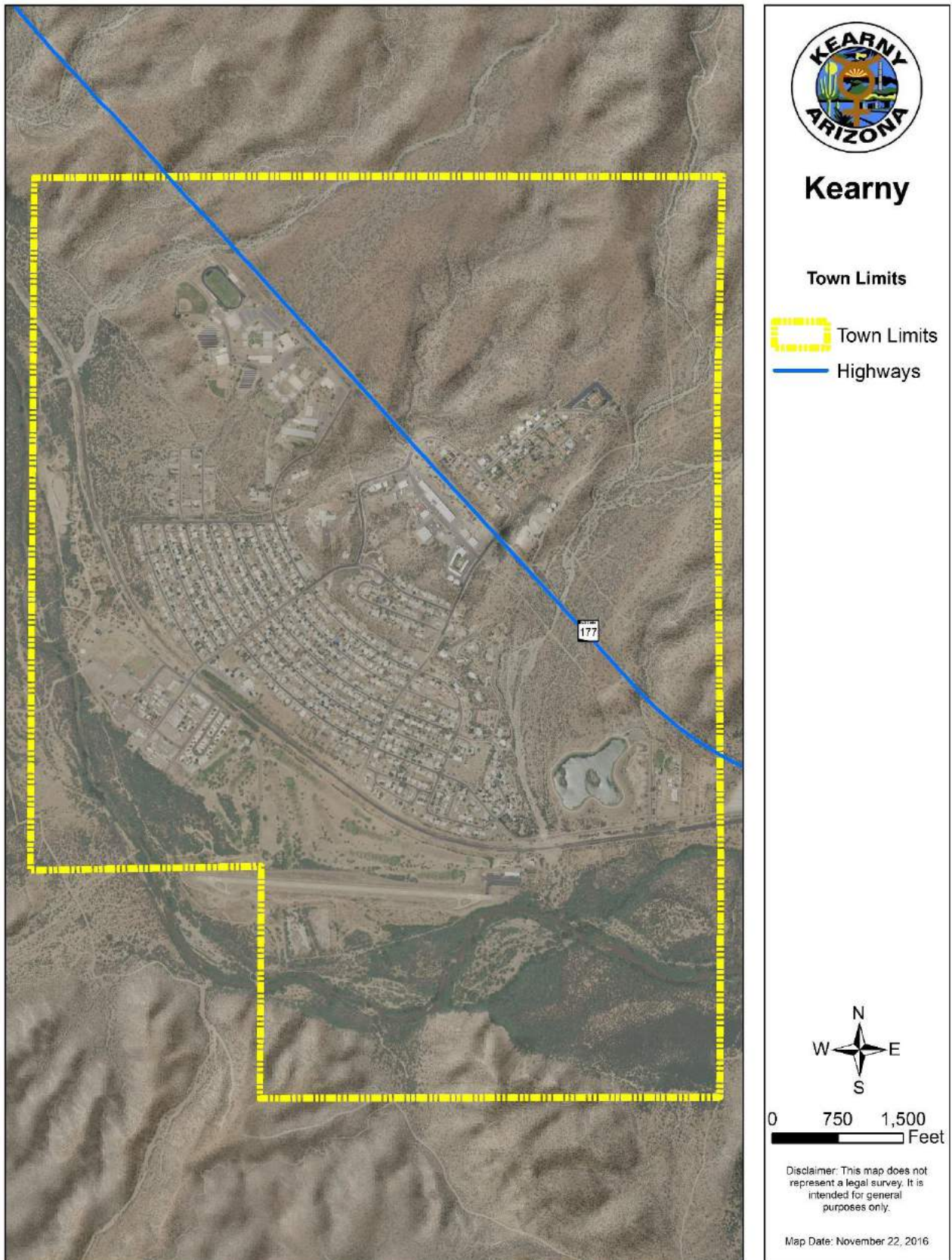


Map 2.4 Slopes  
(Full scale on page 2-5)

Map 2.1 Location Map

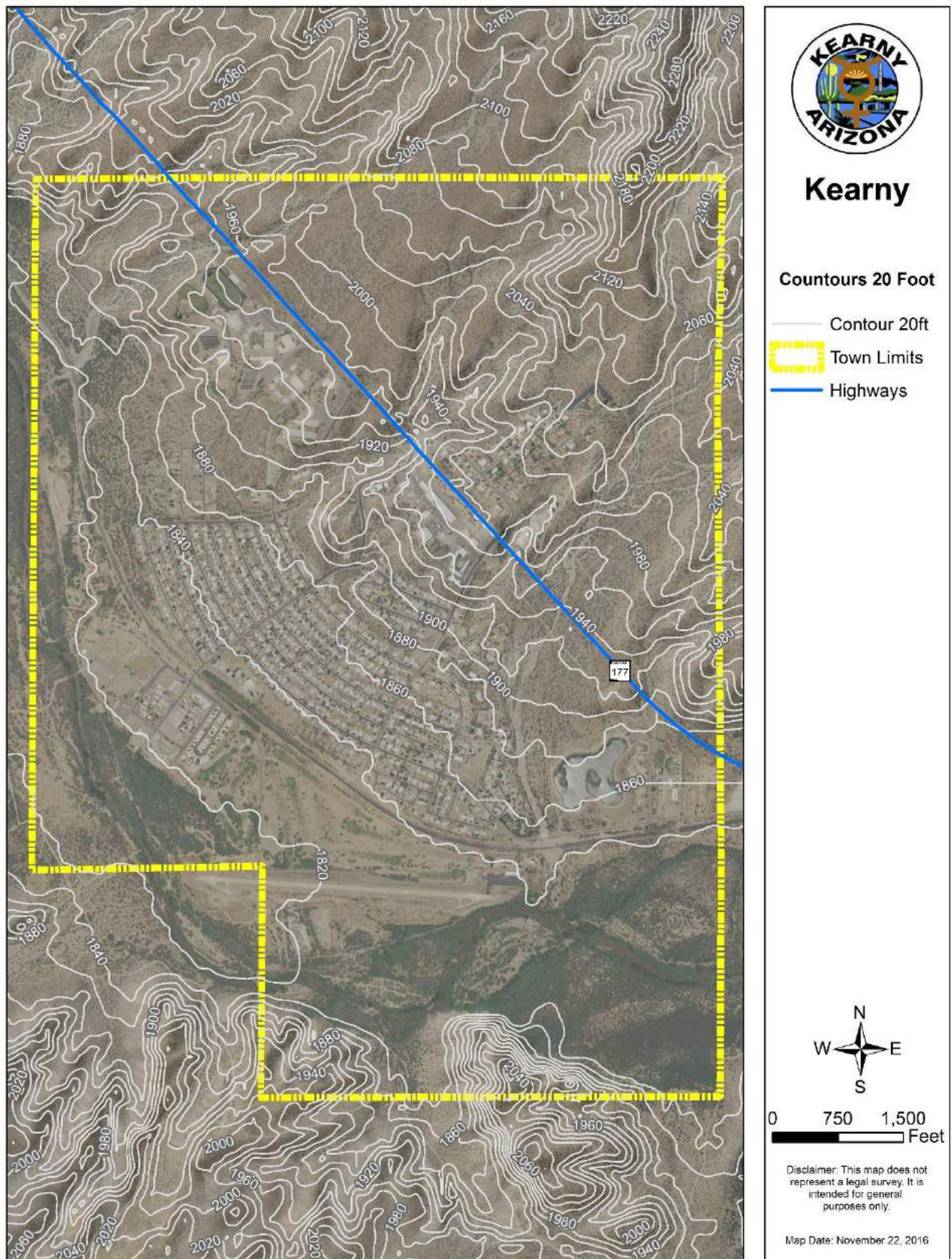


Map 2.2 Town Limits



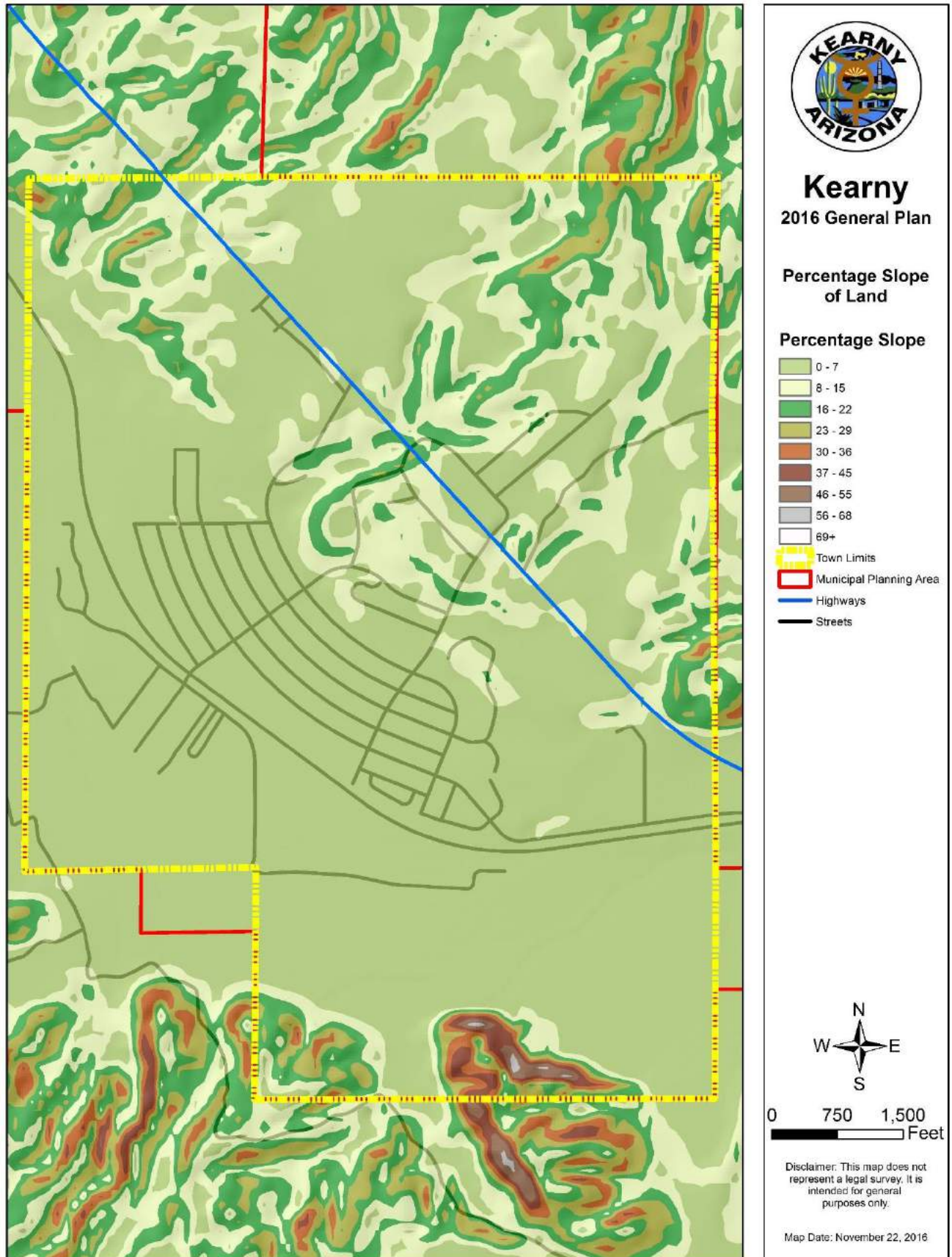


Map 2.3 Contours





Map 2.4 Slope Percentage





Mt. Diablo & Sycamore Valley eastbound. Photo courtesy of Karl Nielsen.

SOILS

According to the U.S. Department of Agriculture, the predominant soils found throughout the Town of Kearny belong to the Torrifluvents Soil Association. Soils within this particular association are native to regions containing minimal geologic slopes and are utilized for irrigated crops and pasturelands. The soils within this association provide a favorable base for construction of commercial, industrial, and residential structures. Following is a chart detailing the soil profile of the Town of Kearny and surrounding areas.

Eastern Pinal and Southern Gila Counties Soil Profile		
Soil Type	Acres in Area	Percent of Area
Agustin-Kokan-Queencreek complex, 1 to 8 percent slopes	60.9	2.4%
Delnorte-Nahda complex, 3 to 20 percent slopes	826.7	33.0%
Gila-Vinton complex, 0 to 5 percent slopes	507.8	20.3%
Glendale-Hantz complex, 0 to 5 percent slopes	1.4	0.1%
Queencreek soils and riverwash, 0 to 5 percent slopes	148.8	5.9%
Quiburi-Gila complex, 0 to 3 percent slopes	216.8	8.7%
Ripsey-Rock outcrop complex, 15 to 70 percent slopes	65.3	2.6%
Stagecoach-Delnorte complex, 5 to 45 percent slopes	489.3	19.6%
Topawa very gravelly sandy loam, 5 to 20 percent slopes	5.1	0.2%
Typic Fluvaquents, wetrock soils, and water, 0 to 3 percent slopes	179.4	7.2%
Totals	2,501.5	100.0%



## LAND OWNERSHIP

The State of Arizona is filled with tribal and public lands, with 81.8% of all Arizona land falling under tribal lands, or state or federal lands. The Town of Kearny and its Municipal Planning Area (MPA) are all privately owned. However, much of the vacant private land within and around town is owned by ASARCO. Public lands adjacent to the MPA boundary are owned by the Bureau of Land Management, with State Trust Land also within close proximity to the town. These obstacles provide significant roadblocks to any potential future annexations and development around the Town of Kearny.

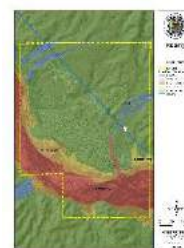
## FLOOD ZONES

With its proximity to the Gila River, and with monsoon rains in the summers, the Town of Kearny has potential for flooding, but the majority of current development is outside of areas with major flood risks. As the Town of Kearny continues to develop, specifically along the Gila River, it is imperative to plan with flood zones in mind. Flood zones are geographic areas that the Federal Emergency Management Agency has defined according to varying levels of flood risk. These zones coordinate with a community's Flood Insurance Rate Map. Each zone reflects the severity of flooding in the area. Following is a map of flood zones within and around the Town of Kearny. The definitions of flood zones are as follows:

- A – High Risk: Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.
- AE – High Risk (100 Year): Areas within the 100 year floodplain for which base flood zone elevations have been established.
- AE – High Risk (Floodway): A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood

without cumulatively increasing the water surface elevation more than a designated height. Floodway regulations are used to ensure that there are no increases in upstream flooding.

- X – Moderate to Low (500 Year): Areas within the 500 year floodplain
- X – Moderate to Low: Areas that have been determined to be outside the 100 and 500 year floodplains

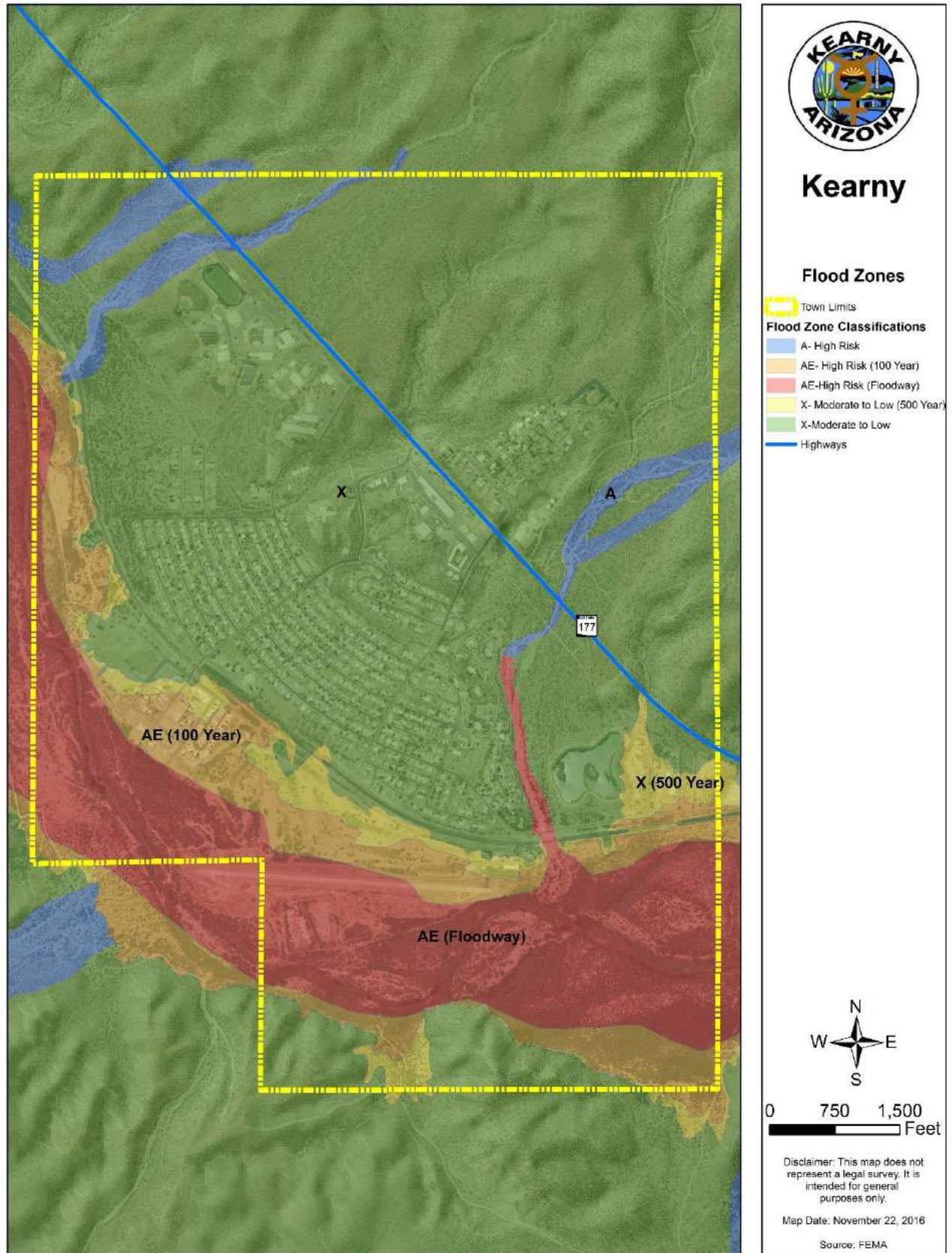


Map 2.5 Flood Zones  
(Full scale on page 2-8)

## VEGETATION

The Town of Kearny is located within the Arizona Upland Desertscrub biotic community, which is the most prevalent vegetative cover native to eastern Pinal County. Approximately 90% of the vegetation growth within this particular biotic community occurs upon areas of broken ground, hillside and mountain slopes, and multi-dissected sloping mountain ranges. Many of the trees within the biotic community are confined to smaller intermittent rivulets, seasonal washes, and floodplain basins, and predominantly consist of blue palo verde, cat-claw acacia, crucifixion thorn, desert willow, elephant tree, foothill paloverde, ironwood, mesquite, and netleaf-hackberry species. Numerous cacti are native to this particular region, and include several species of barrel cactus, chollas, fish hooks, hedgehogs, and prickly pears. However, the most famous cactus native to the region is the giant saguaro, which grows to an approximate height of 50 feet, weighs up to ten tons, and has a maximum life expectancy that ranges from 175 to 200 years old. Some limited areas of grassland are also found throughout the biotic community, with brittlebush and triangle bursage shrubs dotting the landscape.

Map 2.5 Flood Zones



## CLIMATE

According to the Köppen Climate Classification, the Town of Kearny is the subtype Csa or Mediterranean. This subtype is also called dry-summer subtropical. The average precipitation for the year is 13.4 inches (weatherbase.com). This subtype is also characterized by mild winters and very warm summers. On page, 2-10 is a table detailing the Town of Kearny's climate.

<b>Average Precipitation (Inches)</b>	<b>Annual</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
	13.4	1.7	1.5	1.6	0.5	0.3	0.2	1.7	1.8	0.9	0.8	1	1.6
<b>Average Number of Days with Precipitation</b>	<b>Annual</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
	41.5	3.7	4.9	3.9	1.6	1.4	1.1	5.7	5.9	3.2	2.4	3.2	4.5
<b>Average Length of Day (Hours)</b>	<b>Annual</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
	12.6	10.7	11.5	12.4	13.5	14.3	14.8	14.5	13.7	12.8	11.7	10.9	10.5
<b>Temperature (Fahrenheit)</b>	<b>Annual</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Low</b>	59	21	34	34	41	50	61	73	68	59	41	28	28
<b>High</b>	86	84	86	100	102	109	117	117	111	108	102	102	81
<b>Average</b>	73	54	57	63	71	81	90	94	92	87	74	65	52





Kearny Lake Photo Courtesy of Diana Herrick.

## TOWN ORGANIZATION

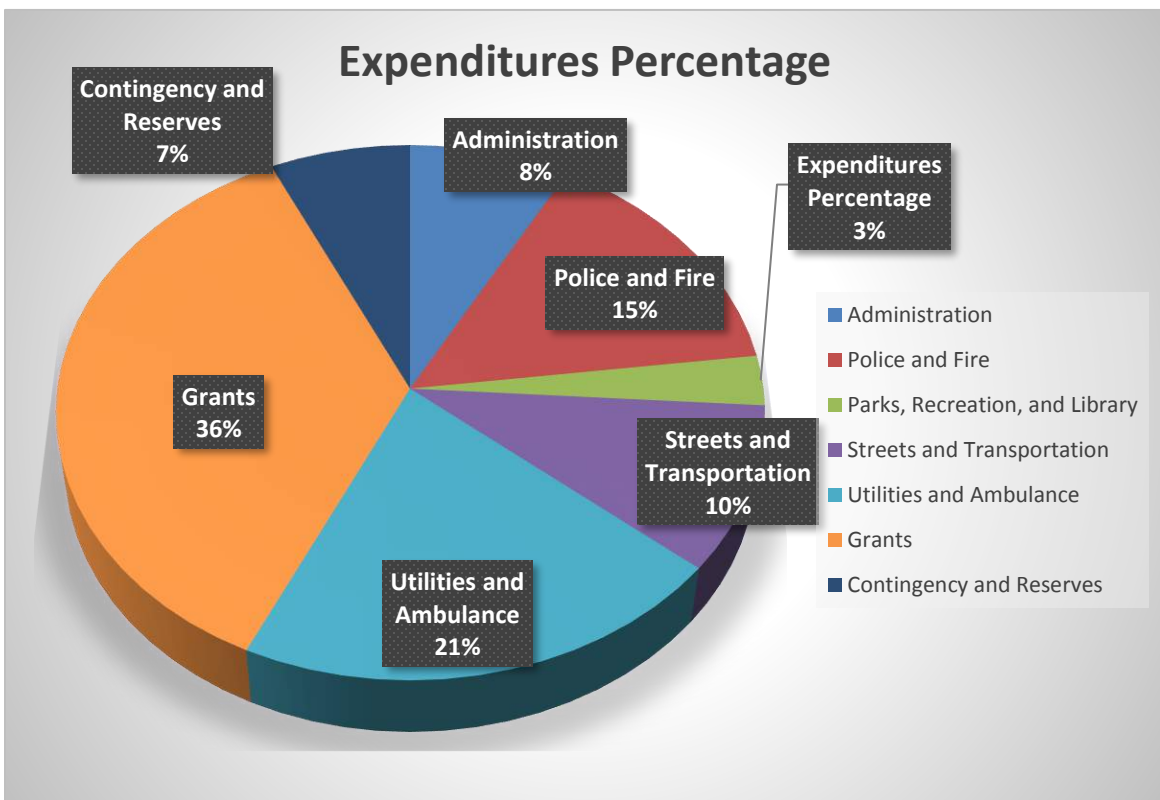
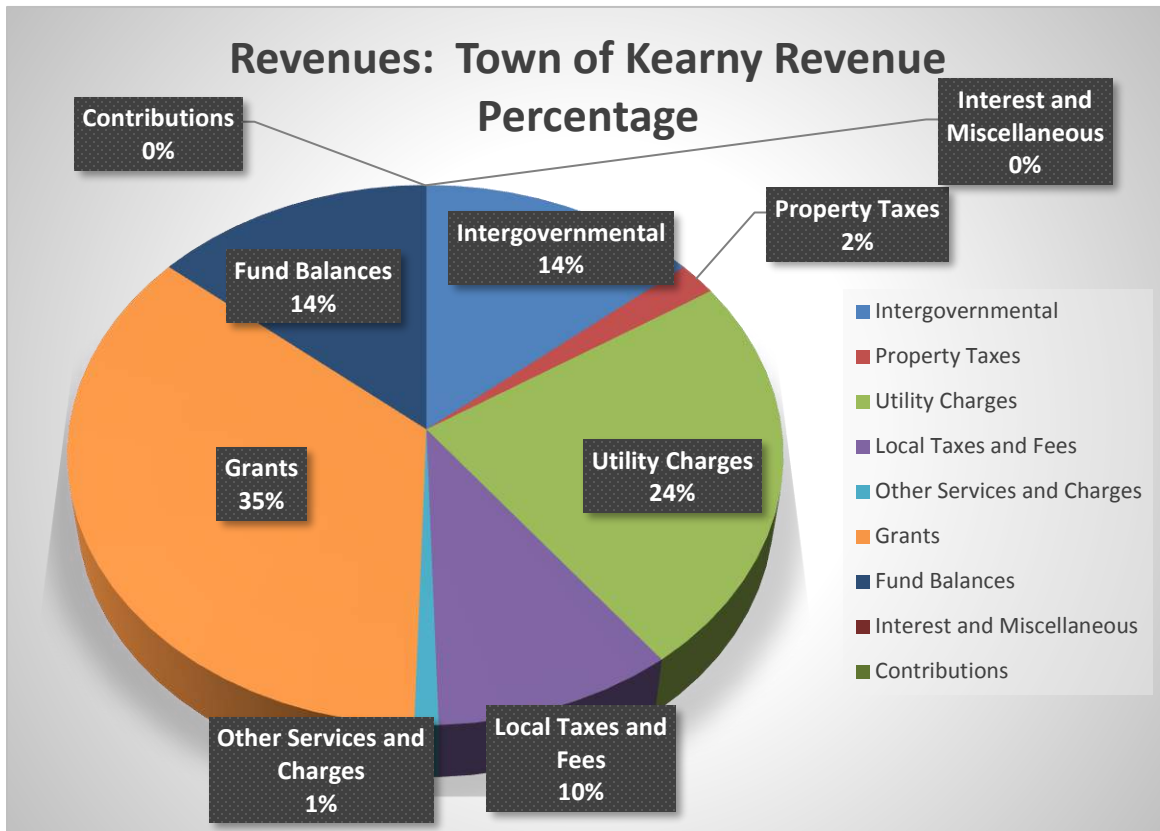
Incorporated in 1959, the Town of Kearny operates as a council/manager form of government with a directly elected mayor. As Kearny is a council/manager form of government, this means that Town Council is responsible for the legislation and policy creation for the Town of Kearny while the Town Manager is responsible for carrying out the implementation of policies while overseeing the operations of the Town.

The Town of Kearny is divided into nine different departments. The departments are as follows:

- Administration
- Attorney
- Magistrate
- Recreation
- Fire
- Library
- Police & Dispatch
- Public Works
- Ambulance

## TOWN FINANCES

Total revenues and expenditures for the Town of Kearny for 2015-16 totaled \$5,380,841. Following are two charts laying out the town's budget and where the money goes.





Municipal utilities provided include garbage, trash, water, sewer, airport, and ambulance services. The sales tax rate is 3% for the town, generating \$491,858 in revenue according to the League of Arizona Cities and Towns. The bed tax provides an additional 3% tax for overnight stays. There is also a 4% construction contracting activities tax as of 2011.

Kearny has a primary property tax; meaning taxes are based on the limited property value and may not increase by more than 10%, or 25% the difference between the past year’s primary value and the new secondary value, whichever is greater. Primary property taxes re used to calculate the maintenance and operation of school districts, community colleges, and the county.

EDUCATION

The Town of Kearny has a high school graduation rate of 87.7%. 7.6% of the population has a Bachelor’s degree or higher. Following is a breakdown of educational attainment within the town:

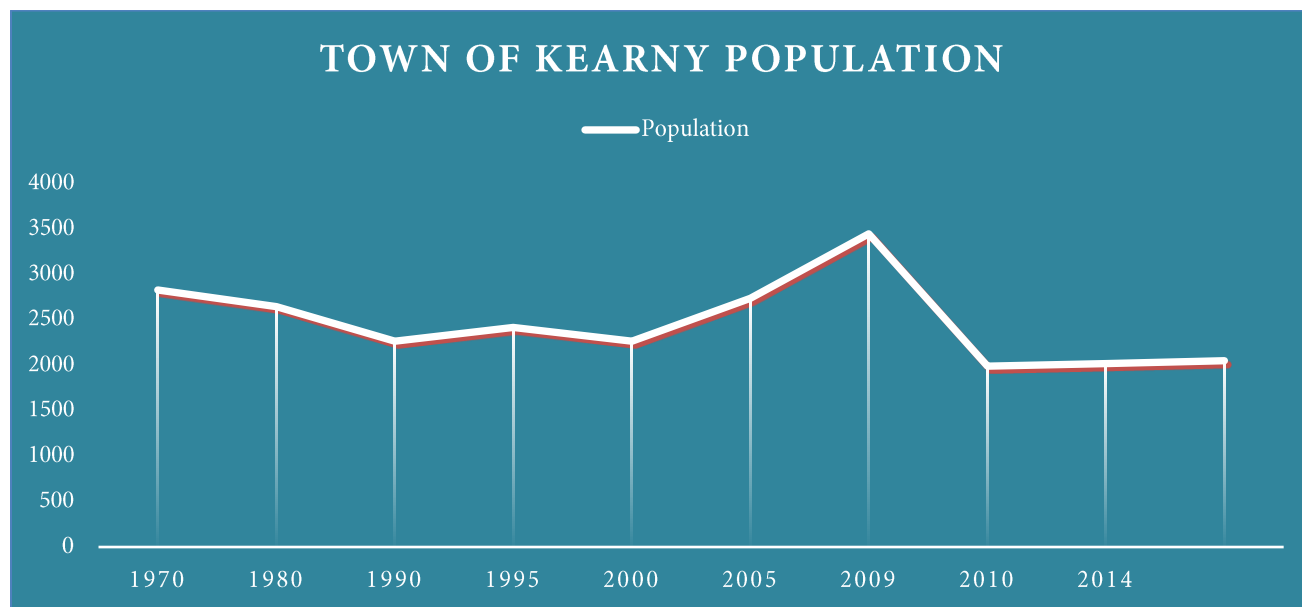
	Estimate	Estimate
<b>Population 25 and over</b>	1,491	100%
<b>Less than 9<sup>th</sup> Grade</b>	76	5.10%
<b>9<sup>th</sup> to 12<sup>th</sup>, no diplomas</b>	107	7.20%
<b>High school graduate</b>	635	42.60%
<b>Some college, no degree</b>	347	23.30%
<b>Associate’s degree</b>	212	14.20%
<b>Bachelor’s degree</b>	76	5.10%
<b>Graduate or professional degree</b>	38	2.5%

The Town of Kearny is serviced by the Ray Unified School District, consisting of Ray Elementary School and the Ray Junior-Senior High School. According to U.S. Census Bureau’s 2015 5-Year Estimates, there are approximately 442 students enrolled in the Ray Unified School District. It is estimated that 100 people within the Town of Kearny are enrolled in college or graduate school.

Kearny is within 22 miles of Central Arizona College’s Aravaipa campus. This campus was constructed in the early 1970s and is located between Tucson and the Town of Kearny. The campus provides hands-on training for crafts such as upholstery, automotive work, welding, and carpentry. This campus also specializes in the sciences and ecology and has access to the Aravaipa wilderness. (centralaz.edu)

## SOCIOECONOMIC PROFILE

Kearny's population experienced significant growth in the five years leading up to the Great Recession in 2008. Kearny grew from a population of 2,263 in 1990 and grew steadily from 2000 to 2009 with a peak population of 3,446 in 2009. From 2009 to 2010, the U.S. Census Bureau estimated a loss of more than 1,400 people. This resulted in a 2010 count of 1,990.



Following is a summary of the Town of Kearny's socioeconomic profile compared against the State of Arizona.

Category	Kearny Estimate	Pinal County	Arizona Estimate
<b>Population</b>	2,049	396,237	6,667,241
<b>Median Age (Years)</b>	38.1	37.6	36.8
<b>Total Housing Units</b>	886	163,490	2,890,664
<b>Median Household Income</b>	\$43,563	\$49,477	\$50,255
<b>Per Capita Income</b>	\$18,541	\$21,130	\$25,548
<b>Poverty Rate</b>	21.2%	17.3%	18.2%
<b>Unemployment Rate (May 2016)</b>	6.4%	6.0%	6.0%

Source: 2011 – 2015 American Community Survey, 5-Year Estimates, Arizona Office of Economic Opportunity 2016, Bureau of Labor Statistics 2015

Kearny compares well against the state averages for poverty rate and unemployment rate. Where Kearny, as well as many other rural areas in the state, lags behind the state average is income. Kearny's median household income is only 86.7% of the Arizona average, and the per capita income is 72.6% of the Arizona average. Kearny also has an older population compared to the rest of the state.

The Town of Kearny has a large population of those identifying as 'Hispanic or Latino'. This number comes



in at 52.8% and is a strong influence on the culture of the region. The majority of the remaining population identifies as ‘White Alone’. Following is a chart of the racial makeup of the Town of Kearny.

### RACIAL MAKEUP OF KEARNY

RACE	KEARNY ESTIMATE	ARIZONA ESTIMATE
Hispanic or Latino	57.1%	30.3%
White Alone	38.8%	56.5%
Black or African American Alone	1.1%	4.0%
American Indian and Alaska Native	0.2%	4.0%
Asian Alone	2.0%	2.9%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.2%
Some Other Race Alone	0.0%	0.1%
Two or More Races	0.8%	2.0%

Source: 2011 – 2015 American Community Survey, 5-Year Estimates

### EMPLOYERS

The Arizona Commerce Authority’s employer profile for the Town of Kearny states: “ASARCO (Grupo Mexico) operates a large open-pit copper mine, reduction plant, and smelter within close proximity to Kearny. The mine and the smelter provide a significant portion of employment within Kearny. The remaining employers are mainly in the commercial and services sector.”

Including public administration and churches, there are just under 100 businesses within the community. The majority of workers are involved in resource extraction, educational and healthcare services, or public administration. Following is a breakdown by industry of employment within the Town of Kearny:

INDUSTRY	ESTIMATE	PERCENT
Civilian employed population 16 years and over	821	100%
Agriculture, forestry, fishing and hunting, and mining	248	30.20%
Educational services, and health care and social assistance	128	15.60%
Public Administration	82	10.00%
Arts, entertainment, and recreation, and accommodation and food services	62	7.60%
Retail trade	48	5.80%
Construction	44	5.40%
Transportation and warehousing, and utilities	43	5.20%
Professional, scientific, and management, and administrative and waste management services	41	5.00%
Other services, except public administration	37	4.50%
Manufacturing	35	4.30%
Finance and insurance, and real estate and rental and leasing	29	3.50%
Wholesale trade	24	2.9%
Information	0	0.00%

## REGIONAL CONTEXT

The Town of Kearny is a member of several sub-regions within the State of Arizona. For one, Kearny is a community within what has been defined as the Copper Corridor. The Copper Corridor is made up of communities along Arizona Route 77 spanning from the Town of Superior to the north, and south to Oracle and San Manuel. Communities within this sub-region are facing similar economic challenges, and organizations such as the Copper Corridor Economic Development Coalition (CCEDC) are working toward a healthier economic future for the area. Currently the CCEDC provides services in the areas of workforce and community development, tourism, and economic development. The Town of Kearny's future is linked to these other communities.

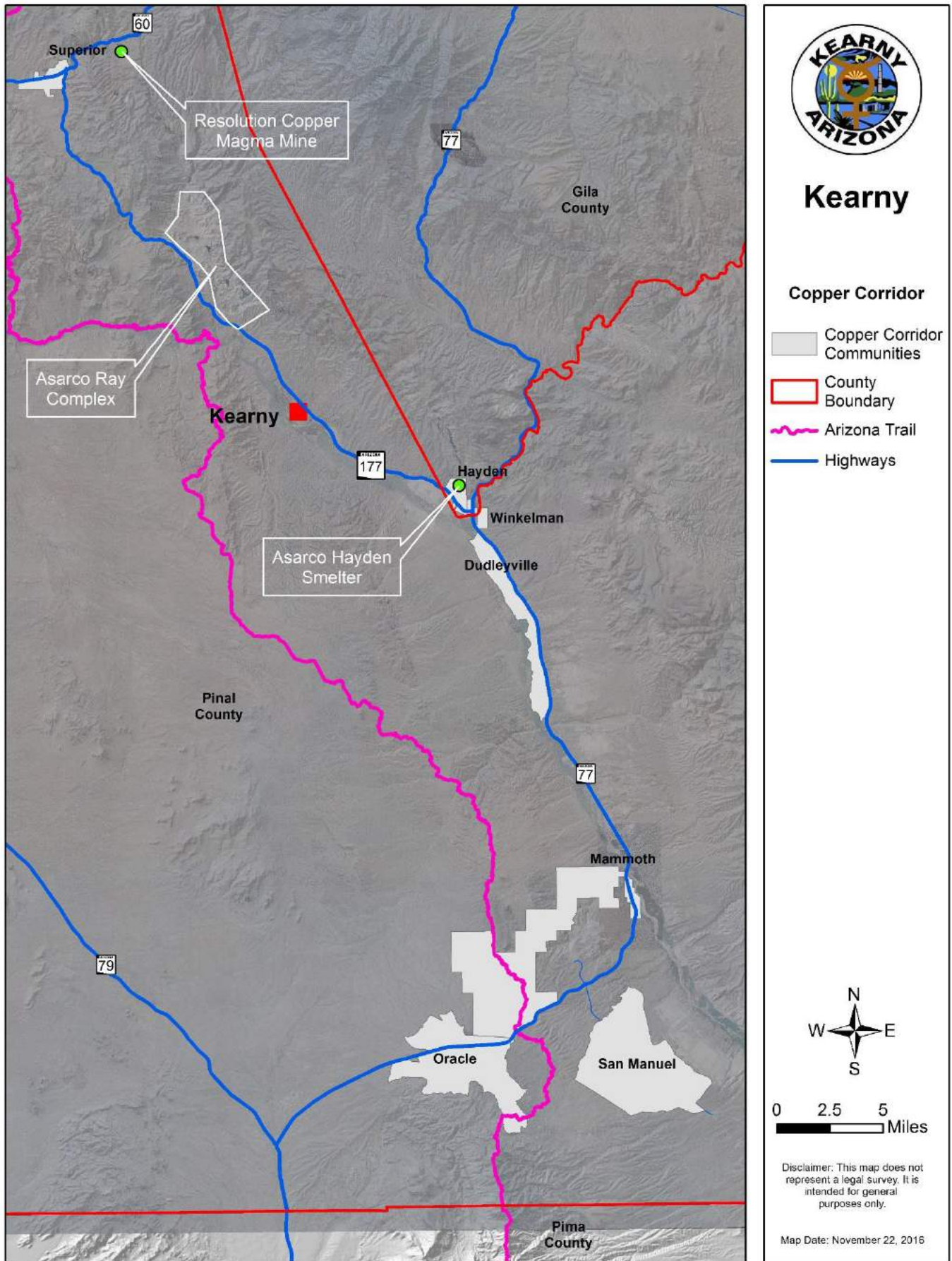
The Town of Kearny is also a member of Central Arizona Governments (CAG), a regional council of governments consisting of communities within Pinal and Gila Counties. CAG provides community development, economic development, transportation planning, and other services to its member communities.



Photo courtesy Officer Curt Holloway



Map 2.6 Copper Corridor



# 3

## PLANNING PROCESS



The Town of Kearny was funded by Community Development Block Grant (CDBG) funds. Kearny entered into a contract with Central Arizona Governments (CAG) to perform the research, analysis, and drafting of the final General Plan.

### ARIZONA STATUTES ON PLANNING

The Arizona Revised Statutes (A.R.S.) mandates that the Town of Kearny develop and maintain a general plan every ten years. A.R.S. § 9-461.05 outlines the authority and scope of General Plans in the State of Arizona. This statute mandates that municipalities create General Plan elements as prescribed by the size and growth rate of the municipality. With a population under 2,000 residents, the Town of Kearny is required to include a land use and a circulation element.

The adoption and amendment of a general plan is covered in A.R.S. § 9-461.06. The adoption of a general plan requires prescribed public participation and requires a 2/3 vote by the Town Council to adopt the general plan.

### GENERAL PLAN ELEMENTS

Per ARS, the Town of Kearny is required to provide elements in the General Plan for land use and circulation (transportation). Although not required, an element for economic development is included in this plan.



FIGURE 1

## ARIZONA REVISED STATUTES: GENERAL PLAN ELEMENTS

## TOWN OF KEARNY

ELEMENTS	GENERAL PLAN CHAPTER AND PAGE NUMBERS			
	ARS STATUTE	CHAPTER	PAGE	MAPS
Requirement to General Plan	Title 9, Article 6, 9-461.01			
Elements mandated for 2,500 or Less Population	Title 9, Article 6, 9-461.05			
Land Use	Title 9, Article 6, 9-461.05	4	(4-1 to 4-5)	(4-6 to 4-11)
Circulation (Transportation)		5	(5-1 to 5-3)	(5-4 to 5-5)
Additional Elements	Title 9, Article 6, 9-461.05			
Economic Development		6	(6-1 to 6-4)	(6-5)
Adoption and Amendment	Title 9, Article 6, 9-461.06			
Public Participation	Title 9, Article 6, 9-461.06	3	(3-1 to 3-4)	NA
Public Notice	Title 9, Article 6, 9-461.06			

## PUBLIC PARTICIPATION PLAN

Per ARS, the Town of Kearny is required to adopt a Public Participation Plan through a vote of the Town Council. This plan was adopted in the June 20, 2016 meeting of the Kearny Town Council. Components of the Public Participation Plan include:

- Community Survey
- Kick-off Meeting
- Steering Committee as Identified by Town Staff
- Community Issues Identification Workshop
- Information Symposium
- Community Workshops
- Website Updates
- Public Comment Submissions
- Meeting Notices
- Planning Commission Meetings
- Public Hearing

## STEERING COMMITTEE

As part of the creation of the Kearny General Plan, a steering committee was formed. This committee included representatives that had specific knowledge about land use, transportation, and economic development, the three elements included in this plan. Representatives included town staff, elected officials, professional organizations, local employers, and others interested in the plan's development.

Those participating on the Steering Committee follow: Debra Sommers, Sam Hosler, Anna Flores, Darrell Wallace, Dave Orzell, Gerry Kaufhold, Jean Slater, Kristina Ruiz, and Mike Kotraba.



*Steering Committee*

## PUBLIC OUTREACH SURVEY

The Town of Kearny produced survey data following the Kearny River Fire during the summer of 2015. The final recommendations, developed by the Arizona State University Hershberger institute for Design and the Arts, were presented in the “Gila River Restoration and Recreation Study in Kearny, Arizona”. Although centered on repairing the Gila River and protecting against floods and wildfires, when combined with public meetings, the information found therein informs community development and future needs of the Town of Kearny. Following is a summary of results from the ASU study.

One of the major themes coming out of this study is access to the river via roads and walking trails. This connection to the river was also a key theme in general plan public meetings. This would also be of benefit to the tourism potential as an economic driver for the town. Several tourist amenities exist within the town currently, and this development along the river should create benefits to tourism related businesses.

Another major theme is to enhance the identity of the town. The Town of Kearny has the opportunity to market itself as a nature loving small town in the desert. For this to happen, Kearny residents and staff would need to provide outreach to the major markets of Phoenix and Tucson, attracting people from the metro areas for day visits. This would also be of benefit to market the area to winter visitors.



## PUBLIC PARTICIPATION

As part of the development of the General Plan, three public meetings and results of a previous survey were included to provide opportunities for public participation and input. The first public meeting included an introduction to the general plan, the process for development, and the identification of issues within the Town of Kearny. Participants created a list of strengths, weaknesses, opportunities, and threats facing the town.

The second public meeting consisted of an information symposium and community workshop to gather additional information. Participants were briefed on what was discussed in the first public meeting and presented with further information about what would be included in the general plan. Comments were collected with respect to goals and objectives to be included in the general plan.

The third public meeting involved a presentation of an initial draft of the general plan. Comments were collected from the public and changes were incorporated into the general plan. Public comments were collected throughout the process by mail or in person at the Kearny Town Hall.

Final adoption of the Kearny General Plan is contingent upon a two-thirds vote by the Kearny Town Council.



## GENERAL PLAN AMENDMENTS

The State of Arizona requires definitions of major and minor plan amendments. For the Town of Kearny, a major plan amendment will be required if it meets any of the following criteria:

- 1) Changes the definition of uses included within the general plan
- 2) Change in land use designation of five or more acres
- 3) Any new development that increases transmission of water or collection of sewage resulting in a 20 or more percent increase of current levels
- 4) Change of transportation alignments within the community as incorporated in the general plan

Minor plan amendments do not require a public hearing, but do require adoption through a vote of two-thirds by the Kearny Town Council. Before making a major amendment to the general plan, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given between 15 and 30 days prior to the hearing. The amendment must be approved by at least a two-thirds vote by the Kearny Town Council.

# 4

## LAND USE ELEMENT



As Kearny was developed as a planned community in the 1950s for employees of the Kennecott Copper Company, the dominating land use is single-family residential. Following is a chart that shows the acreages and percentages of land use by category for Kearny's Municipal Planning Area (MPA).

Land Use	Acres	Percentage
Residential	354.5	14.9%
Retail	22.1	0.9%
Office	1.3	0.1%
Motels/Hotels	2.3	0.1%
Educational	71.8	3.0%
Institutional/Religious	16.8	0.7%
Medical / Nursing Home	7.5	0.3%
Cemetery	7.3	0.3%
Public Services / Facilities	11.4	0.5%
Rail/Streets/Highways	184.1	7.7%
Airport	51.3	2.2%
Golf Course	69.1	2.9%
Vacant	1,578.7	66.4%
Total	2,378.3	100.0%

The Town of Kearny's Zoning Ordinance identifies the centralized portions of town as R1-6 residential, consisting of single-family dwelling residences. The town's commercial areas, zoned C-1 and C-2, consist of areas in close proximity to State Route 177, and a smaller portion of C-2 zoning on the southwest side of town. Two large industrial zones, zoned IND-1, exist along the western border of the town limits and continue to the southwest part of town. The town is enveloped by A-R zoning on the east and northeast portions of town. This zone includes agriculture-residential, single family dwellings, and allows for churches and livestock as well. A large M-H zone, consisting of mobile home parks or subdivision with one mobile home per lot, exists on the northwest portion of town limits, with two smaller areas along the railroad track on the south area of town. Multi-family zones for residential development are generally in close proximity to Route 177 with two small zones to the southeast of the major residential area.



The Pinal County Comprehensive Plan identifies eastern Pinal County as a hospitality and tourism corridor as it is “recognized for its natural beauty and sensitive land areas among the mountains and along the San Pedro River.” Eastern Pinal County’s natural amenities are also inventoried in the Pinal County Open Space and Trails Master Plan. Preservation of these natural amenities are essential to the long term success of the Town of Kearny, but there are land uses that need to be developed to bring a balance between the natural and built environments. Opportunities for retail development, tourism-related businesses, and other land uses exist and need to be developed. These efforts would need to work in tandem with the preservation of single-family housing while adding new options to the housing mix.

Future land uses will look similar to the current land use map. Kearny is a planned community, so the areas that have already developed will stay similar. Concurrently, the undeveloped areas can adapt to future anticipated needs of the town.



*Wash overruns the road. Photo courtesy of Derek Carrell.*



*Kearny Shipman Fire July, 2013. Photo Courtesy of Angie Gotto*

### **Kearny Shipman Fire (2013) & the Kearny River Fire (2015)**

The Town of Kearny has experienced two major wildland fires in two years; The Shipman Fire and the Kearny River Fire. The Shipman Fire started on July 8, 2013 and was caused by a lightning strike. Local Volunteer Fire Departments from Kearny, Hayden and Winkelman responded immediately and were assisted by fire personnel from several more volunteer fire departments. The Shipman Fire had 193 fire personnel assisting the Town of Kearny, with the last of the personnel being released from their duties on July 12, 2013. The Shipman fire burned a total of 518 acres.

In 2015, the Kearny River Fire started on June 17<sup>th</sup> near the General Kearny Sheriff's Posse corrals. The Town of Kearny Volunteer Fire Department was the first on scene. A shift in the wind caused the fire to spread rapidly and the fuel from the tamarisk made it hard to contain. At its height, 200 firefighters had come to the aide of the town. The Kearny River Fire burned a total of 1,428 acres and the last personnel were released from their duties on June 27, 2015.

## LAND USE GOALS, OBJECTIVES, AND STRATEGIES

**GOAL 1: Develop a balance of land uses within the Town.**

OBJECTIVES		STRATEGIES
1.1	<b>Identify and preserve land for commercial development.</b>	<p>1.1 A: Preserve lands along State Route 177 for commercial and tourism development.</p> <p>1.1 B: Develop new multi-family dwelling units within the community.</p> <p>1.1 C: Replace dilapidated housing with newer housing options.</p>
1.2	<b>Preserve the character and cleanliness of the Town of Kearny's built environment.</b>	<p>1.2 A: Identify buildings and areas that demonstrate the history of Kearny.</p> <p>1.2 B: Develop an enforceable slum and blight ordinance.</p>

**GOAL 2: Enhance access to natural amenities and features within and around the Town of Kearny**

OBJECTIVES		STRATEGIES
2.1	<b>Create connections to natural attractions.</b>	<p>2.1 A: Develop a community park along the Gila River for resident and visitor access and use.</p> <p>2.1 B: Create wayfinding signage from the Gila River, Arizona Trail, and town lake to the central business district.</p> <p>2.1 C: Identify potential sites for parks and entertainment.</p>
2.2	<b>Ensure protection of the natural environment through conservation and appropriate development of surrounding areas.</b>	<p>2.2 A: Work with partners from around the state to rid the Gila River of tamarisks.</p> <p>2.2 B: Maintain residents' views of riparian and mountainous areas.</p> <p>2.2 C: Continue the journey for a Clean Kearny program.</p> <p>2.2 D: Evaluate Kearny Town Lake for cleanup and potential fishing area.</p>

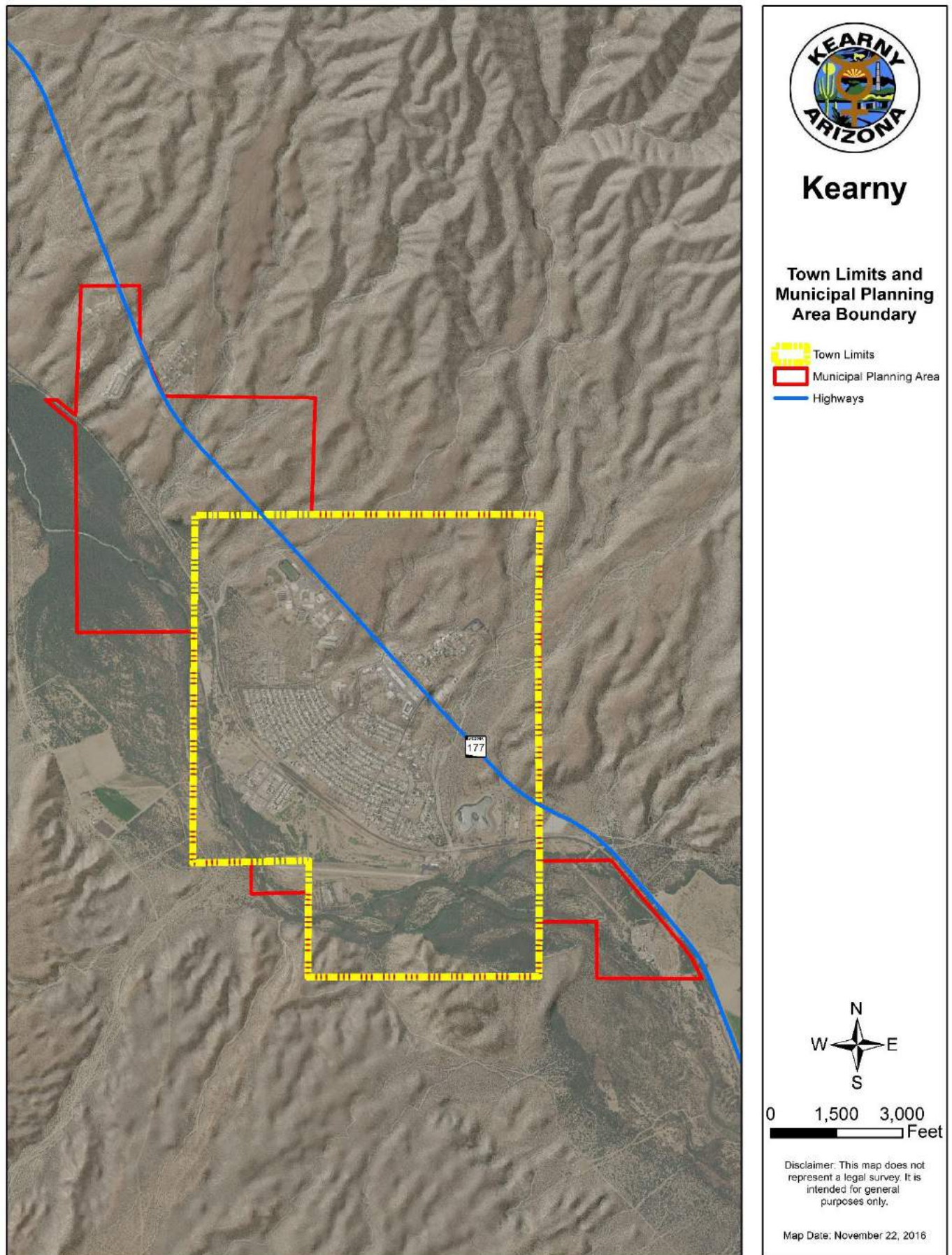


LAND USE GOALS, OBJECTIVES, AND STRATEGIES

GOAL 3: Identify opportunities for expansion of the town.

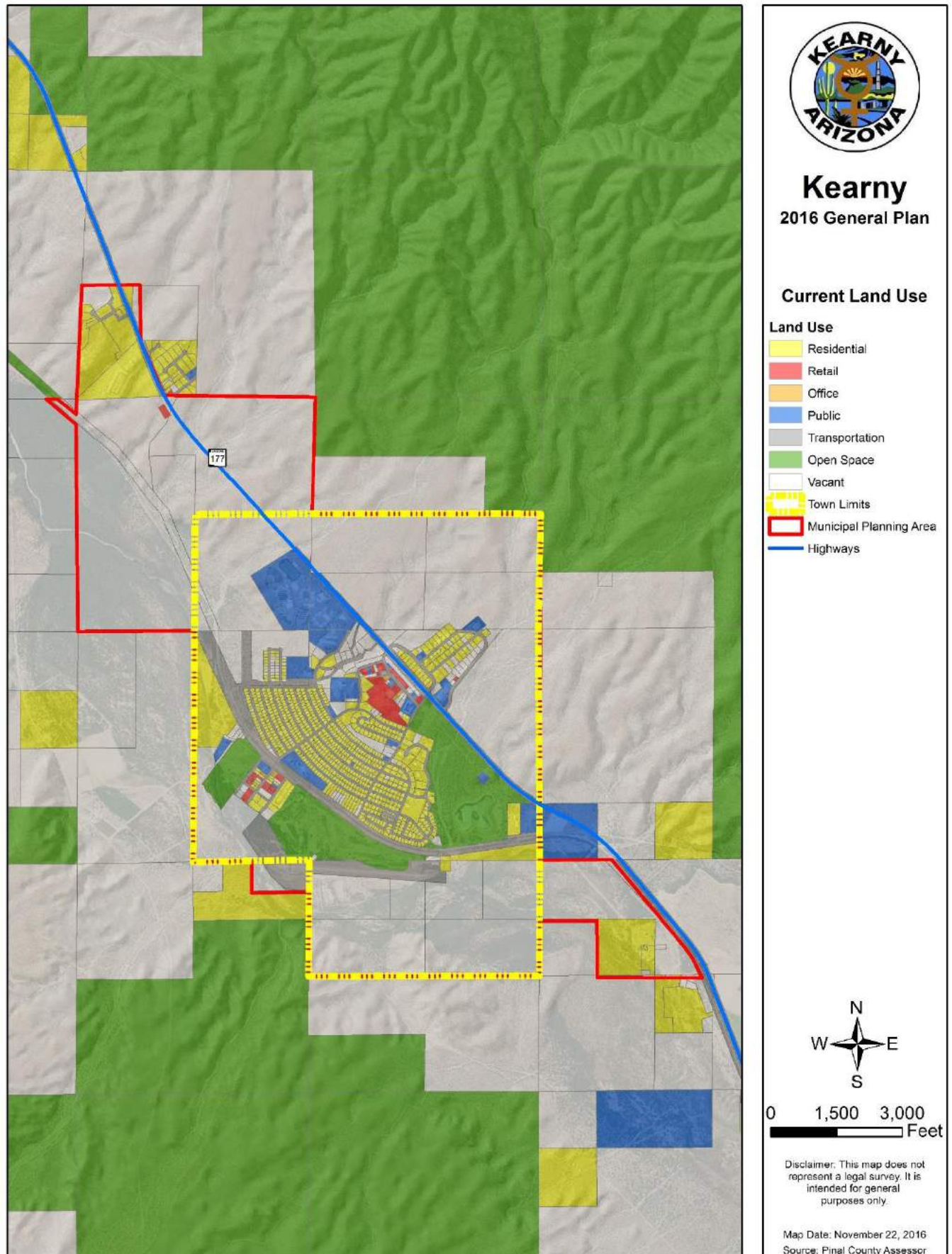
OBJECTIVES		STRATEGIES
3.1	Develop a study of future land needs for the Town of Kearny.	<p>3.1 A: Identify potential sites for annexation within the municipal planning area.</p> <p>3.1 B: Explore opportunities for land swaps with private businesses or landowners that would be of benefit to the town.</p>

Map 4.1 Town Limits and Municipal Planning Area Boundary



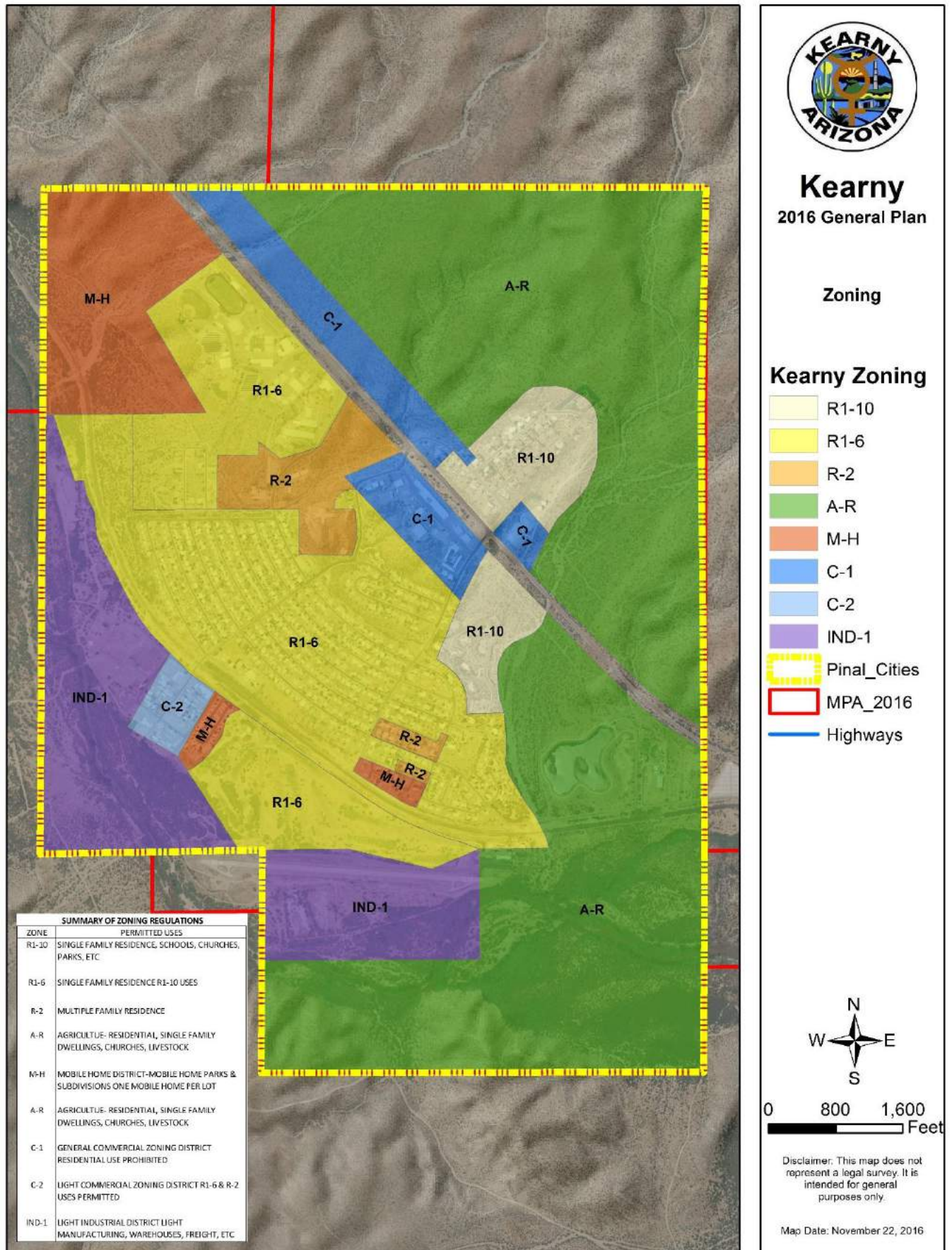


Map 4.2 Current Land Use



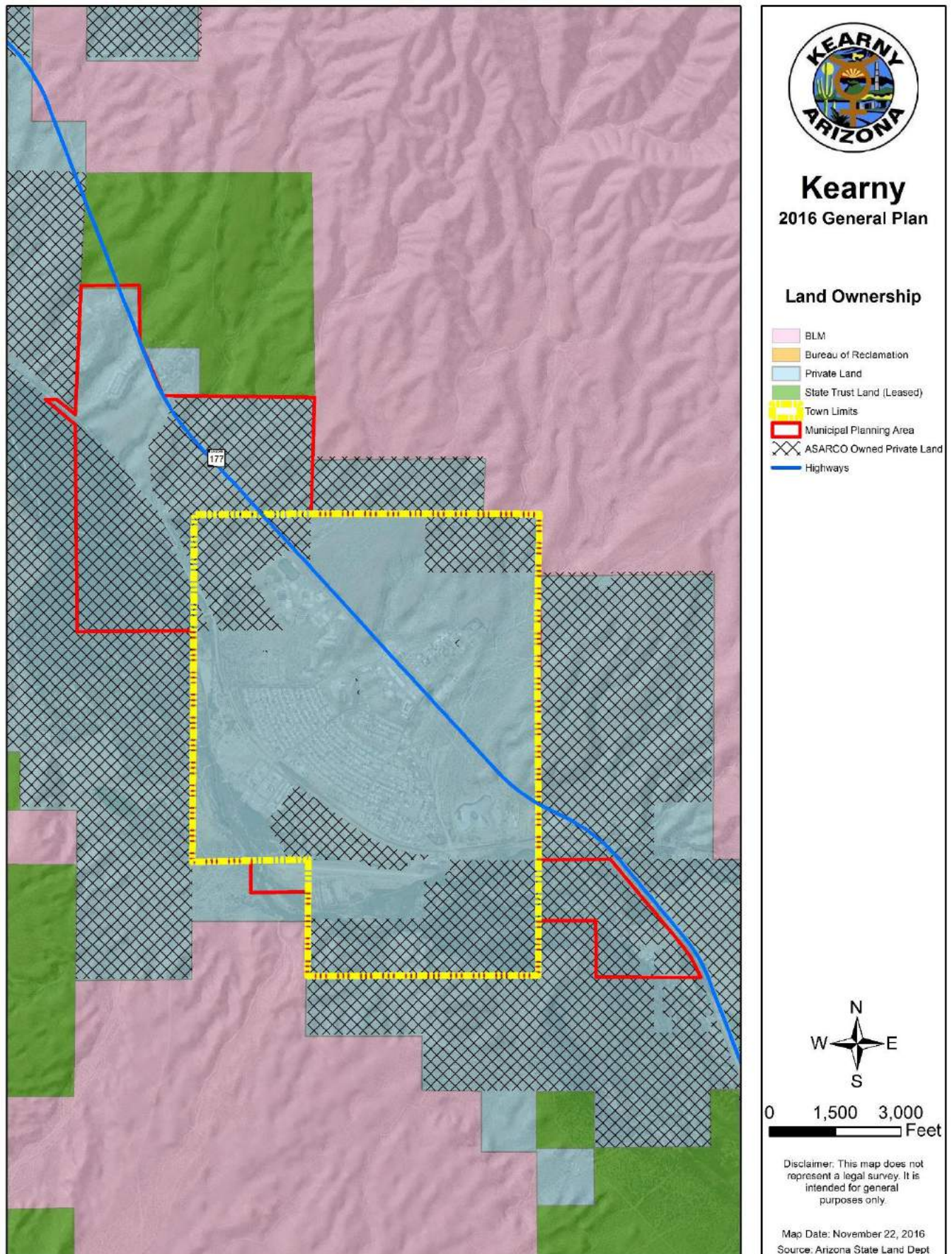


## Map 4.3 Zoning Map



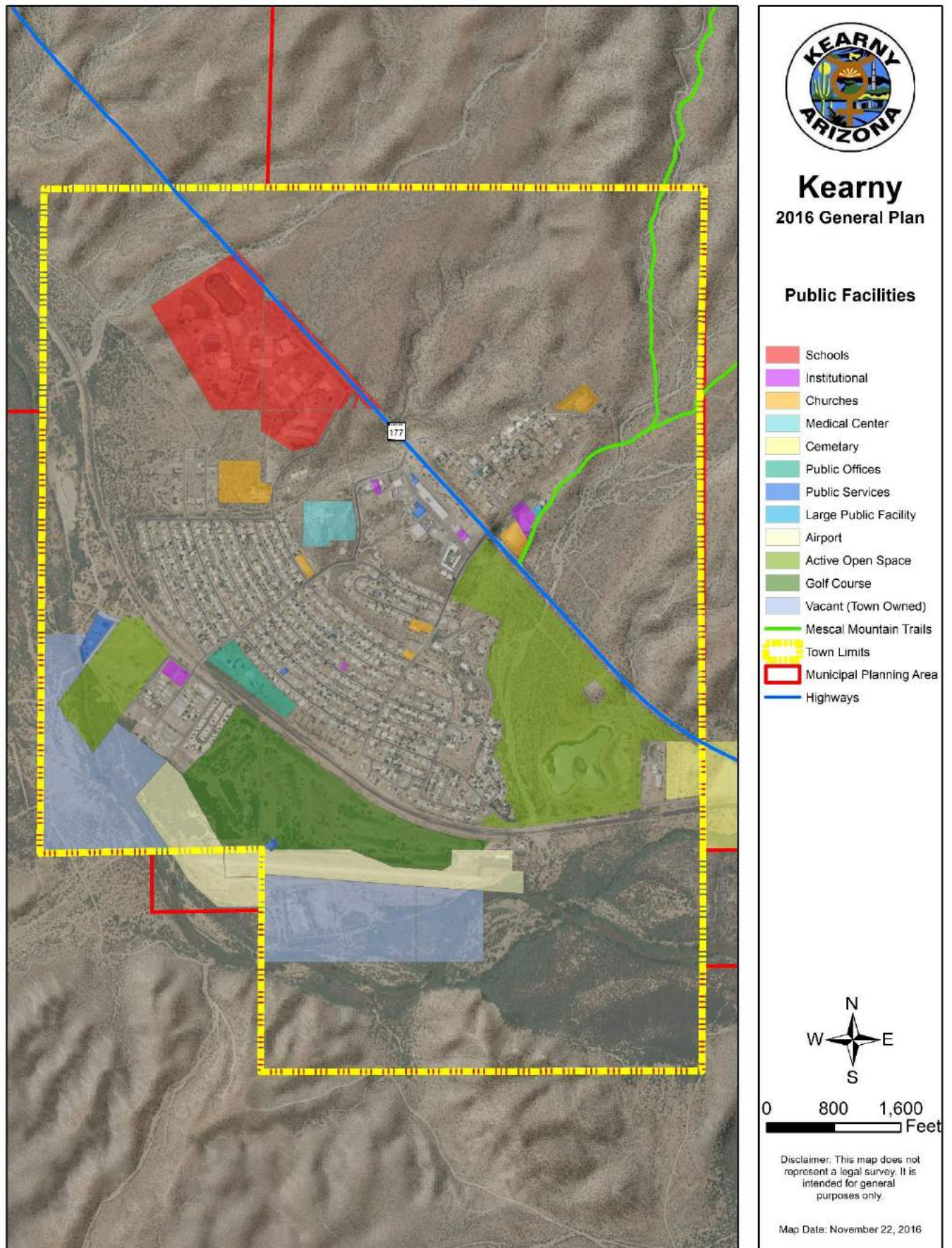


Map 4.4 Land Ownership



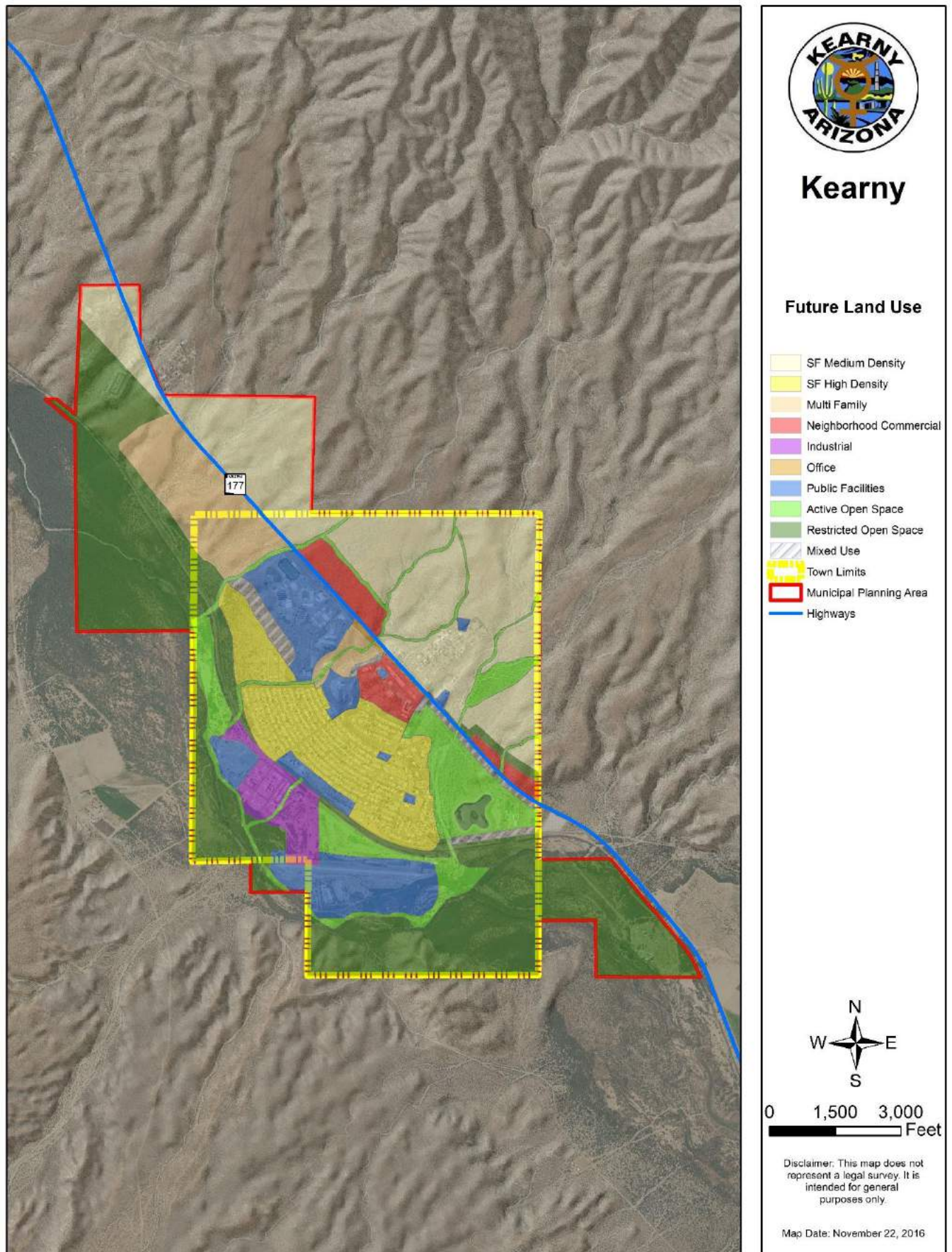


Map 4.5 Public Facilities





Map 4.6 Future Land Use



# 5

## CIRCULATION ELEMENT



The Town of Kearny is situated on the east side of Pinal County. The western portion of Pinal County is serviced by two major interstates, Interstates 8 and 10. Arizona Route 79 travels south from the US-60 through the central portion of Pinal County. Kearny is positioned along Arizona Route 177 which connects the town to the US-60 to the north at Superior, and to Arizona Route 77 at Winkelman to the southeast. This places Kearny along the central portion of the copper corridor with access to the greater Phoenix and Tucson metropolitan areas, as well as other communities heavily invested in the copper industry.

The Town of Kearny's surface transportation is focused on access to Arizona State Route 177. Access to the town is provided on Senator Chastain Road, Upton Drive, and Tilbury Drive. Senator Chastain Road connects the school and the west side of the town to Route 177, while Tilbury Drive services the central area, and Upton Drive connects the east side of town. Griffin Road provides two access points along Route 177 to development on the northeast side of town.

Outside of Arizona State Route 177, the street network consists of two lane roads servicing a business district running parallel to Route 177, and then a parallel road network in alphabetical order traveling from northeast to southwest.

The main thoroughfares through town are Upton Drive and Tilbury Drive, with the central business district traveling along Alden Road. The majority of residential streets have two lane roads with sidewalks and on-street parking. There is also a network of multiuse paths in and around the town

CIRCULATION GOALS, OBJECTIVES, AND STRATEGIES

GOAL 1: Provide for a multi-modal transportation plan within the planning area

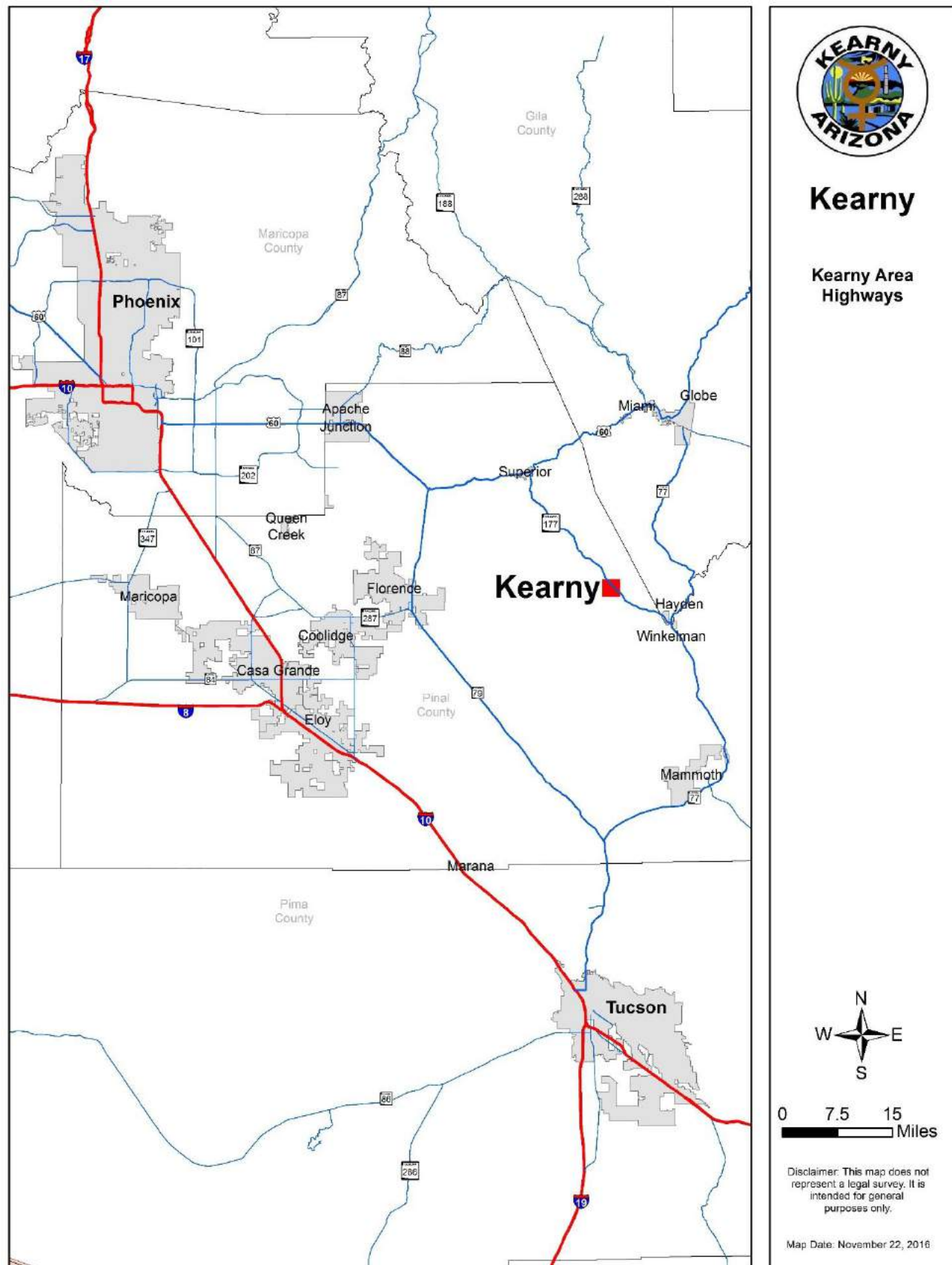
OBJECTIVES		STRATEGIES
1.1	Plan for future bicycle and walking trails within town.	1.1 A: Identify key corridors for bicycle and walking trails.  1.1 B: Redevelop OHV trails and parks within town.
1.2	Provide connections between recreation and employment centers.	1.2 A: Develop a connection and clear signage between the Arizona Trail and amenities within the Town of Kearny.  1.2 B: Connect the business districts to the Gila River through multiuse paths.
1.3	Maintain existing roadways.	1.3 A: Ensure public works is maintaining existing roadways.  1.3 B: Coordinate digging projects along and within rights of way with utility providers to limit multiple disruptions.
1.4	Promote existing air and rail transportation assets.	1.4 A: Promote the Kearny Airport and Copper Basin Railway to outside visitors and businesses.



**GOAL 2: Interlink road network with regional roadways, providing access to and outside of town limits.**

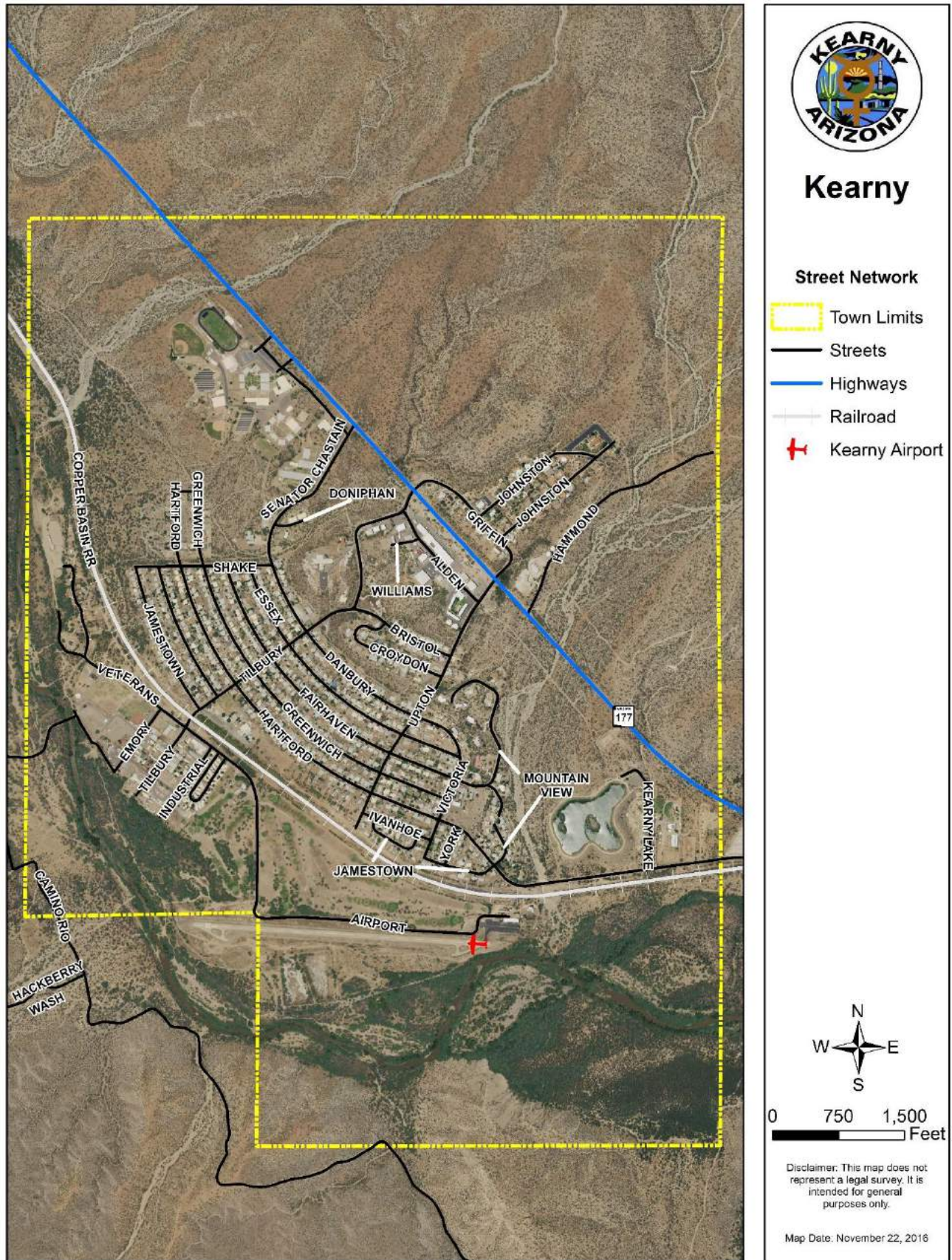
OBJECTIVES		STRATEGIES
2.1	<b>Provide safe access points along Route 177</b>	2.1 A: Work with ADOT to develop safer intersections at Upton and Tilbury Drive.
2.2	<b>Participate with ADOT and CAG to ensure Routes 77 and 177 are maintained.</b>	2.2 A: Work with ADOT for repaving options versus patch and fill. 2.2 B: Report vegetation overgrowth and other hazards to ADOT regularly.
2.3	<b>Work with ADOT to develop new access routes into eastern Pinal County.</b>	2.3 A: Coordinate with ADOT on the paving of the Florence-Kelvin Highway. 2.3 B: Participate on the Pinal County Regional Transportation Authority.

Map 5.1 Kearny Area Highways





Map 5.2 Street Network





# 6

## ECONOMIC DEVELOPMENT ELEMENT



The Town of Kearny currently relies heavily on the copper extraction industry with much of the remaining employment in the commercial and services sector. Diversification of the local and regional economy would be of great benefit to the Town of Kearny and surrounding communities. Tools for diversification include business attraction efforts, tourism, and entrepreneurial development. For the Town of Kearny, the most likely diversification scenario mainly involves entrepreneurial development and tourism. Economic gardening is a concept of growing your own businesses locally instead of trying to attract businesses to the area. These entrepreneurs are more tied to the community and do not require incentives that outside companies often require.

The major employment areas in and around Kearny are along the 177 and are highlighted by the Ray Mine between Superior and Kearny, and the Hayden Smelter. Both of these operations are owned by ASARCO. Compared to the rest of Pinal County, and nearby southern Gila County, Kearny's employment choices are currently lacking for residents. To the northwest is the twelfth largest metro in the United

States, while the 53<sup>rd</sup> largest in Tucson lies to the south. This analysis provides greater understanding of the context and potential to connect with larger economies for the Town of Kearny. Although not a major employment center, there are opportunities for growth, diversification, and an overall stronger economy.

Tourism requires a place and a purpose, along with supporting infrastructure and marketing. In 2016, the Copper Corridor Economic Development Coalition created a Tourism Marketing Plan for the region. This plan created a foundation for tourism research and set benchmarks for the existing tourism for the area. The Town of Kearny is poised to capitalize on tourism with its tourist-friendly amenities.

## ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES

## GOAL 1: Develop a specific approach to economic development.

OBJECTIVES		STRATEGIES
1.1	<b>Develop a specific approach to economic development.</b>	1.1 A: Identify target markets.  1.1 B: Develop marketing materials to attract new businesses and residents.
1.2	<b>Develop business-friendly ordinances and codes.</b>	

## GOAL 2: Diversify the local economy to decrease reliance on large industries.

OBJECTIVES		STRATEGIES
2.1	<b>Develop local entrepreneurship</b>	
2.2	<b>Develop regional tourism relationships</b>	2.2 A: Identify partnerships between communities and businesses for tourism promotion.  2.2 B: Update Copper Basin Tourism map.  2.2 C: Partner with the Copper Basin Chamber of Commerce to promote events.  2.2 D: Update town events to the Arizona Office of Tourism website and identify target newspapers to advertise in.
2.3	<b>Get connected to e-business.</b>	2.3 A: Identify training opportunities for residents to start online companies or sell products online.  2.3 B: Host trainings on apps and other technology to capture visitor spending.  2.3 C: Develop a social media presence on Facebook and Youtube, hosting trainings for Kearny business and town staff.

OBJECTIVES		STRATEGIES
2.4	<b>Develop businesses that enhance the quality of life for residents and make the town more attractive to youth.</b>	<p>2.4 A: Support the creation of entertainment venues (i.e. movies, bowling, live theater, etc.).</p> <p>2.4 B: Promote existing attractions within and outside of the Town of Kearny.</p> <p>2.4 C: Create spaces for social interaction with associated events.</p>
2.5	<b>Attract new residents to the Town of Kearny.</b>	<p>2.5 A: Develop recreation and entertainment amenities to attract families.</p> <p>2.5 B: Market the Town of Kearny to active adult retirees.</p>

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GOAL 3: Develop existing businesses.

OBJECTIVES		STRATEGIES
3.1	<b>Monitor and support local businesses.</b>	3.1 A: Create a Town of Kearny Business License to create a database of local businesses while ensuring legal operations within the Town.
3.2	<b>Encourage residents to shop local.</b>	<p>3.2 A: Promote anchor businesses within the community to keep money in the community.</p> <p>3.2 B: Work with the CVRMC Kearny Clinic to expand specialist options for physical therapy and other specialties.</p>

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GOAL 4: Maintain and develop infrastructure to support businesses and residents.

OBJECTIVES		STRATEGIES
4.1	<b>Plan for the life cycle of existing water and sewer infrastructure.</b>	<p>4.1 A: Capture expenses for water and sewer usage as well as future maintenance.</p> <p>4.1 B: Replace water and sewer lines based on projected life cycles.</p> <p>4.1 C: Explore opportunities for faster and lower cost broadband service.</p>



OBJECTIVES		STRATEGIES
4.2	<b>Identify opportunities to increase water supply to the town.</b>	<p>4.2 A: Explore options to obtain more water from the Gila River.</p> <p>4.2 B: Survey the area for additional opportunities for wells.</p>

## GOAL 5: Develop a strong and attractive workforce.

OBJECTIVES		STRATEGIES
5.1	<b>Develop partnerships between schools, the town, and local employers.</b>	<p>5.1 A: Develop specific curriculum for high school students with input from local employers.</p> <p>5.1 B: Encourage local businesses to hire local talent.</p> <p>5.1 C: Develop relationships with new businesses within the region, such as the casino near Dudleyville.</p> <p>5.1 D: Coordinate the creation of apprenticeship programs with major employers.</p> <p>5.1 E: Seek funding to improve K-12 education.</p>

## GOAL 6: Utilize transportation assets for new opportunities and connections.

OBJECTIVES		STRATEGIES
6.1	<b>Develop tourism and recreational connections for the airport and railroad.</b>	<p>6.1 A: Market the airport to tourists.</p> <p>6.1 B: Explore opportunities for tourism railway for passenger rail service.</p> <p>6.1 C: Develop additional amenities for the airport, such as additional tie downs and paved lots.</p> <p>6.1 D: Enhance connections between the airport, golf course, and future casino.</p>

Map 6.1 Infrastructure

