

# City of Prescott

## General Plan Review Committee



May 29, 2024 | 2:00 PM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **General Plan Review Committee** at their meeting to be held **May 29, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OPEN CALL TO THE PUBLIC**

The City of Prescott welcomes public engagement and residents may comment & address the Committee on matters NOT included on the Agenda during the Call to the Public. Please complete a speaker card and submit it to the City Staff prior to the meeting being convened. Speakers are limited to four (4) minutes, and the Call to the Public will be limited to forty (40) minutes in total. Citizens are limited to addressing the Committee four (4) times regarding the same topic.

Please Note: Pursuant to A.R.S. §38-431.01(H), members of the Committee may NOT discuss items that are not specifically identified on the Agenda and, therefore, interaction will be limited to the following:

- 1) Responding to criticism
- 2) Requests to staff to investigate & report on the matter
- 3) Request that the matter be scheduled on a future agenda

**4. DISCUSSION & ACTION ITEMS**

A. Approval of the April 24, 2024 General Plan Committee Meeting Minutes.

**Recommended Action: MOVE to approve the minutes as presented**

B. Presentation & Discussion Regarding Resiliency and Sustainability Chapter of the General Plan.

**Recommended Action: This item is for discussion only. The staff is asking for input and consensus.**

C. Presentation and Discussion of the Introduction to the General Plan.

**Recommended Action: This item is for discussion only. No formal action will be taken.**

**5. STAFF UPDATES**

**6. ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

#### **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 5/24/24 at 12:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*

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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 29 General Plan Committee Meeting  
DATE: May 29, 2024  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Approval of the April 24, 2024 General Plan Committee Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the April 24, 2024 General Plan Committee meeting minutes. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact regarding this item.

## RECOMMENDED ACTION

MOVE to approve the minutes as presented

## ATTACHMENTS

1. 04.24.24 General Plan Meeting Minutes



# City of Prescott

## General Plan Review Committee

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April 24, 2024 | 2:00 PM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### MINUTES

#### 1. CALL TO ORDER

Chair Sapio called the meeting to order at 2:00 p.m.

#### 2. ROLL CALL

Terry Sapio, Chair  
Don Michelman, Vice-Chair  
Andre Carman - Absent  
Mary Frederickson  
Ralph Hess  
Jim Huffman  
Thomas Hutchison  
James McCarver  
Rod Moyer  
Tom Reilly  
Gary Worob

#### 3. OPEN CALL TO THE PUBLIC

None.

#### 4. DISCUSSION & ACTION ITEMS

A. Approval of the March 27, 2024 General Plan Committee Minutes.

**MOTION BY MEMBER WOROB TO APPROVE THE MARCH 27, 2024, GENERAL PLAN COMMITTEE MINUTES AS PRESENTED; SECONDED BY VICE-CHAIR MICHELMAN: PASSED (10 - 0)**

Member Hess complimented the minutes.

B. Presentation & Discussion Regarding the Community Connected Chapter of the General Plan.

Planner Tammy DeWitt introduced the Community Connected Chapter of the General Plan and read a letter from City Traffic Engineer Ian Mattingly.

Member Moyer commented that the element format is missing from the current format. Just need to keep in mind how the public likes to read these types of documents.

Ms. DeWitt responded, that will be updated later, trying to get the details down now and will format later.

Member Frederickson asked for clarification if the CYMPO elements were asked to be removed.

Member Reilly asked for clarification on what is going to be taken out of the Plan. Need to remember they are educating the public.

Ms. DeWitt clarified some information is outdated so those will be updated with current details or removed. Some portions are no longer parts of approved plans or are now included in the CYMPO regional transportation plan so that plan will be referenced with a link to the current plan.

Member Moyer agreed and suggested avoiding mentioning specific items altogether due to past issues where other agencies implied public approval, which isn't the intent of the general plan.

Member Reilly suggested including a synopsis of CYMPO as an organization, not just a link, and listing past studies without detailed information but with links back to the transportation study. He emphasized the importance of including the existing studies, as predicting the future is impossible.

Chair Sapio agreed with member Reilly and commented that CYMPO looks ahead quite a way, their most recent is the 2045 plan.

Vice Chair Michelman agrees to reference with a link to the CYMPO website.

Member Huffman commented that they need to remember what the citizens are voting on, they are not voting on CYMPO.

Member McCarver emphasized the importance of education, a lot of the traffic references are outside of the city limits but do connect and have an impact on the city.

Member Hutchison added that the CYMPO plans and studies have data that can provide information and support actions.

Member Hess agreed with omitting certain pages, citing reasons such as the projected cost of \$151 million, strong public opposition, and potential requirements for voter approval under Prop 401. He concurred with the staff's suggestion to omit the referenced pages.

Member Moyer agreed with the previous points and emphasized the need for clarity in any references to the mentioned projects. They suggested that the text should explicitly state that public approval of the General Plan does not equate to approval of those specific projects.

Member Worob expressed his support for simplicity, echoing the sentiment to leave things as they are if they're straightforward. He noted the applause from the audience for discarding unnecessary elements and agreed with the decision to remove them. He endorsed Member Hess' suggestion regarding Prop 401 and emphasized the importance of keeping the document simple for easy

understanding and voting purposes, advocating against unnecessary additions.

Member Frederickson concurred with the decision to leave out the discussed elements, indicating alignment with the consensus reached in the meeting.

Chair Sapio commented on the cost share per segment for the proposed Sundog Connector. There is a lot of public interest in not building the Sundog Connector, but the City only has discretion in a portion of it currently.

Member Hess commented that the development agreement with Storm Ranch only requires the city to widen the road.

Member Moyer added that the development agreement permits the developer to construct the road, and while the city may need to provide the right-of-way, it does not imply bearing the full burden of building a major highway.

Member Reilly commented that it bothers him that information is being left out, General Plan should give direction to the city to guide them in a direction the voters agree on. Concerned with leaving important parts out of the plan.

Member Hess suggested adding water to the list of regional approach topics. In Strategy 1.1 he suggested adding some examples for clarification. Would like to add "open space" and "trails" to the last line on page 1.

Member Reilly commented that he agrees with the changes Member Hess has suggested.

Member McCarver commented that he would like to keep things succinct.

Member Worob commented that he would like to see emphasis on the importance of open space, trails, and outdoor recreation, highlighting global trends of connecting businesses, housing, and schools to these amenities. He urged the community to prioritize these aspects for economic and health reasons, lamenting that not doing so limits potential funding opportunities and undermines their own interests.

Ms. DeWitt commented that if changes are just editing, those changes can be emailed to her.

Chair Sapio suggested adding an easier and quicker approval process for cell towers to gain digital connectivity within Prescott. Suggested to include trailhead parking areas.

Member Worob added that a park or open space area is suggested to be within

10 minutes of a person's home.

Member Hess proposed a goal aimed at engaging residents in decision-making regarding the preservation and maintenance of landscape, trails, and open spaces and suggested relocating this section to where goals and strategies for open space are outlined.

Member of the public Mike Parrish spoke as chairman of Sundog Disconnect and requested that mention of the Sundog Connector be removed from the General Plan. He feels that there is an impression that the Sundog Connector is already approved.

Member of the public Robert Forte spoke as a member of the Yavapai Hills neighborhood and requested the removal of Sundog Connector from the General Plan.

Member of the public Mary Gunn commented that she does not think the Sundog Connector needs to be mentioned in a city plan.

Member of the public Joanne Oellers spoke as a member of Save the Dells and feels there is a missing connection between the mention of wildlife preservation and its implementation in the circulation chapter, urging better integration of wildlife considerations into road building. She recommended ensuring that referenced websites provide up-to-date information to maintain relevance in the planning process.

Member of the public Roseann Del Gandio commented that if the Sundog Connector is not built then buy the land as open space.

Member Reilly recommended adding that cellular and internet access is vital for public safety (911) to the first sentence on page two (2).

Ms. DeWitt commented that the full document will be available in July for a final review. If Committee members have feedback, please send it to her.

Member Reilly confirmed that he agrees to remove sub pervious information from the plan.

Member Hess clarified that the circulation element will come back for review.

Ms. DeWitt confirmed that she will share the updated document with the Committee members for their feedback.

Member Hess requested to add another bullet point in the Open Space section to

protect in perpetuity city owned open space.

Chair Sapio commented there may be situations in the future where some of that land may be needed for fire or police stations for the benefit of the public.

Member Reilly suggested that adding what open space can and cannot be used for.

Recreation Services Director Joe Baynes commented that there are different types of open space and identifying the spaces may be the way to go.

Member Hess commented that it does not have to be too specific as the General Plan is a guiding document.

Vice-Chair Michelman commented that they should indicate if state land in city limits is ever sold, specific uses would be designated such as open space, schools, or public safety.

Ms. DeWitt commented they can put that under the land use section that if state land is developed it would be a planned area development or master plan including open space requirements.

Member McCarver asked about Strategy 1.3 and if a list was ever created regarding potential open space.

Mr. Worley responded the list is not available to the public because it can undermine negotiations with private property owners for potential future purchases.

Member Reilly suggested adding how to pay for open space acquisitions, currently there is no mention of a budget for this topic.

Member Worob commented he would like to make sure the public is aware of funding sources.

Mr. Baynes suggested including all possible funding sources in the wording.

Member Hess questioned the reference to an advisory committee in Strategy 1.2.

Member of the public Joanne Oellers spoke as a member of Save the Dells regarding the open space topic and suggested adding wording to include public input. Would like the language of open space included in the wildlife corridors section.

Member of the public Greg Murray thanked the Committee and staff for their work on the plan and suggested adding wording of connecting open space to one another which is beneficial for wildlife to thrive. Connected open spaces also increase the public's recreational opportunities.

Member Worob commented on the funding, he sits on the board of a non-profit organization that is for open space, outdoor recreation and trails and they do contribute to funding.

Member Moyer clarified that there is a difference between wildlife crossings and corridors. Corridors connect open spaces to facilitate wildlife movement, while crossings specifically refer to structures over roads. Crossings are a subset of corridors, which are broader.

Member Frederickson asked if there has been discussion with the Tribe for possible landing of the wildlife crossing.

Ms. DeWitt responded that they were involved in the conversations with the widening of Highway 69 that looked at the wildlife crossing issues.

Member Reilly commented that in Strategy 1.1 of Wildlife Corridors Implementation it makes sense to evaluate animal species on larger developments, but smaller developments may not require the same level of evaluation. He suggested that there should be consideration of size when determining the requirements for wildlife evaluations in developments.

Chair Sapio commented that he would like to add a Strategy 1.5 under Digital Connectivity Goals to encourage building new cell towers and making the approval process more efficient.

Member Huffman suggested adding wording for alternatives to cell towers also to the Digital Connectivity section.

Member Reilly commented that the importance of digital connectivity is public safety.

Member Hess commented that there is a thought that cell towers negatively impact property values, he believes this includes two different things seeing a cell tower is not what people want near their property, but they most likely do want the ability to have cellular connections.

Member Reilly commented that he disagrees and those are the same issue.

Ms. DeWitt commented that text takes less data, but capacity is the issue, and

the area cannot accommodate the capacity needed when many people are using their devices at the same time.

Member Huffman asked for clarification of the AASHTO acronym in the Plan and suggested providing examples for some of the arterial roads.

Vice-Chair Michelman suggested adding something in the plan about revisiting older street designs to bring them up to date with new rules designating one side as no parking, citing benefits of increased access particularly during events or emergencies like fire truck access.

Member Moyer mentioned there is a specific city ordinance designating one side of the street as a fire lane where no parking is permitted. Whether this regulation applies to a particular street depends on its width.

Member Reilly asked if there would be a glossary included in the plan document.

Ms. DeWitt confirmed that, yes, there will be a glossary.

Member Hess asked that they revisit the topic of major plan amendment provision.

Chair Sapio commented that he agrees with Member Hess to discuss plan amendments again.

Member of the public Roseann Del Gandio commented that she does not understand why it is difficult to get cell towers in the area.

**5. UPDATES**

Ms. DeWitt advised the Committee that Resiliency and Sustainability would be the topic discussed at the next meeting, and requested that members please send her questions ahead of time.

**6. ADJOURNMENT**

There being no further business to discuss, Chair Sapio adjourned the meeting at 4:11 p.m.

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Terry Sapio, Chair

ATTEST:

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Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 29 General Plan Committee Meeting  
DATE: May 29, 2024  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: Presentation & Discussion Regarding Resiliency and Sustainability Chapter of the General Plan.

## ITEM SUMMARY

The new Resiliency and Sustainability Chapter consists of Fire, Water Resources, Environmental Planning, Climate and Energy. This information is being brought forward for the Committee to review and provide comments.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no financial impact regarding this item.

## RECOMMENDED ACTION

This item is for discussion only. The staff is asking for input and consensus.

## ATTACHMENTS

1. Resiliency and Sustainability\_V3\_5-21-24



## Resiliency and Sustainability

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The balance of land uses within a community is important to assure the full range of services, employment opportunities, and housing choices are provided to residents. Providing this full range of uses is an important aspect of maintaining a resilient community. At this time, housing affordability for essential workers is a high priority. The lack of affordable housing options has had a negative effect on employee recruitment for local governments and private industry. It is expected that this problem will continue to adversely affect the ability to hire qualified staff to provide essential services, both government services as well as healthcare and education services. Government and private industry must take action, or the residents of Prescott will suffer degradation of services.

Maintaining the balance, especially with workforce housing, has been an on-going concern for Prescott. This concern was noted in the 1990, 1997 and the 2003 General Plans. Providing for the housing needs of a balanced community has been and remains a particular challenge in Prescott due to the growing percentage of retired residents, many of whom are able to afford higher priced housing and thus incentivizing the market to produce housing out of the reach of working families. In addition, the steady increase in land costs further drives up the cost of housing. In the last decade, market-based housing development in Prescott consistently favored (and continues to favor) larger single-family homes in both large lot and smaller lot mass graded subdivisions. However, with Prescott remaining a retirement destination, smaller houses on smaller lots and multifamily rental housing options may occupy a greater share of the market in the next decade.

Beyond the question of housing balance, it is important to consider the availability of commercial and industrial land in the City. Prescott is comprised of approximately 68% residential property, 10% commercial property and 9% industrial property. The remainder is comprised of open space and master planned development properties. There is no “ideal” balance between these land use components. The key is to maintain sufficient undeveloped commercial and industrial lands to provide the necessary expansion of services to support anticipated residential growth. Approximately half of all commercial and industrial zoned land within the city remains vacant at the time of this writing.

1 **Resiliency Land Use Goals and Strategies:**

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3 **Goal 1.** Promote a balanced community with a diversity of residential types and  
4 prices by encouraging in-fill development of higher density development  
5 single-family and multifamily homes.

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7 **Strategy 1.1** Seek out developers and not-for-profit organizations specializing in  
8 production of workforce affordable housing and assist them in  
9 locating and obtaining zoning entitlements for development of  
10 housing to address the deficit in housing affordable to key  
11 workforce sectors.

12 **Strategy 1.2** Assist in the creation of Community Development Corporation and  
13 Community Housing Development Organizations to open  
14 opportunities for grant supplemented development of single-family  
15 and multifamily housing for key workforce sectors.

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17 **Goal 2.** Prepare a conceptual housing plan for the City of Prescott to include a full  
18 needs assessment and to address at a minimum, housing availability and  
19 variety, housing quality and housing affordability.

20 **Strategy 2.1** Conduct a new Prescott Housing Needs Assessment to create an  
21 accurate inventory of both housing needs and housing availability  
22 by unit price and income level affordability.

23 **Strategy 2.2** Work with non-profits, builders, and property owners to proactively  
24 identify and plan sites suitable for development of affordable  
25 housing.

26 **Strategy 2.3** Promote preservation, restoration and rehabilitation of existing  
27 housing stock. Existing housing contributes to greater diversity of  
28 housing options (including price ranges) and maximizes existing  
29 infrastructure investment.

30 **Strategy 2.4** Provide regulatory incentives to reduce production costs and  
31 promote production of workforce housing creating density bonuses,  
32 greater flexibility in placement of manufactured housing throughout  
33 the city, reduction in parking requirements for highly desirable  
34 housing types, where appropriate, and consider city contributions to  
35 off-site improvements which will benefit the development of  
36 workforce affordable housing.

1 **Strategy 2.5** Provide a water allocation priority for developments that create (and  
2 will maintain) 50% or more of the units at workforce affordable level  
3 or below. Make allocation an administrative process at up to 2 acre-  
4 feet (or otherwise double the allowance for market rate  
5 development) for workforce housing projects.  
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7 **THE PRESCOTT FIRE DEPARTMENT**

8 The Prescott Fire Department is the oldest fire department in the State of Arizona. It was  
9 established in 1885 and is today a modern and highly professional career fire department. The  
10 Fire Department has a wonderful history of fire fighting traditions and values a creative and  
11 proactive work place. It is involved in numerous joint partnerships to include automatic aid with  
12 the Central Yavapai Fire District, United States Forest Service, and Yavapai-Prescott Indian  
13 Tribe.

14 The Prescott Fire Department provides all risk services to our community. Fire personnel are  
15 the first responders to deal with epidemic disease, bio-terrorism, hazardous materials and other  
16 threats to safety. They are trained in emergency medical response, structural and wildland fire  
17 fighting tactics, confined space and high angle rescue, hazardous material mitigation, fire  
18 prevention techniques, and involved in large scale incident management at the Local, County,  
19 and State level.

20 The City of Prescott was the first community in the State of Arizona to adopt the Wildland Urban  
21 Interface Code with local amendments. Prescott Fire Department leadership is committed to  
22 aggressively addressing the threat of wildfire to our community and promotes firewise  
23 community strategies. This proactive approach to fuel mitigation and education of our citizens  
24 regarding wildfires has placed the City of Prescott in a leadership role locally and nationally. The  
25 current question is not “if” a fire is going to occur, it is “when”.

26 In 2019, the department completed a comprehensive community risk assessment that is the  
27 foundation for assessing the risks faced by the community. This is an integrated “living  
28 “document that will be updated along with the Standards of Cover on an annual basis. A major  
29 update is expected in 2024 as the department’s initial five-year accreditation cycle is nearing an  
30 end and the assumptions utilized in this document need updating to prepare for re-accreditation.  
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1 In 2023, the Prescott Fire Department worked on a 5 year strategic plan to establish a redefined  
2 organizational identity and an update their mission, vision, and values based on stakeholder comments.  
3 It was determined there needed to be a shift in mindset to “adaptation” rather than the “prevention” to  
4 address community issues.

5 Seven strategic issues were identified that the department must address to serve the community  
6 effectively. These challenges are all equally important and relate to the following:

- 7 • **Staffing and Infrastructure** – There is a need for increased capital infrastructure and  
8 associated staffing to meet growth in the City of Prescott.
- 9 • **Occupational Safety** – Existing station infrastructure and policies need to incorporate  
10 current evidence-based research related to the fire service that influences the well-being of  
11 personnel.
- 12 • **Data Collection and Analysis** -The department must improve the utilization of data  
13 collection and analyze it to drive organizational performance management.
- 14 • **Community Growth** – Public safety resource allocation has not substantially increased while  
15 the community and its associated service demand have doubled.
- 16 • **Sustainable Funding** – The general fund for the City has experienced increased demands  
17 creating the opportunity for solutions that more effectively align service demand with public  
18 safety resource allocation while accomplishing overall city priorities.
- 19 • **Resource Viability** – The current resources allocated to the department are not sufficient to  
20 effectively manage its current responsibility. Therefore, they must be addressed before  
21 meeting the demand for the expansion of capabilities.
- 22 • **Workforce Development** – Significant changes in the workforce and the community,  
23 coupled with an evolution of the profession's demands, require a dedicated focus on  
24 investing in the current workforce and being proactive about recruiting new public safety  
25 professionals.

26 **Firewise Management Principles**

27 Prescott is located in an environment susceptible to wildfire. Some neighborhoods, especially those  
28 along the south and west boundaries of the City are more risk than other areas. At-risk neighborhoods  
29 and other new construction are required, by the adopted, City of Prescott Urban/Wildland Interface  
30 Code, to implement vegetation management plans and to use more fire resistant building materials. This  
31 code implements much needed safety measures within the most at-risk areas of the City. Because  
32 wildfire is the most significant natural threat to Prescott, it will remain an important factor in all aspects  
33 of planning for the City.

34 Prescott Fire Department leadership is committed to aggressively addressing the threat of wildfire to  
35 our community and promotes Firewise Community strategies. This proactive approach to fuel mitigation  
36 and education of our citizens regarding wildfires has promoted effective public/private partnership in  
37 fire management.

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2 **Fire Department Goals and Strategies**3 **Goal 1** Facilitate and promote the Prescott Fire Department as a vital component of Emergency  
4 Services.5 **Strategy 1.1** Continue to promote local neighborhoods and identified high risk areas of the  
6 community to consider achieving the Firewise designation.7 **Strategy 1.2** Consistently assess Prescott Fire Department strategic goals and objectives to  
8 maximize emergency service delivery to citizens.9 **Strategy 1.3** Continue dialog and partnerships with the Yavapai County Health Department,  
10 Police Department and other agencies to ensure 1st responder readiness to deal with impacts  
11 from epidemics or bio-terrorism.12 **Goal 2- Implement Strategic Plan Workplan**13 **Strategy 2.1- Responding to Risk- Achieving Effective Community Risk Reduction Solution**

- 14 • Reduce response times with innovation and adaptation.
- 15 • Focus on the key community issues that response alone can't fix with
- 16 alternatives
  - 17 ○ Low-Acuity Calls (Triage and Assign Correct resources)
  - 18 ○ Reimagine the Wildland Mitigation Strategy (Fire Adaptive Community
  - 19 Mindset)
  - 20 ○ Invest and partner in Emergency Management
  - 21 ○ Improve community health issues like cardiac arrest by engaging the
  - 22 whole system

23 **Strategy 2.2- Infrastructure- Positioning Infrastructure to Deliver Strategic Results**

- 24 • Build public safety response backbone and focus on response times to high-
- 25 priority emergencies.

26 **Strategy 2.3- Workforce- Supporting our People**

- 27 • Health and safety renovations
- 28 • Career development and organization succession planning

29 **Strategy 2.4- Performance Measurement- Leveraging the Value of Data**

- 30 • Establish a performance management system to measure, report, and take
- 31 correct action.
- 32 • Ensure that results -oriented performance measures inform operational, policy,
- 33 and budget decisions.

34 **Strategy 2.5- Vision and Values- Forged by Values/Energized by Vision**

- 35 • Maintain strong values in the department and encourage a forward-looking
- 36 commitment to our work.

- Ensuring alignment with a customer-focused culture; acting on organizational values and expectations; and evaluating organizational culture continuously.

## **ENVIRONMENTAL PLANNING**

### **AIR QUALITY**

During the early 20<sup>th</sup> century, Prescott's clean air and temperate climate drew many respiratory patients to the area for treatment. Today, good air quality remains an asset of the community, helping to draw tourists and those seeking lifestyles away from large urban areas with poorer air quality. Continued urbanization, with its associated increase in traffic, may degrade Prescott's air quality in the future, potentially having a negative effect on tourism, growth and the quality of life for residents.

#### **Challenges**

Although some air pollution is brought into the area by natural air movements, the community can improve air quality by discouraging local pollution. The Circulation Element addresses a reduction in automobile dependence through alternative transportation; however, the overall environment in Prescott is affected by individual auto use.

Dust, smoke, proliferation of plant pollens and automobile emissions are sources of urban air pollution. Smoke is a problem during winter months from wood burning fireplaces and stoves, and at other times, seasonal prescribed burns affect air quality. In the warmer dry months, dust affects air quality due to dirt roads and construction activities. Poor air quality conditions are exacerbated by a continuing drought.

#### **Air Quality Goals and Implementation Strategies**

**Goal 1** Maintain Prescott's existing good air quality by protecting it from degradation.

**Strategy 1.1** Encourage EPA approved wood burning stoves and fireplaces within the City.

**Strategy 1.2** Continue the program of paving unpaved roads within the City. Apply new technologies and methods where appropriate.

**Strategy 1.3** Maintain road sweeping with water filled street sweeping machines to reduce dust particulate air pollution, especially during dry periods.

**Strategy 1.4** Increase the number of air quality monitors across town to identify trends and issues.

**Goal 2** Promote alternative transportation strategies in order to reduce vehicle emissions.

**Strategy 2.1** Partner with Central Yavapai Metropolitan Planning Organization (CYMPO) and private industry to develop a transit system when funding is available and where service is feasible.

**Strategy 2.2**

Expand the scope and connectivity of the bicycle, pedestrian and trails circulation systems within the city by linking existing networks.

**WATER QUALITY**

Prescott enjoys good drinking water quality from deep wells. The City is a water service provider operating a water supply, treatment and distribution system as well as a wastewater collection, treatment and effluent distribution system. These systems are operated in compliance with federal and state water quality regulations.

**Challenges**

A sustainable balance of water quality, water use, conservation, importation and groundwater recharge is desirable. City plans, water policies and adopted codes address water quality and supply issues. These plans, policies and codes should be periodically reevaluated and revised accordingly.

**Water Quality Goals and Implementation Strategies**

**Goal 1** Protect surface waters and groundwater recharge areas to maintain the high quality of Prescott’s water.

**Strategy 1.1**

Strengthen requirements for building sites to prevent erosion and pollution from stormwater runoff.

**Strategy 1.2**

Evaluate any stormwater and other discharges that have the potential to pollute the Little Chino aquifer, other aquifers or surface waters.

**Strategy 1.3**

Update Prescott City Code’s Stormwater sections 16-4, 16-5, and 16-6 to reflect the most recent Clean Water Act Requirements, Waters of the U.S. designations, and the Arizona State Protected Waters program.

**Strategy 1.4**

Increase the First Flush requirement as defined in the General Engineering Standards from one half inch (0.5”) to one inch (1”).

**Strategy 1.5**

Remove 1 Acre threshold for first flush requirements for all new development and redevelopment (SFRs excepted).

**Strategy 1.6**

Redevelopment is required to retrofit existing stormwater infrastructure to address first flush pollutants.

**Green Infrastructure (GI)**

Green Infrastructure, also referred to as Low-Impact Development (LDI), has important applications to the local water concerns, stormwater management, watershed health, and sustainable development. Green infrastructure refers to the integration of natural ecological and engineered systems for managing stormwater, harvesting rainwater and even aquifer recharge. These design and management protocols not only reduce flooding events and prevent contamination of surface waters with pollutants from the built environment, they also conserve groundwater and provide aesthetic, recreational, and wildlife habitat benefits as well as reductions in water treatment costs and infrastructure burden. It is anticipated that using GI features and management practices could contribute to a sustainable water supply, as it is estimated that approximately 30% of water use in the City is for landscaping.

The goal of Green Infrastructure is to “slow down, spread it out, and soak it in” and is an integrated solution to stormwater management with numerous benefits:

- Reduces stormwater pollutants and localized flooding.

- 1 • Conserves water by directing rainwater to streetside landscapes and parks.
- 2 • Supports riparian vegetation and wildlife, while replenishing local groundwater aquifers.
- 3 • Enhances traffic calming and pedestrian/bike safety features.
- 4 • Grows an urban/neighborhood forest, with benefits of mitigating extreme temperatures and heat
- 5 island effects.
- 6

7 **Goal 1 Enhance stormwater use and management for aquifer recharge and optimization of**  
 8 **water treatment infrastructure.**

9 **Strategy 1.1** Look in to creating a low impact development ordinance for infiltration and reuse  
 10 of stormwater for all new subdivision (residential, commercial, and industrial) and all  
 11 developments greater than ¼ acre in size.

12 **Strategy 1.2** Encourage new development applicants to use pervious pavements and other  
 13 Low Impact Development techniques to manage site stormwater runoff.

14 **Strategy 1.3** Develop a process for identifying potential neighborhood projects for green  
 15 stormwater infrastructure and integrate into the City's Capital Improvement 5-year  
 16 project list or apply for CDBG funds to help fund.

17 **Strategy 1.4** Work with adjacent jurisdictions to integrate and align stormwater standards,  
 18 policies, and practices across the region and to create a tool-kit to support local  
 19 governments in adopting and implementing stormwater standards, policies, and  
 20 practices.

21  
 22 **Goal 2 Green Stormwater Infrastructure (GSI)**

23 **Strategy 2.1** Establish a Green Streets Policy where all new street construction and  
 24 reconstruction, both private and public, must incorporate green stormwater  
 25 infrastructure that meets stormwater First Flush quality requirements as established by  
 26 the General Engineering Standards.

27 **Strategy 2.2** Incorporate GSI into all municipal facilities and parks.

28  
 29 **LAKES**

30 The City owns or leases land associated with four bodies of surface water: upper Goldwater Lake, lower  
 31 Goldwater Lake, Watson Lake, and Willow Lake. All four water bodies are man-made reservoirs and  
 32 historically have served as community water supplies either for City water customers or the agricultural  
 33 industry in the region. Lynx Lake is owned and managed by the Prescott National Forest.

34  
 35 Upper and lower Goldwater Lake are the smallest of the four with historic legal documents stating the  
 36 claimed combined capacity to be 620 acre-feet. At one time, lower Goldwater Lake was used to supply  
 37 water to the City of Prescott by supplementing the water pumped from Del Rio Springs. Neither upper nor  
 38 lower Goldwater Lake is presently used for City water supply. Goldwater Lakes are now public recreation  
 39 amenities maintained from the City's General Fund. These lakes are upstream of the community which  
 40 reduces the effects of the population center; however, it is subject to natural processes such as siltation.

41  
 42 Watson and Willow Lakes also have an extensive history and were originally built to store and release  
 43 water from annual precipitation for the use of the downstream agricultural industry. The most current  
 44 document (Sever and Transfer 98-001) for Watson and Willow states their legal claimed storage capacities  
 45 to be 4,600 and 5,980 acre-feet respectively with the right to continuous fills and refills. Unlike Goldwater  
 46 Lake, Watson and Willow Lakes are subject to not only natural processes, but also to the effects of the  
 47 population center located upstream. It was not until 1998 that the City purchased these lakes from the

1 Chino Valley Irrigation District in accordance with a voter approved bond measure for fifteen (15) million  
 2 dollars. The official ballot language, associated City Resolution 3033, describes property and water rights  
 3 for water resource and recreational purposes. Since purchase, operation of reservoirs have had a  
 4 complete shift in their operation. Water is now stored from year to year for water supply, recreation, and  
 5 fish spawning needs. Releases still occur pursuant to requirements regarding surface water right holders  
 6 and for the storage and recovery of supplies to support City water customers. Due to the water storage  
 7 and recreation uses of these lakes, they currently require both City General Fund and Enterprise Fund  
 8 expenditures.

9  
 10 It's recognized that surface water bodies in the City's jurisdiction require continued operation and  
 11 maintenance at standards which are federal, state, or locally imposed. Each reservoir is subject to varying  
 12 influences from outside agencies, nature and effects from the nearby population. Since both Watson and  
 13 Willow Lakes have no continuous flow-thru and are not drained on an annual basis, siltation and  
 14 accumulated contaminants present challenges to their vitality. In 2004, the Environmental Protection  
 15 Agency designated the Watson Lake reservoir as impaired for high levels of nitrogen, low dissolved  
 16 oxygen, and high pH.

17  
 18 As part of the Watson Lake Water Enhancement Project, the City Council approved a proposal for the  
 19 installation of four-floating, solar-powered aerators at their November 28, 2023, meeting. The floating  
 20 circulators are designed to circulate the water to prevent and control water quality problems in lakes and  
 21 were installed in February of 2024.

22  
 23 **Lakes Goals and Implementation Strategies**

24  
 25 **Goal 1** Promote water quality of publicly owned reservoirs.

26  
 27 **Strategy 1.1** Protect the lakes and their watersheds from sources of pollution.  
 28 Implement solutions using natural processes, such as green stormwater  
 29 infrastructure, to reduce pollution.

30  
 31 **Strategy 1.2** Provide community education to inform the population on ways to  
 32 protect local surface waters.

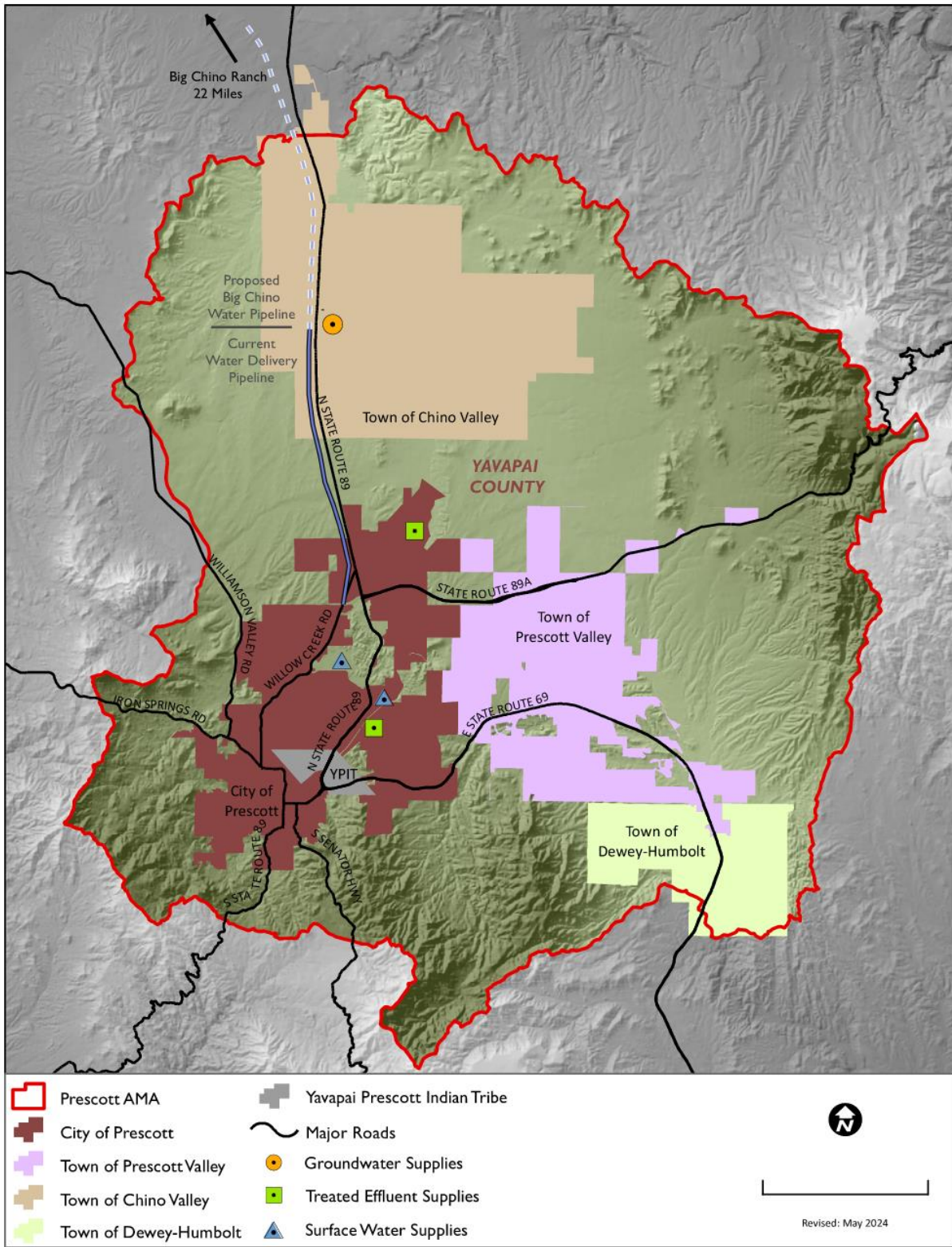
33  
 34 **Strategy 1.3** Maintain and preserve open space areas which complement the lakes  
 35 and the surrounding environment, wherever possible, through zoning  
 36 procedures, negotiations and the creation of codes for new and existing  
 37 development.

38  
 39 **Strategy 1.4** Develop recreational trails and park settings to promote low impact uses  
 40 which will not negatively affect water quality.

41  
 42 **Goal 2** Develop an up to date Lake Management Plan for both Watson and Willow Lakes. These  
 43 plans should be updated and/or amended every 10(?) years.

44  
 45 **Strategy 2.1** Explore ways to balance human uses with flora and fauna at man-made  
 46 reservoirs.





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2  
3

Figure 1 - Prescott AMA

1 Communities within active management areas withdraw groundwater based on legal rights, goals and  
2 policies established by law and must demonstrate a 100-year assured water supply (AWS) through a  
3 program directed at new development. Management plans administered by the Arizona Department of  
4 Water Resources (ADWR) establish a water management strategy emphasizing conservation, replacement  
5 of existing groundwater, renewable supplies, recharge, and water quality management by all providers  
6 within the AMA.  
7

8 In 1998, ADWR determined that the PrAMA was no longer at safe-yield. Safe-yield is defined as a water  
9 management goal which attempts to achieve and thereafter maintain a long-term balance between the  
10 annual amount of groundwater withdrawn in an AMA and the annual amount of natural and artificial  
11 recharged in an AMA. (A.R.S. §45-561.12) Based on ADWR projections, the current rate of net drawdown  
12 is not sustainable over the long term. The ~~Fourth Management Plan~~primary management goal for the  
13 PrAMA ~~set the goal of~~ safe-yield by 2025. However, the PrAMA will not reach that goal by that timeline.  
14  
15

16 Private domestic wells which pump less than 35 gallons per minute (gpm) are exempt from the 1980  
17 Groundwater Code. According to ADWR’s Prescott AMA Assessment, exempt wells have increased  
18 steadily from 4,560 in 1985 to 12,900 in 2020. A majority of exempt wells are located in unincorporated  
19 portions of Yavapai County and the Town of Chino Valley. ~~A plan to reach~~ ~~To obtain the goal of~~ safe-yield  
20 ~~and mitigate the reduction of flow in the Upper Verde River, will need to include a collaborative with all~~  
21 ~~water users~~ ~~the proliferation of exempt wells will need to be addressed through a collaborative effort~~  
22 within the PrAMA.  
23

24 Due to the restrictions imposed by the 1980 Groundwater Management Code and the 1998 ADWR  
25 declaration of Groundwater Mining (being out of safe yield), communities within AMAs must demonstrate  
26 a 100-year assured water supply (AWS) in order to approve a new subdivision. The City can provide water  
27 within its service area due to its Designation of Assured Water Supplies.  
28

29 **ADWR Assured Water Supplies**

30  
31 Since 1999, the City has had a Designation of Assured Water Supply from ADWR. To achieve this  
32 designation the City had to prove it has a secure water supply now and in the future. The Decision and  
33 Order (D&O) sets the water portfolio for the City based on ~~existing~~current, committed, and projected  
34 demands within the City Service Area shown in *Figure 2* below.  
35  
36

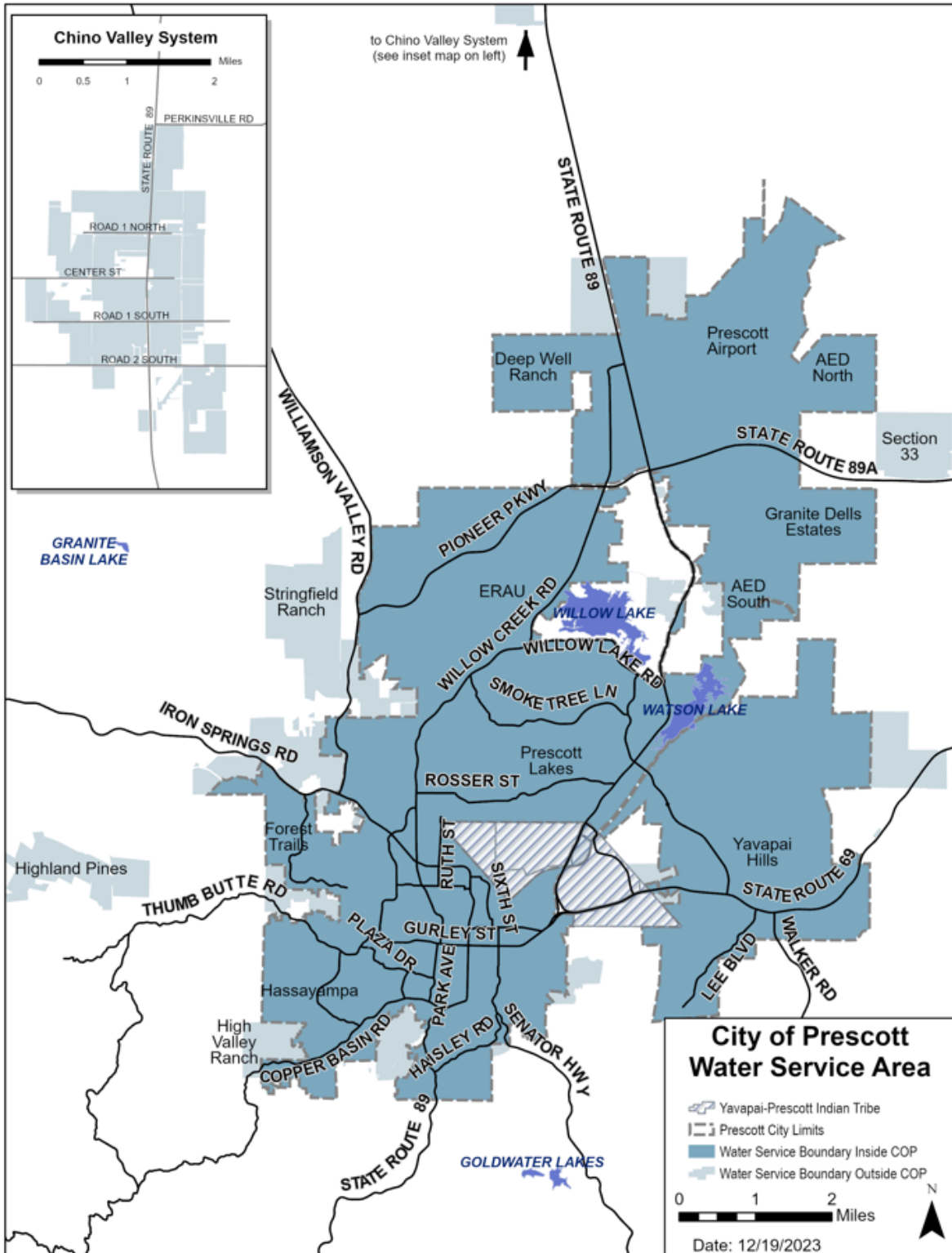


Figure 2 - Water Service Area

1  
2  
3  
4

ADWR has seven criteria which must be met for this requirement:

1. The water supply must be physically available for 100 years.
2. The water supply must be legally available for 100 years.
3. The proposed supply must be continuously available for 100 years.
4. The water must be of adequate quality for the proposed use (regulated by ADEQ).
5. The water use must be consistent with the management goal of the AMA.
6. The water use must be consistent with the management plan of the AMA.
7. The applicant must demonstrate the financial capability to construct any necessary water storage, treatment, and delivery systems.

AWS Rules require the use of primarily renewable supplies, such as reclaimed water. However, AWS Rules do allow for a certain volume of groundwater to be used as a mechanism to help municipal providers transition from groundwater to renewable supplies.

The City’s most current Designation and Order (D&O) is from 2009. A submittal to ADWR in December 2021 for a modification to the 2009 D&O is under review. Figure 3 below shows the water demands included in the modified D&O, although this is still under review by ADWR.

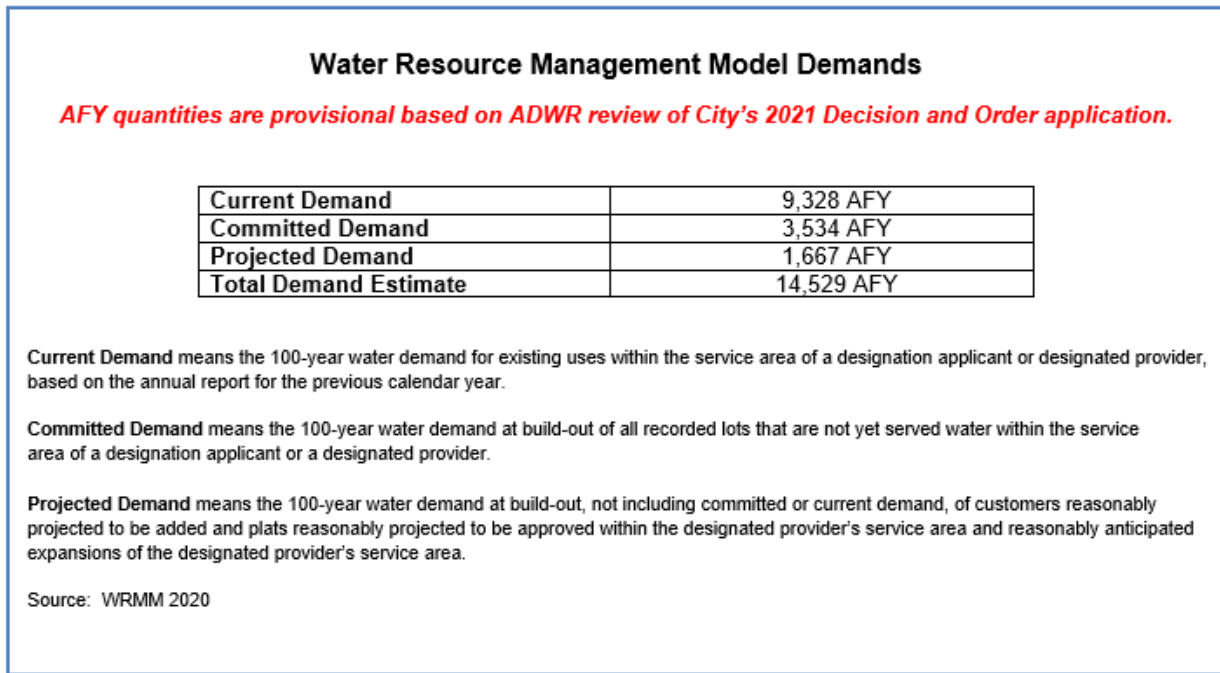


Figure 3 - 2021 D&O Demands

As discussed above, ADWR requires that water supplies are shown as continuously and legally available for 100-years to be included in the D&O. Per the 2021 modified D&O application, the City is currently showing 16,912 AFY of continuously and legally available groundwater and stored and recovered (surface water and treated effluent) supplies. There are a number of subdivisions that the City has promised water to, either through a Water Service Agreement or a Development Agreement. These commitments fall in

1 either the committed or projected demand category, depending on whether each development has  
 2 obtained a plat or not. *Figure 4* below shows several of the larger subdivisions and master plan areas  
 3 where the City has water obligations with high numbers of single-family or multi-family units that have  
 4 not yet been constructed. Commercial and other supporting developments such as schools and hospitals  
 5 will also be needed in these areas to support future population growth.  
 6

Subdivision/Master Plan	Total Potential Accounts	Number Existing Accounts	Number Future Accounts
Deep Well Ranch	10010	502	9508
AED	4124	0	4124
Granite Dells Estates	1272	593	679
ASLD Unplatted	912	0	912
<del>The Peaks Unit 1&amp;2</del>	<del>562</del>	<del>0</del>	<del>562</del>
<del>Eastwood Preliminary Plat</del>	<del>390</del>	<del>0</del>	<del>390</del>
<del>Stringfield Ranch</del>	<del>340</del>	<del>0</del>	<del>340</del>
<del>South Ranch Preliminary Plat</del>	<del>202</del>	<del>0</del>	<del>202</del>
<i>Source 2023 Water Resource Management Model</i>			
Note: List shows the largest potential future demand areas but is not comprehensive of all future development			

7  
 8 *Figure 4 - Future Development*

9 The Water Resource Management Model (WRMM) has accounted for all of these future demands in the  
 10 demands table shown on Figure 3. However, the City will need to plan carefully to ensure that future  
 11 annexations and large projects are accounted for in the WRMM and that supplies will meet the needs of  
 12 future projects. A clear understanding of the development strategies within this General Plan will need to  
 13 be collaborated with the Water Resources Management division to ensure adequate water supplies or to  
 14 start planning efforts for bringing alternative water for future development.

15  
 16 **Gila Adjudication**

17  
 18 The Gila Adjudication refers to the legal process that addresses water rights in the Gila River Basin. The  
 19 Gila River Basin is a significant watershed in the southwestern United States, encompassing parts of  
 20 Arizona and New Mexico. The adjudication process involves a court proceeding where evidence is  
 21 presented, and legal arguments are made to determine the rights of different parties to use water from  
 22 the Gila River and its tributaries. This process aims to provide clarity and certainty regarding water  
 23 allocations, which is crucial for effective water management and planning in the region. The outcome of  
 24 the Gila Adjudication will have significant implications for water management, agriculture, urban  
 25 development, and environmental conservation in the Gila River Basin and surrounding areas. The City of  
 26 Prescott has multiple Statement of Claimants within the Verde River Watershed which is a tributary to the  
 27 Gila River.

28  
 29 ~~The City of Prescott has multiple Statement of Claimants for the Verde River Watershed which is a~~  
 30 ~~tributary to the Gila River. The earliest claim dates to 1864, and in all a total of 30 claims have been filed~~

~~with the Arizona Department of Water Resources on September 7, 2021. The claimed rights range from 0.99 to 1000 in acre-feet and are used principally for irrigation and stock pond rights. They were assigned to the City of Prescott by J.W. Kieckhefer Foundation as part of the purchase of the Big Chino Water Ranch.~~

**Goal 1: Maintain the highest Arizona standing for water providers – Designation of Assured Water Supplies**

- Strategy 1.1 Complete renewal [of and maintain](#) of Decision and Order [No. 86-401501](#)
- Strategy 1.2 Meet ADWR Regulatory requirements for permits and plans held by the City as an entity within the Prescott AMA.

**LOCAL SUPPLIES & INFRASTRUCTURE**

Water supplies as recognized in the City’s D&O, include groundwater, surface water and treated effluent supplies used for recharge & recovery. Groundwater is the largest water supply within the City’s water portfolio. The water distribution system includes the following components: Groundwater is currently pumped from 8 wells operated by the City’s Public Works Water Operations [D](#)ivision. The water distribution system includes the following components:

- Five production wells in Chino Valley
- Three production wells near the Airport
- 55 linear miles of transmission and 507 linear miles of distribution pipeline
- 37 Pump Stations
- 26 Water Storage Tanks
- Chino Valley Water Production Facility Improvements (under construction as of 2024)
- Intermediate Pump Station (under construction as of 2024)
- Eight basin Underground Storage Facility (Recharge Basins)

The Intermediate Pump Station and Chino Valley Water Production Facility improvements are scheduled for completion in the first quarter of 2025. The addition of these facilities will constitute a major capacity increase to the City’s pumping and water storage capacities while also reducing water pressures by approximately half for over 75,000 feet of transmission mains.

The City has surface water supplies through its water rights associated with Watson and Willow Reservoir. The City has a legal entitlement to discharge up to 3,861.26 AFY plus 965 AFY for Transportation Losses, not to exceed 4,826.26 AFY, from the reservoirs for municipal use. The City implements this water right by routing surface water from Watson and Willow Lake reservoirs to the recharge basin facility near the WWTF. Since surface water supplies are subject to variation in precipitation in any given year and are not constant, the City’s recognized water allowance in the D&O is lower than the City’s water right. This provides a buffer for years of low precipitation where the City chooses to recharge lower amounts to maintain a recreational and environmental pool in the reservoirs. It is also necessary to consider potential storm water flows from storm events when gaging the reservoir levels.

Treated wastewater (effluent), like surface water supplies, are used for reducing demand on groundwater supplies. The City has supplied effluent to golf courses and civil construction contractors within the municipal service area prior to and after it was required by the 1980 Groundwater Code. Like surface

1 water supplies, effluent not contracted for direct use by golf courses and construction/industrial users is  
2 sent to the recharge facility for underground storage and replenishment of the aquifer. The City of  
3 Prescott has operated the Sundog Wastewater Treatment Plant (WTP) since 1934.

4  
5 The City has operated the Airport Water Reclamation Facility since 1988. The facility is capable of treating  
6 up to 3.75 million gallons per day (MGD) of domestic and industrial wastewater from the Airpark Industrial  
7 Area. A major expansion in 2014 added capacity for increasing wastewater flows. Class A<sup>+</sup> effluent is  
8 produced and utilized for golf course irrigation and for recharging the aquifer through recharge facilities  
9 located on-site. Because the Sundog WTP and the Airport Water Reclamation Facility combine the  
10 effluent used to recharge the basins, the effluent is Class B+. Between Calendar Years 2000 and 2022, the  
11 City has delivered an average of 3,759 acre-feet per year of effluent. In 2005, a voter initiated and  
12 approved Proposition 400 (Prop 400, abbreviated), requires all effluent generated by development in  
13 newly annexed areas equal to or exceeding 250 acres be used for permanent recharge.

14  
15 One of the challenges that the City will face in the coming years will be the maintenance cost of keeping  
16 aging infrastructure functioning in both potable and wastewater systems. To make sure that all newly  
17 constructed pipelines will obtain the longest service life possible, –Ordinance No. 2021-1743, dated  
18 February 24, 2021, 4.7.2 WATER MAINS AND MATERIALS, B. Pipe Materials, states:

- 19
- 20 1. Preferred Material: Class 350 (CL350) ductile Iron Pipe (DIP) cement mortar lines and seal coated
- 21 is preferred for all water main installations.
- 22 2. The use of Polyvinyl Chloride (PVC) pipe shall not be allowed.
- 23

24 It has been standard procedure for the City to replace water and sewer lines when new roadways are  
25 constructed due to the high failure rate of the old lines after exposure and vibration due to roadway work.  
26 Leaks and failing infrastructure due to infrastructure being older than the material life expectancy is also  
27 a frequently encountered issue for the City. Each year, the City budgets monies for the replacement of  
28 aging water infrastructure to address areas of concern. Ductile iron pipe is replacing plastic pipes, thereby  
29 reducing loss.

30  
31  
32  
33  
34  
35  
36 **Big Chino Water Ranch**

37  
38 In 1983, the secretary of the Interior allocated to the City of Prescott 7,127 acre-feet of Central Arizona  
39 Project (CAP) water for Municipal and Industrial (M&I) purposes. Agreement No. 950126 was a  
40 collaboration Agreement Among The City of Prescott, The City of Scottsdale, The Central Arizona Water  
41 conservation District and the United States for the Exchange of Central Arizona Project water. Scottsdale  
42 deposited into the Water Fund of the city the sum of \$3,394,390 by December 29, 1995. This money was  
43 to be used for the importation of water from the Big Chino Sub-Basin.  
44  
45  
46

## RESILIENCY AND SUSTAINABILITY

1 Since 2004, the City and Town of Prescott Valley (Prescott Valley) have entered into an Intergovernmental  
2 Agreement (IGA) for the cost participation and sale of water. The City purchased the Big Chino Water  
3 Ranch in partnership with Prescott Valley in 2004. The project consists of the following elements.

- 4
- 5 • 11 Wells and 2 One Million Gallon Tanks within the Well Field
- 6 • 23 linear miles of 36" gravity pipeline
- 7 • 7 miles of 30" pressure pipeline
- 8 • Highway 89 Pump Station
- 9 • Improvement to Chino Valley Water Production Facility

10

11 In the City's 2009 Designation of Assured Water Supply Decision and Order, a portion of Among the City's  
12 water portfolio is the legal right to import up to 8,068 acre-feet per year from the Big Chino Sub-basin  
13 (ARS §45-555E and F).

14

15 Serving the anticipated population growth with potable water has been considered and incorporated in  
16 the City's Alternative Water Budget and in ADWR Management Plans for the PrAMA. Importation of Big  
17 Chino water supplies could help to balance the overdraft and assist in meeting the goal of safe-yield.  
18 However, even with importation, collaboration with all PrAMA water userspartners to establish water  
19 conservation strategies will be required to meet safe-yield.

20

21 Proposition 401 known as the Prescott Tax Payer Protection Act, was voted on and passed in 2009. This  
22 requires the voter approval of certain high-value projects set at Forty Million Dollars in 2011 but adjusted  
23 every year based on the Bureau of Labor Statistics Consumer Price Index. By 2010, Cconstruction plans  
24 were prepared and partial easements for pipelines were obtained prior to the project going on hold in  
25 2010 due to ongoing legal action and changes in the City's strategy for Water Supplies.

26

27 In 2010, Aan Agreement in Principle (AIP) was signed by City of Prescott, the Town of Prescott Valley, and  
28 the Salt RiverValley Water Users 'Association and Agricultural Improvement and Power District. This  
29 effectively stopped legal proceedings and shifted emphasis towards creation of a conceptual framework  
30 addressing the preparation of groundwater modeling, groundwater and surface water monitoring, and  
31 mitigation, if necessary. AIP No. 2010-128 states:

- 32
- 33 3. The communities agree that in the event of the withdrawal of water from the Big Chino Sub-Basin  
34 is negatively affecting the minimum flow of water in the Upper Verde River, they will mitigate  
35 such impact proportionately to the extent of the effect of their combined withdrawals on the  
36 Upper Verde River as compared to the effect of the withdrawals by other users in the Big Chino  
37 aquifer.

38

39 It is an important distinguishment that the modeling efforts need to establish baseflows that consider all  
40 of the pumping impacting the Upper Verde River including pumping in Paulden, Chino Valley as wells as  
41 future pumping from the Big Chino Water Ranch.

42

43 In September of 2012, City Council adopted Resolution No. 4146-1306 authorizing the City of Prescott to  
44 enter into Comprehensive Agreement No. 1 with the Town of Prescott Valley, Salt River Valley Waste  
45 Users' Association, and the Salt River Project Agricultural Improvement and Power District for monitoring  
46 and modeling of surface and ground waters in the Big Chino Sub-basin and Upper Verde River. This  
47 provided the mechanism for development of the modeling and monitoring components of the AIP. The

1 completion of the baseline groundwater model is scheduled for the last quarter of 2024. After completion  
 2 of the model pumping scenarios can be developed to estimate the impact of Big Chino Water Ranch and  
 3 all other pumping sources on the Upper Verde River.

4  
 5 Future agreements will need to be established to prepare a mitigation plan for preserving flow within the  
 6 Upper Verde River if necessary following development of the groundwater model, and water  
 7 management within the Big Chino Sub-basin. Mitigation efforts, if necessary, will need to be evaluated  
 8 and considered based on the outcome of the modeling efforts within the CA1 efforts. Mitigation measures  
 9 could include multiple aspects of the following:

- 10 • Previous and Future Retirement of Historically Irrigated Acreage
- 11 • Previous and Continued Investment in Monitoring and Modeling
- 12 • Establishment of Conservation Easements
- 13 • Enhancement of Stormwater Recharge
- 14 • Watershed Condition Improvement Strategies
- 15 • Regional Pumping Strategies

16  
 17 In 2024 the City contracted for an update to the cost estimate and a pipeline alignment evaluation  
 18 between the well field and Highway 89. The preferred alignment for the project was revised to continue  
 19 on Big Chino Road through Paulden instead of routing south along N. Feather Mountain Road in the  
 20 original alignment. A baseline cost of \$261,560,000 was determined in the updated cost estimate for the  
 21 project. Based on the IGA between the City and Prescott Valley, \$141,503,960 would be the City’s cost  
 22 and \$120,056,040 would be Prescott Valley’s cost per the agreement. It should be noted that multiple  
 23 factors could contribute to the actual cost of the pipeline and associated infrastructure and that the cost  
 24 estimate only applies to the core infrastructure for the project.

25  
 26 Significant factors bearing on the importation of water through Big Chino Water Ranch include monetary,  
 27 social and environmental issues. Economic Monetary factors include the cost of infrastructure, methods  
 28 of financing and legal issues over water rights. Social impacts include the effects on quality of life and  
 29 public services caused by population growth made possible by imported water. Environmental  
 30 considerations include the possibility of affecting surface water flows and increased urbanization, which  
 31 may in turn affect land, habitats, and air quality.

32  
 33 **Regional Water Supply Planning**

34  
 35 Population growth and development anywhere within the PrAMA will affect the aquifers and the PrAMA  
 36 goal of reaching safe-yield. There are specific challenges to attaining and maintaining safe-yield:

- 37 • Population growth and resulting increases in aquifer draw-down
- 38 • Possible new agriculture or other high water use industries establishing within and adjacent to  
 39 the PrAMA
- 40 • Drilling of new exempt wells within the Prescott AMA

41  
 42 According to the Arizona Department of Water Resources, there are now over 12,900 exempt wells in  
 43 the Prescott Active Management Area, estimated to serve approximately 25,000 customers. In addition,  
 44 the aquifer has multiple jurisdictions drawing upon it, which complicates achieving coordinated water  
 45 management policies and practices to collectively contribute to safe-yield for the entire PrAMA.

1 Development patterns and policies in other jurisdictions within the PrAMA differ from those of the City  
2 of Prescott. The City anticipates the need to continue to work regionally to achieve and implement a  
3 successful management strategy. This should include partnering with Yavapai County, Town of Prescott  
4 Valley, Town of Chino Valley, Yavapai Prescott Indian Tribe, and other recognized authorities, such as  
5 Salt River Project. Collaboration with local groups such as Citizens Water Advocacy Group is needed to  
6 establish communication lines between the City and the public over water planning efforts. To achieve  
7 or even approach safe-yield will require a collaboration effort from all water users with the PrAMA.  
8 However, multiple regional collaboration opportunities exist, such as Regional Master Water Planning  
9 and Regional Storm Water Recharge strategies.

10 **Goal 2. Protect local supplies, potable and non-potable, and their delivery infrastructure.**

- 11 • Strategy 2.1 Heighten the collaboration of City water and wastewater operations with WRMM  
12 to elevate Goal 2.
- 13 • Strategy 2.2 Seek partnerships for the development and collaboration on regional water supply  
14 planning.
- 15 • Strategy 2.3 Develop Big Chino Water Ranch land management, construction time frames, and  
16 funding strategies to offset pumping in the Prescott AMA.

17  
18 **PLANNING FOR THE FUTURE**

19  
20 **Water Resources Management Model**  
21

22 To meet the intent of the adopted 2025 General Plan, the City and its Consultants continue to work toward  
23 long-term water resource management, updating its efforts to use more current tools and approaches.  
24 The first step was the building of a data repository that would better link land and water demands. This  
25 approach seeks the ability to run various scenarios (e.g. changes in either customer demands or available  
26 supplies, policy implications, etc.) to assess various possible futures. It is also important to incorporate  
27 available Geographic Information Systems (GIS) as a tool to manage the large datasets and be able to  
28 display them for internal use, as well as at Council-level community discussions. The Water Resource  
29 Management Model (WRMM) was created for this purpose. The initial version of the WRMM was based  
30 on the City’s water service area boundary. Next a version was created which incorporated the 2025  
31 General Plan boundary and a final version was created to handle the data as required by state statute and  
32 rules for the updating of the City’s Designation of Assured Water Supply (DAWS). The WRMM is updated  
33 annually to include the previous year’s billing data. Currently, the WRMM is used to aid in providing City  
34 Council information to understand supply and demand data for determination of water budgets. In the  
35 future, when more detailed procedures are developed for uses of the WRMM, it will be become a more  
36 useful tool for setting water budgets, compliance with DAWS regulations, and meeting the objectives of  
37 the General Plan.

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## Water Policy

On April 26, 2022, the City Council approved a new water management policy as a guide for new developments and how water is allocated to them. The intent of the policy is to support responsible growth and development and to support ADWR’s goals and management strategies to work towards safe-yield. Here is the link to the Water Policy Webpage to view the current water budget and projects that have been approved: <https://prescott-az.gov/water-resource-mgmt/water-policy/>

## Water Conservation

The City’s existing water conservation program encourages Water Smart practices. This program is currently posted on the City’s website (<https://prescott-az.gov/water-resource-mgmt/conservation/>) There is also a new website devoted entirely to water conservation. Launched in March of 2023, the website, [www.prescottwater.com](http://www.prescottwater.com), includes the latest rebate application, tips on how to conserve water both inside and outside the home, current events and blog posts.

Conservation measures presently yielding water savings include direct use of treated wastewater, effluent, primarily for irrigation but also industrial purposes, reducing the amount of lost and unaccounted for potable water by increasing the efficiency of the City’s distribution system, maintaining financial incentives for conservation, and furthering public education. Proposed new policies will require careful formulation and subsequent adoption through a public process. Trends in water consumption show greater seasonal use in the summer. Continuing efforts are being made to reduce outdoor water use through turf replacement incentives, rain barrels, and rain gardens.

## Advanced Metering Infrastructure

The City has begun the effort to update the water system to incorporate Advanced Metering Infrastructure (AMI). AMI is an integrated system of water meters, communication networks and data management systems that enables two-way communication between meter endpoints and utilities. AMI features a network of smart water meters and intelligent infrastructure that provides continuous and historical data to improve system intelligence, visibility, automation and control. These systems increase water conservation by enhancing meter reading efficiency, assuring long-term meter accuracy, improving customer service processes, and supporting security to deter tampering. In 2023 the City was awarded a three-million-dollar Water Infrastructure Finance Authority (WIFA) grant for the implementation of Advanced Metering Infrastructure (AMI) throughout the City’s Water Service Area. [Water Operations is continuing to pursueing additional WIFA grant opportunities as well.](#)

## PFOS & PFAS

Since the Environmental Protection Agency (EPA) has released the ~~proposed~~ final rules and Maximum Contaminate Levels (MCLs) for chemicals known as PFAS, Utilities Staff have been evaluating the impact that ~~theseis proposed-rules will would~~ have on Water Operations. if it is promulgated in its current iteration. Based on Using guidance from the EPA rules, the only ground water source ~~that may be~~ above these ~~proposed~~ MCLs is Airport Well #5. Unfortunately, the PFAS concentrations in this well exceed all the proposed MCLs. ~~The~~ All other Entry Points to the Distribution System (EPDSs) that include EPDS 11 (water from the combined wells of the Chino Wellfield), Airport Well #2, and Airport Well #3 are below the proposed MCL for all sections of the proposed rule. Even with Airport Well #5 out of service, the system will be able to meet

1 anticipated summer demands as of 2024.

2  
3 The City has been successful at reducing levels of PFAS and Arsenic below the EPA MCLs  
4 through blending efforts at the Chino Valley Water Production Facility and by taking Airport  
5 Well #5 offline. The blending efforts will continue to be monitored to ensure potable water  
6 meet or exceed MCLs while the City evaluates PFAS treatment technologies and strategies.

7  
8 In addition to ion exchange resin, granular activated carbon, nanofiltration, and reverse osmosis,  
9 new technologies are being developed for treatment of PFOS/PFAS which could provide more  
10 effective and economical methods for treatment. Since the City currently meets all MCLs at this  
11 time, it plans to closely monitor these new technologies along with positive and negative  
12 outcomes of other community's treatment strategies, to determine the most practical and  
13 effective treatment processes. Arizona Department of Environmental Quality (ADEQ) has  
14 implemented a compliance date of 2029 for PFAS MCLs. The City is in the processes of procuring  
15 a consultant to evaluate various treatment options and strategies for complying with the ADEQ  
16 compliance date for all City wells.

## 17 18 **Water Resources Long-Term Management Plan**

19  
20 On November 21, 2023, the Mayor's Commission for Water Policy Review and Monitoring finalized a  
21 companion recommendation to the 2024 Water Management Policy as listed below.

22  
23 *It is recommended the City begin the process to develop a long-term water management plan,*  
24 *incorporating the water resource management model and appropriate legal documents. With the*  
25 *Commission identifying disconnects in the 2022 policy, i.e. recommendations for or concerns with*  
26 *16 of 22 policies within the documents text (pages 1-15 and attachments), as well as other*  
27 *comments, it is evident the City is lacking a long-range water management plan to carry the City's*  
28 *water health and safety when there are changes from one elected and leadership bodies to another. The*  
29 *2022 policy may bridge the City while a long-term plan is developed and aligns with its pending Decision*  
30 *and Order of Assured Water Supply (DAWS), which is currently under review with ADWR.*  
31 *Alignment with the City's 2025 General Plan will also be important. Note that the City's service area*  
32 *extends outside of its General Plan area. The Commission requested a date for this recommendation. Staff*  
33 *assessed related work items and proposed a plan outline by July 31, 2024.*

34  
35 This recommendation was approved by City Council on March 26, 2024. The development of a  
36 comprehensive long-term water management plan will need to consider many aspects including water  
37 supplies, demands, management strategies and goals, conservation, climate change, emergent  
38 containments, and implementation and monitoring. Many of the aspects discussed in this water element  
39 will need to be included in the plan and partnership with other PrAMA members will be crucial. Some of  
40 the critical components and questions that need to be addressed and resolved by the plan include:

- 41  
42 • Water Conservation – The City has a comprehensive water conservation program including a  
43 rebate program. ~~What o~~ther measures and goals need to be considered included in the  
44 program to meet future objectives include:
- 45 ○ Review of Land Development Code regarding landscape requirements to reduce
  - 46 outdoor water uses

○ Expansion of existing program to include large turf removal projects and other large scale water conservation projects

●○ For current water conservation program information visit: <https://prescott-az.gov/water-resource-mgmt/conservation/>

- Green Storm Water Infrastructure – The utilization of vegetation to slow water has the benefit of increased water quality and enhanced recharge to the aquifer. How can the City utilize green storm water infrastructure to improve water quality and aquifer health? For more information see the Water Quality Section at <https://prescott-az.gov/wp-content/uploads/2023/11/ccr-ry2022.pdf>.
- PFAS/PFOS – In April of 2024, the EPA announced the Maximum Contaminate Levels (MCLs) for PFAS/PFOS chemicals. At that time the City was able to meet all MCLs through blending and removing one well from operations. However, moving forward what is the best way to mitigate the potential for PFAS/PFOS in the potable drinking supply? Will the City need to treat effluent prior to recharge into the aquifer? See [epa.gov/pfas/pfas-explained](https://epa.gov/pfas/pfas-explained).
- Advanced Water Purification (AWP) – Being utilized throughout the world and moving forward in several communities within Arizona, AWP is an effective way to provide alternative water, reduce groundwater pumping and treat emergent containments such as PFAS/PFOS. Is AWP a future consideration for the City?
- Big Chino Water Ranch (BCWR) - This source of water could have a major impact on the water security of the City and the PrAMA. ~~But c~~ But c can we overcome the challenges to allocate this water source in a manner that will be socially, environmentally, and economically acceptable?
- How will the City evaluate future growth and annexation of new areas into the City? Will water be a consideration in evaluation of future growth to ensure adequate supply and the goal of achieving or approaching safe-yield?
- 

**Goal 3. Continue forward planning to serve existing and future supplies with available or to be acquired supply types.**

- Strategy 3.1 Exercise and improve the City’s Water Resources Management Model (WRMM) data repository and analysis tool, on a yearly basis.
- Strategy 3.2 Develop a long-term management plan that links both ADWR requirements and City needs for secure, sustainable, and sufficient water supplies.
- Strategy 3.3 Investigate and commence planning of supply types such as stormwater and reclaimed reuse.
- Strategy 3.4 Continue to develop the Water Conservation program to lower outdoor water use, identify grant opportunities for conservation programs, and develop additional metrics to measure results.

**CLIMATE AND ENERGY**

**Climate**

In February of 2023, a collaborative research team of the University of Arizona and New Mexico State University created a Climate Profile for the Quad Cities Region (hereinafter “Climate Profile”) which was released and can be viewed at: <https://qclimatecollaborative.org/climate-action-hub>

## 1 **Temperature Projections**

2 Global average temperatures have been rising for decades, and our City is no different. Although year-  
3 to-year variation is natural and expected, our region's average annual temperature has increased by  
4 about 2.25 degrees since 1985. The best available climate models project annual average temperatures  
5 to climb 4-5 degrees over the long-term average by 2050; and by 6-11 degrees by 2100. Without global  
6 access to moderate climate change, our region's annual average temperatures are likely to approximate  
7 that of Albuquerque by 2050, and that of Tucson by 2100.

8 Of course, extreme temperatures are also likely to become far more frequent. The average number of  
9 days above 95 degrees was 8 per year between 1961 and 1990, but our region in the last few years has  
10 experienced about 20 days per year over 95 degrees. And here again, the best available models project  
11 up to 40 days above 95 degrees by 2050 and over 95 days above 95 degrees by the end of the century.  
12 The number of days over 100°F (currently 5 days) could increase to 10-12 days by 2050 and potentially  
13 rise to as many as 55 days by 2100.

## 14 **Precipitation**

15 The projections of total annual precipitation are for little to no change in the Quad Cities area, but for an  
16 increased likelihood of larger, more intense storms that concentrate more of our annual rainfall into  
17 shorter periods. Even with no change in total precipitation, the Quad Cities' warming climate is  
18 projected to make conditions drier, since higher temperatures will increase evaporation from soil and  
19 bodies of water, as well as from increased transpiration of water by plants into the air. Drought  
20 conditions will thus worsen even if total precipitation does not change.

## 21 **Climate Impacts**

22 The Climate Profile highlights several areas where these climate projections will impact the region in  
23 general:

- 24 ● Children, older adults and people with pre-existing conditions will be increasingly vulnerable to  
25 adverse health consequences of extreme temperatures, as will those who work outdoors or who are  
26 socially isolated.
- 27 ● Increasing temperatures are likely to increase ground-level ozone pollution, and increased wildfire  
28 frequency and intensity will certainly increase exposure to the fine particulates (PM2.5) that are well-  
29 known for their adverse effects on respiratory and cardiovascular health.
- 30 ● Mental health issues arising from climate-related disasters like flooding, heat and wildfires are likely to  
31 increase.
- 32 ● The region's ecosystems will be impacted in several ways. For example, forest health will be negatively  
33 impacted by direct stress from heat and lack of moisture, reducing tree growth and increasing tree  
34 mortality.
- 35 ● Warming is already driving an increase in area burned by wildfires as well as an expansion of the fire  
36 season. Substantial increases in the number of wildfires and the area of burn are projected to increase,  
37 with particular risk to the wildland-urban interface.

- 1 ● With larger storm events, areas in the Quad Cities region may become more flood-prone; the  
2 combination of more frequent, larger forest fires and more extreme precipitation can lead to more post-  
3 fire flood events.
- 4 ● Rising temperatures will likely impact streamflow levels and soil moisture, which are key drought  
5 indicators. Global climate trends, if not abated, could lead to mega-droughts.
- 6 ● Indications for the Western U.S. are that aquifer recharge rates are falling due to warming  
7 temperatures and changes in the character and pattern of precipitation; aquifers of the Quad Cities  
8 region are likely to be similarly affected.
- 9 ● The projected climate trends can impact water quality in the Quad Cities region in several ways:  
10 increased runoff from areas burned by wildfires is likely to increase sedimentation in lakes and rivers,  
11 increased concentrations of nutrients in drought-affected surface waters may result in algal blooms, and  
12 runoff from extreme precipitation events is likely to increase non-point source pollution.
- 13 ● The report concludes that there is no single factor affecting water availability and quality in the Quad  
14 Cities region. Population growth, water demand and use, changing climate, and water rights will all need  
15 to be considered by regional decision makers.
- 16 ● The agriculture sector, including farming and ranching, will be impacted. Rangelands are vulnerable as  
17 forage quality and quantity are likely to suffer. Hotter temperatures can also increase the heat stress on  
18 livestock and contribute to disease proliferation.

### 19 **The Importance of Ongoing Climate Change Adaptation Planning**

20 Climate change adaptation planning is the process of planning to adjust to new or changing  
21 environments in ways that take advantage of beneficial opportunities and reduce negative effects. The  
22 CLIMAS Climate Profile emphasizes the importance of continuous identification of risks and  
23 vulnerabilities, assessing and selecting action options, implementing strategies for the short-term and  
24 long-term, and monitoring and evaluating the local outcomes of each strategy.

25 The process of planning for climate change adaptation has already begun in many places. Thirty-three  
26 states and over 600 local governments have climate change adaptation plans. The Quad Cities Climate  
27 Collaborative released a companion report to the Climate Profile for the Quad Cities Region of Arizona in  
28 early 2023, Local Climate Action Options for the Quad Cities Region  
29 (<https://qcclimatecollaborative.org/climate-action-hub>).

30 That report was written to help members of the community translate the CLIMAS report's findings and  
31 suggestions into action at the local level. It is intended to be a "living document" in the sense that it can  
32 change over time as some solutions are implemented and new information becomes available. A broad-  
33 based Working Group of local stakeholders, representing community organizations and local  
34 governmental agencies, contributed to the compilation as well as the final production of the document.  
35 As the Climate Profile makes clear, climate change is already upon us, and it presents our region with  
36 important challenges. Our economy, public health, and infrastructure are interdependent with one  
37 another and with the natural systems in which our communities are embedded, and sustaining any of  
38 these critical elements depends upon sustaining the others. The suggestions in the Climate Profile and

1 the “Local Climate Action Options” report are offered from a framework of sustainability – i.e., solutions  
 2 that simultaneously maintain environmental integrity and economic vitality.

3 **Energy**

4 Increasing the use of renewable energy and promoting energy efficiency will provide both economic  
 5 benefits and environmental resiliency, preserving our pristine natural resources, in alignment with the  
 6 Prescott General Plan vision of a sustainable community that preserves our environmental, cultural and  
 7 historic character. The combination of transportation and building energy consumption account for  
 8 significant proportions of green-house gas emissions; therefore, our community needs to focus on the  
 9 built environment: man-made structures, roads and the infrastructure that supports them.

10 Electric vehicle ownership is expected to continue to grow with manufacturers planning to spend \$1.2  
 11 trillion through 2030 to develop and produce electric cars, with multiple manufacturers planning to  
 12 produce and sell only electric cars by 2030 or 2035.

**Table 1: 2023 Charge points by city per US DOE Alternative Fuels Data Center**

City	Level 2	Level 2 Tesla	DC fast	DC fast Tesla	DC fast Rivian	Total	City Population	Stations/ 1000 Population
Sedona	32	32	4	14	6	88	9,896	8.89
Williams	6	3	5	0	0	14	3,365	4.16
Dewey/Mayer	4	0	0	8	0	12	4,639	2.59
Flagstaff	64	13	5	36	0	118	77,047	1.53
Cottonwood/Clarkdale	9	1	0	0	0	10	17,926	0.56
Prescott	16	1	4	0	0	21	48,946	0.43
Prescott Valley	9	0	0	0	0	9	50,687	0.18
Camp Verde	1	0	0	0	0	1	12,481	0.08

13  
 14 The US Department of Energy offers an open-source tool for quickly estimating the economic impacts  
 15 associated with the development, construction and operation of electric vehicle charging stations,  
 16 including the necessary data to help communities apply for federal funding. The economic benefits of  
 17 installing charge points go beyond tourism. For example, businesses or government that host charging  
 18 stations can earn up to \$23,000 annually depending on location, while also increasing foot traffic to local  
 19 businesses. According to research at the Department of Energy, the installation of one EV charging  
 20 station creates four jobs compared to less than one job created for a gasoline dispenser.

21 **Climate and Energy Goals and Strategies**

22 **Goal 1:** Empower all community members to make smarter energy choices through education.

23 Strategy 1.1: Partner with local organizations, community, and local businesses groups to invest  
 24 in and create youth employment training and professional development in the environmental  
 25 and climate sectors.

26 Strategy 1.2: Engage our local higher education institutions to encourage workforce training for  
 27 the installation and maintenance of energy-efficient technologies.

1 Strategy 1.3: Create development and financial planning toolkits that include information on the  
2 benefits of energy efficient buildings and vehicle electrification, including available incentives  
3 from utility, state, and federal agencies.

4 Strategy 1.4: Develop a toolkit designed to provide building and property owners with training,  
5 guidance, and resources to improve energy efficiency and reduce carbon emissions from  
6 buildings.

7 **Goal 2:** Promote energy efficiency for both new design and retrofit of public, commercial, and  
8 residential buildings.

9 Strategy 2.1: Implement ongoing weatherization and building energy optimization programs in  
10 City owned facilities.

11 Strategy 2.2: Encourage office and commercial projects to include LEED (Leadership in Energy  
12 and Environmental Design) or similar certification elements in project design and construction.

13 Strategy 2.3: Develop a net zero building framework for City-owned buildings and facilities,  
14 including but not limited to energy efficiency, electrification, and renewables.

15 Strategy 2.4: Encourage energy conservation in single-family home design and construction  
16 through use of dual pane windows, solid core exterior doors, additional insulation in exterior  
17 walls and attics, energy efficient appliances and similar cost-effective construction options.

18 Strategy 2.5: Evaluate possible changes to the International Residential Code and International  
19 Building Code used by the City to address energy conservation and renewable energy systems  
20 including but not limited to rooftop solar, wiring for EV charging, and ground-source heat pumps  
21 for HVAC.

22 Strategy 2.6: Update development standards promoting land use patterns that increase energy  
23 efficiency including but not limited to higher density affordable housing development along  
24 transit corridors, code changes to encourage walkability and to reduce dependency on cars.

25 **Goal 3:** Create and utilize business models that reduce the cost of retrofitting energy efficiency into  
26 existing buildings.

27 Strategy 3.1: Undertake municipal energy audits to measure and identify areas of energy saving  
28 opportunities.

29 Strategy 3.2: Utilize public-private partnerships such as Performance Based Contracts with  
30 Energy Services Providers to implement energy efficient measures and to supply equipment in  
31 City-owned buildings.

32 Strategy 3.3: Partner with the private sector to implement a home energy audit and retrofit  
33 program for Prescott residents, with a priority for low-income families and homeowners.

34 Strategy 3.4: Promote co-op models, such as Solar United Neighbors, to work with Prescott  
35 homeowners and small businesses to provide lower cost solar options.

1 Strategy 3.5: Develop incentives and reduce permitting fees for residents and businesses to  
2 install solar and/or energy storage systems.

3 **Goal 4:** Leverage the natural environment to reduce heating and cooling energy needs.

4 Strategy 4.1: Encourage use of site-specific building design elements to help address  
5 environmental issues including building orientation enabling passive heating, cooling and  
6 lighting, window and door placement, landscaping design, window screening, shade structures  
7 and other similar features.

8 Strategy 4.2: Provide educational tools including landscaping guidelines for energy reduction  
9 such as from the American Society of Landscape Architects, the Department of Energy, and at  
10 Utah State University's Forestry Extension site, for example.

11 Strategy 4.3: Consider strategic tree planting to reduce HVAC needs in residential and  
12 commercial settings.

13



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 29 General Plan Committee Meeting  
DATE: May 29, 2024  
DEPT: Community Development  
ITEM #: 4.C  
SUBJECT: Presentation and Discussion of the Introduction to the General Plan.

## **ITEM SUMMARY**

The Introduction is being brought forward for the Committee to review and provide comments.

## **BACKGROUND**

None.

## **FINANCIAL IMPACT**

There is no financial impact regarding this item.

## **RECOMMENDED ACTION**

This item is for discussion only. No formal action will be taken.

## **ATTACHMENTS**

1. Introduction

# INTRODUCTION

The General Plan is an expression of a community's preferred future. It is a road map describing the destination and the paths to be taken to reach it. In more practical terms, the General Plan is the guide for land use decisions in the City. Rezoning and new development proposals involving use permits, as well as decisions about public infrastructure, transportation corridors, annexations, and economic development, must be consistent with and conform to the adopted General Plan.

Prescott is a city that values the quality of life for all its inhabitants and embraces the cultural diversity of its residents. Prescott is home to people of varying backgrounds, cultures, and perspectives, and this diversity keeps the city vibrant and is an asset we all can cherish. Prescott is, therefore, committed to ensuring that all people within its city limits feel welcome. As such, the city will not condone discrimination or harassment of individuals based on race, ethnicity, sexual orientation, gender expression or identity, religious practice, spiritual practice, age, or mental/physical ability.

The Prescott Downtown and Neighborhoods are intertwined in a variety of housing and people-gathering places and activities; diversity of employment opportunities enable the young and working families, as well as the retirees, to live in Prescott where they work, shop, worship, attend school, enjoy cultural and recreational activities; and where they interact in civic forums.

The City of Prescott General Plan complies with the "Growing Smarter/Growing Smarter Plus" legislation adopted by the state in 1998 and amended in 2000 and 2002 (A.R.S. 9-461.05-.07). All sections of this plan, required and voluntary, interact and relate to each other to comprehensively address the challenges Prescott faces.

The challenge for the community is: to ensure the continued vitality and longevity of existing commercial and industrial areas; to create additional sites suitable for business, commercial and industrial development; and to do so without sacrificing the historic and cultural resources and open space valued by the community or cause undue negative impacts on existing neighborhoods. Currently undeveloped areas represent the best opportunities to improve and maintain a sustainable balance between these types of land uses.

This General Plan organizes the required and volunteer elements under the following chapters based on Prescott's Livability Goals. With the increased impacts of climate disruption, it is becoming more and more obvious that we need to cultivate resilience. Becoming more resilient means that we are: better able to prepare, adapt and get stronger in response to internal and external pressures and stresses, in ways that not only allow people, businesses, neighborhoods, and the whole community to maintain essential functions and bounce back relatively quickly, but also bounce forward toward an improved environment, social and economic health and well-being.

- **Resiliency and Sustainability** consists of Fire, Environmental Planning, Water Resources, Climate and Energy.
- **A Community Connected** consists of Circulation, Open Space, Wildlife Corridors, and Digital Connectivity.
- **Great Place and Neighborhoods** consist of Land Use and Growth Areas, Historic Preservation, Recreation, Dark Skies Tree City USA, and Bike and Pedestrian Paths.
- **Economic Competitiveness and Prosperity** consist of Economic Development and Tourism, Growth and Cost of Development, Housing, and the Airport.

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## INTRODUCTION

- **Community Quality** consists of Police, Educational Assets, Library, Community Center, Healthcare Assets and Ambulance Coverage, and Arts and Culture.

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### **Physical Setting and History**

Located in a basin in the mountains of north central Arizona, the City is bordered and most influenced on the south and west by the Prescott National Forest. The natural environment is rich with rock outcroppings, unique topographical features, abundant natural vegetation, wildlife, riparian areas and archaeological resources. The average elevation is 5,400 feet above sea level. The area enjoys four definite seasons with few extremes of temperature or precipitation. The climate is generally temperate and mild, with average high temperatures ranging from 50 degrees to 90 degrees. Rainfall continues to be below average, with drought conditions being reported by various scientific institutions. Average annual precipitation is 16 inches of rain per year and averages 13 inches of snow a year.

A unique historic atmosphere is the essence of Prescott's character, setting it apart from other Arizona cities. Examples of Prescott's human-scale environment are found in the City's architecture, parking and circulation, land-use policies and opportunities for social interaction.

Current archeological cultural resource investigations reveal occupation patterns of pre-historic Indian peoples as early as AD 700. Documentation of the nature of the prehistoric excavations around Willow and Watson Lakes will continue with the artifacts related to the Prescott Culture AD 700 – 1100 ultimately to be preserved in place as a public viewing park and artifacts archived at Sharlot Hall Museum, a state museum on West Gurley Street in Prescott.

More urban historic archeological sites located in the lowest elevations of Prescott basin along Granite Creek have revealed artifacts of later settlement associated with the current population of non-indigenous residents. These objects and interpretation of the locations where they were found will also be available for public display at Sharlot Hall museum, interpreting The Central Arizona Highlands.

The region was once part of a vast area occupied by hunting and gathering American Indian people. The local inhabitants were not exclusively hunters and gatherers and lived in the greater Prescott area in seasonal camps. This group was one of three geographically divided Yavapai groups and later became known as the Yavapai-Prescott Indian Tribe. They were allocated approximately 1,400 acres of land by the federal government, forming the Yavapai-Prescott Indian Reservation which is now encompassed by the City of Prescott on three sides.

Although initial European contact occurred in the late 1500s, it was not until the 1860s that significant non-native populations began permanently settling the Prescott area. Prescott was established as a town and became the Territorial Capital of Arizona in 1864. Prescott was a planned community from the beginning with the original townsite laid out in a grid pattern surrounding a central courthouse plaza. The capital was moved briefly to Tucson and eventually to Phoenix, but during the late 1800s, Prescott again served as the state's territorial capital. The original Governor's Mansion is now preserved at Sharlot Hall Museum near downtown Prescott

## INTRODUCTION

on the original site.

The early economy of the area centered on mining, cattle ranching and government, making Prescott the economic and political center of north central Arizona. Supporting commercial enterprises continued to expand in the late 19th Century. In July of 1900, a fire destroyed much of Prescott's commercial district. Following the fire, most buildings in the downtown area were reconstructed of brick and masonry, providing today's rich architectural heritage. Some 800 city structures are listed individually or as part of fourteen historic districts in the National Register of Historic Places. One archeological district on city owned land is included in the register of thirteen city designated historic preservation districts.

During the 20th Century, Prescott developed as an important location for health services and facilities. For many years, Prescott's clean air and temperate climate drew tubercular and other respiratory patients to the area for treatment. Fort Whipple, originally established as a military outpost to protect the territorial capital and the many miners in the area, is today the Northern Arizona Veteran's Administration Health Care Center.

Also during the 20th century, the arts, cultural and educational assets of Prescott have flourished along with health care. Sharlot Hall Museum was founded in 1929 by state historian, Sharlot M. Hall and other local influential Prescott businessmen to preserve and restore the territorial governor's mansion. The museum campus and the collections, exhibits, educational and performing arts programs have been expanded over the years with a major regional archive focusing on Central Arizona material and natural history. The Elks Opera House has welcomed audiences to performances since 1905. Performing arts theatres are owned and operated by the Prescott Center for the Arts, Yavapai College and the Prescott Unified School District. The Phippen Museum of Western Art and the Museum of Indigenous People: American Indian Art and Culture contribute to the current cultural scene.

The presence of public and private post-secondary education constitutes an important force in the Prescott economy and cultural surroundings. Prescott College, a private liberal arts college, was established in the 1960s. The late 1960s also saw the founding of Yavapai Community College. In 1978, Embry Riddle Aeronautical University established a large campus in the community. Northern Arizona University has a presence in Prescott, as does North Central University, an on-line educational institution, and Old Dominion University which is located on the Yavapai College campus. Prescott continues to be an economic, cultural, educational and political center of Yavapai County and the seat of the county government.

### **EXISTING CONDITIONS AND TRENDS**

#### **Population Forecast**

From 1960 to 1990, the City's population grew at an average annual rate of 3.9% per year, inclusive of annexations. Since 1990, the growth rate has slowed. From 1990 to 1995, the population grew at an average annual rate of slightly below 3% per year, without any major

## INTRODUCTION

annexations of existing residential areas, and inclusive of a growth spurt in 1993. Beginning in 1995 and continuing through 2010, the population growth slowed to below 2%. Prescott's population growth rate decreased further since 2010 to an average of 1.5% per year. The 2020 US Census reported Prescott's population at 45,827. This total population reported by the Census Bureau fell below the previous General Plan's population estimates for 2020 by 2,673 people. Using a 2% annual growth rate metric, the 2012 General Plan had estimated a total population of 48,500 by 2020.

The most current population estimates (US Census Bureau, July 2022) present a total Prescott population at 47,603.

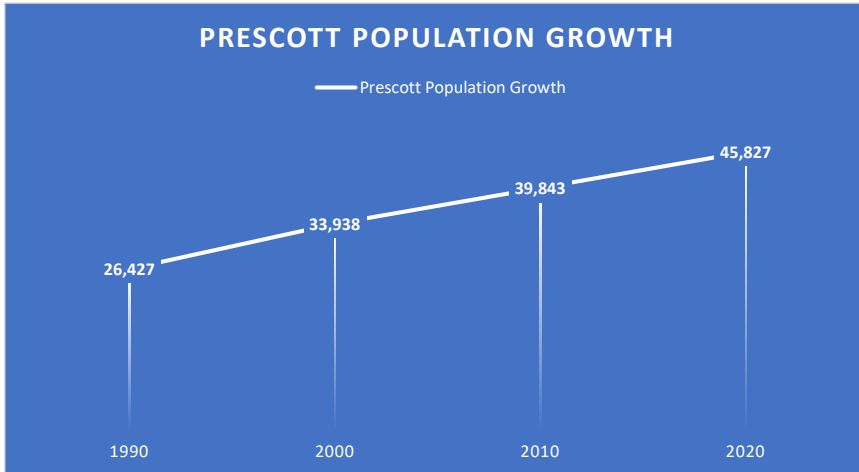
### **Population Forecast Snip**

For long range planning purposes, the 2020 Census is used for the City of Prescott baseline population of 45,827. The Census Bureau population estimate for July 2022 is 47,603. In the 2015 General Plan the City used an estimated growth rate of 2% for population projections, however the actual calculated growth rate averaged 1.37% per year. When projecting growth rates, especially when those projections will be used for planning and infrastructure projects, it is better to conservatively project higher rather than lower. A projected annual growth rate of 1.5% is thus used herein to project a population of 53,600 in 2030 and 57,700 in 2035. The Prescott General Plan is based upon these projections over this 10-year planning period. It should be noted that unexpected changes to the economy and the potential for Prescott to reach external growth boundaries by annexations may alter this estimate.

Prescott is also affected by the growth trends and development patterns of neighboring communities and the unincorporated areas of Yavapai County. The 2020 Census count for Yavapai County indicates a population of 236,218, with a 2.1% growth rate. Using a growth rate of 2.1%, the region's total population could reach 300,000 by the year 2020. The neighboring community of the Town of Prescott Valley has been growing at a greater rate than Prescott or the county. The 2020 Census indicated a population of 46,785, with a short-term growth rate of 2.45%.

The higher growth rates of the county and Town of Prescott Valley, along with Prescott being the employment hub for the area, affect traffic congestion on Prescott roadways and demands for emergency services around the outer periphery of Prescott city limits.

# INTRODUCTION



For the purpose of this General plan, we use the 2020 Census and assume a moderate growth rate of 2% resulting in a population of approximately 48,500 by the year 2020. Changes in economic conditions and annexation of significant tracts of flat, more easily developed ranch land could drive that number higher. However, other factors such as availability of water, market trends toward large lot, low density development, and finite growth boundaries can be expected to play a role in limiting growth over the next ten years. Consistent with articulated community values, Prescott seeks to maintain a sustainable moderate growth rate which will accommodate residents of all ages and economic status, while preserving the community's character now and into the future.

### Changing demographics: household size, aging population and diversity

Census data from 1980, 1990, 1995, 2000, and 2010, show that there have not been significant changes in the percentage of Prescott's population comprised of individuals between the ages of 20 and 64. The more dramatic shifts have occurred at the two ends of the population age range. Youth aged 0 to 19 declined as a percentage of total population from 26.1% in 1980 to 16.8% by 2010, while adults aged 65 and over increased from 21.4% to 30.8%. These changes have significant impacts on local school district enrollment, on the labor force, and on the balance of family types and sizes in the area. 2020 Census show youth aged 0 to 19 further dropped to 14.1% while adults aged 65 and over increase to a total of 41.1% of the total population.

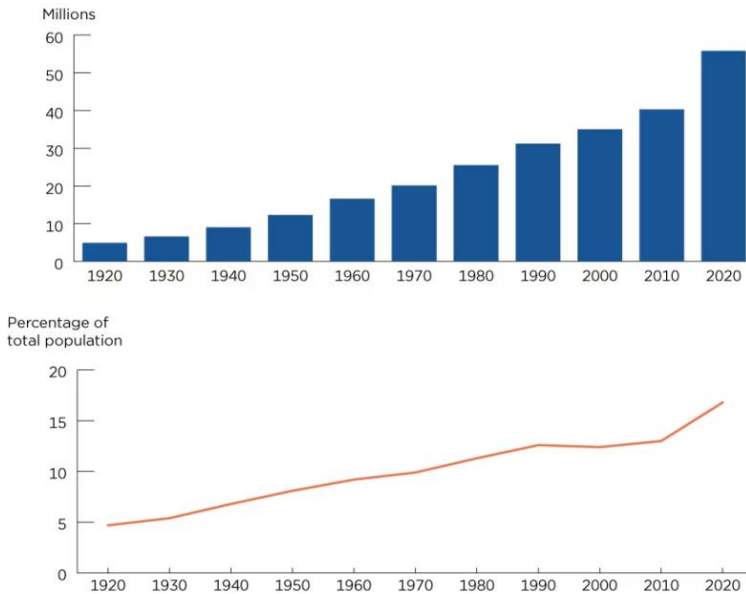
Prescott's median age increased to 54.1 years of age in 2010, accompanied by an increase in households with one or more persons aged 65 and over (from 34.8% in 1980 to 44.8% in 2010). Prescott median age increased to 60.2 according to 2020 Census. With the aging of Baby Boomers (those born in the high birth rate years of the 1950s and 1960s), an increase in older

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populations is a national trend, as is an overall reduction in birth rates. Prescott reflects this trend, but is different from many other communities in that we also have a continuing in-migration of seniors approaching retirement or already retired. Prescott is, and will continue to be a retirement destination because of its natural environment and cultural amenities. The out-migration of young people at the upper end of the 0-19 age range for educational or employment opportunities elsewhere is also a contributing factor in this trend.

Telecommunication based on improved internet connectivity affect demographics as younger families seeking Prescott's quality of life are able to bring their jobs with them. Below graph shows the national trend of an aging population:

**Population 65 Years and Over by Size and Percentage of Total Population: 1920 to 2020**



Note: For information on data collection, confidentiality protection, nonsampling error, and definitions, refer to <https://www2.census.gov/programs-surveys/decennial/2020/technical-documentation/complete-tech-docs/demographic-and-housing-characteristics-file-and-demographic-profile/2020census-demographic-and-housing-characteristics-file-and-demographic-profile-techdoc.pdf>.

Source: U.S. Census Bureau, Decennial Census of Population, 1900 to 2000; 2010 Census Summary File 1, and 2020 Census Demographic and Housing Characteristics File (DHC).

There has also been a continual decline in the average number of persons per household. In 1980, the City's average household size was 2.52 persons. By 2000, the average household size had decreased to 2.11 persons. It dropped further, to 2.03 persons in the 2010 Census. This is a predictable result of the aging population trend discussed here. The current persons

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per household is 2.02.

In terms of diversity, Prescott's population was 95% Caucasian in 1980. By 2010, Caucasians accounted for 92.1% of the population and Hispanics/Latino constituted 8.6% (note: there were changes in the way race was defined by the Census). The percentage of African-American residents in Prescott remained the same at 0.7% in both 1980 and in 2010. The percentage of American Indian residents dropped from 1.2% to 1.1% and Asian residents increased from 0.6% to 1.2% between 1990 and 2010. According to the 2020 Census, Prescott's population was 89.6% White, 8.6% Hispanic, 4.2% two or more races, 2.0% Asian, 0.6% Native American, and 0.4% African American.

Just as significant in terms of changing diversity are the trends in family types: the proportion of households with a wage earner (working families) compared to retiree households; and the proportion of families actively raising children to "empty nesters" are decreasing. Based on the 2010 Census, among City residents there are 16,891 persons age 16 and older who are employed, or put another way, approximately 42% of the total population participated in the workforce. This has dropped to 40.3% in 2020 Census. In 2010, families made up 56% of Prescott's households compared to 59% in 2000. In 2010, households with a member aged 65 or older comprise 44.8% in Prescott compared to 39.4% in 2000, an increase of 5.4%. Also of note are trends for working families with younger children. In 1990, 50% of families with children under 6 years of age had both parents in the household working. By 2010 that number has risen to 64%. This may indicate that working families with young children increasingly require more than one income to meet rising living and housing costs in the community.

These trends suggest that the median age will continue to rise, Prescott's youth population percentage will continue to decline and, similar to national trends, seniors and elderly will make up an increasing proportion of the total Prescott population. All of these demographic trends, if unchanged, will further alter the community balance in terms of age groups, family types, household sizes and ratios of retirees to working residents.

### **Household income**

The median household income for Prescott in 1990 was \$22,517, with the largest single concentration (24%) of incomes in the \$5,000 to \$15,000 range. The 2010 Census indicated that the median household income was \$44,224 with the largest concentration in the \$35,000 to \$50,000 range. While Prescott's median income remains slightly higher than Yavapai County as a whole, it continues to be below the statewide median income of \$50,448 in 2010. Median income in 2020 Census is \$61,090.

### **Regional population trends**

The City of Prescott is very much affected by the growth trends and development patterns of neighboring communities and unincorporated areas of Yavapai County. Between 1990 and 2010, the neighboring communities of Prescott Valley and Chino Valley have experienced much higher rates of growth than Prescott. The unincorporated portions of Yavapai County have also

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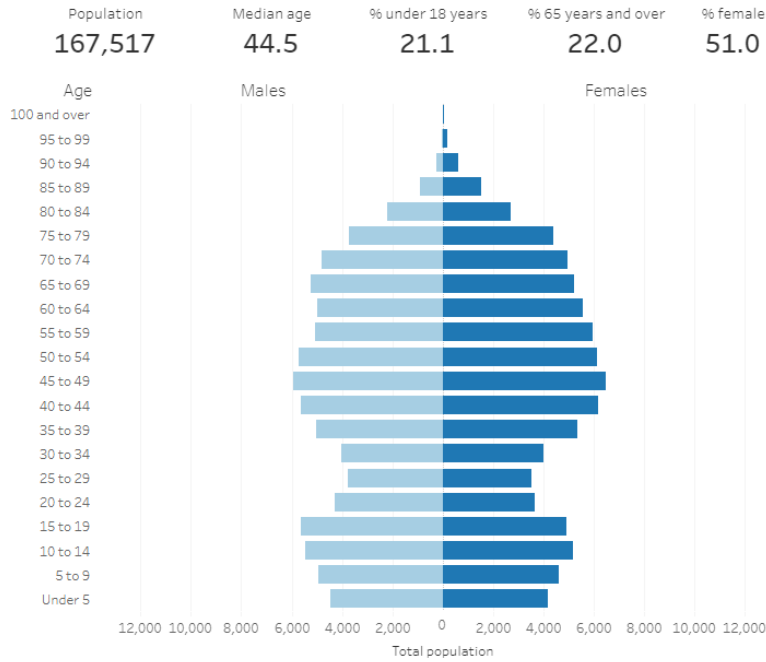
grown rapidly. The population changes for Prescott, the county and neighboring communities are shown in the table below. If the rates of growth in the region continue, Prescott's proportion of the regional population will continue to decline. Prescott Valley population surpassed Prescott for the first time according to the 2020 Census.

Figure Population by Jurisdiction

Jurisdiction	2010 Population	2010 Portion Of County Population	2020 Population	2020 Portion Of County Population
City of Prescott	39,843	18.90%	45,827	19.40%
Town of Prescott Valley	38,822	18.40%	46,761	19.80%
Town of Chino Valley	10,817	5.10%	13,020	5.51%
Yavapai County	211,033		236,209	

### Regional Population Changes (Yavapai County): 2000 Yavapai County Census Data

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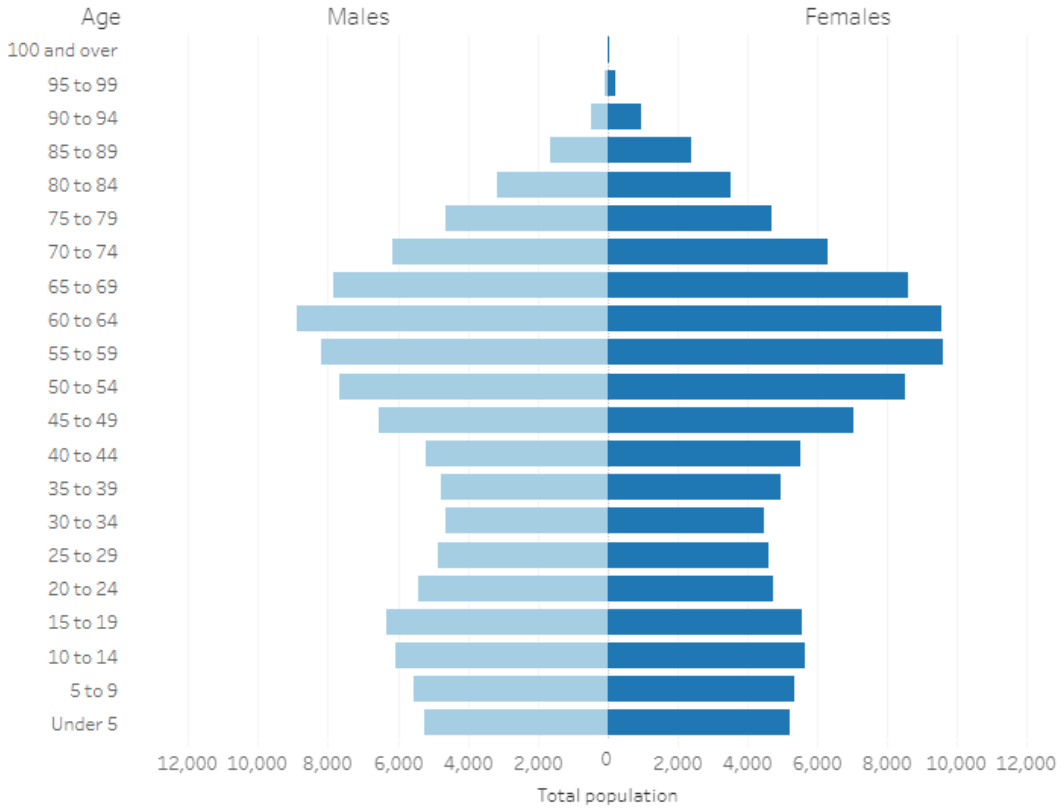
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Send feedback to [pop\\_division\\_data\\_viz@census.gov](mailto:pop_division_data_viz@census.gov)  
Source: Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

## 2010 Yavapai County Census Data

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Population **211,033**      Median age **49.2**      % under 18 years **19.1**      % 65 years and over **24.1**      % female **51.0**



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Source: Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

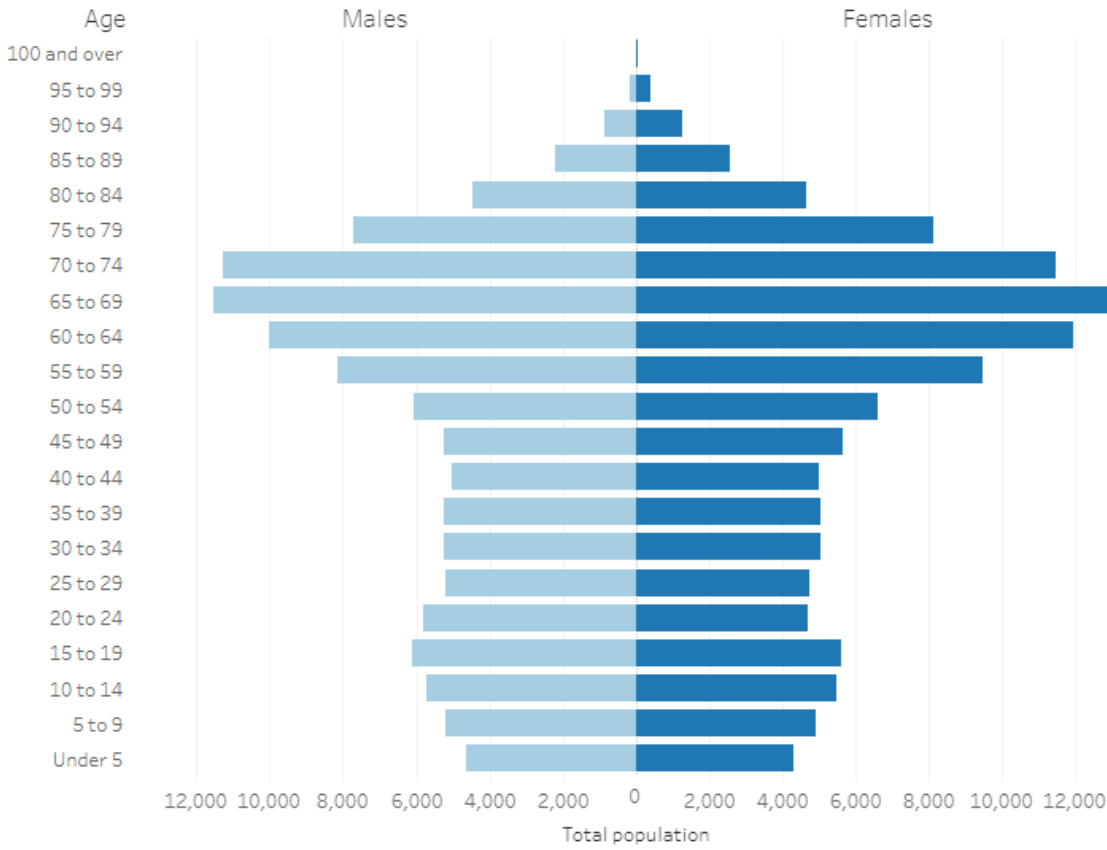


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## 2020 Yavapai County Census Data

Population	Median age	% under 18 years	% 65 years and over	% female
236,209	55.5	15.7	33.8	50.9



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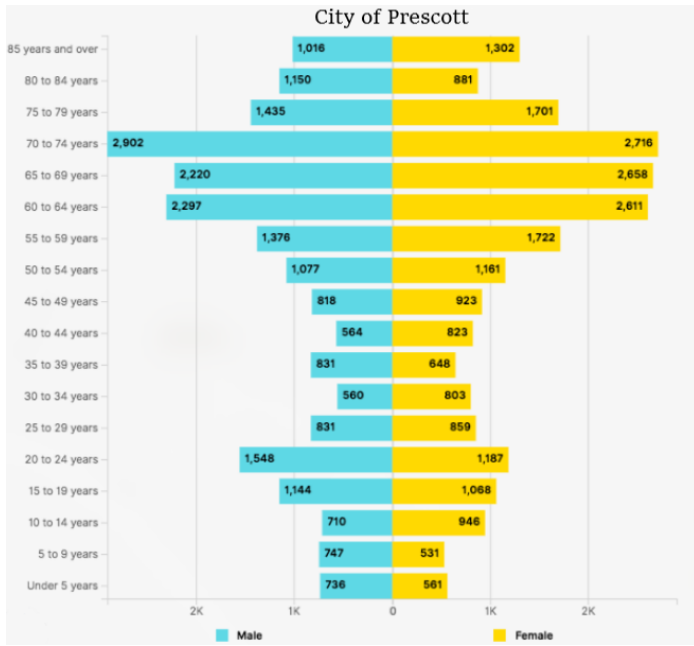
Source: Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)



Notes

(2022 American Community Survey 5-year Estimates)

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(Prescott's senior populations in three age categories)

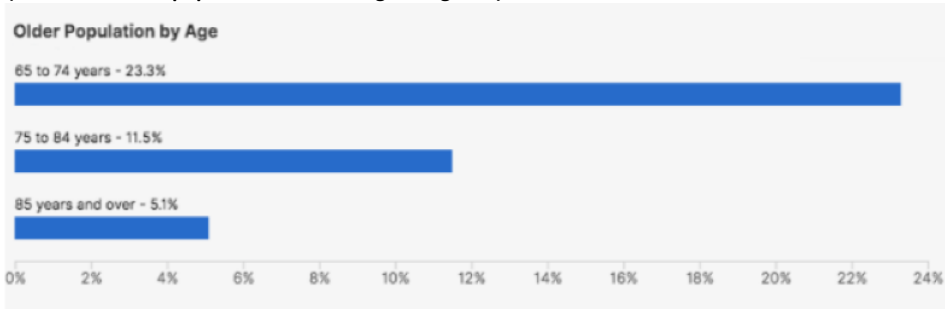
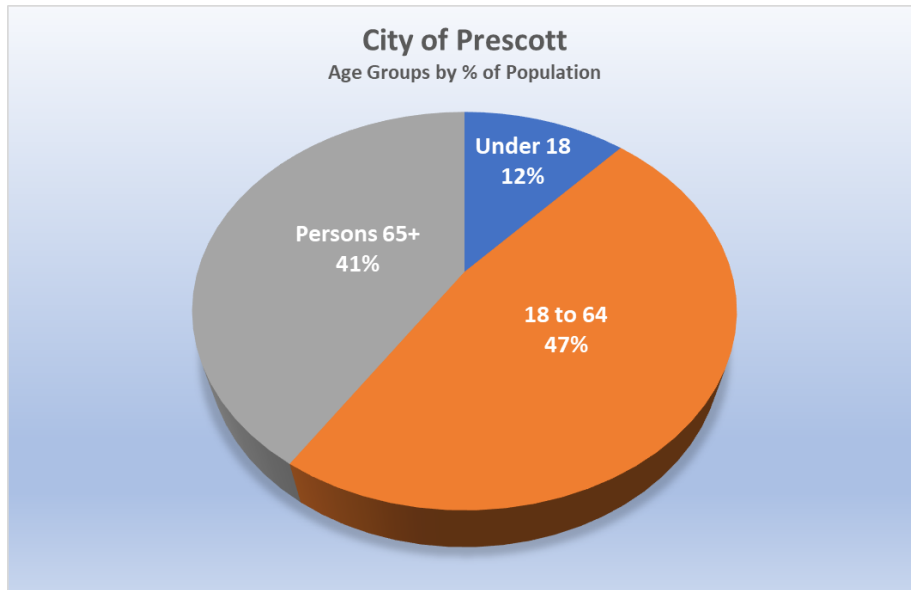
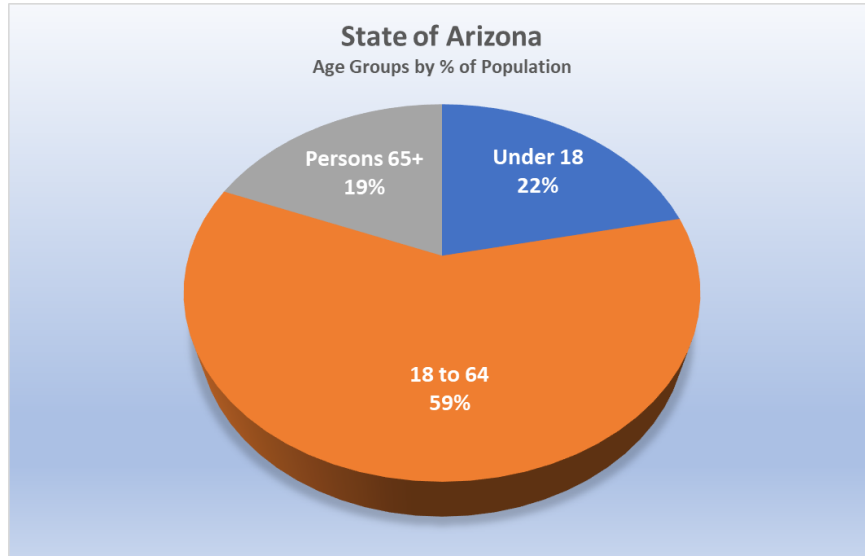


Figure 3 (2022 American Community Survey 5-year Estimates)

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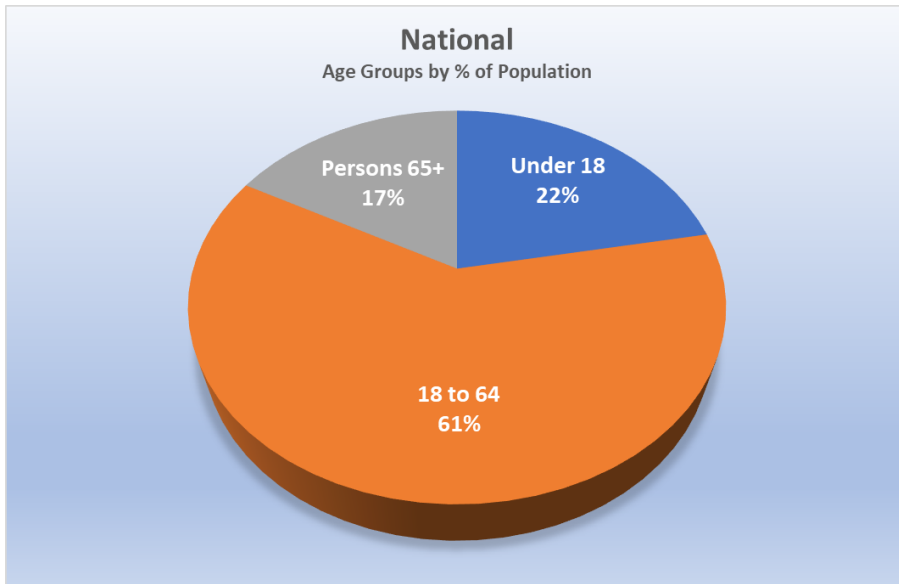


*Figure 4 (Census population estimates, Arizona, July 1<sup>st</sup>, 2023)*



*Figure 5 (National US Census population estimates, July 1<sup>st</sup>, 2023)*

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Working age individuals makes up 47% of total Prescott population