

City of Prescott

General Plan Review Committee



July 31, 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 **July 31, 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. Presentation, Discussion, Review & Possible Action Regarding Proposed Language From the Martin Luther King Committee Regarding Proposed Anti-Discrimination Language in the Introduction of the Charter.
Recommended Action: MOVE to approve option 1, 2, or 3 with or without changes
- B. Presentation, Discussion & Review of the Draft 2025 Prescott General Plan.
Recommended Action: This item is for discussion only. No formal action will be taken.
- C. Presentation, Discussion, Review & Possible Action Regarding Language for Major Plan Amendments.
Recommended Action: MOVE to approve the Major Plan Amendment language AS-IS or with amended language
- D. Presentation & Discussion Regarding Input for the 60-Day Public Comment Period.

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

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 7/26/24 at 9:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: July 31 General Plan Committee Meeting
DATE: July 31, 2024
DEPT: Community Development
ITEM #: 4.A
SUBJECT: Presentation, Discussion, Review & Possible Action Regarding Proposed Language From the Martin Luther King Committee Regarding Proposed Anti-Discrimination Language in the Introduction of the Charter.

ITEM SUMMARY

At the July 17, 2024, General Plan Committee meeting, staff was asked to bring this paragraph back to be discussed and voted on. Based on the discussion, there are 2 options for the Committee to discuss, make recommended changes and vote on:

1. No Changes and approve as-is: 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 does 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.
2. Approve with changes discussed at meeting: 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 does not condone discrimination or harassment **by city staff, policy, or actions.** ~~of individuals based on race, ethnicity, sexual orientation, gender expression or identity, religious practice, spiritual practice, age, or mental/physical ability.~~

BACKGROUND

At the October 25, 2023, General Plan Committee meeting, the Martin Luther King Committee presented a proposal to add wording to the General Plan saying that Prescott would not condone discrimination of any kind and provided a compilation of comments from a nondiscrimination survey capturing respondents' experiences while in Prescott.

At the May 29, 2024, General Plan Committee meeting, the Committee discussed the proposed language recommended by the MLK Committee and made a revision to the text.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

MOVE to approve option 1, 2, or 3 with or without changes

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: July 31 General Plan Committee Meeting
DATE: July 31, 2024
DEPT: Community Development
ITEM #: 4.B
SUBJECT: Presentation, Discussion & Review of the Draft 2025 Prescott General Plan.

ITEM SUMMARY

This is a continued review of the Draft General Plan to provide input to staff.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Draft 2025 Prescott General Plan
2. General Plan Land Use Map

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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 does 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 and without degrading environmental resources such as water that contribute to our quality of life. Currently undeveloped areas represent the best opportunities to improve and maintain a sustainable balance between these types of land uses and water resources.

This General Plan organizes the required and volunteer elements under the following chapters based on Prescott's Livability Goals.

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

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.

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 people 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 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 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.

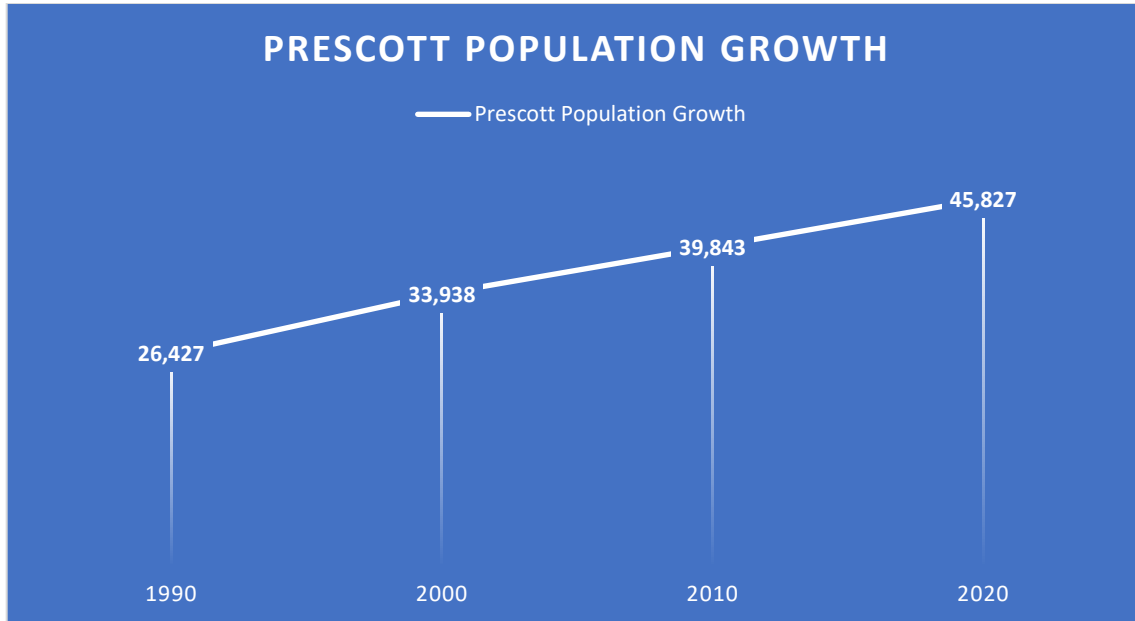
The most current population estimates (US Census Bureau, July 2022) present a total Prescott population at 47,603.

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.



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.

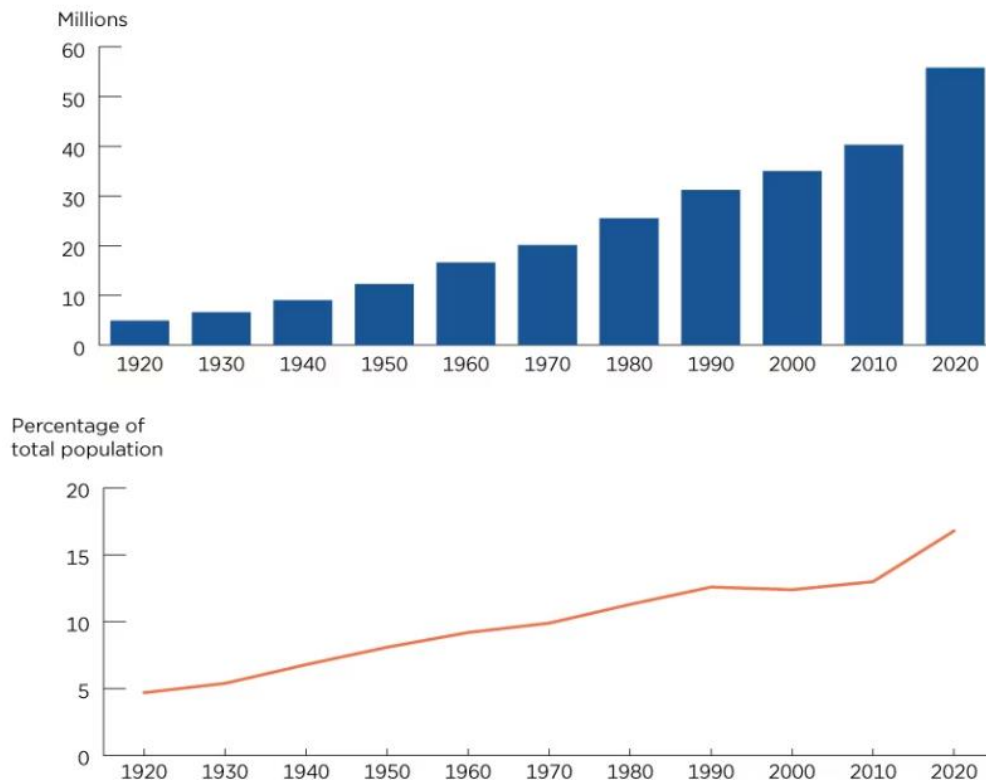
Changing demographics: household size, aging population and diversity

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 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 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. (* figures may not reflect incomes not tracked by HUD)

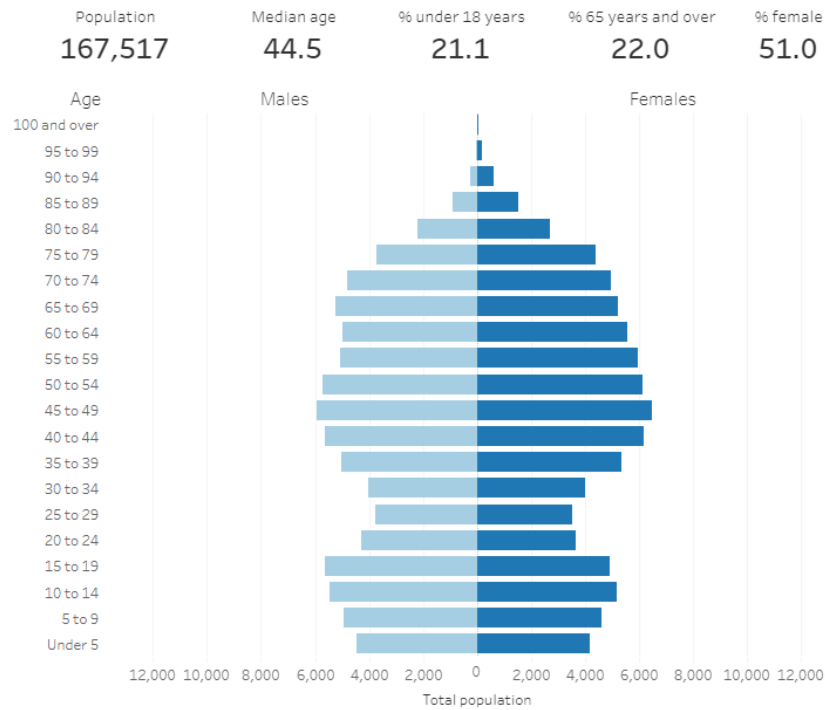
Regional population trends

Between 1990 and 2010, the neighboring communities of Prescott Valley and Chino Valley experienced much higher rates of growth than Prescott. The unincorporated portions of Yavapai County have also 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

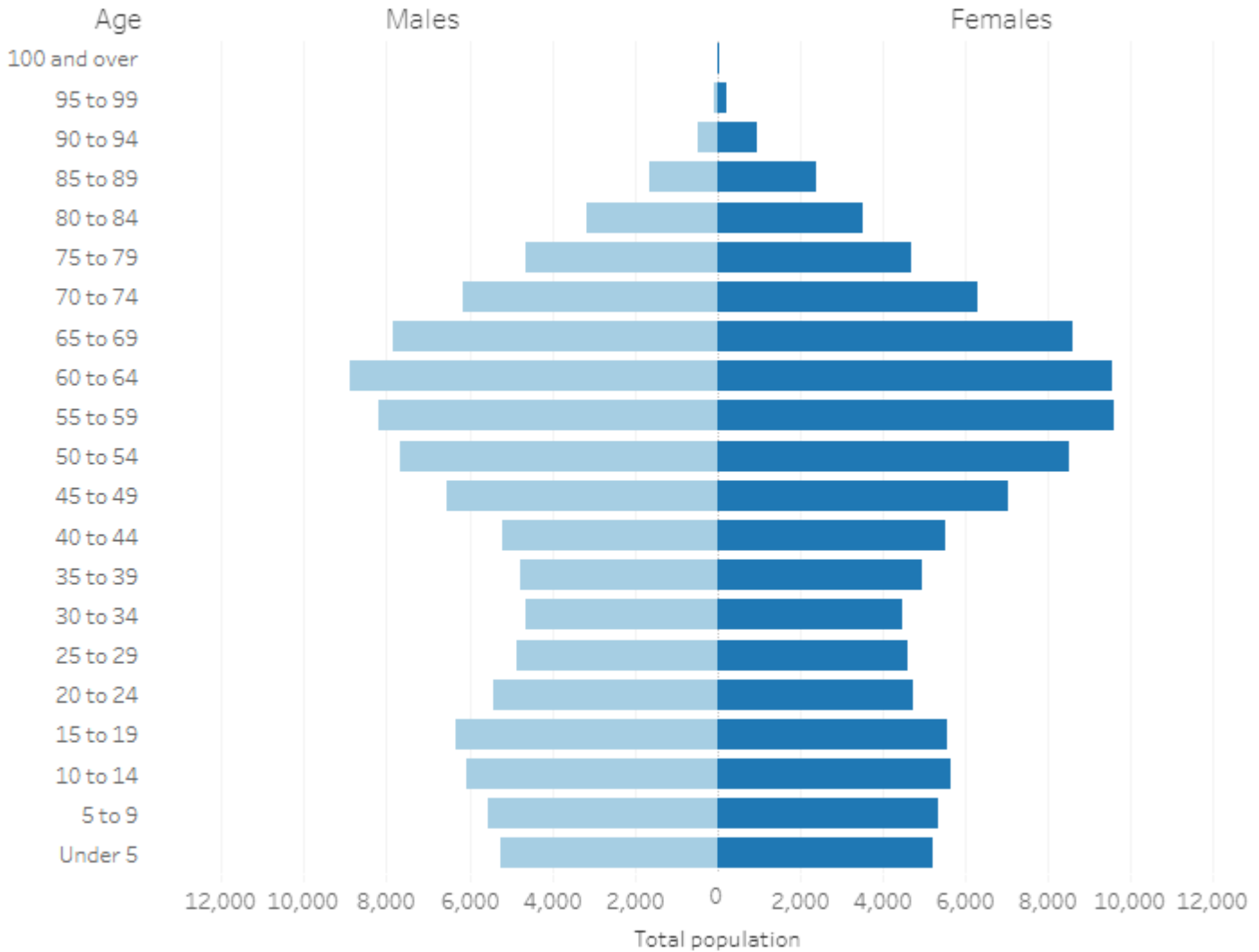


U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

Send feedback to 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) [Notes](#)

2010 Yavapai County Census Data

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



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Send feedback to pop.division.data.viz@census.gov

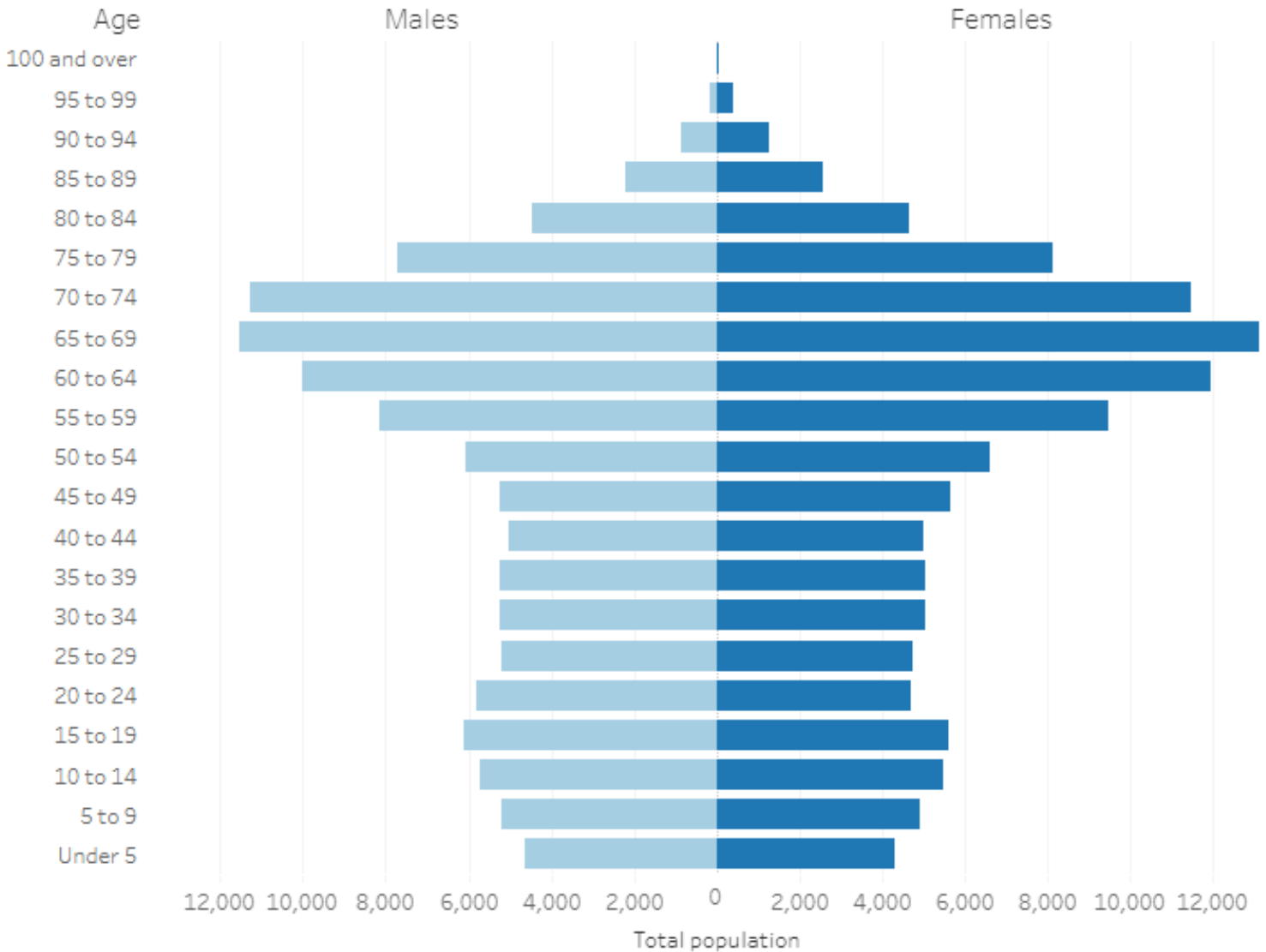
Source: Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)



Notes

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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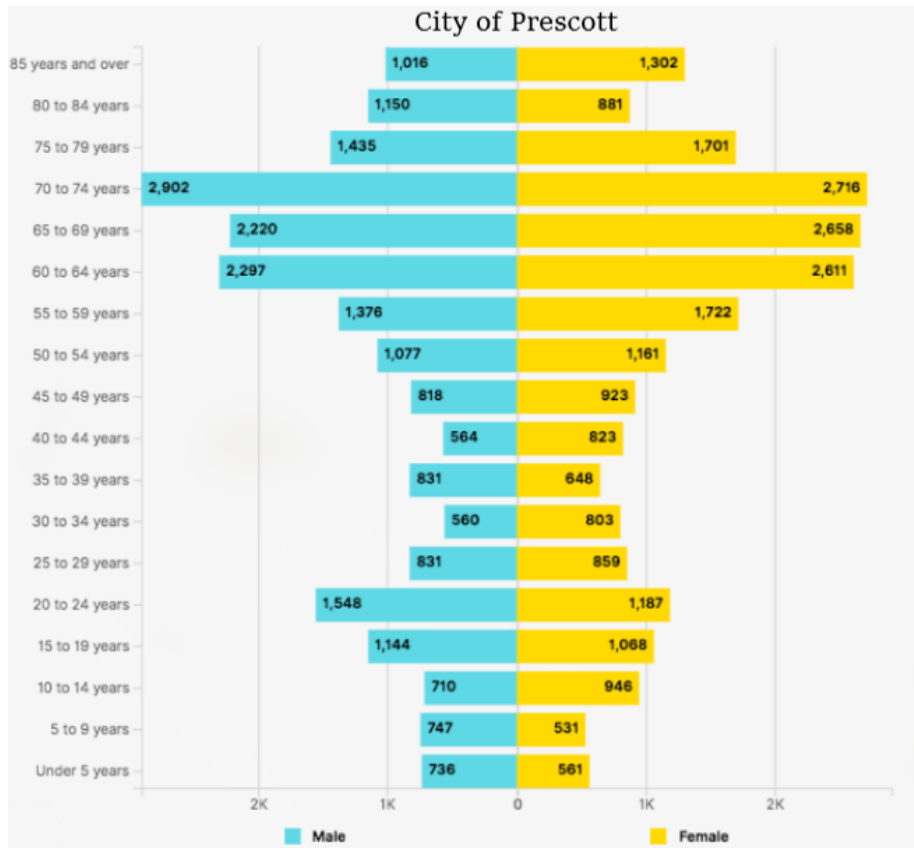
Send feedback to pop.division.data.viz@census.gov

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



Notes

(2022 American Community Survey 5-year Estimates)



(Prescott’s senior populations in three age categories)

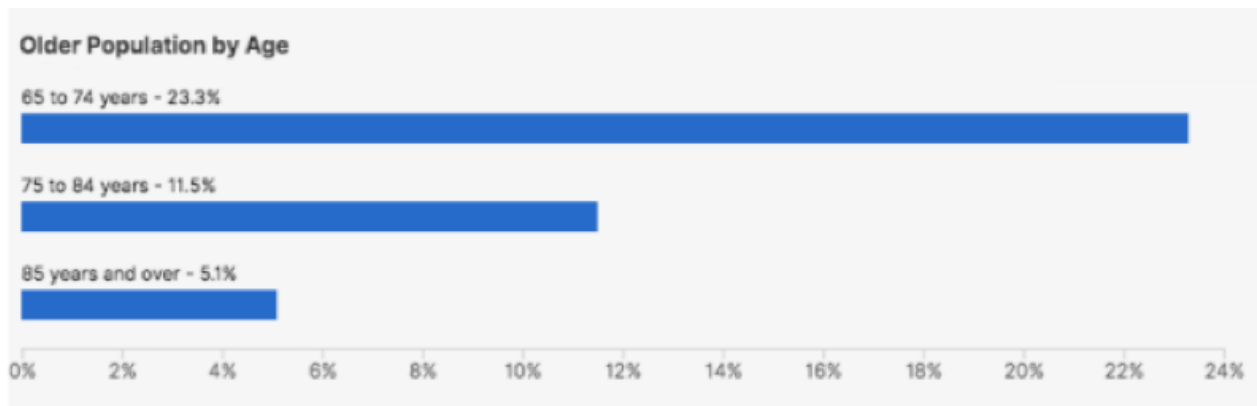


Figure 3 (2022 American Community Survey 5-year Estimates)

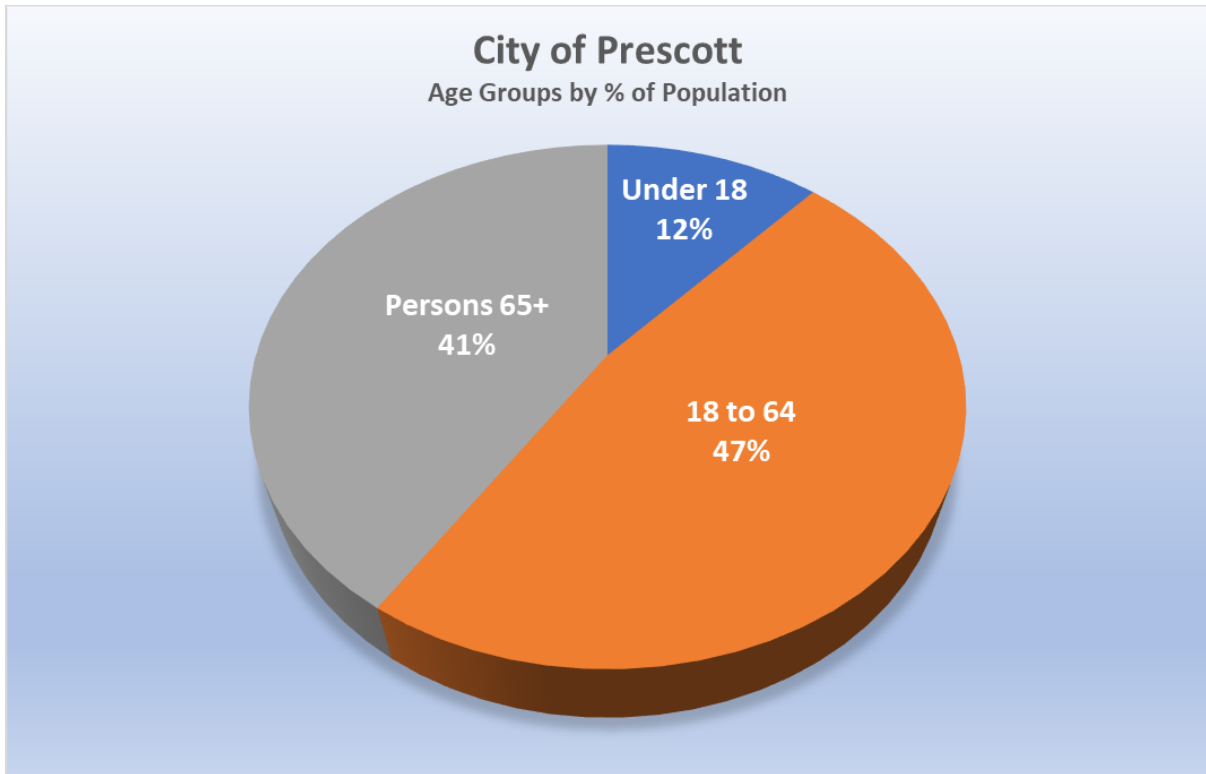


Figure 4 (Census population estimates, Arizona, July 1st, 2023)

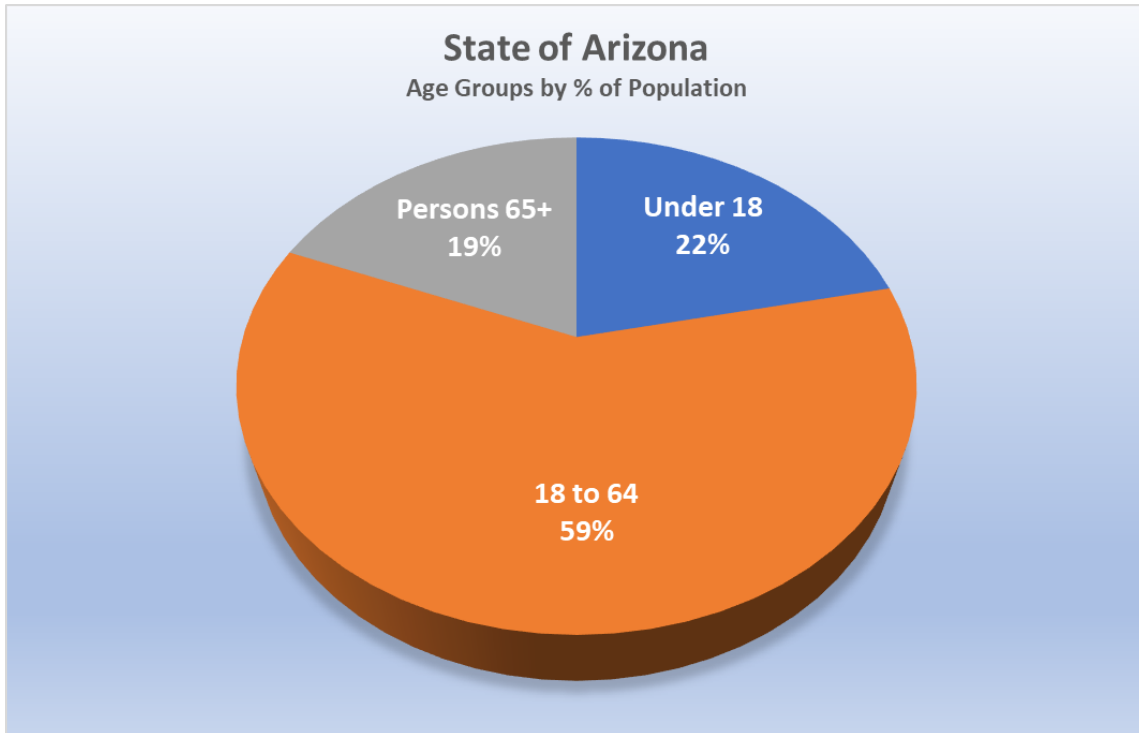
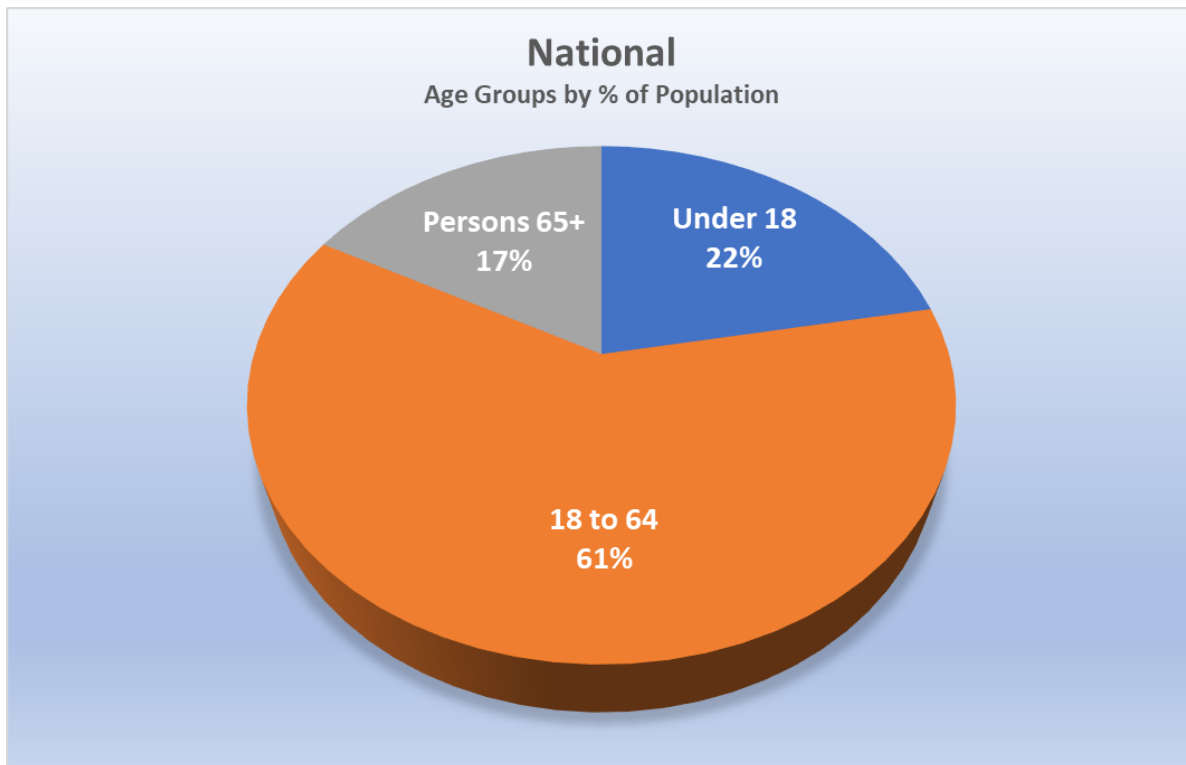


Figure 5 (National US Census population estimates, July 1st, 2023)



Working age individuals makes up 47% of total Prescott population



Resiliency and Sustainability

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 in government, healthcare, education and other areas. All stakeholders 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, 2003 and the 2015 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.

Resiliency Land Use Goals and Strategies:

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

Strategy 1.1 Seek out developers and not-for-profit organizations specializing in production of workforce affordable housing and assist them in locating and

obtaining zoning entitlements for development of housing to address the deficit in housing affordable to key workforce sectors.

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

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

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

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

Strategy 2.3 Promote preservation, restoration and rehabilitation of existing housing stock by providing educational incentives. Existing housing contributes to greater diversity of housing options (including price ranges) and maximizes existing infrastructure investment.

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

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

THE PRESCOTT FIRE DEPARTMENT

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

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

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

In 2019, the department completed a comprehensive community risk assessment that is the foundation for assessing the risks faced by the community. This is an integrated “living” document that will be updated along with the Standards of Cover on an annual basis. A major update is expected in 2024 as the department’s initial five-year accreditation cycle is nearing an end and the assumptions utilized in this document need updating to prepare for re-accreditation.



In 2023, the Prescott Fire Department worked on a 5 year strategic plan to establish a redefined organizational identity and an update their mission, vision, and values based on stakeholder comments. It was determined there needed to be a shift in mindset to “adaptation” rather than the “prevention” to address community issues.

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

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

Firewise Management Principles

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

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

Fire Department Goals and Strategies

Goal 1 Facilitate and promote the Prescott Fire Department as a vital component of Emergency Services.

Strategy 1.1 Continue to promote local neighborhoods and identified high risk areas of the community to consider achieving the Firewise designation.

Strategy 1.2 Consistently assess Prescott Fire Department strategic goals and objectives to maximize emergency service delivery to citizens.

Strategy 1.3 Continue dialog and partnerships with the Yavapai County Health Department, Police Department and other agencies to ensure 1st responder readiness to deal with impacts from epidemics or bio-terrorism.

Goal 2- Implement Strategic Plan Workplan

Strategy 2.1- Responding to Risk- Achieving Effective Community Risk Reduction Solution

- Reduce response times with innovation and adaptation.
- Focus on the key community issues that response alone can't fix with alternatives
 - Low-Acuity Calls (Triage and Assign Correct resources)
 - Reimagine the Wildland Mitigation Strategy (Fire Adaptive Community Mindset)
 - Invest and partner in Emergency Management
 - Improve community health issues like cardiac arrest by engaging the whole system
 - Possible co-location of Fire and Police structures.

Strategy 2.2- Infrastructure- Positioning Infrastructure to Deliver Strategic Results

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

Strategy 2.3- Workforce- Supporting our People

- Health and safety renovations
- Career development and organization succession planning

Strategy 2.4- Performance Measurement- Leveraging the Value of Data

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

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

- Maintain strong values in the department and encourage a forward-looking 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 20th 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 the upgrade to 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 and participate in the ADEQ Air Quality Flag Program (see <https://azdeq.gov/FlagProgram>).

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. Seek funding and initiate service where feasible.
- Strategy 2.2** Expand the scope and connectivity of the bicycle, pedestrian and trails circulation systems within the city by linking existing networks. Prioritize

schools as hubs in the network to reduce vehicular pick-up/drop-off lines and the idling associated with them.

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.

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. (Surface water is regulated by the state)

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** Identify and evaluate any stormwater and other discharges that have the potential to pollute the Little Chino aquifer, other aquifers or surface waters and report them to ADEQ.
- Strategy 1.3** Update Prescott City Code’s Stormwater sections 16-4, 16-5, and 16-6, every five (5) years, 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 (the initial surface runoff of a storm) 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 (GSI)

Green Infrastructure, also referred to as Low-Impact Development (LID), 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 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 GSI 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 it 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.
- Conserves water by directing rainwater to streetside landscapes and parks.
- Supports riparian vegetation and wildlife, while replenishing local groundwater aquifers.
- Enhances traffic calming and pedestrian/bike safety features.
- Grows an urban/neighborhood forest, with benefits of mitigating extreme temperatures and heat island effects.

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

Strategy 1.1 Investigate the creation of a low impact development ordinance for infiltration and reuse of stormwater for all new subdivision (residential, commercial, and industrial) and all developments (except single family lots) greater than ¼ acre in size.

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

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

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

Goal 2 Green Stormwater Infrastructure (GSI)

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

Strategy 2.2 Incorporate GSI into all municipal facilities and parks.

LAKES

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

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

Watson and Willow Lakes also have an extensive history and were originally built to store and release water from annual precipitation for the use of the downstream agricultural industry. The most current document (Sever and Transfer 98-001) for Watson and Willow states their legal claimed storage capacities to be 4,600 and 5,980 acre-feet respectively with the right to continuous fills and refills. Unlike Goldwater Lake, Watson and Willow Lakes are subject to not only natural processes, but also to the effects of the population center located upstream. It was not until 1998 that the City purchased these lakes from the Chino Valley Irrigation District in accordance with a voter approved bond measure for fifteen (15) million dollars. The official ballot language, associated City Resolution 3033, describes property and water rights for water resource and recreational purposes. Since purchase, operation of reservoirs have had a complete shift in their operation. Water is now stored from year to year for water supply, recreation, and fish spawning needs. Releases still occur pursuant to requirements regarding surface water right holders and for the storage and recovery of supplies to support City water customers. Due to the water storage and recreation uses of these lakes, they currently require both City General Fund and Enterprise Fund expenditures.

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

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

Lakes Goals and Implementation Strategies

Goal 1 Improve the water quality of publicly owned reservoirs to Arizona’s surface water quality standard for full body contact so that recreational swimming could be considered.

- Strategy 1.1** Protect the lakes and their watersheds from sources of pollution. Implement solutions using natural processes, such as green stormwater infrastructure, to reduce pollution.
- Strategy 1.2** Provide community education to inform the population on ways to protect local surface waters.
- Strategy 1.3** Maintain and preserve open space areas which complement the lakes and the surrounding environment, wherever possible, through zoning procedures, negotiations and the creation of codes for new and existing development.
- Strategy 1.4** Develop recreational trails and park settings to promote low impact uses which will not negatively affect water quality.

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

- Strategy 2.1** Engage US Fish & Wildlife Service in a dialogue regarding the applicability of a Safe Harbor Agreement(s) for Southwest Willow Flycatchers and Yellow Billed Cuckoos at Willow and Watson Lakes.
- Strategy 2.2** Explore watershed wide improvements such as catch basins for filtration to address both the natural and population influences.
- Strategy 2.3** Implement measures supporting achievement of prescribed federal Clean Water Act and Arizona State Protected Waters Program water quality requirements to include watershed management best practices.

WATER RESOURCES

INTRODUCTION

Water availability is crucial to maintaining a high quality of life with a healthy economy. Water supplies are regulated by the Arizona Department of Water Resources (ADWR) and situated within the Prescott Active Management Area (PrAMA). The PrAMA also includes the Towns of Prescott Valley, Chino Valley and Dewey-Humboldt, portions of unincorporated Yavapai County, and the Yavapai-Prescott Indian Tribe Reservation, see Figure 1.

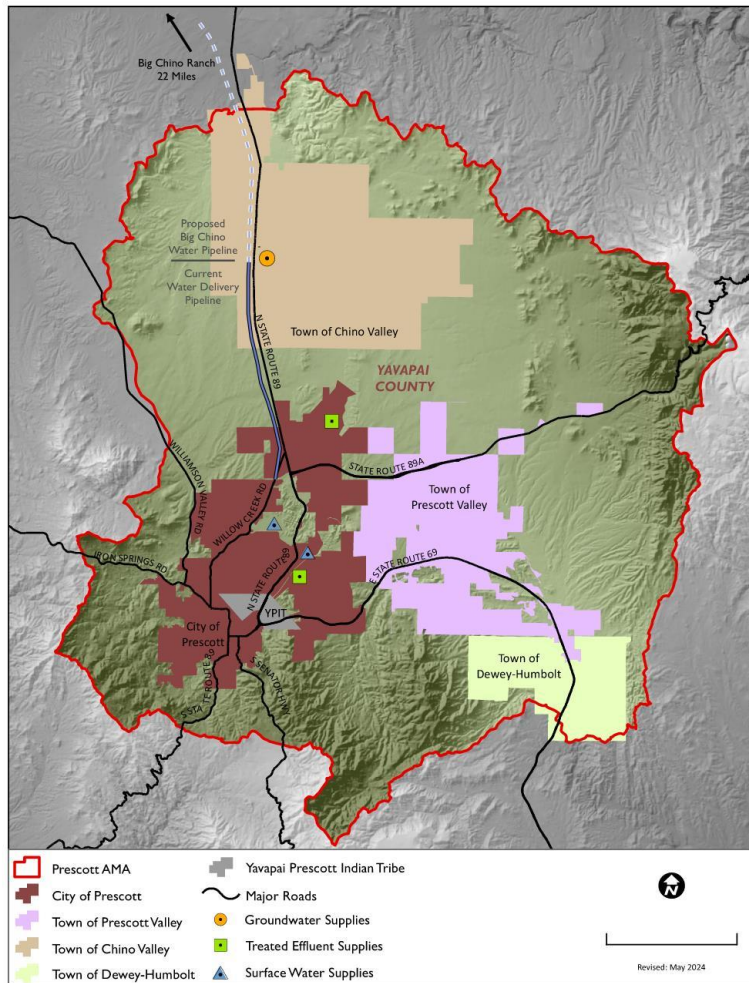


Figure 1 - Prescott AMA

Communities within the PrAMA withdraw groundwater based on Arizona Revised Statutes and Arizona Administrative Code. Further, ADWR Management Plans establish water management strategies emphasizing conservation, replacement of existing groundwater use with renewable supplies, recharge, and water quality management by all identified water use sectors including municipalities.

Two key historic actions that affect the PrAMA are the statewide 1980 Groundwater Management Code and the 1998 PrAMA Declaration of Groundwater Mining (being out of safe yield). The latter instituted the Assured Water Supply rules. For more information on ADWR statutory authorities, visit www.azwater.gov

Since 1999, the City has maintained a Designation of Assured Water Supply (DAWS). The legal document issued by ADWR, a Decision and Order of Assured Water Supply, is also commonly referred to as a “D&O”. A “D&O” sets forth current, committed, and projected demands, and the water supplies to meet those demands. In the City’s case this document relates to its water service area shown in *Figure 2*.

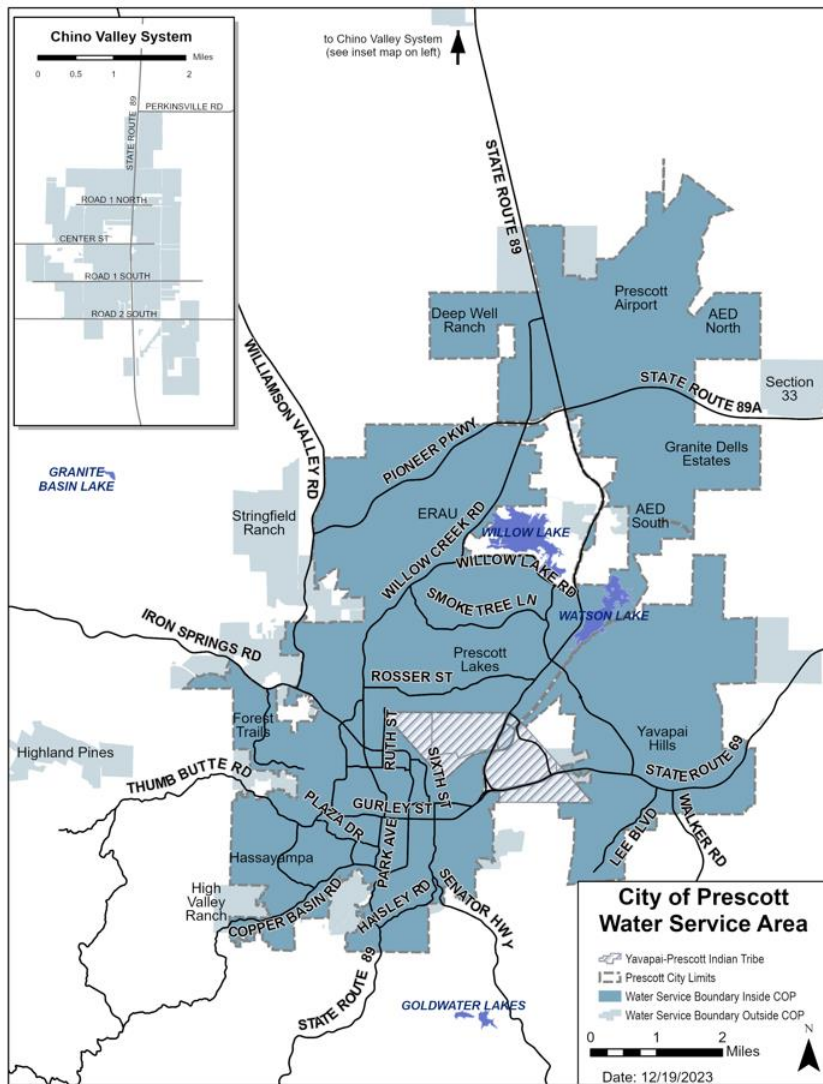


Figure 2 - Water Service Area

The City’s current D&O was issued in 2009. In December 2021, the City filed a required update which is currently under review. Figure 3 shows the anticipated water demands included in the 2021 D&O application as of June 2024.

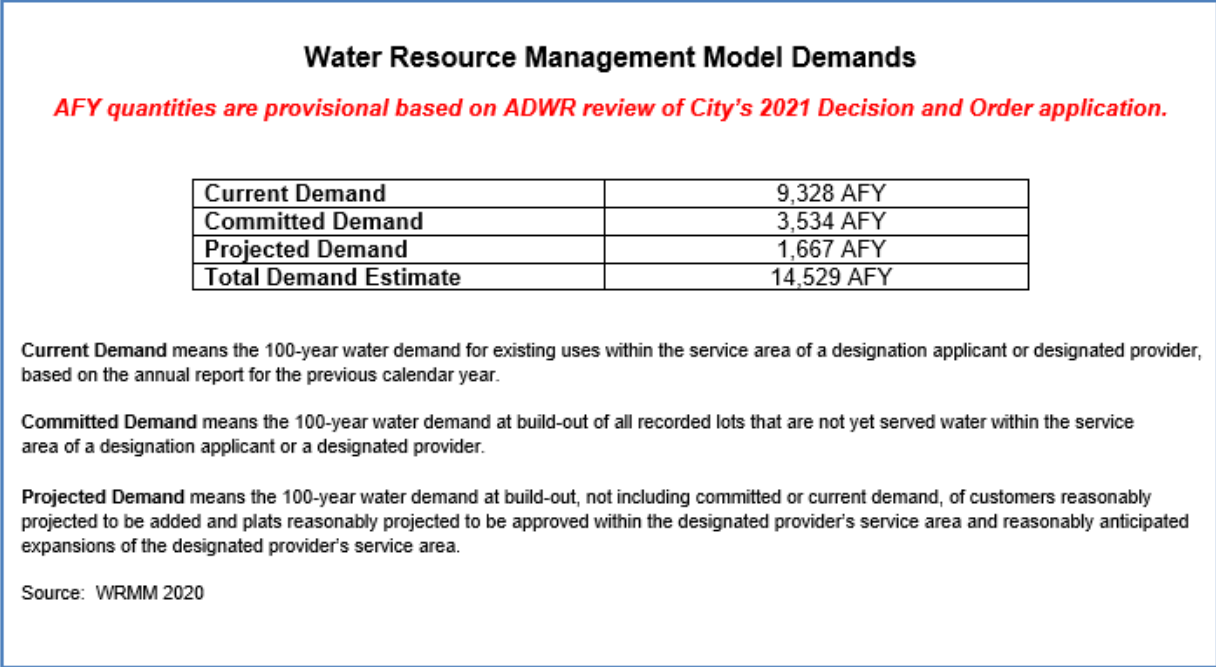


Figure 3 - 2021 D&O Demands

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 D&O application, the City is currently anticipating _____, a combination of groundwater, and stored and recovered (surface water and treated effluent) supplies. Approval of the D&O will set the legal water supply for the City and establish the demands for the set period, typically 10-20 years. With this information, the City can evaluate potential growth as established in the General Plan and create a long-term water management plan to support that growth. This is why it is vital for the City to complete the D&O process.

There are a number of subdivisions that the City has contracted water to, either through a Water Service Agreement or a Development Agreement. These commitments fall in either the committed or projected demand category, depending on whether each development has obtained a plat or not. *Figure 4* shows several of the recent, larger subdivisions and master plan areas that are in various stages of construction, and their water account/meter status. Commercial and other “non-residential” uses such as schools and hospitals will also be needed in these areas to meet future population growth.

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
AZ State Land (Unplatted)	912	0	912
Stringfield Ranch	340	0	340
<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			

Figure 4 - Future Development

The anticipated numbers shown in both Figures 3 and 4, are based on the City’s Water Resource Management Model (WRMM). The WRMM is discussed more in the Planning for the Future section below. Although the WRMM tracks actual and estimated demands, the City will need to plan carefully to ensure that future annexations and large projects are accounted for and that supplies will meet the needs of future projects. A clear understanding of the development strategies within this General Plan will need to be communicated with the Water Resources Management group to ensure adequate existing water supplies or to start planning efforts for additional water for future development.

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

- Strategy 1.1 Complete renewal of and maintain 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 2009 D&O include groundwater (currently from the Little Chino Sub-basin aquifer and transportation water from the Big Chino Sub-basin aquifer with conditions), surface water, and treated effluent supplies used for recharge and recovery. Groundwater is the largest water supply within the City’s water portfolio. Groundwater is currently pumped from 8 wells operated by the City’s Public Works Water Operations Division.

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 Airport Water Reclamation Facility Airport (WRF). Since surface water supplies are subject to variation in

precipitation in any given year, the City's recognized water volume 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.

Treated wastewater (effluent) or reclaimed water, like surface water supplies, are used for reducing demand on the groundwater supplies. The City provides reclaimed water to golf courses, construction, and industrial uses. Like surface water supplies, reclaimed water that is not contracted for direct use is sent to the recharge facility for underground storage and replenishment of the aquifer.

The City has operated the Sundog Wastewater Treatment Plant (WWTP) since 1934 and the Airport WRF since 1988. Combined, these facility are permitted to treat up to 10.75 million gallons per day (MGD) of domestic and industrial wastewater. Between Calendar Years 2000 and 2022, the City has delivered an average of 3,759 acre-feet per year of effluent. In 2005, a voter initiated and approved Proposition 400 (Prop 400), requiring all effluent generated by development in newly annexed areas equal to or exceeding 250 acres to be used for permanent recharge. For more information on the City's wastewater operation please visit the City website at: www.prescott-az.gov/sewer-and-wastewater/wastewater-operations/.

Related to the infrastructure, the maintenance cost of keeping aging systems functioning, both potable and non-potable will be a challenge that the City will continue to face in the coming years. . To make sure that all newly constructed pipelines will obtain the longest service life possible, Ordinance No. 2021-1743 was passed to require ductile iron pipe (DIP) for all water main installation and prohibit the use of Polyvinyl Chloride pipe (PVC).

The challenges of aging infrastructure and establishment of new infrastructure will require effective coordination of water operations and water resource management to establish forward planning and integrate policies that ensure the sustainable and equitable distribution of water resources. This coordination is essential to address the needs of all existing and future water users while considering environmental, social, and economic factors.

Big Chino Water Ranch

In 1991 the Arizona Legislature authorized the importation of groundwater into the PrAMA from the Big Chino subbasin as a substitute for Central Arizona Project water that had been allocated to Prescott, but which could not physically be brought north for use. In 2004, the City and Town of Prescott Valley entered into an Intergovernmental Agreement (IGA) for the purchase of the Big Chino Water Ranch (BCWR) located approximately 18 miles northwest of Paulden. The project consists of 11 wells, a pump station, and 30 miles of pipeline for the transportation of water from BCWR to the Water Production Facility in Chino Valley. A summary of highlights of the project are included below.

- In the City's 2009 D and O, a portion of the City's water portfolio is the legal right to import up to 8,067.4 acre-feet per year from the Big Chino Sub-basin (ARS §45-555E and F).
- Proposition 401 known as the Prescott Tax Payer Protection Act, was voted on and passed in 2009. This requires the voter approval of certain high-value projects set at Forty Million Dollars in 2011 but adjusted every year based on the Bureau of Labor Statistics Consumer Price Index (CPI adjusted to Fifty Six Million Dollars as of December 2023).
- By 2010, construction plans were prepared and partial easements for pipelines were obtained prior to the project going on hold due to ongoing legal action regarding the Verde River and changes in the City's strategy for water supplies.

- In 2010, an Agreement in Principle (AIP) was signed by City of Prescott, the Town of Prescott Valley, and the Salt River Valley Water Users 'Association and Agricultural Improvement and Power District (SRP). This effectively stopped legal proceedings and shifted emphasis towards scientific study of the Big Chino subbasin and the Upper Verde River.
- In September of 2012, the City of Prescott, Town of Prescott Valley, and SRP entered into Comprehensive Agreement No. 1. This agreement allowed for the construction of monitoring equipment and preparation of a hydraulic model for the Big Chino Sub-basin and Upper Verde River.

Future efforts include completion of the hydraulic modeling with Comprehensive Agreement No. 1, preparation of pumping scenarios to determine the source of any impacts to the Verde River, and evaluation of mitigation measures, if any, required to mitigate impacts to the Upper Verde River.

Regional Water Supply Planning

Population growth and development anywhere within the PrAMA will affect the aquifers and the PrAMA goal of reaching safe-yield. Development patterns and policies in other jurisdictions within the PrAMA differ from those of the City of Prescott. The City anticipates the need to continue to work regionally to achieve and implement a successful management strategy. This should include continued partnering with Yavapai County, Town of Prescott Valley, Town of Chino Valley, Yavapai Prescott Indian Tribe, and other recognized entities, such as Salt River Project. It is also important that the City clearly communicate with the public over water planning efforts. To achieve or even approach safe-yield will require regional efforts in conservation and water planning from all water users with the PrAMA such as Regional Master Water Planning and Regional Storm Water Recharge strategies.

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

- Strategy 2.1 Increase cooperation between City Water and Wastewater Operations with Water Resources Management to elevate Goal 2.
- Strategy 2.2 Seek partnerships for the development and collaboration on regional water supply planning.
- Strategy 2.3 Continue the development of a Big Chino Water Ranch land management plan, pipeline construction timeframes, and funding strategies to offset pumping in the Prescott AMA.

PLANNING FOR THE FUTURE

Water planning is ongoing and requires significant time horizons for both physical supplies and their associated infrastructure. Below are several examples of the City's future efforts shown in two categories, Data Systems, and Management.

Data Systems

To meet the intent of the adopted 2025 General Plan, the City and its consultants continue to work toward long-term water resource management and updating its efforts to use more current tools and approaches. The first step was the building of a data repository that would link land and water demands. run various scenarios (e.g. changes in either customer demands or available supplies, policy implications, etc.) to assess various possible futures. The Water Resource Management Model (WRMM) was created for this purpose.

The initial version of the WRMM was based on the City's water service area boundary. Next a version was created which incorporated the 2025 General Plan boundary and a final version was created to handle the data as required by state statute and rules for the updating of the City's Designation of Assured Water Supply (DAWS). The WRMM is updated annually to include the previous year's billing data. Currently, the WRMM is used to aid in providing City Council information to understand supply and demand data for determination of water budgets. In the future, when more detailed procedures are developed for uses of the WRMM, it will become a more useful tool for setting water budgets, compliance with DAWS regulations, and meeting the objectives of the General Plan. Other critical tools that the City utilizes for water resource management include:

- Water and Wastewater (Infrastructure) Models – The City will continue to regularly update its infrastructure model.
- Big Chino Groundwater Flow Model - In partnership with the Town of Prescott Valley and the SRP (Comprehensive Agreement No. 1), a model will be completed in late 2024. This model will serve to advance a needed future water supply while also working to protect Upper Verde River flows. See Big Chino Water Ranch above for additional information.

Management

City Codes and 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. On March 26, 2024, the Amended 2022 Water Management Policy was adopted by Council based on recommendations from the Mayor's Commission for Water Policy Review and Monitoring and City Staff to bridge the City until completion of the next Decision and Order and to provide efficiencies in the processing of Water Service Applications. For more information on the water policy and to view current water budgets visit: <https://prescott-az.gov/water-resource-mgmt/water-policy/>

Water Conservation (demand management): The City's existing water conservation program encourages Water Smart practices. Conservation measures presently yielding water savings include tiered water billing rates, direct use of treated wastewater effluent, maintaining financial incentives for conservation, and furthering public education. For more information go to www.prescottwater.com,

Advanced Metering Infrastructure: The City has begun the effort to update the water system to incorporate smart water metering technology known as 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 pursue additional WIFA grant opportunities.

PFAS: Since the Environmental Protection Agency (EPA) has released the final rules and Maximum Contaminant Levels (MCLs) for chemicals known as PFAS, Utilities staff have been evaluating the

impact that these rules will have on Water Operations. For more information see epa.gov/pfas/pfas-explained . Current treatment strategies being considered include ion exchange resin, granular activated carbon, nanofiltration, and reverse osmosis.

Water Resources Long-Term Management Plan: On November 21, 2023, the Mayor’s Commission for Water Policy Review and Monitoring finalized a companion recommendation to the 2024 Water Management Policy as listed below.

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

This recommendation was approved by City Council on March 26, 2024. The development of a long-term water management plan will need to consider many aspects including water supplies, demands, management strategies and goals, conservation, climate change, emergent containments, and implementation and monitoring. Many of the aspects discussed in this General Plan will need to be included in the plan and partnership with other PrAMA members will be crucial.

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 water 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://qcclimatecollaborative.org/climate-action-hub>

Temperature Projections

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

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

Precipitation

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

Climate Impacts

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

- Children, older adults and people with pre-existing conditions will be increasingly vulnerable to adverse health consequences of extreme temperatures, as will those who work outdoors or who are socially isolated.
- Increasing temperatures are likely to increase ground-level ozone pollution, and increased wildfire frequency and intensity will certainly increase exposure to the fine particulates (PM2.5) that are well-known for their adverse effects on respiratory and cardiovascular health.
- Mental health issues arising from climate-related disasters like flooding, heat and wildfires are likely to increase.

- The region’s ecosystems will be impacted in several ways. For example, forest health will be negatively impacted by direct stress from heat and lack of moisture, reducing tree growth and increasing tree mortality.
- Warming is already driving an increase in area burned by wildfires as well as an expansion of the fire season. Substantial increases in the number of wildfires and the area of burn are projected to increase, with particular risk to the wildland-urban interface.
- With larger storm events, areas in the Quad Cities region may become more flood-prone; the combination of more frequent, larger forest fires and more extreme precipitation can lead to more post-fire flood events.
- Rising temperatures will likely impact streamflow levels and soil moisture, which are key drought indicators. Global climate trends, if not abated, could lead to mega-droughts.
- Indications for the Western U.S. are that aquifer recharge rates are falling due to warming temperatures and changes in the character and pattern of precipitation; aquifers of the Quad Cities region are likely to be similarly affected.
- The projected climate trends can impact water quality in the Quad Cities region in several ways: increased runoff from areas burned by wildfires is likely to increase sedimentation in lakes and rivers, increased concentrations of nutrients in drought-affected surface waters may result in algal blooms, and runoff from extreme precipitation events is likely to increase non-point source pollution.
- The report concludes that there is no single factor affecting water availability and quality in the Quad Cities region. Population growth, water demand and use, changing climate, and water rights will all need to be considered by regional decision makers.
- The agriculture sector, including farming and ranching, will be impacted. Rangelands are vulnerable as forage quality and quantity are likely to suffer. Hotter temperatures can also increase the heat stress on livestock and contribute to disease proliferation.

The Importance of Ongoing Climate Change Adaptation Planning

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

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

That report was written to help members of the community translate the CLIMAS report’s findings and suggestions into action at the local level. It is intended to be a “living document” in the sense that it can change over time as some solutions are implemented and new information becomes available. A broad-based Working Group of local stakeholders, representing community organizations and local governmental

agencies, contributed to the compilation as well as the final production of the document. As the Climate Profile makes clear, climate change is already upon us, and it presents our region with important challenges. Our economy, public health, and infrastructure are interdependent with one another and with the natural systems in which our communities are embedded, and sustaining any of these critical elements depends upon sustaining the others. The suggestions in the Climate Profile and the “Local Climate Action Options” report are offered from a framework of sustainability – i.e., solutions that simultaneously maintain environmental integrity and economic vitality.

Energy

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

Electric vehicle ownership is expected to continue to grow with manufacturers planning to spend \$1.2 trillion through 2030 to develop and produce electric cars, with multiple manufacturers planning to 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

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

Climate and Energy Goals and Strategies

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

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

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

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

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

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

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

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

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

Strategy 2.4: Evaluate possible changes to the International Residential Code and International Building Code used by the City to address energy conservation and renewable energy systems including but not limited to rooftop solar, wiring for EV charging, and ground-source heat pumps for HVAC.

Strategy 2.5: Update development standards promoting land use patterns that increase energy efficiency including but not limited to higher density affordable housing development along transit corridors, code changes to encourage walkability and to reduce dependency on cars.

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

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

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

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

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

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

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

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

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

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



A Community Connected

A regional approach to growth management, wildlife corridors, open space, recreation, transportation and land planning is important to the protection of natural resources, water and effective, sustainable use of the land.

Regional coordination and cooperation can reduce incompatible land uses at jurisdictional and planning boundaries, and may also reduce infrastructure demands upon individual jurisdictions by allowing adjacent communities to provide complementary services. Providing complementary services rather than duplicated or competing services is more practical and cost effective. For example, one community may develop a park near a common planning boundary, while the adjacent community creates a hiking trail.

For regional roadway coordination, the Central Yavapai Metropolitan Planning Organization (CYMPO) is the principal forum for local government cooperation. Managing and improving the regional roadway network is important to all jurisdictions in the area. Prescott, as a primary economic driver in the region, must maintain an active role in CYMPO and should promote regional land use planning as an integral part of regional transportation planning.

Keeping our neighborhoods and businesses connected is multifaceted. It means maintaining appropriate street connectivity. It means assuring adequate cellular communications coverage throughout the community. It means widely available access to the internet. It means open space, trails and wildlife corridors providing meaningful connections within our natural environment.

Street connectivity disperses traffic to reduce congestion and provides vital travel routes in case of emergencies such as wildfires. It is important to require new developments to include extensive roadway connections to counter the market pressures to create exclusive, limited access communities. While these communities seemingly offer security in normal times, they can become traps in an emergency. Street connectivity also encourages and facilitates commercial activity by providing easier access to open space and trails from residential neighborhoods to businesses.

Cellular and internet access have become vital for communications, education, safety (911) and commerce. Cellular facilities are especially controversial because of their visually obvious nature. The common belief is that these are negative impacts on property values, however newer studies have identified good cellular connectivity to facilitate home based work as a positive rather than a negative impact. The FCC has identified cellular communications as vital backbone infrastructure for the country. More efforts to inform nearby residents of the benefits of enhanced cellular services are needed.

One of the most identified attractions for new and existing residents is our surrounding natural environment. Providing widely available access to open space areas and trail systems creates a sense of shared values in Prescott's natural character.

TRANSPORTATION PLANNING

Transportation planning within the city is integrated into the city's capital improvement budget and is coordinated with both land use planning and development review. Transportation needs are a required component in specific area plans where Transportation Services and the Police Department examine traffic calming approaches to provide neighborhood safety and emphasize traffic enforcement. Retrofitting existing roadways with improvements is an important part of transportation planning requiring careful consideration of the potential impacts on neighborhoods. Large future development plans are also reviewed to ensure the roadway network and proposed connections are considered in the Regional Transportation Plan (RTP) and other planning studies. The RTP and other development plans are included in this section.

In addition to these ongoing efforts, on a voluntary basis, Prescott, Yavapai County, Chino Valley, Prescott Valley, Yavapai-Prescott Indian Tribe, Dewey-Humboldt and the Arizona Department of Transportation are partners in the Central Yavapai Metropolitan Planning Organization (CYMPO), which is the designated regional transportation planning authority. CYMPO's purpose is to conduct studies, secure state and federal transportation funds, coordinate transportation planning, and prioritize funded transportation projects.

CYMPO (Central Yavapai Metropolitan Planning Organization)

With the 2000 Census, the combined population of the Prescott/Prescott Valley area reached more than 50,000, a population threshold which triggered the establishment of a metropolitan planning organization to coordinate regional transportation planning and administer federal and state transportation funding. The Central Yavapai Metropolitan Planning Organization (CYMPO) is the designated regional transportation planning authority with Prescott as an active participant.

The mission of CYMPO is to provide leadership in planning and promoting a comprehensive multimodal transportation system that will provide for regional mobility and connectivity that encourages a positive investment climate and fosters development sensitive to the environment. CYMPO provides the forum for local elected officials and transportation experts to plan multimodal infrastructure within the CYMPO Planning Boundary area and to make use of federal funding opportunities to deliver valuable transportation-related projects to the region. Without the formation of an MPO, the region would be ineligible to obtain and use any federal funding within the urbanized boundary.

CYMPO regularly conducts studies and develops comprehensive regional multi-modal transportation plans which include and affect the City of Prescott. In April 2020 CYMPO adopted the 2045 Regional Transportation Plan, which contains the most recent traffic analysis and management planning information for the major roads in the City of Prescott and the surrounding Central Yavapai County area. A copy of this plan, as well as additional information regarding transportation planning in the Prescott area, can be found on the CYMPO website at <https://www.cympo.org>.

The Regional Transportation Plan establishes that growth within Prescott and throughout the region will create long-term traffic management challenges. The study, updated approximately every five years, is the blueprint for long term regional transportation planning and improvements. Many of the study's regional

improvement recommendation over the last 20 years have been achieved include the widening of State Route 89 for 14.5 of the 17 miles between north Chino Valley and Prescott, Side Road improvements, Williamson Valley Road widening, Yavpe Connector, Fain Road widening and State Route 89 interchanges. Additional recommended roadway improvements include an extension of Glassford Hill Road and a Side Road Connector, both of which may relieve traffic on Highway 89. The 2020 study recommends new regional transportation corridors such as Great Western Blvd, Santa Fe Loop, Sundog Connector between Prescott Lakes Parkway and State Route 69, and the Airport Loop Road.

The study also recommends alternative transportation components (public transit, carpooling, bikeways, trails, etc.) and forecasts that an investment in these systems could reduce projected traffic counts throughout the CYMPO planning area.

Regional Cooperation Implementation Strategies

Goal 1 Coordinate with other regional entities to provide recreational, open space and transportation opportunities to the residents of Prescott.

Strategy 1.1 Actively participate in regional organizations to assure that the interests of Prescott are appropriately communicated and protected.

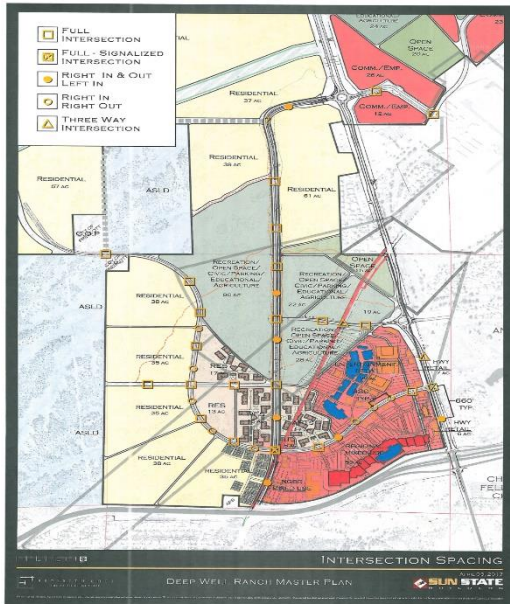
Strategy 1.2 Meet with each of Prescott’s regional neighbors to coordinate projects having regional implications and to avoid duplication of services and amenities such as parks, trails, cellular, internet and library facilities.

City of Prescott Approved Master Plans with Connectivity

Over the last 10 years, Master Plan developments were approved within the City of Prescott that would create new connections, once they are completed. Here are examples:

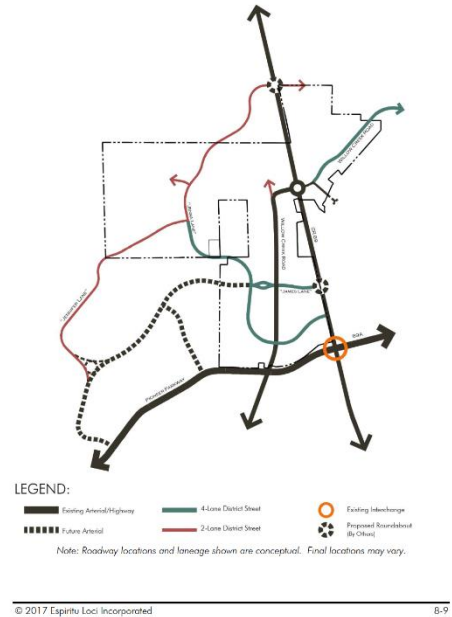
Deep Well Ranch Master Plan - November 2017

In 2017 the Deep Well Ranch Master Plan was adopted to create a Specially Planned Community (SPC) of 1,620 acres in the vicinity of the Prescott Regional Airport, north and west of State Route 89 and 89A in Prescott. A circulation plan was included and provides the general alignment of several arterial and collector roadways that are planned to connect SR89 with Pioneer Parkway and Willow Creek Road. These roadways will be constructed by the Deep Well Ranch as development in the area occurs. In addition to the roadway system, intersection spacing, and access has been planned at specific locations in the southeast portion of the Deep Well Master Plan Planned Intersection Spacing.



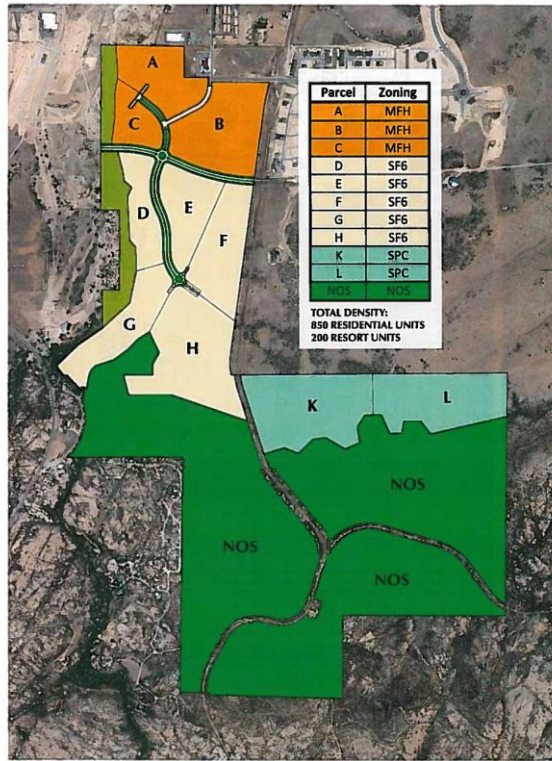
Creek between SR89 and Granite Dells Parkway. The other arterial and collector roadways will be constructed by AED as development in the area occurs.

Exhibit 8.2 – Roadway Hierarchy



Arizona Eco Development (AED)

The City of Prescott has reached a potential agreement with Arizona Eco Development (AED) to create a proposed Development Agreement (DA) that lays out the specific terms and conditions for the annexation and development of residential and commercial properties along Highway 89, in areas north and south of Highway 89A in the area north and within the Granite Dells. Only the preliminary layout of the roadway system has been provided, however the DA does include obligations that provide for the extension of Phippen Trail across Granite



- AED South Development Roadway Layout



AED South
Proposed Zoning Map for Annexation
(For Discussion Purposes Only)

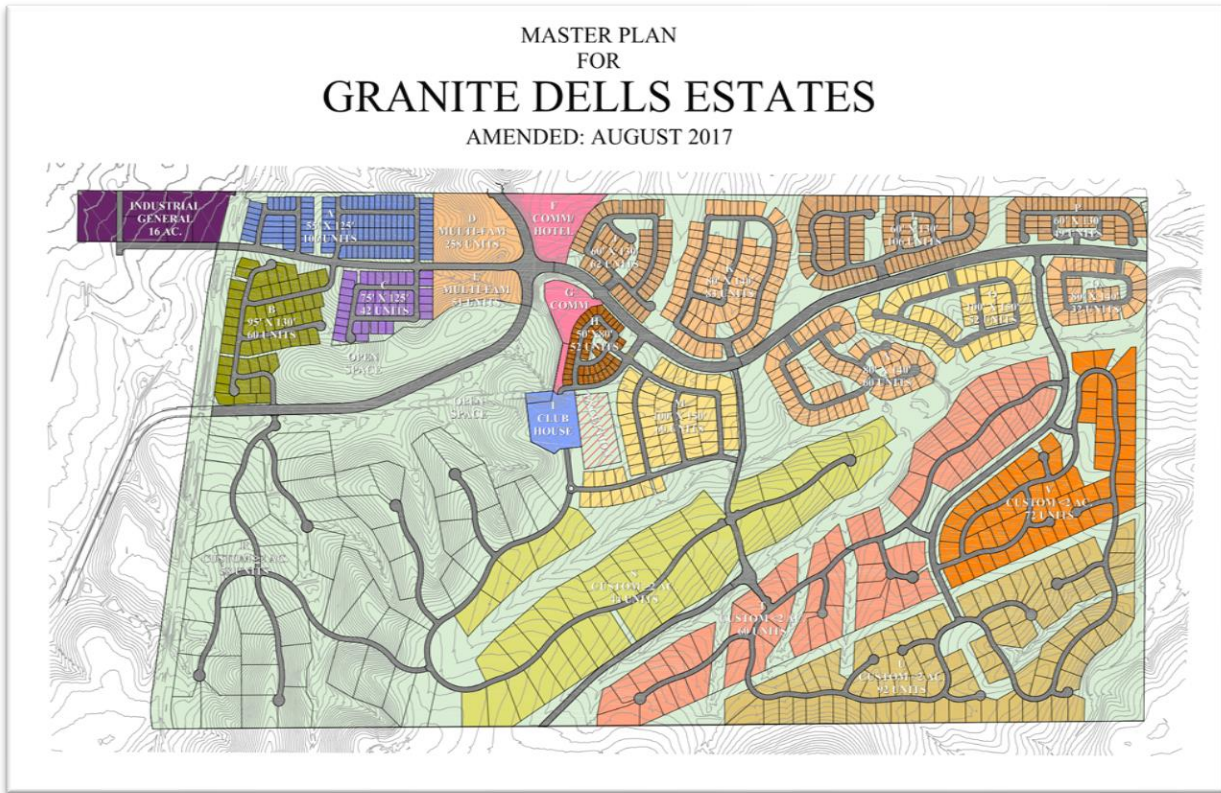


Granite Dells Estates (GDE)

Granite Dells Estates, a developing master planned community comprised of residential dwelling units, general business parcels, open space, and a large unsubdivided tract is located about one-half mile south of State Route 89A near the Granite Dells Parkway and Dells Ranch Road roundabout in Prescott Arizona. Primary access is provided from the north at the interchange of SR89A at Granite Dells Parkway. Granite Dells Parkway is a planned ultimate 6-lane arterial roadway that will extend north into section 33, and southwest across Granite Creek connecting to Phippen Trail and SR89. Dells Ranch Road is a 4-lane arterial planned to connect east to Prescott Valley. This connection will be made once the Jasper Development in Prescott Valley completes its connection north to SR89A at the future Great Western Corridor.

Granite Dells Estates Master Plan

MASTER PLAN
FOR
GRANITE DELLS ESTATES
AMENDED: AUGUST 2017



EXISTING VEHICULAR TRANSPORTATION SYSTEM

The roadway network in and through the City of Prescott consists of highways and arterials carrying regional traffic, as well as arterial, collector and local streets carrying local traffic. State Route 69 is a four-to-six lane arterial highway and provides regional access to the city. Traffic is controlled through signalized intersections. State Route 89A, located to the north of the city, provides access to the city at the State Route 89 and Willow Creek Road intersections. State Route 89, travels through Prescott and continues north providing access to communities such as Chino Valley, Williams, and Flagstaff. The local and arterial street system has been established as development occurred and is primarily aligned based on existing topography throughout the city. The designation of a truck route system using this system also set forth the expectation for residents related to commercial vehicle travel patterns.

Truck Route System

The designation of truck routes is intended to route truck traffic to those streets where they would cause the least amount of neighborhood intrusion and where noise and other impacts would not be considered nuisances. Roadways providing access to freeways are the most likely candidates for truck route designation. The designation of truck routes is not intended to prevent trucks from using other roads or streets to make deliveries. The designated truck routes, both through and local are shown on the map below.

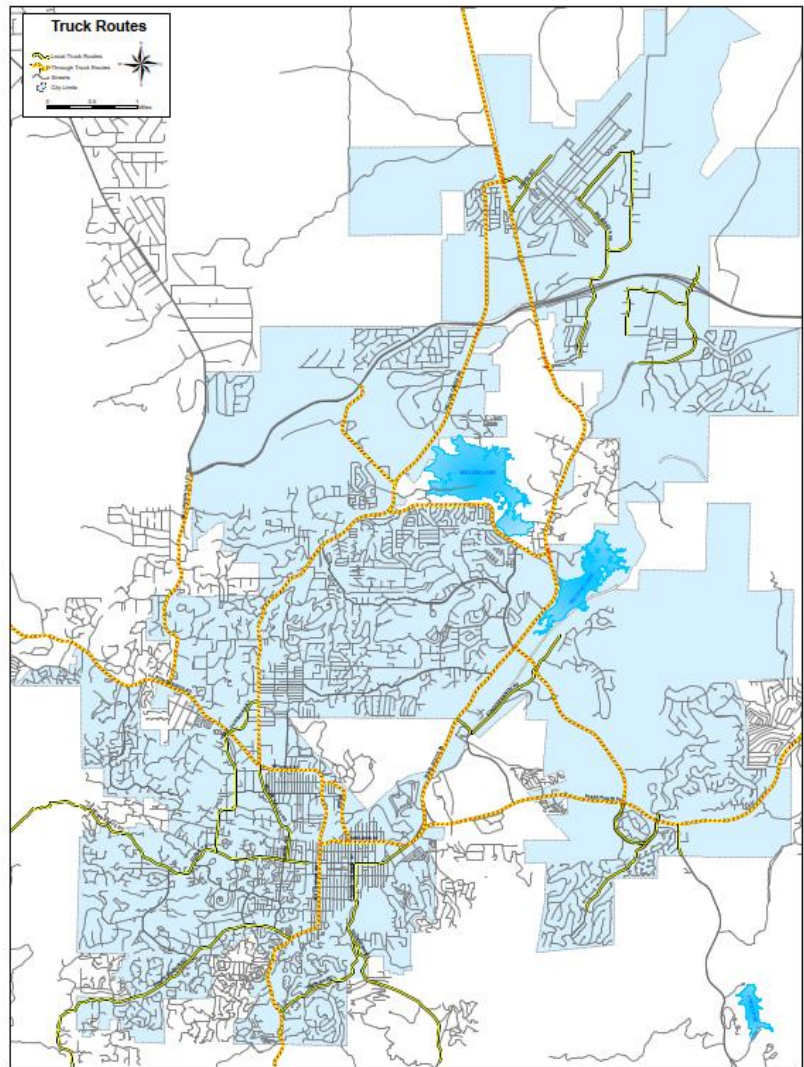


Figure 7.8 – Prescott Truck Route System Map

TRANSPORTATION SYSTEM IMPROVEMENTS

Streets Infrastructure Improvement Plan (IIP)

To meet the future demands generated by City and regional growth, the City of Prescott has developed a Streets Infrastructure Improvement Plan to identify

needed capacity improvements on select roadways and intersections. These are funded through development impact fees dedicated for these improvements and placed in the city’s Capital Improvement Program during the annual budget process. These projects are highlighted in the plan and here is the link: (Find link to plan on website)

TRANSPORTATION GOALS AND STRATEGIES

ARTERIALS GOALS AND STRATEGIES

Arterials: principally for longer distance travel between two points. Direct access to property is a subordinate function. In order to maximize a satisfactory operating level of service without requiring additional lanes, traffic management must concentrate on moving traffic quickly through controlled intersections.

Goal 1 Establish and maintain a system of arterial streets to provide a satisfactory level of service at level “C” or better according to AASHTO. During morning and evening peak hours, support alternative transportation such as walking and bicycling, which are compatible with land use, grading, slope stabilization, drainage and environmental goals including aesthetics.

Strategy 1.1 Complete the 2024 update of the Central Yavapai County Regional Transportation Study, by coordinating with ADOT and regional stakeholders, to guide the future planning efforts of the Central Yavapai Metropolitan Planning Organization.

Strategy 1.2 Develop a City of Prescott Transportation Plan by 2030 for adoption and implementation of recommended goals and strategies to improve arterial traffic movement and safety.

Strategy 1.3 Support improvements of arterial streets by maintaining pavement quality.

Strategy 1.4 Apply traditional and emerging technologies to extend physical and operational service to the life of roadway networks through the use of innovative design,

maintenance practices, efficient signal timing and planning for improvement in levels of service.

- Strategy 1.5** Balance the needs of pedestrian, bicycle and future public transit modes when expanding intersections.
- Strategy 1.6** Enhance the aesthetics of street corridors.
- Strategy 1.7** Promote interconnectivity of transportation networks to improve circulation efficiency, disperse traffic and reduce impacts on individual streets.
- Strategy 1.8** Minimize and reduce, where feasible, direct driveway access to arterials.

COLLECTORS GOALS AND STRATEGIES

Collectors: *generally serve a dual purpose of moving vehicles and individuals from place to place and to accessing fronting property. Commercial collector streets facilitate travel between high traffic generators. Access locations are often controlled or shared.*

Goal 1 Adapt, design or retrofit residential collector streets to facilitate travel from local streets to parks, schools and arterial streets while maintaining a safe and attractive neighborhood environment.

- Strategy 1.1** Implement strategies to prevent local streets from becoming de- facto collectors where pursuit of a connectivity goal may negatively impact the quality of life for the residents on the local street, and increase demands for police enforcement and traffic calming.
- Strategy 1.2** Minimize direct access to collectors for new residential lots.
- Strategy 1.3** Design residential collectors to facilitate efficient circulation within the neighborhood while discouraging through or speeding traffic, especially from arterial to arterial.
- Strategy 1.4** Design collector streets and adjacent sidewalks to facilitate use by low-speed traffic, bicycles, pedestrians, and to include trails as shown in adopted plans.

Goal 2 Require adequate vehicular and pedestrian access and connectivity within and between residential neighborhoods and adjoining commercial areas by promoting street interconnectivity and identifying minor collector streets.

Strategy 2.1 Design streets to meet the needs of emergency vehicles in a neighborhood friendly way while allowing safe pedestrian access and safe on-street parking when provided.

Strategy 2.2 Locate new connector road alignments to facilitate access for business and commercial purposes in a cost-effective manner.

LOCALS GOALS AND STRATEGIES

Locals: *local streets in aggregate comprise the highest total mileage of city streets and have the primary purpose of providing direct access to adjoining properties. These streets range from short cul-de-sacs to the traditional grid system in the downtown. Most residential lots will have at least one entrance onto the local street.*

Goal 1 Local street designs should provide access for residential, commercial properties and emergency vehicles. Safety should be maintained for residents, pedestrians and bicyclists while enhancing of the neighborhood environment.

Strategy 1.1 Develop a Traffic Calming Design Guide to be applied to new residential street construction.

Strategy 1.2 Continue to utilize the adopted policy for traffic calming to retrofit residential streets.

Strategy 1.3 Create and allow the use of a variety of appropriate local street cross sections to provide flexibility during design in order to promote diversity of design and neighborhood character.

Strategy 1.4 Encourage the retrofit of existing local streets to enhance safety with attention to appearance reflecting the character of neighborhoods and to reduce four-way intersections.

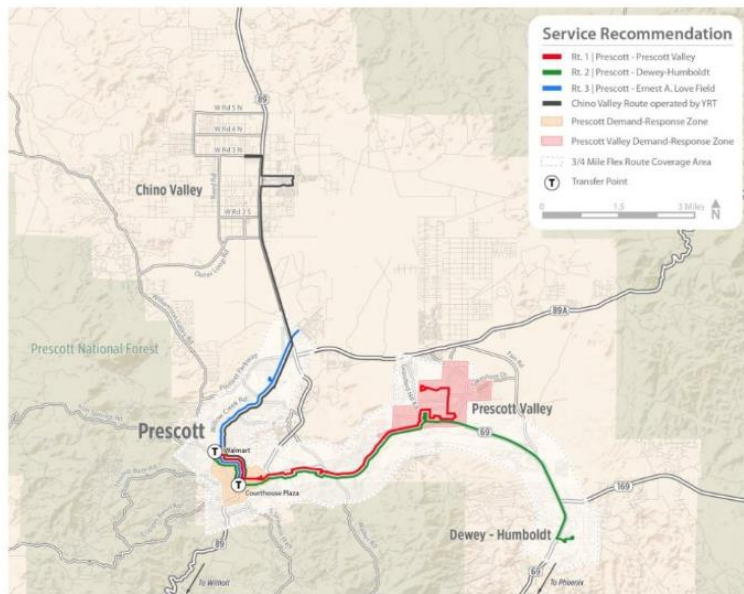
PUBLIC TRANSIT

Effective transit systems rely, in part, on clustered development, where higher densities contribute to a larger population base. Within the Growth and Cost of Development Element of this plan, there is a focus on creating more opportunities for compact development. The aging population in Prescott, coupled with the increasing trend in developing higher density senior housing, emphasizes the need for transit to serve the population that no longer drives.

The City of Prescott has actively engaged in various public transit planning efforts over the years, including the Regional Transit Needs Study of 2007, the Transit Implementation Plan of 2009, and the Yavapai County Regional Mobility Management Implementation Plan of 2017. In 2019, the city participated in the development of the Central Yavapai Transit Implementation Plan Update (TriP Study) as a member of the Central Yavapai Metropolitan Planning Organization (CYMPO). The study recommended the initiation of a public transportation demonstration program for the Central Yavapai region. This program would incorporate demand-response (Micro-transit), fixed-route (fixed schedule), and deviated fixed-route (hybrid) transportation modes for a three-year period, as illustrated in *Figure 7.11, 'TriP Study Service Recommendation*.

The Central Yavapai Metropolitan Planning Organization (CYMPO) is responsible for developing and implementing a regional transit system. CYMPO's mission is to provide leadership in planning and promoting a comprehensive multi-modal transportation system for regional mobility and

TriP Study Service Recommendation



connectivity, fostering development sensitive to the environment and encouraging a positive investment climate.

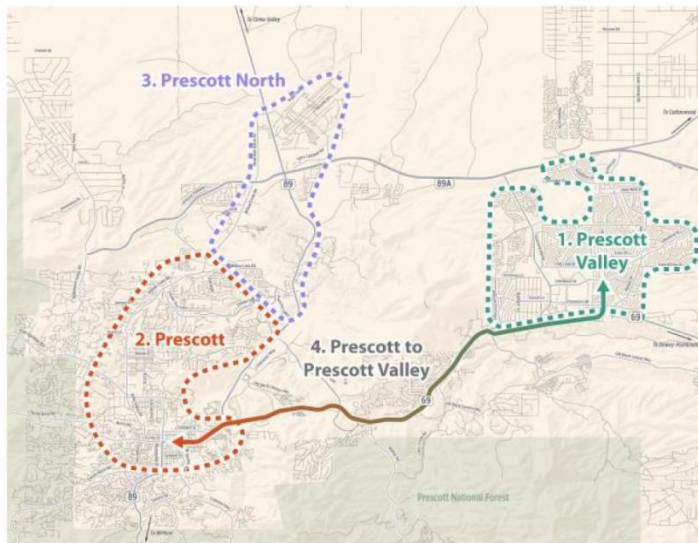
As the designated Metropolitan Planning Organization (MPO) for the City of Prescott, Town of Prescott Valley, Town of Chino Valley, Town of Dewey-Humboldt, Yavapai County, and the Arizona Department of Transportation, CYMPO serves as the forum for local elected officials and transportation experts to plan multimodal infrastructure within the CYMPO Planning Boundary area. CYMPO has conducted studies on

the feasibility of a regional public transit system. The Regional Transit Needs Study and the Transit Implementation Plan suggest a combination of basic fixed and flexible route transit services, including a park-and-ride component. The Yavapai Regional Transit Authority, a local nonprofit organization, currently provides limited transit service between Prescott and Chino Valley. If the Authority expands its services, it could potentially address a portion of the regional transit needs.

CYMPO actively seeks state and federal funding to implement a public transit system. Limited funding from the county for transit in other jurisdictions has been provided. While services may be contracted out to private providers, adherence to state and federal guidelines for publicly funded transit is essential. Exploring additional funding sources for public entities or nonprofit organizations providing transit services becomes crucial, especially in an uncertain economy where finding a capable provider and securing assured funding are significant challenges.

Shortly after completion of the TrIP Study, using CARES Act federal funding, CYMPO completed an update to the TrIP Study in the spring of 2020 to assist the City of Prescott or Town of Prescott Valley to lead a transit effort, the Central Yavapai Phased Transit Plan and here is the link to the study: <https://www.cympo.org/studies/> . Based on a desire by Prescott Valley to fill this role the City of Prescott did not implement a system at that time. The Phased Transit Plan may be implemented as shown below in *Figure 7.12 'Phased Transit Plan Services Recommendation'* as Prescott determines the community desires this expanded service and funding is available.

Phased Transit Plan Service Recommendation



1. Implement a Shared-Ride Public Transportation Network in Prescott Valley Only via an on-demand (Micro-transit) system.
2. Implement a Shared-Ride Public Transportation Network in Prescott via Micro-transit.
3. Monitor and Manage Existing Service and/or make small expansions in the region.
4. Add a connecting service, potentially a fixed route, for trips between Prescott Valley and Prescott.

TRANSIT GOALS AND STRATEGIES

Goal 1. Support and participate in regional public transportation when such a system is financially feasible.

Strategy 1.1 Identify and seek fair share funding.

Strategy 1.2 Develop ancillary facilities such as park-and-ride lots and bus turn-outs. airport road entrance and circulation may most beneficially serve the airport community needs in accordance with current industry standards and practices.

Strategy 1.3 Create safe multimodal and alternative transportation connections.

OPEN SPACE

The City of Prescott and the immediate surroundings are rich in scenic and recreational assets enjoyed and valued by generations of our citizens and visitors. This Open Space Element embraces current and future efforts to protect and enhance this amazing portfolio to conserve natural beauty of our terrain, vegetation and providing wildlife corridors for the benefit of residents and visitors and wildlife alike. Past favorable economic circumstances allowed a significant focus upon direct purchase land acquisitions. This was combined with donated parcels and easements, all of which are worthy of perpetual protection. Some of these conservation efforts date to the 1980s and were then known as natural parkland conservation. As past, present, and future lands come into City oversight, they provide opportunities to expand recreational destinations to complement the City's lakes, greenways, diverse park system, extensive recreational trails, and a nature center.

Many tools are available for maximizing the benefits nature affords us. Specifically, these mechanisms are:

- Creatively utilizing long term leases, easements, licensing agreements, developer agreements, private donations, land exchanges, intergovernmental cooperation, and public/private partnerships in securing targeted land use, in addition to the purchase of property by the City.
- Integrating the existing and desired recreational assets into a network physically connected and functionally related, rather than simply adding stand-alone parcels to our inventory.
- Identifying and prioritizing our Open Space efforts based upon the pre-historic, historic, ecological, cultural, recreational, scenic, and economic values to be derived.
- Planning, managing, and expanding the recreational assets of our community to attract visitors, boost our economy, and improve the quality of life for our own residents. This shall be a cooperative and partnering endeavor between the City, non-profit organizations and other government entities.

The vast majority of undeveloped land, whether publicly or privately owned, is not officially designated as open space. These areas may be developed in the future. To conserve open space, Prescott encourages zoning these areas to a Natural Open Space district, which restricts uses and encourages landowners to maintain their land in a natural state. Other means of conserving open space exist through easements, deed restrictions and development agreements, which are recorded legal documents used to manage the use of a property. Several parks, lakes, trails, and facilities have legal restrictions to conserve open space.

PUBLIC AND PRIVATE OPEN SPACE

The term Open Space is used in many forms and has different meanings in common usage. Typically, open space is used to describe undeveloped land with distinctions between public and private open space. From a regulatory point of view, cities are composed of only two types of property, **public** and **private**. This critical distinction between public and private property has been

the basis of urban design since land ownership emerged. In early cities, public streets gave access to private property.

Public open space:

City owned public lands include lakes, streams, undeveloped natural areas, parks, trails, and greenways. Examples include Acker Park, portions of the Granite Dells, and Prescott's Greenways. These areas typically protect important viewsheds, natural resources or provide passive recreational opportunities for trails and other uses. Federally owned public open space is provided by the adjacent Prescott National Forest and the joint City-County leasing of Pioneer Park, from the U.S. Department of the Interior - Bureau of Land Management.

A more specific type of public open space is known as a preserve. These are lands set aside and protected from development by purchase, covenants, City charter clauses, and/or state or federal laws. Some existing preserves include the hill and areas east of Thumb Butte, Boyle-DeBusk Open Space Preserve, White Spar Creekside Park, Watson Woods Riparian Preserve, and portions of Watson and Willow Lakes.

Private open space:

Some of the most scenic and unique areas within Prescott are privately owned. Many landowners recognize the natural qualities of their lands and take voluntary steps to protect and conserve open space through rezoning, conservation easements, donation, or sale of development rights. Areas set aside as privately owned protected open space may or may not be accessible to the public depending on the specific arrangements. The City strives to provide public access to privately held open space areas by entering into joint use agreements with private property owners.

As privately owned lands are developed, open space areas may be protected through the Planned Area Development (PAD) process, whereby a minimum of 25% of the PAD area is set aside as protected open space. Typically, PAD open space areas are steep slopes, ridgelines, drainages, or parks. Previous City codes allowed golf courses as open space; however, the current code states new golf courses may not be considered open space.

State Trust Lands should be considered as eventually to be privately owned due to the mission of the Arizona State Land Department to maximize revenue by the sale or lease of these lands. Because they are likely to be privately owned and eventually developed, these lands are temporary and unprotected viewsheds unless steps are taken toward conservation. Several state referendums have been introduced in recent years, without success, to allow state lands to be more easily preserved as open space. For example, Proposition 110, if passed in the 2010 election, would have amended the Arizona Constitution to allow the exchange of state trust lands for other public lands for preserving open space. Citizen efforts to address open space concerns statewide affect Prescott due to the many acres of nearby Arizona State Trust lands.

OPEN SPACE POLICY

The Parks and Recreation Department is currently focused within the following geographical areas: 55-mile Prescott Circle Trail, Prescott 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 in order to benefit the Mile-High Trail system. The acquisition, dedication, and stewardship of open

space as a community amenity is also an economic development asset which supports the tourism industry.

The proportion of land dedicated to protect open space within the community had increased, reflecting a major shift in attitude regarding the importance of open space, essentially beginning with public and private actions regarding trails in the early 1990s. As pristine areas with trails and access to the national forest began to develop, the public requested that access points remain untouched. This was accomplished through agreements made between the City, developers and National Forest officials. Protecting significant geological pre-historic features, natural areas and viewsheds resulted in a number of private/public partnerships.

Open space is acquired based on biologic, geologic, recreation, cultural, pre-historic, historic, scenic and riparian characteristics of the land, as well as, tourism and economic assets for the future. Open space includes areas of scenic beauty, recreation, preserves for riparian areas, wildlife, vegetation, and cultural resources. The character and function of open space differs on a case-by-case basis depending on the individual property as well as the purpose for the acquisition.

Annexations will often have an open space component and are required to meet standards for open space as provided for in the Prescott Land Development Code. New open space assets are identified during the annexation process and stewardship plans are adopted by the City Council. In adjoining areas, open space may be maintained through intergovernmental agreements.

Open Space Policy Goals and Strategies

Goal 1 Adopt a strategic approach to open space acquisition opportunities.

- Strategy 1.1** Place open space activities organizationally within the Recreation Services Department with participation from the outdoor recreation related non-profits, as well as other groups and individuals interested in participating.
- Strategy 1.2** Connect Open Space areas to provide continual wildlife and trail connectivity.
- Strategy 1.3** Develop and maintain a current list of potential open space properties based on strategic economic benefits to the community.
- Strategy 1.4** Identify potential and probable approaches for each property. i.e., conservation easements, license agreements, leases, donations, parcel splits, outright purchases, etc.
- Strategy 1.5** Strengthen partnerships with the federal government, State of Arizona, Yavapai County, and our neighboring communities.
- Strategy 1.6** Identify and enhance wildlife corridors and crossings.

Goal 2 Seek collaborative ventures among private, public, and non-profit sectors for expanding, improving, maintaining, and providing stewardship for open space.

- Strategy 2.1** Encourage and support the private sector to bring forward open space ideas and proposals through the proper channels. i.e. Parks and Recreation management.
 - Strategy 2.2** Continue investigation of potential funding mechanisms, such as general fund, taxes, sales tax, grant funding and private donations, for the purchase, improvements, and maintenance of open space and trails.
 - Strategy 2.3** Maintain and upgrade existing open space and recreational facilities through designated use fees, tourism related income, grants, private donations, and other methods used by the City for General Fund revenues.
 - Strategy 2.4** Initiate a charter amendment to protect in perpetuity city owned open space as it is acquired through development, purchase or agreements.
- Goal 3** Maintain the biological, cultural, visual, and recreational integrity of protected and unprotected tracts of open space.
- Strategy 3.1** Continue to provide stewardship for open space using City staff and supporting organizations and volunteers.
 - Strategy 3.2** Maintain conservation of habitats and ecosystems within existing open space including the lakes.
 - Strategy 3.3** Protect connectivity of existing open space and trails by requiring developing and existing areas to allow and provide appropriate access.
 - Strategy 3.4** Require and oversee re-vegetation of disturbed areas including removal and control of invasive and non-native vegetation.
 - Strategy 3.5** Work with various stakeholders to set standards to reduce the damages to open space and the lakes from soil erosion, storm water runoff, utilities, fertilizers and herbicides, and other impacts caused by the accumulation of debris and silt.
 - Strategy 3.6** Ensure that wildlife and desired trail corridors are conserved.
- Goal 4** Encourage the maintenance of healthy ecosystems within and outside Prescott as dependable sources of recreation, economic prosperity, biodiverse plants and wildlife habitat.

Strategy 4.1 Create a regional watershed conservation, restoration and management plan.

WILDLIFE CORRIDORS

The conservation of wildlife habitats and wildlife corridors will benefit indigenous wildlife and migratory species impacted by human growth and development. There is a particular need in the Prescott area for wildlife corridors to interconnect pronghorn antelope herds and other wildlife. Augmentation of wildlife habitats and wildlife corridors through acquisition and conservation of open space during the subdivision platting process is an important step in this process.

Fragmentation of animal habitats results in ecosystem disturbances affecting wildlife distribution, breeding success, predator prey dynamics, foraging success, and seed dispersal. Development can result in environmental degradation from structures, roadways, and utility corridors, which cause increased pollution stressors to wildlife (air, water, noise and light). Roads, freeways, transit systems and infrastructure put in place to connect people reduce connectivity for wildlife and increase wildlife roadway mortality. Development competes with wildlife for natural resources such as water, and changes local habitat suitability by influencing noise, light, air, and temperature regimes. Habitat fragmentation leads to changes in species diversity and can lead to local, regional, or species level extinction of native flora and fauna. It is important to retain wildlife habitat connectivity as Prescott grows to the North in the form of protected wildlife corridors. Wildlife corridors of natural landscape also provide other ecosystem services such as urban cooling, water capture and recharge, and scenic nature viewing for residents and visitors.

Challenges

Growth of new subdivisions and other developments alter wildlife habitats. An evaluation of flora and fauna within development areas is a benefit when planning appropriate corridors to provide safe migration routes. These areas should connect with other open spaces such as parks and trails and be designed so that they may be used by migrating wildlife as part of an interconnected cluster of corridors.

Wildlife Corridors Implementation Strategies

Goal 1 Improve protection of species through the interconnectivity of open spaces and wildlife corridors.

Strategy 1.1 Require developments to evaluate animal species within their development sites with AZ Game and Fish Department and create appropriate wildlife corridors through master plans and subdivision plats adjacent to open space or public lands.

Strategy 1.2 Work with CYMPO in creating a regional Environmental Study.

Strategy 1.3	Coordinate with federal and state agencies, and adjoining jurisdictions to improve regional connectivity of open space and wildlife corridors.
Strategy 1.4	Identify funding for the creation of new wildlife corridors and crossings.
Strategy 1.5	Collaborate with the Arizona Game and Fish Department to develop and implement a best practice guide for wildlife corridors and crossings.
Strategy 1.6	Include wildlife crossing infrastructure components in new road designs that cross significant drainages and or open space areas.
Strategy 1.7	Collaborate with other governmental units and private landowners to restore natural flows to floodplains, especially where this would serve to enhance wildlife habitat.

DIGITAL CONNECTIVITY

Digital connectivity plays a vital role in education, healthcare, business, civic engagement, safety, and everyday life. In 2023, the Arizona Commerce Authority conducted a year-long study to create Arizona’s Digital Equity Plan. This plan attempts to act as a roadmap to address the issues that face each region, making sure every individual and community is represented. To ensure universal broadband is available across Arizona, the state is committed to ensuring availability through infrastructure investments, supporting affordable broadband plans for all Arizona families, and providing inclusive digital skills training.

With Arizona’s population is widely distributed across rural, remote, urban and Tribal regions, our sprawling deserts and mountainous terrain create opportunities and obstacles to creating universal digital access. Key themes that came out of the study are:

- Affordability
- Importance of knowledge and digital literacy
- Localization of services and community engagement

Residents in Yavapai County had the highest response rate and demonstrated an interest in bringing reliable connectivity to the County. The top concern is the lack of competition in internet services. Without competition of service providers, high costs remain the main factor to digital access and reliability of internet connections.

During the Covid-19 pandemic and the need for more access to the internet for remote work and learning, it became more prevalent as to the need for digital infrastructure was lacking in many of the areas of Yavapai County which resulted in no service or frequent disruptions or slow speeds. Others tried using MiFi devices that use cellular data or booster antennas, but that proved to be insufficient and unreliable due to lack of data capacity. Dead zones for Wi-Fi and cell data exists in many parts of the region. Mountainous terrain requires more towers for connectivity.

Innovations in information technology and marketing over past decades have profoundly changed commerce and business models worldwide. Technology offers new opportunities to foster home-based businesses and remote work. The global pandemic accelerated this trend exponentially, and also revealed weaknesses in the broadband infrastructure. Subsequent federal and state

dollars have flowed, to increase broadband connectivity especially in remote rural areas. Prescott's broadband infrastructure has not benefited, even as tens of millions of dollars flow elsewhere. Encouraging more robust and competitive high speed/high bandwidth internet access in Prescott will allow us to market to technology companies, while promoting the advantages of a small town, exceptional climate, and award winning historic and natural assets available to Prescott.

Digital Connectivity Goals

Goal 1: Plan for new Technology.

Strategy 1.1: Work with Yavapai County to develop an emergency communication plan, particularly for areas with limited or no internet access during crises like wildfires or floods.

Strategy 1.2: Explore alternative connectivity solutions, such as cellular networks or satellite internet.

Strategy 1.3: Educate residents on data privacy, terms and conditions, and the implications of online data sharing to reduce hesitancy and inform residents about online safety.

Strategy 1.4: Work with telecommunication providers to efficiently use rights-of-way when locating, installing and maintaining facilities.

Strategy 1.5: Encourage the building of new towers and streamline the approval process, Alternatives to cell towers to be investigated.



Great Places & Neighborhoods

LAND USE AND GROWTH AREAS

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 Hierchy

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. (Insert map depicting the three SAP's and maybe links; NEED TO CREATE)

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 and preservation of wildlife corridors.

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)

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 (add link when document complete).

Strategy 1.1 The Historic Preservation Specialist will 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 and character.
- 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 Staff to restart the process 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 Educate the public on 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 Incentivize in-fill development and re-development at densities compatible with the established neighborhood zoning, character and infrastructure.

Goal 5. Support flexibility in setbacks, parking requirements, site coverage and height in return for compatible 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 Incentivize 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 with neighborhood meetings.

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.

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 Historic Preservation Office (SHPO) (add link to website) 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 (ad link to information about this program) 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 Hold 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 (Geographic Information System) 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.

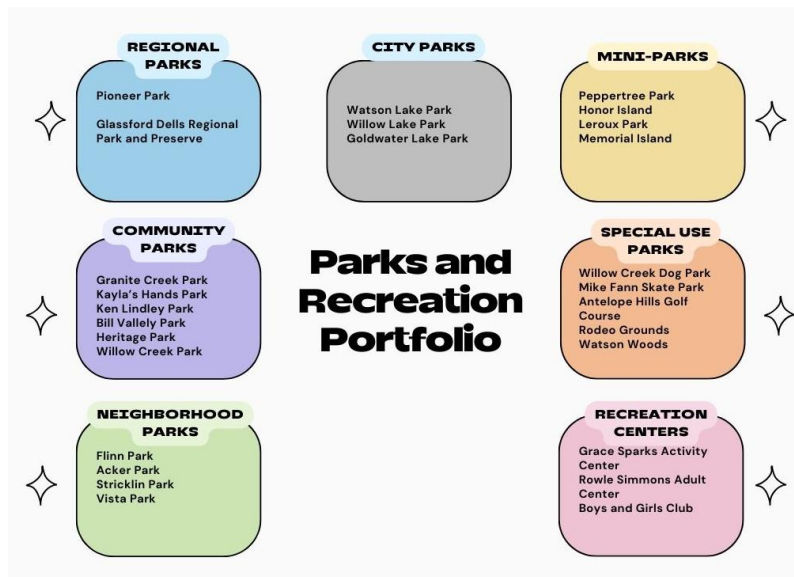
Strategy 5.3 Create best management practices for sites (partner with Arizona Site Steward Program for monitoring (add link to website)). Create protocol to protect known archaeological resources from development projects and how to assess newly found [archaeological] resources.

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:



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 volunteers 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 and wildlife corridors 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 Facilitate with the Prescott Frontier Days rodeo organization, Gail Gardner Neighborhood, U of A Extension, PFM Compost, Prescott Antique Auto Club and County Fair to determine needed improvements to the City owned rodeo/Fairgrounds.

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 and compatible with wildlife.

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 56-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: 56-mile Prescott Circle Trail, Prescott’s Greenways, Prescott Peavine Trail to Chino Valley, Willow Lake to Watson Lake via Granite Dells, 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 (add link) 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, Yavapai Trails Association (YTA), and the Prescott Mountain Bike Alliance.
- Goal 3** Support the linkage of public and private open space and trail systems to serve the community more efficiently.
- Strategy 3.1** Create incentives for 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 and align with wildlife corridors.
 - Strategy 3.3** Work with the Central Yavapai Metropolitan Planning Organization on the Active Transportation Plan ACT UP Plan (add link).
- 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 Granite Creek 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 56-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 ([add link](#)). 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 ought to 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 environ 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.

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

Strategy 1.4 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 1.5 Maintain current League of American Bicyclists Bicycle Friendly Community status.

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 lumens, 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 lamination 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, per criteria of the National Dark Sky Association.
- 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 and how often it is paid. 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.



Economic Competitiveness and Prosperity

LAND USE

Business, commercial, and industrial development create employment opportunities and income for City residents. However, successful income-producing strategies are not based only on the quantity of these areas but rather on having the right size and types of business ventures in the right locations with available infrastructure and energy.

Downtown Prescott accounts for a significant amount of the City's sales tax base. It remains a primary visitor attraction, supporting vibrant tourist and retail uses featuring arts, entertainment, hotels, restaurants, coffee shops, bookstores, and museums. The downtown supports an important historic residential area as well as continuing uses for Federal, County and City government. The vision for downtown is to preserve the physical, historic, and visitor-friendly attributes so it may continue to be a major economic force and tourist draw for the City. The goals and policies of the Downtown Specific Area Action Plan (adopted by the City in May 1997) are reinforced in this General Plan.

Currently, the largest areas set aside for industrial uses are in the vicinity of the airport and in the Sundog Ranch/Industrial Way area. Smaller industrial areas are located in Sandretto Hills, Miller Valley Road, and the Sixth Street area north of Sheldon Street. Additional commercial and industrial areas may be created through annexation. It is important to expand opportunities for commercial, industrial, and business uses in order to attract higher-paying jobs and to promote Prescott as competitive in the regional marketplace. A balanced income-producing area will have a mix of housing and ensure that future site development is carefully managed to avoid negative impacts.

Airport land-use protection must be addressed to ensure the continued economic vitality of the airport. Residential subdivisions are south and east of the airport. Additional subdivisions, both within the City and in unincorporated areas, are possible near the airport. Development issues raise the need for regional cooperation to address airport land use, airport noise, and other concerns to ensure that further residential or other incompatible land use infringement on the airport does not occur.

Land Use Goals and Strategies

Goal 1 Improve the City's income base by ensuring the availability of business sites and buildings.

Strategy 1.1 Ensure that the annexation of land will reinforce and support a beneficial mix of residential, commercial, and industrial development.

Strategy 1.2 Maintain policies using both incentives and flexible development standards to encourage expansion and retention of targeted businesses and industries and to establish, relocate, or expand major commercial and industrial employers.

Strategy 1.3 Support a balanced variety of commercial centers in Prescott, both existing and new, including some sites small enough to be affordable to smaller local firms and Village Center concepts to encourage a mix of residential and light business uses.

Goal 2 Increase the ratio of land for commercial and industrial uses to protect and enhance the city's tax base.

Strategy 2.1 Encourage higher percentages of commercial and industrial land uses within the city through the update and implementation of adopted Specific Area Plans.

Strategy 2.2 Encourage the update, creation, and implementation of Specific Area Plans to guide the development of areas where such plans do not already exist.

Strategy 2.3 Encourage increased research and development to promote more diverse employment opportunities and higher wages.

Goal 3 Facilitate the locating of major commercial development accessible to major road corridors when such uses achieve targeted city economic development goals, provided that historic preservation, open space requirements, and environmental and quality of life issues are carefully considered and protected.

Strategy 3.1 Ensure appropriate access and circulation are planned for business/commercial sites.

Strategy 3.2 Ensure adequate buffers and screening for adjacent existing neighborhoods when siting commercial uses, especially major commercial centers.

Strategy 3.3 Allow flexible screening and buffering options that adequately mitigate noise, light, or other negative impacts.

Goal 4. Increase available sites with appropriate commercial land use and zoning.

Strategy 4.1 Support business development consistent with the City's adopted Economic Development Incentive Policy.

Strategy 4.2 Annually review the targeted industry list and the effectiveness of incentive and recruitment activities.

Strategy 4.3 Encourage public/private partnerships to promote business activities and economic development within the city.

Strategy 4.4 Establish partnerships for business development and retention in a manner similar to the Prescott Downtown Partnership.

Strategy 4.5 Explore partnerships with property owners to deliver shovel-ready parcels.

Economic Development and Tourism

Prescott's economic development mission is to facilitate the establishment of a balanced local economy, create quality jobs, and enhance the local tax base through quality industrial and commercial development, targeted business attraction and redevelopment of target areas, effect expansion and retention efforts, and provide tourism support.

Prescott's economy includes retail sales, tourism, education, health care, professional services, real estate, light industrial, manufacturing, construction, federal, state, county, and municipal government. Top non-governmental employment sectors include hospitality, healthcare, higher education, retail, manufacturing, and construction. The historic downtown, airport, industrial parks, and regional commercial developments along the Highway 69 Corridor are recognized as economic centers for the City.

Sales tax remains the primary source of City income. Since the 1990s, economic development has been emphasized in the City, including partnerships with the private sector to expand the availability of commercial and industrial space and fund associated infrastructure improvements. Manufacturing and industrial employment, as well as professional services, technology, warehousing, and logistics, are important to the economy and aid in the retention of younger working-class families.

EXISTING CONDITIONS, TRENDS & CHALLENGES

Industrial, commercial, and residential development must be balanced to maintain a healthy growing economy while avoiding undesirable impacts on nearby residential neighborhoods and the natural environment. Commercial retail development must keep pace with population growth, especially in the north Prescott area.

Downtown

A downtown Specific Area Plan was adopted in 1997. The Plan called for a partnership between the City and downtown businesses, resulting in the formation of the Prescott Downtown Partnership, Inc., which acts as an advocate for downtown merchants, and downtown business prosperity and also functions as a liaison between the City and the private sector. A downtown renovation project was initiated in 1998 to enhance the visitor experience by replacing sidewalks and adding pavers to crosswalks, landscape planters, lampposts, benches, and waste receptacles as pedestrian-friendly amenities. There is ongoing coordination with Yavapai County when scheduling events on the Yavapai County Courthouse Plaza. With the completion of the Granite Street Parking Garage in 2005, the City has invested more than \$8.5 million in the downtown's infrastructure and assets. In 2018, a Granite Creek Area Master Plan was developed, addressing the revitalization of the Granite Creek trail, and encouraging infill development along the corridor. In 2023 the Granite Creek trail improvement was completed, but other elements of the master plan are still in progress.

Between 2019 and 2023 beautifications and improvements were made to the Whiskey Row Alley that included adding elements such as a unique Prescott mural, string lights, new traffic striping, and updated waste receptacles.

A Historic Preservation District continues to protect the historic integrity of the buildings surrounding the Yavapai County Courthouse Plaza. Downtown Prescott remains a significant visitor attraction for the community with its combination of historic structures, cultural amenities, community events, and a varied mixture of businesses. Other historic districts exist near the downtown providing residential and commercial cultural benefits.

In 2018, the City adopted a downtown Entertainment District surrounding the Courthouse Plaza to give the City Council more flexibility in approving businesses and projects in the area.

In 2000, the City purchased the portion of the Elks Building at 117 East Gurley Street that houses the Elks Opera House, which has been the home of live performances, movies, and meetings since 1905. The City and the Elks Opera House Foundation completed the restoration of this theatre with city, state, and national grants, as well as gifts and considerable contributions from private foundations, individuals, and businessmen. The restored theatre space was dedicated on July 24, 2010.

In 2012, the City sold the Elks Opera House to the Elks Theatre and Performing Arts Center, an Arizona non-profit that also purchased the remainder of the building from a private party. As a condition of the sale, the Center is required to maintain the restored space and manage the property as a community asset open to the public. The Elks Building is listed in the National Register of Historic Places and is a City of Prescott-registered historic building.

Workforce

Development has moved commercial centers and employment to major arterial corridors. Suitable sites for industrial development have been created in the airport area with promotional efforts to attract employers. Other commercial corridors

have been designated along arterial roadways within Specific Area Plans identifying those areas for commerce and industrial growth. These areas include the North Prescott area, Granite Dells Parkway area, Commerce Drive, Highway 89 and James Lane, and Highway 89 south of Prescott Lakes Parkway.

To maintain a sustainable economy, a diverse retail/commercial presence is needed at locations throughout the City to provide employment and goods and services near neighborhoods. The redevelopment of vacant sites left by the relocation of retailers, offices, and other employers is needed to attract new businesses back into residential neighborhood areas.

Underemployment, meaning workers' education and skills are not being fully utilized, can be mitigated through business attraction, retention, and expansion, providing jobs requiring higher education and skills. Training for desirable skills can be addressed by educational institutions and employers working together to improve workforce development and provide skill preparation programs.

Educational partners, including Embry Riddle Aeronautical University, Yavapai College, and Prescott College provide employment and training. The Career and Technical Education Center (CTEC) facility at Yavapai College provides technical training, including both general curriculums and customized training for employers.

The Arizona At Work office, operated by the Northern Arizona Council of Governments, provides basic skills training and assistance to business recruiting workers.

SUSTAINING A BUSINESS-FRIENDLY ENVIRONMENT

Commerce and Industry

Large-scale commercial development trends have resulted in the creation of regional commercial areas such as the Pine Ridge Marketplace and the Highway 69 corridor. The downtown commercial area includes restaurants, banks, boutiques, professional offices, and tourist-related businesses which form the core of the City. Other commercial areas include the Depot Market Place, Lakeview Plaza, Prescott Commerce Center, Costco & Trader Joe's shopping center, Village at the Boulders, Willow Creek Shopping Center, and the Sandretto District auto dealerships.

In the past 10 years, Prescott's downtown has thrived, benefiting from steadily increasing visitation, a robust special events calendar, and support from local citizens. Pine Ridge Marketplace has new ownership, and investment in outbuildings such as the former Sears has revitalized the area with strong plans for the future.

It's important to attract, maintain, and support small businesses in neighborhood commerce areas. Smaller roadway corridors support businesses and provide interconnectivity to regional areas. The less intense, neighborhood-oriented commercial areas are a more sustainable form of development, providing goods and services to areas of the community without requiring long consumer travel times. Redevelopment has potential in areas such as Miller Valley/Grove, Montezuma/Whipple, Montezuma/White Spar, and along Iron Springs Road. Area Plans and the Land Development Code support and encourage this pattern of development through the designation of smaller-scale, less intense commercial areas.

Industrially zoned land is readily available in Prescott. Prescott has sites available and ready for the construction of industrial and business parks. The oldest industrial parks in the city are the Sundog Business Park off Highway 89 and the 6th Street Business Park near downtown. These parks are nearly built out with little vacant land and boundaries that encroach on nearby neighborhoods. New industrial parks are located in and around the airport. In 2019, the City built the Corsair Connector in the airpark area, significantly reducing travel time from one end of the airpark to the other, and encouraging more development. Since 2020, several dozen properties, mainly 1-4 acres parcels around the airpark have been acquired and developed, primarily by small and medium-sized light manufacturing companies. Existing companies are expanding in the same area as well.

Most industrial commercial opportunities require new construction, as there remains a low inventory of existing buildings for sale or lease. This has led to limited speculative development of commercial industrial buildings in the area.

Geographical groupings encourage the clustering of interdependent and/or complementary businesses within the same area. To some extent, this was the traditional commercial development style until the road and rail networks allowed the dispersion of interdependent businesses. Building upon the interdependency concept allows local communities to focus economic development efforts more efficiently by recognizing how business groupings interrelate.

The Prescott Airport is both a transportation asset and an economic focal point for the city and the region. This is in part because of its close proximity to and use by Embry-Riddle Aeronautical University and other aviation-related businesses. As demand for new pilots continues, the city is working with ERAU to develop a new flight training facility on the northwest side of the airport, called the SAFE complex.

The importance of this economic impact to the City stems from direct airport operations, such as a large number of hangar tenants, general aviation services, flight training operations, cargo services, the Forest Service fire-fighting operations, and the FAA tower. Much of the land near the airport is designated for industrial and intense commercial uses related to the airport and includes a significant number of the region's manufacturing and technology jobs.

Commerce and Industry Goals & Strategies

Goal 1. Ensure the continuation of the industrial and commercial character of the airport vicinity.

Strategy 1.1 Support and maintain the land uses established in the Airport Specific Area Plan, Airport Vicinity Overlay (AVO), Land Development Code, and amendments thereto, which may be adopted from time to time.

Strategy 1.2 Coordinate with adjacent jurisdictions to assist in the implementation of the Airport Specific Area Plan land uses within their corporate limits or anticipated to be within their jurisdictional limits based upon mutual boundary agreements.

Strategy 1.3 Actively recruit industrial, airport-related, or airport-dependent businesses to occupy available commercial and industrial space in proximity to the airport.

Strategy 1.4 Periodically review and update the Airport Business Plan and the Airport Specific Area Plan to ensure these plans are current and protect the AVO

Goal 2. Encourage the development of suitable sites for commerce and industry at locations specifically targeted for commercial development, employment centers, and neighborhood-oriented businesses.

Strategy 2.1 Support appropriately sized and placed commercial and industrial development areas through the implementation of adopted Area Plans and the Land Use Element of this Plan.

Strategy 2.2 Pursue the development of more robust broadband services in partnership with service providers, working with the Arizona Commerce Authority, Yavapai County, and other agencies to seek and obtain funding.

Strategy 2.3 Actively market Prescott as business and technologically friendly to businesses with telecommuting components in their business models.

Goal 3. Actively recruit commerce and appropriate industry.

Strategy 3.1 Utilize state-of-the-art technology to produce data such as demographics, workforce statistics, customer patterns, and gap analyses to show businesses the opportunity of locating or expanding in Prescott.

Strategy 3.2 Work with existing and prospective healthcare providers to make sure they are providing consistent, quality healthcare, in a robust competitive healthcare marketplace.

Strategy 3.3 Continually refine commerce and industry targets, marketing campaigns, and economic development strategies that emphasize Prescott's quality of life and business-friendly environment.

Strategy 3.4 Encourage industrial, light manufacturing, warehousing, distribution, research and development, financial services, and other clean industries such as information technology, healthcare, and education, which improve the variety of employment opportunities and bring higher-paying jobs into the community.

Goal 4. Incentivize, where possible, commerce and industry, including small businesses, to locate, retain and/or expand in Prescott while remaining within the confines of the Gift Clause ruling as noted in the Arizona State Constitution, Article 9, Section 7: <https://www.azleg.gov/viewDocument/?docName=https://www.azleg.gov/const/9/7.htm> .

Strategy 4.1 Eliminate unnecessary and burdensome regulations and streamline development permitting procedures without sacrificing health, safety, and welfare.

Strategy 4.2 Investigate financial and grant opportunities to assist in relocation or start-up of commerce and industry.

Strategy 4.3 Incentivize and encourage communities to form self-help economic groups such as Community Development Corporations (CDCs). CDCs are non-profit organizations incorporated to provide programs, offer services, and engage in other activities that promote and support community development.

Strategy 4.4 Creating an Economic Development Incentives policy that is in line with the Gift Clause court ruling.

Goal 5. Create an Economic Development Strategic Plan

Strategy 5.1 Engage a professional firm to provide a full strategic planning process, developed in part by involving City leadership, elected officials, local stakeholders, and citizens.

In 2023 a scope of work was written to attract and hire a firm to conduct the strategic plan process. A RSOQ (Request for Statement of Qualifications) will be published in 2024.

ENSURING A STRONG TAX BASE

Due to state law, the City relies primarily on the transaction privilege sales tax, and state shared revenue, with only about 4% of revenue derived from property tax, to provide services such as police, fire, building safety, parks, and recreation.

Retail, Industrial, and Commercial development

Business development in Arizona has never been stronger. Billions of dollars are being invested in major manufacturing operations primarily in metro Phoenix and southern Arizona. These major companies will bring hundreds of supply chain partner companies to the state, and Northern Arizona is well-positioned to compete with those companies. As the regional business market continues to grow over the next 10 years, major business location and/or relocation decisions will be made. To maintain income, Prescott must position itself to strategically capture a reasonable share of future regional development. Part of the economic development strategy must include retail recruitment as part of a healthy mix of new and expanding businesses.

Tourism Promotion through Destination Marketing

The City of Prescott Tourism Office is known to visitors as *Experience Prescott* (<https://www.experienceprescott.com/>).

Experience Prescott's vision is "Prescott is a welcoming and year-round destination attracting visitors seeking to experience authentic Western heritage and unparalleled natural beauty."

The mission is "We attract visitors to Prescott and enhance our community's quality of life by inspiring a love and respect for our natural beauty, rich history, and hometown atmosphere."

Tourism is an important sector of the local economy. The City of Prescott Tourism Office began as a Destination Marketing Organization (DMO/DMOs). DMOs are organizations charged with representing a specific destination and helping the long-term development of communities through a travel and tourism strategy that targets potential visitors with certain demographic, geographic, and sociological profiles. Tourist development and promotion is a competitive activity.

While the City of Prescott's Tourism Office began as a DMO, recent years have indicated the need to transition to a Destination Management Organization. Destination marketing will still be an approach implemented as part of the destination management plan. However, seven guiding principles that will also work to promote the destination, support the growth of the tourism industry, and enhance the quality of life for residents.

The seven guiding principles from the Experience Prescott Strategic Plan are:

- (1) Engage resident and industry stakeholders.
- (2) Enhance, enrich, and simplify the visitor experience.
- (3) Emphasize the quality of visitors over the quantity of tourists.
- (4) Consider the impact of our work on existing infrastructure and community resources.
- (5) Support the responsible use of our natural resources and assets.
- (6) Seek to enhance our quality of life and increase economic opportunity.
- (7) Preserve our community's exceptional hospitality and create an environment that is welcoming to all.

The transient occupancy (bed) tax is being used for the promotion of tourism and the development of recreational uses. Between 2017 and 2022, the economic impact of tourism visitor trends has consistently and steadily increased. Travelers to Prescott spent an annual average of \$205 million on lodging, food, beverage, retail, entertainment, and local transportation. The \$205 million in estimated spending at local establishments created an economic impact of \$300 million statewide in 2022. Tourism dollars generate \$101 million in labor income or payroll at hotels, restaurants, retailers, and other service businesses in Prescott, as well as local businesses that are suppliers to the hospitality industry. These travelers generated an estimated \$17 million in state and local tax revenues in 2022, including \$6 million in city sales and transient occupancy taxes, and an additional \$11 million in county and state sales taxes.

The City's cultural heritage is an important draw for tourists along with recreational opportunities offered by area golf courses, parks, lakes, trails, and the Prescott National Forest. It is also known for its events, which are put on mainly by community groups, keeping Prescott a center for entertainment and culture in Yavapai County. Visitor attractor events include signature long-time and year-round events. Prescott offers a variety of event venues for public and private events.

Historic Downtown

Through concerted efforts by the City, the Chamber of Commerce, the Prescott Downtown Partnership, and citizen historic preservation supporters, the downtown area continues to be the focal point exhibiting Prescott's character.

The Downtown Business District is a priority economic development and redevelopment area. Downtown is characterized by a traditional mixed-use development pattern typical of many small-town centers, with retail, hospitality, light industrial, professional offices, government, and residential activities. Retail in the downtown is largely tourism-oriented businesses. The mix also includes arts, culture, entertainment, and hospitality services.

Preservation of the downtown as a historic and economic asset requires continuous attention. The growth and diversification of Prescott's economy will continue to create competitive challenges for downtown businesses. Challenges in the coming years include responding to changes in ownership of key downtown properties, providing adequate circulation, consistent parking management, and maintaining downtown vitality.

Efforts to enhance downtown's character are needed to retain its historic attraction as a tourist destination, to retain the mix of businesses to support that tourism and to support local citizen shopping and service needs. The ongoing efforts of the Prescott Downtown Partnership have positively affected the economic viability of the downtown. The City's Historic Preservation Master Plan guides preservation efforts for historic sites throughout the City, many of which are located in or near downtown. These efforts have yielded good results such as in the restoration of historic buildings and maintaining a low vacancy rate downtown, demonstrating that keeping pace with economic climate and protection of historic character are not mutually exclusive.

Preserving historic assets, identifying new business potential, adding to the arts/cultural amenities, and promoting the enhancement of buildings and streetscapes are recommended to increase the economic capacity of the downtown area.

Retail, Tourism and Downtown Destination Marketing Goals & Strategies

Goal 1. Expand Prescott's taxable sales base.

Strategy 1.1 Solicit, recruit, and encourage new regional retail/commercial development at targeted locations.

Strategy 1.2 Encourage retention and expansion of neighborhood-oriented businesses.

Goal 2. Continue to position Prescott as a year-round tourist destination.

Strategy 2.1 Using Transient Occupancy (bed tax) dollars, enhance the City's efforts through Destination Marketing to advertise and promote Prescott as a tourist destination with excellent historical, cultural, recreational, and arts amenities.

Strategy 2.2 Periodically review and monitor other similar communities' commitment to their own tourism and Destination Marketing and Management that are competing for the same tourist dollars, with the purpose of ensuring Prescott's competitiveness for this valuable monetary resource.

Strategy 2.3 Investigate and identify further sources of revenue, such as looking at amending state statutes and the constitution, so we are not so dependent on sales tax.

Strategy 2.4 Maintain and continually develop a comprehensive tourism marketing plan directed to travel consumers, media, and the travel trade using a mix of traditional and emerging marketing technologies supplemented by direct sales efforts.

Strategy 2.5 Promote Prescott as a desirable location for film and advertising productions.

Strategy 2.6 Develop strategies to encourage longer stays and more purchases by visitors to Prescott through expanded attractions and enhancing their experience.

Strategy 2.7 Encourage the development of a resort and/or conference center. Market and promote destination for weekday and mid-week travel whether leisure, business meetings, and/or small meeting market

Strategy 2.8 Enhance and promote Prescott's recreational opportunities.

Goal 3. Preserve and continually vitalize the downtown business community.

Strategy 3.1 Create public/private partnerships to re-establish and sustain a mix of uses in Downtown, including residential, government, professional, institutions, entertainment, and retail.

Strategy 3.2 Encourage retention of current government functions (City, county, state, and federal), including courts and law enforcement administration agencies.

Strategy 3.3 Support and expand cultural and leisure facilities and activities within the Plaza and Downtown area to notably include the Elks Opera House.

Strategy 3.4 Develop and maintain a method to ascertain the status (or) inventory of the downtown business mix on an ongoing basis.

Strategy 3.5 Look into possible opportunities to create new parking areas for the Downtown.

Goal 4. Enhance the character and ambiance of the downtown.

Strategy 4.1 Develop and implement additional functional and aesthetic improvements within the downtown rights-of-ways. Such improvements should include the continuation of landscaping, streetscape improvements, and pedestrian circulation improvements.

Strategy 4.2 Encourage downtown businesses to renovate and maintain building facades to enhance the historic character of downtown structures.

Strategy 4.3 Enforce the 1998 Courthouse Plaza Historic Preservation District ordinance to maintain the character of the downtown.

Strategy 4.4 Update the Downtown Master Plan with an emphasis on the City and downtown property owners to maintain and enhance infrastructure and preserve the downtown as a destination for tourists and residents.

Strategy 4.5 Finish the update of the Historic Preservation Master Plan to guide preservation efforts throughout the city and downtown while keeping pace with economic development and the protection of historic character.

QUALITY JOBS: MAINTAINING A STRONG EMPLOYMENT SECTOR

Sales tax revenues support City services such as street maintenance, police, and fire protection. Growth in retail service employment should be balanced with efforts to increase higher-paying jobs in the manufacturing and professional sectors. This will provide employment opportunities for working-class individuals and assist in maintaining a suitable workforce for business attraction and retention in Prescott. Job marketing to young families should include housing opportunities, excellent schools, and other inducements.

Employment sectors

The strategies in business attraction, retention, and expansion are targeted at growing the economy through the creation of well-paying jobs that provide a career track. Current areas of focus for new and expanding businesses include light manufacturing, aerospace and defense, cyber security, warehousing and distribution, medical, retail, and hospitality. Prescott could benefit from increased home-based employment in technical fields such as software development or other computer-based occupations.

Business recruitment in the research/development field is beneficial. This business type tends to pay higher wages with less environmental impacts than other types of businesses. Existing companies in the area, especially small businesses, generate most new jobs. Focus on retention and expansion efforts for existing businesses should be proactive, as well as the development of new small businesses.

Comprehensive Economic Development Strategy (CEDS)

According to Northern Arizona Council of Governments 2020-2025 CEDS, top non-governmental employment includes:

Accommodation and Hospitality	Healthcare and Social Assistance	Retail Trade	Manufacturing	Construction	Education
Professional & Technical Services	Arts, Entertainment and Recreation	Wholesale Trade	Transportation and Warehousing	Real Estate and Rental Leasing	Finance and Insurance
	Mining, Quarrying and Energy Exploration	Information	Agriculture and Forestry	Utilities	

Management Source: <https://nacog.org/wp-content/uploads/2021/07/2020-2025-NACOG-CEDS.pdf>

Incentive Programs

The State offers incentive programs to provide benefits to companies that invest in creating jobs. The Arizona Job Training Program is a reimbursable grant program that supports training plans for employers who create new jobs or increase the skill and wage levels of current employees. The Quality Jobs Tax Credit program encourages business investment and the creation of high-quality employment by providing tax credits to employers. Both programs are well-matched to the types of employers suggested by Focused Future II.

Workforce Characteristics

In Prescott, 38.8% of the population is older than 65. This compares to approximately 17.6% in Arizona. The working-age population earns 52.2% of Prescott's aggregated City income, compared with 75.9% for the state. In 2020, the median household income, counting all sources, wages, pensions, investment income, etc., was \$58,562 compared to \$61,529 for the state.

According to the U.S. Bureau of Labor Statistics, in November 2023, the national and state unemployment rates were 4.3%, and Prescott had an unemployment rate of 3.9%. Prescott has a high retirement-age population which creates a demand for service-level workers who may be commuting from the surrounding area into the City. Therefore, unemployment in the surrounding area affects the available workforce within Prescott.

The latest Quad-City Arizona Area Labor Availability Report was completed in 2020 to determine the availability of workers in the area. The Quad-City area is referred to as the "labor shed" and has a total population of 154,185. The labor shed contains a civilian labor force of approximately 49,973 with a pool of about 2,000 unemployed persons who are actively seeking work. Prescott has a better educated labor force overall when compared to the state. The 2020 U.S. Census indicates that 95.3% of persons age 25+ in the City of Prescott are high school graduates compared to 87.9% for the state. Also, 37.7% of persons age 25+ have a bachelor's degree or higher compared to 30.3% for the state.

Employment Sector Goals and Strategies

Goal 1. Create quality job opportunities within employment sectors that complement Prescott’s demographics, labor force, available sites, and quality of life.

Strategy 1.1 Leverage federal and state economic development grants, foundation grants, low-interest loans, and job training programs to attract employers in targeted sectors.

Strategy 1.2 Facilitate industrial development bond financing.

Strategy 1.3 Promote relocation/expansion of business in Prescott to create professional employment positions.

Housing Affordability and the Workforce Goals & Policies (May move to housing section)

Goal 1. Promote rehabilitation and preservation of existing housing stock to maximize the longevity of those units and encourage a diversity of housing options.

Strategy 1.1 Implement or continue, under city sponsorship or in partnership with community agencies, programs such as Community Development Block Grants (CDBG) to provide housing rehabilitation funds and grants for owner-occupied dwellings.

Strategy 1.2 Make CDBG or other appropriate funds under city control, available for direct housing assistance (either directly or through public/private partnerships).

Strategy 1.3 Investigate the feasibility of establishing (under city sponsorship or in partnership with community agencies) revolving loan funds for housing rehabilitation.

Strategy 1.4 Promote greater public understanding, through the City website and other media, of the positive aspects of higher density, more compact development forms, including mixed-use neighborhoods, multi-family housing, cluster housing, and manufactured homes.

Strategy 1.5 Provide public education to address misconceptions about the appearance and quality of more affordable housing types.

Strategy 1.6 Support the creation of a county-wide housing authority tasked with improving the availability of affordable housing for the regional workforce.

Regional Competition and Cooperation

Due to the Arizona tax structure and state law, sales tax, also known as the transaction privilege tax, is the primary source of revenue for counties, cities, and towns. Communities, therefore, compete with one another in attracting retail within their city limits to maximize revenue streams, which in turn supports city services. Tourism is an effective way to boost sales tax revenue. On a regional basis, out-of-state and foreign tourism will boost regional sales tax revenue.

Competition for retail businesses will continue. However, economic development strategies in other areas offer opportunities for cooperation among neighboring jurisdictions. Cooperation is necessary when fostering a regional transportation network, addressing workforce development, and promoting regional assets for businesses seeking to relocate.

There is growing recognition among the Greater Prescott communities that we share a common economic future. While a company is located in a particular community, workers commute from throughout the region and bring income back to their place of residence.

Regional Competition and Cooperation Goals & Policies

Goal 1. Work with other jurisdictions to promote mutually beneficial cooperation.

Strategy 1.1 Join adjacent jurisdictions to finance and promote regional tourism advertisements and projects designed to draw in large groups of out-of-town visitors who boost regional sales tax revenues.

Strategy 1.2 Encourage and participate in regional planning forums to address transportation and housing for regional tourists and regional projects.

Strategy 1.3 Join adjacent jurisdictions to research, finance, and promote regional economic development tactics and promotion.

Strategy 1.4 Continue to participate in CYMPO discussions and studies addressing public transit

<https://www.cympo.org/studies/>

GROWTH and COST OF DEVELOPMENT

Growth Management

Water

The City's adopted Water Policy and the Land Development Code (LDC) are the tools for guiding and managing growth in Prescott. Water resource availability is administered by the Arizona Department of Water Resources. As discussed in the Resiliency and Sustainability Chapter; the supply of water is limited both physically and legally.

Transitional Areas

The LDC has several zoning districts well suited to transition areas. Zoning districts like the residential office, neighborhood-oriented businesses, and mixed-use districts will accommodate both residential and low-intensity commercial uses as an area transition from single-family homes to multi-family homes and businesses. As listed in the Land Use Element, several transitional areas are subject to commercial development or re-development. Effective land-use planning for these areas is a tool for mitigating potential adverse impacts, such as traffic, buffering adjacent residential land uses, and future infrastructure needs.

Also presented in the Land Use Element, the LDC has provisions for Specific Area Plans, Neighborhood Plans, and Overlay Districts, which are also useful planning tools for transitional areas and areas with unique circumstances. The plans and districts contain recommendations regarding mitigation strategies and identify special concerns, such as airport aviation easements, which are addressed as development occurs. Neighborhood plans offer existing residents an opportunity to influence the pattern of development and re-development occurring in their area. These plans often go beyond land use and density consideration, also addressing issues affecting the character and quality of life in the neighborhood. The use of Overlay Districts, such as the 1997 Historic Preservation Master Plan, addresses special concerns with unique land uses and developments that span geographic areas or multiple zoning districts.

Open Space and Wildlife

Prescott's citizens value views, greenways, trails, parks, and wildlife corridors in development designs. Growth management plans adopted by the City Council should require open space and trail components to be included in new development. Regional cooperation allows Prescott and its neighbors to work together to protect sensitive open space areas and to link internal trails and open spaces together to provide regional access and interconnectivity of all trail systems.

To promote and conserve wildlife corridors, greenways and parks, growth management requires participation by both the City and developers when considering subdivision plats and Planned Area Developments. New developments that promote sustainability by discouraging urban sprawl, considering open space, wildlife corridor connectivity and jurisdictional boundaries should be encouraged.

Growth Management Goals and Strategies

Goal 1. Promote a balance of land uses to preserve and enhance neighborhoods, encourage compatible re-development, include housing that is affordable at various income levels, and protect environmentally sensitive areas.

Strategy 1.1 Periodically review, update, or create Specific Area Plans, Neighborhood Plans, Overlay Districts, and Redevelopment Districts as needed.

Strategy 1.2 In cooperation with property owners, preserve and connect green belts, riparian areas, and wildlife corridors and continue the acquisition of targeted open space parcels.

Goal 2. Pursue strategies to preserve and enhance the unique historic and pedestrian character of downtown.

Strategy 2.1 Promote higher density, mixed uses, multi-modal connectivity, and pedestrian amenities in the downtown and surrounding areas.

Strategy 2.2 Revise traffic circulation patterns, on-street parking, pedestrian paths, landscaping, and outdoor commercial areas to enhance the visitor experience.

Goal 3. Promote sustainable planning concepts for growth, new development, areas transitioning to new uses and include active citizen participation.

Strategy 3.1 Encourage the creation of Specific Area Plans for all large undeveloped parcels, including newly annexed areas, which are currently under development pressures or anticipated to be under development pressures in the near future. These Area Plans should be reviewed and amended periodically as changing conditions and opportunities arise.

Strategy 3.2 Encourage the use of Residential Office, Neighborhood Oriented Business, Mixed Use and Special Planned Community zoning districts as tools to redevelop transitioning areas.

Strategy 3.3 Work with residents and businesses to produce neighborhood and/or specific area plans to guide development in areas transitioning to new uses.

Goal 4. Encourage infill development on parcels with adequate infrastructure

Strategy 4.1 Promote compact development and higher-density development where feasible and appropriate.

Strategy 4.2 Encourage water allocations for new developments that propose compact designs such as multi-family housing, clustered homes, smaller lot sizes, smaller unit sizes, shared driveways, and clustered parking.

Strategy 4.3 Create an administrative approval process for the review of new developments which maximize efficient use of existing and planned infrastructure and encourage options for all modes of transportation and Complete Streets designs.

Strategy 4.4 Encourage location and clustering of government facilities at designated urban nodes to reduce traffic impacts, support all modes of transportation with Complete Streets designs, and encourage pedestrian-friendly public spaces.

Goal 5. Promote effective management and mitigation of negative growth impacts such as light pollution, loss of landscaping, site disturbance, erosion, construction on hilltops, ridgelines, and the loss of open space.

Strategy 5.1 Encourage the development of multi-modal transportation (the use of two or more modes of transport to move goods from their origin to their final destination).

Strategy 5.2 Conduct neighborhood planning processes to address the impacts of growth in development and re-development projects within or adjacent to existing neighborhoods.

Strategy 5.3 Encourage the donation of scenic easements by private property owners and identify scenic viewsheds worthy of protection.

Goal 6. Develop strong community support for active growth management through sustainable development practices such as compact development and pedestrian connectivity.

Strategy 6.1 Conduct an ongoing public outreach program addressing the benefits of sustainable growth practices through available media resources such as the local public television channel Access 13, the City’s website, and the various local news organizations.

Strategy 6.2 Promote compact development options by adopting alternative development and subdivision code options. Promote the use of such alternatives by providing incentives in the form of density bonuses, reduced limitations on allowable uses, and reduced parking requirements.

COST OF DEVELOPMENT

The levels of service a community wants and the ability to finance those services are often out of balance. Reducing or eliminating services can risk a community’s health, safety, and welfare. Cities must balance these risks against the public’s desire for new or more services because of the limited ability to generate additional revenue. In Arizona, there are five primary revenue sources: sales tax, local property tax, state-shared revenue, user fees, and development impact fees.

Sales Tax

Sales tax, also known as a privilege tax, is usually paid by the consumer at the point of sale. It is itemized separately from the base price for certain goods and services, including all construction. The tax amount is calculated by applying a percentage rate to the taxable price of a sale. Most sales taxes are collected from the buyer by the seller, who remits the tax to the City. An advantage of sales tax over other forms of taxation is that it is simple to calculate and collect. The 2024 City sales tax rate is 2%, and the combined tax rate (State, County, and City) is 8.35%.

City Property Tax

Primary property tax is a tax levied on real or personal property and is not a viable long-term revenue source for the operation and maintenance of City services due to state constitutional limitations. These restrictions limit annual primary property tax levy increases to 2% plus an allowance for new construction. Without a voter-approved state constitutional amendment, the community is not able to use primary property tax to generate substantial funds which would decrease reliance on sales taxes.

Secondary property taxes must be approved by voters and are used for bonded debt on capital projects.

Intergovernmental Revenues

Intergovernmental revenues are funds received from other governmental entities (state, federal, county, tribal, and other cities). They take the form of shared revenues, contributions for specific projects, grants, and funds for joint projects. Prescott has several sources of shared revenues, which are used for general operating costs, street projects, drainage projects, library services, and numerous grant projects ranging from the airport to public safety.

User Fees

User fees are charged by enterprise funds for services such as water service, sewer service, and recreation fees. It is beneficial to regularly update and maintain user fees to accurately represent the costs of services.

Development Impact Fees

Impact fees are intended for growth to pay its proportional share rather than placing the entire burden for infrastructure demands created by growth on existing citizens. Examples are police, fire, water, and wastewater fees. Prescott implemented residential impact fees in 1979. A review of the costs to service new residential development must be made periodically and

the fees adjusted accordingly. Consideration must also be given to the potential negative effect of impact fees on development. Prescott impact fees were last reviewed and updated in 2024. See <https://prescott-az.gov/utility-billing/current-rate-study/>

Along with impact fees, building permit fees, and planning application fees are charged to pay planning and inspection costs for the development of new buildings. Building permit fees are reviewed regularly, and the costs of new residential construction should also be reviewed periodically.

Annexations with Existing Infrastructure

Existing residential areas seeking annexation should bear the cost of bringing infrastructure, such as streets and water and sewer systems, up to City standards. This is done so that current City residents do not have to bear the cost of bringing infrastructure up to standard for areas initially developed outside of the City. The exception to this policy would be where an overriding public benefit is involved, justifying a taxpayer investment in infrastructure upgrades.

Cost Allocation Mechanisms Applied to New Development.

These are the mechanisms, allowed by state law, to assess and apportion the costs associated with new growth and development:

Mechanisms to assess and apportion costs



Financing Options for Capital Improvement Projects



MUNICIPAL IMPROVEMENT DISTRICTS



COMMUNITY FACILITIES DISTRICTS



REIMBURSEMENT DISTRICTS

In cases of an overriding public benefit, it may be appropriate for the City to absorb some or all of the cost of new infrastructure or services necessary to accommodate new development or upgrade essential city services. An example might be to establish or extend a major transportation link considered critical to the City's strategic goals. Funding sources could be general fund revenues, primary and secondary property taxes, transaction privilege (sales) taxes, bed taxes, excise taxes, voter-approved bonds, revenue bonds, and municipal corporation bonds.

Cost of Development Goals and Strategies

Goal 1. Continue to require development to pay its fair share using impact fees, buy-in fees, off-site improvement charges, and other legal means.

Strategy 1.1 Require developed areas seeking annexation to bear the costs of bringing infrastructure up to existing city standards unless a clear public benefit is demonstrated justifying a waiver of standards.

Strategy 1.2 Review and update primary revenue sources and cost allocation mechanisms to assess and apportion the costs associated with new growth and development paying for itself.

Strategy 2.2 Consider the use of bonding options for major capital improvements such as the airport expansion, development of a convention center, or transportation-related improvements.

WORKFORCE HOUSING

Over the past decade, the City of Prescott experienced population growth, especially among the retiree demographic, as well as gradual job growth. Unfortunately, housing affordability and availability for the local workforce did not keep pace with this growth and has become an increasingly pressing issue. Though Prescott prides itself as "Everyone's Hometown," the housing supply skews heavily towards low-density, large square footage, suburban-style single-family homes, with limited workforce housing options.

If unaddressed, lack of workforce housing could constrain future economic growth and undermine quality services as workers face rising housing costs. Recruitment and retention of a strong and stable workforce will continue to erode. Prescott residents will experience longer wait times, reduced service levels, and, in some cases, must go outside of the area for services. There may also be an overall increased cost of services locally. Prescott may experience less diversity in population, and service providers will be disconnected from the community.

This section of the general plan provides a high-level analysis of trends and issues in the local housing market. It sets out strategic goals to increase housing stock of all varieties, incentivize workforce housing production, provide recommendations for policies and programs promoting workforce housing, and educate the community, especially where opposition to any new development might exist. These strategies aim to facilitate mixed-income, mixed-density housing development, increase rental and ownership options, reduce cost barriers to housing, and align supply with the needs of current and future residents. Only by taking proactive steps towards a more balanced housing supply can Prescott maintain its longstanding vision as a welcoming and sustainable hometown for all.

Generational and Lifestyle Diversity

To achieve a sustainable community, Prescott strives to offer a balanced mix of homes for all types of households. Our community needs residents who can support a healthy, thriving economy through service jobs, professionals of all types, as well as retirees. The median age in Prescott is now 60.5 (median age in Arizona is 38.8). 40% of the Prescott community is above

65 years of age. That represents a significant increase from retirees making up 30% of the community in 2010 and 27% of the community in 2000.

The average number of persons per household declined from 2.11 in 2000 to 2.03 in 2010 and seems to have leveled out at 2.02 in 2020. The number of families actively raising children within Prescott is on the decline, while the percentage of people living alone is on the rise. Only 12% of the Prescott population includes the under-18 demographic. With the decreasing school-aged population, two elementary schools have forever closed their doors: Washington Traditional Elementary closed in 2015 and Miller Valley Elementary in 2017. These conditions are the result in part from the aging baby-boomer (post World War II era) generation, as well as from large numbers of retirees who have relocated to Prescott.

Another contributing factor to declining age diversity has been a growing lack of low to moderate-income housing options available in the community. These concerns are noted in the 1990, 1997, and 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 the retiree population. Balanced housing needs require the promotion and availability of a variety of housing types and encouraging sufficient numbers of housing units for all income groups. This is a direct result of the aging demographic trends.

In the last decade, market-based housing development in Prescott consistently favored large single-family homes in large-lot subdivisions. However, with Prescott remaining a retirement destination, smaller houses on smaller lots may occupy a greater share of the market in the next decade. This trend has continued and must be met with strategic planning and action in order to ameliorate the impacts on the community.

Housing trends: variety, affordability, and quality

Prescott's housing stock varies in price, style, and quality depending on the neighborhood's age and location within the city. The earliest neighborhoods near downtown were built on a compact grid of small lots with modest-sized homes, many with access to mixed-use corridors, a pattern still seen today in the city's core. However, starting in the late 1970s, suburban-style subdivisions on larger lots emerged on the outskirts and rapidly expanded through the 1980s/1990s economic boom, providing new single-family housing stock. This lower-density suburban growth continued until constrained by the 2007 economic downturn. According to Census data, total housing units grew from 17,144 in 2000 to 22,159 in 2010, an increase of 29.3%. Growth slowed to 14.5% between 2010 and 2020, from 22,159 units to 25,367 units.

(City of Prescott)

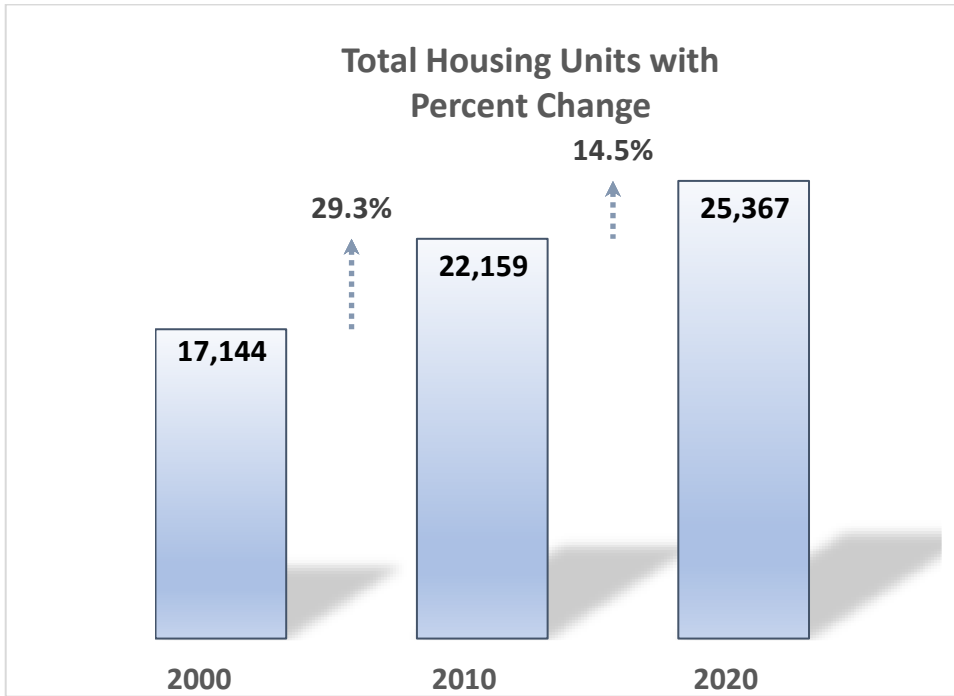


Figure 7 (State of Arizona data from US Census)

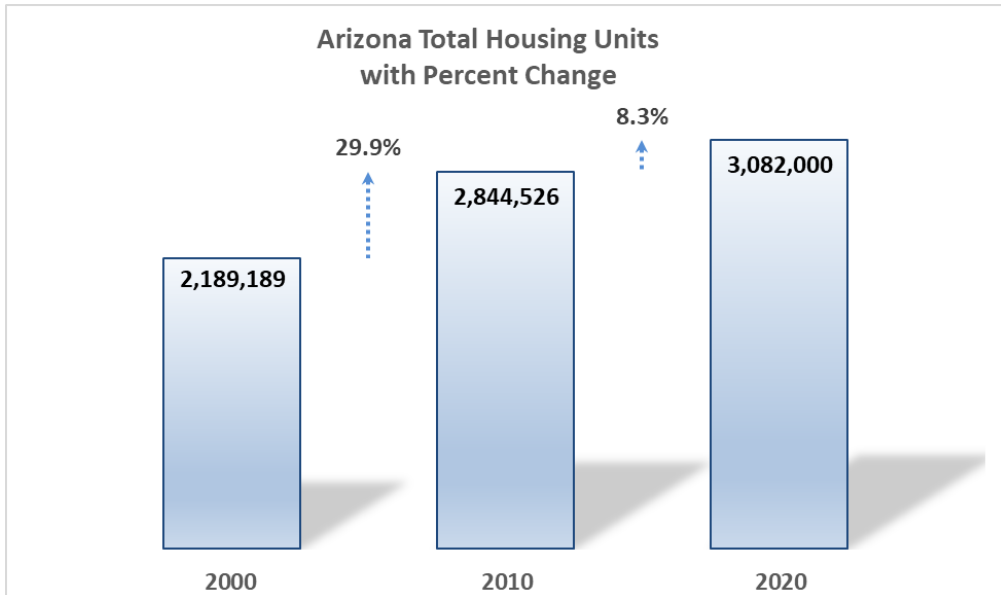
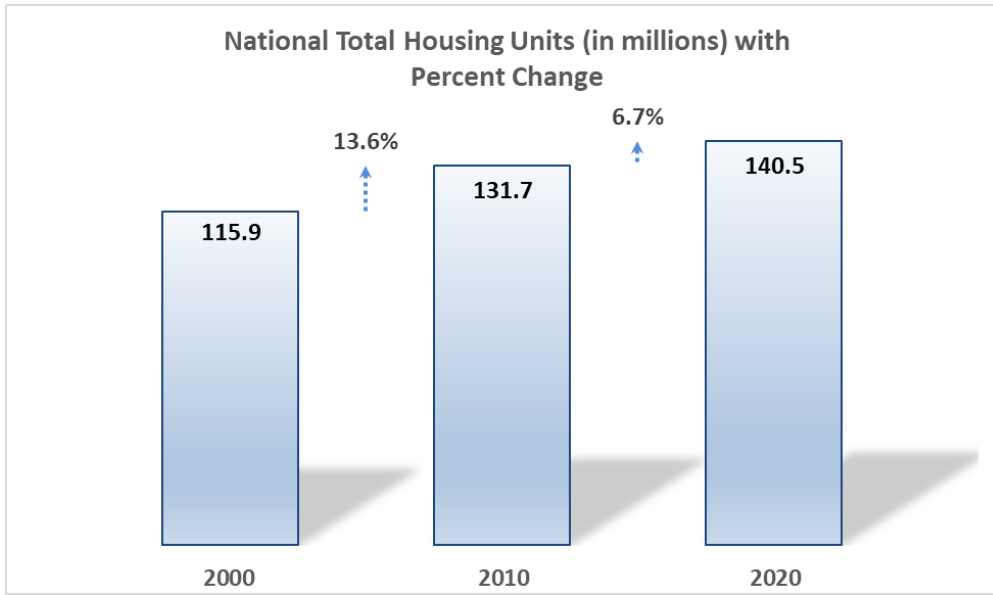
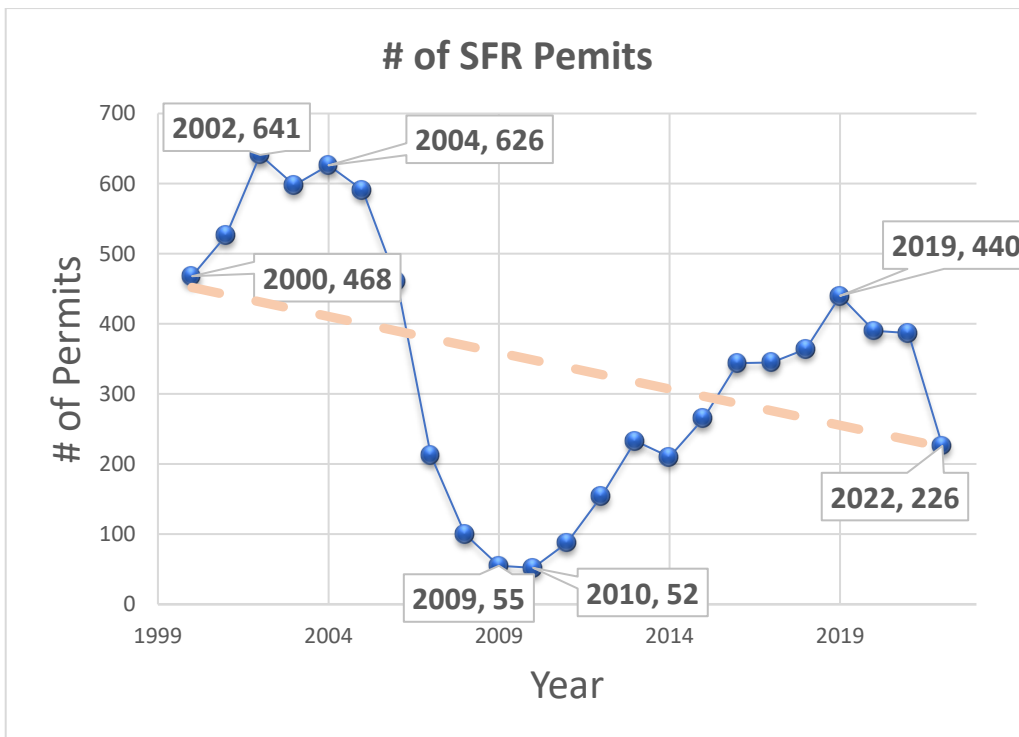


Figure 8 (National data from US Census)



In the early 2000s, Prescott saw record numbers of single-family housing permits, with totals peaking at 641 in 2002, 598 in 2003, and 626 in 2004. However, permits dropped dramatically during the Great Recession, hitting a bottom of just 52 single-family resident (SFR) permits issued in 2010, reflecting the housing crisis's severe impact on new construction. Though single-family permits rebounded to 233 issued by 2014 as home building resumed post-recession, they peaked again in 2019 with 440 SFR permits issued that year. However, most likely due to the COVID-19 pandemic, housing permits issued once again dropped rapidly. In 2022, only 226 SFR permits were issued. (See Figure 9).

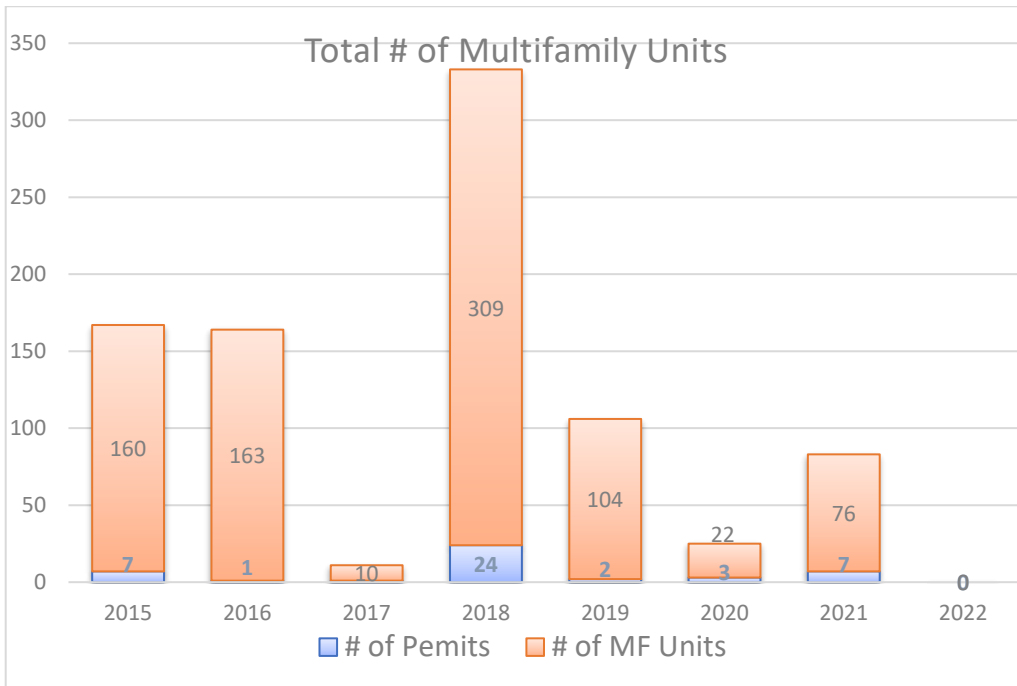
Figure 9 (City of Prescott Building Department)



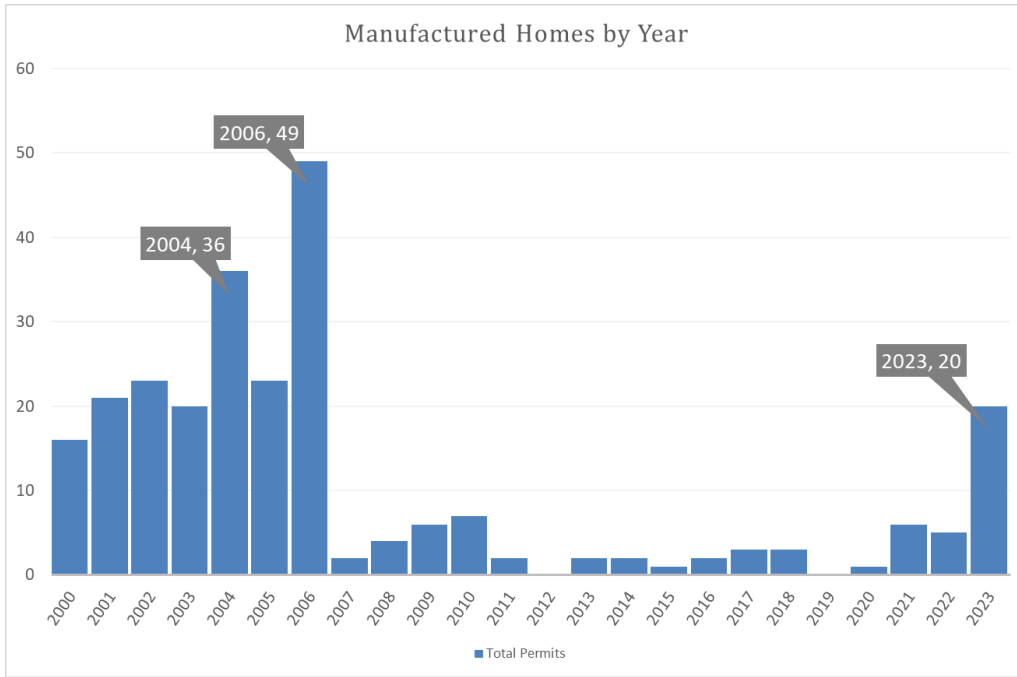
Compared to single family residential construction, there was limited multi-family residential development from 2000 to 2014 in Prescott. According to building permit data, many years saw zero multi-family permits issued, reflecting a lack of focus on this type of housing during this period. With so little multi-family housing construction, Prescott's housing availability was negatively impacted. There were major zoning issues, including a lack of appropriately zoned multi-family sites and difficulties rezoning to higher densities. Impact fees and other costs that substantially increased on a per-unit basis also discouraged multi-family projects. Additionally, community opposition to proposed multi-family housing was significant during this period. Of primary concern were higher densities, traffic impacts, effects on neighborhood aesthetics, property values, possible loss of open space, potential increased crime, and threats to existing neighborhood character. While these are concerns, they are not all necessarily based on fact. Education on the true impact of the development of low- and moderate-income housing should be a focus to build community consensus and steward future healthy, balanced growth.

From 2015 to 2021 there was an encouraging uptick in multifamily permits issued in Prescott. However, in 2022 no new multifamily construction permits were issued (see Figure 10). The demand for multifamily housing significantly outweighs the limited supply. There have been a few higher-end multifamily projects, senior care complexes, and built-to-rent projects constructed in recent years. A recent development in Prescott is the built-to-rent product. Currently, two built-to-rent projects are moving through the approval and construction process. These units are intentionally built as a rental product that is small and detached with a single-family, cottage-like feel. As the name implies, these built-to-rent projects are constructed on a single large parcel, and instead of being stacked vertically, the units are nestled closely together to maximize density.

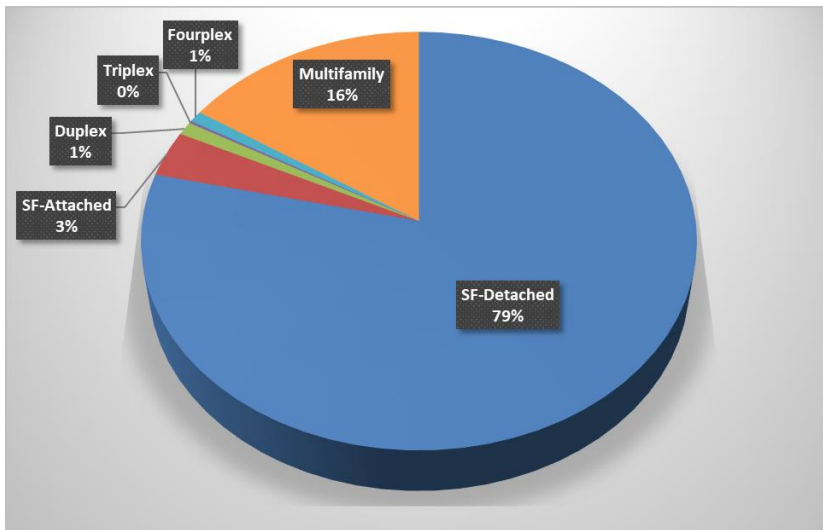
(City of Prescott Building Department)



(City of Prescott Building Department)



(Percent of Total Units per Build-Type from 2000 to 2022; City of Prescott Building Department)



However, overcoming remaining barriers such as zoning issues, extended timelines for current Water Management Policy processes, development costs, and community opposition will be key to further expanding multi-family and other housing options.

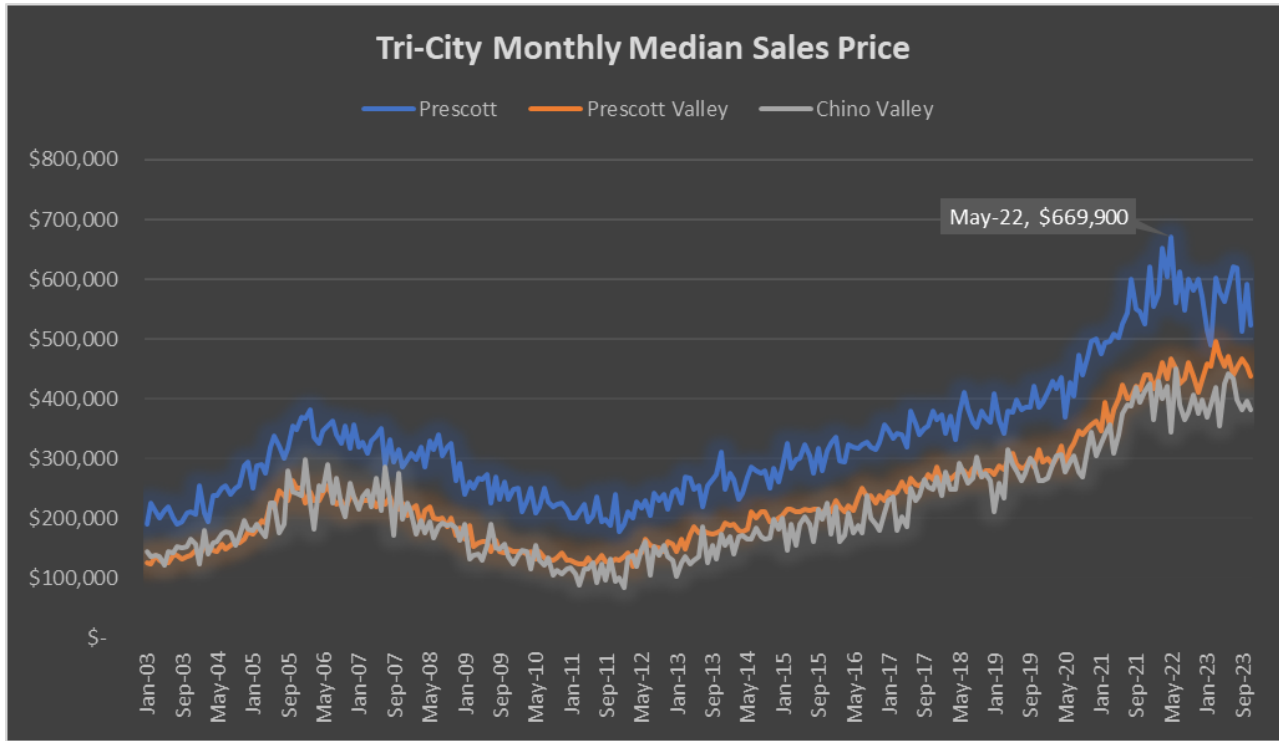
The Issue of Housing Affordability in Prescott

The issue of housing affordability began decades ago, but no real sustainable solutions have been offered as many communities, including Prescott, continue to grapple with this. As of December 2022, the Arizona Department of Housing estimates that Arizona alone is nearly 270,000 units short of the current demand for housing.

In the Fall of 2022, the City of Prescott’s Human Resources Department conducted a city employee survey focused on housing. Out of the 235 employees taking the survey, 41% stated they live in the city limits. The majority of employees living outside the city limits desired to reside in Prescott but found it impossible due to high housing costs. Of those surveyed, 76% stated difficulty finding housing. The City of Prescott’s Workforce Housing Committee estimates a housing deficit for workforce housing of 1,200 to 1,500 units.

According to the Prescott Area Association of Realtors (PAAR), the median price of a home sold in Prescott is \$523,000. Prescott Valley’s median sales price is \$437,000 for the same period. According to the National Association of Realtors (NAR), the national median sales price is \$391,800. The below figure (Figure 13) shows the median home sales price in the Tri-City area dating back to 2003.

Figure 13 (Prescott Area Association of Realtors)



Homeowners and renters in Prescott are spending a greater portion of their income on housing compared to the state average. It is common knowledge that the surrounding towns of Dewey, Prescott Valley, and Chino Valley have acted as ‘bedroom communities’ for the workforce that supports the services within the City of Prescott. However, with high mortgage loan interest rates and high average home sales prices, even these communities have virtually no housing options to offer the average working family. Without housing to support the workforce in an area, recruiting that workforce becomes more difficult especially when potential workers are from out of the area and need to relocate. As with recruitment, retention may also become an issue that impacts service levels for all industries by the lack of a quality workforce as these workers will become displaced to areas with a lower cost of living and more housing options. Therefore, it is vitally important to establish policies that support the construction of housing that is conducive to the workforce, reduce any regulatory hurdles that discourage the potential for workforce housing, and investigate alternative construction methods or materials that ultimately decrease the cost for the homebuyer.

Formulating Workforce Housing Solutions for the City of Prescott

This issue requires the implementation of various strategies to begin moving the needle on the workforce housing crisis. It cannot be solved by just Prescott, neighboring jurisdictions, or private developers and builders. It requires both a regional public effort and private stakeholders to come together with the community to push these types of projects forward.

The City of Prescott's Workforce Housing Committee is currently working on a housing needs assessment for participating stakeholders and several specific goals and objectives related to the general strategies recommended in this section. It is anticipated that many of these goals will be implemented within three years, with notable improvements to the workforce housing situation in Prescott by the next General Plan update.

Various strategies should be employed to ameliorate this issue, ranging from underlying zoning flexibility and prioritization for these projects within adopted code and policies to site layout and design approaches, to working with builders to investigate new technologies in construction techniques and methods. Production strategies may be helpful, such as developer incentives targeted to increase the supply of housing for potential workforce households at or below the median income.

The Council could consider a Workforce Housing Policy. This policy could propose a recommendation that new developments and commercial facilities include a percentage of workforce housing units or a fee-in-lieu of units per project. The policy could also encourage the prioritization of annexations that present higher-density workforce housing development and encourage housing products of all types, including single-family, manufactured or factory-built, townhomes, and other multifamily housing products.

To further incentivize workforce housing, the current Water Management Policy could be revised to include prioritizing workforce housing projects. Developers, builders, and lenders are hesitant to move forward on projects that do not yet have all entitlements, in this case, water. Prioritizing the approval of water for workforce housing projects will greatly encourage these developments to move forward.

The City of Prescott can improve its housing stock, which will, in turn, benefit workforce housing, in an expeditious manner by amending its code regarding accessory dwelling units (ADUs). An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Other terms for ADUs include guest quarters, granny flats, and in-law units. At this time, ADUs are prohibited from being long-term rentals in all residential zoning districts within the City of Prescott. A long-term rental is defined as a tenancy of greater than 30 days at a time for the purpose of adhering to regulations set forth for short-term and vacation rentals by ARS 9-500.39. A recommendation is to amend the code to allow for long-term rental ADUs.

Additionally, as was stated in the 2015 General Plan, a county-wide housing authority may be an effective way to influence the balance and affordability of housing. However, other organizational frameworks could pull many regional stakeholders together, such as forming a community land trust or partnering with a housing counseling agency. Regardless of the type of organization to be formed, Prescott should support the creation of a regional housing organization.

Economic development and the creation of better-paying jobs in the community will raise the average household income and could afford families access to a greater range of housing choices. Various strategies to promote higher-density development and more compact forms may reduce housing production costs and consumer prices. The rehabilitation, restoration, and preservation of existing housing stock will support a greater diversity of housing options and price ranges, maintain the quality of housing stock, and maximize existing infrastructure investments.

Other challenges to the integrity and character of residential areas must be monitored and addressed as needed. Business uses infiltrating into established residential areas can have adverse effects on the peace and quiet of neighborhoods. Uses that

operate in a manner significantly different than traditional single-family homes may require regulation and enforcement to a higher degree than typical residential uses.

Urban development issues

Until the 1980s, most residential subdivisions in Prescott were designed using a 7,500 to 9,000-square-foot lot size. A median lot size of 22,000 or more square feet has been typical in recent years. Likewise, typical dwelling size has undergone a transformation from an average of 1,760 square feet during the '70s and early '80s to an average of more than 2,800 square feet by 2000. In late 2007, the economic slowdown caused the construction of new housing to cease. However, new residential development appears to be resuming this pattern in Prescott of high-end single-family residential, in low-density, large-lot subdivisions located predominately away from the City center.

A lower-density form of development can also increase the community's dependence on the private automobile as a means of transportation, with the corresponding increases in traffic volumes and demand on the road network.

This continuing preference for large lots and low-density subdivisions is a pattern typical of suburban development which has been termed "sprawl." The lower density, combined with the trend to locate these neighborhoods at the urban fringe (as opposed to infill development), places greater demands on water, sewer, and road infrastructure with more mainlines, longer mainlines, and more lane miles of roads. Most of the initial costs are passed on to the home buyer and result in higher housing costs. However, all City residents inherit the costs for maintenance in perpetuity of this infrastructure.

While recent residential growth has followed this suburban pattern, new policies should aim to diversify housing options by promoting higher-density and multi-family development. As is the case with many multi-family developments, higher-density or clustered single-family developments can reduce overall infrastructure improvement costs.

Reducing impediments to in-fill by clustered or other compact development types can encourage a wider variety of housing types to be built and improve the balance of housing available in the community. There are many vacant lots scattered throughout Prescott that offer opportunities for smaller-scale developments. Many of these in-fill lots offer existing water, sewer, and road infrastructure that reduce the costs of development. However, there are many large parcels left vacant due to infrastructure design or construction challenges.

Effects of Zoning

Generally, zoning separates industrial, commercial, and residential uses and assumes that these use categories are incompatible with one another. Traditional zoning controls development density through parameters such as floor-area ratio, dwellings per acre, setbacks, parking ratios, and automotive traffic flow.

Rezoning applications to increase density, allowing more homes per acre, are often met with opposition from neighboring residents. Decreased density encourages sprawl and discourages sustainable compact developments such as high-density single-family subdivisions, clustered homes, manufactured or factory-built homes, or multifamily housing. There is a diminishing supply of developable land zoned for these housing types. Planned Area Development (PAD) provisions of the Land Development Code encourage the production of townhouse, clustered, and patio lot housing units. However, relatively few of these housing types are available in Prescott. Housing affordability and workforce housing will require a change in zoning in most areas to allow the addition of high-density housing choices.

Goals and Strategies:

Proposed Short-Term Goals (1-3 years)

1. Pursue Match Funding for a Full-Time Workforce Housing Facilitator Position OR Engage a Third Party to act in this role.

Objective 1.1: Identify funding sources (i.e. Stakeholder Contributions, Grants, Matching City funds, et.)

2. Formalize a Third-Party Stakeholder Organization Group

Objective 2.1: Hold a Third-Party Stakeholder Meeting with the initial attendees to include Dignity Health, Yavapai College, PUSD, CAFMA, Prescott VA, Prescott Chamber of Commerce, Yavapai County, YCSO, and other regional partners.

Objective 2.2: Gauge Interest and select Organization Type (i.e., Community Land Trust, Regional Housing Authority, etc.)

3. Create Two Separate Educational Packets:

Objective 3.1: Meet with Developers, Builders, and other Entities to understand best practices and incentives that encourage Workforce Housing Development

Objective 3.2: To help the Workforce know what options (i.e., Financial Programs, Housing Programs, etc.) are available

4. Research the Best Financial Program Solutions for the City and Stakeholders

Objective 4.1: Investigate financial programs including but not limited to Down Payment Assistance, Mortgage Assistance, and Rent-to-Own options

5. Accessory Dwelling Unit (ADU) Code Revision:

Objective 5.1: Work with Planning Staff to Propose Code Modification that Encourages and Incentivizes ADU Construction to Increase Supply for Long-Term Rentals that can Serve Workforce Housing

6. Create a Workforce Housing Policy for Council Consideration:

Objective 6.1: Research Ways to Prioritize Workforce Housing Projects within Current City Policies (i.e., Water Management Policy), as well as in Current City Codes (i.e., Building and Wildland Urban Interface Codes)

Objective 6.2: Research Voluntary Contributions from New Commercial, Residential, and Other Development Projects (i.e., Housing Projects include a percentage of Workforce Housing, Landscaping Code Adjustments, Hotels include Housing Options for Employees or other Contributions)

Objective 6.3: Revitalization Incentives and Adaptive Reuse Strategy.

7. Create a City Program similar to the Yavapai County Home of My Own Program

Objective 7.1: Meet with the Building Division on Feasibility

Objective 7.2: Research Cost-Benefit to Initiating Program

8. Community Outreach:

Objective 8.1: Create a communications plan including but limited to:

Task 1: An Education Packet with the City Communications Office

Task 2: Engage with Local Groups and Clubs using Standardized Messaging

Task 3: Maintain Neighborhood Integrity with Consistent and Compatible Housing Types

9. Set Up a Fund Account for Workforce Housing:

Objective 9.1: Similar to “Change for the Better;” recommend that the Council Direct Staff to Create Account

Objective 9.2: Explore Ways to Seek Out Funding such as Donations

Long Term Goals (3-5 years)

1. Facilitate or Partner in Creating a Tangible Product

Objective 1: Identify Partners and Project Specifics (i.e., Land, Product Type, etc.)

2. Create a Regional Workforce Housing Strategic Plan

Objective 1: Using a Formalized Third-Party Stakeholder Group, Create a Draft

3. Identify the Number of Units Needed

Objective 1: Use Data Already Collected to Inform Current Needs and Research Future Need

Objective 2: Identify Regional Partners and Solicit Feedback on Housing Units Needed Now and Into the Future

PRESCOTT REGIONAL AIRPORT (PRC), ERNEST A. LOVE FIELD

The Prescott Regional Airport (PRC) Ernest A. Love Field serves the entire Northern Arizona region and is owned and managed by the City of Prescott. This General Plan recognizes the airport as both a transportation asset and an economic engine for the city and the region. PRC is one of the nation’s busiest airports in terms of total aircraft operations due to heavy flight training activity and is open for public use 24/7. For 2023, PRC will exceed 320,000 (877 flights per day) total operations, with increased flight operations/training expected in future years. In 2021 PRC was ranked as the 18th busiest US airport, reaching 1000-1500 operations daily (150 flights/hour).

Currently, SkyWest Airlines provides daily flights to Las Angeles (LAX) and Denver (DEN). In 2022 PRC had 24,058 total enplanements with increased boardings anticipated in the future. Cutter is PRC’s Fixed Base Operator (FBO). Cutter provides charter air flight accommodations along with aircraft fueling. There are seven aviation flight training schools within the airport. Embry-Riddle Aeronautical University is the nation’s largest, oldest, and most comprehensive aeronautical university, with over 45 fixed-wing aircraft and 18 helicopters and is a major partner with their campus in the City of Prescott. The United States Forest Service (USFS) Northern Arizona Prescott Fire Center, and the Henry Y.H. Kime Aviation Facility operations are based at the airport. Its importance to the city stems from direct airport operations such as a large number of hangar tenants, general aviation services, flight training operations, cargo services, the forest service fire-fighting operations, the FAA tower, and the fueling station. In addition, much of the land at and near the airport is designated for industrial uses as well as other more intense commercial operations related to the airport and includes a significant number of the region’s manufacturing and technology business opportunities.

The 2009 Airport Master Plan, the 1997 Airport Business Plan, and the 2001 Airport Specific Area Plan (ASAP) were adopted to address airport land-use protection and to assure the continued economic vitality and modernization of the airport

infrastructure. The Town of Prescott Valley and Yavapai County each informally agreed to accept ASAP as the basis of their future land use decisions for lands near the airport, but this has not been maintained due to changes in staffing. Regional cooperation in land use is required to maintain positive inter-jurisdictional efforts to protect regional assets and will be needed in order to update the plans.

Airport land-use protection must be addressed to ensure the continued economic vitality of the airport. Residential subdivisions are south and east of the airport. Additional subdivisions, both within the city and in unincorporated areas, are possible near the airport. Development issues raise the need for regional cooperation to address airport land use, airport noise, and other concerns to ensure that further residential or other incompatible land use infringement on the airport does not occur.

The airport is a substantial transportation and economic asset to Prescott and the surrounding areas and is owned and operated by the City of Prescott. The airport is key for economic growth and can be further developed in this regard by enhancing air transportation for the region. The 2009 Airport Master Plan, adopted by the Council in 2011, provides a 20-year plan for quality facilities and services to accommodate the needs of many different aviation interests such as Embry-Riddle Aeronautical University, flight-training schools, airlines, airport-dependent businesses, general aviation uses, repair shops, fuel services, and recreational and governmental uses.

Airport operations rely heavily on federal and state grant funding for major capital improvements and runway maintenance. Future sharing of funding, operations, oversight, and the airport's benefits with neighboring jurisdictions may achieve greater expansion and economic vitality.

The Airport Master Plan, the Airport Business Plan and the 2001 Airport Specific Area Plan (ASAP) have each been adopted to address airport land-use protection and to assure the continued economic vitality of the airport. This General Plan recommends that the Land Development Code and ASAP be amended to reflect FAA guidelines reflected in the current Airport Master Plan to ensure the future viability of the airport and surrounding airspace. Furthermore, it is recommended that the Airport Business Plan be updated to ensure the continued vitality of the airport as an economic engine.

Airport Goals and Strategies

Goal 1. Enhance the regional transportation role of the airport

Strategy 1.1 Create a new Airport Business Plan to guide the operation and development of the airport

Strategy 1.2 Update the 2009 Airport Master Plan and the 2001 Airport Specific Area Plan (ASAP) to address airport land-use protection with cooperation from surrounding jurisdictions

Strategy 1.3 Actively pursue research, marketing, and development of the airport as a regional transportation hub

Goal 2. Apply compatible land uses within the airport impact zones and airport area which permit continued responsible development and protect the viability and operation of the airport as a public use facility

Strategy 2.1 Protect the airport from encroachment of incompatible land uses through amendments to the Land Development Code and Airport Specific Area Plan to reflect Federal Aviation Administration guidelines and enforcement of land use designations and policies, and zoning designations

Strategy 2.2 Establish an airport area commercial/employment zoning district, which does not permit residential uses, to assure commercial land availability in close proximity to the airport

Strategy 2.3 Create a new Airport Business Plan to bolster the economic vitality of the airport area

Strategy 2.4 Adopt the Airport Vicinity Over District (AVO) into the Land Development Code to further protect the airport from incompatible uses.

Goal 3. Support existing and future employment centers given the need for well-paying jobs, and the area's suitable terrain and anticipated road system.

Strategy 3.1 Inventory the needs and contributions of area employers to ascertain expansion goals, adequacy of infrastructure, and desired support services

Strategy 3.2 Evaluate sites suitable for new employment centers that concurrently capitalize on access availability and airport buffering

Goal 4. Support residential development to the degree compatible with airport overflights, terrain, and the planned road system

Strategy 4.1 Assess appropriate locations and densities of residential development within the greater airport influence area, taking into consideration airport activities, surrounding land uses, access, community plans, zoning, and other input from applicable surrounding jurisdictions, property owners, and other interested parties



Community Quality

Prescott is a desirable place for people to live, work, and play. It is an environment with reputable healthcare and education systems, unique historic character, and diverse cultural amenities, which all contribute to the overall quality of the community. This element addresses the importance of each of these contributing factors in keeping Prescott a place where families and neighborhoods flourish.

THE PRESCOTT POLICE DEPARTMENT

The Prescott Police Department strives to serve the citizens of Prescott with respect, fairness, and sensitivity. The Prescott Police Department provides quality police service in partnership with other members of the community through innovative police practices and pro-active problem-solving techniques.

The Prescott Police consists of 12 different departments: Animal Control, Bicycle Patrol, Dispatch Center, Investigations, K9 Patrol, Patrol Operations, Property Evidence, Records Section, Special Operations Bureau, Support Bureau, SWAT, and Traffic Safety.

Directed Patrol Activities is a police management strategy designed to increase the productivity of patrol officers through the analysis and evaluation of patrol techniques. Officers are directed to patrol targeted areas and focus on specific activities. Problem Solving Policing Strategies combines multiple strategies for a comprehensive community policing approach. Community Policing consists of two core components: community partnership and problem solving. The Prescott Police Department is committed to providing the best service in the region.

Business and Block Watch, Security Surveys, Shop with a Cop, The Role Model Scholarship (Prescott High School), and Crime Prevention through Environmental Design are all Prescott Police Department-related educational opportunities for the community, which foster an exchange of information. These programs lead to partnerships, which result in a team approach to the problems that adversely affect our community.

The Community Services Section of the Prescott Police Department is a work group dedicated to community policing and actively works with community members to solve issues in our community. Through the efforts from both community members and officers, a team approach is taken to form ideas resulting in a process where both officers and community members take ownership of the problem. The Prescott Police Department will continue to build relationships and partner with its community members to fulfill its mission to protect life, property, and the rights of those in Prescott.

For more details on the services provided by the Prescott Police Department visit <https://www.prescottpolice.org/>.

Prescott Police Department Goals and Strategies

Goal 1: Safe Community- Provide superior level public safety service through data informed response to crime and community needs with a focus on quality of life and crime reduction.

- Strategy 1.1** Analyze trends in criminal activity and community needs to ensure an effective police response.
 - Strategy 1.2** Create and maintain recruiting and retention plans based on a three-year projection of future needs.
- Goal 2: Organizational Excellence** – Be an industry leader through innovation and cooperative organizational leadership.
- Strategy 2.1** Obtain and maintain appropriate levels of staffing to reduce crime and provide the highest level of public safety service in our region.
 - Strategy 2.2** Provide high quality, contemporary, and relevant training to support employee safety, wellness, and align with departmental and community priorities.
 - Strategy 2.3** Provide better than industry standard safety and enforcement equipment in partnership with local, state, and federal partners through grants and general fund support. Maintain cutting edge equipment for investigations and traffic enforcement and control.
 - Strategy 2.4** Identify and enhance programs to support employee efficacy, wellness, and safety.
- Goal 3: Communication with internal and external partners**
- Strategy 3.1** Outreach programs – Citizen Academy, Coffee with a Cop, National Night Out, and Shop with a Cop.
 - Strategy 3.2** Internal Communication – Continue quarterly supervisor meetings, bi-weekly Chief’s updates, and frequent face-to-face communication with team members.
 - Strategy 3.3** Online – Maintain a robust and contemporary police department website, improve citizen reporting through the online reporting platform, provide an annual report to community, and provide methods to provide feedback online.
- Goal 4: Effective Partnerships**
- Strategy 4.1** Mental Health and Wellness – Continue to provide resources for both citizen/customer mental health and wellness as well as for employees. Provide online and in-person peer and professional support for all team members.
 - Strategy 4.2** Law Enforcement Partnerships – Foster and enhance positive working relationships with neighboring law enforcement and public safety teams as well as those we partner with at the State and Federal level.
 - Strategy 4.3** Professional Partners – Continue positive working relationship and open communication with professional partners such as YRMC West, probation, schools, businesses, etc.
- Goal 5 Upgrade facilities, infrastructure, and technology**
- Strategy 5.1** Reorganize and remodel the current police facility to create new workspaces based on the need of a new station and sub-station.
 - Strategy 5.2** Identify a new communication center location and building to move from the downtown area.

- Strategy 5.3** Evaluate the current RMS/CAD system and look for enhancements and/or other systems for improved efficiencies.
- Strategy 5.4** New police station co-located with the Yavapai County Sheriff’s Office and the Prescott Fire Department on land located on Prescott Lakes Parkway.
- Strategy 5.5** New substation in the north area of Prescott that is co-located with the new fire station near Prescott Regional Airport.

EDUCATION

There are three campus-based institutions of higher learning located in Prescott: Embry-Riddle Aeronautical University, Yavapai College, and Prescott College. Local colleges can draw high-end economic development to Prescott by providing an educated workforce. In some cases, providing for the needs of a specific industry, such as Embry-Riddle’s aeronautics curriculum, which is a benefit to the Prescott Regional Airport. Yavapai College provides workforce development through a trade school curriculum catered to the Prescott area and online learning options through Old Dominion University (ODU) Global. This provides a connection to Prescott’s economic vitality.

Northern Arizona University (NAU) has a remote campus in Prescott Valley as well as online options that offer access to undergraduate programs.

There are currently 13 Joint Technical Education Districts (JTEDs) throughout the state of Arizona. JTED functions as an independent school district with its own elected governing board. In Prescott, our JTED is known as the Mountain Institute, which also serves the Ash Fork, Bagdad, Chino Valley, Humboldt, Mayer, Prescott Valley, and Seligman school districts.

The Mountain Institute Career Technical Education District (CTED) has access to additional funding as part of the JTED. This funding provides students access to career and technical education courses significantly greater than any individual district can provide. Charter school and home school students may also participate in JTED programs. The Mountain Institute JTED was approved by voters in the November 2008 general election and began classes in August for the 2009-2010 school year.

LIBRARY

Mission: We connect community members with innovative, value-added services to increase the quality of life and strengthens the fabric of our community.

The Prescott Public Library (Library) serves as a cultural, informational, educational, and recreational center for the City and surrounding areas. The Library was one of the founding members of the Yavapai Library Network serving more than 50 public, school, academic, and special libraries through technological connections.

The Library provides free access to print and electronic library resources, programming for citizens of all ages, regional information, significant business-related resources, and special services to the handicapped population. Library staff also provide group instruction and one-to-one instruction on using personal devices and accessing electronic information from the Library webpage. In addition, the Community Specialist Librarian provides people assistance in navigating and providing information relevant to changes in life circumstances.

Although books and traditional library functions remain the core of library services in Prescott, off-site access is provided to patrons and visitors through a combination of electronic resources, wireless connectivity, downloadable audio and e-books, and dispersed book drops through continued involvement in the Yavapai County Library System.

Friends of Prescott Public Library (Friends) was founded in 1968 and raised almost two million dollars to enhance the Library between 2003-2006. Through the sale of used books, magazines, movies, and music donated to the library, Friends has continued to raise money to fund and support a variety of Library projects and programs.

The Library serves as an anchor for downtown Prescott, bringing well over a thousand people to the center of Prescott daily and providing services and spaces to meet the public's need for books and periodicals, quiet reading areas, Internet access, programs and help for kids and teens, and public meeting spaces.

For more information on what services and information the Prescott Public Library has to offer visit <https://prescottlibrary.info/>.

Library Goals and Strategies

Goal 1: Resources and Opportunities

- Strategy 1.1** Diversify and strengthen program offerings to better connect with all segments of the community.
- Strategy 1.2** Diversify and strengthen outreach offerings to better connect with all segments of the community.
- Strategy 1.3** Reassess and build collections and online resources to better meet community needs.

Goal 2: Space and Sustainability

- Strategy 2.1** Create and maintain purposeful, flexible, and accessible spaces to meet the diverse needs of our community.
- Strategy 2.2** Reimagine internal and external spaces to promote social interaction and the Library as a community hub.
- Strategy 2.3** Build community support for the Library through marketing and speaking engagements.
- Strategy 2.4** Work with the Prescott Fire and Prescott Police departments as they are creating new stations to allow space to accommodate additional meeting space and storage.

Goal 3: Service and Connections

- Strategy 3.1** Communicate effectively with community members about Library programs and services.
- Strategy 3.2** Increase educational opportunities for staff and maximize staff time and expertise to better serve patrons.

Strategy 3.3 Continue to develop community partnerships to better serve community members

COMMUNITY CENTER

The Rowle P. Simmons Community Center found at 1280 E. Rosser Street is owned by the City and is home to two non-profit organizations: Adult Center of Prescott, Inc. and Prescott Meals-on-Wheels, Golden Age Nutrition.

It is the mission of the Adult Center of Prescott, Inc. to provide opportunities and facilities for social interaction, recreation, education, information, and entertainment to the adult population of the greater Prescott area. Services are delivered by staff and volunteers under the direction of an executive director.

The programs offered are varied and change from time to time. Activities and classes include bingo, card games, dance, exercise, billiards and fitness rooms, arts and crafts, computers, cooking, free concerts, seminars, and a thrift store. The Adult Center also offers rental spaces including a ballroom and meeting rooms for weddings, receptions, celebrations, parties, conferences, workshops, and vendor expositions.

YOUTH PROGRAMS

The Launch Pad Youth Center facilitates confidence and empowerment by providing teens in Yavapai County with educational and social opportunities that encourage learning, active community involvement, and the development of skills to become successful, empowered, contributing members of society. <https://thelaunchpadteencenter.org/>

The Boys and Girls Club of Central Arizona offers a safe place for youth to go to after the school bell rings and helps foster self-confidence and positive relationships with others. <https://bgccaz.org/>

Nature Ninos Prescott is a free nature play program for families with children ages 0-8 in the Greater Prescott Area. Park Rangers and community partners lead child-centered events at a different family friendly trail each month. Events are led by staff with a strong understanding of child development and experience leading child-centered outdoor programs. <https://prescott-az.gov/rec-services/programs-sports/nature-ninos/>

ART, CULTURE, EVENTS, AND MUSEUMS

For a city our size, there are a number of cultural and artistic attractions to bring visitors from all over to visit year-round. The city is filled with talented artists, galleries, and museums. Downtown has many galleries that are part of the emerging art scene and four separate Arts and Craft Shows on the Courthouse Plaza.

Three Museums:

- Sharlot Hall Museum
- Museum of Indigenous People
- The Phippen Museum – Art and Heritage of the American West

Four Centers:

- Prescott Western Heritage Center
- Granite Mountain Interagency Hotshot Crew Learning and Tribute Center
- Natural History Institute
- Highland Center for Natural History

Yavapai Community College Performance Hall

Events

- Prescott Frontier Days and World's Oldest Rodeo in July <https://worldsoldestrodeo.com/>
- Acker Night Musical Showcase in December <https://www.ackernight.com/>
- Prescott Bluegrass Festival in June <http://www.prescottbluegrassfestival.com/>

HEALTHCARE

Community Health Center of Yavapai (CHCY) is a Federally Qualified Health Center with locations in Prescott, Prescott Valley, and Cottonwood. CHCY provides primary medical care, gynecology/prenatal services, dental services, and limited mental health services. CHCY accepts patients with private insurance, Medicare, AHCCCS, and no insurance. Patients who are uninsured and low-income pay for services on a sliding fee scale based on their income. CHCY is a partnership of the Prescott Free Clinic, Inc. and Yavapai County Government.

The Yavapai Regional Medical Center Prescott Campus (YRMC West) is a 137-bed facility, which is the cornerstone of the hospital's growing healthcare presence in western Yavapai County. YRMC West provides state-of-the-art technology and offers area residents the skills of more than 265 physicians, whose practices cover multiple specialties to benefit people of all ages. Hundreds of professional nurses, therapists, technicians, support personnel, and volunteers play an equally important role in the hospital's mission to provide comprehensive, high-quality healthcare consistent with the needs of surrounding communities.

YRMC West is home to a full selection of cutting-edge services, including The James Family Heart Center and the very latest imaging technology. These services complement a full spectrum of healthcare programs ranging from preventive medicine and advanced wound care to cardiac rehabilitation, infusion therapy, and advanced respiratory care. A 24-hour Emergency Department, inpatient and outpatient surgical services, and our highly respected Pendleton Centers all contribute to YRMC West's growing reputation for excellence in healthcare.

At the forefront of every YRMC West activity is an ongoing commitment to a Total Healing Environment, defined as "an environment in which the people of YRMC West work with patients and their families to provide peace of mind and peace of heart, as well as physical cure or comfort, because we understand the indivisible relationship that exists between body, mind, and the human spirit." This commitment has repeatedly earned national recognition for YRMC West.

Healthcare Existing Conditions

An important aspect of the quality of life in any community is related to the quality and the availability of healthcare services and the opportunity to maintain good health. In the Prescott area, healthcare encompasses a wide range of services and options, beginning with acute-care hospital services and experienced and capable physicians. Healthcare services also encompass rehabilitation and recovery services. They are a part of the overall healthcare system, just as nursing homes and assisted living facilities are.

The many healthcare services and options offered through YRMC West and its medical staff are complemented by the programs and services offered by the Northern Arizona VA Health Care System, which is headquartered in Prescott. The VA provides a continuum of primary and secondary level medical, rehabilitative, and long-term care to veterans residing throughout northern Arizona.

Healthcare in the Prescott area also encompasses a wide range of other specialties and services, including optometrists, dentists, natural medicine practitioners, and outpatient testing and treatment at every level of need. There is a strong selection of mental health services—both private and government-funded—along with programs and services to benefit developmentally disabled and physically challenged citizens of every age group and ability.

Prescott is home to a growing number of retirees and senior citizens, and it supports this segment of the population with a comprehensive selection of services specifically tailored to senior needs. Exercise and wellness programs keep the elder population mentally and physically fit. A variety of assisted living facilities offer housing and lifestyle choices to meet a wide range of financial and personal preferences. Nursing home care is readily available to seniors who require specialized and/or around-the-clock medical attention.

For the younger and middle-aged generations, the Prescott healthcare community provides outreach services and programs which focus on everything from parenting skills and osteoporosis prevention, to anger management and diabetes care and prevention. Prevention, in fact, is taking on new meaning here and elsewhere as healthcare costs continue to rise across the board. Prescott is a leader in the prevention arena by virtue of offering comprehensive options, allowing individuals to play a key role in managing their own health and the health of their family.

Prescott's healthcare providers provide an extremely strong foundation for Prescott's economy. Given the overall aging of America, healthcare dollars will continue to play an important role in the local economy for years to come, just as Prescott's high-quality healthcare providers and the high level of healthcare services will play a crucial role in the community's continued prosperity and well-being.

Healthcare Concerns

With about 50% of Prescott's population being over 60 years old, the need for healthcare is a concern for many residents in the community. In doing outreach and communicating with current residents, the ability to get into specialty doctors is becoming more difficult. Many residents stated they have to go out of town in order to get a visit with a specialty doctor within a reasonable timeframe.

With the cost of housing in Prescott and the lack of transit to bring employees into Prescott from the surrounding areas, there is little incentive for prospective nurses and doctors to come to the area. The Workforce Housing Committee has communicated with the Healthcare Industry in regard to housing and the ability to bring nurses and doctors to the area to fill the needs of the residents.

Ambulance Services

For emergency medical transportation services, the City contracts with Lifeline Ambulance and partners with Priority Ambulance Yavapai. Both work with the local fire departments and respond to emergency and non-emergency medical care calls.

MAJOR PLAN AMENDMENTS

A major plan amendment “means a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.” ARS Section 9-461.06.H. The city’s general plan is required to define the criteria for determining whether a proposed plan amendment is a “major amendment.”

(A) The following shall constitute a Major Plan Amendment:

1. Any change on the Land Use Map from a Residential designation (Very Low Density Residential, Low-Medium Residential, or Medium-High Density Residential) to a Commercial (Commercial or Commercial/Employment) 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 2,640 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 2,640 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 2,640 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) 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.

(C) 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.

IMPLEMENTATION

The intent of the revision of this plan is to create a document that is usable and not another plan on the shelf. It is the General Plan Committee 's goal to create a way of tracking the goals and be able to track accomplishments over the next 10 years. As departments gave presentations of the obstacles and goals each department has, it was also noted that many of the goals mentioned in the previous plan were accomplished, but never noted or tracked. Plans have little value without a plan to implement and track their accomplishments.

This section creates a format to outline the implementation actions included in this General Plan. Community Development Staff will provide a yearly update to City Council regarding the implementation progress as they are beginning their yearly strategic plan discussions. This annual review is critical to ensure the Goals and Strategies of the General Plan are being pursued, and that the General Plan is being recognized as responding to the needs of the community.

The matrix below is intended to be used as a tool that assigns stakeholders, timeframes and a comment section to each goal and strategy. The timeframes are divided into short, medium, and long-term categories, subject to vary depending on available funds and staff time. Short-term timeframes are targeted for completion within five (5) years, medium-term is within the 10-year horizon of the General Plan adoption, and long-term timeframes will be completed as funding and time allows and may extend beyond the scope of the General Plan.



TO: MAYOR AND CITY COUNCIL
AGENDA: July 31 General Plan Committee Meeting
DATE: July 31, 2024
DEPT: Community Development
ITEM #: 4.C
SUBJECT: Presentation, Discussion, Review & Possible Action Regarding Language for Major Plan Amendments.

ITEM SUMMARY

This item is to discuss the proposed language to trigger a Major Plan Map Amendment. Member Hess has provided alternative language to the plan to discuss and vote on and it is included.

BACKGROUND

At the June 26, 2024 General Plan Committee meeting, Staff brought forward the Major Plan Amendment process as a discussion item. At the meeting, Member Hess brought forward an alternative for consideration. At the end of the discussion, Staff asked for a consensus from the Committee as to keeping the language for a Major Amendment as-is or to consider Member Hess's alternative. The vote was 5 to 4 to keep the language as-is for the 60-day comment period.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

MOVE to approve the Major Plan Amendment language AS-IS or with amended language

ATTACHMENTS

1. Existing Major Plan Amendment Language
2. Major Plan Amendments-RH Suggestion

MAJOR PLAN AMENDMENTS

A major plan amendment “means a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.” ARS Section 9-461.06.H. The city’s general plan is required to define the criteria for determining whether a proposed plan amendment is a “major amendment.”

(A) The following shall constitute a Major Plan Amendment:

1. Any change on the Land Use Map from a Residential designation (Very Low Density Residential, Low-Medium Residential, or Medium-High Density Residential) to a Commercial (Commercial or Commercial/Employment) 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 2,640 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 2,640 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 2,640 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) 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.

(C) 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.

MAJOR PLAN AMENDMENTS – Member Hess

A major plan amendment “means a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.” ARS Section 9-461.06.H. The city’s general plan is required to define the criteria for determining whether a proposed plan amendment is a “major amendment.”

The following criteria shall constitute a major amendment of this general plan:

1. General Plan Land Use Map changes as follows:

1.1 Any change on the Land Use Map from a Residential designation to any other designation;

1.2 Any change on the Land Use Map from a Commercial designation to a Residential or Mixed Use designation;

1.3 Any change on the Land Use Map from a Mixed Use designation to a Residential or Commercial designation;

1.4 Any change on the Land Use Map from a Recreation Space designation to any other designation other than Open Space designation; or

1.5 Any change on the Land Use Map or from an Open Space designation to any other designation.

2. General Plan text amendments that change existing guiding principles, goals, or strategies. Text amendments that are simply illustrative of existing goals, objectives, and policies are deemed to not be major plan amendments.



TO: MAYOR AND CITY COUNCIL
AGENDA: July 31 General Plan Committee Meeting
DATE: July 31, 2024
DEPT: Community Development
ITEM #: 4.D
SUBJECT: Presentation & Discussion Regarding Input for the 60-Day Public Comment Period.

ITEM SUMMARY

Staff will be review the 60-day public comment period and request feedback and ideas from the Committee regarding open houses in-person.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

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

ATTACHMENTS

None