

# City of Prescott

## General Plan Review Committee



June 26, 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 **June 26, 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 May 29, 2024 General Plan Committee Meeting Minutes.  
**Recommended Action: MOVE to approve the minutes as presented**
- B. Presentation & Discussion Regarding the Great Places and Neighborhoods Chapter of the General Plan.  
**Recommended Action: This item is for discussion only. Staff requests input and consensus, but no formal action will be taken.**
- C. Presentation & Discussion Regarding Major Plan Amendments.  
**Recommended Action: This item is for discussion only, Staff requests input and consensus.**

**5. 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 6/20/24 at 3:30 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: June 26 General Plan Committee Meeting  
DATE: June 26, 2024  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Approval of the May 29, 2024 General Plan Committee Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the May 29, 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. 5.29.24 General Plan Minutes



# City of Prescott

## General Plan Review Committee

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May 29, 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 - Excused  
Mary Frederickson  
Ralph Hess  
Jim Huffman  
Thomas Hutchison - Excused  
James McCarver - Excused  
Rod Moyer  
Tom Reilly

**3. OPEN CALL TO THE PUBLIC**

None.

**4. DISCUSSION & ACTION ITEMS**

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

Member Hess requested page 2 of the minutes be updated to add additional details of staff recommendations to omit page 4-6 and pages 11-14 of the Community Connected Section.

**MOTION BY MEMBER HESS TO APPROVE THE APRIL 24, 2024 GENERAL PLAN COMMITTEE MEETING MINUTES WITH UPDATES; SECONDED BY MEMBER MOYER: PASSED (7 - 0)**

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

Community Planner Tammy DeWitt introduced the topic for discussion.

Member Reilly asked what is meant by assisting in the creation of a Community Development Corporation and Community Housing Development Organization in Strategy 1.2.

Ms. DeWitt responded that the Workforce Housing Committee is considering the

creation of a third-party group to support housing initiatives. This group would provide staff time, support, and possible to help secure financial grants to facilitate the process.

Member Frederickson commented that Strategy 2.3 focuses on promoting positive movements among existing privately owned housing stock. Unlike Strategy 2.4, which provides specific suggestions for promoting production of new housing stock, there are no clear indications in Strategy 2.3 on how to achieve this. The challenge lies within encouraging actions related to existing housing rather than future construction.

Community Development Director Chelsea Walton responded that while the operational details for meeting strategies are still being determined, there will be checkboxes to track progress. The focus is on community outreach, including educational efforts and possible incentive packages for homeowners. These steps aim to enhance community wellness and raise awareness about property values through cleanups and other positive actions.

Planning Manager George Worley added that goals and strategies should include action-oriented words.

Member Reilly asked who is going to pay for the conceptual housing plan referenced in Goal 2.

Ms. DeWitt responded that the grant funding the Workforce Housing Committee received will help create a needs assessment which will then help create a housing plan.

Member Reilly commented that in Goal 2, Strategy 2.4 where it says "provide regulatory incentives to reduce production costs and promote production of workforce housing" ,there's several areas that are in specific conflict potentially with that statement.

Chair Sapio added that many of the goals are wonderful but expensive and can drive up the cost of housing.

Member Hess commented to also include the 2015 General Plan on line 14 on page 1 in the list of prior General Plans.

Chair Sapio asked if there is anything currently in the works for water allocations for workforce housing regarding the numbers mentioned in Strategy 2.5.

Ms. DeWitt responded nothing is in the works at this time, however, can try to get it incorporated if there is an update to the water policy.

Vice-Chair Michelman asked if there is a provision for water allocations for workforce housing developments different than standard housing allocations.

Ms. DeWitt responded that in the current water policy there is not.

Chair Sapio commented on line 25 under "The Prescott Fire Department" heading,

which says not if a fire occurs but when a fire occurs. He sees this as a public safety issue due to the possibility of cell service being at full capacity during a large emergency, since everyone will be calling for help and checking on others. There is a need to include public safety infrastructure such as communications and cell towers.

Ms. DeWitt responded that the cell phone topic is covered in the connectivity chapter and will leave it there since the section being discussed is things specifically for the Fire Department to work on.

Member Reilly commented on Goal 2, Strategy 2.1, and could a specific goal for response times be specified. He asked what is meant by "invest and partner", and would like more specifics listed so the plan can be actionable. He requested more specifics, so there are more teeth in the plan.

Ms. DeWitt moved to the next section of the chapter, Environmental Planning.

Vice-Chair Sapio, commented on Goal 1, Strategy 1.1 and requested to add how the city will encourage EPA-approved wood stoves.

Member Huffman asked what does "first flush" mean as referenced in Strategy 1.4 under Water Quality.

Water Resource & Environmental Services Manager Brian Ruiz responded that first flush refers to the first flow of water from a storm that carries pollutants off of surfaces.

Vice-Chair Michelman asked to include a definition of "first flush".

Member Reilly commented on Strategy 1.5 regarding removing the 1 acre threshold, as not to encourage increased costs of construction and need to make sure it can be applied appropriately.

Mr. Ruiz responded they can discuss it with the Environmental Program Manager and get his feedback on the issue.

Member Reilly commented on Strategy 1.6, suggested rewording to "when redevelopment occurs" instead of redevelopment being "required" to address first flush pollutants. A required redevelopment can be expensive.

Ms. DeWitt stated they can check what the intention is with that statement, it may have been worded incorrectly.

Member Reilly discussed Strategy 1.1 under Green infrastructure and asked if this is moving the city in the direction we want to go, as we need to make sure can be applied consistently if a rule is going to be established.

Vice-Chair Michelman asked for clarification on the application of lot size of 1/4 acre in Strategy 1.1 under Green infrastructure.

Ms. DeWitt responded she would get clarification.

Member Frederickson asked if there is any sense yet on adjacent jurisdictions being open to working together on storm water policies as addressed in Strategy 1.4.

Mr. Ruiz commented that Prescott Valley recently put together a storm water management plan, so we can look at their plan and see if their ideas align with ours.

Member Reilly added that first flush comes up again in Goal 2 and would like to make sure what is decided is reflected throughout and does not get lost in the different paragraphs.

Ms. DeWitt responded that the consultants are also reviewing the text of the General Plan and help catch inconsistencies.

Member Reilly commented he would like to add to the Lakes section the reasons why the city has to let water out of the lakes.

Member Frederickson asked if there is a sense of the impact of the solar water aerators installed on the lakes.

Ms. DeWitt added that Matt Killeen advised that it would be about a year before the city expected to see results.

Ms. DeWitt moved on to the Water Resources topic of the chapter.

Mr. Ruiz stated that he is on his third round of reviews with the Water Issues Subcommittee for this section, so there might be more feedback received at their next meeting in June.

Member Reilly expressed concern about the quantity of information and wants to make sure the citizens have resources to be educated. Links to where they can find more information are suggested.

Vice-Chair Michelman asked if a development occurs within the city, does the development itself need to demonstrate a 100-year water supply, or can it rely on the city's existing 100-year water supply.

Mr. Ruiz responded that they would use the city's assured water supply.

Ms. DeWitt moved to the Climate and Energy section of the chapter.

Chair Sapio commented that there are a lot of good ideas but we must consider the costs and benefits of each one.

Vice-Chair Michelman commented on Goal 2, and asked if they should tie promoting energy efficiency to planning and zoning for a possible energy efficiency review and possible incentives.

Ms. DeWitt replied they do have the energy code but have to be careful of what

the city requires because it can be a problem with state statutes.

Member Reilly commented that he is for energy efficiency but it can also be costly; needs to also be consistent in application.

Member Moyer added that educating existing homeowners may be what is needed to let them know how much they could save by making energy efficient upgrades and changes.

Member Reilly commented staff would need training to implement some of these ideas so that should also be mentioned in the plan. Something in the plan for zoning incentives should possibly be added.

Member of the public Patrick Grady commented that Council in May of 2022 voted unanimously to create the quad city climate profile report, which was presented to Council in February of 2023. He supports the current draft of the climate and energy section of the General Plan.

Member of the public Greg Murray recommended a better introduction in the first paragraph to define the words used in the title of this section.

Member of the public Gary Beverly suggested keeping the plan relevant and would like a goal to create a committee for General Plan monitoring.

Member of the public Stephen Cook spoke regarding energy zoning, as a tiny home uses 1/6 of the energy of a standard home.

Member Frederickson commented that the goal is for the General Plan to be an action plan and have a tracking mechanism to keep the city on track.

Ms. DeWitt added that there will be an implementation section in which there will be a spreadsheet with all the goals and strategies with who is responsible and a timeline for completion so every year it can be reviewed when Council does their strategic planning.

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

Vice-Chair Michelman asked for clarification on the median income number found on page 7, maybe need to add more detail about where the number is derived from.

Chair Sapio asked what is the ultimate goal with the language for the city not condoning discrimination or harassment, as he is worried that it may open the city to litigation.

Member of the public, Jim Helbling, said there is a perception that Prescott condones discrimination. Wants everyone to feel welcome in Prescott.

Member Frederickson commented that there may be a perception but does not believe it is a reality, would like to get more specific about the language and should add that the city has not and will not condone discrimination and harassment.

Member Moyer added that he agrees with Member Frederickson and does not want the Plan to seem to imply that there is any control over how people feel.

Member Hess added the language to him does not run the risk of spurring additional litigation.

Chair Sapio commented that the City of Prescott has never condoned discrimination.

Member of the public Robert Shegog commented that he has experienced discrimination in Prescott.

Member Reilly commented that the current version is not all-inclusive, and maybe we should phrase it that Prescott has never and will never condone discrimination and that refers to the city staff and elected officials.

Chair Sapio commented that we should change the wording to make it a positive statement.

Member Hess commented that residential and water resources should be added to paragraph 5 of the introduction and suggested reorganization of the following paragraph. Under "Physical Setting and History" he added that wording should be revised to say "pre-historic peoples".

Mr. Worley added that new population numbers usually get updated from census data in July.

Member Hess recommended to add how Prescott is very much affected by the growth trends under first paragraph in Regional population trends.

Member Reilly added that the population swells during the day in Prescott.

Member of the public Stephen Cook commented on the livability of goals, and feels current livability goals are themes for goals, not the goals themselves.

## **5. STAFF UPDATES**

Ms. DeWitt stated the next meeting will cover Great Places and Neighborhoods, will be a large amount of information and will be the last review meeting for the final chapter. In July, we'll present the new format with edits, aiming for two meetings on the 17th and 31st. We hope to finish in one meeting, but prepared for two. August and September will be a 60-day public comment period, with virtual and in-person open houses. Planning and Zoning reviews will begin in October, targeting Council approval by January. Final ambassador training is planned for February. The next scheduled meeting is Wednesday, June 26th.

Member Hess asked for handouts to be emailed to the committee members as well so they can have an electronic version.

## **6. ADJOURNMENT**

Chair Sapio adjourned the meeting at 4:24 p.m.

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Terry Sapio, Chair

ATTEST:

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Board Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: June 26 General Plan Committee Meeting  
DATE: June 26, 2024  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: Presentation & Discussion Regarding the Great Places and Neighborhoods Chapter of the General Plan.

## ITEM SUMMARY

The new Great Places and Neighborhoods Chapter consists of Land Use and Growth areas, Historic Preservation, Recreation, Bike and Ped Paths, Dark Skies, and Tree City USA. 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. Staff requests input and consensus, but no formal action will be taken.

## ATTACHMENTS

1. Great Places and Neighborhoods
2. General Plan Land Use MAp



## Great Places & Neighborhoods

### **LAND USE**

Prescott's land use base comprises the typical residential, commercial, and industrial land use types. Prescott has a traditional downtown of mixed uses, mostly of retail commercial businesses. Other important components include 13 local and 13 national register historic districts, creeks, trails, lakes, and an airport. Prescott's Land Development Code (LDC) encourages mixed use areas, which combine commercial and residential uses. There are also transitional areas within the City where the land use character is changing due to new development or redevelopment of existing buildings being adapted for different uses.

Diversity of neighborhoods is one of the many features that makes Prescott a great place. Prescott's earlier neighborhoods are rich with different architectural styles, historic landscaping and structures significant to Prescott's heritage. These attributes define neighborhood character. Preservation with sensitivity to private property rights is important in maintaining the historic character of these resources. The first subdivisions were designed with traditional small lots in a grid pattern. These are the characteristics which also define walkable and sustainable neighborhood design.

Infill construction and renovation in existing structures can provide medium density residential opportunities close to work and services in the downtown area. Later subdivisions on the fringes of the city core were also platted with small lots. In some areas, opportunities for moderately affordable housing exist in these neighborhoods and should be protected to help meet the housing needs of a balanced community.

Some transitions are from single-family residential to multi-family, while other transitions are from residential uses to commercial uses. Although much less common, it is also possible for commercial use areas to transition to residential uses.

As the community grows, land uses in some areas evolve and come under development or redevelopment pressures. These transitioning areas are often the locations where significant land-use conflicts can occur. Internal pressures on land uses usually come in the form of new development in or near established neighborhoods. Involving residents in decision-making processes is important to assure that all interests are considered, and broad consensus can be sought.

#### **Planning Hierarchy**

Prescott planning occurs in a hierarchy of planning layers, each with associated key planning documents controlling each level. At the top layer is this General Plan. The General Plan represents a high-level look at the current and anticipated condition of the City over a

ten-year time span. For land use purposes, this plan should provide guidance to decision makers when budgeting for infrastructure, when considering development project applications, when considering potential annexations, and when acting on rezoning requests.

Prescott also uses Specific Area Plans where closer focus is warranted for certain, more limited, geographic areas that are experiencing change via growth, demographics, or external pressures such as development in adjacent jurisdictions. There are three specific area plans, each created for different purposes. The Prescott East Area Plan was the direct result of the annexation and development of the area that comprises Yavapai Hills, The Ranch and the concentration of commercial development including the nearby commercial area along SR69. Later, the Willow Lake South Area Plan was adopted because of the development of Prescott Lakes and nearby properties. The third, and largest in area is the Airport Specific Area Plan that was developed to influence land development around and near the airport.

The next layer of planning is at the neighborhood level. These plans are typically driven by redevelopment pressures or pressures from development near the neighborhood. Unlike the General and Area plans, neighborhood plans are much more focused on cultural and community cohesiveness and less about future land use planning.

### **THE LAND USE MAP**

#### **Explanation of Land Use Designations**

To assist in guiding growth and development consistent with the community's vision, it is important to understand the intent of the different land use districts designated on the Land Use Map (LUM). The following definitions relate to the designations on the Land Use Map and should be used when interpreting the map uses. The residential land uses are characterized as a range of dwelling units per acre (DU/AC).

Please Note that where Specific Area Plans exist and where their Land Use designations differ or conflict with the Land Uses indicated on the LUM, the Specific Area Plans shall be deemed the more specific and shall control planning decisions.

#### **Recreation/Open Space**

This designation denotes areas which are to be precluded from development except for active and passive public recreational facilities or natural preserves. Open space areas are intended to be left in a natural state due to topographic, drainage, vegetative, and/or landform constraints or the need to provide buffers between incompatible land uses, or to protect viewsheds.

#### **Mixed-Use**

Mixed-Use areas are generally located at an existing or anticipated circulation nexus and/or placed between higher intensity uses and adjoining residential land uses. The Mixed-Use designation is intended to be compatible with the surrounding area while providing a mix of commercial, employment, public and residential uses. It is anticipated that these areas will

support neighborhood oriented commercial uses and may include master-planned and developed mixed communities intended to replicate the traditional downtown mixture of commercial and residential uses of all density categories. Residential uses are permitted, but subject to density and buffering standards set out by the overlying zoning districts.

### **Commercial**

The Commercial designation denotes typical community or regional commercial uses. Intended uses include office, retail, service, civic, lodges, health related and other similar uses as permitted by the appropriate zoning designations. Residential uses of all density categories are permitted, but subject to density and buffering standards set out by the overlying zoning districts.

### **Commercial/Employment**

The Commercial/Employment designation refers to areas where professional offices, tourism, recreation, service uses, warehousing, and industrial uses are generally appropriate. This use requires appropriate buffering considerations from adjoining residential areas. The specific allowable uses are determined based upon the zoning of each particular site and will consider adjacent land uses, traffic impacts and the intensity of any proposed development. Residential uses are not anticipated in this designation.

### **Very Low Density Residential (less than 1 DU/AC)**

The Very Low Density Residential category is intended for large-lot single-family housing in a rural setting. Development in these areas will consist mainly of detached single-family homes on 2-acre minimum sized lots or larger. The basic character of development is rural, with most natural features of the land retained. Typically, keeping of horses or other livestock is permitted, possibly in association with pre-existing and ongoing farming or ranching. Public services demands are not as great as in higher density, more urban development. No commercial or industrial development is anticipated.

### **Low-Medium Density Residential (1-7 DU/AC)**

The Low-Medium Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to seven dwelling units per acre are typical of this category. In general these areas are quiet residential single-family neighborhoods but in some areas a mix of single-family, duplexes and townhouses would also be appropriate. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required. The Low-Medium Density Residential category would also allow residential development as described for the Very Low Density Residential category.

### **Medium-High Density Residential (8-32 DU/AC)**

The Medium-High Density Residential category may include duplexes, manufactured and modular homes, apartments, town homes, and other forms of attached or detached housing on smaller lots. The density range for this category is 8 to 32 dwelling units per acre. This

category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required. The Medium-High Density Residential category would also allow residential development as described for the Low-Medium Density and Very Low Density Residential categories.

(Insert small graphic of Land Use map and link to full Land Use Map) (Insert map depicting the three SAP's and maybe links) (add some form of hierarchy graphic)

**Goal 1.** Promote preservation and rehabilitation of historic buildings, landscapes and neighborhoods in a manner sensitive to property owners and in accordance with the Historic Preservation Master Plan.

**Strategy 1.1** Identify historic resources and promote understanding of their significance.

**Strategy 1.2** Support through appropriate processes, minor variations from the codes which allow preservation, restoration, rehabilitation and expansion of historic buildings and landscapes to improve their longevity and usefulness.

**Strategy 1.3** Encourage adaptive re-use of historic buildings where the original use is no longer viable.

**Goal 2.** Assist property owners, public and private, in the use of national, state and local regulatory mechanisms for the protection of property values and for benefits available to owners of historic properties.

**Strategy 2.1** Produce and distribute information packages detailing National Register listing advantages:

- state historic property tax reductions for residential property
- state historic property tax benefits for restoration of income producing properties
- tax incentive programs under federal law for renovation of income producing property

**Strategy 2.2** Produce and distribute information detailing the advantages of listing in a Local Historic Preservation District:

- protection of historic integrity of the property and/or neighborhood property values

- availability of state and federal funding under the Certified Local Government Program for improvements
- offer assistance and advice on renovation and new construction per adopted guidelines to property owners

**Goal 3.** Involve the residents and property owners of the area in the planning process and policy development for their area.

**Strategy 3.1** Encourage the use of Neighborhood Plans to get resident input on unique circumstances or challenges within developed neighborhoods, such as traffic safety or zoning incompatibility.

**Strategy 3.2** Encourage the use of historic preservation overlay districts where appropriate to protect historic buildings and features within neighborhoods.

**Goal 4.** Analyze transition and special study areas for their potential in helping to meet community challenges such as economic development, workforce housing needs, historic preservation and open-space conservation and traffic connectivity.

**Strategy 4.1** Develop incentives and modified development standards to better direct appropriate land uses in transition and special study areas while protecting nearby residential uses.

**Strategy 4.2** Encourage in-fill development and re-development at densities compatible with the established neighborhood character and infrastructure.

**Goal 5.** Support flexibility in setbacks, site coverage and height in return for acceptable development design, which maintains the character of transitioning areas, but also furthers implementation of neighborhood and land-use plans for the area.

**Strategy 5.1** Initiate rezoning, where appropriate, to support the character, goals and uses identified in specific area plans or neighborhood plans adopted for transition areas.

**Strategy 5.2** Encourage infill development while protecting the existing neighborhood housing stock and character

**Strategy 5.3** As development pressure occurs on existing neighborhoods, initiate neighborhood plans and/or special purpose plans with the

involvement of residents and property owners to guide future development and re-development within or adjacent to those areas.

**Strategy 5.4** Define areas where zoning overlay districts, including Historic Preservation Districts, or other tools for specific neighborhood protection are appropriate.

**Goal 6** Promote preservation and maintenance of existing landscaped, trails and open spaces within neighborhoods to assure pedestrian circulation and access to existing open spaces.

**Strategy 6.1** Identify opportunities to create new pedestrian connections from residential neighborhoods to commercial and service locations.

**Strategy 6.2** Support through appropriate processes, minor variations from the codes which allow preservation, restoration, rehabilitation and expansion of historic buildings and landscapes to improve their longevity and usefulness.

## **HISTORIC PRESERVATION**

### **Pre-History**

Indigenous people preceded the establishment of Prescott by thousands of years. Though the Paleoindian & Archaic Periods are sparsely documented we do have evidence of peoples occupying the area in the Middle Archaic Period (5000-1500 BC) and several sites and evidence of people occupying the area in the Late Archaic Period (1500 BC- 700 or 800 AD). Many of these sites are in modern day Chino Valley & along the slopes of the Black Hills. Evidence indicates that indigenous people during this time were high mobility and depended on hunting seasonal gathering. Post Archaic Period was the Formative Period (200-600 AD) in which indigenous people transitioned from mobile hunter-gatherers to more permanent farming populations. The Prescott Culture resided in the area from 600-1600 AD and were located on the periphery of the Sinagua, Hohokam & Chonina culture areas and favored hilltop enclosures & sites as well as limited agriculture supplemented by hunting & gathering. Spanish explorer Antonio de Espejo passed through the area in the late 1500s in search of gold & silver, at which time the first interactions with the Yavepe were documented. The Yavepe people, now known as Yavapai, were mainly hunter gatherers, moving seasonally in a large swath of area east of the Colorado river and south of Flagstaff. These are now the Tri City and Verde Valley areas. Today, the Yavapai Prescott Indian Reservation spans 75 acres near the Ft. Whipple Military Reserve and has a population of 309 according to the US Census Bureau 2017-2021 American Community Survey.

### History

The founding of Prescott in 1864 as the first Territorial capital of Arizona was a significant historic event. Under President Lincoln's command, eight territorial Officers were sent to the West in the Fall of 1863, including John Goodwin, who was later established as the Arizona Territorial Governor. The Officers soon landed in uncharted land in Central Arizona. Gold had recently been discovered in the area, six miles southwest of present-day Prescott, which put the area on the map for settlers seeking fortune. With favorable reports of the mines pouring in throughout the remainder of the year and early 1864; coupled with the military presence of Ft. Whipple, Prescott was chosen as the City's official name and was established as capital on October 4, 1864. A fire destroyed much of downtown Prescott in 1900 and an exhaustive re-building campaign was initiated immediately thereafter. Most of Prescott's existing, significant historic buildings date from the post-fire construction period.

### Today

Prescott's focal point, the Downtown, discussed in the General Plan's Land Use Element, is not only the historic and economic center but, also, the artistic and cultural center of the City. Interest in cultural activities has expanded in the past couple decades as seen in the increasing numbers of tourists, resident artists, events and participants. The Downtown is anchored by three outstanding historic, cultural venues: The Elks Opera House, Sharlot Hall Museum, and The Prescott Center for the Arts. The Western Heritage Center, a non-profit showcasing prehistoric & historic artifacts from a variety of local organizations, was established in 2017 in the heart of Whiskey Row along

To this day, over 800 National Register properties reside within Prescott's City limits. To help protect these properties, Prescott has established thirteen Local and thirteen National Historic Register Districts, which are governed by a comprehensive set of preservation guidelines. These guidelines are titled the Prescott Historic Preservation Master Plan. Preservation is critical to the character and economic vitality, the protection of property values, and the Community benefit of Prescott. Therefore, enforcement and continued development of the Historic Preservation Master Plan should be a priority for the City. Deference should be given to the Master Plan for guidance on making decisions regarding Prescott's cultural & historical assets.

Prescott's first and current Historic Preservation Master Plan was drafted and adopted in 1998. An update is currently underway, with a target completion date of 2025. In addition to creating chapters for four more recently added districts (Historic Homes at Hassayampa, Mile High, North Prescott and Southeast Prescott); a chapter on managing Archaeological resources will also be created. The Preservation Master Plan prescribes each District specific guidelines to give property owners, contractors, designers, Commissioners, Council and Staff clear direction to evaluate and protect historic resources. The Plan also provides recommendations for future documentation of historic resources and for creation of additional preservation overlay districts, which should always be an objective as the City's historic resources are continually evolving.

Historic and prehistoric preservation are organizing forces in Prescott's land use principles and are key components of the community's economic engine. The historic town square and the surrounding historic neighborhoods, as well as prehistoric sites prepared and/or interpreted for public education, are a focus of the region's tourist economy. The tourist economy is the highest source of income for

all of Northern Arizona. Prescott alone clocked approximately 125,000 visitors to its area museums in 2003 (Source- City of Prescott Economic Development Department).

Preservation can also play an important role in putting housing within greater reach of all residents. By rehabilitating and renovating existing structures on smaller lots, the older, designated parts of town return to the more pedestrian friendly system of the past, making use of existing infrastructure and landscaping. Adaptive reuse, which involves repurposing historic buildings for a different use while preserving their architectural and cultural heritage, is also highly encouraged in Preservation. The City should seek to educate the community upon adaptive reuse projects as well as develop strategies to incentivize them, particularly in Historic Districts.

Prescott should place increased emphasis upon educating historic property owners as to what financial incentives are available to them in the form of multiple, state and federal level tax reduction and credit programs. The State Preservation Office (SHPO) is the guiding hand for these programs, so the relationship between the City and State should also continue to be strengthened to ensure information flows properly & frequently.

The City of Prescott is classified as a Certified Local Government (CLG) by SHPO. A CLG designation signifies that a municipality has entered into an agreement with SHPO and the National Park Service to commit to work collaboratively to fulfill the goal of preserving, protecting and increasing awareness of heritage resources. CLGs also maintain local preservation ordinances, a Preservation Commission and processes to identify and designate significant historic properties worthy of preservation. CLGs must also retain professional staff to administer their program, and a process of design review to ensure that designated properties are appropriately preserved and considered in planning.

## **Historic Preservation & Cultural Assets Goals and Strategies**

### **Goal 1 Survey, documentation and listing of properties eligible for the National Register of Historic Places; including creation of new Districts**

- Strategy 1.1 Reassess and summarize priority areas for revision and/or addition to Prescott's Historic Districts; create a 5-year plan.
- Strategy 1.2 Partner with SHPO and other Preservation related organizations and individuals to assist with inventory of properties.
- Strategy 1.3 Engage with public to gather input as to which areas they would like to see incorporated into existing or new Districts.

### **Goal 2 2025 Prescott Historic Master Plan Update**

- Strategy 2.1 Complete Historic Master Plan Update as well as launch ARCHES preservation information database for the City by end of 2025; this will make historic information more easily accessible to the public.

Strategy 2.2 Review applicable codes and consult with state staff and experts to ensure that irreplaceable prehistoric resources receive appropriate survey and mitigation procedures (see Strategy 5 for separate, archaeological resources goals).

Strategy 2.3 Review the applicable codes and consult with state staff to ensure that the historic preservation ordinances remain in compliance with the federal Certified Local Government program of the U.S. Historic Preservation Act of 1966, as amended.

### **Goal 3 Citizen Education**

Strategy 3.1 Educate citizens about the purpose of Prescott's Preservation program & incentivize historic property owners to maintain and/or improve their properties.

Strategy 3.2 Create and promote materials for historic property owners to promote preservation, rehabilitation and restoration as well as educating them on financial incentives available.

Strategy 3.3 Consider holding annual "Preservation workshop" for citizens as well as reinstate annual historic home tour(s).

### **Goal 4 Enhance Relationship with State Historic Preservation Office (SHPO)**

Strategy 4.1 Strengthen relationship between the City and the State Historic Preservation Office (SHPO) as well as other Preservation Organizations in the State Further development of CLG aims: enhanced & updated Historic Preservation Master Plan, more resources and educational opportunities for staff

Strategy 4.2 Work with SHPO to re-index and expand National Register listings within Prescott (see Goal 2).

Strategy 4.3 Liaison with SHPO for greater understanding and access to public & private grants for preservation.

### **Goal 5 Enhanced Protection for Archaeological Resources**

**Strategy 5.1** Create an introduction and overview chapter in the Prescott Historic Master Plan, which outlines the purpose of a protection plan for pre-historic resources, goals of the plan and an overview of Prescott area pre-history

**Strategy 5.2** Consolidate GIS data of known archaeological sites; assess significance of each site and catalog by area in order to create chapters. This will take collaboration with GIS Department, state staff and potentially third party contracted archaeologists/cultural experts.

**Strategy 5.3** Create best management practices for sites (partner with Arizona Site Steward Program for monitoring). Create protocol to protect known archaeological resources from development projects and how to assess newly found [archaeological] resources.

## **RECREATION**

### **PARKS AND RECREATION INVENTORY**

The City's park system began with City Park, now known as Ken Lindley Field. This was a Works Progress Administration project in the early 1930s employing local workers to combat the Great Depression. In the 1960s, the City aggressively pursued Federal Land & Water Conservation Funds for the acquisition and development of parks. The City began utilizing various State funding sources in the 1990s including the State Lake Improvement Fund, and the Heritage Fund provided for by State lottery revenues. Lands were specifically acquired for parklands or open space to be conserved in perpetuity. The Willow and Watson Lake reservoirs, purchased from the Chino Valley Irrigation District in 1998 through a voter approved initiative, are dual purpose: for water supply and recreation.

The Parks and Recreation Department currently provides recreational opportunities for all ages and demographics. Our parks and recreation portfolio includes:

- 5 Regional Parks
  - Pioneer Park
  - Watson Lake Park
  - Willow Lake Park
  - Goldwater lake Park
  - Glassford Dells
- 6 Community Parks
  - Granite Creek Park
  - Kayla's Hands Park
  - Ken Lindley Park
  - Bill Valley Park
  - Heritage Park
  - Willow Creek Park
- 4 Neighborhood Parks
  - Flinn Park
  - Acker Park
  - Stricklin Park
  - Vista Park
- Mini-parks
  - Peppertree Park
  - Honor Island
  - Leroux Park
  - Memorial Island
- Special Use Parks

- Willow creek Dog Park
- Mike Fann Skate Park
- Antelope Hills Golf Course
- Rodeo grounds
- Watson Woods
- Recreation Centers
  - Grace Sparks Activity Center
  - Rowle Simmons Adult Center
  - Boys and Girls club

## **PARKS AND RECREATION ACTIVITIES**

A variety of recreational activities occur in areas owned and/or managed by the City of Prescott including field and court sports, lakes, skateboarding, cycling, in-line hockey, hiking, horseback riding, bocce ball, horseshoes, camping, rappelling, birding, playgrounds, picnicking, dancing, living history, live music, orienteering, geocaching, yoga, races, archery, zoo, dog park, nature center, performing arts and special events. The Department has a role in providing programs, facilities, and services for these activities and features one of the highest per capita sports participation rates in Arizona.

The City maintains an ongoing dialog with the Arizona Game and Fish Department (AZGFD) regarding improving the lakes as fisheries. Discussions include slot limits for the bass population, removing crayfish to assist fish reproduction and other activities. AZGFD continues to stock trout in area lakes. The health of Prescott's lakes is a complicated and ongoing issue.

### **Parks and Recreation Goals and Strategies**

**Goal 1** Recognize greater recreation potential and act on them to improve the quality of life for residents and visitors and make improvements, where needed, to current facilities.

**Strategy 1.1** Seek financial support through the Capital Improvement Program and from the local community to upgrade aging facilities with outdated amenities. These upgrades should have benefits to energy conservation, safety, aesthetics, tourism, user experience, and increased function.

**Strategy 1.2** Identify and evaluate appropriate available lands for acquisition, license agreements, or acquisition of easements, based upon an inventory of parklands, open space, and recreation facilities. Trail connectivity should be a high priority.

**Strategy 1.3** Establish plans and timelines for the development of desired lands on a financially constrained basis.

**Strategy 1.4** Update the Parks and Recreation Master Plan to recognize new opportunities, changing recreation trends and facility needs.

- Strategy 1.5** Continue and expand cooperative programs with the Prescott National Forest and with all entities to enhance trail connectivity and maintenance standards.
  - Strategy 1.6** Seek new partnerships with Yavapai County, other government entities, organizations, or individuals to serve the parks and recreation needs of Prescott, as well as of the region.
  - Strategy 1.7** Continue coordination with the towns of Prescott Valley, Chino Valley and other entities to plan cross-jurisdictional trails, open space, and recreation opportunities.
  - Strategy 1.8** Partner with the Prescott Frontier Days rodeo organization to make capital improvements to the City owned rodeo grounds.
- Goal 2** Establish recreation strategies for Willow, Watson, and Goldwater Lakes to continually improve and enhance these assets for both residents and visitors.
- Strategy 2.1** Work with the Public Works Department to implement measures to reduce the algae and weed growth in Willow and Watson Lakes.
  - Strategy 2.2** Work closely with the Arizona Game & Fish Department to continually improve the fishing conditions at Willow, Watson, & Goldwater Lakes.
  - Strategy 2.3** Implement a forestry plan for Parks and Open Space including invasive species removal.
  - Strategy 2.4** Continue to expand recreational opportunities and facilities at upper and lower Goldwater Lakes to fully utilize the area to better accommodate recreation demands and future recreation trends.

## TRAILS AND GREENWAYS

City trails and greenways currently allow for non-motorized recreation and transportation. Trails and greenways connect destinations within Prescott including schools, businesses, neighborhoods, parks, and other recreational sites. Prescott has received national recognition for the progressive approach to providing a high-quality trail system. Completion of the 55-mile Prescott Circle Trail, Prescott Greenways, and Granite Dells trail expansion will further enhance the trail system.

Other upcoming projects:

- Granite Dells Regional Park (including Glassford Hill)
- Completion of the North Peavine Trail to the Headwaters of the Verde River
- Complete the Granite Dells Gateway Park
- Continue to work on the completion of the Greater Prescott Trails Plan with Prescott National Forest
- Construct the Pioneer Parkway Trailhead with Yavapai County
- Construct the White Spar Trailhead with Prescott National Forest
- Bean Peaks flow trails with Prescott National Forest and Prescott Mountain Bike Association
- Improve connections to the Prescott Circle Trail

### Trails and Greenways Goals and Strategies

- Goal 1** Expand and improve the connectivity of the trails and greenways system.

- Strategy 1.1** Complete high priority trails within the following geographical priorities: 60-mile Prescott Circle Trail, Prescott’s Greenways, Prescott Peavine Trail to Chino Valley, Willow Lake to Watson Lake via Granite Dells, multiple trails to Glassford Hill with connectivity to Prescott Valley, Recreation Pathways City-Wide, and Completion of Larger Interconnected Trail Networks.
- Strategy 1.2** Establish a matrix using scoring criteria for proposed trails to define priorities for trail construction.
- Strategy 1.3** Implement creative right-of-way acquisition strategies for trails, such as license agreements, leasing, donation, purchase, and easements. This includes exploring the feasibility of roadways, utility, and drainage corridors.
- Goal 2** Encourage greater public participation in the planning, development and maintenance of trails and greenways.
  - Strategy 2.1** Continue to work with Prescott Creeks and other non-profit foundations to develop a community volunteer creek monitoring program to expand and support a creek watch project.
  - Strategy 2.2** Prepare information for the public regarding the importance of trails and greenways, detailing how they contribute to the value of developed land and the health of the community. Include information regarding state laws on landowner protection from liabilities, direct land purchases, license agreements, land donations and easement acquisitions, which also can be purchased or donated.
  - Strategy 2.3** Continue to support and improve the “Over the Hill Gang” trail building program
- Goal 3** Support the linkage of public and private open space and trail systems to serve the community more efficiently.
  - Strategy 3.1** Encourage new developments to designate open space areas which adjoin and link to existing public or private open space areas.
  - Strategy 3.2** Require the creation of publicly accessible trails in new subdivisions where such trails can provide new or improved connectivity for existing trail networks.
  - Strategy 3.3** Work with the Central Metropolitan Planning Organization on the Active Transportation Plan ACT UP.
- Goal 4** Develop and implement planning for the Glassford Dells Regional Park & Preserve.
  - Strategy 4.1** Meet with partners and citizen groups to draft trail plans and Park amenities.

**Strategy 4.2** Hold multiple Public meetings to gather information on what the Public would like to see in Park development.

## **PEDESTRIAN AND BICYCLE CIRCULATION**

Many Prescott residents and visitors find our temperate climate ideal for outdoor pursuits, including walking and bicycling. The number of recreational trails in and surrounding Prescott have increased substantially since the turn of the century, yet challenges to “shoe-horning” bicycle and pedestrian facilities into existing infrastructure constrained by historic and geographic confines remains a challenge. While considerable progress has been made connecting and improving bicycle and pedestrian facilities, many still find walking or biking to specific destinations in Prescott too difficult or dangerous to contemplate.

The on-street system consists mainly of striped bike lanes, signed bike routes and sidewalks. The striped bike lanes are primarily located on existing arterials and major collectors. Sidewalks are typically provided on new local, collector and arterial streets; however, a cohesive pedestrian movement network from neighborhoods, business areas, schools and other destinations remains to be developed. Some progress has been made through the Safe Route to Schools program and the Bicycle and Pedestrian Master Plan, which includes specific policies and locations for recommended projects while addressing related on-going maintenance needs. Off street multi-use paths, like our downtown greenways trail, should be considered as an integral part of the transportation system, as they can supplement our on-street provisions.

The mountain biking community embraces Prescott due to the high quality of its recreational trail network. This is a reflection of the considerable volunteer efforts of groups like Yavapai Trails Association, Prescott Mountain Bike Alliance and The Over the Hill Gang. Evidence of this enthusiasm is the annual Whiskey Off-Road race, which has been run for close to twenty years, and had 2000 participants in 2023. The Prescott Circle trail is a 54-mile non-motorized trail that circumnavigates a good part of the city, and popular trailheads are located at almost any compass point from the downtown plaza. Some of the more popular trail areas are: Pioneer Park, Granite Dells and the Peavine Trail (Including plans for a possible regional park), Lynx Lake and Badger Mountain, Senator Highway and Groom Creek, White Spar area (including the planned Bean Peaks trail system), Copper Basin and Mount Francis, Thumb Butte road and the White Rock trail access, Spence Basin, and Granite Mountain.

Better on street bicycle accommodations may encourage biking tourists, who stay in downtown hotels, to ride their bikes to trailhead destinations, rather than drive. Those same improvements may also encourage Prescott's residents to ride their bikes downtown for events like concerts on the plaza. The recent re-striping of Thumb Butte Road to shift the center line over to allow for a bike lane for slower uphill riders is one example of using paint to provide a better sense of safety for bicyclists. Shared lane signs were placed for the faster downhill traffic. While these improvements are appreciated (by pedestrians too), they stop at the city limit. Communication and cooperation with Yavapai County would be needed to continue the improvements to Thumb Butte Park.

There is a designated bicycle route between the Mike Fann Community Skate Park and the newly built Granite Creek Park Pump Track due to an increase in bicycle traffic between these two parks. As an example of safety improvements which may be made to this designated bike route, additional signage to notify motorists of bicycles on the roadway may be added, along with the addition of

shared lane markings on Pleasant Street & Willis Street and upgrading the traffic light at the intersection of Sheldon Street & Pleasant Street to detect bicycles.

Some years ago, the public works department added a budget line item for sidewalk maintenance. The effort started repairing, replacing and grinding sidewalk panels in the downtown area, as well as connecting and improving pedestrian ramps and access. While this program has been appreciated and popular, it could be expanded to complete missing sections of sidewalk to improve pedestrian connectivity.

### **Complete Streets, Vision Zero, and Transportation Safety Planning.**

Over 1700 jurisdictions in the USA, including 37 states and several cities in Arizona, have adopted complete streets policies. Similarly, over 50 jurisdictions have adopted Vision Zero plans. Vision Zero is the core of the approach to traffic safety for many cities and counties. The core principles of Vision Zero are that human life and health should be the highest priority within all aspects of transportation systems. Establishing policies that require the consideration of safety for all users of the transportation system is the best way to ensure provisions for the most vulnerable of system users are not overlooked.

The Central Yavapai Metropolitan Planning organization, CYMPO is responsible for conducting a comprehensive Transportation Safety Plan: A system-wide, multimodal, proactive process that better integrates safety into surface transportation decision-making. Federal law requires that the State and Metropolitan transportation planning processes be consistent with Strategic Highway Safety Plans. It is important for the processes to consider projects and strategies to increase the safety of the transportation system for motorized and non-motorized users. The city of Prescott should explore every opportunity to apply any proposed solutions generated by the plan to their own Transportation Planning efforts.

Complete Streets is a nationally recognized term referencing the design and operation of highways and streets to enable all users, including bicyclists, pedestrians, transit riders, passenger vehicles, and commercial vehicles, to safely move along and across the roadway. Complete Streets is an approach to interdependent, multimodal transportation facilities planned, designed, operated, and maintained to provide safe mobility. Designing streets to the function and context of the neighborhood, whether residential or commercial, and the surrounding environment is appropriate. Each highway or street is unique and dependent upon the context of the street design and neighborhood.

A "Complete Street" is defined as a street which safely accommodates all users including vehicles, pedestrians, and bicyclists. Basic elements of complete streets include sidewalks, bike lanes (or wide paved shoulders), pedestrian crossing opportunities, median islands, and accessible pedestrian signals. Careful planning and development of Complete Streets infrastructure offers long-term cost savings for local and state governments by reducing automotive travel.

Basic elements of Complete Streets include sidewalks, bike lanes (or wide paved shoulders), pedestrian crossing opportunities, median islands, bus pullouts and accessible pedestrian signals. A Complete Street in a rural area will look quite different from a Complete Street in a highly urbanized area, but both are designed to balance safety and convenience for everyone using the street.

By designing for the safety of all users, fewer collisions occur between autos and other forms of transit, reducing the need for emergency services. There are also benefits to public health, the environment and financial benefits to property owners and businesses through increased foot traffic. A committee may be formed to explore and promote appropriate Complete Streets or Vision Zero policies for adoption by city council. Other civic groups may be able to provide assistance to improve our ranking as a Bicycle Friendly Community with the League of American Bicyclists.

Additional information regarding the off-street trail system may be found in the Open Space Element.

Link to City of Prescott Trails and Outdoor Recreation Map: <https://prescott-az.gov/rec-services/recreation-areas-prescott/trails/mile-high-trail/>

### **Pedestrian and Bicycle Goals and Strategies**

**Goal 1**            Ensure that new pedestrian and bicycle circulation facilities are designed and constructed to improve pedestrian and bicycle visibility and user comfort and create logical connections between residential neighborhoods and destinations such as commercial centers, employment centers, medical facilities, etc.

**Strategy 1.1**            Update the 2015 Bicycle and Pedestrian Master Plan to reflect current conditions and serve as a guide for future bicycle and pedestrian needs.

**Strategy 1.2**            Implement the Bicycle and Pedestrian Master Plan for the City of Prescott through inclusion of projects in the Capital Improvements Plan with emphasis on design and development which increase the number of short trips connecting residential areas with recreation areas, schools and business areas.

**Strategy 1.3**            Establish a committee to further the adoption of a complete streets policy, or Vision Zero plan as most appropriate for the City of Prescott.

**Strategy 1.4**            Strengthen partnerships directed toward enhancing pedestrian and bicycle access to local schools.

**Strategy 1.5**            Develop programs which educate bicyclists, pedestrians, and motorists about sharing roadways, and promote walking and bicycling. Strengthen partnerships directed toward enhancing pedestrian and bicycle access to local schools.

**Strategy 1.6**            Pursue acquisitions and development, consistent with the Bicycle and Pedestrian Plan, of separate and multi-use pathways, where feasible, for pedestrians and bicyclists designed to connect popular origins and destinations.

**Strategy 1.7**            Support placement of schools, employment centers and retail in proximity to residential areas to encourage walking, bicycling and transit use.

- Strategy 1.8**           Assure adequate maintenance of bicycle and pedestrian facilities.
- Strategy 1.9**           Encourage bicycle safety through the application of road surface paint, bicycle route signage, and other means.
- Strategy 1.9**           Maintain current League of American Bicyclists Bicycle Friendly Community status while pursuing a higher ranking.
- Strategy 1.10**         Give higher priority to street reconstruction and repaving projects on existing or designated bicycle routes.
- Strategy 1.11**         Retrofit existing roadways to provide multi-modal facilities,
- Goal 2**                Accommodate multi-modal transportation options in new development.
- Strategy 2.1**         Design pedestrian facilities to provide safe access for children, the elderly and handicapped.
- Strategy 2.2**         Require the submittal of pedestrian and bicycle circulation plans as elements of Traffic Impact Analysis required for new development. Assure that adequate bicycle parking facilities are included in designs for new development.
- Strategy 2.3**         Include bikeways, sidewalks and on-street bicycle facilities/lanes in the design of all new roadways where feasible and are consistent with the Pedestrian and Bicycle Master Plan.
- Strategy 2.4**         Encourage the acquisition and development of off-street multi-use routes along creeks, drainages, utility easements, and through parks and open spaces.
- Strategy 2.5**         Design new and reconstructed roadways to provide multi-modal facilities using Complete Streets concepts.

**DARK SKY, GLARE AND LIGHTING**

Prescott’s clear dark night sky is an environmental asset the community wishes to protect. The Land Development Code primarily regulates commercial outdoor lighting by addressing light fixture types and light output. In some cases light output is measured in watts, such as in residential lighting, recreational lighting and sites with internally lit signage. Parking lot lighting is required to be high pressure sodium. However, there have been requests to allow light emitting diode (LED) lighting. New energy efficient technologies, such as hi intensity discharge (HID) and LED make it difficult to regulate light output solely by energy consumption and to require specific existing technologies in some applications.

Residential lighting may be addressed in the lighting code, where an appropriate balance may be met between lighting which is both adequate for residents, yet preserves the nighttime sky. Exterior lighting provides safety, security, visual enjoyment of outdoor living spaces and requires careful consideration as to not infringe upon a neighbors enjoyment of the dark starlit sky.

**Residential Lighting**

New exterior residential lighting fixtures should match commercial lighting requirements to be “dark-sky” compliant. Light sources should not be visible across property lines. Safety lighting should be allowed to illuminate vehicular and pedestrian circulation areas.

**Residential Landscape Lighting**

Landscape lighting or low level path lighting should serve as the primary form of exterior lighting. Street, walkway, driveway and landscape lighting should be of low luminosity, low profile and be of a concealed light source meeting “dark-sky” requirements.

Minimal lighting within residential yards is encouraged. Except in the case of up-lighting key trees and plants, down-lighting is encouraged because it has less impact on the night sky. All yard lighting should utilize low luminosity sources. Landscape light fixtures should be non-reflective, solidly mounted into the ground and provide indirect ambient light for visibility. Landscape and security lighting fixtures should be installed at a height not to exceed ten (10) feet above ground level. If wired systems are used, they may be installed on a timer to save energy and turn off when not needed for pedestrian or vehicular circulation.

**Dark Sky Goals and Implementation Strategies**

**Goal 1** Adopt a lighting code to address new technologies and includes residential light sources to enhance the city’s existing dark sky regulations.

- Strategy 1.1** Adopt a lighting code to address lumination levels.
- Strategy 1.2** Street illumination (street lights) in residential areas should occur only at intersections, to illuminate signage or when unusual safety concerns are present.
- Strategy 1.3** Adopt a residential lighting code adequate for residents which reduces glare to adjoining properties and preserves the nighttime sky.
- Strategy 1.4** Encourage lighting with a low luminosity output in both commercial and residential uses to save energy, reduce glare and reduce sky-glow.
- Strategy 1.5** Retrofit city facilities with dark sky compliant lighting as renovations occur and subject to funding availability.

**TREE CITY USA**

In 1976, the Arbor Day Foundation started the Tree City USA program, which is one of their oldest programs. The vision was for a greener, healthier America which could inspire change on a nationwide level. Trees clean our year, filter our water, and slows storm surge and flooding in cities.

Advantages to communities to become a Tree City USA Community (<https://www.arborday.org/programs/treecityusa/>) :

- Trees help absorb the sounds of traffic in urban areas by 40%.
- Neighborhoods with trees are 7-9 degrees cooler than those without.
- Trees reduce energy costs up to 25% by shading buildings and protecting them from winter winds.
- Homes with trees have higher property values.
- Green space plays a major role in improving mental and physical health.
- Planting and maintaining trees absorbs carbon dioxide in the atmosphere, mitigating the effects of climate.

In the survey conducted in 2022, Residents were asked if Prescott should seek a Tree City designation, over 59% of the survey respondents affirmatively. For Arizona, the program is managed under the Arizona Department of Forestry and Fire Management (<https://dffm.az.gov/forestry-community-forestry/urban-community-forestry/recognition/tree-city-usa>) . Staff has been reviewing what is required to apply, and the program provides a four-step framework to maintain and grow their program. The four-step framework consists of:

1. Maintaining a tree board or department.
2. Having a community tree ordinance.
3. Spending at least \$2 per capita on urban forestry.
4. Celebrate Arbor Day

**Tree City USA Goals and Implementation Strategies**

**Goal 1** Review framework criteria to see what needs to be done to move an application to become a designated Tree City USA forward.

**Strategy 1.1** Review City framework to determine which department would oversee program and designated tree board or department.

**Strategy 1.2** Create and public tree care ordinance to protect the urban forest that ensures its long-term care and maintenance.

**Strategy 1.3** Review what kind of expanses qualify toward the \$2 per capita budget requirement. In-kind volunteer services and donations, as well as other investments, are eligible to count toward the budget.

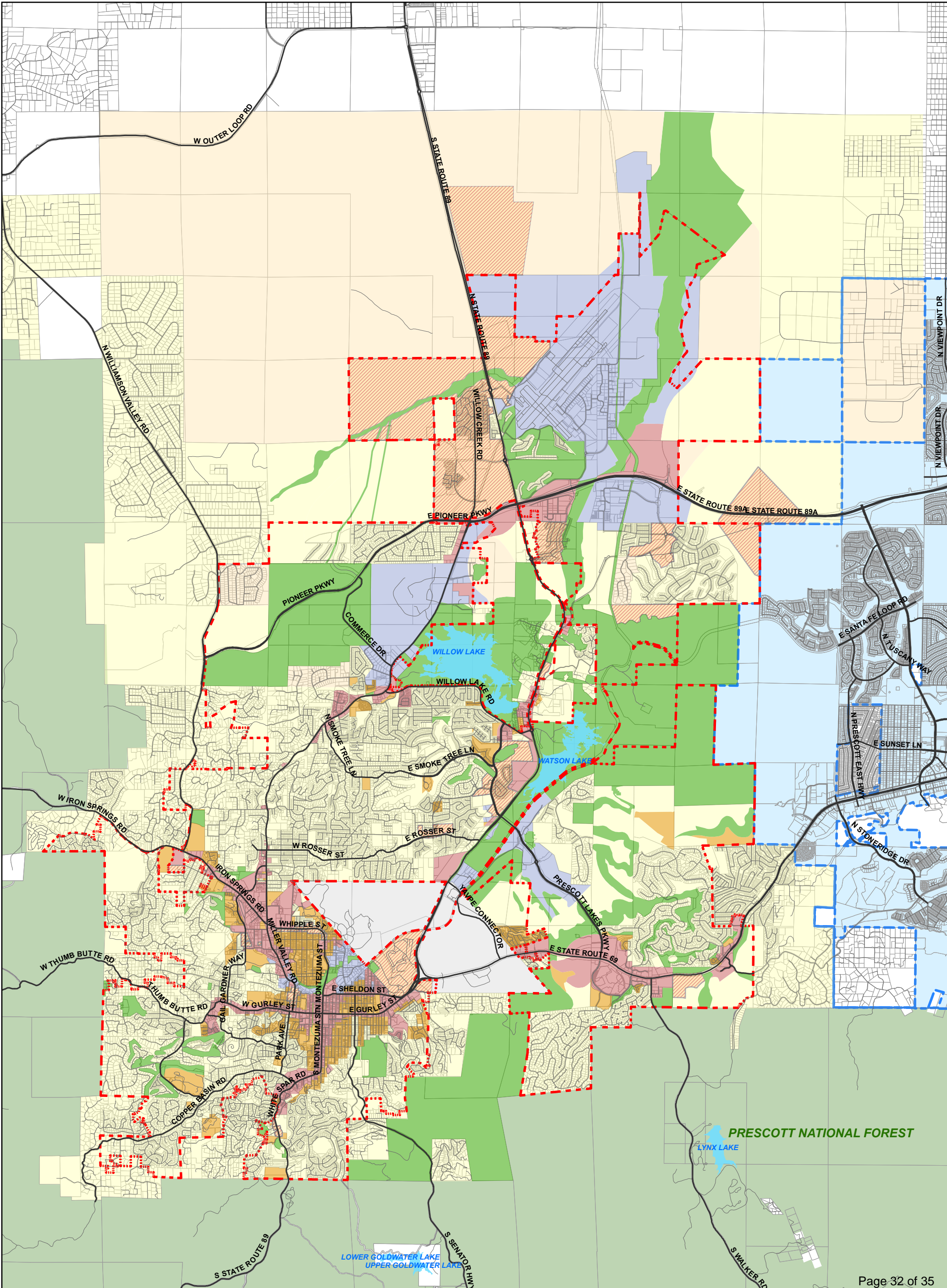
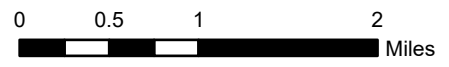
**Strategy 1.4** Create a program to host an annual Arbor Day event to bring people together and build support for the program.

**Strategy 1.5** Encourage the a mayoral proclamation for Arbor Day each year to encourage support of the program

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# City of Prescott Land Use General Plan

- Commercial
- Commercial/Employment
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Mixed Use
- Recreation/Open Space
- Very Low Density Res. (<1 DU/Acre)
- Yavapai-Prescott Indian Reservation
- City of Prescott Corporate Limits
- Prescott Valley Incorporated Limits





TO: MAYOR AND CITY COUNCIL  
AGENDA: June 26 General Plan Committee Meeting  
DATE: June 26, 2024  
DEPT: Community Development  
ITEM #: 4.C  
SUBJECT: Presentation & Discussion Regarding Major Plan Amendments.

## **ITEM SUMMARY**

This is a discussion of what will trigger a Major Plan Amendment. The Land Use Map is part of the agenda packet and is used in determining if a Major Plan Amendment is required as part of a rezoning request.

## **BACKGROUND**

This section was reviewed at the February 28, 2024 General Plan Committee meeting and staff was given feedback to bring back for discussion and input while reviewing the Land Use Map.

## **FINANCIAL IMPACT**

There is no fiscal impact regarding this information.

## **RECOMMENDED ACTION**

This item is for discussion only, Staff requests input and consensus.

## **ATTACHMENTS**

1. Major Plan Amendments (1)

**13.0 MAJOR PLAN AMENDMENTS**

(A) The following shall constitute a Major Plan Amendment, as required by ARS Section 9-461.06(G):

1. Any change on the Land Use Map from a Residential designation to a Commercial or Mixed Use designation; from a Commercial designation to a Residential or Mixed Use designation; from a Mixed Use designation to a Residential or Commercial designation; or from an Open Space designation to any other designation, in the following instances:

a. encompassing greater than 40 acres (but no more than 160 acres) and which contains 400 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

b. encompassing greater than 160 acres (but no more than 640 acres) and which contains 200 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

c. encompassing greater than 640 acres and which contains 50 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change.

2. General Plan text amendments that change existing guiding principles and/or goals or strategies. However, text amendments that are simply complementary, illustrative or otherwise compatible with the existing goals, objectives and policies are deemed not to be Major Plan Amendments.

(B) For the purpose of determining the class of use designations, as referenced in Paragraph (A), the following shall apply:

Residential Use	Commercial Use	Mixed Use	Open Space
Very Low Density Residential	Commercial	Agriculture/Ranching	Recreation/Open Space
Low-Medium Density Residential	Commercial/Employment	Mixed-Use	

Medium-High Density Residential	Commercial/Recreation		
	Industrial		

(C) An amendment to an Area Plan or Neighborhood Plan, which Plan has not been formally incorporated into the General Plan, shall not, in and of itself, require a General Plan amendment.

(D) Inclusion of additional territory into the City limits by annexation and the initial zoning thereof, as required by ARS Section 9-471(L), shall not constitute a Plan Amendment. If the subsequent rezoning of said additional territory comes within the criteria as set forth in Paragraph A above, it shall constitute a Major Plan Amendment.

General Plan

Map Amendments

**And there are this many**

**If the Project is:                      Homes within 1/4-mile:                      Then it is:**

40 acres or more in size	400 or more	A Major Amendment
160 acres or more in size	200 or more	A Major Amendment
640 acres or more in size	50 or more	A Major Amendment