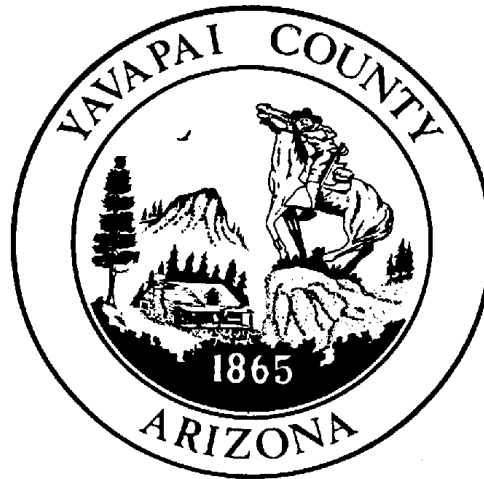


THE YAVAPAI COUNTY GENERAL PLAN 2003

ADOPTED APRIL 7, 2003



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Water Advisory Committee (WAC)
WAC Technical Administrative Committee
Yavapai County Trails Committee
Verde Valley Transportation Planning Organization
Central Yavapai Transportation Planning
Organization
Yavapai County Cooperative Extension Services

Community and Regional Resources

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Prescott Alternative Transportation
Yavapai Heritage Foundation
Arizona Great Western Trail Association, Inc.
Verde Valley Forum
Central Yavapai Open Space Alliance
Unincorporated-Community Organizations
Property Owners Associations
Yavapai County Residents, Ranchers and
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Northern Arizona Council of Governments
Coconino County Community Development
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Municipal Planning Offices of Camp Verde,
Clarkdale, Cottonwood, Prescott, Prescott
Valley and Sedona

State Agencies

Arizona Department of Transportation (ADOT)
ADOT Prescott Highways District Administration
Arizona State Lands Department
Arizona State Parks Department
Arizona Dept of Water Resources (ADWR)
ADWR Prescott Active Management Area
Arizona Department of Economic Security
Arizona Game and Fish Department
Sharlot Hall Museum

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Federal Agencies

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Coconino National Forest
Kaibab National Forest
Prescott National Forest
Tonto National Forest
US Census Bureau

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I. INTRODUCTION AND BACKGROUND

The Yavapai County General Plan is a statement about the future. The future contains the difficult task of balancing growth, development and urbanization with open space preservation, water conservation and protection of the traditional rural/ranching lifestyle. The General Plan is a guide for County leadership in its decision-making for the future quality of Yavapai County.

GENERAL PLAN DESCRIPTION AND PURPOSE

The General Plan is described in Arizona State Statutes as a statement of goals and development policies. *“The purpose of the plan is to bring about coordinated physical development in accordance with the present and future needs of the county,”* and it *“shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds, and to promote the health, safety, convenience, and general welfare of the public.”*

The Statutes mandate that the Board of Supervisors *“shall adopt a comprehensive plan and subsequently amend or extend the adopted plan”*; and that the *“commission shall formulate”* the plan for the purpose *“primarily as an aid ... in the performance of its duties.”* The General Plan is a guideline to aid in the decision-making process of the Planning Commission and the Board of Supervisors. It is not a zoning ordinance, regulatory or taxing code; nor is it a specific area or community plan. The General Plan does not delete or amend adopted ordinances, codes, special studies or community plans.

RECENT PLANNING LEGISLATION

In 1998 and 2000, the Arizona State Legislature added the “Growing Smarter” and “Growing Smarter Plus” Acts, with amendments in 2002, to city and county planning statutes. The Growing Smarter Acts created additional mandates in the preparation of the General Plan for Counties with populations over 125,000. These include a broad-based Public Participation Plan, coordination with the Arizona State Land Department, a 60-day agency review period, planning elements of land use, circulation/transportation, and water resources. Other elements are required for counties over 200,000 in population.

The Growing Smarter Acts also specify that *“the policies and strategies to be developed under these elements shall be designed to have regional applicability”*. Other significant statutory additions state that the plan *“is effective for up to ten years”* and that a new plan or readoption of the existing plan must happen at that time; and that *“zoning and rezoning ordinances, regulations, and specific area plans”* must be *“consistent with and conform to the adopted county plan.”*

1975 YAVAPAI COUNTY GENERAL DEVELOPMENT PLAN AND 25 YEARS OF CHANGE

Long before the Growing Smarter legislation, Arizona adopted other planning statutes, requiring long range, comprehensive plans for cities, towns and counties. In compliance, Yavapai County had the “Yavapai County General Development Plan” prepared in 1975, and adopted it in 1979. The Plan contained land use, housing, circulation, and public facilities elements, and basic community plans for Ash Fork, Bagdad, Black Canyon City, Camp Verde, Dewey, Humboldt, Mayer, Seligman, West Sedona and Yarnell. At the time of the Plan’s preparation, Yavapai County was predominately a rural, ranching and agricultural county of approximately 43,000 residents.

In the early 1970’s there were five incorporated municipalities and ten communities of over 400 persons. Only Prescott, Bagdad, Camp Verde, Cottonwood, and West Sedona contained more than 1,000 people each in the 1970 U.S. Census. By comparison, the 2000 U.S. Census established Yavapai County’s population at over 167,500, with 20 communities having populations over 1,000 persons each. The 2000 Census reflected rapid growth throughout the County: nine communities of

more than 5,000 residents, one municipality exceeding 23,000 (Prescott Valley), and one at almost 34,000 (Prescott) persons.

The enormous growth in Yavapai County was unforeseen in the 1975 Plan, which projected a County population for the year 2000 of only 82,000 persons. During the early 1970's, urban areas were expanding rapidly, and growth was expected to continue in the metropolitan areas. Unprecedented changes in lifestyles, however, began to occur with large movements away from urban cores, unexpected numbers of retirees desiring more rural, small town atmospheres, and technological advances enhancing mobility.

With the growth over the past 25 years, the size and number of cities and towns in Yavapai County increased with the incorporations of Prescott Valley, Camp Verde and Sedona. Additionally, the City of Peoria annexed property inside the County boundaries, and the Town of Wickenburg is expected to do the same in the near future. State and County highways have been widened, improved and signalized. The previous country-lane appearance of Yavapai County highways and arterial roads is all but gone. Much commercial development borders the highways, and the "big box" retail outlets are sprouting near the expanding urbanized areas. Unregulated splitting of large residential lots is rampant in the unincorporated areas, creating concerns about the impact on wildlife habitats and corridors, transportation, drainage, and on groundwater quality and supply.

CHANGES IN YAVAPAI COUNTY, 1970 – 2000

Year	County Population	# Incorporated Municipalities	# Communities Over 1,000 Population	# Communities Over 5,000 Population	# Communities 23,000 –34,000 Population
1970	36,837	5	5	1	0
2000	167,517	9*	20	9	2

*Includes portion of City of Peoria

Source: U.S. Census

As a result of the rapid growth experienced in the 1980's and '90's, many unincorporated communities of Yavapai County undertook individual studies of specific Community Plans. These include Cornville, Cordes Lakes/Spring Valley, Big Park, Beaver Creek, Black Canyon City, Dewey-Humboldt, Granite Dells, and Red Rock/Dry Creek. Other special studies were undertaken in the 1990's, including Yavapai County Wireless Communications Plan, Yavapai County Master Trails Plan, 1998 Central Yavapai County Transportation Study Update, and 1999 Verde Valley Regional Transportation Study Update. The adopted Community Plans and special study plans remain in effect and are readopted with the new Yavapai County General Plan as noted in Section VIII.

The vast changes since the 1975 General Development Plan prompted the community plans and special studies, which in turn, resulted in the need for a unifying, County-wide document establishing a future vision with broad-based goals and objectives. This need, in addition to recent Arizona Statute requirements and citizen requests for resource and growth management, prompted the Board of Supervisors to authorize the commencement of the Yavapai County General Plan in 2001. The General Plan Process, running approximately over eighteen months, is described in the following Section II.

II. THE YAVAPAI COUNTY GENERAL PLAN PROCESS

THE GENERAL PLAN PROCESS

In late spring, 2001, the Yavapai County Development Services Department requested proposals for the update of the County General Plan. The Consultant Team of Dava & Associates, Inc., and Community Sciences Corporation was selected to prepare a new Yavapai County General Plan, including Public Participation Programs, Vision, Goals and Objectives, Implementation Program and four Plan Elements: Land Use, Transportation, Water Resources, and Open Space. The Yavapai County Board of Supervisors approved the consultant services proposal at a public hearing on June 4, 2001, and the General Plan process immediately commenced in the first of three proposed phases.

The three phases of the Yavapai County General Plan are summarized in this Section and their schedules are shown as follows.

- Phase I: Public Participation Process, Element Introductions and Vision, Goals and Objectives – adopted December 17, 2001
- Phase II: Land Use, Transportation, Water Resources and Open Space Elements, Continuing Public Participation, and Implementation Program – 2002-03
- Phase III: Community/Specific Area Plans/Updates – 2003, and ongoing

The adoption of the Yavapai County General Plan, Phase I, brought Yavapai County into compliance with the Growing Smarter statutes which mandated adoption by the end of 2001. Phase II was completed for review on December 13, 2002 with hearings for adoption in March and April of 2003. It melds both Phases into one document to be known as the “2003 Yavapai County General Plan”, containing Recommendations, Policies and Implementation Strategies with timing and responsible associates identified for each General Plan Element. Updating of regulatory codes and special studies, such as water resources, transportation, regional open space and specific Community Plans are suggested as part of the Implementation Strategies.

The next step, or Phase III, is the updating of regulatory codes, as well as the preparation of new Community Plans due to the rapid growth experienced by most unincorporated communities in Yavapai County. Several existing Community Plans are 10 to 15 years old, while others have not been updated since basic plans were created in 1975. The structure suggested for preparing Future and Updated Community Plans is offered in Section VIII.

PUBLIC PARTICIPATION

Resolution No. 1293, a Citizen Participation Plan, was adopted by the Yavapai County Board of Supervisors on July 2, 2001. The Citizen Participation Plan outlined public participation activities county-wide, media and resident communications, planning coordination and outreach, draft plan review, and notice and public hearing procedures.

The Citizen Participation Process commenced with a series of twelve County-wide Area Meetings during the first half of July 2001. The purpose of the Area Meetings was twofold: 1) to inform Yavapai County residents and business people about the General Plan Process, and 2) to obtain citizen input on the Vision and Goals for the future of Yavapai County.

Communication and information were provided through legal notice ads, press releases to the news media, both radio and newsprint, throughout the County, and through the Yavapai County website.

Residents were further provided with opportunities to make their thoughts known through website e-mail, responses to e-mail questionnaires, written comment, and by two dedicated phone lines in the Verde Valley and Prescott Areas.

Planning coordination and outreach were provided through massive mailings to agencies and organizations, as well as cities, towns, Tribal governments, adjacent counties, regional, State, and Federal authorities. The mailings included school districts, water and sanitation districts, fire districts, public utilities, home/property owners associations, community organizations, transportation planning organizations, trail and open space associations, Yavapai County Water Advisory Committee, ranch and farming groups, and major landowners.

The Consultant Team conducted twelve July Area Meetings with Development Services Department staff support. The Area Meetings were run in workshop format with questionnaires, verbal and written open-ended response opportunities. Consultants tallied the questionnaire responses from the several hundred participants and summarized the public's comments on Vision and Goals for Land Use, Transportation, Water Resources, and Open Space. The summaries were discussed at a public joint meeting of the Yavapai County Board of Supervisors and the Planning Commission.



Continuing the Public Participation Plan with residents of Yavapai County, the questionnaire and comment summaries were mailed or e-mailed to attendees of the July Area Meetings. The summaries were also distributed to the news media County-wide and included in the Yavapai County website. Legal notice ads, articles, letters and website messages invited past General Plan attendees and the public to regional meetings held in September 2001.

The September Workshops focused on initial drafts of the Yavapai County Planning Vision with Goals/Objectives for each of the General Plan Elements: Land Use, Transportation, Water Resources, and Open Space. The initial, "sample" drafts were gleaned from the public input collected in July and August. Comments and suggestions were gathered from the public at the September Workshops, as well as from e-mail, letters and phone messages. From the additional input, the Planning Vision, Goals/Objectives were further refined.

Monthly status reports were made to the public and Planning Commission, with quarterly discussions at joint Supervisor/Commission public meetings throughout the General Plan process. Public notice was provided and public comment was requested at each meeting.

The General Plan Phase I Draft containing Introduction/Background; Process/Public Participation; Context/History and Planning Vision; Element Introductions with Goals/Objectives; and Existing Plans/Continuing General Plan Process, was received and transmitted by the Yavapai County Planning Commission at their October 17, 2001, public hearing. Legal notice ads, press releases, website messages, and letters alerted the public for full review and discussion of the drafts at public

hearings in November and December. The Draft was also fully presented on the Yavapai County Website for citizen review and comment. The Commission recommended approval at their November 7, 2001 public hearing.

The Yavapai County General Plan, Phase I Draft was submitted for review to adjacent counties: Coconino, Maricopa, Gila, Mohave, and La Paz; to incorporated cities and towns within or partly within Yavapai County: Chino Valley, Prescott, Prescott Valley, Camp Verde, Clarkdale, Jerome, Cottonwood, Sedona, Peoria, Wickenburg; Indian Tribal Governments: Yavapai-Prescott, Yavapai-Apache, Hualapai; Northern Arizona Council of Governments;



Arizona Department of Commerce; Arizona State Departments: Trust Lands, Parks, Game and Fish; U.S. Bureau of Land Management; National Forests: Prescott, Coconino, Kaibab and Tonto; Yavapai County community organizations and others with written requests for copies. After the 60-day agency review period, the Yavapai County General Plan, Phase I Draft was scheduled for public hearings by the Board of Supervisors and was adopted on December 17, 2001.

2002 – 03 GENERAL PLAN CONTINUING PROCESS

The second phase of the General Plan process started in early 2002, with the distribution of the adopted General Plan to agencies, citizens and community organizations. An organizational structure was developed for the second phase after synthesizing the major issues and themes from the earlier phase. The following, presented to the Board of Supervisors and Planning Commission in early 2002, is a summary of the recurring issues from the public meetings held during the General Plan Phase I, Public Participation Program in 2001.

- **Maintain “rural” – non-urban, County character by:**
 - controlling sprawl through clustered development, saving open space
 - enhancing “sense of community” through strengthening “community core” and keeping open space between communities
 - protecting agriculture/ranching/large-parcel rural areas
- **Keep major open spaces by striving to retain public lands (USFS, BLM, parks, monuments) intact for:**
 - open space community separations
 - recreation and trails
 - natural habitat preservation
- **Reconcile transportation planning with land use and the natural environment by:**
 - continuing to move large volumes of motorized vehicular traffic efficiently
 - providing for all types of alternative transportation (bicyclists, pedestrians, transit users, etc) regionally
 - reviewing planned routes of new highways for effect on habitat areas and adjacent land uses

- **Manage water resources for growth and impacts on river flows and riparian habitats by:**
 - establishing extent and quality of water supplies
 - considering water use budgeting Countywide
 - monitoring water flows and protecting watersheds
- **Recognize wide range of different land use/lifestyles in Yavapai County:**
 - “One size” does NOT fit All” in considering needs, standards, codes, etc. for land use, transportation, water resources, and open space.

Public Participation continued through Phase II with quarterly meetings of the Yavapai County Board of Supervisors and Planning Commission. In May, 2002, public workshops were again conducted in the Central Yavapai and Verde Valley areas. County residents and business owners were provided opportunities to review the Goals and Objectives of the General Plan and to help set priorities. Additionally, the public was invited to select methods and responsibilities for achieving Objectives. Finally County



residents suggested specific strategy ideas for implementation of Goals and Objectives. The Public input was reviewed and further direction provided by the County Supervisors and Commission.

In late summer, 2002, draft Recommendations, Policies and Implementation Strategies were produced for review by County departments, the Planning Commission and Board of Supervisors at their public quarterly meeting. Draft Land Use Categories and the Conceptual Land Use Plan were also discussed. With direction from the Supervisors, the Consultant Team prepared the draft General Plan Elements, based on data collected during the year's study. Draft elements were reviewed by County departments, the Yavapai County Water Advisory Committee, Arizona Department of Water Resources and other agency officials.

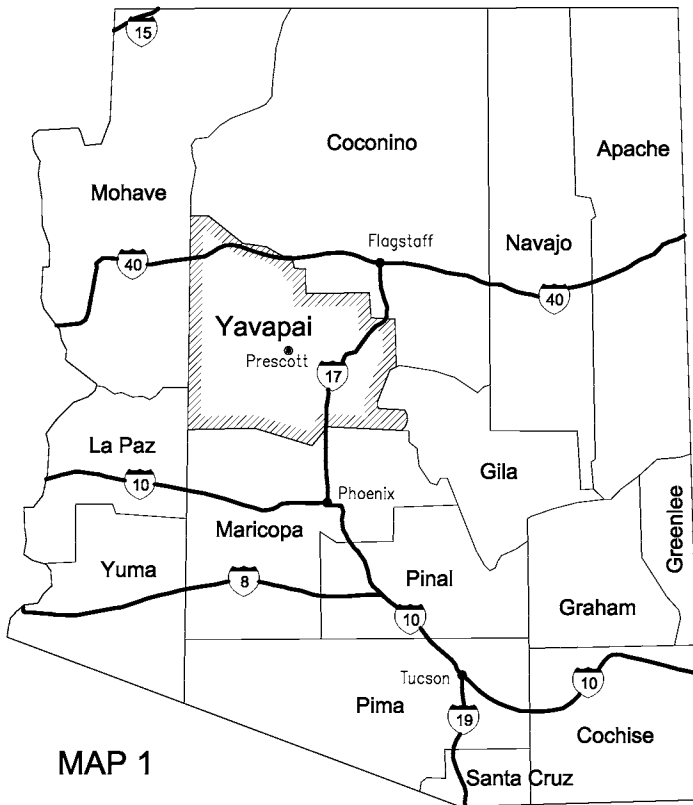
The Review Draft of the Yavapai County General Plan was prepared and distributed by the Planning Commission on December 13, 2002. The plan was sent to all statute-required review agencies (i.e., all nine cities and towns in Yavapai County, all five adjacent counties, the Arizona Departments of Commerce, Water Resources and State Lands, and the Northern Arizona Council of Governments. Additionally, copies were sent to the three Tribal governments, the four National Forests, the U.S. Bureaus of Land Management and of Reclamation, Arizona State Parks and Game and Fish Departments, the Town of Wickenburg, and others with written requests for copies.

During the required sixty-day review period, presentations were made and comments received. After this, a public hearing by the Yavapai County Planning Commission was conducted on March 5, 2003 on the Review Draft General Plan. Following the Commission's recommendation, the Review Draft was forwarded to the Board of Supervisors. Another Public hearing was held and the Board's action was to adopt the Yavapai County General Plan, on April 7, 2003.

III. YAVAPAI COUNTY HISTORY AND THE 21st CENTURY PLANNING VISION

CONTEXT AND HISTORY

Yavapai County is located in north central Arizona; its south boundary is approximately 70 miles north of downtown Phoenix, and its north boundary approximately 60 miles south of the Grand Canyon. Maricopa County abuts Yavapai's southern boundary, and Coconino County its northern and northeastern boundaries. Mohave and La Paz Counties share its western boundary, while Gila County attaches at Yavapai's southeastern corner. Yavapai County comprises over 8,000 square miles of various topographies ranging from approximately 1,700 ft. desert elevations to 7,900 ft. forested mountain peaks, and grassland mesas at 4,000 to 5,000 ft. elevations above sea level.



The physical environment is as varied as Yavapai County's recorded history, with Yavapai being one of Arizona Territory's original four counties.

Long before Territorial times, however, the area is believed to have been populated by the Hohokam people from the Salt and Gila River Valleys as early as 700 A.D. The Sinagua people from the north and east migrated into the Verde Valley area about 400 years later. Much evidence of these ancient people can be found in the Tuzigoot and Montezuma Castle and Well ruins, which appear to have been abandoned by 1450 A.D. The Yavapai People were contacted by early Spanish explorers in the late 1500's. The County was named for the Yavapai Indians.

Yavapai County was established by the Arizona Territorial Government in 1864 with 85,000 square miles stretching from New Mexico to Mohave

County, the Gila River to Utah. Eight other counties were eventually created from the original vast land area of Yavapai County. The first Territorial Capital was established in Prescott, the county seat, from 1864 to 1867 and again from 1877 to 1899. With the building of Ft. Whipple in 1864, followed shortly by Ft. Verde, miners migrated into the mountains of south and western Yavapai County. When large copper deposits were discovered in the 1870's at Jerome, smelters in Clarkdale and Clemenceau (now in Cottonwood), and the early development of the Jerome-Verde Valley areas, resulted.

Enhanced by the construction of the railroad across northern Arizona in the 1880's and the ceasing of Indian wars, Yavapai County's population grew. The existence of well watered grasslands attracted farming and ranching to the Verde, Chino and Peoples Valleys. During the Territorial Capitol period in Prescott and well beyond the turn-of-the-century, successful mining, farming and ranching in the Jerome-Verde Valley and southwestern mountain regions meant expansion for the County in cultural amenities, housing and population. In some communities, business diversified as

mines played out, while others, like Jerome, became ghost towns. Mining remains viable in Bagdad and, to a lesser degree, in other parts of the County.

By 1910, Yavapai County's population was approximately 16,000 people. It rose rapidly to over 24,000 by 1920, but remained somewhat constant during the next 40 years. The 1970 population of nearly 37,000 reflected the beginning of new, rapid migrations that continued through the last quarter of the twentieth century.

THE TWENTY-FIRST CENTURY VISION

With over 167,500 residents counted in the 2000 U.S. Census, Yavapai County is looking to a new vision for the new century. The following Yavapai County Planning Vision was drafted from the input of hundreds of residents and business people during the summer and fall of 2001. It reflects the desire to maintain the sense of small-town, ranching traditions; of openness and compatibility between rural and urbanizing areas; of planned growth and managed resources, with diversity in education, housing, and economic growth, as well as transportation alternatives. The Planning Vision was adopted by the Board of Supervisors on December 17, 2001, and readopted with the 2003 Yavapai County General Plan on April 7, 2003.

THE YAVAPAI COUNTY PLANNING VISION

Yavapai County citizens' Planning Vision is founded on the secure, family-oriented, small town living quality, within diverse communities, derived from our Western rural and ranching traditions. The County's rich natural resources, unrivalled recreational and outdoor opportunities, scenic vistas, clean air, forests, grasslands, healthy rivers and biodiversified riparian areas will be preserved through implementation of the Yavapai County General Plan goals. Progress will be supported by open government, respect for individual rights, and the self-reliant spirit of our people. Future development decisions will strive for economic growth, housing value with affordability, educational excellence and cultural opportunities.

Planned, managed growth will be the key to maintaining compatibility between rural areas and more compact, clustered development, while preserving open space and avoiding sprawl. Aggressive water resource management, conservation and avoidance of groundwater contamination will preserve both supply and quality. Transportation efficiency will be advocated by planning for better, safer connections and alternative modes of transportation, including bicycling and public transit between communities, with reduced emphasis on major highways.

Yavapai County will achieve the Planning Vision and General Plan Goals that preserve the unique characteristics of our land and communities; the County will be committed to high development standards and service improvements that implement citizens' expectations of living excellence in harmony with the environment.

IV. LAND USE ELEMENT

INTRODUCTION	EXISTING ZONING AND LAND USE PATTERNS
LAND USE GOALS AND OBJECTIVES	<i>Residential Zoning and Land Development</i>
BACKGROUND AND LAND USE TRENDS	<i>Planned Development and Other Zoning</i>
<i>Transitions from Ranching</i>	THE YAVAPAI COUNTY LAND USE PLAN
<i>Historic Population Growth</i>	<i>Open Space Areas</i>
GROWTH AREAS AND POPULATION	<i>Rural Residential Land Areas</i>
<i>Major Growth Areas</i>	<i>Community Areas</i>
<i>Other County Area Populations</i>	<i>Municipal Influence Areas</i>
<i>Population Factors</i>	<i>The Yavapai County Land Use Plan Map</i>
<i>Population Estimates</i>	LAND USE RECOMMENDATIONS
<i>Long Range Population Projections</i>	<i>Recommendations</i>
MAJOR LAND OWNERSHIPS, JURISDICTIONS	<i>Policies</i>
<i>Federal, State, Private</i>	<i>Implementation Strategies – Timing and</i>
<i>Other Jurisdictions</i>	<i>Responsibilities</i>

INTRODUCTION

The Land Use Element, as directed by Arizona State statutes, consists of designations for "proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the County."

The Land Use Element opens with the Land Use Goals and Objectives adopted December 17, 2001, by Yavapai County Board of Supervisors after an extensive Public Participation Program. The Goals and Objectives are followed by brief discussions of the County's Background and Land Use Trends, Growth Areas and Population, Major Land Ownerships and Jurisdictions, Existing Zoning and Land Use Patterns. The Yavapai County Land Use Plan is described by four land use categories with accompanying General Land Use map. Land Use Recommendations with policies and implementation strategies conclude the Element.

LAND USE GOALS AND OBJECTIVES, ADOPTED DECEMBER, 2001

These principles are intended to support desired characteristics of community and rural living throughout Yavapai County in accord with the natural environment.

LU.1 GOAL: MAINTAIN COMPATIBLE LAND USE PATTERNS.

- LU.1.a. Objective:** promote planned development approaches that preserve open space with clustered, varied and balanced use communities, which reduce reliance on automobile trips
- LU.1.b. Objective:** enhance value by incorporating master planned infrastructure, balanced housing mix, economies of scale for water and sewer systems; providing incentives for infill development, rehabilitation of blighted areas; and applying sustainable and energy-saving principles in project design
- LU.1.c Objective:** place commercial development strategically so as to attract and locate major shopping and employment uses (e.g., retail centers, business parks) to be easily accessible, particularly in or near established communities and cities

LU.2 GOAL: SUSTAIN THE COUNTY'S RURAL CHARACTER.

- LU.2.a Objective:** prevent breaking up rural areas characterized by farms, ranches, areas of natural habitats and wildlife corridors by targeting planned communities near existing development, and by regulating lot splits through zoning/subdivision code incentives or statute amendment

- LU.2.b Objective:** allow large lots (over 5 acres) where appropriate (i.e., peripheral areas) and in accord with statutory requirements respecting property rights
- LU.2.c Objective:** provide incentives for small, specialty enterprises, "country stores" and similar uses, and home businesses with limited traffic
- LU.2.d Objective:** designate locations for convenient public services and facilities in communities such as community centers, fire stations, post offices, schools, recycling drop-off centers

LU.3. GOAL: PRESERVE OPEN LANDS AND THE COUNTY'S ATTRACTIVE IMAGE.

- LU.3.a Objective:** maintain open space between communities, including coordinating with land agencies (i.e., State Land Department, Forest Service, BLM) sale/exchange proposals to recognize existing zoning and recreational opportunities
- LU.3.b Objective:** identify sites of scenic interest; practice visual conservation by discouraging building on sensitive hillsides or ridges and keeping lighting levels low to enforce Dark Sky policies
- LU.3.c Objective:** increase public access to water resources (i.e., river, lakes, creeks)

LU.4 GOAL: ESTABLISH PUBLIC PARTICIPATION CRITERIA FOR LAND USE DECISIONS.

- LU.4.a Objective:** maintain citizen participation requirements prior to hearing requests for rezoning and use permits; evaluate designs for new subdivisions, observing pre-established quality criteria
- LU.4.b Objective:** consider zoning upgrades in light of community improvement, and place priority on existing community plans and input from area citizens regarding local projects
- LU.4.c Objective:** respect and protect private property rights

BACKGROUND AND LAND USE TRENDS

Although Yavapai County contains over 8,123 square miles, it is the 7th largest county in Arizona. The County's topography varies from desert elevations of approximately 1,700 feet to forested mountain peaks of 7,900 feet, with grassland mesas at 4,000 to 5,000 feet above sea level.

Historically land uses in Yavapai County were largely ranching, agriculture and mining. During the past thirty years of rapid population growth, much of the ranching and agricultural uses have developed into expansions of municipalities. Residential development has also happened in many unincorporated portions of the County near established urbanizing areas where major infrastructure, such as County highways, enhance development.

Transitions from Ranching

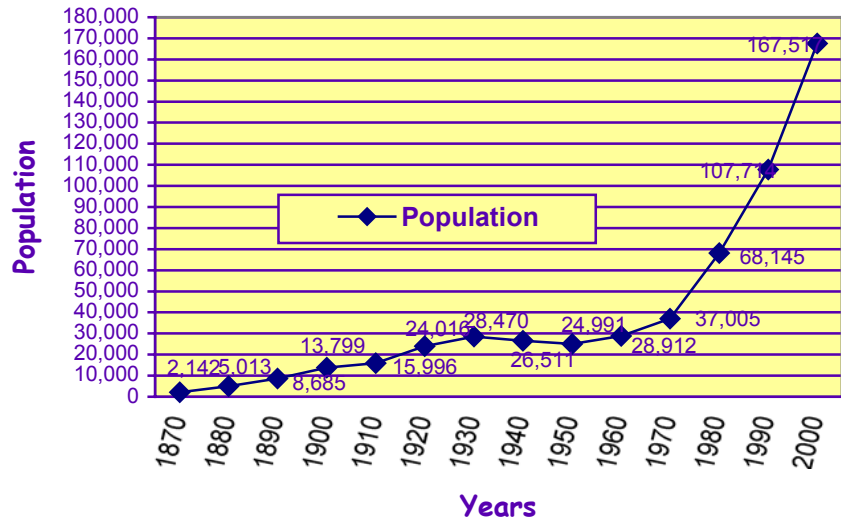
In the Prescott/Prescott Valley Area from the late 1960's through the late 1970's, many sections of the Fain family ranch holdings in the "Lonesome Valley" area developed into the Prescott Country Club Subdivision and almost all of the present-day Town of Prescott Valley. In the 1980's-90's, planned area developments, such as Yavapai Hills, Haisley/Hidden Valley Ranches, the Ranch at Prescott and Sandretto Hills, were developed and annexed into the City of Prescott.

Similar planned community development of former ranch and farm properties occurred in the late 1960's-70's in the Verde Valley (e.g., the Verde Villages and Bell Rock Plaza), and in the Highway 69 Corridor areas (e.g., Spring Valley and Cordes Lakes). More recent transitions from ranch land to master planned communities include those in Chino Valley/Paulden (e.g., Del Rio Springs and Bright Star/Meadow Ridge Ranch) and in the Williamson Valley Road Area (e.g., Inscription Canyon and Talking Rock Ranch). Other large ranches are currently being proposed for future development in several parts of the County.

Historic Population Growth

Since its founding in 1864, Yavapai County has experienced population growth that has been almost as variable as its terrain. The graph that follows depicts this historic growth over the past approximately one-hundred-thirty years.

**YAVAPAI COUNTY
POPULATION GROWTH
1870-2000**



Source: Decennial Census Population of Arizona Counties, Cities, Places: 1860 – 1990, Census 2000 Redistricting Data US Census Bureau

GROWTH AREAS AND POPULATION

Yavapai County started its rapid growth rate approximately one-hundred years after its founding. The most prominent growth occurred in the 1970-80 decade with an average annual growth rate of 8.4%. Although the growth rate tapered to an average of more than 5.5% per year in the two following decades, the County’s population more than doubled during that period. As a point of reference, it is interesting to note that Yavapai County’s growth rates recorded in the 1980, 1990, and 2000 census data were significantly higher than that of the State of Arizona, shown below.

Year	ARIZONA		YAVAPAI COUNTY	
	Population	% Pop. Change	Population	% Pop. Change
1980	2,716,546	53%	68,145	84%
1990	3,665,339	35%	107,714	58%
2000	5,130,632	40%	167,517	56%

Source: Decennial Census Population of Arizona Counties, Cities, Places: 1860-1990; “Census 2000 Redistricting Data”; U.S. Census Bureau

Major Growth Areas

The municipalities and communities in the Central Yavapai Region and the Verde Valley Area have shown considerable population growth and development over the past decade. The population changes of these two major growth areas are shown in the following charts.

The Verde Valley Area contains a population of over 52,800 persons according to the 2000 U.S. Census data. This includes the five cities and towns of Camp Verde, Clarkdale, Cottonwood, Jerome and Sedona (the portion within Yavapai County); four unincorporated “Places”: Big Park, Cornville, Verde Villages, and Lake Montezuma; and the Yavapai-Apache Nation Reservation.

VERDE VALLEY AREA POPULATION CHANGES 1990 – 2000

PLACE NAME	2000 Population	1990 Population	% Population Change
Yavapai County	167,517	107,714	55.5%
Big Park	5,245	3,024	73.4%
Camp Verde	9,451	6,243	51.4%
Clarkdale	3,422	2,144	59.6%
Cornville	3,335	2,089	59.6%
Cottonwood	9,179	5,918	55.1%
Cottonwood – Verde Village	10,610	7,037	50.8%
Jerome	329	403	-18.4%
Lake Montezuma	3,344	1,841	81.6%
Sedona (Yavapai County)	7,229	5,327	35.7%
Yavapai Apache Nation Reservation	743	656	13.3%
Total Population Verde Valley Area	52,887	=31.6% of Total County Population	

Source: 1990 Census Summary File 1A-Arizona; 2000 Census Redistricting Data (PL94-171) Summary File; Arizona Department of Economic Security February 26, 2002

While the Verde Valley Area's 2000 Census equals almost 32% of the County population, the Central Yavapai Region contains approximately one-half (50%) of all Yavapai County's residents. The Central Yavapai Region's population of over 83,500 persons contains three cities and towns: Prescott, Prescott Valley and Chino Valley; six unincorporated "Places": Paulden, Williamson Valley Road Area, Dewey-Humboldt, Mayer, Spring Valley, Cordes Lakes; and the Yavapai-Prescott Reservation. Other small places within the Central Yavapai Region had no census data available. The chart below illustrates those identified by the U.S. Census Bureau.

CENTRAL YAVAPAI REGION POPULATION CHANGES 1990-2000

PLACE NAME	2000 Population	1990 Population	% Population Change
Yavapai County	167,517	107,714	55.5%
Chino Valley	7,835	4,837	62.0%
Cordes Lakes	2,058	N/A	
Dewey-Humboldt	6,295	3,640	72.9%
Mayer	1,408	N/A	
Paulden	3,420	N/A	
Prescott	33,983	26,592	27.8%
Prescott Valley	23,535	8,904	164.3%
Spring Valley	1,019	N/A	
Williamson Valley	3,776	N/A	
Yavapai-Prescott Reservation	182	190	-4.2%
Total Population Central Yavapai Region	83,511	= 49.9% of total Yavapai County Population	

Source: 1990 Census Summary File 1A-Arizona; 2000 Census Redistricting Data (PL94-171) Summary File; Arizona Department of Economic Security February 26, 2002

Other County Area Populations

The 2000 U.S. Census Redistricting Data (PL94-171) Summary File provided population counts for eight additional "Places" outside of the Verde Valley and Central Yavapai Areas, as shown in the following chart.

OTHER YAVAPAI COUNTY "PLACES"

The remaining County population, not included as "Places", was counted at approximately 23,000 persons. Of the total Yavapai County population (167,517) in the 2000 US Census, almost 57% (94,919) reside in incorporated cities and towns. Another 72,598 residents, or 43%, live in the unincorporated areas.

PLACE	POPULATIONS
Ash Fork	457
Bagdad	1,578
Black Canyon City	2,697
Congress	1,717
Peeples Valley	374
Seligman	456
Wilhoit	664
Yarnell	645
TOTAL:	8,588

Population Factors

While the population in Yavapai County increased by more than 400% during the past three decades, its rate of change decreased from approximately 84% in 1970-80 to 56% in 1990-2000. This declining rate of change is common as the base population enlarges. Other data reveal other aspects of the current populations which may affect future growth trends. The 2000 Census data show that the majority of "Places" in Yavapai County have populations with median ages above the child-bearing years. Their average household sizes correspond to this statistic. Recent school enrollment trends also reflect the older ages and smaller family sizes.

Median Age and Households

Yavapai County's median age, 44.5 years, is older than the United States' median age, 35.3 years, and older than Arizona's median age, 34.2 years. Except for Ash Fork, Bagdad and the two Indian Reservations, all other Yavapai County Places have median ages older than that of the State. Some "Places," such as Big Park, Congress, Dewey-Humboldt, Peeples Valley, Sedona, Wilhoit, Williamson Valley and Yarnell have median ages of 50 to 60 years, considerably older than the State's. Consequently, it is not surprising that Yavapai County's average household size, 2.05, is smaller than Arizona's 2.64 persons per household.

Place	2000 Pop.	Median Age	Persons/ Household
Arizona State	5,130,632	34.2	2.64
Yavapai Cnty	167,517	44.5	2.05
Ash Fork	457	33.8	2.42
Bagdad	1,578	31.6	1.94
Big Park	5,245	55.5	1.68
Black Canyon City	2,697	47.4	1.91
Camp Verde	9,451	42.0	2.38
Chino Valley	7,835	39.8	2.41
Clarkdale	3,422	46.0	2.1
Congress	1,717	60.4	1.60
Cordes lakes	2,058	46.7	1.91
Cornville	3,335	41.4	2.31
Cottonwood	9,179	41.0	2.07
Cottonwood/Verde Villages	10,610	42.0	2.47
Dewey-Humboldt	6,295	53.9	1.87
Jerome	329	46.4	1.53
Lake Montezuma	3,344	44.7	2.01

Place	2000 Pop.	Median Age	Persons/ Household
Mayer	1,408	43.7	1.97
Paulden	3,420	35.3	2.56
Peeples Valley	374	57.0	1.62
Peoria *	1	N/A	N/A
Prescott	33,983	47.8	1.98
Prescott Valley	23,535	37.3	2.48
Sedona *	7,229	50.5	1.88
Seligman	456	40.6	1.62
Spring Valley	1,019	48.8	2.07
Wilhoit	664	50.4	1.83
Williamson Valley	3,776	50.8	2.20
Yarnell	645	56.6	1.25
Yavapai Apache Nation Reservation	743	23.5	N/A
Yavapai Prescott Reservation	182	26.3	N/A
County Remainder	23,500	N/A	1.71

* Within Yavapai County

Source: 1990 Census Summary File 1A-Arizona Census 2000 Redistricting Data (PL94-171) Summary File, Arizona Department of Economic Security, February 26, 2002; American Fact Finder, DP-1 Profile of General Demographic Characteristics: 2000

School Enrollment Trends

School enrollments are often reflective of aging populations and possible future trends. During the 1990-2000 decade, public school attendance corresponded to the swelling populations in the two major growth areas of Yavapai County. The past three years shown in the following table, however, reflect some decreases in public school enrollments. This may be partially a result of private charter school enrollments, an aging population factor and a stabilizing growth rate trend.

YAVAPAI COUNTY SCHOOL ENROLLMENT ESTIMATES

SCHOOL DISTRICT NAME	SCHOOL YEAR			1999 - 2002
	1999 - 2000	2000 - 2001	2001 - 2002	% CHANGE
#1 PRESCOTT USD	4726	4702	4666	-1.270%
#2 WILLIAMSON VALLEY	26	23	23	-11.538%
#3 CLARKDALE-JEROME	350	348	357	2.000%
#4 MINGUS UHS	1155	1140	1114	-3.550%
#6 COTTONWOOD OAK CREEK	2294	2254	2359	2.833%
#7 WALNUT GROVE	9	6	5	-44.444%
#9 SEDONA-OAK CREEK	1292	1316	1301	0.697%
#14 CHAMPIE	2	2	3	50.000%
#15 SKULL VALLEY	44	39	29	-34.091%
#17 CONGRESS	184	173	161	-12.500%
#20 BAGDAD	366	344	329	-10.109%
#22 HUMBOLDT	4876	5093	5063	3.835%
#23 KIRKLAND	107	89	98	-8.411%
#26 BEAVER CREEK	301	343	355	17.940%
#28 CAMP VERDE	1473	1359	1307	-11.270%
#31 ASH FORK	239	225	242	1.255%
#35 HILLSIDE	15	13	12	-20.000%
#40 SELIGMAN	173	169	162	-6.358%
#41 CROWN KING	11	5	5	-54.545%
#43 MAYER	553	554	582	5.244%
#50 CANON	293	272	267	-8.874%
#51 CHINO VALLEY	2397	2416	2432	1.460%
#52 YARNELL	90	92	67	-25.556%
TOTAL	20,976	20,977	20,939	-0.176%

Source: Yavapai County School Populations Estimates, Yavapai County School Superintendent's Offices

One of the previously fastest growing school districts, the Humboldt Unified School District, which includes the Town of Prescott Valley, Prescott Country Club, the Dewey-Humboldt Community and other unincorporated areas, has been experiencing decreasing student populations in recent years. The early estimates for the 2002-03 school year are showing another decrease that may exceed three-hundred students lower in the HUSD than the previous year.

Population Estimates

An example of possible slowing or stabilizing is provided by the Arizona Department of Economic Security (DES) population estimates. The estimated populations and rates of change in the approximate one year after the 2000 U.S. Census was conducted demonstrate interesting differences from the average annual rate of change between the 1990 and 2000 US Census counts as noted in the following table:

2000 Census Populations and 2001 Population Estimates

Place	U.S. Census		Population Estimates	
	April 1, 2000	1990 – 2000 Average Annual % Change	July 1, 2001	4/1/00 – 7/1/01 % Change
Chino Valley	7,835	up 6.2%	8,205	up 4.7%
Prescott	33,983	up 2.8%	35,815	up 5.5%
Prescott Valley	23,535	up 16.4%	24,545	up 4.3%
Camp Verde	9,451	up 5.1%	9,790	up 3.6%
Clarkdale	3,422	up 6.0%	3,535	up 3.3%
Cottonwood	9,179	up 5.5%	9,770	up 6.4%
Jerome	329	down 1.8%	325	down 1.8%
Sedona (Yav. Co.)	7,229	up 3.6%	7,405	up 2.4%
Unincorporated	72,598	N/A	75,915	up 4.4%
Yavapai County	167,517	up 5.6%	175,305	up 4.6%

Source: Arizona Department of Economic Security, July 1, 2001 Population Estimates: Arizona's Counties, Incorporated Places, Balance of County

The population estimates for April, 2000 through July, 2001, demonstrate a reduction in the annual growth rates from that during the 1990-2000 decade, except for Prescott and Cottonwood which exceed the previous decade's rates of change. It must be noted, however, that these estimates are for only one year and do not necessarily predict future years of population growth.

Long Range Population Projections

The Arizona Department of Economic Security (DES) provides population projections for the State, County and Places counted by the U.S. Census Bureau. The chart that follows provides the most recent population projections available, produced by DES in 1997. As a point of reference, the actual populations counted in the 2000 Census are also shown.

LONG RANGE POPULATION PROJECTIONS

Place	U.S. Census	D.E.S. Projections				
	2000	2000	2005	2010	2015	2020
Arizona	5,130,632	4,961,953	5,553,849	6,145,108	6,744,754	7,363,604
Yavapai County	167,517	152,966	175,693	198,052	219,614	240,849
Ash Fork	457	472	486	499	512	525
Bagdad	1,578	1,861	1,864	1,866	1,868	1,870
Big Park	5,245	4,614	5,453	6,317	7,175	8,007
Black Canyon City	2,697	2,407	2,722	3,046	3,368	3,680
Camp Verde	9,451	8,742	10,051	11,407	12,759	14,068
Chino Valley	7,835	7,810	9,184	10,445	11,602	12,771
Clarkdale	3,422	3,040	3,488	3,932	4,363	4,786
Cornville	3,335	3,083	3,607	4,147	4,683	5,203
Cottonwood	9,179	7,167	8,456	10,749	13,033	15,246
Cottonwood-Verde Village	10,610	9,977	10,905	10,905	10,905	10,905
Dewey-Humboldt	6,295	6,400	7,850	9,354	10,852	12,305
Jerome	329	596	641	686	729	772
Lake Montezuma	3,344	2,437	2,752	3,076	3,398	3,710
Mayer	1,408	1,301	1,402	1,531	1,660	1,785
Prescott	33,983	34,366	38,329	42,272	46,104	49,863
Prescott Valley	23,535	23,390	29,938	35,776	41,013	46,365
Sedona (Yavapai/Coconino)	10,192	10,099	11,230	12,380	13,521	14,644
Seligman	456	521	532	543	554	565

Sources: AZ DES, Research Administration, Population Statistics Unit; US Census 2000 Summary File 1

The DES long range projections indicate an average annual growth rate of 2.87% per year, over the twenty years between 2000 and 2020 for Yavapai County. A few "Places" exceed the County's projected growth rate, such as Prescott Valley, Dewey-Humboldt and Cottonwood, with projections of average annual growth rates in the 4% to 6% range. Many other Places are within a 2% to 4% range of average annual rate of growth.

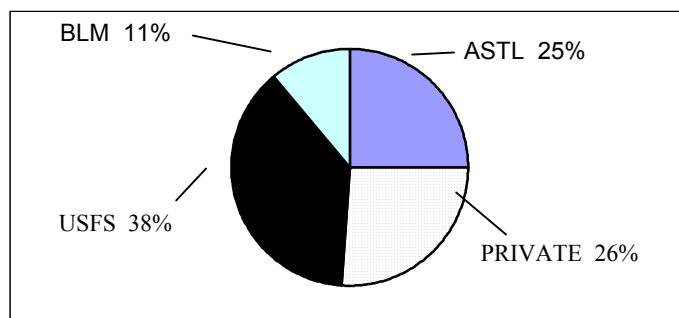
It is interesting to note that the DES estimated population for Yavapai County of 175,305, on July 1, 2001, was previously projected to occur in 2005. Attempting to adjust the projections, and using the 2.87% average annual rate of change in population from the actual 2000 Census, Yavapai County would achieve a population of approximately 222,000 in the year 2010, rather than the previously projected 198,000 population for that year.

MAJOR LAND OWNERSHIPS AND JURISDICTIONS

Federal, State, Private

The majority of Yavapai County's 8,123 square miles is owned and managed by Federal and State agencies. The United States Forest Service (USFS) maintains 38%, the Bureau of Land Management (BLM) controls 10.5% and Arizona State Trust Lands (ASTL) manages 25% of the County's land area. The remaining 26% of Yavapai County is privately owned property.

**Major Land Ownership
In Yavapai County**



The map that follows depicts the existing pattern of public and privately owned lands in Yavapai County. As can be seen, vast areas are owned by the United States Forest Service (USFS), the U.S. Bureau of Land Management (BLM) and the Arizona State Trust Lands Department (ASTL). Within the Forest Service boundaries are four separately operated forests: Prescott National Forest running throughout central Yavapai County; Coconino National Forest in eastern Yavapai County; Tonto National Forest in the southeastern County; and a small portion of Kaibab National Forest in the north-central corner of the County. Most of the land in eastern Yavapai County is held in National Forest ownership.

Bureau of Land Management properties, including three National Monuments, are found primarily in the southwestern and south-central parts of the County in scattered sections or clusters of sections. The Arizona State Trust Lands properties, together with lands owned by the BLM, the U.S. Forest Service, and the U.S. Bureau of Reclamation in the southern tip of the County, occupy almost all the southern half of Yavapai County. Checkerboard sections of State Lands also occupy much of the northwest quadrant and north-central County areas, alternating with privately owned sections. Map # 2 depicts these major land ownerships.

Other Jurisdictions

In addition to the Federal and State agencies mentioned above, there are twelve other jurisdictions in the County: nine incorporated cities and towns and three Tribal Reservations. The Towns of Chino Valley and Prescott Valley, the City of Prescott and the Yavapai-Prescott Indian Reservation are in the Central Yavapai Region. The Towns of Camp Verde, Clarkdale and Jerome; the Cities of Cottonwood and Sedona; and the Yavapai-Apache Indian Reservation are in the Verde Valley

Area. A portion of the City of Peoria is located in the southern-most tip of the County, while a portion of the Hualapai Indian Reservation is at its extreme northwest corner.

According to Yavapai County 2002 data, there are approximately two-hundred thirty-six square miles within the twelve jurisdictions previously described. This comprises approximately 2.9% of Yavapai County's land area. The boundaries of these jurisdictions are also shown on Map #2.

EXISTING ZONING AND LAND USE PATTERNS

In the twenty-first century, Yavapai County is no longer a completely "rural" county. Ranching and rural lifestyles still occur in the more remote portions of the County, but the dynamic growth over the past thirty years has resulted in much urbanization. Several new municipalities and unincorporated communities have been created, while the expansion of many existing cities, towns and suburban areas has intensified. The predominant land uses of private properties in the unincorporated areas of the County are residential and ranching.

Residential Zoning and Land Development

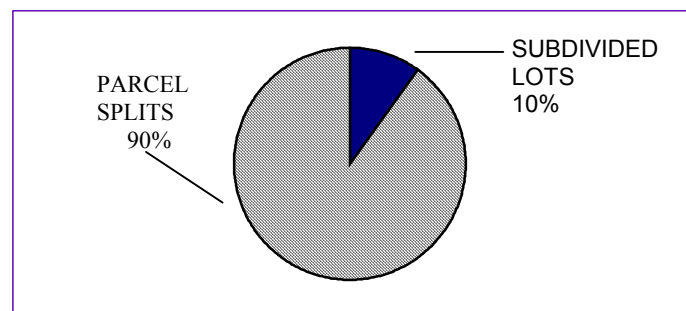
Approximately 96% of the unincorporated land in Yavapai County is zoned for residential land use with a requirement of 2 acres minimum lot size. This 2-acre minimum zoning contains over one million acres of private properties and 3.7 million acres of government-owned lands.

State law permits the splitting of land in two ways: first, land may be split any number of times when the resulting parcels are at least 36 acres in area; secondly, a property may be split into as many as five parcels as long as all of the parcels are of an area required by the property's existing zoning. Neither of these methods require subdivision regulatory review.

Larger, private properties are often split many times using both of the methods noted above, until they result in numerous 2-acre parcels. The State law does not require any infrastructure construction or dedications for parcel splits. Additionally, another State law permits the installation of "exempt wells." An exempt well is one with less than 35 gallons per minute capacity. As a point of reference, small wells with 3 to 10 gallons per minute capacity support a typical family with a small garden or lawn.

There is little, if any, review by County or State officials as to usability of a split parcel regarding access, water, sanitation, drainage or available utilities. As a result of the State laws which permit exempt wells and parcel splits, a large percentage of land development in Yavapai County is unplanned. In the 12-month period from April 2000, to April 2001, there were 1,760 split parcels recorded in Yavapai County. During the same period, only 206 lots were platted as part of an approved subdivision or planned area development. The parcel splitting represents approximately 90% of all homesites created for this period and is typical of development trends for many years in Yavapai County.

2000-2001 Parcel Splits Vs. Subdivided Lots



Planned Development and Other Zoning

For the most part, master planned developments throughout the County provide orderly development, generally with complete infrastructure, such as water and wastewater systems, utilities, and well constructed roads and circulation networks. The overwhelming majority of developed properties in the unincorporated areas of Yavapai County, however, have not had the

benefit of planning or infrastructure due to parcel splitting, rather than subdivision or planned area development.

County subdivision regulations and Planned Area Development (PAD) zoning ordinances require dedication and installation of complete infrastructure, coordinated roadway networks and major circulation alignments. Other amenities, such as a minimum of 25% open space, are required for PAD's. Most open space, trails and recreational uses on private land have been provided through planned area developments. Additionally, many school, public safety and other civic-use sites are reserved through the process.

While large planned area developments may include some mixture of different land uses, very few have succeeded in providing more than major recreational amenities and resort type development to augment the primary residential use. Other land use zoning including retail, service and general business exist mostly near or within cities and towns. Historic downtown business centers remain viable in older cities and towns such as Prescott, Clarkdale, Cottonwood and Jerome. Downtown construction or revitalization are underway or planned in Prescott Valley, Sedona, Humboldt, Mayer and Yarnell. Other towns and communities are also hoping to invigorate their downtown areas.

General and tourist commercial and employment type zoning are usually located, or proposed for, major intersections along State Highways 69, 89, 89A, 179 and 260, and at interchanges of Interstate 17. Some strip development of commercial uses have also occurred along the State Highways. Mining as a major land use in Yavapai County has declined. Mining operations, however, continue in the community of Bagdad, with smaller mining entities in various parts of the County. Although zoned as rural residential rather than agriculture, ranching and agricultural uses still predominate in the western and southern regions of the County and along the Verde River, creeks and major watercourses.

THE YAVAPAI COUNTY GENERAL LAND USE PLAN

The Yavapai County General Land Use Plan embodies the County's Vision, Goals and Objectives adopted in December, 2001, after extensive public input and participation. The Plan encompasses all of the General Plan Elements, including the sentiments of the Recommendations, Policies and Implementation ideas. The Yavapai County General Land Use Plan is based on four categories of Land Uses which are described in the following section. The Yavapai County General Land Use Plan contains a map which graphically represents the Vision, Goals and Objectives of the County, and follows the descriptions of Land Use Categories.

GENERAL LAND USE CATEGORIES

The land uses in Yavapai County can be classified into four broad Land Use patterns: Open Space Areas, Rural Residential Areas, "Community" Areas and Municipal Influence Areas. To explain the Land Uses, the following characteristics of each Land Use Category are described. Typical types of uses and locations of each category are also discussed.

Open Space Areas

Open Space Areas are generally found on dedicated, reserved or conserved lands, usually held in the public domain for specific purposes, but may include private land reserved or dedicated for recreational, environmental or aesthetic purposes. Most Open Space Areas are located on federal lands in central and eastern Yavapai County. These include the parks, trails, camping and wilderness areas provided by the four National Forests: Prescott, Coconino, Kaibab and Tonto; the designated national monuments, trails and camping facilities of the Bureau of Land Management; and a portion of the Lake Pleasant recreation area of the Bureau of Reclamation.

Other Open Space Areas exist on publicly dedicated parks, trails, greenways or conservation areas provided by the Arizona State Parks Department, Yavapai County and several municipalities. Details of most Open Space Areas in the unincorporated areas of the County are described in the

Open Space Element of this General Plan. Approximate locations of State and County parks, trails and Federal Lands are shown on Map #6 of the Open Space Element.

It should be noted that Federal lands often have other non-recreational uses, such as grazing, logging or mining, consistent with the Federal Land Policy and Management Act. Federal lands which are not dedicated for public recreation, wilderness or as national monuments are occasionally subject to land-exchange processes. Additionally, there are vast undeveloped properties of Yavapai County which are often mistaken for Open Space Areas. This perception is easily conceived since approximately 25% of the County is Arizona State Lands Department property and another 26% is privately owned, mostly undeveloped. Vacant land in either of the latter two ownerships are not Open Space Areas since they are not dedicated or reserved for public use.

Typical uses found in the Open Space Areas include:

- Public lands of the U.S. Forest Service, Bureau of Land Management and Bureau of Reclamation that are reserved for recreation, wilderness and monument purposes.
- Public lands of the Arizona State Parks Department, Yavapai County, municipalities and Tribal governments that are dedicated for parks, camping, trails, greenways or other conservation areas.
- Private lands held by non-profit or for-profit organizations, property- or home-owners associations or others for the purposes of camping, recreation, trails or environmental preservation.

Rural Residential Areas

The Rural Residential Areas remain primarily in Yavapai County's southern and western reaches, with smaller pockets of agricultural uses distributed near riverbeds and adjacent floodplain areas. These Rural Residential Areas are mostly characterized by extensive land holdings used for widely spaced residences, ranching or agricultural purposes on private and State Trust Lands. They exhibit the following characteristics:

- Rural Residential Areas exhibit very sparse populations and very large land ownerships, typically of 36-acre parcel size or larger.
- Rural Residential Area lifestyle is often dependent upon agricultural and ranching pursuits.
- Rural Residential Areas are generally located remotely, some distance from services and community or municipal centers.
- Rural Residential Areas are not intended to provide for the services and amenities of daily living usually found within municipalities or established communities.
- Rural Residential Areas are not intended for the convenience of improved transportation routing.

Typical uses in the Rural Residential Areas include:

- Large-parcels of 36 acres or more per homesite
- Ranching, grazing and agriculture
- Mining or other related industrial operations

Community Areas (Unincorporated Communities)

Many unincorporated Communities in Yavapai County have been established since Territorial times or early Statehood. Others are more recent and may include Planned Area Developments which meet the criteria of "Community". Communities exhibit common attributes as noted below:

- A Community has a community core or center which gives it place and name recognition.
- A Community contains a series of amenities and services providing for convenience of daily needs for its residents.
- A Community has primary transportation routes through it, along which most community activities take place.
- A Community has perceived boundaries or edges, separating it from another Community; the separating edge may be natural open space or significant topographic features.

- A Community is not just a residential subdivision, or a scattering of residential lot splits or a random collection of businesses and housing along a roadway.

Typical uses found in the Community Land Use category include:

- *Community-Core Uses*: fire station, post office, schools, churches, community center building, library, park, water company/district facilities, cemeteries.
- *Community-scaled Commercial Uses*: small-scale, independently-owned retail shops, offices, food stores, cafes, bars, gas stations, small-scaled light manufacturing or assembling businesses
- *Community Residential Uses*: various lot sizes, usually ranging from small lots near the Community Core area to larger parcels near the periphery of the Community edges; various types of residential living units including apartments, attached dwellings, manufactured homes and detached, small to large houses.

Planned Area Development Communities

A “Planned Area Development”, often called a “master planned community”, which contains only residential uses and a recreational or open-space amenity may be considered a “Community” only if it also provides central water and sewer services, and Community Core facilities. A community center (i.e., people-gathering facility) and park or recreation amenity are key factors in Community place recognition. The central infrastructure systems, often commonly owned, add to the pride of Community identification. Other uses are encouraged, including Community-scaled Commercial uses to provide for the daily needs of the PAD residents, as well as public safety and educational sites.

Typical uses found in a Planned Area Development Community include the following:

- *PAD Community-Core Uses*: community center building, central water and sewer systems, large amounts of common open space areas, recreation facilities and trails, public safety, educational and religious institution sites.
- *PAD Community-Integral Business Uses*: all types of small-scale, individually-owned businesses as listed in the Typical Community-scaled Commercial Uses above, when integrated into the master design of the Planned Area Development Community.
- *PAD Community-Residential Uses*: all types of residential housing styles and densities with emphasis on clustering of dwellings to allow maximum common open space areas; larger lots may be used as buffers near periphery of the PAD Community boundaries.
-

Municipal Influence Areas

Municipal Influence Areas are primarily residential portions of the unincorporated County in the vicinity of a municipality. Residents of these suburban areas depend on the nearby municipality for employment, educational, religious and healthcare services, shopping, civic involvement, recreation and entertainment. Some cities and towns will extend infrastructure, such as water or sewer services, to suburban areas, while others maintain policies of no extensions beyond corporate limits. If a Municipal Influence Area is close-in to a municipality with transportation networks to its urban services and amenities, the residential land uses are usually similar to that of neighborhoods within the municipality.

Generally, a Municipal Influence Area has little or no physical or visual separation from the municipality. It usually has no amenities of its own due to close proximity to the incorporated area. Residents of a Municipal Influence Area usually identify with, and depend upon, the adjacent or nearby municipality as their “community”. Some major corporate businesses and tourist-oriented commercial uses may locate along major transportation routes in the Area of Municipal Influence.

Typical uses found in an Area of Municipal Influence may include the following:

- *Suburban Residential Uses*: usually small to larger parcels with detached single-family houses or manufactured homes

- *Tourist-Highway Commercial Uses:* motels, hotels, cafes, fast-food restaurants, gas stations, mini-marts along State highways
- *State Highway-Regional Retail and Industrial:* national corporate retail and discount chain stores, major employment centers, distribution and warehousing

The Yavapai County General Land Use Plan Map

The map that follows provides graphic representation of the four Land Use Categories described previously. The Plan depicts approximate locations of each Land Use Category: Open Space Areas; Rural Residential Areas; Community Areas; and Municipal Influence Areas. The Plan identifies general areas and is NOT meant to fix definite boundaries of any Land Use Category.

The areas shown as Community Areas and Municipal Influence Areas are so designated as they are appropriate to the criteria described above for each Category. Development within the Municipal Influence Areas should be coordinated with the nearby municipality. Vision, Goals and Objectives of the Yavapai County General Plan should be adhered to, while efforts for cooperation with the municipality's General Plan goals and objectives should be made.

The Community Areas are further subject to individual, specific Community Plans. The Yavapai County General Plan Vision, Goals and Objectives are the overall guide for all Community Plans. Community Plans should be prepared in accordance with the structure outlined in Section VIII, Existing Plans and Studies, Community Plans, General Plan Adoption and Amendments.

LAND USE RECOMMENDATIONS, POLICIES AND IMPLEMENTATION STRATEGIES

The extensive amount of public land in Yavapai County results in concentrated growth pressure on approximately one-quarter of the total land area held in private ownership. With potential release of Arizona State Trust Lands (ASTL) [and possible, limited United States Forest Service (USFS) or Bureau of Land Management (BLM) transfers], one-half of the County could be regarded as developable. In general, the preponderance of future developed-land expansion would be expected to occur in low-density, rural land uses while growth densities remain near urban areas, consistent with the Yavapai County Planning Vision.

Proposed implementation techniques may be most meaningful, in the short term, as applied to the major growth areas in the Verde Valley and the Central Yavapai Region. It is anticipated, however, that these general principles will also be useful in helping to shape more specific community plans elsewhere in the County. Likewise, larger-scale developments that are not within existing municipal spheres of influence may benefit from guidance offered by General Plan land use recommendations, policies and implementation strategies.

Organization

Recommendations (R) establish fundamental understandings on directions an Element could take. Each Recommendation is cross-referenced to Element Goals and/or Objectives.

Policies (P) are statements which indicate positions the County may wish to take in order to move recommendations toward strategic implementation steps. Each Policy cites listed recommendations to which they may respond.

Implementation Strategies are actions that build on recommendations and policies -- with intended, tangible results such as adopted plans, procedures or code revisions. Each Implementation Strategy is related to specific policy statements.

Land Use Recommendations (LUR)

Growth guidance emphasizes development quality, public participation and, particularly, preservation of Yavapai County's rural, western image. Property rights are respected in the context of enhancing land values by intelligent use of regulatory, guideline and incentive techniques.

1. Compatible, sustainable development depends on coordinated land planning. County leadership and staff urge and support integrated approaches ranging from legal subdivisions for low density projects to masterplanned communities where a mix of uses or housing types is proposed. (LU1-a, b, c; 2-a)
2. Focus on open space preservation with emphasis on land dedication, clustering, density transfer, purchase of development rights and non-development easements. (LU2-a; 3-a, b, c; 4-c)
3. Maintain rural character through establishing realistic large-lot criteria for land uses on individual wells or septic systems. (LU2-b; 4-c)
4. Consider regulatory standards (zoning, subdivision codes) that relate to the scale, sensitivity and/or location of proposed projects. (LU2-b, c, d; 3-b)
5. Facilitate public involvement in formulating and evaluating development applications (LU3-a, c; 4-a, b, c).
6. Cooperation with community planning (new and updated), municipal plans and special interest initiatives for practical solutions to open space and environmental objectives. (LU2-a; 3-a, b, c; 4-a, b, c)

Land Use Policies (LUP)

Policies relating to development stress County residents' preference to manage growth in a manner that preserves spaciousness and does not overload public facility capacity. Intent is to promote an overall rural image, with urban character restricted to near incorporated municipalities or community centers; and, in every instance, preserving small town character.

1. Assure that General Plan land use designations; existing and proposed development patterns; current, updated or new community plans and applicable County regulations are consistent with one another. Obtain citizen input regarding land use compatibility. (LUR1, 4, 5, 6)
2. Cooperate with efforts by non-profit organizations and interest groups to retain farms, ranches, wildlife habitats and scenic areas through non-regulatory means. (LUR2, 3, 5)
3. Discourage irregular land divisions, promote positive land planning. (LUR1, 2, 3, 4)
4. Consider expansion of formalized citizen involvement procedures. (LUR5)
5. Prepare criteria and establish a structure for community planning. (LUR6)

Land Use Implementation Strategies

The following matrix for the Land Use Element records each Land Use Strategy, its desired time period for accomplishment, and its designated responsible party for implementation. The Land Use Policy or Policies that each Implementation Strategy relates to, are shown in parentheses following the strategy.

The "Time Periods" are divided into Short-Term (2-5 years), Mid-Term (5-10 years) and Long-Term (10-20 years). Some Strategies may need more than one Time Period. The "Responsible Associates" may be State or federal agencies, County Departments, municipal or Tribal

governments, regional associations, non-profit organizations, volunteer groups or combinations of several.

As a rule, Land Use Element implementation entails a combination of regulatory revision and public investment strategies to encourage private sector developments in accord with General Plan goals. Some suggested actions, which may be evaluated and applied as appropriate in the future, could include:

Implementation Strategy	Time Period	Responsible Associates
Revise County zoning, subdivision and other codes for General Plan consistency. (LUP1, 4)	Short-term	County Staff/Consultants with Private Sector and Volunteers for Commission, Supervisors approvals
Coordinate County and local jurisdictions Capital Improvement Programs to facilitate desired type, intensity and timing of development. (LUP1, 3)	Mid-term	County, local, regional and state government agencies for timing, funding approvals by Supervisors
Develop a Regional Open Space Plan through cooperation with other agencies, landowners and private foundations. (LUP2)	Short- to Mid-term	County, local, regional, state and federal agencies with Private Sector, Volunteer Organizations
Expand the citizen involvement process through facilitating public education forums on land use, integrated with transportation, water resources and open space matters. (LUP4)	Short- to Mid-term and On-going	County Staff/Consultants with Volunteers Organizations with Commission, Supervisors approval
Integrate regional and local community plans as appropriate by assessing and prioritizing areas for more specific planning in accord with the General Plan. Conduct informal, fact-finding inquiries regarding community interest, needs and resources. (LUP4, 5)	Short-term and On-going	County, local, regional, state and federal agencies with Volunteer Organizations

V. TRANSPORTATION ELEMENT

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INTRODUCTION

Arizona statutes require all counties with populations over one hundred twenty-five thousand persons to include within their General Plan an element pertaining to circulation. The statutes specify consideration of various transportation modes and the relationship to land use plans, as quoted below:

“Planning for circulation consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan..”

The Transportation Element is intended to comply with Arizona statutes in providing descriptions of existing major transportation corridors (federal, state and county highways), existing status of bicycle routes and alternative transportation modes. The Element also provides information on regional and long range transportation planning endeavors. The Transportation Element opens with the Goals and Objectives adopted in December, 2001, after an extensive Public Participation Program. It concludes with Recommendations, Policies and Implementation Strategies for future transportation systems considering Yavapai County's anticipated growth and development.

TRANSPORTATION GOALS AND OBJECTIVES, ADOPTED DECEMBER, 2001

A balance of safe, convenient, economical roadways and public transit, where needed, is essential to the well-being of County residents and businesses. Restraint in some road building may be possible by providing alternate means of transportation.

T.1 GOAL: DESIGN ROADWAYS TO COMPLEMENT YAVAPAI COUNTY VISION.

T.1.a Objective: give priority to preserve scenic routes over major highway proliferation while maintaining adequate transportation planning

T.1.b Objective: stress collector loops around congested areas; and for safe secondary access

T.1.c Objective: plan roads to connect, rather than bisect, economic areas, and assist in road improvements/maintenance for rural community economic development

T.1.d Objective: carefully plan and review new road construction through grasslands or into remote areas to protect wildlife

T.2 GOAL: PROVIDE FOR PUBLIC TRANSPORTATION SYSTEMS.

T.2.a Objective: promote alternative modes of transportation and increase public transit opportunities to reduce dependence on automobiles and to decrease traffic and air pollution

- T.2.b Objective: effect regional planning for public transportation systems
- T.2.c Objective: support general aviation at local airports; assess costs, impact of regional airport

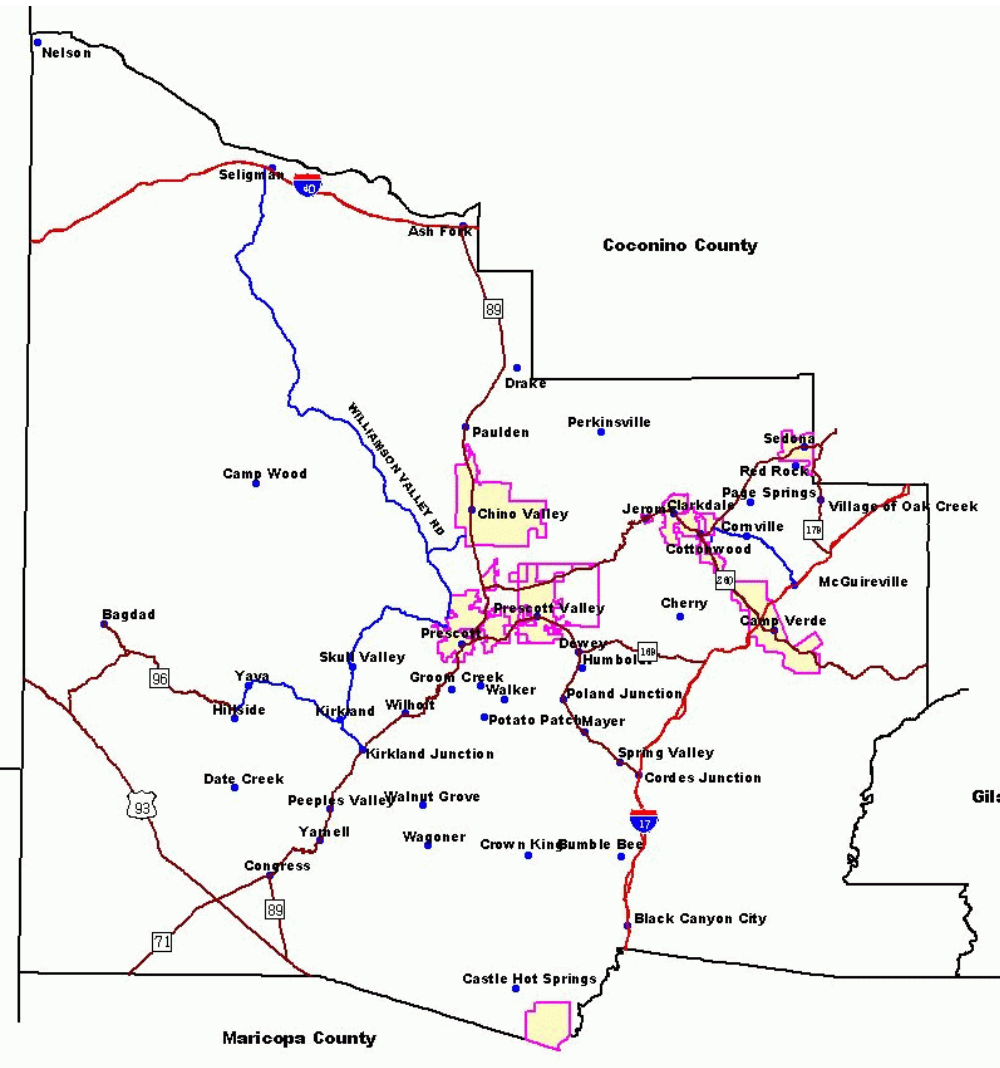
T.3 GOAL: IMPLEMENT COUNTY-WIDE AND COMMUNITY SYSTEMS FOR BOTH PEDESTRIANS AND BICYCLISTS

- T.3.a Objective: promote walkable, bicycle-friendly communities
- T.3.b Objective: design bike/pedestrian lanes on new roadway construction
- T.3.c Objective: connect residences by continuous, lineal open space/trails separated from cars

MAJOR TRANSPORTATION CORRIDORS

Transportation in Yavapai County is primarily provided via the State and Federal Highway systems, augmented by major County roads. Although Yavapai County measures over 100 miles in its width and length at its extremes, there is a limited number of major transportation corridors within the County's large geographic area. This is due to the vast amounts of vacant Federal and State lands. The majority of the developed communities and privately owned areas are within the Eastern and Central "thirds" of the County. Consequently, the major transportation network runs through these two-thirds of the County, with a small portion of federal and state highways in the southwest corner.

Two major highway corridors, State Route 89 and Interstate 17, running north/north-easterly through the County, serve the majority of Yavapai County communities, cities and towns. Five other State highways, SR 179, SR 260, SR 89A, SR 69 and SR 169, provide connecting corridors for the Verde Valley Area and the Central Yavapai Region. Outlying communities, such as Seligman and Ash Fork, have direct access to Interstate 40, while Bagdad and Congress are in the vicinity of U.S. 93. The locations of the state and federal highways described below are shown in the adjacent map.



Five other State highways, SR 179, SR 260, SR 89A, SR 69 and SR 169, provide connecting corridors for the Verde Valley Area and the Central Yavapai Region. Outlying communities, such as Seligman and Ash Fork, have direct access to Interstate 40, while Bagdad and Congress are in the vicinity of U.S. 93. The locations of the state and federal highways described below are shown in the adjacent map.

Eastern Area Major State Highways and Freeways

Interstate 17 traverses the eastern third of Yavapai County from its southern boundary just south of Black Canyon City to the northeast corner of the County. I-17, a divided 4-lane freeway provides direct access for the communities of the Black Canyon City, Bumble Bee/Crown King, Cordes Lakes/Cordes Junction, Camp Verde, Cornville/Page Springs and the Beaver Creek Area. I-17 is the connecting link for Yavapai County between Interstate 10 in the Greater Phoenix Area and Interstate 40 in Flagstaff. Portions of I-17 carry over 30,000 vehicles per day.

State Route 179 provides direct access to Interstate 17 for the Village of Oak Creek/Big Park Area and Sedona. Designated as a Scenic Highway through the well-known red rock area, SR 179 is primarily a two-lane highway, with four travel lanes plus center turn lane portions in the Big Park Area. The SR 179 Corridor Study, 1992, and the Initial Location/Design Report, 1996, prepared for the Arizona Department of Transportation, proposed four travel lanes for SR 179 between the Village of Oak Creek and SR 89A. Concerns by residents and the City of Sedona over potential impacts on the environment and character of the area, are being considered in the SR 179 Corridor Design Study expected to be completed in 2002.

State Route 89-A intersects SR 179 in the City of Sedona, and I-17 near its junction with I-40 in Flagstaff. SR 89A provides connection southwesterly from Sedona, Page Springs, Cornville, Cottonwood, Clarkdale and Jerome to the Prescott Tri-City Area at its intersection with State Route 89. Portions of SR 89A are designated as Scenic Highway, through Prescott National Forest/Mingus Mountain/Jerome, and "Old SR 89A" through the historic downtowns of Clarkdale and Cottonwood. It is a 2-lane highway through the Scenic Highway portion but is being widened to four travel lanes plus center turn lane in other, more heavily traveled areas. The completion of the 5-lane widening of SR 89A from SR 179 in Sedona to Cottonwood is expected in 2002. Traffic counts in this area exceed 30,000 vehicles per day. Within Cottonwood SR 89A has been widened from its junction with SR 260 to Mingus Avenue. Continued widening is planned through Clarkdale to the Cement Plant Road, at the base of Mingus Mountain. The westerly termination area of SR 89A in Prescott Valley/Prescott was realigned and improved to a divided 4-lane, controlled-access highway in 2001, further described below in the Central/Southwestern Areas Major State Highways and Freeways subsection.

State Route 260, starting at SR 89A in Cottonwood, offers indirect access to I-17 for the Verde Villages and Cottonwood, and for Jerome and Clarkdale via SR 89A-SR 260. The primary route to I-17, SR 260 is a 4-lane highway through Cottonwood where traffic counts approach 30,000 vehicles per day. The four lanes continue through the Verde Villages Subdivision area. SR 260 reduces to two lanes as it continues to I-17 and through Camp Verde easterly toward the White Mountains in Eastern Arizona. The Arizona Department of Transportation is studying the widening of the remainder of SR 260 between the Verde Villages and I-17.

Central and Southwestern Areas Major State Highways And Freeways

Interstate 40, the only east-west, transcontinental highway in Yavapai County, runs along the County's extreme northern area. Within Arizona it is a divided 4-lane, controlled-access highway. In northern Yavapai County, Interstate 40 runs from Ash Fork through Seligman to the western County boundary line, continuing through Mohave County to California. In the segment through Yavapai County, I-40 traffic counts exceed 15,000 vehicles per day. Until the completion of I-40, US 66, which parallels parts of I-40, was the major east-west transcontinental highway. Today, State Route 66 is a designated Historic Highway from Seligman to Oatman in Mohave County. SR 66 is a 2-lane highway providing access to Ash Fork, Seligman, Yampai, Nelson and the Hualapai Indian Reservation in the northwest corner of Yavapai County.

State Route 89 offers the only major highway junction with Interstate 40 within Yavapai County, at Ash Fork. From Ash Fork, State Route 89 runs easterly to the City of Flagstaff and continues north

to the Utah border. SR 89 runs through Central Yavapai to the County's southern boundary just north of the Town of Wickenburg in Maricopa County, leading to the Greater Phoenix Area.

State Route 89 North connects Ash Fork and Paulden with the municipalities of Chino Valley and Prescott, and with Prescott Valley via its intersection with State Route 89A. Portions of SR 89 North through the Town of Chino Valley have four lanes, while north of Chino Valley to Ash Fork, as well as the scenic Granite Dells area in Prescott, remain at two lanes. Within the downtown area of Prescott to its junction with State Route 69, SR 89 contains four travel lanes plus a turning lane, averaging more than 30,000 vehicles per day, with some portions exceeding 40,000 vehicles per day.

SR 89 South is the primary connection for the communities of Congress, Yarnell, Peeples Valley, Kirkland Junction, Wilhoit, Kirkland, Skull Valley and rural areas, with the Prescott Tri-City Area and with the Phoenix metropolis. SR 89 South is a 2-lane highway with a portion from Congress to Yarnell being a divided roadway. Alternative routing is also provided to some of these communities through County highways, Iron Springs Road and Kirkland Valley Road.

State Route 89A in the Central Yavapai County Region is in the process of changing from a 2-lane highway to a 4-lane controlled-access highway from its junction with SR 89 to the new County Fairgrounds area in Prescott Valley. An approximate 4- $\frac{1}{4}$ mile portion of SR 89A east of SR 89, referred to as the "Airport Connector", was realigned and opened to traffic in 2001. The newly realigned SR 89A will be extended another approximate 5- $\frac{1}{2}$ miles easterly. It will meet the realignment of Fain Road, an initial 2-lane, and ultimately a 4-lane controlled-access bypass with interchanges. The Fain Road Realignment is currently under construction from SR 69. Completion of the SR 89A Extension and Fain Road Realignment are expected by the spring of 2003. It should be noted that Fain Road, being constructed and maintained by Yavapai County, will provide an important link in the State Highway system by connecting SR 89A and SR 69.

State Route 69 and SR 89 meet at a junction in Prescott, from which SR 69 runs east/southeast to Interstate 17. SR 69 provides the major link for Prescott, Yavapai-Prescott Indian Reservation, Prescott Valley, Dewey, Humboldt, Poland Junction, Mayer and Spring Valley to the federal freeway system. SR 69 has the greatest number of traffic counts (vehicle trips per day exceeding 43,000) of any highway or freeway within Yavapai County. Construction to complete SR 69, as a highway with 4-lanes plus turning lanes, was completed in the mid-1990's. Between Dewey and I-17, SR 69 is a divided, limited-access highway. A small portion of SR 69 was recently widened to six travel lanes as a result of a new regional shopping mall and a new connector street, Prescott Lakes Parkway, from SR 69 to SR 89.

State Route 169 similarly, connects the Dewey-Humboldt Area at SR 69 with I-17 at an interchange approximately mid-way between Cordes Junction and Camp Verde. It is a 2-lane, limited-access highway. One-half of SR 169's approximate 15-mile length traverses the Prescott National Forest. SR 169 provides convenience for travel north to the Verde Valley/I-17/I-40 from the Prescott/Prescott Valley area, and south from Sedona/Camp Verde areas to the Central Region. SR 169 is the access to the primary landfill, Gray Wolf Landfill, serving most of the County.

U. S. Highway 93 is the major highway in the southwest corner of Yavapai County, running northwesterly from Wickenburg to I-40 in Mohave County and on to Las Vegas. The portion of US 93 northwest of Congress to the Mohave County border is a designated Scenic Highway. Also designated as Arizona's NAFTA route (North American Free Trade Agreement), it is receiving improvements and widening from two travel lanes to four in some areas. US 93 provides access for Bagdad, Hillside and rural areas via State Routes 97/96, and to the Congress area from State Route 71. SR 71, running southwesterly from Congress, provides indirect connection to Interstate

10 via U.S. 60 through Maricopa and La Paz Counties. State Routes 97,96 and 71 are 2-lane highways.

Major State Highway and Freeway Traffic Trends

Arizona Department of Transportation data reveal increases in Annual Average Daily Traffic Counts (AADT) on all State Highways within Yavapai County, between 1998 and 2000, as shown in the following table. Traffic counts for various sections of highways have been averaged for brevity. The table reflects trends of highway traffic. Of note are the significant increases in traffic on SR 69 (+18%-49%), SR 169 (+29%), US 93 (31%), I-40 (19%) and I-17 (+15-21%).

ROUTE & VICINITY	1998 AADT	2000 AADT	APPROX. % CHANGE
I-17 – Black Canyon City to SR 69, Cordes Jct	+/-28,180	+/-28,275	+0.3%
I-17 – SR 69, Cordes Jct to SR 260, Camp Verde	+/-20,440	+/-23,570	+15%
I-17 – SR 260, Camp Verde to SR 179 (to Sedona)	+/-22,170	+/-26,790	+21%
SR 179 – I-17 to Bell Rock Blvd, Village Oak Crk	+/-11,490	+/-12,150	+6%
SR 179 – Bell Rock Blvd to SR 89A, Sedona	+/-14,790	+/-15,900	+8%
SR 260 – SR 89A, Cottonwood to Western Dr	26,252	29,000	+10.5%
SR 260 – Western Dr to Gen Crook Rd (to I-17)	+/-13,000	+/-14,300	+10%
SR 169 – SR 69, Dewey to I-17	+/- 5,100	+/- 6,600	+29%
SR 69 – I-17, Cordes Jct to SR 169, Dewey	+/- 8,420	+/-12,520	+49%
SR 69 – SR 169, Dewey to Prescott East Hwy, PresVly	+/-20,660	+/-24,330	+18%
SR 69 – Prescott East Hwy, PV to SR 89, Prescott	+/-32,300	+/-38,700	+20%
SR 89 – US 93 to I-40, Ash Fork –see Note below	N/A	N/A	N/A
SR 89A – SR 89 to Coyote Springs Rd, Presct Valley	7,844	8,231	+5%
SR 89A – Coyote Spgs Rd, PV to Palo Verde N, Cottwd	+/- 3,870	+/- 4,060	+5%
SR 89A – Palo Verde N to Cornville Rd	+/-25,040	+/- 26,590	+6%
SR 89A – Cornville Rd to Coffee Pot Rd, Sedona	+/-12,280	+/-12,280	0%
SR 89A – Coffee Pot Rd to SR 179, Sedona	29,607	31,070	+5%
I-40 – West Seligman to East Ash Fork	+/-12,220	+/- 14,530	+19%
US 93 – SR 97 to SR 89	+/-4,820	+/-6,310	+31%

SR 89 Note: There was insufficient ADOT data available for SR 89 to offer realistic trends in traffic volumes during this period. Yavapai County Public Works Department, however, reports that traffic on SR 89 through the City of Prescott to the Town of Chino Valley has been increasing with the population growth. Several proposed, large residential developments in Chino Valley and north of the Paulden community are expected to have significant impacts on SR 89 North and will necessitate improvements. In the short term, ADOT is proposing to complete widening of SR 89 to a 5-lane section from the Prescott Lakes Parkway intersection to just north of the Willow Lake Road intersection. With an intergovernmental agreement with the City of Prescott, ADOT plans to begin construction of the widening in 2004. Other improvements for North SR 89 and for the intersection area of SR 89 and SR 69, such as traffic round-abouts, are in long-range planning.

Major County Highways

Augmenting the State and Federal highways, major County highways include Williamson Valley Road, the Outer Loop, Pioneer Parkway, Willow Creek Road, Willow Lake Road, Iron Springs Road, Kirkland Valley Road and Glassford Hill Road in the Central Region; and Cornville Road, Page Springs Road and Beaver Creek Road in the Verde Valley. Recently constructed and/or improved major County and partnered roads are the Pioneer Parkway, Reed Road, Prescott Lakes Parkway (89-69 Connector), Glassford Hill Road widening and the Airport Connector (SR 89A partial realignment) in the Central Yavapai Region; and Beaverhead Flat Road and SR 89A/Twelfth Street Traffic signal in the Verde Valley Area. More information about the major County roads is provided in the Transportation Planning section of this Element. An indication of Average Daily Traffic (ADT) for the year 2000 on major County Highways is provided in the following table:

Yavapai County Traffic Counts for the Year 2000

NAME	VICINITY	ADT(*averaged)
Big Chino Road		1807
Glassford Hill Road		8428
Iron Springs Road	From Williamson Vly Rd to Hereford Dr	8349
Iron Springs Road	West of Hereford Dr	3032
Old Black Canyon Highway		1005
Outer Loop Road		2104
Pioneer Parkway		*3281
Senator Highway		2650
Williamson Valley Road	From Iron Spgs Rd to Pioneer Parkway	*8660
Williamson Valley Road	North of Pioneer Parkway	*5490
Williamson Valley Road	North of Outer Loop Road	1040
Willow Creek Road	From Willow Lake Road to ERAU	*7949
Willow Creek Road	Hass to Highway 89	*6368
Willow Lake Road		*8404
Beaver Creek Road		5178
Cornville Road		5791
Jacks Canyon Road		*3234
Page Springs Road		*2016
Beaverhead Flat Road	After Improvements	*2184

Note: These traffic counts are "raw" counts, not factored for temporal, seasonal, monthly, daily, and hourly variations; and are averaged over various areas (*).

ALTERNATIVE MODES OF TRANSPORTATION

Arizona statutes require that *"the general location and extent of existing and proposed ... bicycle routes and any other modes of transportation as may be appropriate"* be considered, in addition to that of major streets, highways and freeways, in planning for circulation. Alternative modes of transportation, including public transit, bicycling and pedestrian networks, are in the very early stages of planning and development in the unincorporated areas of Yavapai County. Incorporated cities and towns are currently taking the lead in this area and are coordinating cooperative planning with the County. Additional planning for alternative modes of transportation is expected to be facilitated through the Central Yavapai Transportation Planning Organization (or possible, future Metropolitan Planning Organization) and the Verde Valley Transportation Planning Organization.

As a result of growth throughout Yavapai County, there has been much public comment requesting the establishment of transit, pedestrian, bicycle and trail systems in recent years. The Transportation Element discusses existing and proposed alternative circulation modes, including rail and air services, primarily as a means of transportation rather than for recreational pursuits. Trails and rail service, intended for recreation, are discussed in the Open Space Element.

Transit Services

The 1999 Verde Valley Regional Transportation Study Update notes "transit service is a viable mode of transportation for the Verde Valley." The Study Update explains that the "concentration of specialty retail and hospitality employment in Sedona and commercial activities in Cottonwood" provide transit opportunities "between these activities and residential areas in Cottonwood, Clarkdale and Camp Verde."

At the end of 2000, Yavapai County helped to fund a public transit system with the City of Cottonwood from Local Transportation Assistance Funds (LTAF). The Cottonwood Area Transit System (CATS) provides ride-on-demand, door-to-door services to the Clarkdale, Cottonwood, Bridgeport and Verde Village areas. CATS currently utilizes three 15-passenger mini-buses weekdays and Saturdays with some funding augmentation from fares and grants. An hourly, fixed-route bus system for a portion of its vehicles was established in January 2002.

The Sedona Community Plan Update, 2001-2002, recognizes the lack of transit facilities and provides a goal for the establishment of “a shuttle transit system” and “regional commuter system to serve the needs of residents, employees and visitors.” Consequently, proposals for planning and design of a Sedona Area Transit Study were requested and a consultant hired in January 2002, to assess the feasibility of shuttle service, financial resources and other requirements, and to create a systems design and implementation plan. The study, with an expected completion in December 2002, received funding from the City of Sedona, Arizona Department of Transportation, Yavapai and Coconino Counties.

Local Transportation Assistance Funds (LTAF II) with 25% matching partnership funds from Yavapai County, the City of Prescott, and the Towns of Prescott Valley and Chino Valley, have been used in a pilot program for the Tri-City Voucher Transit System (VTS). Eligible residents, including youth, elderly, developmentally disabled and low-income adults may use the VTS for medical/health care, educational, job-related and basic-needs purposes within the Tri-City Area. For the first half of 2001, there were over 13,500 VTS rides. With the pilot program terminating at the end of October, the County has submitted grant applications to continue the Tri-City voucher program, purchase of vans and partial funding of a Verde Valley transit plan. All of the programs are proposed for partnering with municipalities in their respective areas and are administered by Northern Arizona Council of Governments. Recent cutbacks in State budgets make future funding for LTAF II uncertain for 2003 and beyond.

A private bus company offers limited fixed-route service in the Prescott Area. Private taxicab services, Greyhound Bus, and shuttle companies connecting cities in Yavapai and Coconino Counties, as well as with Sky Harbor Airport in Phoenix, provide other existing alternative transportation.

Pedestrian Pathways and Bicycle Routes

Adopted in November 1998, the Yavapai County Master Trails Plan, describes “goals and recommendations needed to develop and maintain a county-wide, non-motorized trail system” with access to public lands. While the goals also mention provision of the trails network as an alternative mode of transportation, the trails that have been adopted by the County are primarily for recreational use, located on federal or state lands. A discussion of recreational trails is in the Open Space Element.

It should be noted, however, that some trails are intended to have dual purpose for both recreation and circulation. The newly developed Peavine Trail in the City of Prescott is an example of a dual-purpose trail system. It was developed through the “Rails-to-Trails” program for non-motorized re-use of previous railroad right-of-way, funded through federal transportation grants and City recreation budgets, with volunteer labor. The Peavine Trail overlays the former Atchison Topeka & Santa Fe Rail Road that was discontinued for rail service use through the Prescott Tri-City Area in the 1970’s. The trail runs northeasterly, paralleling SR 89, from the Prescott Lakes Parkway/Sundog Ranch Road to the original alignment of SR 89A.

Although the 4-½ mile Peavine Trail, officially named the Prescott Peavine National Recreation Trail, is currently a leisure-use trail with access to scenic Granite Dells and Watson Lake, there are plans to expand it. The planned extensions will provide a continuous trail system through northeastern Prescott and the Town of Chino Valley with connection to the Town of Prescott Valley’s proposed “Rails-to-Trails-to-Rails” system. This will enable commuter bicycling or walking between the three municipalities for employment and shopping, as well as for recreation and entertainment.

Both Prescott and Prescott Valley are planning a network of interconnecting bicycle and pedestrian routes to provide access throughout their communities from the Peavine Trail and its extension.

Prescott Valley's Parks and Recreation Commission has approved a Pedestrian/ Bicycle System Master Plan, derived from the Town's recently adopted General Plan, to provide for non-motorized transportation routes to schools, libraries, civic centers, employment and shopping areas. Similarly, the City of Prescott is currently completing a citywide master plan for bicyclists and pedestrians, while developing the second phase (7 miles to Chino Valley) of the Peavine Trail. Graphic depictions of the Prescott and Prescott Valley trail systems can be found in the Open Space Element.

The City of Sedona adopted the City Trails and Urban Pathways Plan which, in conjunction with the Red Rock Pathways Project, incorporates a non-motorized transportation corridor around and through the Sedona Area. The intent of the Pathways is to connect the unincorporated areas of Yavapai County, particularly the Village of Oak Creek, with Sedona and Red Rock State Park, providing access to schools, cultural and recreational sites, and to future transit stops and parking facilities. The Red Rock Pathways Project is supported through a Memorandum of Understanding dated January 20, 1993, by Yavapai County, Coconino County, the City of Sedona, Coconino National Forest, the State of Arizona and the Red Rock Pathways volunteer group. The City of Sedona's Trails and Urban Pathways Plan is shown in the Open Space Element.

Other volunteer organizations, such as Prescott Alternative Transportation (PAT), are studying potential circulation routes for bicyclists, pedestrians and the handicapped. An important area being undertaken by PAT is safe transportation for children enroute to school. The Prescott Safe Routes to School Program aims at reducing vehicular trips of school-bound children through development of bikeways and walkways connecting neighborhoods to schools. Education and classroom instruction on pedestrian and bicycle safety are primary features of the program.

According to the Association of Pedestrian and Bicycle Professionals (APBP), over 90% of school children arrive at school by car or bus, adding to the number of vehicular trips per day. The 1995 Nationwide Personal Transportation Survey found the following on length of trips:

- 63% of all trips are less than 5 miles in distance;
- 49% of all trips are less than 3 mile in distance;
- 40% of all trips are less than 2 miles in distance;
- 28% of all trips are less than 1 mile in distance;

and, of Commuter trips, 44% are less than 5 miles to work. Short-distance trips add to the financial burden of school districts, city and county road departments and to traffic congestion. Accordingly, many cities and Yavapai County have established alternative transportation goals, including those pertaining to pathways and routes for short-distance trips, as well as coordinated transit service for longer trips.

Rail Service

Rail service within Yavapai County is limited to the transfer of freight and passengers through the County's boundaries, and to scenic-recreational train travel in a portion of the Verde Valley. The Burlington Northern Santa Fe Railway from Phoenix to Ash Fork and the Southwest provides freight service. In Maricopa County, the main freight track begins in downtown Phoenix, running northwesterly to Wickenburg. It then enters Yavapai County, meandering northward through Congress, Hillside, Skull Valley, Drake and Ash Fork. The freight line connects at Williams Junction in Coconino County to the main transcontinental track to eastern and western states. In its western route, it runs through Seligman and other rural areas in northwestern Yavapai County, paralleling Historic Route 66.

Some limited freight service is available from the Arizona Central Railroad between Drake and Clarkdale. The Arizona Central Railroad/Verde Canyon Railroad is the purveyor of the only scenic-

recreational, passenger train service in the County. Its historic train route from early mining days runs between Clarkdale and Perkinsville on its way through the Verde Canyon following the Upper Verde River. The four-hour round trip, including a 680-foot tunnel, offers views of wildlife and scenic geology to visitors and County residents.

Amtrak's Southwest Chief, passing through northwestern Yavapai County, Seligman and Ash Fork on its way from Los Angeles to Chicago, provides nationwide passenger service. Passenger stations in northern Arizona are in Kingman, Flagstaff and Winslow, with passenger connections at Williams Junction. Passenger train services throughout the central and southwestern portions of Yavapai County were discontinued in the 1960's. Some of the abandoned railroad rights-of-way in Central Yavapai County are being developed for non-motorized transportation in the Rails-to-Trails Program discussed previously.

Air Service

There are five Public Use General Aviation Airports in Yavapai County. The Sedona Airport Administration (SAA) has a lease with Yavapai County to operate the Sedona Airport. The Yavapai County Public Works Department oversees Bagdad and Seligman Airports. The other two, in Prescott and Cottonwood, are operated by their respective municipal governments.

Earnest A. Love Field, owned and operated by the City of Prescott, is a Primary Public Use, Commercial Service Airport. It is located at the geographic center of the cities, towns and unincorporated areas of the Central Yavapai Region, just north of the intersection of SR 89 with the realigned SR 89A/Pioneer Parkway. Love Field's three runways include its 150-foot-wide asphalted, primary runway of 7,600 feet in length, and navigational aids, state-of-the-art lighting and encompassing taxiways. Other onsite features are the airport control tower, FAA Automated Flight Service Station and all-weather instrument approach. The control tower handles 350,000 flights annually. Love Field (Prescott Municipal Airport) contains numerous hangars and aircraft tie-down parking areas and approximately 20 aviation-related businesses including flight schools, aircraft maintenance and fueling, Civil Air Patrol, U.S. Forest Service Fire Center, and training facilities for Embry-Riddle Aeronautical University. The terminal building houses a restaurant, pilots shop, rental car businesses and America West Express, which provides daily service to Phoenix's Sky Harbor Airport.

Primary Public Use, General Aviation Airports are in Bagdad, Sedona and Cottonwood. The Bagdad Airport, in the unincorporated community of Bagdad in western Yavapai County, contains one 60-foot-wide, asphalted runway of 4,550 feet in length. The airport area also maintains two aircraft parking aprons and vehicle parking areas. The Sedona Airport's runway is 75 feet wide by 5,130 feet long and is surfaced with asphalt/concrete. The airport contains a helipad, parallel taxiway, aircraft aprons, hangars, fueling facilities, a terminal and restaurant. Tour operators as well as businessmen and residents utilize the Sedona Airport for access to the region and other parts of the County. The Cottonwood Airport, owned and operated by the Town of Cottonwood, contains an asphalted, 75-foot-wide runway of 4,250 feet in length. The airport provides for fueling, parking, aircraft and car rentals, flight training and supplies, a terminal and lounge.

The Seligman Airport is a Secondary Public Use, General Aviation Airport, located approximately ½-mile west of the unincorporated community, off Historic Route 66 in northern Yavapai County. The airport contains one asphalt/concrete runway, 75 feet wide by 4,800 feet long, with lighting, parallel taxiway, aircraft apron and parking facilities.

TRANSPORTATION PLANNING

Transportation planning in Yavapai County focuses on the need for more efficient transportation corridors in the major populated regions of the County. Rapid growth and development in recent years have resulted in many County, State and Federal highways having reached levels of

saturation and high accident rates. The historic 2-lane arteries of transportation and new major roadways are being planned as multi-lane, shared highways with traffic-controlled access and interchanges.

Yavapai County Regional Road Program

Forward thinking by Yavapai County elected officials, staff and transportation planning organizations resulted in the 1994 adoption of the Regional Road Program using 80% of a new one-half-cent sales tax for funding. (The remaining 20% is used to lower property tax rates -- both are subject to the Board of Supervisors' decisions). The plan includes a Partnering Program, which has successfully permitted the County to share costs with Arizona Department of Transportation, cities, towns and Tribal governments for transportation studies, engineering design and construction.

Professional transportation studies, the Central Yavapai County Transportation Study Update, December 1998, and the Verde Valley Regional Transportation Study Update, July 1999, were prepared for Yavapai County, ADOT, regional municipalities and Indian Tribes. County Public Works Department, assisted by the Central Yavapai Transportation Planning Organization (CYTPO) and the Verde Valley Transportation Planning Organization (VVTPO), recommend regional road improvements and priorities for 5-year plans, reviewed and updated annually, for the Board of Supervisors' approval.

As a result of the 2000 U.S. Census, the U.S. Census Bureau designated the "Prescott Urbanized Area" in the Federal Register on May 1, 2002. A Metropolitan Planning Organization (MPO) is designated for urbanized areas, as defined by the Census Bureau with a population exceeding 50,000 persons, and through agreement with the Governor and local governments. An MPO "shall provide for consideration of all modes of transportation and shall be continuing, cooperative and comprehensive". The Prescott Urbanized Area will be the fifth MPO in Arizona, including two others, Flagstaff and Yuma, outside of the Phoenix and Tucson metro-areas. The proposed MPO will take over transportation planning from the Central Yavapai Transportation Planning Organization (CYTPO), which has been operating for over 16 years. A major change will be a portion of the federal surface transportation monies will go directly to the MPO rather than to the individual municipalities and the County. Funding for transportation planning and research will be added to existing road construction funding. The structure of an MPO may also provide for other regional issues such as air quality. The remaining portion of funding from the Northern Arizona Council of Governments will continue to be available to the rural areas outside of the MPO.

Completed Regional Road Planning Projects

The County is in the midst of its 20-year Regional Road Program as shown on the Regional Road Program Map that follows. Many major improvements including the following have been completed.

- Pioneer Parkway, new, 4-lane, 4.5 miles, from Williamson Valley Road to SR 89, 1999
- Glassford Hill Road widening of 3.6 miles, to 4-lanes, from SR 69 to SR 89A, 2000
- Airport Connector, realignment of 4.25 miles of State Route 89A east from SR 89, 2001
- SR 69/89 Connector (City of Prescott project), 2+ miles of new 4-lane connector, 2001
- Reed Road improvements, 6.4 miles of paving and widening from the Outer Loop to Road 5 North, 2000
- Beaverhead Flat Road, 6.1 miles of paving and widening from SR 179 to Cornville Road, 2001
- SR 89A/Twelfth Street Traffic Signalization, 2002
- Outer Loop Road, 6 miles of paving and widening, two lanes from Williamson Valley Road to SR 89, 1995
- Willow Creek Road (partnered with City of Prescott), widened to four lanes from Whipple Street to Pioneer Parkway, 2002

- Fain Road Realignment, 5.3 miles, from SR 69 at Prescott Country Club Blvd. to the extension of SR 89A in the vicinity of the new County Fairgrounds/Yavapai Downs. Construction is expected to be completed by the end of 2002, except for final striping and finishing

Current Regional Road Planning Projects

Several other Regional Roads Program projects are currently undergoing design and/or construction. These include the following:

- SR 89A Extension, 5.3 miles, from the completed "Airport Connector" to the Fain Road Realignment. Construction is expected to begin Summer 2002 and be completed by the end of 2003.
- Williamson Valley Road/Iron Springs Road improvements and widening, 2.5 miles, to Pioneer Parkway; Design Concept Report completed, construction dates pending Prescott and County budgeting.
- Mingus Avenue Extension 2.0 miles from Main Street to SR 89A, 2003
- Redesign of junction of SR 69/SR 89; design scheduled for 2002-03
- Yavapai-Prescott Indian Reservation Connector from SR 69 to SR 89, design 2002-03
- Redesign of Heather Heights Road and Hillcrest Road to SR 69, 2002
- Redesign of Rush Street/SR89 intersection at Yavapai College entrance, 2002-03

Long-Range Regional Road Plans

Yavapai County has been the leader in regional transportation planning and continues to discuss the updating of regional traffic study models. Yavapai County is utilizing tax dollars for completion of on-going regional road projects and for maintenance of existing County roads. Budgetary considerations may have effects since decreases in State tax revenue have impacted most cities, towns and counties throughout Arizona.

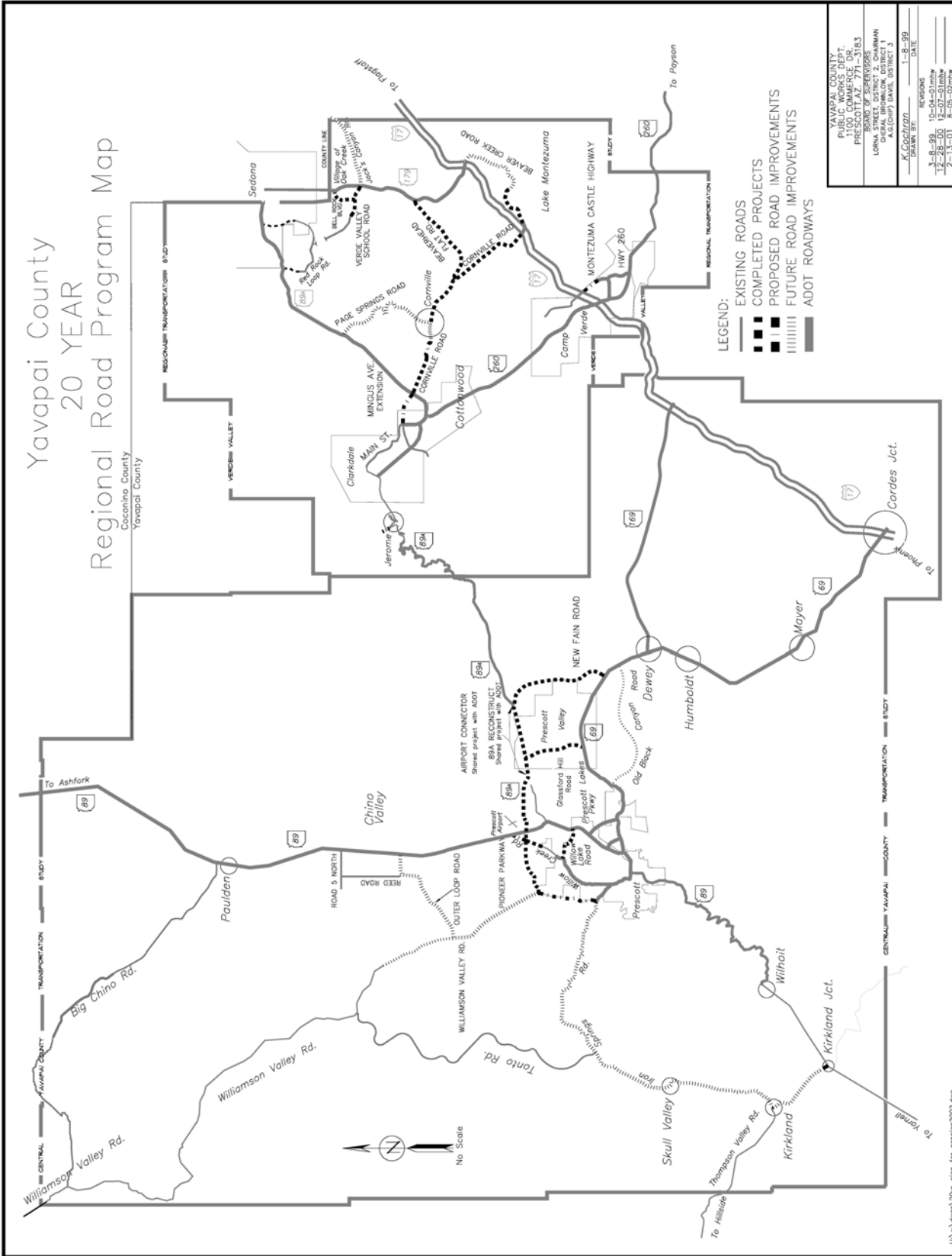
The following are other major transportation projects which are noted in the 20-Year Regional Road Program but are not currently being funded, planned or designed:

- Glassford Hill Road Connector, SR 89A to SR 89/Outer Loop Road, at Road 4 North. Planning efforts have been identified in a preferred alignment study, January, 2002.
- Glassford Hill Road Northern Extension from Glassford Hill Connector to SR 89, north of Road 5 North. Planning efforts have been identified in a preferred alignment study, January, 2002.
- Williamson Valley Road, north of Pioneer Parkway. Planning efforts include monitoring traffic counts for possible widening when the level of service falls below an acceptable level.
- SR 260 widening, Cottonwood to I-17. Planning and design efforts include the completion of Phase 1 of the SR260 Access Management Plan. ADOT has initiated Phase 2 Feasibility Study to consider system to system connections of SR 260 and SR 89A with the goal of a freeway between I-17 and Sedona in close proximity to Cottonwood. ADOT and Yavapai County are working together to design and construct passing lanes as a short-term solution.
- SR 179 widening, Village of Oak Creek to SR 89A/Sedona. Planning and design efforts by ADOT have produced several alternatives that are currently being studied.
- SR 69 widening, to six lanes, SR 89/Prescott to SR 169/Dewey. Construction of six lanes has been completed in the vicinity of the Prescott Gateway Mall. Other segments are currently being planned and designed by ADOT.

Additionally, other long-range transportation corridors are discussed in the Central Yavapai County Transportation Study Update, 1998. These include general roadway corridor studies for a connector between Iron Springs Road and Williamson Valley Road at the Outer Loop Road and for the proposed Tri-City Parkway from I-17, north of Cordes Junction, to SR 89 at Big Chino Road and beyond to I-40. None of the long-range corridor studies have been funded at this time.

Yavapai County 20 YEAR Regional Road Program Map

Cocconino County
Yavapai County



- LEGEND:**
- EXISTING ROADS
 - COMPLETED PROJECTS
 - PROPOSED ROAD IMPROVEMENTS
 - FUTURE ROAD IMPROVEMENTS
 - ADOT ROADWAYS

YAVAPAI COUNTY PLANNING DEPT. PRESCOTT, AZ 86301-3183	DATE
ROAD OF SUPERVISORS LORNA CHIRAL BRUNOLD, DISTRICT 1 A.G. (CIP) DAVIS, DISTRICT 3	REVISIONS
K. Cochran	1-8-99
DOWN BY	DATE
	3-8-99 10-04-01mm
	12-28-00 12-07-01mm
	2-13-01 8-05-02mm

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Arizona Department of Transportation is funding on-going improvements of existing State highways. The tentative 5-year plan of the State Transportation Board includes several roadway projects in Yavapai County. Among others slated for fiscal years 2003-2007 are the rebuilding of the traffic interchange at the intersection of SR 69/89, the reconstruction of interchanges of I-17 at Cordes Junction and at McGuireville, the building of a traffic interchange at Camp Verde on SR 260 and the reconstruction of SR 89A between Cottonwood and Clarkdale.

TRANSPORTATION RECOMMENDATIONS, POLICIES AND IMPLEMENTATION STRATEGIES

Needs for improved accessibility by residents, businesses and visitors in the County require a comprehensive, multi-faceted response. Proposed actions, however, should not create false expectations. Recommendations, policies and strategies must take into account private property rights, development suitability and funding feasibility.

Organization

Recommendations (R) establish fundamental understandings on directions an Element could take. Each Recommendation is cross-referenced to Element Goals and/or Objectives.

Policies (P) are statements which indicate positions the County may wish to take in order to move recommendations toward strategic implementation steps. Each Policy cites listed recommendations to which they may respond.

Implementation Strategies are actions that build on recommendations and policies -- with intended, tangible results such as adopted plans, procedures or code revisions. Each Implementation Strategy is related to specific policy statements.

Transportation Recommendations (TR)

Conclusions derived from adopted transportation goals and objectives suggest the following:

1. Roadway design and engineering principles respect environment and natural habitat, allowing access with capacities tailored to intended land use intensity. (T1-a, d)
2. The County may partner with master planned communities and incorporated municipalities in fostering public transit options. (T2-a, b)
3. Aviation facility improvements provide interregional connections as well as augmentation for emergency transportation systems. (T2-c)
4. Enhancements for bicyclists respond to reducing commuting, shopping, school and public event automobile trips in addition to recreation and tourism opportunities. (T2-a, T3-a, b, c)
5. Pedestrian amenities, including pathways and trails, support the County's livability and appeal to visitors. (T3-a, b, c)

Transportation Policies (TP)

Policies can assist in the implementation of County-wide transportation recommendations.

1. Coordinate land use decisions to facilitate transportation improvements. (TR-2, 4, 5)
2. Design collector loops to: encircle developed areas; connect new developments; and avoid bisecting prime development areas or significant natural habitats. (TR-1)

3. Consider multi-purpose advantages (such as open space buffers, flood control, lineal paths/trails, wildlife corridors) in planning new roadway alignments. (TR-1)
4. Offer developers entitlement incentives for contributions to major roads, public transit, aviation facilities or connecting trails. (TR-1, 2, 3, 4, 5)
5. Encourage subdivision process over parcel splits through the addition of flexible roadway standards and connectivity incentives. (TR-1)

Transportation Implementation Strategies

The following matrix for the Transportation Element records each Transportation Strategy, its desired time period for accomplishment, and its designated responsible party for implementation. The Transportation Policy or Policies that each Implementation Strategy relates to, are shown in parentheses following the strategy.

The “Time Periods” are divided into Short-Term (2-5 years), Mid-Term (5-10 years) and Long-Term (10-20 years). Some Strategies may need more than one Time Period. The “Responsible Associates” may be State or federal agencies, County Departments, municipal or Tribal governments, regional associations, non-profit organizations, volunteer groups or combinations of several.

Among possible techniques for Transportation Element follow-through are suggestions for guidelines and regulations. Strategies are intended to outline possible implementing tools; they are not to be construed as commitments by Yavapai County.

Implementation Strategy	Time Period	Responsible Associates
Engage in cooperative planning with metropolitan planning organizations, municipalities, unincorporated communities, landowners and interest groups to designate prospective road linkages, including scenic corridors. (TP-1, 2, 3)	Short-term and On-going	County, local governments, ADOT, MPO, VVTPO with Private Sector and Volunteer Organizations
Prepare a phased Capital Improvement Program (CIP) that indicates potential transportation investment from all sources (grants, ADOT, cities/towns, developers, County) and prospective timing. (TP-1, 2, 3)	Short-term and On-going	County, local governments, ADOT, NACOG, and Private Sector
Consider expedited improvements with heightened private-sector financial commitments. (TP-4)	Short-term and On-going	County and Private Sector
Develop transportation design guidelines with performance criteria to assure appropriate lane capacity, environmental sensitivity, multi-modal integration, buffering techniques and other means to meet citizens' expectations. (TP-2, 3)	Short-term and On-going	County Staff/Consultants with Volunteer Organizations

Implementation Strategy	Time Period	Responsible Associates
Require traffic generation studies and/or transportation management plans for proposed developments classified as major impacts in terms of traffic generation. (Study, adopt "major" criteria.) (TP-1, 3, 4)	Current/ Short-term	County Staff/Consultants with Private Sector
Consider pooled investment and/or payback arrangements to facilitate "fair share" contributions to transportation improvements such as road construction, paving or widening and public transit assistance. (TP-4)	Short-term and On-going	County, Private Sector and ADOT/Federal Transit Authority
Consider adopting rural roadway improvement criteria -- AASHTO Low Volume Roadway Standards -- for small subdivisions in outlying locations and amending Resolution 1036. (TP-5)	Short-term	County Staff/Consultants

VI. WATER RESOURCES ELEMENT

INTRODUCTION

Water Sources and Watersheds

WATER RESOURCES GOALS AND OBJECTIVES

WATER MANAGEMENT

Arizona Water Management Codes

Prescott Active Management Area

Yavapai County Water Advisory Committee

DEVELOPED WATER SUPPLIES AND PROJECTED DEMANDS

Regional Use and Water Districts

Prescott AMA

Verde River Watershed

Other Watersheds

FUTURE IMPACTS ON WATER MANAGEMENT

Growth

Arizona Legislation

Legal Challenges

Water Conservation and Reuse

WATER RESOURCES RECOMMENDATIONS

Recommendations

Policies

Implementation Strategies - Timing and

Responsibilities

INTRODUCTION

Water Resources is the third required Element for counties with over 125,000 population in the last U.S. Census, mandated by the Growing Smarter legislation. The statutes stipulate that the Water Resources Element will address the following:

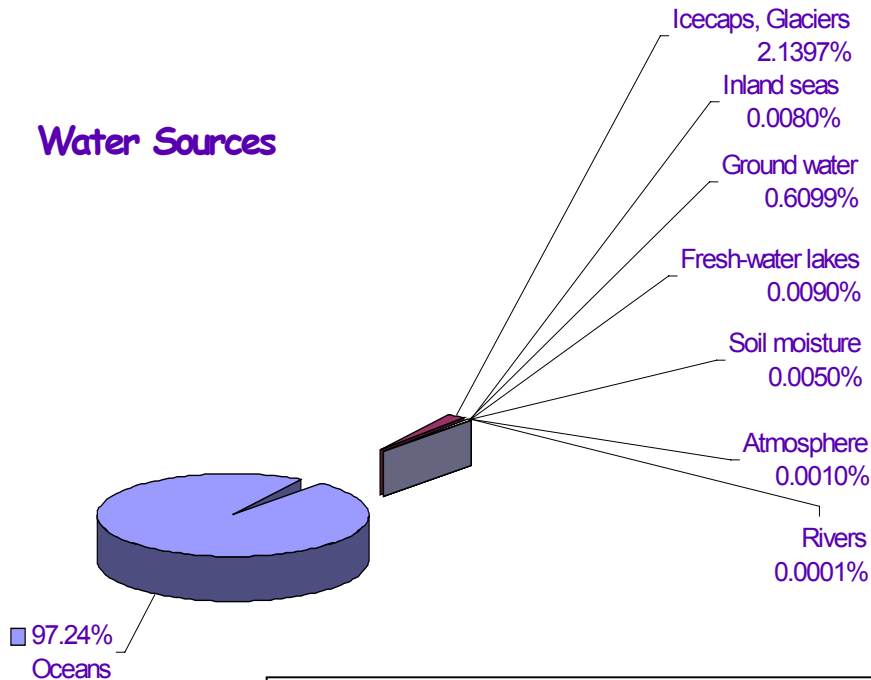
- a. *The known legally and physically available surface water, groundwater and effluent supplies.*
- b. *The demand for water that will result from future growth projected in the county plan, added to existing uses.*
- c. *An analysis of how the demand for water that will result from future growth projected in the comprehensive plan will be served by the water supplies identified...or a plan to obtain additional necessary water supplies."*

The statutes add that *"the Water Resources Element does not require: (1.) new independent hydrogeologic studies; nor (2.) the county to be a water service provider."* This provision as well as some rewording of the three stipulations above, were added by the Arizona legislature and signed by the Governor into law effective August 1, 2002, as a result of recommendations by the Growing Smarter Oversight Council.

The Water Resources Element complies with the Growing Smarter statutes by addressing known water supplies, current and future water demands, and the impacts of future growth on water management. Yavapai County is not a water service provider and is not providing new hydrogeologic studies for the purpose of this legislation. The Element opens with the Water Resources Goals and Objectives adopted by Yavapai County in December, 2001. The Goals are followed by a review of water management practices, existing water supplies, water demands and future impacts. The Element concludes with Recommendations, Policies and Implementation Strategies.

Water Sources and Watersheds

As an introductory note on the topic of water resources, the U.S. Geological Survey provides a world-wide perspective in the accompanying pie chart, showing all sources of water.



Source: Nace, U.S. Geological Survey, 1967 and The Hydrologic Cycle (Pamphlet), U.S. Geological Survey, 1984

As can be seen, rivers and groundwater, so critical in Arizona, are scarce resources (less than 1% combined) in the total water sources of the earth.

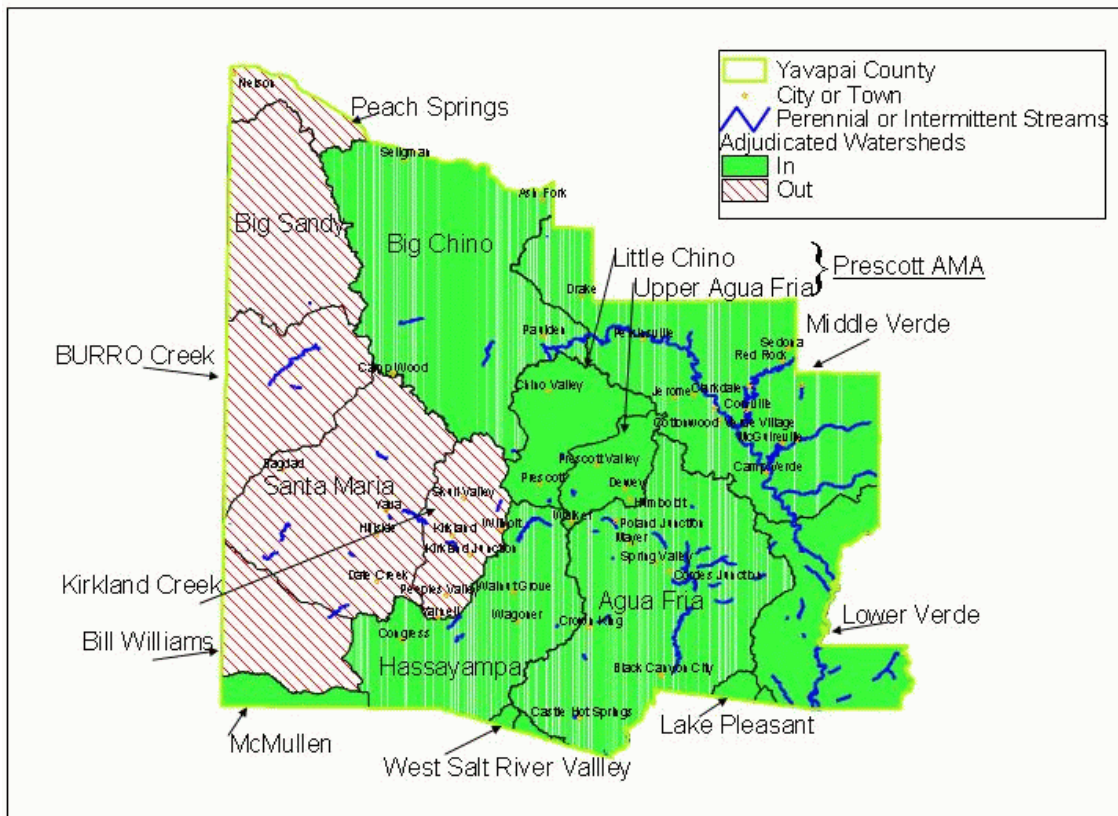
Arizona's three sources of water: surface water (rivers/streams), ground water (wells) and reclaimed water (effluent) provide for its 5.1 million population. According to the Arizona Department of Water Resources (ADWR), more than 6.8 million acre-feet/year is used statewide, with agricultural usage consuming 79%, municipal/industrial uses 16%, and power/mines/other uses taking the remaining 5%. An **acre-foot** of water equals 325,851 gallons.

Almost all of Arizona lies in the Colorado River Basin which drains to the Colorado River and eventually to the Gulf of California, a portion of the Pacific Ocean. A drainage basin, or "**watershed**", can be defined as "*the land that water flows across, through or under on its way to a stream, river, lake or closed basin*", according to the University of Arizona Cooperative Extension, College of Agriculture, "Arizona Natural Resource Wonders", Unit 4: Hydrology and Watersheds. Regional watersheds, such as the Colorado River Basin, are divided and subdivided into smaller and smaller watersheds. Within Arizona, there are 18 major watersheds, or hydrologic accounting units.

Portions of five major watersheds are in Yavapai County: the Verde River watershed, the Lower Gila-Agua Fria watershed, the Lower Gila-Hassayampa, a portion of the Colorado, and the Bill Williams watershed. The Verde River watershed, a drainage area of the Verde River system, includes the Verde Valley Area and most of the Central Yavapai Region. The Verde River watershed stretches from the Coconino plateau, north of Seligman to south of Payson, in Gila County.

The Lower Gila-Agua Fria and Hassayampa watersheds encompasses most of the remaining south-central area of Yavapai County, with much of the Lower Gila watershed lying south and west of it. The Prescott AMA lies within both the Verde River and the Agua Fria watersheds. The western areas of Yavapai County are within the Bill Williams watershed which extends west to the Colorado River, and the small portion of the Colorado River drainage (i.e., Peach Springs) in the far northwestern portion of the County.

These watersheds are further divided into 16 smaller watersheds as shown in the following map. Of note are the ten watersheds that are included in the Gila River watershed adjudication discussed later in this Element.



WATER RESOURCES GOALS AND OBJECTIVES, ADOPTED DECEMBER 17, 2001

Health, safety, and progress in Yavapai County is dependent on a reliable water supply. The availability of high quality water operates as a prerequisite for any and all future development and is essential to sustain the natural environment.

WR.1 GOAL: STEWARD THE WATER SUPPLY CAREFULLY.

- WR.1.a Objective:** establish extent of available groundwater; coordinate growth in accord with defined water resources
- WR.1.b Objective:** engage in long range planning for water rights acquisition, storage; encourage active recharge and water recycling programs; designate drainage and floodwater retention for recharge potential
- WR.1.c Objective:** apply water allocation/budgeting as a growth management tool County-wide (e.g., discourage wildcat subdivisions, encourage well monitoring)

WR.1.d Objective: undertake proactive conservation programs; offer incentives for reducing water consumption by homes, farms and industry

WR.2 GOAL: MAINTAIN HIGH WATER QUALITY STANDARDS.

WR.2.a Objective: establish baseline for water quality, monitor and publish results

WR.2.b Objective: enforce against groundwater pollution; assist local water treatment, storage expansion projects; discourage proliferation of septic systems

WR.2.c Objective: consider wetlands alternatives for sewer treatment; favor biological purification systems (e.g., aerobic techniques)

WR.3 GOAL: SECURE AND PROTECT NATURAL WATER RESOURCES.

WR.3.a Objective: assure that all development (not only subdivision) is engineered to protect natural watersheds

WR.3.b Objective: monitor upland runoff, riparian and base flows for all County waterways

WR.3.c Objective: seek easements along drainage ways to prevent incursions, protect the beneficial function of floodplains and provide recreational opportunities

WR.3.d Objective: maintain water flow and ecosystems, wildlife corridors on the Verde River and other waterways

WATER MANAGEMENT

Water Management in Yavapai County is primarily the responsibility of the Arizona Department of Water Resources (ADWR) through legislative adoption of Arizona Water Management Codes, including the establishment of the Prescott Active Management Area (PrAMA). Additionally, the Yavapai County Water Advisory Committee (WAC) reviews water issues for development of regional County water management strategies for the Board of Supervisors' review. The background and practices of these three entities are discussed in this section.

Arizona Water Management Code

In 1980, the Arizona Groundwater Management Code was enacted by the legislature as a result of serious declines of groundwater levels in southern and central Arizona aquifers. The Code was established with three primary goals:

- 1) to control the severe overdrafts occurring in many parts of the state;
- 2) to provide means to allocate the state's limited groundwater resources to most effectively meet the changing needs of the state; and
- 3) to offset Arizona's use of groundwater through renewable water supply development.

The Code established four Active Management Areas in Phoenix, Tucson, Pinal, and Prescott; a fifth Active Management Area, the Santa Cruz, was added in 1994. An **Active Management Area (AMA)** is defined as:

"a geographical area which has been designated by the Legislature as requiring active management of groundwater, or in the case of Santa Cruz AMA, active management of any water, other than stored water withdrawn from a well."

The definition adds that *"subsequent active management areas may be designated through local initiative or by the director of the Department"* of Water Resources. AMA boundaries are delineated to reflect groundwater basin divides and water use patterns.

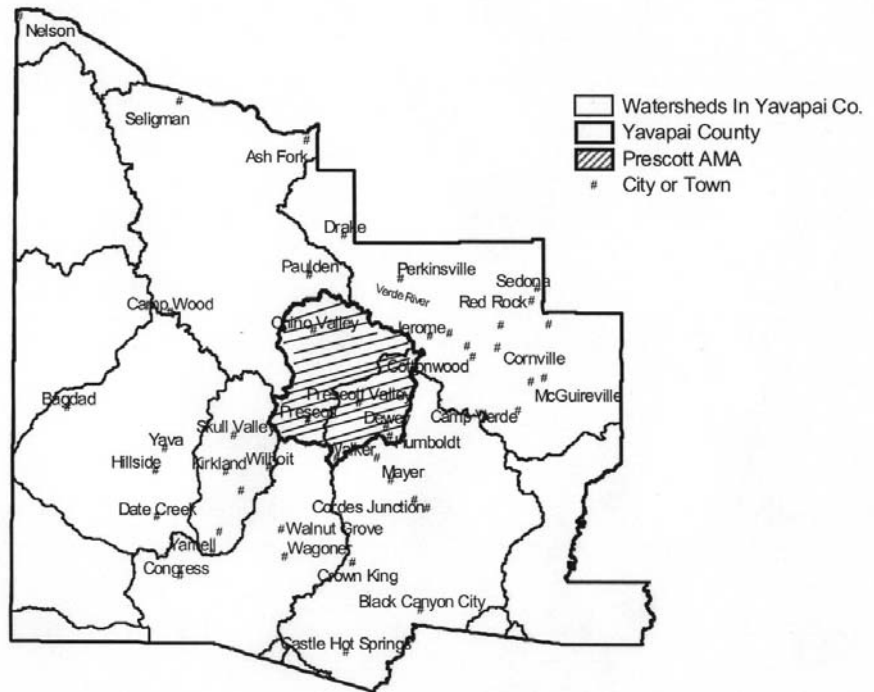
Groundwater rights systems, established by the Code for areas within AMA's, provide the following regulations:

- limit groundwater withdrawals;
- require measuring and reporting of withdrawals;
- prohibit new irrigation areas for farmland; and
- require long-term, dependable water supplies for subdivisions.

Although the Code focuses on the designated active management areas, it also contains provisions on a Statewide basis. These include requirements for well drilling, registration and construction; water adequacy for subdivisions; and restrictions on groundwater transportation crossing watershed boundaries. The Code establishes the Arizona Department of Water Resources to enforce all statutory regulations for managing the water resources of the State.

Prescott Active Management Area

The Prescott Active Management Area (PrAMA) is the only AMA in northern Arizona. PrAMA comprises 485 square miles in central Yavapai County, from Del Rio Springs to Walker, north to south, and from the Williamson Valley Area to Dewey-Humboldt, west to east. PrAMA includes the Towns of Chino Valley and Prescott Valley, the City of Prescott, the Yavapai-Prescott Tribe, and all the unincorporated areas and communities in the vicinity.



In the late 1990's, the Arizona Department of Water Resources found the Prescott AMA to be in an overdraft condition and proclaimed a "non-safe yield" declaration in August 1998. The goal of the Prescott Active Management Area is to achieve safe yield by 2025.

"**Safe Yield**" is defined as:

"achieving and maintaining a long-term balance between the annual amount of groundwater withdrawn in an AMA and the annual amount of natural and artificial recharge in the AMA."

To enable the Prescott AMA to achieve safe yield by 2025, water resource augmentation through increased recharge supplies and importation from outside the PrAMA are anticipated. Wastewater treatment plants, mainly those of the City of Prescott and the Town of Prescott Valley, produce treated effluent for the irrigation of golf courses and for recharge groundwater credits. The Town of Chino Valley is currently negotiating a contract for a wastewater collection treatment plant and recharge system to provide sewer services for existing small lots and for two proposed major developments.

Arizona statutes permit groundwater resource augmentation from the Big Chino Basin to be imported into the Prescott AMA for purposes of replacing Central Arizona Project allocations or meeting obligations to Indian Tribes. Importing water for these purposes will help the AMA achieve safe-yield. In anticipation of the necessity to augment water supplies, the City of Prescott purchased Chino Properties, also known as the Dugan Well, located in the Big Chino Basin in Paulden, during

the 1990's. Prescott is currently testing water supplies in the Williamson Valley area on the Las Vegas Ranch, approximately 15 miles northwest of the City.

Although this water source is the Williamson Valley arm of the Big Chino Basin, it is thought that groundwater withdrawals from that area may have diminished impact on the headwaters of the Verde River. The Prescott City Council is also contemplating policies for water service outside of its corporate boundaries, conditional on connections to the City sewer collection system, for additional groundwater recharge credits.

Yavapai County Water Advisory Committee

Prior to the City of Prescott's investigations of the Williamson Valley Aquifer as a possible source of augmentation for achieving safe-yield, concerns arose over the possible impact on the Verde River flow resulting from potential Big Chino Basin groundwater withdrawals. This issue sparked growing concern over the County's water resource planning. As a result, the Yavapai County Board of Supervisors, in conjunction with the cities, towns, Tribes, and ADWR, created the Yavapai County Water Advisory Committee (WAC). The WAC functions as a County-wide "consensus committee that is working to provide a water management strategy for Yavapai County."

WAC's discussions focus on managing County-wide "water resources in a sustainable fashion, maintaining economic viability, and protecting aquatic and riparian environments". WAC's goals are:

- to develop regional County water management strategies; and
- to establish strong communications with all levels of government and stakeholders with goal implementation through the Yavapai County Board of Supervisors.

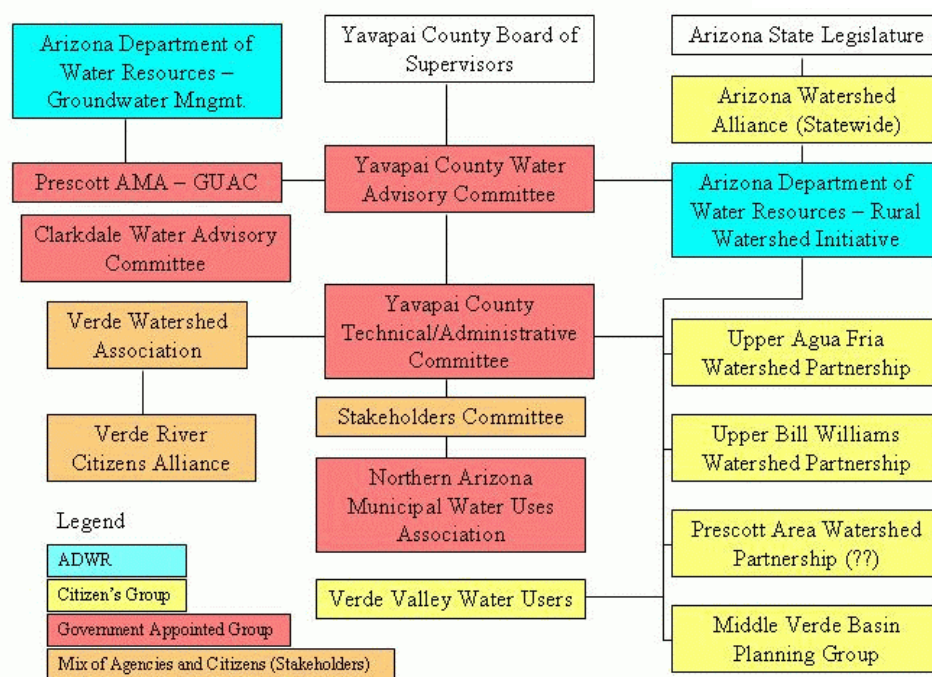
WAC has identified issues which will require scientific information before many objectives can be accomplished. A comparison of the Yavapai County General Plan Water Resources Goals/Objectives with the progress of the WAC and data requirements is shown in the chart that follows.

General Plan Goals	WAC Progress/Activities	Data Needed
Goal: Steward the water supply carefully.		
Objective -- establish extent of available groundwater; coordinate growth in accord with defined water resources	Available groundwater in Prescott AMA is known. Studies have been initiated in Verde River watershed, activity beginning in the Agua Fria, little activity in other watersheds.	Continue studies to determine groundwater availability throughout County.
Objective -- engage in long range planning for water rights acquisition, storage; encourage active recharge and water recycling programs; designate drainage and floodwater retention for recharge potential	Little Progress in this area. Effluent recognized as important water resource.	Identify/inventory water right holders, regional recharge sites.
Objective -- apply water allocation/budgeting as a growth management tool County-wide (e.g., discourage wildcat subdivisions, encourage well monitoring)	Have water budget information for Prescott AMA, water budgets are being developed for Verde Valley.	Additional information required from various water users for completion of water budgets.
Objective -- undertake proactive conservation programs; offer incentives for reducing water consumption by homes, farms and industry	Proactive conservation programs in certain water use sectors are being developed.	Acquire current water use data by water use sector and evaluate conservation benefits.

General Plan Goals	WAC Progress/Activities	Data Needed
Goal: Maintain high water quality standards.		
Objective -- establish baseline for water quality, monitor and publish results	Some water quality data is being collected by USGS. Recommendations to monitor water quality near new developments have been made.	Obtain information from DEQ, identify areas lacking data.
Goal: Secure and protect natural water resources.		
Objective -- monitor upland runoff, riparian and base flows for all County waterway	Have initiated or supported additional monitoring stations.	Identify need for additional monitoring stations.

In its research and communications with all stakeholders, the Water Advisory Committee shares information and resources with many government agencies and committees, boards and citizen groups, most of which are delineated in the following chart.

Water Groups in Yavapai County



DEVELOPED WATER SUPPLIES AND PROJECTED DEMANDS

This subsection presents known, existing data on water use in the Verde River Watershed and demands from private water districts and companies. Projected demands in the Prescott AMA are also presented, while estimates of water use and/or projections in other watersheds are discussed.

Regional Use and Water Districts

Almost all water demand in Yavapai County is provided for by either centralized water distribution systems or individual wells. The vast majority of these water systems rely on groundwater for the source of supply. Centralized distribution systems are generally owned and operated by either municipalities or private water companies or districts. The municipalities of Prescott, Prescott Valley and Jerome maintain water production and distribution systems primarily for residents within their individual corporate limits.

Actual water usages in the Prescott Active Management Area, the Big Chino Area and the Verde Valley Area for all water uses were estimated for 1997 by Arizona Department of Water Resources, as shown in the table below.

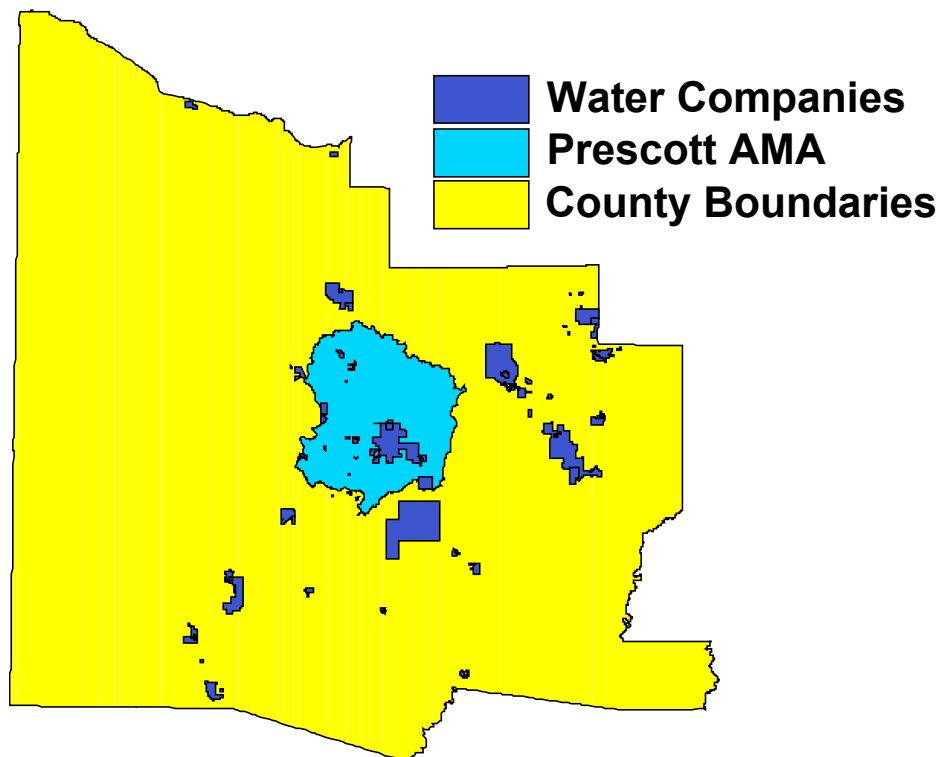
Verde River Watershed Regional Water Use Statistics			
Water Use Estimated for 1997, Values in Acre-feet			
	Prescott AMA (1)	Big Chino (2)	Verde Valley (2)
Municipal Demand	10,300	140	7,310
Municipal Effluent Demand	900		
Agricultural Demand	6,800	15,130	16,950
Small Wells (domestic, stock)	1,100	250	1,220
Industrial and other Demands	700	200	3,570
<u>Sub-Totals</u>	<u>19,800</u>	<u>15,720</u>	<u>29,050</u>
Total Water Use County-Wide: 62,240	31%	24%	45%

(1) From Prescott AMA Third Management Plan, ADWR 1999

(2) From Verde Watershed Study, ADWR 2000; Industrial & other demands includes golf courses

It is interesting to note that agricultural demand is the major water use in all three regions as shown above. In recent years, however, some agricultural demand in the Prescott AMA has been reduced due to the purchase and transfer of Chino Valley Irrigation District water rights by the City of Prescott for its municipal water portfolio.

There are approximately 37 private water company/districts currently providing domestic water supplies in Yavapai County. The following map depicts the approximate locations of water districts/companies and the boundaries of the Prescott Active Management Area, discussed in the next subsection.



Major water producing companies or districts are the Cottonwood Water Works, Cordes Lakes Water Company, Big Park Water Company, Appaloosa Water Company, the Camp Verde Water Company, and Oak Creek Water Company No. 1. These companies or districts each pumped approximately 100 million to over 655 million gallons per year in 1999, according to the Arizona Corporation Commission records, which are shown in the table that follows for water companies pumping over one million gallons per year.

PRIVATE WATER COMPANY DEMANDS OVER ONE MILLION GALLONS, 1999, IN YAVAPAI COUNTY

Name of Water Company	Water Pumped gals/yr	Meters Served
Abra Water Company	33,969,000	324
Appaloosa Water Company	225,000,000	38
Ash Fork Development Association	40,579,000	461
Big Park Water Company	246,187,000	2,523
Boynton Canyon Enchantment Home Assoc.	80,180,000	99
Bradshaw Mountain View Water Co.	37,309,000	465
Bradshaw Water Company	6,949,000	95
Camp Verde Water System	105,780,000	938
Chino Meadows II Water Company	58,404,000	715
Clemenceau Water Company	86,493,000	236
Coldwater Canyon Water Company	7,997,000	177
Cordes Lakes Water Co.-Cordes Junction	432,601,000	4,615
Cottonwood Water Works	655,461,000	4,162
Granite Dells Water Company	1,122,000	12
Granite Mountain Water Company	8,261,000	48
Granite Oaks Water Users Association	54,919,000	390
Groom Creek Water Users Association	6,562,000	217
Holiday Hills Water Company	12,082,000	130
Humboldt Water System	23,349,000	244
ICR Water Users Association	6,167,000	67
Little Park Water Company	10,814,000	52
Montezuma Estates Property Owners Assoc.	3,662,000	68
Oak Creek Water Company No 1	99,424,000	666
Peeples Valley Water Company	1,900,000	191
Pine Valley Water Company	13,282,000	131
The Sedona Venture	15,557,000	236
Verde Santa Fe Water Company	9,948,000	81
Wilhoit Water Company	40,708,000	419
Yarnell Water Improvement Association	25,940,000	510

Source: Arizona Corporation Commission

It should be noted that some of the statistics reported to the Arizona Corporation Commission may not be entirely accurate, or all inclusive. An example of the latter is the absence of the Arizona Water Company, which supplies parts of the Big Park and Beaver Creek areas and the majority of the City of Sedona. The water pumped by this company in Yavapai County was not readily available, probably because only statewide total quantities pumped were reported. Consequently, the quantities shown in the above chart provide only an indication of the demands on the many

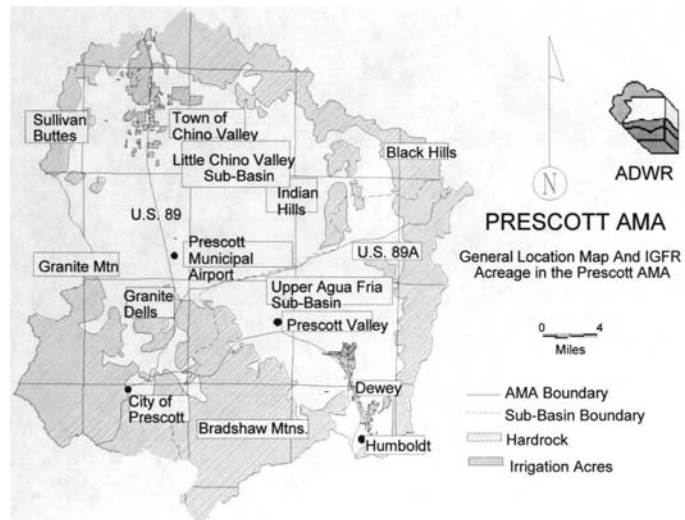
private water companies, and should not be compared with the statistics provided by the Arizona Department of Water Resources in the earlier previous table of Verde River Watershed Regional Water Use Statistics.

Data on water supplies in Yavapai County vary greatly. Available information is discussed for different regions: the Prescott Active Management Area, the Verde River Watershed, and other watersheds. The most data available for the three regions is in the Prescott Active Management Area, provided by the Arizona Department of Water Resources. Preliminary studies and water budgets have been prepared for the Verde Valley Area of the Verde River Watershed. Preliminary estimates of water use in the Kirkland Creek-Upper Bill Williams Watershed have recently been completed. The PrAMA, the Verde River Watershed and other watersheds are depicted in each of the following sections.

Prescott Active Management Area

Located almost at the center of Yavapai County, the Prescott AMA overlays both the Little Chino and the Upper Agua Fria Watersheds. The two sub-basins are separated by a surface drainage divide resulting in Granite and Willow Creeks draining north to the Verde River, while Lynx Creek and the Agua Fria drain southeasterly into the Agua Fria River.

There has been extensive study and monitoring of groundwater conditions in the PrAMA. The Arizona Department of Water Resource's "Third Management Plan, 2000-2010, Prescott Active Management Area" notes that "the total volume of groundwater in the Prescott AMA is about 3 million acre-feet". The Department maintains 57 wells and 5 surface water gages for monitoring throughout the AMA.



A hydrogeological study was completed in 1995, providing a groundwater flow model of the regional aquifer system. The PrAMA was declared in 1998, to be no longer in a "safe-yield" condition as a result of the study and monitoring. According to the ADWR's Third Management Plan, the groundwater flow model is intended to be updated and used for projections of future conditions, including the following:

- retirement of agricultural lands
- purchase of Chino Valley Irrigation District surface water rights by the City of Prescott (completed 1999)
- availability, use and recharge of effluent including effects of different recharge locations
- the rate and degree of development within the Little Chino and Upper Agua Fria sub-basins
- use of Del Rio Springs surface water supplies to offset some current groundwater uses
- importation of Big Chino groundwater supplies
- locations of new wells and changes in pumping patterns
- potential impacts on exempt wells due to water level declines

Using the groundwater flow model, well monitoring, population projections by the Arizona Department of Economic Security, and other fact-finding methods, ADWR considers water supplies and demands for determining on-going progress toward a safe-yield condition in the PrAMA. Water

budgeting scenarios have been developed to establish current baseline and future projected conditions. The two scenarios are shown in the following tables prepared by the ADWR.

The “Baseline Scenario” reflects current practices continued through the year 2025, for municipal, agriculture and industrial water uses without augmentation of imported water or increased effluent sources. The Baseline Scenario portrays a large overdraft of groundwater (almost 15,000 acre-feet) by 2025.

Baseline Scenario (Acre-Feet), Prescott Active Management Area

	Baseline	2000	2005	2010	2015	2020	2025
Municipal Demand	10,300	11,100	12,900	14,700	16,600	18,400	20,100
Municipal Effluent Demand	900	1,600	1,900	2,100	2,400	2,600	2,800
Agricultural Demand	6,800	4,400	3,500	4,100	4,100	4,100	4,100
Agricultural Effluent Demand	0	1,500	1,500	0	0	0	0
Industrial Demand	700	300	300	200	300	300	300
Exempt Well Demand	1,100	1,200	1,300	1,300	1,400	1,400	1,500
Total Demand	18,900	19,200	20,500	21,500	23,900	25,900	27,900
Net Natural Recharge	3,041	3,041	3,041	3,041	3,041	3,041	3,041
Incidental Recharge	1,735	1,520	1,300	1,080	1,090	1,095	1,100
City of Prescott Effluent	900	1,000	1,200	1,300	1,400	1,500	1,600
Prescott Valley Effluent	0	0	0	0	0	0	0
Recovered Effluent Credits	2,993	1,532	1,824	3,749	4,173	4,490	4,826
Recovered Surface Credits	0	1,500	1,500	1,500	1,500	1,500	1,500
Agricultural Surface Water	900	900	900	900	900	900	900
Renewable Supplies	9,569	9,493	9,765	11,570	12,104	12,526	12,967
Water Balance (Groundwater Overdraft)	-9,331	-9,707	-10,735	-9,930	-11,796	-13,374	-14,933
Imported Groundwater	0	0	0	0	0	0	0
Final Water Balance (Groundwater Overdraft)	-9,331	-9,707	-10,735	-9,930	-11,796	-13,374	-14,933

The “Conservation and Augmentation Scenario” reflects the intent to meet the Third Management Plan’s targets for municipal uses, reduced groundwater use by turf facilities, effluent use incentives and Big Chino groundwater importation. In this scenario of water conservation and source augmentation, the groundwater overdraft is reduced to zero, or safe-yield by 2010, continuing through 2025.

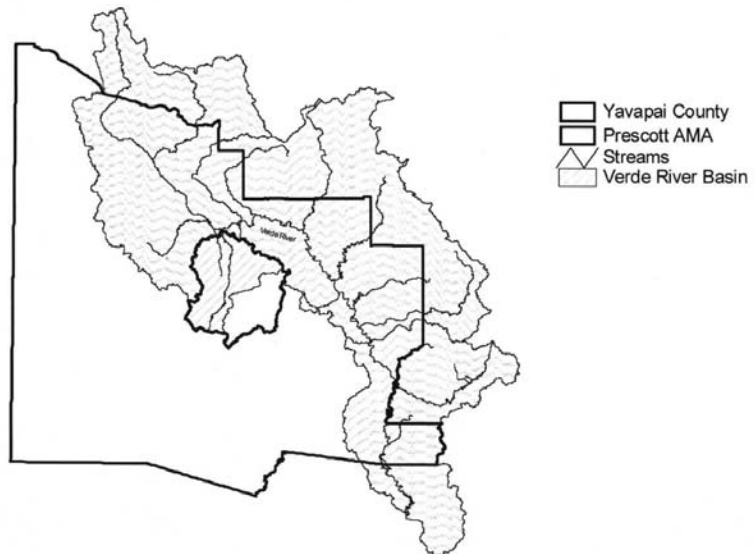
Conservation And Augmentation Scenario (Acre-Feet), Prescott Active Management Area

	Baseline	2000	2005	2010	2015	2020	2025
Municipal Demand	10,300	11,100	12,900	14,700	16,600	18,400	20,100
Municipal Effluent Demand	900	1,600	1,900	2,100	2,400	2,600	2,800
Agricultural Demand	6,800	4,400	3,500	4,100	4,100	4,100	4,100
Agricultural Effluent Demand	0	1,500	1,500	0	0	0	0
Industrial Demand	700	300	300	200	300	300	300
Exempt Well Demand	1,100	1,200	1,300	1,300	1,400	1,400	1,500
Total Demand	18,900	19,200	20,500	21,500	23,900	25,900	27,900

Net Natural Recharge	3,041	3,041	3,041	3,041	3,041	3,041	3,041
Incidental Recharge	1,735	1,490	1,265	1,035	1,040	1,040	1,040
	Baseline	2000	2005	2010	2015	2020	2025
City of Prescott Effluent	900	1,000	1,200	1,300	1,400	1,500	1,600
Prescott Valley Effluent	0	600	700	900	1,000	1,100	1,200
Recovered Effluent Credits	2,993	1,532	4,580	6,980	7,920	8,920	9,800
Recovered Surface Credits	0	1,500	1,500	1,500	1,500	1,500	1,500
Agricultural Surface Water	900	900	900	900	900	900	900
Renewable Supplies	9,569	10,063	13,186	15,656	16,801	18,001	19,081
Water Balance (Groundwater Overdraft)	-9,331	-9,137	-7,314	-5,844	-7,099	-7,899	-8,819
Imported Groundwater	0	0	0	5,844	7,099	7,899	8,819
Final Water Balance (Groundwater Overdraft)	-9,331	-9,137	-7,314	0	0	0	0

Verde River Watershed

The Verde River Watershed drains portions of three counties: Coconino, Yavapai and Gila, beginning well north of Seligman and ending southwest of Payson. It is commonly divided into the Upper, Middle and Lower Verde River Watersheds, and further subdivided into sub-basins such as the Big Chino and the Little Chino. While part of the Prescott Active Management Area is located in the Verde River Watershed, specifically in the Little Chino sub-basin, the Verde Valley Area is in the Middle Verde and the Lower Verde sub-basins.



One of Arizona's few year-round surface water sources, the Verde River and its tributaries, runs southeasterly through the Verde Valley. Ironically, the Verde Valley has a comparatively small right to the Verde River as a water resource. Under the laws of prior appropriation, or first in time- first in right, most of the rights to the Verde River water had been allocated by the end of the 1800's. Only a portion of the potentially available water rights were developed as a source for agriculture in the Verde Valley by this time.

Most of the Verde River water was appropriated to provide for agricultural needs in the Salt River Valley. With the urbanization of agricultural lands, Verde River water now supplies the population of the Greater Phoenix area. In Yavapai County, consequently, nearly all residential, commercial, industrial, and governmental uses are dependent upon groundwater rather than surface water. All of the municipalities, with the exception of Jerome, and all communities in the Verde Valley Area are served by private water companies or individual wells.

In 2000, the Arizona Department of Water Resources completed the Verde River Watershed Study, which covers the entire 5,500 square mile basin through three counties. The study has two objectives: to “identify and present a comprehensive overview of the current state of water resources”, and to “identify areas where further studies are needed in order to fully understand the impacts of current and future uses of water resources within the Verde River watershed study area”.

The study concluded that more geologic information, more well monitoring and more sensitive baseflow monitoring, as well as more research on seasonal discharge needed to be done. The study recommends that a regional planning effort by ADWR, Yavapai County, all communities, private water companies, irrigation providers and developers in the Verde Valley be undertaken. The recommended planning effort would identify needed further technical studies in order “to determine the actual status of the water resources,...alternative supplies, ...current and future demands based on projected growth...,and identification of legal, political and economic issues...on current, future and alternative water resources”.

The Yavapai County Water Advisory Committee is attempting to provide a preliminary water budget scenario for the Verde Valley Area, similar to the Baseline Scenario provided by ADWR for the Prescott Active Management Area. The following table is a very preliminary water estimate of demands in the Verde Valley Area. It should be noted that this is not a water “budget” as there is no accounting for return flows at this time.

Preliminary Estimate of Projected Water Demands in the Verde Valley*
By Water Use Type (acre-feet per year)

Water Use Type	Year					
	2000	2005	2010	2015	2020	2025
Municipal	8,800	10,400	11,200	11,600	12,700	13,400
Industrial/Mining	5,400	5,400	5,400	5,400	5,400	5,400
Agriculture	35,500	35,500	35,500	35,500	35,500	35,500
Golf Courses	3,200	4,000	4,000	4,000	4,000	4,000
Self Supplied (Private Wells)	1,700	1,900	2,200	2,400	2,700	2,900
Total	54,600	57,200	58,300	58,900	60,300	61,200

*Water demand only, does not account for water that is returned to the hydrologic system from deep percolation, returned effluent, or other processes.

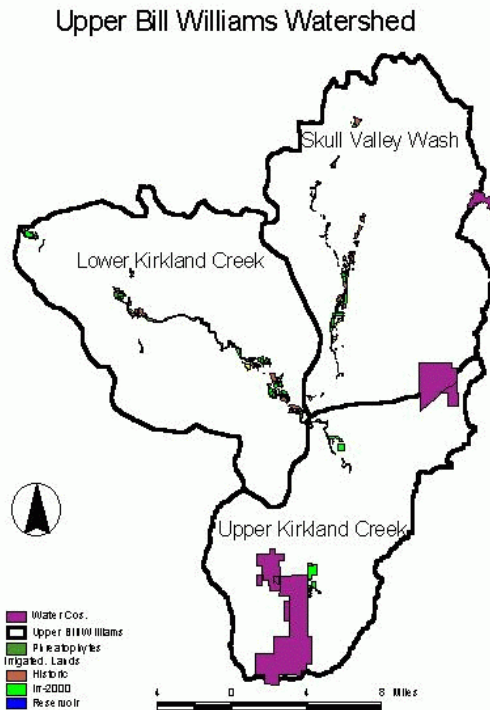
Other Watersheds

The **Agua Fria Watershed** is a sub-basin of the Lower Gila-Agua Fria Watershed. It is further divided into the Upper Agua Fria basin in Yavapai County. According to a study provided by the School of Renewable Resources, University of Arizona in cooperation with the Upper Agua Fria Watershed Partnership and ADWR, the Upper Agua Fria contains approximately 1,265 square miles (excluding the 175 square mile portion in the Prescott AMA). The sub-basin drains south from the Mingus Mountain/SR 169 area to the Lake Pleasant Watershed.

While the Prescott AMA and the Verde Valley Area contain Yavapai County’s incorporated cities and towns, approximately 95% of the Agua Fria Watershed is in the unincorporated area of the County. It encompasses the communities of Mayer, Spring Valley, Cordes Lakes, Black Canyon City, Crown King, Arcosanti, and several smaller settlements. Less than 10% of the basin is privately held land, while almost 79% is federal and 12% is State lands.

In the Agua Fria Watershed, groundwater is the primary source, as in the other watersheds of

Yavapai County. The aquifer is not very favorable for water production particularly north of Mayer and along the SR 69 corridor, where “hardrock” conditions exist. The ADWR’s Third Management Plan for the Prescott AMA, mentions that “a large number of domestic wells...tap into fissures and cracks...having very limited groundwater storage and production capacity, being a hardrock area...”. Other issues in the watershed relate to the need for water budgeting to determine quantities of and demands for available water; the health and water quality of the watershed; and water rights, particularly in the Black Canyon City area due to the watershed being part of the Gila River Watershed adjudication, discussed later in this Element.



The **Bill Williams Watershed** comprises several sub-basins, located in western Yavapai County. The Kirkland Creek sub-basin abuts the Lower Gila-Agua Fria Watershed on the south and east, the Prescott AMA on the northeast and the Big Chino on the north. It is further divided into three sub-areas: Skull Valley Wash, Upper Kirkland Creek, and Lower Kirkland Creek. Included are the rural communities of Wilhoit, Skull Valley, Kirkland, Peoples Valley and other small settlements, with a total population of approximately 2,500 residents.

A draft of the “Preliminary Water Use Estimates of the Kirkland Creek Watershed” by the Upper Bill Williams Watershed Partnership, has recently been prepared. The Water Use Estimates study identifies three primary types of water use and consumption: residential uses (from private water companies and from individual wells); irrigation uses (primarily for pasture and alfalfa crops); and phreatophyte consumption (“plants that draw their primary source of water from shallow groundwater”, including

cottonwood, mesquite, and tamarisk trees). The total water use and consumption of these types for the three sub-areas are shown in the following table.

Total Water Use by Residential and Water Companies, with Total Water Consumption from Irrigation, Reservoirs and Phreatophytes (acre-feet/year)

	Skull Valley	Upper Kirkland	Lower Kirkland	Total
Residential Water usage (1)	72.9	21.1	18.5	112.5
Water Company Water usage (1)	0	253.67	0	253.67
Irrigated Land	951	1271	1498	3720
Reservoirs	58	19	61	138
Phreatophytes	858	1858	1589	2805
Total	1939.9	3422.77	3166.5	8529.17

(1) Assumes that the water use by the residential sector is completely consumed, i.e., no recharge occurs from septic tanks, etc.

The Preliminary Estimates study recommends that all parts of the estimated data collected be further refined for accuracy and better identification of all water use sectors.

FUTURE IMPACTS ON WATER MANAGEMENT

Growth

Throughout most of Arizona, population growth has been continually rapid for many decades. Yavapai County experienced over 55% change in population between the 1990 and 2000 U.S. Census periods. The Arizona Department of Economic Security (DES) projects that the County will continue to grow at an average annual growth rate of 2.87% over the next twenty years.

Long Range Population Projections - Yavapai County

Place	U.S. Census	D.E.S. Projections				
	2000	2000	2005	2010	2015	2020
Yavapai County	167,517	152,966	175,693	198,052	219,614	240,849

The following charts review the DES population projections in the two major growth regions of Yavapai County.

Long Range Population Projections - Prescott AMA

Place	U.S. Census	D.E.S. Projections				
	2000	2000	2005	2010	2015	2020
Chino Valley	7,835	7,810	9,184	10,445	11,602	12,771
Dewey-Humboldt	6,295	6,400	7,850	9,354	10,852	12,305
Prescott	33,983	34,366	38,329	42,272	46,104	49,863
Prescott Valley	23,535	23,390	29,938	35,776	41,013	46,365
TOTALS:	71,648	71,966	85,301	97,847	109,571	121,304

Long Range Population Projections – Verde Valley Area

Place	U.S. Census	D.E.S. Projections				
	2000	2000	2005	2010	2015	2020
Big Park	5,245	4,614	5,453	6,317	7,175	8,007
Camp Verde	9,451	8,742	10,051	11,407	12,759	14,068
Clarkdale	3,422	3,040	3,488	3,932	4,363	4,786
Cornville	3,335	3,083	3,607	4,147	4,683	5,203
Cottonwood	9,179	7,167	8,456	10,749	13,033	15,246
Cottonwood-Verde Village	10,610	9,977	10,905	10,905	10,905	10,905
Jerome	329	596	641	686	729	772
Lake Montezuma	3,344	2,437	2,752	3,076	3,398	3,710
Sedona (Yavapai/Coconino)	10,192	10,099	11,230	12,380	13,521	14,644
TOTALS:	55,107	49,755	56,583	63,599	70,566	77,341

Sources: AZ DES, Research Administration, Population Statistics Unit; US Census 2000 Summary File 1

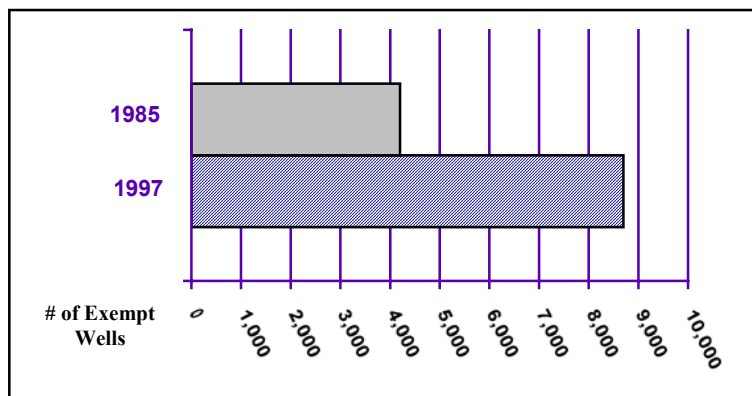
In the Prescott Active Management Area, the population growth projections have been included in the preparation of the Conservation and Augmentation Scenario. According to ADWR, if effluent recharge is progressively expanded and augmentation of water resources through importation are enacted, the water supplies will meet the projected demands of the growing population within the Prescott Active Management Area. In the Verde Valley and other watersheds, however, there is insufficient available data to indicate whether adequate water supplies exist to sustain current or future growth demands.

Arizona Legislation

Water resources in Arizona are intensively managed by state statutes known as the Arizona Water Management Code for properties in designated Active Management Areas. Within the Prescott AMA, municipal, industrial and agricultural users are monitored by the Arizona Department of Water Resources.

Private “exempt wells,” i.e., those of less than 35 gallons per minute capacity, are not monitored or regulated even though they are within the PrAMA. In 1997, there were 8,700 exempt wells in the Prescott AMA. To illustrate the rapidity of the growth of exempt wells in the PrAMA, compare the 1997 number of 8,700 exempt wells with that of 1985’s 4,200 exempt wells. The number has more than doubled in the 12-year period.

PrAMA EXEMPT WELL GROWTH



There is no state legislation placing capacity restrictions on well drilling for private, small wells outside of an Active Management Area. The term “exempt well”, therefore doesn’t really apply outside of the Prescott AMA in Yavapai County, although it is used liberally. A graphic depiction of the proliferation of exempt wells throughout Yavapai County is shown on Map # 5.

Within the Prescott Active Management Area the average family size is estimated at 2.5 persons per household, using approximately 1/4 acre-feet per household per year in new subdivisions with central water systems. Households with individual, small wells are estimated to consume approximately 1/3 acre-feet per year. The vast number of lot splits, permitted by state statutes, with exempt wells inside and outside of the PrAMA do not contribute to groundwater recharge because they are generally not connected to wastewater treatment plants.

On a County-wide basis, the following chart compares the number of exempt and small well notices issued by the Arizona Department of Water Resources for Yavapai County with those issued for all other Arizona Counties. The number of exempt and small wells in Yavapai County far exceeds that in all other Arizona Counties.

ADWR EXEMPT WELL NOTICES ISSUED 1997 – 2001

County	1997	1998	1999	2000	2001	Total 97 – 01	% of Total	Total Registered
Apache	22	123	237	166	72	620	5.0%	3,372
Cochise	67	299	358	332	155	1,211	9.7%	1,1427
Coconino	24	48	77	66	36	251	2.0%	2,826
Gila	22	119	168	141	35	485	3.9%	5,385
Graham	15	34	42	56	24	171	1.4%	2,566
Greenlee	2	10	11	20	10	53	0.4%	1,542
La Paz	11	45	62	59	31	208	1.7%	2,868
Maricopa	157	541	685	705	301	2,389	19.1%	14,368
Mohave	44	184	280	269	138	915	7.3%	6,290
Navajo	44	113	203	146	57	563	4.5%	3,243
Pima	48	155	248	240	96	787	6.3%	9,118
Pinal	44	171	214	243	92	764	6.1%	5,978
Santa Cruz	17	59	83	53	19	231	1.9%	2,643
Yavapai	242	902	909	926	414	3,393	27.2%	21,521

Yuma	21	97	148	117	54	437	3.5%	3,861
Total	780	2,900	3,725	3,539	1,534	1,2478	100.0%	97,008

Legal Challenges

The Verde River Watershed, the Agua Fria Watershed and the Lower Gila Watershed, covering two thirds of Yavapai County, are part of the Gila River Watershed, which extends south to the Mexico Border. The Gila River Stream Adjudication, currently being resolved in Arizona courts, is an approach to establish the extent, nature and priority of all water users in the watershed. As an alternative approach to litigation, negotiations have been undertaken to develop a fair and reasonable settlement of the water rights of Federal Reserves, including the Gila River Indian Community, and the State of Arizona. The settlement, if approved, will allocate 1.03 million acre-feet of water per year to ten Indian Tribes, almost as much water as that consumed for statewide residential and industrial uses (1.08 million acre-feet/year). The Adjudication process concerns surface water rights, but also includes pumping of sub-surface waters.

As part of the Adjudication rulings, the Arizona Department of Water Resources was directed to create technical criteria that define wells pumping sub-surface water, known as “subflow”. This includes delineation of subflow zones and the impact of a well’s cone of depression on subflows. Policy criteria for administration of small water uses (de minimus) from wells, historic flows methodology and timeline establishment were also ordered by the courts. Wells that are identified as pumping subflow are subject to surface water rights, i.e. “first in time, first in right”.

Early estimates of the impact of the recent rulings indicate that 3,000 or more wells in the Verde Valley alone could be affected. Additional tests may have broader impacts to include wells in the Central Yavapai Region, both municipal and individual small wells. Five cities and towns in the Verde Valley Area, along with the Verde Valley Water Users and Yavapai County have filed briefs with the Adjudication Court to protect water rights through selection of fair standards in determining well impacts on surface water. The Water Advisory Committee, a County-wide organization, is providing information to the Board of Supervisors on Adjudication issues. The WAC, in conjunction with the Arizona Department of Water Resources, the U.S. Geological Survey and other technical agencies and groups, is working toward developing a better understanding of the naturally occurring water resources in Yavapai County, how these bodies of water interact with one another and how they react to man’s influence.

Water Conservation and Reuse

Several of the cities and towns in Yavapai County have adopted water conservation strategies. These include amendments to and adoption of plumbing codes requiring water efficient equipment such as low-flow faucets for sinks and showers and low-volume toilets, for new construction and remodeling. Another technique being tried in the Prescott AMA is a financial incentive program for homeowners to use drought tolerant, low-water use landscaping materials in conjunction with water-saving devices such as drip irrigation and water timers.

Publicity and educational brochures on water conservation are also being produced widely. During the recent drought, Yavapai County issued requests to all restaurants and eateries in the County to restrict service of water to only customers requesting it. Some municipalities produced water conservation plans for emergency measures with increasingly restrictive steps from volunteer to enforcement techniques as a precaution for drought emergencies.

One of the most successful methods of water conservation has been exhibited by the Town of Prescott Valley. In the Spring, 2002, the Town instituted an “inverted” water rate structure, replacing the previous “flat rate” which charged one amount per gallon used, regardless of quantity. The new inverted rate structure lowered the per gallon rate slightly for low consumption, while placing two additional higher rate tiers for the larger and largest water users. Each of the higher water use tiers increases the rate per gallon substantially. According to Town officials, the new rate structure

subdued water uses in June, 2002, to amounts less than that in June, 2001, even with the rapid population growth during that time period. The City of Prescott is currently considering rate changes similar to that of Prescott Valley.

In January, 2001, new regulations concerning reuse of “graywater” became effective statewide. **Graywater** is water that drains from bath sinks, tubs and showers and from washing machines; excluded are waters from kitchen sinks, dish washers, and toilets. Up to 400 gallons of graywater per day per residence is permitted to be reused on the residential property for landscape irrigation, under simple performance standards. Yavapai County encourages conservation with the graywater reuse in accordance with the statutes by not requiring permits.

Yavapai County, along with the municipalities in the PrAMA, has adopted strict limitations on golf course irrigation. The regulations generally require the use of treated wastewater, known as effluent, for golf course irrigation. The amount of irrigated turf areas is also required to be in accordance with standards set for AMA’s, whether the proposed golf course is inside or outside of the PrAMA in Yavapai County. Golf courses in Prescott and Prescott Valley are watered with effluent from municipal waste water treatment plants.

WATER RESOURCES RECOMMENDATIONS, POLICIES, AND IMPLEMENTATION STRATEGIES

As noted throughout the County General Plan process, availability and quality of our water is key to sustaining existing and future populations. Citizens are aware of the urgency associated with sound water stewardship. Quality of life depends on a stable, economical water resource.

In as much as the County spans several watersheds, a reliable information base that recognizes different existing conditions is essential to plan for growth and to protect public health, safety and welfare.

Organization

Recommendations (R) establish fundamental understandings on directions an Element could take. Each Recommendation is cross-referenced to Element Goals and/or Objectives.

Policies (P) are statements which indicate positions the County may wish to take in order to move recommendations toward strategic implementation steps. Each Policy cites listed recommendations to which they may respond.

Implementation Strategies are actions that build on recommendations and policies -- with intended, tangible results such as adopted plans, procedures or code revisions. Each Implementation Strategy is related to specific policy statements.

Water Resources Recommendations (WRR)

Multiple solutions are called for in maintaining County-wide preparedness for demands on water availability. Water supply and quality issues are major considerations. Suggested attention includes:

1. Inventory Yavapai County's known groundwater as well as potential future resources in a comprehensive report that includes growth demand and service area projections. (WR1-a, b, c)
2. Develop guidelines for on-going measurement of water supply with conservation criteria that can be used for education/facilitation during drought-threatening periods. Promote increased water storage capacity. (WR1-b, c, d; 2-b; 3-a, b)

3. Identify criteria for assuring consistent and sustainable water availability and quality as conditions for development approvals. (WR1-c, 2-a)
4. Establish programs to protect watersheds, waterways, drainage courses and wellheads from pollutants; and to limit the use of septic systems where alternatives exist. (WR2-b; 3-c, d)
5. Study state-of-the-art techniques for water and wastewater treatment applicable to Yavapai County (WR2-b, c)

Water Resources Policies (WRP)

In cooperation with municipal and State programs that monitor water availability and quality, Yavapai County adopts strong positions for sustaining water resources. Overuse and degradation of available supplies are prevented through organized, on-going assessment of impacts on groundwater and surface water.

1. Refer to water availability and quality data in determining approvals for location, type and intensity of new development. (WRR1, 2, 3)
2. Maintain on-going updates on water information; respond expeditiously when the resource is threatened. (WRR1, 2, 3)
3. Encourage water conservation through recycling, recharge and other appropriate means. (WRR2, 5)
4. Designate County areas where very low density development should be retained so as to restrict additional usage of private wells and septic systems for the purpose of protecting water quantity and/or quality. (WRR4)

Water Resources Implementation Strategies

The following matrix for the Water Resources Element records each Water Resources Strategy, its desired time period for accomplishment, and its designated responsible party for implementation. The Water Resources Policy or Policies that each Implementation Strategy relates to, are shown in parentheses following the strategy.

The “Time Periods” are divided into Short-Term (2-5 years), Mid-Term (5-10 years) and Long-Term (10-20 years). Some Strategies may need more than one Time Period. The “Responsible Associates” may be State or federal agencies, County Departments, municipal or Tribal governments, regional associations, non-profit organizations, volunteer groups or combinations of several.

Water stewardship in Yavapai County can be enhanced by educating the public and encouraging sound water management practices. The County serves as a facilitator, rather than a provider, of water resources; however, the following actions would contribute to sustainable water supply and quality.

Implementation Strategy	Time Period	Responsible Associates
Undertake separate water accounting procedures for land use in each of the County's watersheds. (WRP1, 2)	Mid-Term	WAC, County, local governments and ADWR
Call for reference to water conservation techniques in regional and community specific plans, such as drought tolerant landscaping practices. (WRP3, 4)	Short-Term	WAC, County, local governments and Volunteer Organizations

Implementation Strategy	Time Period	Responsible Associates
Evaluate adequacy of storage capacity for domestic use and fire protection in both established and proposed communities; support expansion plans. (WRP2, 3)	Short-to Mid-Term	County, local governments and fire districts
Establish sliding-scale guidelines requiring masterplanned water/sewer facilities on developments of various sizes or in proximity to sensitive areas such as waterways, wellfields and natural drainage areas. (WRP1, 4)	Short-to Mid-Term	County staff/consultants with Private Sector for Commission and Supervisor's approval
Invite alternative conservation and recycling methods, such as recharge, wetlands or aerobic techniques, to enhance water resource efficiency in masterplanned developments. (WRP3, 4)	Mid-Term	County, local governments, ADWR with Private Sector
Pursue techniques such as purchase of development rights, density transfers or other non-development easements for protection of primary aquifers and natural recharge sites. (WRP 4)	Short to Mid-Term	County and local governments with Private Sector
Develop a regional water management authority. (WRP2, 3)	Mid to Long-Term	WAC, County, local governments and ADWR with Private Sector and Volunteer Organizations

VII. OPEN SPACE ELEMENT

INTRODUCTION

OPEN SPACE GOALS AND OBJECTIVES

FEDERAL AND STATE OPEN SPACE AND RECREATION LANDS

Federal Recreation/Open Space Lands

State Recreation Areas

YAVAPAI COUNTY PARKS

COUNTY AND REGIONAL TRAIL NETWORKS

Yavapai County Trails

Regional Trail Networks

Regional Trail Partnerships

Other Regional/State-wide Trails

REGIONAL OPEN SPACE PRESERVATION AND ACQUISITION

The Arizona Preserve Initiative

Other Preservation/Acquisition Methods

OPEN SPACE RECOMMENDATIONS, POLICIES AND IMPLEMENTATION STRATEGIES

Recommendations

Policies

Implementation Strategies

INTRODUCTION

The Arizona statutes of the late 1990's through mid-2002, known as the "Growing Smarter" legislation, mandate "*planning for open space acquisition and preservation*" for all counties with populations over 200,000. The statutes add that Open Space planning is to include inventories of open space areas, recreational resources, and designations of access points; analysis of forecasted needs; and policies for management and protection and for the promotion of a regional system of integrated open space and recreational resources.

Yavapai County's population in the 2000 U.S. Census was well under the 200,000 threshold with approximately 167,500 residents. In light of the rapid development in the past decade and potential loss of open space, the Yavapai County Board of Supervisors requested that an Open Space Element be included in its new General Plan.

Additionally, the statutes direct that an Open Space Element "*shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general comprehensive plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. Each county shall incorporate this subsection into its comprehensive plan and provide a process for a landowner to resolve discrepancies relating to this subsection.*"

The Yavapai County Open Space Element does not designate private or state land as open space, recreation, conservation, or agriculture.

The Open Space Element begins with the Goals and Objectives adopted in December, 2001, after extensive public input. Publicly-held Open Spaces managed by Federal, State and County agencies are described, including parks, monuments, wilderness and other recreational areas. County and regional trails networks are discussed, as well as efforts for and areas in need of open space preservation or acquisition. The Element concludes with Recommendations, Policies and Implementation Strategies.

OPEN SPACE GOALS AND OBJECTIVES, ADOPTED DECEMBER, 2001

Maintaining the desired spaciousness within and around communities requires identification, better community planning (e.g., clustered development), preservation and sound management of undeveloped land with respect for private property rights and public purposes.

OS.1 GOAL: ENHANCE PARKS, RECREATIONAL OPPORTUNITIES.

OS.1.a Objective: develop an Open Space Master Plan identifying geographic features and natural resources to be protected; recreational facilities,

- OS.1.b Objective: preserved open space; wildlife habitat/corridors; and future regional needs
- OS.1.c Objective: strive to reserve desirable public lands for recreation, open space protection of wildlife habitats and buffering of residential areas
- OS.1.c Objective: encourage parks at regional and local levels favoring natural recreational venues

OS.2 GOAL: PLAN FOR INTERCONNECTED GREENWAYS AND TRAILS

- OS.2.a Objective: use greenbelts to separate communities and preserve their identities
- OS.2.b Objective: preserve existing trails for differentiated uses (i.e. non-motorized, and off-highway vehicles)
- OS.2.c Objective: connect open spaces with wildlife corridors and pronghorn grassland habitats; set aside prime wildlife viewing areas
- OS.2.d Objective: protect riparian areas, watercourses and associated floodplains

OS.3 GOAL: PRESERVE COUNTY OPEN SPACE CHARACTER.

- OS.3.a Objective: protect scenic views, mountain vistas; require development to adapt sensitively to natural areas, protect wildlife habitats
- OS.3.b Objective: retain agricultural uses encouraging continued agribusiness (e.g., ranches, farms)
- OS.3.c Objective: maintain clean air by mitigating sources of pollution (e.g., traffic congestion, open burning, heavily traveled unpaved roads)

FEDERAL AND STATE OPEN SPACE AND RECREATION LANDS

Open Space is commonly defined as dedicated, reserved or conserved lands, generally held in the public domain for specific purposes, such as for recreational uses, and for unique historic, environmental or scenic quality protection. Yavapai County is richly endowed with hundreds of thousands of acres of public lands.

Almost 74% of the County’s area is owned and maintained by federal or state agencies as shown in the accompanying chart.

FEDERAL/STATE LANDS IN YAVAPAI COUNTY	
USDA, U.S. Forest Service Lands	38.0%
AZ State Lands	25.0%
Bureau of Land Management	9.2%
National Monuments	1.3%

Although the Arizona State Lands Department controls 25% of the

County’s area, most of it is held in trust for Arizona’s educational and other institutions, and are not dedicated or reserved for public open space or recreation. A small portion is dedicated for public recreation in the four State Parks, discussed later in this Element, and some State lands permit other cultural and recreational uses such as trails. The Federal and State lands that are dedicated and reserved for recreational and other open space uses are described next.

Federal Recreation/Open Space Lands

The US Forest Service and the Bureau of Land Management maintain public lands reserved for recreation, wilderness areas and national monuments. Nearly two million acres of US Forest Service lands occupy most of the eastern third of Yavapai County and large portions of the Central Region. The majority of the US Forest Service properties are contained in Prescott National Forest’s approximately 1.2 million acres which adjoins both, the Central Yavapai Region and the Verde Valley Area. East of the Verde Valley Area is the Coconino National Forest. The Verde Valley cities, towns and unincorporated communities are almost entirely surrounded by the two National Forests. The Tonto National Forest, to the south of the Prescott and Coconino National Forests, occupies the southeast corner of Yavapai County. A small portion of the Kaibab National Forest is located north of the Prescott National Forest, east of Ash Fork and south of Interstate-40.

In the eastern third of Yavapai County, there are ten National Wilderness Areas, seven campgrounds, several picnic areas, and numerous hiking trails within the National Forest Service lands. The remainder of the National Forest lands runs diagonally north to south through Central Yavapai County. This portion of the Prescott National Forest in the Central Yavapai Region contains four National Wilderness Areas, six campgrounds, and numerous hiking/equestrian trails.

East Yavapai County also enjoys four National Monuments. Tuzigoot National Monument, northeast of the Town of Clarkdale contains a 110-room prehistoric site on 42 acres. Montezuma's Castle and Montezuma's Well National Monuments, on 840 acres near Camp Verde, contain five story, 20-room prehistoric cliff dwellings. The recently designated Agua Fria National Monument is spread over approximately 71,000 acres east of Interstate-17 between Cordes Junction and Black Canyon City. It has some 450 prehistoric sites, historic ruins and diverse habitat areas. A summary chart of National Monuments in the County follows.

National Monuments In Yavapai County

MONUMENT NAME	LOCATION	ACRES	AMENITIES
Agua Fria National Monument	East of I-17, Cordes Junction to Black Canyon City	71,000	450 prehistoric sites, historic ruins, diverse habitat
Montezuma Castle/Montezuma Well National Monuments	Southeast of I-17, north of Camp Verde	840	5-story, 20-room prehistoric cliff dwelling, visitor center/ museum, restrooms
Tuzigoot National Monument	Northeast of Clarkdale, from SR 89A/Main Street, Cottonwood	42	110 room prehistoric site, visitor center/exhibits, restrooms
Approximate Total Area of Monuments		71,882	

The Department of Interior, Bureau of Land Management, (BLM), governs almost one-half million acres of land in Yavapai County. There are five designated wilderness areas and the Agua Fria National Monument on BLM properties in western and central Yavapai County. Recreational uses include camping by permit in designated Long-Term Visitor Areas. The Lake Pleasant/Hieroglyphic Mountains Area in south Yavapai County, from the Prescott National Forest to Lake Pleasant and Wickenburg, contains numerous Off-Highway Vehicle trails on both BLM and State Trust Lands. Map #2 displays the four National Forest areas, the Bureau of Land Management properties, the National Monuments and State Lands. State and County Parks and trails, discussed next in this Element, are shown on Map #6 which follows.

State Recreation Areas

Four Arizona State Parks totaling more than 600 acres are located in close proximity to the Verde Valley communities. Dead Horse Ranch State Park, with the Verde River Greenway, extending from Tuzigoot Bridge to SR 89A/Bridgeport Bridge, is a large park of 897 acres, containing hiking and equestrian trails, ramadas, picnicking areas, fishing, canoeing, 45 full-service campsites and other amenities. Red Rock State Park, located 5 miles west of the City of Sedona, is a sizeable park of 286 acres known for its beautiful red rock outcroppings and educational facilities, as well as for hiking and picnicking. Jerome State Historic Park within the Town of Jerome, and Ft. Verde State Historic Park in the Town of Camp Verde, each contain historic buildings relating to Arizona's Territorial and early Statehood days.

Another important historic site is the Sharlot Hall Museum located in the City of Prescott. The Museum is operated by the Prescott Historical Society as a State agency. Sharlot Hall Museum contains many historic structures from Prescott's past as Arizona's first capitol, including the first Governor's mansion. The Museum provides cultural activities year round and is anticipating expansion through current major fundraising efforts.

Arizona State Parks Department also provides for Off-Highway vehicle (OHV) activities in Yavapai County. The Hayfield Draw/Bryant Park Off-Highway Vehicle Area, west of Camp Verde, offers

access to more than 100 miles of trail from its 80-acre open ATV/trail bike site. Within the Central Yavapai Region, the Arizona State Parks Department provides two Off-Highway Vehicle Recreation Areas. The Sheridan Mountain/Smith Mesa OHV Trail System near Camp Wood, west of Chino Valley, offers 42 miles of trail. The Alto Pit OHV Recreation Area contains 400 acres just west of Prescott in the Iron Springs Area with a variety of trail uses and picnicking facilities. The following chart provides locations, sizes and amenities for the Arizona State recreation sites in Yavapai County.

Arizona State Recreational Sites In Yavapai County

PARK NAME	LOCATION	ACRES	AMENITIES
Dead Horse State Park and The Verde River Greenway	Cottonwood / Coconino National Forest	897	Hiking & equestrian trails, ramadas/picnic area, group use area, fishing, canoeing, 45 full-service campsites, restrooms
Red Rock State park	SR 89A / 5 mi. west of Sedona	286	Hiking trails, picnic ramada, visitor/ education center, restrooms, gift shop
Ft. Verde State Historic Park	Camp Verde / 3 mi. east of I-17	11	Historic buildings/museum, restrooms, picnic area
Jerome State Historic Park	Jerome / SR 89A	3	Historic mansion/museum, restrooms, picnic area
Sharlot Hall Museum	415 W. Gurley Street, Prescott	4	Arizona Territory buildings, Governor's Mansion, Bashford and Fremont Houses, museum, gazebo, festival grounds, restrooms, gift shop, amphitheatre
Hayfield Draw/Bryant Park OHV Area	West of Camp Verde	80	100+ miles of trails for ATV/trail bikes
Sheridan Mtn/Smith Mesa OHV Trail System	West of Chino Valley, near Camp Wood		42 miles of trail
Alto Pit OHV Recreation Area	West of Prescott in Iron Springs area	400	Variety of trail uses and picnic areas
Approximate Total Recreation Area		2,009	

YAVAPAI COUNTY PARKS

In addition to the thousands of acres of federal and state recreation lands, Yavapai County provides parks throughout the County, mostly in the unincorporated areas. There are 13 County Parks primarily scattered through the Central Region from Paulden to Congress. Two additional parks are being considered: Diamond Valley Park, in the unincorporated area between Prescott and Prescott Valley; and Black Canyon City Equestrian Park, near the unincorporated Community of Black Canyon City. Most County Parks have been developed cooperatively with community and city/town residents. Some park properties are provided by subdivision developers or by the Bureau of Land Management, and often partial funding of park construction comes from Arizona State Parks Department grants.

While most of the County Parks are well appointed for the communities they serve, two of the parks are not yet developed. These two park sites were created as part of two of the earliest subdivisions in the County's history, Castle Canyon Mesa and Prescott Country Club subdivisions. With the incorporation and expansion of the Town of Prescott Valley in close proximity to both of the parks, annexation or partnered park development may be possible.

The largest County Park, Pioneer Park, contains almost 1,000 acres. It is located central to the entire Central Yavapai Region and was acquired for use from the Bureau of Land Management. It has been partially developed through a partnering with the City of Prescott, recreation organizations, and citizen volunteers. Pioneer Park contains various recreational uses including 4 baseball/softball fields, two soccer fields, hiking/equestrian and picnicking activities. Discussions

are presently underway for additional partnering with Prescott and volunteers for another soccer field, softball field and inline-hockey court.

Three other County Parks, Quail Ridge in Chino Valley, Tenderfoot Hills in Congress and High Desert Park in Black Canyon City, have ball fields, playground and picnic equipment. The remaining County Parks primarily contain picnic and playground facilities.

In the eastern parts of Yavapai County, there are County parks in the communities of Cordes Junction, Mayer, Spring Valley, and Black Canyon City. Two new County Parks, Sycamore Community Park in Lake Montezuma and Windmill Park in Cornville, are proposed for development in 2002-03. Windmill Park and five other County parks are partially funded through grants received from Arizona State Parks Department. The following chart summarizes the Yavapai County Parks locations, sizes and amenities.

Yavapai County Parks And Recreation Areas – October, 2002

PARK NAME	LOCATION	ACRES	AMENITIES/DEVELOPMENT STATUS
Badger Park	Prescott	2.59	Managed by YMCA
Castle Canyon Mesa	Prescott Valley	5.16	Undeveloped
Flora Mae Ludden Park	Yarnell	2.98	Playground equipment, picnic tables, trail, restrooms
Henry Cordes Park	Cordes Junction	59.89	Playground equipment, large ramada with 3 picnic tables, 3 small ramadas/picnic tables, trails, restrooms, basketball court
High Desert Park	Black Canyon City	27.91	Community meeting building, playground equipment, 1 baseball field, trails, sand volleyball court, ramadas, restrooms
Kyllo Park	Spring Valley	3.85	Playground equipment, 3 ramadas/picnic tables, barbecues, ½ basketball ct, nature/fitness trail, restrooms (development 2002)
Mayer Centennial Park	Mayer	4.25	Playground equipment, restrooms
Pioneer Park	Prescott	996.43	4 baseball/softball fields, 1-2 soccer fields, food service, ramada with 2 tables, restrooms, trails
Prescott Country Club Park	Prescott Valley		Undeveloped
Quail Ridge Park	Chino Valley	19.74	2 softball fields, soccer field, trails, playground equipment, ramadas with tables, restrooms
Sycamore Community Park	Lake Montezuma		2 picnic tables, benches, walking trails, portable toilet, next to Beaver Creek (under development 2002)
Tenderfoot Hills Park	Congress	19.07	2 softball fields, playground equipment, 4 ramadas with picnic tables, restrooms
Windmill Park	Cornville	4.59	Playground equipment, multipurpose playfield, horseshoe & volleyball pits, ramadas with picnic tables, pond, portable toilets, next to Oak Creek
	Parks Total:	1,157.0	
Courthouse Plaza	Prescott	4.5	Historic gazebo, picnic tables, cultural activities
Prescott Rodeo Grounds	Prescott	15.	Historic rodeo arena, lease/operated by Prescott Frontier Days, Inc. for "World's Oldest Rodeo"
Yavapai County Fairgrounds; Yavapai Downs	Prescott Valley	50. 150.	60,000 sq.ft. indoor arena for multi-purpose cultural activities and annual County Fair; Yavapai Fair Association's 2 outdoor arenas, grandstands, etc. for horse racing season; motocross track, food service, and camping
	Other Total:	219.5	
	TOTAL:	1,426.5	COUNTY PARKS AND RECREATION AREAS

COUNTY AND REGIONAL TRAIL NETWORKS

With the abundance of natural environmental beauty in Yavapai County, there has been much desire expressed by residents for trails, especially for hiking and equestrian purposes. The hard work of numerous volunteers, supported by governmental officials has resulted in both County-wide and regional planning efforts for future interconnected trail systems. Many trails have been adopted and developed by various agencies in the on-going implementation of the County goal.

Yavapai County Trails

In 1998, the Board of Supervisors adopted the Yavapai County Master Trails Plan for Non-Motorized Multi-Use. The primary goal specified in the Master Trails Plan is to develop a County-wide, non-motorized trail system, primarily using utility and railroad rights-of way, floodplains, historic trails, and other trail linkages that may be negotiated with private property owners and developers. Other goals include ensuring access to trails on public lands and providing alternative modes of transportation. As recommended in the Master Trails Plan, the Yavapai County Trails Committee was appointed by the Board of Supervisors to advise County officials on implementation of the Trails Plan.

Contributing to the Master Trails Plan's development and adoption including involvement in regional trail networks discussed later in this section, is the Yavapai Trails Association and other volunteer groups. With the support of these volunteers, the Yavapai County Board of Supervisors have adopted thirteen trails to date, and others are in the nomination process. There are currently over 56 miles of trails adopted by Yavapai County. The trail locations and amenities are summarized in the following chart.

YAVAPAI COUNTY NON-MOTORIZED HIKING/ EQUESTRIAN/BICYCLING TRAILS

TRAIL NAME	OWNERSHIP	LOCATION	MILES	FACILITIES
General George Crook National Recreation Trail/ Copper Canyon	Prescott National Forest	Dewey/Camp Verde Area	22	None
Beaverhead Flat Trail	Yavapai County	Cornville-Village of Oak Creek	5	None
Bones, USFS Trail #180	Coconino National Forest	Cottonwood/Clarkdale	2.5	Trailhead parking
Lime Kiln Trail, USFS Trail #82	Coconino National Forest	Cottonwood	1.9	Trailhead and horsetrailer parking; restrooms
Raptor Hill, USFS Trail #82	Coconino National Forest	Cottonwood/Clarkdale	1.9	Trailhead parking
Thumper, USFS Trail #131	Coconino National Forest	Cottonwood	1.4	Trailhead parking
Bill Ensign Trail, USFS Trail #182	Coconino National Forest	Cottonwood	1.3	Trailhead parking
Chasm Creek Trail Head F.R. 164	Prescott National Forest	Camp Verde Area	6.1	Trailhead and horse trailer parking; water for horses
Turley Trail #126 YC	Arizona Game & Fish Department	Prescott Area	2.5	Trailhead and horse trailer parking
High Desert Trail	Bureau of Land Management	Black Canyon City Area	1.3	Trailhead parking; water for human consumption
Butte Creek Trail	Prescott/Prescott National Forest	Prescott, west area and PNF	1.9	Parking at Strickland Park/trailhead
Gheral Brownlow Trail System at Pioneer Park	City of Prescott	Prescott, north area	1.7 to 6.1	8 interconnected trails; kiosks/maps; trailhead/horsetrailer parking
Jan Alfano Trail at Pioneer Park	City of Prescott	Prescott, north area	0.44	
Barrie Mayes Memorial Trail System at Acker Park	City of Prescott	Prescott, south area	2.5	Expansive vistas; trailhead/horse trailer parking
Aspen Creek Trail	City of Prescott, Public Easement, Private Property	Prescott, south west area	1.0	Unique southside recreational site
			Approx. Total Miles:	<u>57.84</u>

Regional Trail Networks

Efforts are also being made by several other volunteer groups such as the Trans-Verde Trails Coalition and Prescott Alternative Transportation, in addition to those by the Yavapai Trails Association, to create region-wide connecting trails and pathways. Volunteer supported trail networks, such as “Rails-to-Trails” are exemplified by the Tri-City Area Peavine Trail. The Peavine Trail follows the former Atchison, Topeka and Santa Fe Railroad bed with a completed 4 ½ mile stretch for hiking, bicycling and equestrian uses, within the City of Prescott. The trail, which runs through the Watson Lake and Granite Dells areas east of SR 89, was designated a National Recreation Trail by the Department of the Interior in recognition of conservation and public access efforts.

With a Department of Transportation grant for improvements to the next 7 miles, the trail will connect to the Town of Chino Valley’s rails-to-trails project. Extensions of the Peavine Trail on other former rail beds are planned to the Town of Prescott Valley. Portions of the completed Peavine Trail will run through areas of unincorporated Yavapai County as well as the three municipalities in the Region.

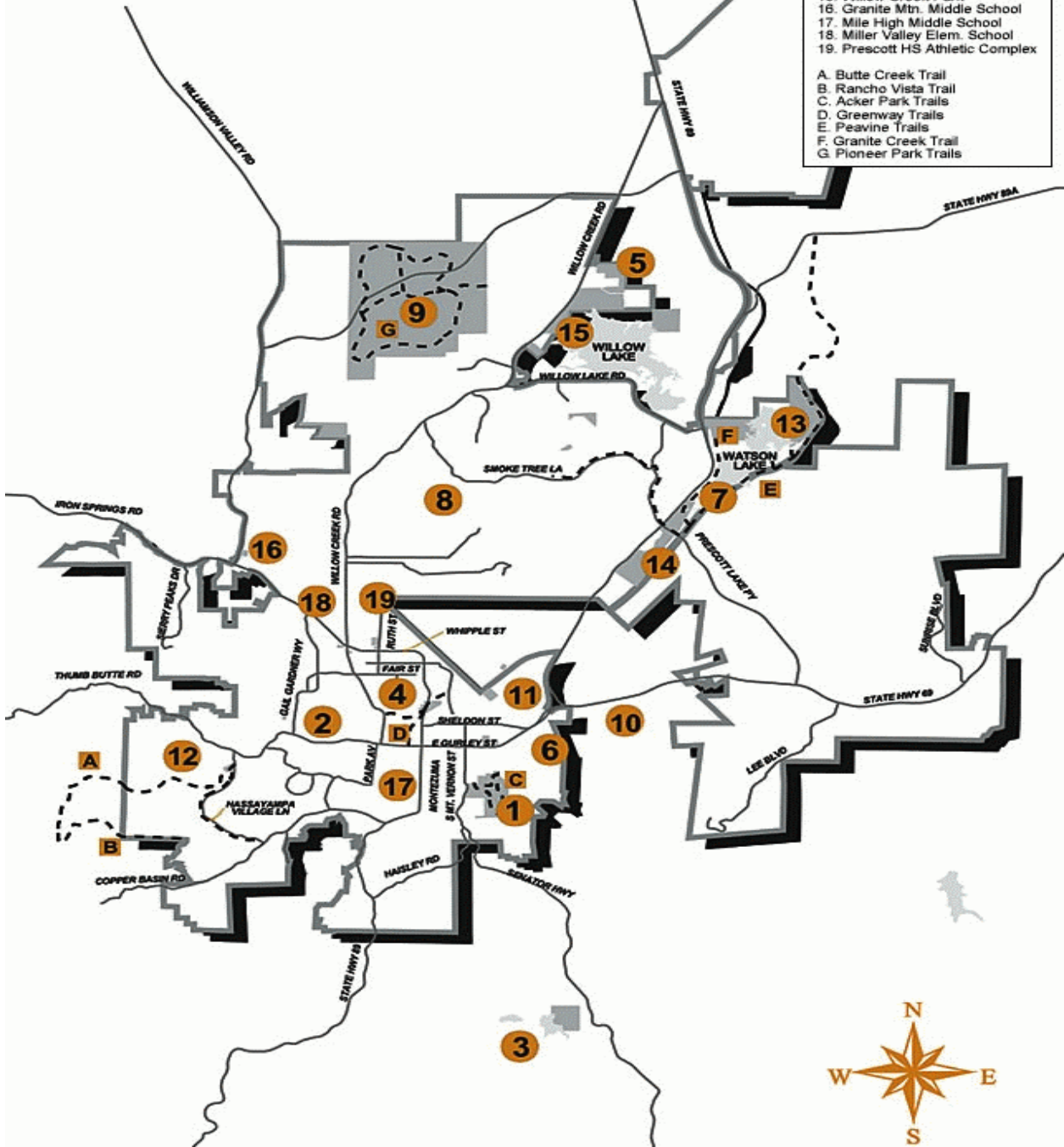
Additionally, alternative transportation policies have been adopted in the municipal areas, such as bicycle and multi-purpose lane installations on major streets or in separated pathways, for the purpose of interconnected routing within regions. A Verde Valley regional plan of parks and recreational opportunities is being developed by the Regional Parks and Recreation Coalition of Verde Valley communities, cities and towns. Some of the municipal/regional trail systems, e.g., Prescott’s Parks/Trails, Prescott Valley’s Pedestrian/Bicycle System and Sedona’s Trails/Urban Pathways, are shown on the following pages. Details are in each municipality’s General Plan.

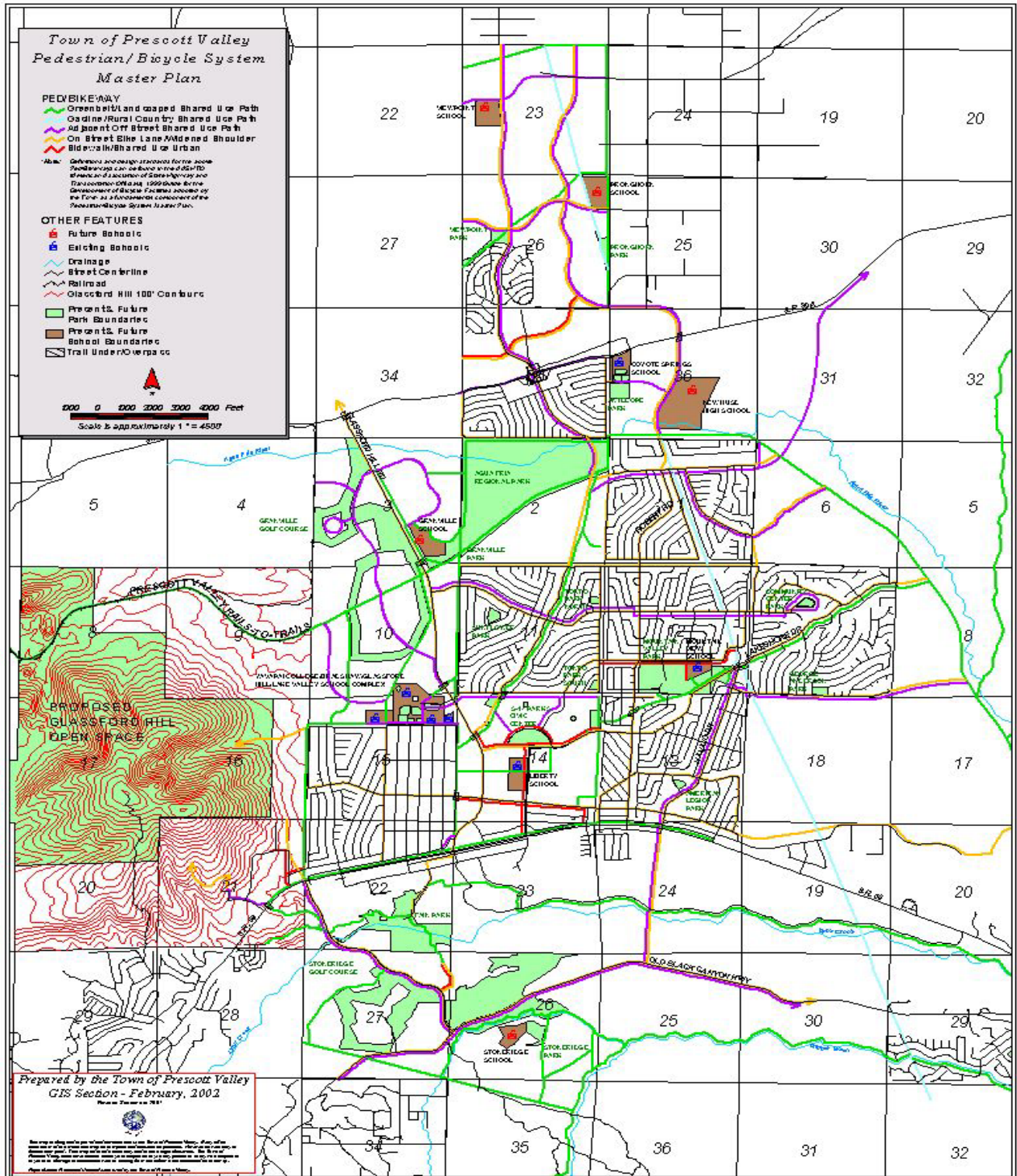
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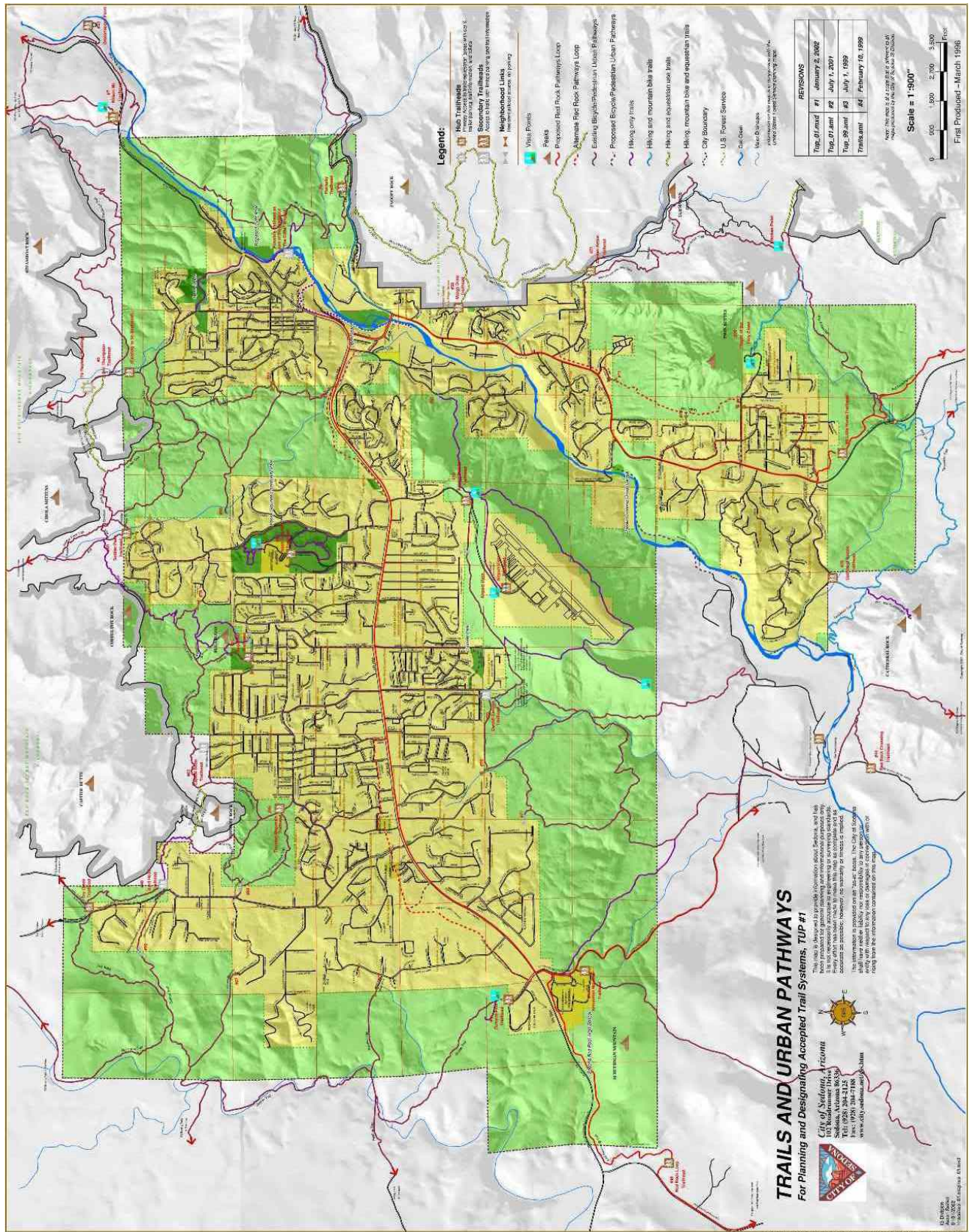
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Click on Number or Letter for more information

- 1. Acker Park
 - 2. Flinn Park
 - 3. Goldwater Lake
 - 4. Granite Creek Park
 - 5. Heritage Park
 - 6. Ken Lindley Complex
 - 7. Peavine Trail
 - 8. Peppertree Park
 - 9. Pioneer Park
 - 10. Prescott Activity Center
 - 11. Roughrider Park
 - 12. Stricklin Park
 - 13. Watson Lake
 - 14. Watson Woods
 - 15. Willow Creek Park
 - 16. Granite Mtn. Middle School
 - 17. Mile High Middle School
 - 18. Miller Valley Elem. School
 - 19. Prescott HS Athletic Complex
-
- A. Butte Creek Trail
 - B. Rancho Vista Trail
 - C. Acker Park Trails
 - D. Greenway Trails
 - E. Peavine Trails
 - F. Granite Creek Trail
 - G. Pioneer Park Trails



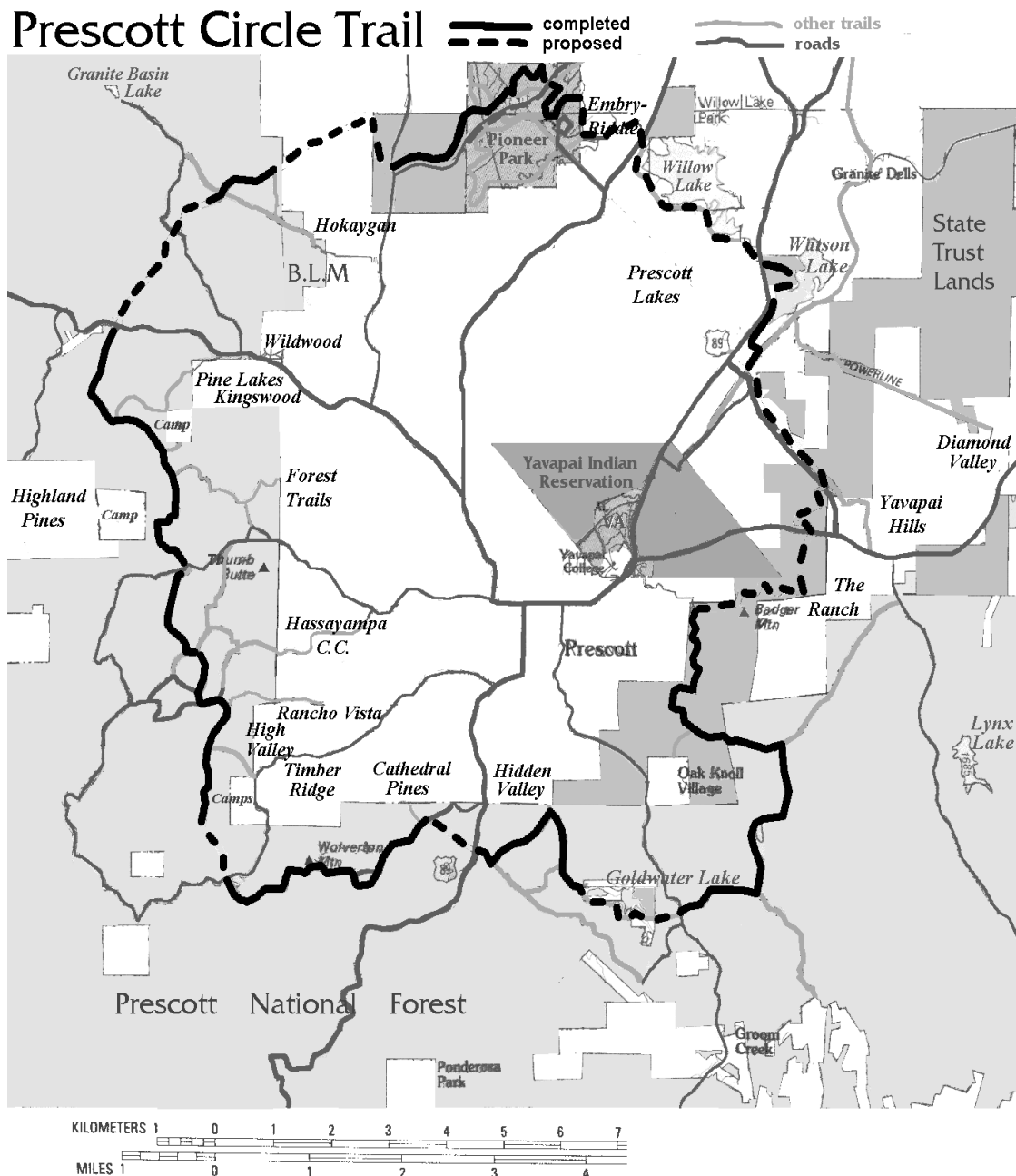




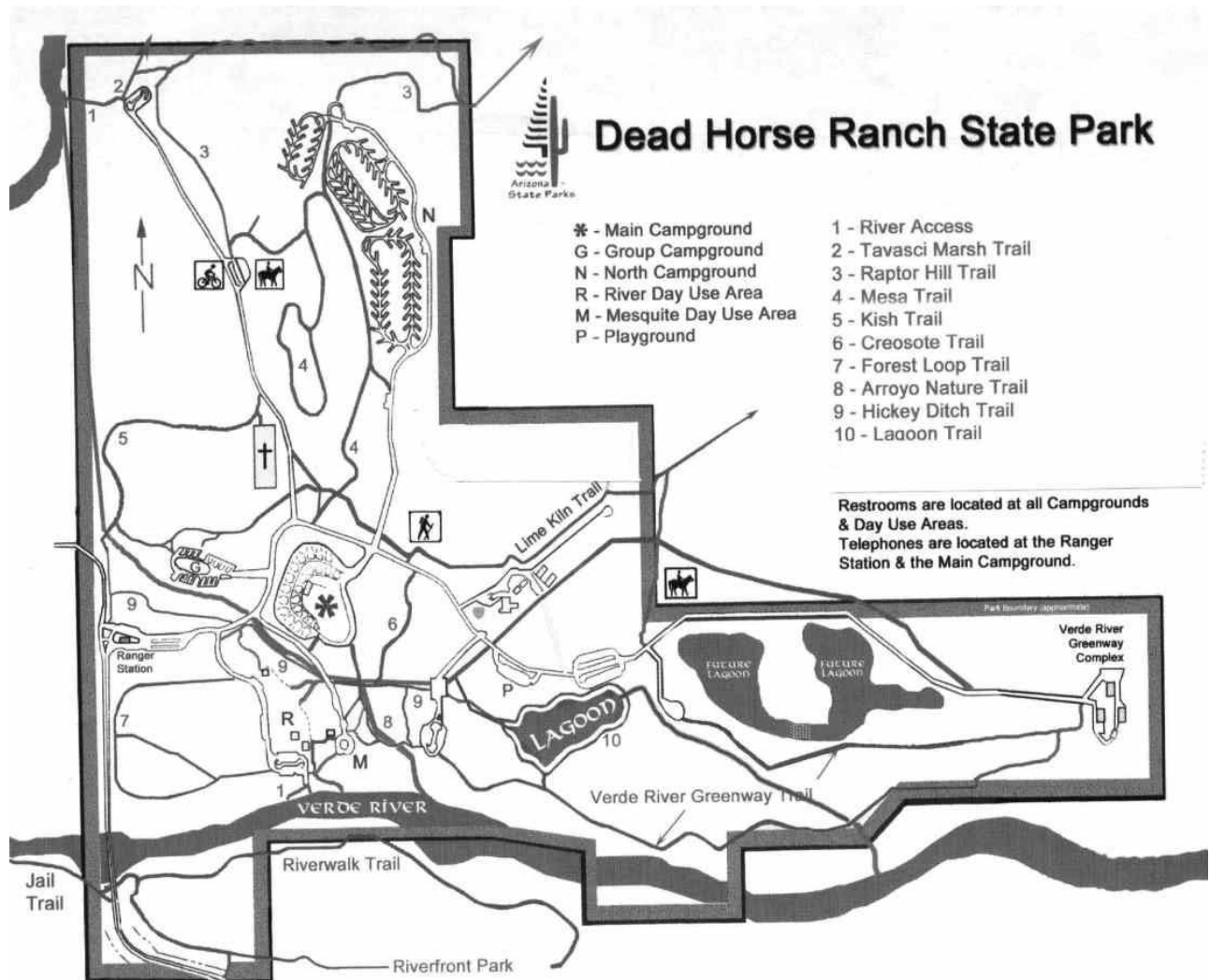
Regional Trail Partnerships

Other regional trails systems involve partnerships of Federal, State, County and municipalities. Two regional trail systems that exemplify these partnerships are the Prescott Circle Trail and the Dead Horse Trail System.

The Prescott Circle Trail, not yet completed, is a non-motorized public trail system around the Prescott basin. Segments are administered by the Prescott National Forest, Yavapai County, the City of Prescott and Embry Riddle Aeronautical University. The Prescott Circle Trail includes and connects to many trail networks throughout the Central Yavapai Region, such as the Peavine National Recreation Trail, other “Rails-to-Trails” projects and the Gheral Brownlow Trail System at Pioneer Park.



The Dead Horse Trail System, in the Verde Valley, is administered by the Arizona State Parks Department and Coconino National Forest. The trail system begins along the Verde River Greenway in Dead Horse State Park, a scenic, water-based park which offers access to the Verde River. The Park provides picnicking, full-service camping, canoeing, fishing, hiking and equestrian trails. The State Park trails connect to the Dead Horse Trail System in a 7.2 mile loop around Raptor Hill, Thumper and Lime Kiln Trails, recently adopted by Yavapai County, as well as to other trails in the Coconino National Forest, providing a regional trails network.



Dedicated public parks, trails, greenways and other conservation areas are primarily maintained by the Arizona State Parks Department, Yavapai County, cities and towns. Private individuals, organizations and home-owner associations also provide open spaces, trails and parks. Participation by private property owners in trail networks is an important part of several municipal greenway programs. Greenway projects aim at preserving and enhancing areas along creeks and river beds, while providing trail connections to parks, schools and other community facilities.

The Prescott Greenways project extends from the Downtown area to Yavapai College, following Miller and Granite Creeks. Two private property owners have already provided access for parts of the Prescott Greenways, with others being negotiated. Many other municipalities including Prescott Valley, Cottonwood, Sedona and Camp Verde are also considering Greenway projects along the Agua Fria and Verde Rivers for regional connections and preservation.

Other Regional/State-wide Trails

In addition to the rapidly expanding network of non-motorized trails throughout Yavapai County, there is a growing interest in Off-Highway Motorized Vehicle (OHV) trail riding. As noted previously, there are OHV designated trails in the County on State Lands maintained by the Arizona State Parks Department. Many of these trails also run through Bureau of Land Management and Forest Service properties due to the checker-board pattern of ownerships. An OHV trail network has been created in the "Great Western Trail", (not to be confused with "The Arizona Trail", a non-motorized trail network located in eastern Arizona, outside of Yavapai County). The Great Western Trail's alignment covers five western States, including Arizona, from Mexico to Canada. It is a corridor of a series of existing backroads, for motorized and non-motorized leisure touring.

Three segments of the Great Western Trail within Arizona have been dedicated, comprising some 700 miles of the approximate 850 total miles. This includes 80 miles through the Prescott National Forest in Yavapai County. The Great Western Trail enters the County at its south boundary, east of Black Canyon City and Interstate-17 in the Tonto National Forest. It then meanders northerly through the Prescott National Forest, crossing Interstate-17 at its junction with SR 169. The Trail then meanders northwesterly, around Mingus Mountain; then northerly through Perkinsville to the Kaibab National Forest at the Coconino County boundary. Segments of the Trail utilize existing Yavapai County and Forest Service primitive roads. A goal of the volunteer organization, the Arizona Great Western Trail Association, Inc., is to have all segments of the trail "adopted" by clubs, organizations and individuals for stewardship.

A publication of leisure tours for conventional motorized vehicles in the Central Yavapai Region was recently prepared by the Yavapai Heritage Foundation, Prescott. "Forest & Grasslands: A History of Living with the Land" describes four road trips designed for the average motor vehicle with some conditions requiring 4-wheel drive, utilizing existing State, County, municipal and Forest Service roads. The Forest and Grasslands Tours allow for appreciation of Yavapai County's history, as well as its grasslands and forests.

The "Bradshaw Mountains Tour" encompasses grassland views through Prescott Valley, historic sites at Dewey-Humboldt, and circles back through the Prescott National Forest with historic sites of the Poland-Walker Tunnel, the Charcoal Kiln, Senator Mine and Groom Creek Schoolhouse, among others. The "Walnut Grove Tour" covers ranch lands and sites from Skull Valley to Wagoner and up the scenic switchbacks of the Whitespars to Prescott and through the National Forest to Mount Francis and Copper Basin. The "Williamson Valley Tour" follows Williamson Valley Road from its junction with Iron Springs Road, to several working ranches, historic Simmons and Camp Wood in the National Forest. The "Limestone Canyon Tour" includes the scenic Granite Dells area, the Phippen Museum of Western Art, the historic Del Rio Springs site and the Limestone Kiln north of Paulden in the Prescott National Forest.

REGIONAL OPEN SPACE PRESERVATION AND ACQUISITION

The Arizona Preserve Initiative

The Arizona Preserve Initiative legislation and amendments were passed by the State legislature and approved by voters during the late 1990's. The Preserve Initiative provides a process for the conservation of State Trust Lands within cities and towns, or within one mile of cities under 10,000 population, or within 3 miles of cities over 10,000 population which are nominated and reclassified for conservation. Two State Trust areas in Yavapai County have been petitioned and reclassified as suitable for conservation. The 1,893 acres on Glassford Hill was considered eligible for conservation based on its role in early Arizona military history, its grassland habitat for Pronghorn and other wildlife, and its scenic vistas located between two fast growing urban areas. Petitions for Glassford Hill Preserve were jointly filed by the City of Prescott and the Town of Prescott Valley. The 1,560 acres of the Badger Mountain area is, located immediately southeast of the City of Prescott, abutting the Prescott National Forest. Petitions for Badger Mountain Preserve, based on eligibilities similar to those of Glassford Hill, were filed by the Open Space Alliance of Central Yavapai County.

The two designated conservation properties have been withdrawn from sale or lease for three to five years, allowing the petitioners to prepare plans and raise funds to purchase the properties for conservation purposes. If the two petitioned preserve properties are purchased, they will create permanent, significant open space buffers between rapidly urbanizing areas of Central Yavapai County. The petitioners must match and apply for funds from the State Trust Lands Acquisition Grant Program, administered by the State Parks Board. An annual appropriation of \$20 million is available through fiscal year 2011, for petitioners selected in statewide competition. Recipients of the Land Conservation Fund monies become stewards of the conservation land including maintenance, monitoring and management.

With similar intent for the preservation of Glassford Hill and Badger Mountain, the Verde Valley Open Space Draft Plan, March, 2001, has been prepared for maintaining open spaces between communities and providing for distinct edges around urban land uses. The Draft Plan recommends priorities for the acquisition of several properties within the National Forest Service and the Arizona State Trust Lands properties. A proposition in the November, 2002, Arizona State election was defeated which would have permitted exchanges between the State Lands Department and other public agencies, such as the National Forest Service. Future legislation of this type may further some implementation efforts of the Verde Valley Open Space Draft Plan through consolidation exchanges.

Other Preservation/Acquisition Methods

For the past several years, regional open space efforts in the Verde Valley have been on-going. Through the efforts of community leaders and planners studies and forums have been conducted. The July, 2001, "Open Space Issues and Challenges in the Verde Valley Report", evolved from the March, 2001, Draft Plan, suggests the need for a comprehensive open space plan for the Verde Valley on a regional basis. This was part of the foundation for a Verde Valley forum on open space in the Spring of 2002.

The Sedona Academy's "Implementing a Verde Valley Open Space Plan, 2002 Forum" discussed potential methods for acquiring regional Open Space with representatives of the Prescott and Coconino National Forests, Yavapai County and Verde Valley Area community leaders. Strategies

included partnering with State and federal agencies or non-profit organizations such as the Nature Conservancy, Heritage Fund and the Arizona Land Trust. The use of conservation easements which prohibit development of private properties through the purchase of development rights, is another implementation tactic.

Other methods include grass roots and governmental leadership, volunteer organization efforts, citizen participation and voter approvals of special taxes, among others. Intense grass roots efforts by volunteers and strong citizen participation is a method that has accomplished the creation of the Watson Woods Riparian Preserve and the acquisition of Watson and Willow Lakes in Prescott. These open space acquisition areas were the result of Prescott voters approving financing through bonds and sales taxes. Other open space parcels in the Granite Dells and Thumb Butte areas have also been procured similarly.

Government leadership for open space and recreation acquisition is exemplified by the Yavapai County Board of Supervisors' role enabling the use of almost 1000 acres for Pioneer Park from undeveloped property of the Bureau of Land Management. Commitment to recreational development for County residents has been on-going in keeping with BLM guidelines at Pioneer Park.

Another method of preserving properties for Open Space is through the use of the Yavapai County's Planned Area Development Overlay Zoning District (PAD). The PAD encourages developers to set aside and dedicate a minimum of 25% of the development property for Open Space. The PAD ordinance offers the incentive of allowing smaller home site areas than are traditionally permitted in the underlying zoning classification in return for the permanently dedicated Open Space areas. Many master planned communities have been approved throughout the County as PAD's, providing as much as 50% reserved open space and recreation areas.

OPEN SPACE RECOMMENDATIONS, POLICIES AND IMPLEMENTATION STRATEGIES

Appreciation of spaciousness and scenic values is reflected in all General Plan Elements. Preserving forests, grasslands, agricultural lands and watercourses with their native animal and plant resources is highly prioritized by Yavapai County residents.

Recommendations, policies and strategies for open space excellence apply to the entire County land area -- from remote wilderness to urban neighborhoods; and solicit participation among individual citizens, interest groups, land owners and government agencies.

Organization

Recommendations (R) establish fundamental understandings on directions an Element could take. Each Recommendation is cross-referenced to Element Goals and/or Objectives.

Policies (P) are statements which indicate positions the County may wish to take in order to move recommendations toward strategic implementation steps. Each Policy cites listed recommendations to which they may respond.

Implementation Strategies are actions that build on recommendations and policies -- with intended, tangible results such as adopted plans, procedures or code revisions. Each Implementation Strategy is related to specific policy statements.

Open Space Recommendations (OSR)

General directions for County open space maintenance call for mutual, creative public-private cooperation.

1. Coordinate master planning of Open Space at the County level, with guidelines for community open space planning. (OS1-a, b, c)
2. Identify techniques for acquisition or easements on open lands, including farmland, riparian areas and wildlife corridors. (OS1-b; 2-c, d; 3-b)
3. Plan, with improvement standards, prospects for regional trails/greenways systems. (OS1-a, b, c; 2-a, b)
4. Prevent environmental degradation through promulgation/enforcement of clean air and water standards. (OS3-c. See, also, TIS4, 5)
5. Discourage development in environmentally-sensitive locations such as floodplains, view sheds, wildlife habitats. (OS3-a; 1-a, b)
6. Influence public land management agencies to cooperate with County planning. (OS1-b)

Open Space Policies (OSP)

Yavapai County officials assume pro-active positions to encourage wise use of natural resources, recognizing that funding constraints require extensive contributions from the private sector and citizen volunteers.

1. Support local open space planning distinctions that respond to particular community needs (e.g., recreation, scenic protection) and/or conditions (e.g., riparian area or wildlife corridor sensitivity), encouraging incorporated municipalities and existing communities to establish their own priorities. (OSR1, 2, 4, 5, 6)
2. Invite proposals for open space preservation trade-offs from landowners, developers, land management agencies. (OSR2, 3, 5, 6; See, also, LUP2)
3. Evaluate development applications, in part, from the perspective of expecting positive environmental preservation contributions. (OSR3, 4, 5)

Open Space Implementation Strategies

The following matrix for the Open Space Element, will record each Open Space Strategy, its desired time period for accomplishment, and its designated responsible party for implementation. The "Time Periods" are divided into Short Term (2-5 years), Mid-Term (5-10 years) and Long Term (10-20 years). Some Strategies may need more than one Time Period. The "Responsible Associates" may be State or federal agencies, County Departments, municipal or Tribal governments, regional associations, non-profit organizations, volunteer groups, or combinations.

Potential action steps target both a comprehensive approach and incremental, site-by-site contributions to Yavapai County Open Space. Some suggested actions, which may be evaluated and applied as appropriate in the future, could include:

Implementation Strategy	Time Period	Responsible Associates
Adopt an Open Space Master Plan upon completion of local and County-wide planning efforts. (OSP1, 2; OSR1; See, also, LUIS3)	Mid-Term	Volunteer Organizations, Private Sector with County; for Commission and Supervisors approvals
Revise zoning/subdivision requirements for reservation of lands such as hillsides, ridgelines, floodplains, riparian areas and scenic open space corridors, by landowners. (OSP2, 3)	Short-Term	County Staff/Consultants with Private Sector, Volunteer Organizations; for Commission, Supervisors approvals
Create incentives for mitigation of possible environmental impact (e.g., preservation of air, water and scenic qualities) including site design flexibility, development density/intensity bonuses. (OSP2, 3)	Short-Term	County Staff/Consultants with Private Sector; for Commission, Supervisors approvals
Partner with landowners, public and private, to enhance outdoor enjoyment through joint-use facilities. (OSP1, 3)	Short to Mid-Term and On-Going	Private Sector, Public Land Management Agencies with County

VIII. EXISTING PLANS AND STUDIES, COMMUNITY PLANS, GENERAL PLAN ADOPTION AND AMENDMENTS

READOPTING EXISTING PLANS AND STUDIES
*Community Plans & General Development Plan
Amendments (as amended) Readopted*
Transportation Studies Readopted
Special Study Plans Readopted

FUTURE AND UPDATED COMMUNITY PLANS
THE GENERAL PLAN ADOPTION AMENDMENTS
Major Amendment
Minor Amendment

READOPTING EXISTING PLANS AND STUDIES

Over the past twenty-five years since Yavapai County's General Development Plan, many Community Plans, special planning and transportation studies, and an ordinance for General Plan amendments have been adopted. The adoption of the new 2003 Yavapai County General Plan readopts these planning documents as follows:

Community Plans and General Development Plan Amendments (as amended)

Readopted:

- Master Plan of Bagdad Townsite, 1975, Amended 1986, 1993
- Ash Fork Comprehensive Plan, 1981
- Chino Valley-Paulden Comprehensive Land Use Plan, 1985
- Seligman Comprehensive Plan, 1985
- Black Canyon City Community Plan Update, 1986; Amendment, 1991
- The Revised Cornville Comprehensive Land Use Plan, 1986
- Granite Dells Community Plan, 1991
- Red Rock Dry Creek Area Community Plan, 1992
- Beaver Creek Community Plan, 1992; Amendment, 1996
- Cordes Lakes Spring Valley, Highway 69 Corridor Community Plan, 1995
- Dewey Humboldt Community Plan, 1998
- Big Park Community Plan, 1998
- Amendments to the 1975 Yavapai County General Development Plan, 2001
- Community Plans in the 1975 Yavapai County General Development Plan, including Mayer and Yarnell.

Transportation Studies Readopted:

- Central Yavapai County Transportation Study Update, 1998
- Verde Valley Regional Transportation Study Update, 1999

Special Study Plans Readopted:

- Yavapai County Master Trails Plan for Non-Motorized Multi-Use, 1998
- Yavapai County Wireless Communications Plan, 1998, Revised 2000

FUTURE AND UPDATED COMMUNITY PLANS

Many existing Community Plans were prepared more than ten years ago. Community Plans of that vintage, for Communities which have experienced rapid growth and development over the past decade, are encouraged to be updated. The following is a structure for updating and preparing new Community Plans.

- Adhere to the Vision, Goals and Objectives of the Yavapai County General Plan.
- Follow the format of the Yavapai County General Plan by providing a Public Participation Program and by addressing Land Use, Water Resources, Transportation and Open Space Elements, specifically to the Community Area.

- Address existing conditions of each Element within the Community Area for a database:
 - Land Use: inventory of specific types of land uses; i.e., percentages of large, medium and small lots, mobile homes, multi-family dwellings; percentage of vacant privately-owned lots and parcels, including proposed and approved undeveloped plots; numbers and types of businesses (restaurants, stores, gas stations, office buildings, manufacturing or warehousing, etc.); number and types of Community facilities, (i.e., schools, water company/district, post office, library, fire station, etc.)
 - Land Ownerships: areas and locations of State and Federal lands or other major landholdings and jurisdictions
 - Community Character: descriptions of primary kinds of architecture, vegetation, hills, rivers, other significant features or structures, and the Community focal point (place recognition and people-gathering areas)
 - Population: historic and current changes in total population of Community Area with reference to age, household size, school enrollments, etc. ; population projections
 - Transportation: description of primary transportation routes within the Community, its significance to the Community and its connections to regional road systems; include the number of road intersections, driveways, signals, traffic counts and accident rates on primary routes; description of proposed or planned improvements
 - Water Resources: existing supplies, name of water district/company with number of accounts served and areas served; number of individual wells within Community Area with records from ADWR on well depths and range of gallons-per-minute capacities; proposed or planned water resources for projected growth
 - Open Space: areas and locations of any lands reserved for parks, trails, recreation, camping, preservation, including public and private properties; proposed or planned additions and relationship to regional open space systems
 - Other Elements may be addressed if warranted by individual Community.
- Public Participation on Community Issues: a listing of needs and concerns gathered from wide range of public comment gathering, i.e., public forums, flyers, newsletters, opinion sheets, media ads, public meetings with Yavapai County Planning Commission, etc.
- Recommendations, Policies, and Implementation Strategies specific to the Community Area to be based on the Adopted Vision, Goals and Objectives of the Yavapai County General Plan:
 - Address future development and redevelopment based on needs of the Community (from the database of existing land uses, and Public Participation issues).
 - Address access issues to alleviate traffic congestion areas, shared access, intersections, etc. (could be criteria for new business and new large subdivisions).
 - Address impacts on existing water supplies, possible additional resources and proposed conservation methods.
 - Address acquisition ideas for open space, recreation, preservation and buffer areas where needed, with regional coordination.
 - Address building and site development standards, i.e., building types/styles, heights, mass, materials; landscaping, grading and paving, signage for business and multi-family projects in keeping with Community character.
- Community Plan Amendment: procedure adopted in Yavapai County General Plan, but could also include additional criteria from the Community Plan's Recommendations, Policies and Implementation Strategies section.

THE GENERAL PLAN ADOPTION AND AMENDMENTS

The 2003 Yavapai County General Plan, contained herein, was adopted April 7, 2003. Its adoption replaces the "Yavapai County General Plan , Phase I", and the "1975 Yavapai County General Development Plan", except for its Community Plans which are noted above and are herein readopted. The 2003 Yavapai County General Plan may be amended in conformance with the following.

Amendments To Yavapai County General Plan

Amendments to the General Plan are classified as either *major amendments* or *minor amendments*. The following identifies the criteria that must be met for both types of amendments:

Major Amendment

A major amendment is any proposal that does not conform to the adopted county plan and meets the following criteria:

RESIDENTIAL

1. Any proposal on 100 or more acres that increases the maximum number of allowable residential units by more than 250 residential units.
2. Any change from a residential land use classification to a non-residential land use classification of 100 or more acres.

NON-RESIDENTIAL

1. Any change from a non-residential land use to a residential land use of 100 or more acres.
2. Any change from one category of non-residential land use to another category of non-residential land use on 100 or more acres.
 - Major amendments are considered on an annual basis by the Board of Supervisors and require a minimum two-thirds majority vote of the Board of Supervisors.
 - The Board of Supervisors hearing for major amendments will be scheduled for a date in the month of December. The Board of Supervisors shall be responsible for identifying the specific hearing date.
 - It is recommended that applications for major amendments be made no later than July 31st of the calendar year in which the major amendment is intended for public hearing.
 - Major amendments are subject to the requirements contained within the Yavapai County Public Participation requirements.

Minor Amendment

A minor amendment is any proposal that is greater than 40 acres in size, does not conform to the adopted county plan and does not meet the criteria for a major amendment. Any proposal that does not conform with an adopted community plan which is not defined as a major amendment, regardless of size, is also considered a minor amendment. Minor amendments are subject to the requirements contained within the Yavapai County public participation requirements. However, minor amendments may be scheduled for public hearing throughout the calendar year.

REFERENCES AND ADDENDA

The following are lists of primary references from which data was gathered in the preparation of the Yavapai County General Plan. These lists are not all inclusive as some additional sources may have inadvertently been overlooked.

REFERENCES

"Arizona Natural Resource Wonders, Unit 4: Hydrology and Watersheds", 2nd Edition, January 1999

Arizona Revised Statutes on County Planning and State Lands

"Central Yavapai Transportation Study Update", 1998, Lima and Associates

City of Prescott General Plan Draft, 2002; Parks and Trails Plan; and Prescott Airport Website

City of Sedona General Plan, 2002

Federal Land Policy and Management Act of 1976, Subchapters I-VI

"Guide for Development of Bicycle Facilities", 1999, American Association of State Highway and Transportation Officials

"Implementing a Verde Valley Open Space Plan", Background and Research Report and Planning Session Draft Report, Verde Valley Forum, 2002

"Preliminary Use Estimates for Kirkland Creek Watershed", 2002, Upper Bill Williams Watershed Partnership

Prescott Circle Trail, Yavapai Trails Association

"Reconnaissance Watershed and Hydrologic Analysis on the Upper Agua Friar Watershed", School of Renewable Natural Resources, University of Arizona in cooperation with the Upper Agua Fria Watershed Partnership and Arizona Department of Water Resources, 2002

"Red Rock Pathways Project", 1994, Design Group Architects, Sedona, and Richard van der Heijden

"Sedona By Trail", Proportion and Scale Mapmaking Division, West Sedona

"Third Management Plan, 2000-2010, Prescott Active Management Area", October 1999, Arizona Department of Water Resources

Town of Camp Verde General Plan Draft, 2002

Town of Clarkdale Community Development Department

Town of Cottonwood General Plan Draft, 2002; and Cottonwood Airport Website

Town of Prescott Valley General Plan, 2001

1990 and 2000 Census, United States Bureau of Census

United States Code, Title 23, Chapter 11, Federal Aid Highways, Section 134, Metropolitan Planning

“Verde Valley Transportation Study Update”, 1999, Lima and Associates, with BRW, Inc.

“Verde Valley Watershed Study”, April, 2000, Arizona department of water resources

Yavapai County General Plan of Development, 1975, and Previously Adopted Community Plans

Yavapai County Zoning Code, 2000 Edition

ADDENDA

In addition to the individual Community Plans and those in the 1975 General Development Plan, Transportation and Special Studies listed in the preceding chapter, the following addenda of supplementary materials from Public Participation Programs, of the Yavapai County General Plan, are available at Yavapai County Development Services Department:

- Resolution No. 1293, Adoption of Citizen Participation Plan, July 2, 2001
- Summarized Responses to Questionnaires on Vision and Goals from July, 2001, Public Participation, Yavapai County General Plan Community/Area Meetings
- Summaries of Ideas/Comments for Visions and Goals from July 2001 Public Participation, Yavapai County General Plan Community/Area Meetings
- Public Preferred Goals/Objectives Draft Tally from September 2001 Public Participation, Yavapai County General Plan Regional Meetings
- Consolidated Public Comments on Draft Planning Vision and Goals/Objectives from September 2001 Public Participation, General Plan Regional Meetings
- Joint meeting of Board of Supervisors and Planning Commission, May 29, 2002, on major Public Participation Workshops, with Major Method Selections for Implementation of Goals and Objectives
- “General Plan Info-Sheet”, May, 2002, Draft Data
- Public Participation Meetings, May, 2002, Summary Goals/Objectives Priority- Setting
- Public Participation Summary; Strategy Ideas, May, 2002
- Agency and Public General Plan Review Draft Comment Letters