

WILLIAMSON VALLEY COMMUNITY PLAN

Submitted to the

Yavapai County Department of Development Services

by

Williamson Valley Community Organization, Inc.

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Table of Contents

I. Executive Summary	iv
II. Introduction	1
A. Description of the Community Plan.....	1
B. Planning Background	2
C. Goals and Implementation Strategies.....	3
D. Planning Area.....	3
E. Land Ownership	3
F. Current Population and Future Projections.....	3
III. Community Character	6
A. Existing Conditions.....	6
1. Setting.....	6
2. History.....	7
3. Sense of Community	8
4. Community Focal Point.....	8
5. Neighborhoods and Lifestyle	9
6. Demographics, Employment, and Income.....	9
7. Area Services	10
B. Goals and Implementation Strategies.....	14
IV. Land Use	16
A. Existing Conditions.....	16
1. Land Ownership.....	16
2. Single-family Residential	18
3. Commercial.....	20
4. Population Projections for Potential Land Use	20
5. Future Land Use	21
B. Goals and Implementation Strategies.....	23
V. Transportation	25
A. Existing Conditions	25
1. Roadways	25
2. Speeding, Access, and Traffic Accidents.	29
3. Alternative Forms of Transportation.	30
4. Wildlife Corridors.....	31
5. Public Transit	32
B. Goals and Implementation Strategies.....	32
VI. Water Resources	38
A. Existing Conditions.....	38
1. Overview	38
2. Water Resources	38
3. Watersheds.....	42
4. Hydrogeology.....	43
5. Precipitation	43
6. Water Providers.....	43
7. Wastewater Systems.....	46
B. Challenges	47
1. Current and Future Demands.....	47
2. Conservation Measures.....	48
3. The Prescott AMA and the Big Chino Sub-basin	48
C. Goals and Implementation Strategies	50

Williamson Valley Community Plan

VII. Open Space and Recreation	53
A. Existing Conditions.....	53
B. Open Space	53
1. Public Open Space	53
2. Private Open Space.....	55
3. Dark Skies.....	57
4. Illegal Dumping	57
C. Recreation	57
1. Public Trails	58
2. Trailheads	58
3. Off-highway Vehicles	58
4. Hunting.....	59
D. Goals and Implementation Strategies.....	60
Acknowledgments	62
Glossary	64
Appendices	65
Appendix A - Zoning District Codes	65
Appendix B - Williamson Valley Road Traffic Counts (Figured)	66
Appendix C - Traffic Count Locations (Figured)	67
Appendix D - Letter: Glatting Jackson Kercher Anglin Lopez Rinehart Inc. (Kulash)	68
Appendix E - Public Involvement in Preparation of the Community Plan	74



1. Executive Summary

Introduction

One of the vital roles of local government is planning for future growth. The term planning is used here to describe how a community shapes and guides growth and development toward what is commonly referred to in the planning community as “quality growth.” Wise planning ensures that future development will take place in a manner compatible with the best interests of the community and the citizens residing there.

The everyday citizens who live, work, and engage in leisure pursuits in the planning area are the people most affected by the plan. The elected officials, appointed officials or volunteers on boards and committees are the people who maintain and implement the plan. When the people affected by the plan participate in creating the plan, you have a Community Based Plan, and that’s what we have sought to achieve.

Quality growth can yield a number of benefits for all concerned. In addition to an improved quality of life for residents, including more affordable housing, cleaner water and air, more walkable neighborhoods, open space for wildlife for all to enjoy, and conservation of limited resources, there are a number of quantifiable fiscal and cost benefits for businesses, developers, and local government. Developers experience reduced infrastructure and land costs and more predictability in the development approval process, and local governments benefit from reduced service delivery costs, increased tax revenues, and enhanced economic development potential.

Studies show that sprawling unplanned development costs government in terms of provision of public services and the on-going inherent inefficiencies miscommunication with communities striving to create a common vision. This plan seeks to relieve the burden on County staff by giving them a blueprint for interaction with the Williamson Valley Community on the best possible level.

Williamson Valley Community Organization, Inc. is grateful for Yavapai County’s encouragement and for the opportunity to draft a Community Plan for the Williamson Valley Community. The Plan was created using Arizona’s “Growing Smarter” legislation and the Yavapai County General Plan as guides, with input from three distinct public surveys and numerous community forums. Our goal is to educate present and future Williamson Valley residents, and to voice our goals and concerns to interested developers and elected officials as well. WVCO feels confident in presenting this plan for amendment into the Yavapai County General Plan and looks forward to working toward its timely adoption.

A summary of the elements of the Williamson Valley Community Plan follows.

Community Character

The Williamson Valley Community is set in scenic terrain with Granite Mountain providing a visual focus. The Community ranges from ponderosa pines in the south to pinyon-juniper grasslands in the north. A wide variety of wildlife including pronghorn antelope, coyote, javelina, mule deer, mountain lion, fox, bobcat, and numerous bird species populate the area. The Community’s residents love the rural atmosphere and natural beauty.

The area was named after Lt. Robert Stockton Williamson who served as a government surveyor in Arizona. Native Americans lived in the area to take advantage of the abundance of game animals. Settlers from the East arrived in the 1850s and began raising hay and ranching. Ranching characterized the life in the Williamson Valley area for many years.

The Williamson Valley Community is composed of many distinct neighborhoods containing ranches, farms, luxury homes, horse properties, manufactured homes, seasonal retreats, and pockets of small affordable

Williamson Valley Community Plan

housing. Williamson Valley Road is the centerpiece of the community and sets its distinctive rural character. Residents choose to live here for the rural flavor provided by the surrounding mountains, long views, privacy, wide-open spaces, and recreation areas.

The Community is served by various public agencies and private companies that provide fire protection, law enforcement, medical, school, solid waste disposal, and utility services. The majority of Community residences obtain their water from private wells, although some subdivisions and Planned Area Developments have formed water companies which own and operate centralized wells.

The Community Character goals are as follows:

- Promote a strong WVCO, Inc with the mission to communicate the Community's vision to Yavapai County and other public officials.
- Maintain, promote and preserve the rural residential character and equestrian heritage of the Williamson Valley Community.
- Recognize the residents' desire that the Williamson Valley Community's future development be guided by this Community Plan.
- Promote a strong identity for the Williamson Valley Community.

Land Use

The Williamson Valley Community Planning Area contains 65,375 acres, 79% of which is privately owned. The area is rural in character with primarily low-density single-family residential development, minimum two acres per dwelling (RCU-2A). Lots with less than two acres exist in the southern part of the Community, near the Prescott line. The northern portion of the Community contains working ranches and residential developments with parcels of 36 acres or more, many of which are sub-dividable.

Numerous unregulated developments exist within the Williamson Valley Community. 90% of all recently created home sites in Yavapai County were unregulated lot splits as opposed to approved subdivision/developments. Arizona law allows large landowner/developers to split property into 36-acre parcels without complying with land use regulations.

Within this Community are four PADs (Planned Area Developments), whose overall density is consistent with RCU-2A. However, individual lots may be less than two acres. PADs require 25% of the total site area to be dedicated as open space.

No designated, planned commercial districts exist within the Williamson Valley Community Planning Area. There is a country store/gas station facility at the intersection of Williamson Valley and Outer Loop Roads that is classified C1 (neighborhood sales). Three distinct public surveys (1995, 1998, 2005) have established that the Williamson Valley residents are opposed to commercial development because of its negative impact on the Community's distinctive rural atmosphere, pristine open space, and dark skies.

Current Williamson Valley residents expect continued residential zoning along Williamson Valley Road. If future retail sales/services are needed due to population increases, commercial activities should be limited to one or two locations within the Community.

Williamson Valley Community Plan

The Land Use goals are the following:

- To preserve the rural residential character and the equestrian heritage of this unique community.
- To protect and preserve the natural features, open space, and the magnificent vistas of the Williamson Valley Community.
- Support commercial development within the Williamson Valley Community when the majority of residents support a proposed zoning change or use permit

Transportation

Williamson Valley Road is the main arterial road and gateway to the Williamson Valley Community Planning Area. The road virtually splits the plan area down the middle. Presently, no Yavapai County-maintained roads connect Williamson Valley Road to Highway 89 north of the Outer Loop. The projected population midpoint of the Williamson Valley Community is around the intersection of Williamson Valley and Crossroads Ranch roads. Although there are no historic or scenic designations to this area, the local residents feel very strongly that the area should maintain its “rural” character, and possibly be formally designated a scenic area.

The area residents overwhelmingly agree that Williamson Valley road needs repair/improvement. They want better/safer ingress/egress to driveways, intersecting roads, and the ability to make safe turns on/off of Williamson Valley Road.

The common thread of many of the Williamson Valley neighborhoods is their dependence on Williamson Valley Road for access both outside their neighborhoods and the Community boundaries. Neighborhood connectivity by roads and trails (both equestrian and bicycle) needs to be included in any design. Additional and/or improved east–west arterial streets and connectors to and from the Williamson Valley Corridor are also needed.

Traffic counts and level of service (LOS) are to be used as a basis for widening Williamson Valley Road. The grades are from “A” to “F” (A best-F worst). Currently the LOS for Williamson Valley Road is level B-C and it has never fallen below that level.

Speeding and passing over double yellow lines (law enforcement issues) are typical flow concerns expressed about the existing conditions along Williamson Valley Road. Comments from the survey indicate that additional lanes along this roadway will only exacerbate the problem and increase safety hazards. There are about 106 access points (driveways and streets) intersecting Williamson Valley Road from Inscription Canyon Ranch to Pioneer Parkway. The number of access points and higher speed limits significantly increase the possibility for accidents along a heavily traveled five-lane road.

Bicyclists are commonly seen on Williamson Valley and Outer Loop roads. No designated bicycle lanes exist on Williamson Valley Road or any other roads within the Williamson Valley Community Planning Area. Additionally, there is little to no paved shoulder throughout the entire Williamson Valley Community for pedestrians, runners, or cyclists. Survey comments indicate that residents favor a bicycle route along Williamson Valley Road for both transportation and recreation.

Equestrian activity is a key part of the lifestyle of Williamson Valley. Equestrian trails that are linear to Williamson Valley Road permit easy access to state and national forest lands that surround the corridor. These trails attract visitors from other parts of the tri-city area and promote easy access to public lands. Any planning that addresses the equestrian activity in the Williamson Valley Community must take into consideration the design of safe and efficient enjoyment of equestrian activities to include safe crossings of

Williamson Valley Community Plan

the road. Any plan must also include the safe and efficient access to various trailheads both by local users and visitors to include safe access and storage of horse trailers and other paraphernalia related to the transport of horses and livestock.

The Williamson Valley Community is home to a large federal wilderness area, many state trust lands, and large ranches/residential lots that support significant populations of native animals. Transportation plans must account for any activity that has the potential to significantly alter the migration and/or feeding routes these animals must use to survive. Significant change in the area must be dealt with, as poor choices could have a very negative impact on animal movement.

Currently the Williamson Valley Community has no public transportation and none is forecast for the future.

The goals for the Transportation segment of the Community Plan are as follows:

- Maintain the scenic/rural “character/quality” of the Williamson Valley Community.
- Effectively manage traffic flow within the Williamson Valley Community.
- Maintain and improve public roadways for safety and noise reduction.
- Provide for alternative forms of transportation, whether for routine travel, recreation and/or tourism.
- Create Williamson Valley Road’s Identification as a Scenic1 Corridor in accordance with the YCGP.
- Promote the retention and maintenance of wildlife corridors where possible.

Water Resources

Groundwater pumped from wells is the primary source of water for agricultural and domestic use within the Williamson Valley Community Planning Area. Individual private domestic wells serve many households; some residents are served by the City of Prescott, and five privately-owned water companies serve subdivisions and planned area developments. The Talking Rock golf course is supposed to be irrigated with effluent (reclaimed) water, but this is supplemented with groundwater because insufficient effluent is available.

The Williamson Valley Community overlies parts of two major groundwater basins: the Big Chino and Little Chino Sub-basins. The easternmost part of the Community is within the Little Chino Sub-basin, which comprises the western and northern part of the Prescott Active Management Area (PrAMA). Most of the rest of the Community is within the Big Chino Sub-basin.

The Williamson Valley area occupies parts of both the Big Chino and the Little Chino watersheds, which together comprise the Verde River watershed. Thus, all of the Williamson Valley Community Planning area is part of the Verde River watershed; accordingly, all water in the drainages of the area flows toward the Verde River. The western boundary of the PrAMA delineates the divide between the two watersheds. There are no perennially flowing streams in the Williamson Valley area. However, there are many ephemeral or intermittent washes that drain eventually to the Verde River. Along most of the eastern edge of the planning area these seasonal streams are within the Little Chino Sub-basin and the PrAMA. However, the bulk of the Williamson Valley planning area, almost all of its northern part, drains into Williamson Valley Wash. This in turn empties into the Big Chino Wash and subsequently into the Verde River.

Williamson Valley Community Plan

The most significant riparian area within the Williamson Valley Community is Mint Wash. The long history of this riparian area is inferred from the 1000-year-old Indian petroglyphs along Mint Wash, where generations of Native Americans once lived. Decreased natural recharge in response to drought and increased groundwater pumping can lower the water table in Mint Wash and threaten the health of this key riparian area.

In both the Big Chino and Little Chino sub-basins, the principal aquifers are relatively thick accumulations of water-lain gravel, sand, silt, and clay with locally interlayered volcanic deposits. Ancient Proterozoic rocks (mostly granite over 1.6 billion years old) form the nearly impermeable walls and floors of the basins that contain thick deposits of the more permeable alluvium and volcanic rocks that are the source of the most productive wells. In some areas the bedrock—Proterozoic granite and metamorphic rock, and local Paleozoic limestone and sandstone (between approximately 350 and 550 million years old)—is at or very near the ground surface. In general, these areas of bedrock do not form highly productive aquifers. However, some domestic wells obtain sufficient water from fractures in the bedrock to support a household.

Averages of data from four of the community water systems, excluding one that provides no water to individual residences for landscape watering, indicate that the average residence—including some with horses—uses approximately 0.4 acre-feet per year.

Census data for year 2000 indicates that 3,776 people lived in 1,558 homes—approximately 2.4 residents per home in the Williamson Valley Census Designated Place. Applying the Williamson Valley Plan Area's extrapolated 2000 population of 6,696 and the ratio of 2.4 residents per home gives an estimated number of 2,790 Williamson Valley-area homes in 2000. If supplied at a rate of 0.4 acre-feet per home per year, these homes would have received an estimated 1,116 acre-feet of water in 2000.

Extrapolation of the ratio of 2.4 residents per home to the larger Williamson Valley Planning Area suggests that a projected 2025 population of between 17,850 and 45,857 citizens might occupy between 7,438 and 19,107 homes. Total water usage by those homes at an annual average rate of 0.4 acre-feet per home (approximately 150 gallons per citizen per day) would total between 2,975 and 7,643 acre-feet per year—or, in rounded numbers, between about 3,000 and 8,000 acre-feet per year.

Average consumptive use of groundwater for agricultural irrigation within the Williamson Valley Planning Area between 1990 and 2003 was 1,170 acre-feet per year. It is probable that new development in the Williamson Valley Planning Area will occur in at least some of the previously irrigated agricultural areas. Thus, to some degree, crops and pastureland may be replaced by homes, and, barring the possibility of increased agricultural water consumption owing to drought, the volume of agricultural irrigation is unlikely to increase. If the volume of irrigation were to remain constant through 2025, the aggregate water consumption for homes and agriculture, barring drought, could increase from an estimated 2,300 acre-feet per year in 2000 to between approximately 4,000 and 9,000 acre-feet per year in 2025.

An unknown but substantial number of current residents maintain horses, many of them in the subdivisions where residential water usage averages 0.4 acre-feet per residence per year. Thus, if maintenance of horses in new development is similar in proportion to that at present, the current rate of domestic water use should suffice. Further, the expected decrease in agricultural irrigation provides an additional cushion to support homeowners' horses.

Groundwater is already overcommitted in the Little Chino Sub-basin, and anticipated demands for groundwater from the Big Chino Sub-Basin to support continuing development there as well as in the Little Chino Sub-basin threaten to overcommit the Big Chino groundwater resources as well. One consequence of overdraft in both basins is expected to be severe depletion, if not eventual elimination, of discharge of groundwater from the springs that maintain the upper Verde River as perennial. Efforts to protect the Verde River, avoid groundwater mining in the Big Chino Sub-Basin, and reach safe yield in the PrAMA may

Williamson Valley Community Plan

eventually lead to new restrictions on the availability of groundwater for domestic use in the Williamson Valley Plan area.

Water resources goals for the Williamson Valley Community are as follows:

- Steward the water supply carefully.
- Maintain high water quality standards.
- Secure and protect natural water resources.
- Provide input to Yavapai County, ADWR, and USGS in refining and improving the water budget.
- Work with PrAMA water users to apportion a share of AMA overdraft to all parties responsible for the overdraft.

Open Space and Recreation

The Williamson Valley Community is distinguished by its many acres of open space. The vast majority of this open space is Arizona State Trust land or private property and should be considered as merely temporary or unprotected open space. The residents must work to design a master plan that will proactively preserve open space within the Williamson Valley Community. The plan should focus on preservation of riparian areas, ridges, trails, and recreational areas.

Outdoor recreational activities within the Williamson Valley Community remain the greatest draw for residents and tourists alike. Opportunities for horseback riding, hiking, camping, mountain biking, and wildlife and bird-watching abound. Many of these recreational opportunities are located within the adjacent Prescott National Forest. Trailheads provide vehicular access and parking near many of these recreational areas.

Open Space and Recreation goals for the Williamson Valley Community are as follows:

- Develop an open space master plan.
- Preserve the open space character of the Williamson Valley Community.
- Develop and implement plans to create public parks and additional easements within the Williamson Valley Community that provide access to the Prescott National Forest.
- Encourage responsible use of Off-highway Vehicles.
- Cultivate a working relationship with the National Forest Service and the State Land Trust Department to protect and preserve the most scenic areas within the Williamson Valley Community.

II. Introduction

The residents of the Williamson Valley area worked together to create this Community Plan as a guide for Yavapai County leaders to future development within the Community. The County has encouraged citizen-written community plans with County staff oversight and capabilities such as map creation. Results of a 2005 public survey, while addressing future community concerns, clearly indicate that residents want to preserve their rural residential lifestyle. These results reaffirm the 1995 Northern Arizona University survey detailing the Community's needs, desires, and vision for the future. Williamson Valley Community Organization, Inc. (WVCO) feels confident in presenting this plan for amendment into the Yavapai County General Plan.

WVCO is grateful for the County's encouragement and for the opportunity to draft a Community Plan for the Williamson Valley Community. The Plan was created, using the "Growing Smarter" legislation and the Yavapai County General Plan as guides, with input from three distinct public surveys and numerous community forums. Our goal is to educate present and future Williamson Valley residents, and to voice our goals and concerns to developers and elected officials as well.

The Williamson Valley Community continues to attract new residents with its spectacular views and rural atmosphere. This area's crowning achievement, despite the rapid disappearance of its historic ranchlands, has been to maintain its rural character, dark skies, and equestrian heritage.

Wildlife remains varied and in abundance. Pronghorn antelope roam protected prairie grasslands due to cooperation between private landowners, the County, and the State Land Department. Careful hikers regularly observe javelina, black-tailed jackrabbits, and the much smaller desert cottontail. An even greater thrill is to see peregrine falcon, bobcat, mountain lion, coyote, or mule deer in their natural habitat.

Planned developments preserve unique ridge tops and as much natural vegetation as possible. These new developments also serve Williamson Valley residents with central water and sewage systems so as not to compromise aquifers. Working ranches remain in the Community. In addition, property owners respect their neighbors by reducing light pollution as required under the County outdoor lighting ordinance.

People who move here are willing to travel to Chino Valley and Prescott to shop in order to minimize the need for additional commercial development within the Williamson Valley Community.¹

¹ 2005 Resident's Opinion Survey Results: Land Use #19 (Appendix E).

A system of trails and horse crossings connect the entire Williamson Valley Community benefiting horseback riders, mountain bikers, hikers, bird enthusiasts, and visitors. In addition to these outdoor amenities, bike routes between WV and other areas in Yavapai County (such as Jerome) attract tourists and serious triathletes.

Most importantly, residents, developers, and County officials remain united in their belief in and responsibility for stewardship of the land within the Williamson Valley Community. The wildlife, natural resources, and beauty of this land are not something we inherited from our ancestors, but rather something borrowed from our children.

A. Description of the Community Plan

In unique unincorporated areas within the county such as the Williamson Valley Community, County officials encourage area residents to draft an amendment to the Yavapai County General Plan. The purpose of this amendment or Community Plan is to guide the Yavapai County Planning and Zoning Commission and the

Williamson Valley Community Plan

Board of Supervisors regarding future development specific to the planning area. Residents followed the format set forth in the Yavapai County General Plan asking for public input regarding five elements: community character, land use, transportation, water resources, and open space/recreation. Additionally, the Community Plan is to describe existing community conditions and concerns as well as the residents' recommendations and vision for the future.

After County officials and government agencies approve the Community Plan, it is then amended into the Yavapai County General Plan and provides more specific development guidelines for that individual community. Once the County adopts the Williamson Valley Community Plan, any future land use proposals are subject to review by the primary community organization, in this case, WVCO. This community organization is required to hold public meetings to provide residents' recommendations and concerns to the County. Ultimately, development proposals that conflict with the Community plan require an amendment to the Williamson Valley Community Plan before the project can be approved.

¹ Amendments to the Community Plan must be made in accordance with the Yavapai General Plan [Amendments], April 2003, pp. 77-78.

B. Planning Background

This is the first Williamson Valley Community Plan presented to the County for amendment into the Yavapai County General Plan. The County first prepared a document, "Williamson Valley Study" (Preliminary Background Draft) in 1994 for the P&Z and the BOS. The County also conducted a resident survey in 1995 (tabulated by NAU students). The Office of Rural Resource Management and Planning, Department of Geography and Public Planning, and the School of Forestry of Northern Arizona University drafted an analysis of the survey and prepared a report for the P&Z and the BOS.

There have also been efforts by Williamson Valley residents themselves to create a community plan. The first community association to represent the Williamson Valley Community, the Williamson Valley Concerned Citizens (WVCC), Inc. was organized in 1998 to monitor land use and community issues. They prepared a community survey in 1999. This organization was dissolved in 2007. A second member-based community organization, the Williamson Valley Community Plan (WVCP), Inc. (the former Williamson Valley Community Plan Steering Committee) formed to represent Williamson Valley residents in matters pertaining to the Community and to develop and pursue adoption of this Community plan. Another goal of this association was to maintain a positive working relationship with officials from Yavapai County and surrounding municipalities. After merging with the Friends of Williamson Valley organization, the WVCO name was adopted.

Volunteer residents of the Williamson Valley Community Planning Steering Committee first met in January, 2005, with the goal of drafting a resident-driven community plan. In preparing this plan, the WVCP, Inc. relied on all past and present reports. The WVCP, Inc. also analyzed the three distinct public surveys: the first conducted by Northern Arizona University in 1995 and two resident-driven surveys conducted in 1998 and 2005. Public participation in the surveys was exceptional, with over a 31% return each time. Additionally, dozens of Williamson Valley residents volunteered countless hours to tabulate the recent survey results, research history and background information, interview officials in surrounding municipalities, and write the public survey and Community Plan. The Williamson Valley Community Planning Committee also held three public meetings, each time seeking residents' input and recommendations before presenting this Community Plan to the County for approval. A draft of the Williamson Valley Community Plan was presented to the community at the third public meeting.¹

¹Public participation meetings were held at Embry-Riddle Aeronautical University on February 11, 2005, June 2, 2005, and October 21, 2005.

C. Goals and Implementation Strategies

The Williamson Valley Community Plan, along with the Yavapai County General Plan, forms a guide for County officials and the Williamson Valley community that balances private property rights with residents' needs, concerns, and preferred manner of future development. Each section of the plan contains a set of goals based upon survey results, resident input from public meetings, and committee research. The *implementation strategies* are suggestions to achieve these *community goals*. The policies and strategies within this plan have no regulatory powers or any effect on existing land uses.

D. Planning Area

The Williamson Valley Community Planning Area encompasses 65,375 acres or 102 square miles. The planning area begins approximately at the Prescott city limits and extends north to the Crossroads Ranch development. However, as in prior planning exercises (1994 & 1995) there are three developments, while actually located within the City of Prescott, that are included within the planning area, because the sole access to these developments is via Williamson Valley Road.¹ This Plan will not affect City of Prescott planning or zoning for these developments.

¹ Note: These developments include: South View, Longview, and Fairfield Estates. The County used this same rationale in preparing a draft of the 1994 Williamson Valley Community plan. Source: Williamson Valley Study (Preliminary Background Draft), July, 1994.

E. Land Ownership

The Williamson Valley Community Planning Area is composed of the following proportion of land ownership. Note, however, that this Community Plan refers solely to the private lands within the planning area.

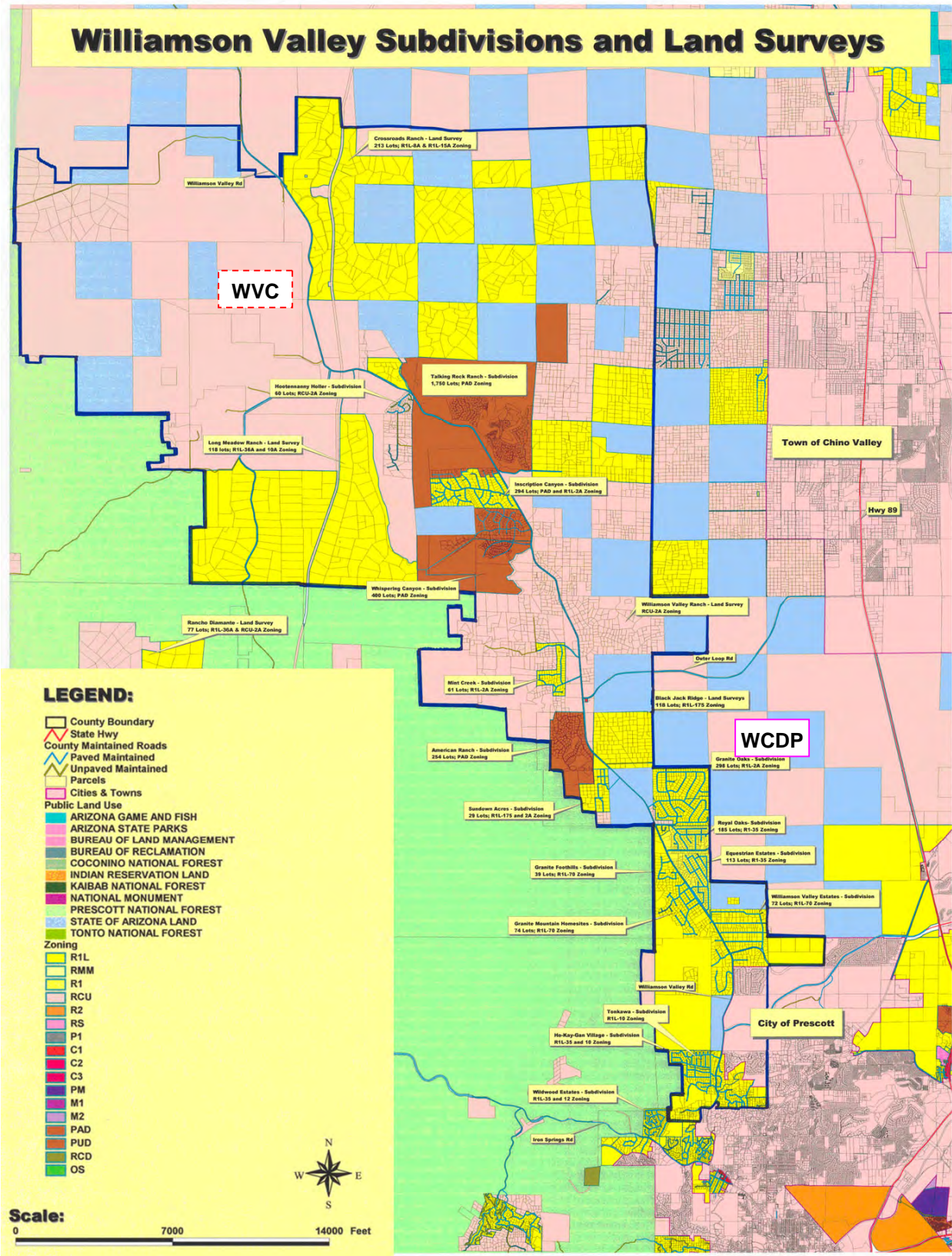
Table II-1 Williamson Valley Community Ownership or Management of Land		
Ownership or Management	Acres¹	Percent
Federal (BLM) land	4.4	0.01
State Trust land	13280.0	20.31
County (ROW)	693.0	1.06
Private land	51397.6	78.62
Total	65375.0	100.00
¹ Source: YC Dev. Services		

F. Current Population and Future Projections

Table II-2 reflects current and future population projections for the Williamson Valley Community using different rates of growth. These projections were based on the Williamson CDP (Census Designated Place, 2000) and extrapolating data to conform to the Williamson Valley Community Planning Area.¹

¹Source: The Williamson Census Designated Place (WCDP) [<http://www.city-data.com/city/Williamson-Arizona.html>]. Seventy-five percent of the WCDP area is covered by the Williamson Valley Community Planning Area. Estimating that the density of the two areas is comparable, 3776 people (1558 households) within 57.6 square miles were used to derive the density of 65.5 people per square mile. Using 65.5 within the area of the WCDP (102.15 square miles) yields a year 2000 population estimate of 6696 in the Williamson Valley Community Planning Area.

Map II-1: The Williamson Valley Community Planning Area



Williamson Valley Community Plan

**Table II-2. Projected Population Growth Calculations for the
Williamson Valley Community Planning Area**

Year	4% Growth Rate	5% Growth Rate	6% Growth Rate	7% Growth Rate	8% Growth Rate
2000	6696	6696	6696	6696	6696
2005	8147	8546	8961	9391	9839
2010	9912	10907	11992	13172	14456
2015	12059	13920	16047	18474	21241
2020	14672	17766	21475	25911	31210
2025	17850	22675	28738	36342	45857

III. Community Character

A. Existing Conditions

1. Setting

Williamson Valley Road begins within the City of Prescott at Iron Springs Road in the northwest corner of the city. Designated Yavapai County Route 5, Williamson Valley Road extends north and west from its point of origin approximately 66 miles to the community of Seligman on Interstate 40 in northern Yavapai County. For the first 22 miles the road is a paved, two-lane thoroughfare. For the remaining 44 miles to the outskirts of Seligman, it is unpaved.

The Williamson Valley Community, for the purposes of this Plan (the exact boundaries are indicated on the map in Section I), includes the areas on both sides of Williamson Valley Road from approximately the Prescott city limits to the northern boundary of the Crossroads Ranch development. The entire Community abuts the paved portion of the road.

The majority of terrain in the Williamson Valley Community consists of rolling hills, ridges, mesas, level grasslands, and washes with various mountain peaks providing visual focal points. Granite Mountain (elev. 7626') lies within the Prescott National Forest and rises over 2200' from the valley floor, dominating the view from most of the Corridor area. Table Mountain (at the northeast intersection of Outer Loop and Williamson Valley Roads) rises to an elevation of 5571'. On the horizon further to the northeast of Williamson Valley Road are Simmons Peak (5757') and Saddle Butte (5690'). To the far northwest along the Williamson Valley Road horizon is Picacho Butte, a 7168' volcanic cone. On the western sunset horizon lie the Santa Maria and Juniper Mountains, and the Juniper Mesa within the Prescott National Forest. Red Mountain (6831') and Denny Mountain (6595') are the taller peaks.

The plant community includes ponderosa pines that cover Granite Mountain's peak and flourish in the southern extremes of the Community on the higher elevations closer to the City of Prescott. In the northern part of the Community, pinyon pines, oaks, and junipers predominate. Gambel oak trees, scrub oak, manzanita, and short-grass prairie grasslands abound throughout most areas. An assortment of spring and summer wildflowers offers color and variety within the Community. Two growing seasons occur: a longer spring season and a short 1-2 week late summer season.

Area wildlife includes peregrine falcons, pronghorn antelope, coyote, red-tailed hawks, javelina, mule deer, turkey vultures, black bear, Gambel's quail, elk, bobcat, fox, and mountain lions. One of the County's largest herds of antelope ranges within the Deep Well Ranch, State Trust lands on the east side of Williamson Valley Road. Although no systematic biological survey has been conducted within the Community, U.S. Fish and Wildlife has identified one Federally Endangered Species as found in the Community; i.e., the Gila Chub (*Gila intermedia*)—a small dark-colored minnow adapted to low-flowing streams subject to seasonal droughts. Critical Habitat identifies geographic areas that contain features essential for the conservation of a threatened or endangered species and that may require special management considerations or protection. A section of Williamson Valley Wash has been declared Critical Habitat¹ for this species. It is defined as *Williamson Valley Wash: 7.2 km [4.4 mi] of creek extending from the gauging station in T17N, R3W, sec 7 SE¼ upstream to the crossing of the Williamson Valley Road in T17, R4W, sec. 36 NE¼. Land ownership: private.*¹ The threats to this species in this habitat segment are listed as *Nonnative species, residential development, water use.*¹ The status classification is listed as *endangered.*¹

¹ Source: Federal Register, Vol. 70, No. 211, Wednesday, November 2, 2005, Rules and Regulations.

2. History

There has been human habitation in the area of the Williamson Valley Community and Williamson Valley proper since at least 900 A.D. The first settlers were the Native Americans who migrated into the area to hunt deer, pronghorn, and smaller game. The Community also served as a passageway for these early settlers to and from the pine forests of the south. Archaeological studies have shown these early Native American tribes used the area for seasonal encampments, storage, and in some cases, permanent habitation. Petroglyphs along washes are at least 1000 years old. The discovery of gold in the 1850s brought a new migration of Euro-American miners and settlers into the area. The Yavapai and Hualapai tribes, already established in the area, considered this as an invasion of their territory and hunting grounds. In the 1860s this led to hostilities resulting in deaths on both sides. When the Civil War began, the Federal government established Arizona as a territory. Troops were stationed in the area to protect the gold mines and the growing number of settlers from both the Confederates and the hostile Indian tribes. In turn, the presence of the army and the growing civilian population created a demand for beef and hay. These events laid the foundation for agribusiness in the area. The lush grass in the Williamson Valley provided a natural basis for raising both hay and cattle. In 1864, a cattleman named Stevens brought livestock into Williamson Valley and began the long and prosperous connection between the valley and the new markets in Prescott and beyond.

Williamson Valley was named after Lt. Robert Stockton Williamson who served as a government surveyor in Arizona in 1854 with Lt. Joseph Ives. Since the valley was a natural passage to the Prescott area, Thomas Simmons, a civilian, established a stage station in the 1860s. Simmons, originally from Arkansas, provided meals, an exchange of horses, and also manned a post office. As postmaster in 1871, Simmons designated the station "Wilson," after the late Commissioner of the General Land Office. In 1873, the name was changed to "Williamson Valley." But in 1881 the name changed once again, this time to "Simmons", until the station closed in the 1930s. What is now Williamson Valley Road was known for many years as Simmons Highway. In fact, county publications continue to designate the name Simmons Highway on official maps.

Further south of the valley, the Community developed a similar economic structure based on ranching. In addition to the cattle industry, the Community diversified into small farms that provided fresh vegetables and fruit for residents in Prescott.

The following images provide an overview of life in the Williamson Valley Community in past years:

- Horses were the preferred mode of transportation around ranches and on back roads. Residents also used automobiles, primarily the Model T and Model A Fords, for traveling between ranches and for trips into town. Overland transportation was by stagecoach. A stage stop was located on the west side of Williamson Valley Road across from the Crossroads Ranch. In general, roads were poor and traveling was difficult and slow.
- Almost all Community residents had gardens and canned what they grew in order to survive the winter. Beef, pork, and chicken from domestic animals supplemented fruits and vegetables from the garden, as did meat from wild game. Meat was smoked, salted, hung in cellars, and sometimes canned.
- For Community residents the primary sources of income were from the sale of cattle, hay, and horses—both ranch horses and bucking horses for rodeos. Meat cutting, carpentry, blacksmithing and the sale of dairy products often supplemented income.
- Social life revolved around neighbors helping neighbors with cattle roundups and putting up hay. The distance between ranches, frequently three or more miles, deterred frequent visits. Dancing was popular, and traveling bands visited Skull Valley, Kirkland, Williamson Valley, and Chino

Williamson Valley Community Plan

Valley. Rodeos were the biggest social events with Prescott's rodeo as the crown jewel. Residents held smaller, informal rodeos on individual ranches for fun and to practice for the major events. A visit to the town of Prescott was a major event in itself.

- Next to rodeo, the most popular recreation for men and boys was hunting. In fact, a rite of passage for boys was the exchange of the BB gun for a .22 rifle. Deer, antelope, and rabbits were commonly hunted for their meat. Cougars were plentiful and unpopular with the ranchers, because they killed cattle and deer. As a result, men hunted them for their bounty.
- By today's standards, the crime rate was low. Cattle rustling was considered one of the most serious offenses.¹

¹ Source: Sharlot Hall Museum oral history archives.

Williamson Valley¹ and the Williamson Valley Community have had a long and positive impact on the growth and prosperity of Prescott and Yavapai County. The history of the County and of the City of Prescott would have been very different if the ranching and farming industry of Williamson Valley and the Community had not developed.

¹ As an historical footnote, for many years the entire plan area has been referred to as Williamson Valley by the residents, area residents, County Board of Supervisors, County Planning Commission, and County Staff alike. Technically, though, only the northern portion of the plan area is "Williamson Valley." The southern portion was long ago called Mint Valley.

3. Sense of Community

Today's residents love the rural atmosphere and natural beauty of the area. The majestic mountains that form the backdrop for the valley still inspire and provide the opportunity to commune with nature. State Trust and National Forest lands, including the Granite Mountain Wilderness Area, offer hiking trails that provide a chance to observe plant and animal life as well as to study and enjoy the geological formations in the area. The many riding trails and residents' opportunity to buy larger parcels of land have made horses an essential part of the Community. Whether getting from here to there by horse, bicycle, or on foot, the love of nature is a bond for all residents. Gardens and a variety of domestic animals are not uncommon. Here, waking up in the morning to the sound of a rooster crowing replaces waking up to the sound of commuting traffic.

The open beauty of the Community area inspires and unites most of the residents to protect this beauty. An obligation exists to preserve the Williamson Valley area with a thoughtful community plan.

4. Community Focal Point

The Williamson Valley Planning Area encompasses a variety of neighborhoods. Williamson Valley Road is the centerpiece of the community, for it sets its distinctive rural character. Several places within the Community can accommodate community meetings. Central Yavapai Fire District Station #57 is the location of WVCO monthly meetings and occasionally serves as a location for other civic meetings. Granite Oaks residents sometimes use Reserve Fire Station #50 for meetings. The Westside Christian Church, Abia Judd Elementary School, and the Williamson Valley fire department station firehouse at the Crossroads Ranch intersection are also used for community meetings and serve as polling places during elections.

5. Neighborhoods and Lifestyle

The Williamson Valley Community has many distinct subcommunities containing ranches, farms, luxury homes, horse properties, manufactured homes, seasonal retreats, and pockets of small affordable housing. Most of these areas are clustered together but each has a unique feel. Some areas are quite isolated, while others are located within planned subdivisions.

Examples of specific neighborhoods within the Community include areas comprised of modest, older homes, including manufactured dwellings. Other subdivisions consist of homes on lots smaller than two acres. Some neighborhoods are modern Planned Area Developments containing an average of two acres per dwelling and at least 25% of the total site dedicated as open space. Still other areas located on some of the more recently subdivided ranches, consist of individual residences on parcels of up to 36 acres or more. One element common to most, if not all, of the Community's neighborhoods is the noticeably large number of horse corrals and horses at residences.

The overriding character of these neighborhoods is the demographic diversity found throughout the Community. For example, there are areas populated primarily by retirees; yet other neighborhoods, located closer to the City of Prescott, are populated primarily by people who work in the surrounding communities. This diversity is also characterized by the fact that these neighborhoods overlap and create a rich mixture of people living in the Community. Residents choose to live here for the rural flavor provided by the surrounding mountains and long views. Privacy, wide-open spaces, recreation areas, and dark night skies untainted by commercial lighting also draw many people to the area. Other attractions include wildlife, first class single track mountain biking, quiet road biking, hiking and equestrian trails.

Despite this rural atmosphere, another attraction is the Community's proximity to shopping, health care, employment, schools, and entertainment in Prescott, Prescott Valley, and Chino Valley.¹ Post offices and public libraries are also located in these nearby municipalities.²

¹ 2005 Resident's Opinion Survey Results: Land Use #19 (Appendix E).

² The County sometimes refers to these unincorporated areas as "Municipal Influence Areas" as they depend upon nearby municipalities for amenities. Source: Yavapai County General Plan, adopted April, 2003, Land Use Element, p. 20.

6. Demographics, Employment, and Income

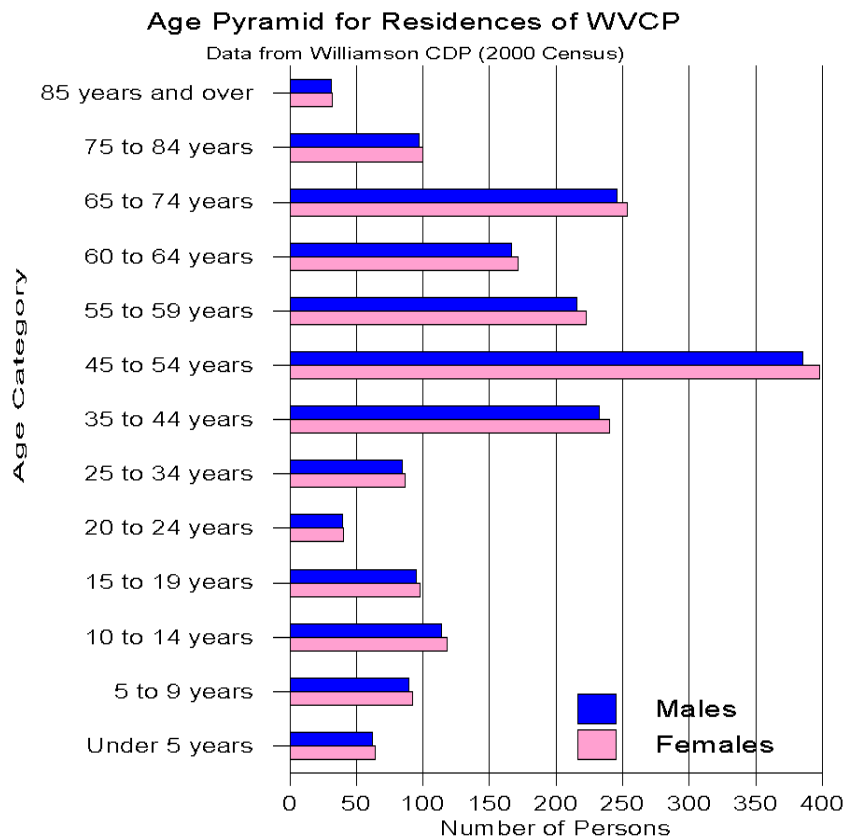
Extrapolating from the 2000 Williamson CDP, the following table estimates employment and demographics within the Williamson Valley Community:

Subject	2000 ¹	2001	2002	2003	2004
OCCUPATION					
Management, professional, and related	1200	1303	1408	1506	1628
Service	348	379	409	437	473
Sales and office	519	564	609	651	704
Farming, fishing, and forestry	8	9	9	10	11
Construction, extraction, and maintenance	382	416	449	480	519
Production, transportation, and material moving	162	176	191	204	220
INDUSTRY					
Agriculture, forestry, fishing and hunting, and mining	34	37	40	43	46
Construction	398	433	467	500	540
Manufacturing	141	154	166	178	192
Wholesale trade	79	85	92	99	107
Retail trade	194	211	227	243	263

Williamson Valley Community Plan

Transportation and warehousing, and utilities	107	117	126	135	146
Information	24	26	28	30	32
Finance, insurance, real estate, and rental and leasing	173	188	203	217	235
Professional, scientific, administration, management, and waste management services	267	290	314	335	363
Educational, health and social services	744	808	873	934	1010
Arts, entertainment, recreation, accommodation and food services	199	216	234	250	270

Figure III-1: Age Pyramid (Extrapolated from WCDP, 2000 Census datum)



Age pyramids (typically females are graphed to one side of the vertical axis and males the other, hence, the name pyramid) are often characterized as being of 1) young, 2) mature or 3) old age populations. "Young" populations have a large number of pre-reproductive age (triangular with a broad base), individuals. "Mature" have a large number of individuals in the early to mid post-reproductive age and "Old age" populations have the majority of individuals in the late post-reproductive age group. Young populations are expected to have a large growth rate (barring emigration) while conversely old-age populations are expected to have a slow growth rate (barring immigration).

7. Area Services

Fire Protection

Two fire districts serve the Williamson Valley Community: The Central Yavapai Fire District and the Williamson Valley Fire District (WVFD).

Central Yavapai Fire District (CYFD). Located in central Yavapai County, CYFD provides fire protection for 150 square miles and includes the areas surrounding the City of Prescott including: Williamson Valley, Ponderosa Park, Highland Pines, Diamond Valley, Old Black Canyon area, town of Prescott Valley, Coyote Springs area, and the town of Dewey-Humboldt. District headquarters is in Station #53 on Yavapai Road in Prescott Valley. Those stations serving Williamson Valley are Station #57 on Outer Loop Road at

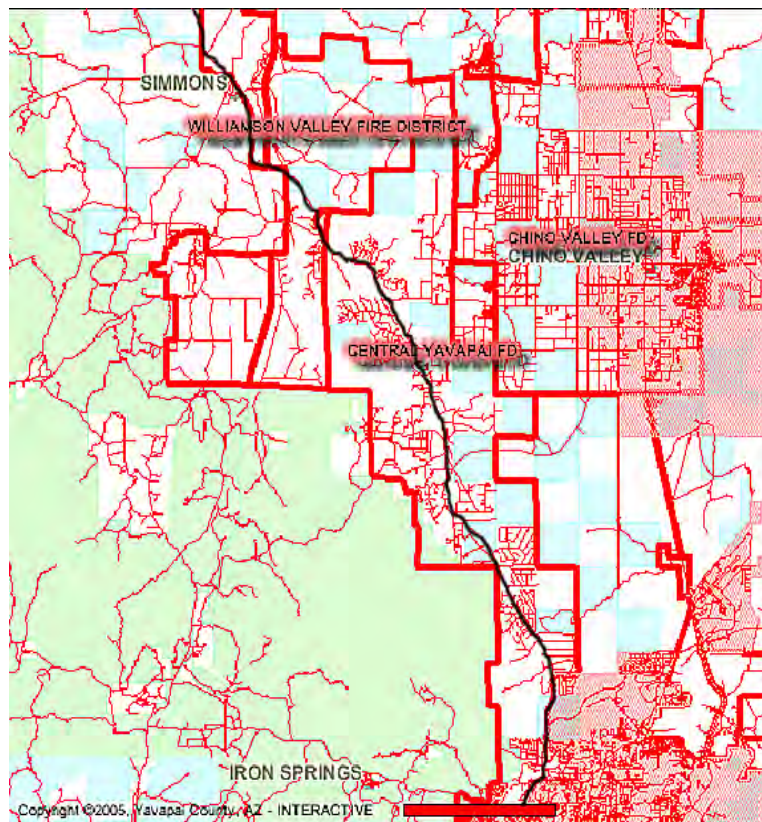
Williamson Valley Community Plan

Williamson Valley Road (manned 24 hours a day) and Station #50 on Williamson Valley Road across from the Granite Oaks subdivision (equipment only.)

Partnerships with CYFD include the fire departments of Prescott, Chino Valley, Mayer, Groom Creek, the United States Forest Service, Arizona State Land, and the Prescott Area Urban Wildland Interface Commission. Several of these agencies have “automatic aid” agreements that allow any department to respond to another department’s area, depending on what station is closest to the call. Other alliances include mutual aid agreements with all the fire departments in Yavapai County.

Williamson Valley Fire District (WVFD). WVFD serves the northern part of the Williamson Valley Community. The station is located on the corner of Crossroads Ranch and Williamson Valley Roads and covers a mostly rural area of over 300 square miles. The WVFD provides other services, including Advanced Life Support and classes in CPR and First Aid.

Map III-1: Fire District Areas of Coverage.



Medical Transport

LifeLine Ambulance Service serves Williamson Valley and other areas in Yavapai County for ground transport. For air transport, several companies serve the area when the medical need is critical and cannot be managed by the YRMC. These include: Native American Air Ambulance, Guardian Air Medicine (Flagstaff), and Lifenet Arizona (Tucson). The air transport company called depends on which service is nearest the incident and most immediately available. The Yavapai Central Dispatch Office makes all decisions regarding medical transport.

Williamson Valley Community Plan

Medical

Between Prescott and Prescott Valley, medical services abound. The largest and most complete centers are Yavapai Regional Medical Center (YRMC), with 135 beds, and the Northern Arizona Veterans Administration Health Care System.

In 2006 YRMC opened a new regional hospital (YRMC East) on 37 acres in Prescott Valley. It includes a 24-hour emergency care, an intensive care unit, surgical suites, 250 hospital beds, labor and delivery rooms, a helicopter pad, and much more. The YRMC Del E. Webb Outpatient Center houses Pulmonary and Cardiac Rehabilitation, X-ray, Hospice, and Home Health Care Services.

Specialty private medical offices and clinics are also quite numerous in the tri-city area. The Northern Arizona Veterans Affairs Health Care System facility in Prescott provides health services for qualified veterans in need.

Catholic Social Services, Salvation Army, St. Vincent de Paul, and the Boys and Girls Clubs of America are some of the many charitable organizations in the community. Many dedicated volunteer caregivers work with these local charities. Hospice volunteers care for residents in need. Red Cross "Reserve-a-Ride" provides transportation for the elderly and disabled. "Meals-on-Wheels" provides a valuable service delivering nutritious meals to the housebound elderly. Many assisted-living and long-term care facilities are located in the area as well.

Law Enforcement

The Yavapai County Sheriff's Office provides law enforcement for the Williamson Valley Community. A Sheriff's substation is located at Outer Loop and Williamson Valley Roads. The following table indicates a summary of the number and nature of incident reports for the Williamson Valley Community Planning Area, 2000-2005.

Table III-2 Law Enforcement Incidents	
Nature Of Incident	Total Incidents
Traffic Offense	519
Traffic Accident	143
Animal Problems	128
Civil Action	114
Traffic Hazard	81
Lost & Found	75
Burglary, Theft	54
Alarm	49
Vandalism, Property Damage	46
Alcohol Offense	42
Security	33
Fights, Assaults, Disputes	28
Littering	22
Noise Disturbance	21
Weapon Offense	14
Harassment, Threatening	13
Missing Person	12
Juvenile Problems	12
Other	37
Total	1443

Williamson Valley Community Plan

Schools

The Prescott Unified School District and the Chino Valley Unified School District serve the Williamson Valley Community. Both districts have a full range of instruction consisting of elementary, middle school, and high school. In addition to public education, there are numerous private schools ranging from early childhood development centers to K-12 institutions. Public schools and some private institutions also provide Special Education services for the area. Yavapai Community College, Prescott College, and Embry-Riddle Aeronautical University serve the Community as well.

Abia Judd Elementary School and Granite Mountain Middle School are the closest public schools and are located immediately south of the Community. All students within the Williamson Valley Community attending these schools use either school buses or private transportation. At this time there are no plans to build schools or other educational facilities in the Williamson Valley Planning Area.¹

¹ Source: Yavapai County School Populations Estimates, Yavapai County School Superintendent's Offices.

Solid Waste Disposal and Pollution

City and County codes regulate water, air, land, and light pollution and reflect community values. Laws and codes concerning highway and property litter are in effect throughout the Community. County codes regulate ambient light pollution by limiting the number of lumens for outdoor lighting. These codes require downcast lighting in residential and most commercial applications.¹ Environmental cleanup is maintained at the volunteer, commercial, and governmental levels. Litter lifters clubs, as well as other groups and individuals, keep road shoulders and easements free of litter thrown from vehicles. Paper collection centers are located in shopping centers; for example, the Lions Club center at the Safeway stores in Prescott.

¹The Light Pollution Control "Dark Skies" Ordinance requires downcast lighting in residential and most commercial applications. It also asks residents to limit the number of lumens for outdoor lighting. Rather than enforcement by the "light bulb police," this ordinance depends solely upon voluntary compliance. Each person is to respect his neighbors so as not to spoil another's view of the spectacular nighttime sky. Source: Yavapai County Planning and Zoning Ordinance, Section 603.

Williamson Valley residents pay private commercial haulers to dispose of general household trash. For an additional fee these companies will also pick up paper, plastic, aluminum cans, and glass for recycling. The City of Prescott has a transfer station for general solid waste disposal and the County has landfills for solid waste. Additionally, the City sponsors spring and fall cleanups where chemical waste such as paint can be disposed of properly.

County rights-of-way are regularly mowed to keep weeds and grasses down in order to preserve the beauty of our country setting and reduce the risk of wildfires.

Utilities

Electric Power. Arizona Public Service (APS) provides electricity to the Williamson Valley Community. Additionally, a number of homes in the Corridor use solar and/or wind power and are "off the grid" (i.e., no electricity is used from public-service utility lines).

Internet Service. Dial-up Internet access is available to those Community residents with local landline telephone service. Some residents avail themselves of high-speed wireless broadband connections via CommSPEED or Bulleri Networks. DSL is available to some residential neighborhoods closer to the City of Prescott. Two-way satellite Internet service can be obtained from StarBand, Hughes or Wildblue.

Propane. Suppliers of propane gas to homes in the Williamson Valley Community include AmeriGas, Barrett Propane, Ferrellgas, Flame Propane, Santa Fe Propane, Superior Propane, and Yavapai Bottle Gas.

Williamson Valley Community Plan

Telephone Service. Most Williamson Valley Community homes utilize Qwest Communications for local telephone service. Table Top Telephone Company and Midvale Telephone offer service to some neighborhoods that Qwest does not reach. These include Inscription Canyon Ranch, Talking Rock Ranch, Crossroads Ranch, and Long Meadow Ranch. Wireless telephone service is available through Qwest, Sprint, Verizon, AllTel, Cingular, and AT&T. Wireless service can be problematic in some areas as not all providers' signals are available in all areas of Williamson Valley. In some areas located in the northern part of the Corridor, wireless telephone is the only available telephone service.

Some residents with broadband Internet connections utilize Voice over Internet Protocol (VoIP), which permits voice telephone communications via the Internet.

Television. Some Community residents (generally those who live close to the City of Prescott) have cable TV (CableOne) available to them. Others subscribe to satellite television services, either DirecTV or Dish Network. Over-the-air programming is available via KAZ-TV, Channel 7.

Water Companies. While the majority of Community residences obtain their water from private wells, some subdivisions and PADs (Planned Area Developments) have formed water companies which operate centralized wells and distribute water to their residents. These companies include Granite Mountain Water Co., Granite Oaks Water Users Association, American Ranch, and Inscription Canyon Users Group.

B. Goals and Implementation Strategies

Goal 1. Promote a strong Williamson Valley Community Organization (WVCO).

Implementation Strategy. WVCO shall:

- a. Maintain open lines of communication with county officials as well as surrounding municipalities to keep abreast of future developments that may affect the Williamson Valley Community.
- b. Promote an organization dedicated to the community's vision indicated by the 1995, 1998, and 2005 surveys, recent public forums, and this document.

Goal 2. Maintain, promote, and preserve the rural, residential character and equestrian heritage of the Williamson Valley Community.

Implementation Strategy. WVCO shall:

- a. Closely monitor all proposed developments, both residential and potential commercial, and act to protect the rural atmosphere and best interests of the Community's residents.
- b. Educate and encourage residents to comply with the Light Pollution Control ("Dark Skies") Ordinance in effect in Yavapai County.
- c. Identify and promote an acceptable design theme for whatever commercial development may be ultimately approved, while acknowledging that the majority of area residents remain opposed to commercial/retail development. An excellent example is the professional standards established by the Old Stage Stop country store and adjacent firehouse.
- d. Work with the Yavapai County Trails Committee and appropriate private organizations to seek expansion of the existing system of equestrian, hiking, and biking trails.

Williamson Valley Community Plan

- e. Work to maintain the existing density of residential zoning throughout the Williamson Valley Community Planning Area.
- f. Work with County and State officials and appropriate private organizations to establish “Scenic Corridor” status for Williamson Valley Road to preserve the rural atmosphere of the Community.¹

¹ Realizing that Yavapai County currently has no special provisions for designating Scenic Corridors, as ADOT has for appropriate state highways, we offer this plan with a hope. That hope is that the County will recognize the uniqueness of this corridor, the opportunities it presents, and the potential benefits to be derived from developing it in a manner that will serve to enhance, rather than destroy, this uniqueness.

Goal 3. Recognize the residents’ desire that the Williamson Valley Community’s future development be guided by this Community Plan.

Implementation Strategy. WVCO shall:

- a. Resist attempts by Prescott or Chino Valley to annex any part of the Williamson Valley Community.
- b. Ensure that only Community property owners and/or residents serve on the WVCO Board of Directors.
- c. Keep residents informed and involved in the Williamson Valley Community developments through the existing WVCO website (www.williamsonvalley.org), phone tree, flyers, and newsletters.
- d. Survey Williamson Valley residents periodically to determine their needs and desired direction of future growth.
- e. Not amend the Williamson Valley Community Plan for at least three years after adoption in order to establish the Plan. After this time, amend the Williamson Valley Community Plan as necessary in accordance with state statutes and the Yavapai County General Plan. During the initial three years of the plan’s existence recognize that any landowner has the right to submit a Zoning Map Change or Use Permit application for County review and consideration.

Goal 4. Promote a strong Williamson Valley Community identity.

Implementation Strategy. WVCO shall:

- a. Consider establishing an annual community event for the Williamson Valley Community.
- b. Support the annual Prescott Downtown Arts and Crafts show at the Courthouse Plaza sponsored by the Williamson Valley Fire Department.
- c. Work with the County to obtain and install thematic signage at entrances to the Williamson Valley Community.
- d. Establish community bulletin kiosks in at least two locations for disseminating information regarding Williamson Valley Community news and events.

IV. Land Use

A. Existing Conditions

The Williamson Valley Community Planning Area is a low-density, rural residential area. There are no sidewalks or streetlights within the planning area. There are no high-density subdivisions, mobile home parks, or multifamily residences.

Homes within the City of Prescott, at the south end of the planning area, have small lots (less than one acre) with municipal water and sewer. The majority of the planning area, however, follows the Yavapai County General Plan RCU-2A zoning. This base overlay zoning provides for a minimum of two acres per dwelling. Some subdivisions with lots smaller than two acres do exist within the Community (The County approved these as exceptions to RCU-2A zoning). These smaller lots within the Community have individual wells and septic systems.

There are four Planned Area Developments (PADs) within the Community. These PADs may contain smaller lots than the actual zoning allows, provided the overall density is not increased beyond the underlying zoning, and at least 25% of the total site area is dedicated as open space. These PADs usually contain community water systems and sewage treatment facilities. In the northern portion of the Community, several working ranches still operate. Also within this area are subdivided ranches with low residential density. These subdivisions consist of individual homes on much larger lots.

No undeveloped commercial districts exist within the Williamson Valley Community Planning Area. There is a 2.2 acre parcel at Outer Loop and Williamson Valley Roads with a country store and gas station and the Yavapai County Sheriff's Office Substation.

1. Land Ownership

The Williamson Valley Community Planning Area consists of 65,375 acres. Approximately 38.5% of the area (25,142 acres) consists of private property zoned for residential lots with a minimum of 2 acres (RCU-2A zoning). There are 13,280 acres of State Trust Land (approximately 20.3% of the Community, see Figure IV-1). The Arizona state constitution enables the state to sell this land at any time to private developers. This land is already zoned RCU-2A (Residential Rural: Two acre minimum lot size). The Williamson Valley Community land use area, in the following chart, shows the mix of federal, state, County, and private land.

The large number of residences built on parcels greater than the County minimum of two acres per dwelling distinguishes the Williamson Valley Community from surrounding municipalities. Most lots smaller than two acres exist within subdivisions inside the Prescott city limits. The northern portion of the Williamson Valley Community Planning Area is home to very low density residential zoning. The pie charts on the next page show the number and zoning of parcels within the Community as well as the corresponding number of acres within each zoning category.

Figure IV-1: Williamson Valley Community Land Ownership or Management

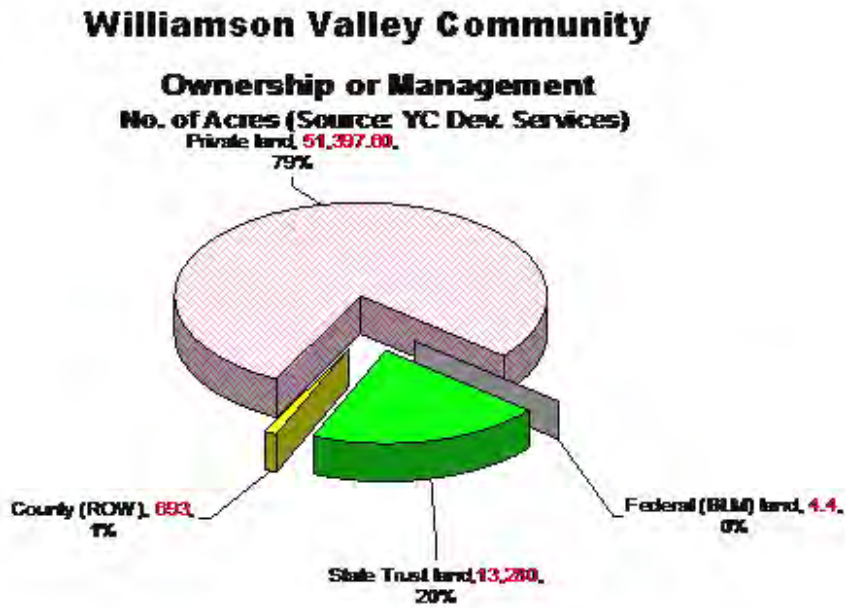


Figure IV-2: Williamson Valley Community Zoning

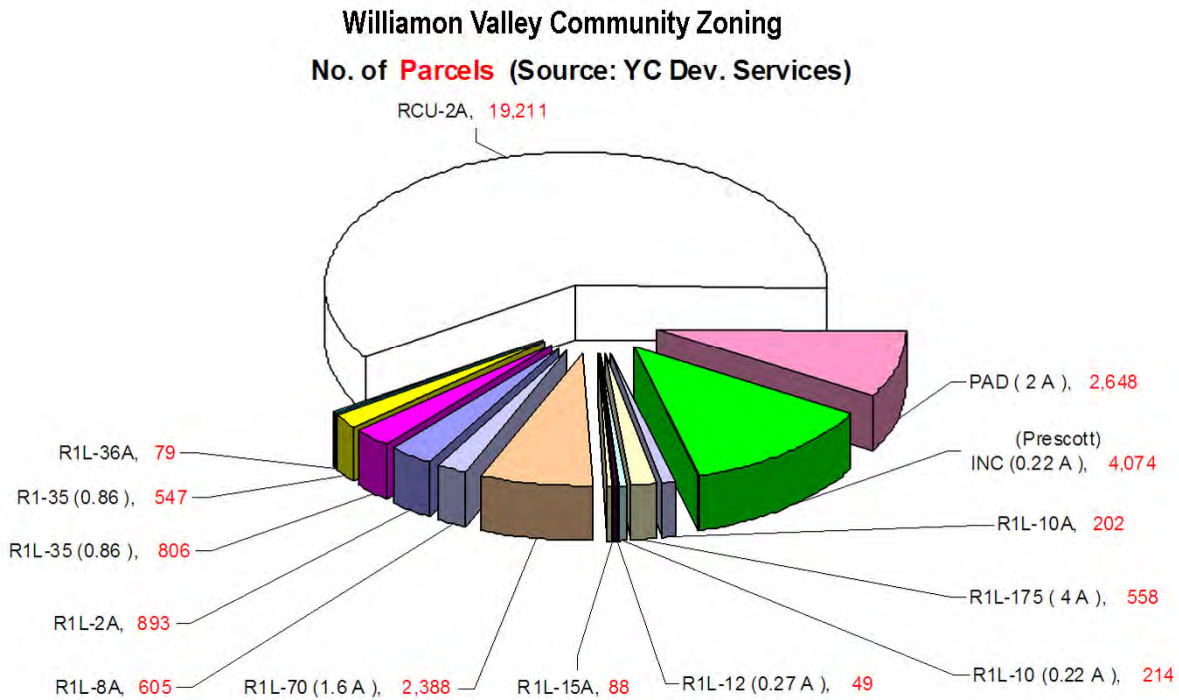
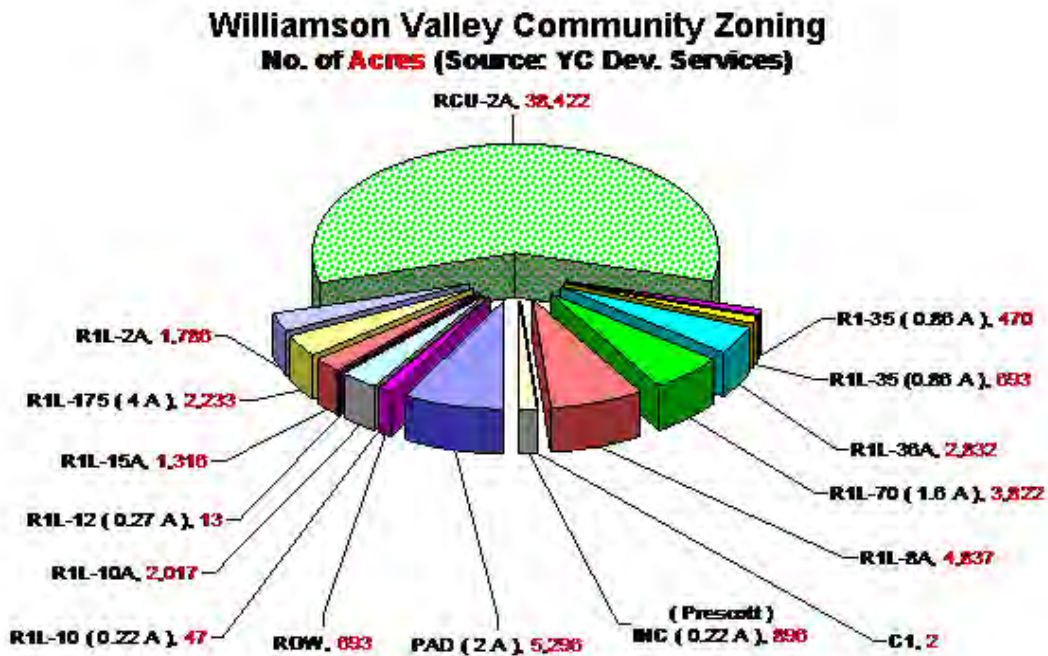


Figure IV-3: Number of Acres in Each Zone.



2. Single-family Residential

The Williamson Valley Community Planning Area consists predominately of single-family homes built on two or more acres. (The exception is within the City of Prescott where one-quarter acre lots are the norm.) Survey results overwhelmingly confirm the residents' desire to safeguard the distinctive atmosphere such zoning creates, preserving, and expanding equestrian properties.

Subdivisions

Subdivision denotes property divided into six or more parcels that must meet the requirements set forth in Arizona Revised Statutes 11-806 et seq. Most subdivision preliminary plats are approved administratively if they meet all the Subdivision Regulations for a preliminary plat application.¹

¹Source: Yavapai County Planning: Elise Link, July 19, 2007 memo.

A number of subdivisions exist in the Williamson Valley Community. Most have been developed using the existing two acre minimum lot sizes and follow the rustic, rural theme of the area. The majority of these subdivisions have no Homeowner's Association and minimal restrictions in their Covenants, Conditions, and Restrictions (CC&Rs). With the expected growth in the Williamson Valley Community, additional subdivisions are anticipated.

Table IV-1 identifies the subdivisions in the Williamson Valley Community.

Williamson Valley Community Plan

Name	Type	Lots	Zoning ¹
American Ranch	Subdivision	254	PAD
Blackjack Ridge	Land Survey	118	R1L-175
Crossroads Ranch	Land Survey	213	RCU-2A, R1L-8A/15A
Equestrian Estates	Subdivision	113	R1-35
Granite Foothills	Subdivision	50	R1L-70
Granite Mountain Homesites	Subdivision	74	R1L-70
Granite Oaks	Subdivision	295	R1L-2A
Ho-Kay-Gan	Subdivision	170	R1L-35
Hootenanny Holler	Subdivision	60	RCU-2A
Inscription Canyon	Subdivision	294	PAD, R1L-2A
Las Vegas Ranch	Land Survey		RCU-2A
Long Meadow Ranch	Land Survey	118	R1L-36A/10A
Mint Creek	Subdivision	61	R1L-2A
Morgan Ranch	Land Survey		R1L-175/70, RCU-2A
Royal Oaks	Subdivision	185	R1-35
Sundown Acres	Subdivision	29	R1L-175 and 2A
Talking Rock Ranch	Subdivision	1750	PAD
Tonkawa	Subdivision	82	R1L-10
Whispering Canyon	Subdivision	488	PAD
Williamson Valley Estates	Subdivision	72	R1L-70
Williamson Valley Ranch	Land Survey		RCU-2A

¹ See explanation table, Appendix. For zoning districts not included in the Williamson Valley Community, see the Appendix.

Wildcat developments (i.e., minimally regulated subdivisions) created via lot splits also exist within the Williamson Valley Community Planning Area. Arizona law permits large landowners/developers to split their property into thirty-six (36) acre parcels without having to comply with any land use regulations. Additionally, these newly-divided parcels may also be split as many as five times-provided the resulting lots contain at least two acres.¹ As a result of existing law, the County has little or no regulatory review over these parcels regarding road/emergency access, drainage, sanitation, water/exempt wells, or available utilities.² The seller of the property may also maintain mineral rights to the property providing he/she owns them.

¹ A.R.S. § 11-806.01, A.R.S. § 32-2101. (Also referred to as metes and bounds parcels created via lot splits.)

² Source: Yavapai County General Plan, adopted April, 2003, Land Use Element, p. 17.

Note: "Exempt Wells" will be discussed in more detail in the Water Resources section of this plan.

Numerous unregulated subdivisions exist within the Williamson Valley Community. The majority (90%) of all home sites recently created in Yavapai County were unregulated lot splits as opposed to approved subdivisions.¹

¹ Source: Yavapai County General Plan, adopted April, 2003, Land Use Element, p. 17.

Planned Area Developments (PADs)

Master planned area developments provide for orderly and efficient land development. To qualify as a PAD, Yavapai County requires detailed plans that include streets, utilities, lot sizes, accurate descriptions of individual building sites, and the schedule of plan implementation. The County also ensures preservation of natural features within the development such as trees, hilltops, watercourses, and archeological sites. Most importantly, a minimum of 25% of the total site area is to be dedicated as usable, common open space.¹

¹ Source: Planning and Zoning Ordinance for Yavapai County, Updated October 20, 2004, Ordinance 440.

Williamson Valley Community Plan

The County Zoning Ordinance does not allow open space to include roads, rights-of-way, or parking lots within a development. Numerous PADs exist within the Williamson Valley Community such as: American Ranch, Inscription Canyon Ranch, Talking Rock Ranch, and Whispering Canyon. These developments, located in the northern portion of the Community, offer upscale housing and amenities such as a golf course, horse arenas, and/or stables. These communities provide orderly development and optimal preservation of open space-which residents overwhelmingly support.

3. Commercial

No designated, planned commercial districts exist within the Williamson Valley Community Planning Area. However, home-based businesses (with no employees), a golf course, and riding/boarding stables are among the acceptable and existing commercial enterprises in the planning area. A country store with gas pumps is located on 2.2 acres at the intersection of Williamson Valley and Outer Loop Roads. This store falls within the C1 (neighborhood sales) commercial classification.¹

¹ Note: No square footage/size difference exists between C1 (neighborhood [light] sales) and C2 (general [medium] sales) commercial zoning. Rather, the distinction settles upon differences, such as C2 commercial permits a drive-thru window and on-site consumption of alcohol. Source: Planning and Zoning Ordinance for Yavapai County, Updated October 20, 2004, Section 420, 421.

As established in three distinct public surveys (1995, 1998, and 2005), the majority of Williamson Valley residents remain opposed to commercial development. The vast majority of residents prefer travel to Prescott and Chino Valley for retail sales and services in order to protect the special qualities of the Williamson Valley Community Planning Area. Recently approved large commercial districts along State Highway 89 and at Pioneer Parkway and Willow Creek Road significantly reduce the need to duplicate retail sales/services within the Community. Concentrating commercial development in urban areas of high density reduces sprawl and meets criteria for comprehensive land use planning and smart growth.¹ Additionally, Chino Valley officials welcome and advertise Williamson Valley residents as “customers” in their current plans for major commercial development.² Williamson Valley residents do not believe that lack of commercial development is a detriment to the Community. Rather, residents move here precisely because no commercial districts exist.

¹ Source: The American Planning Association, [<http://www.planning.org/policyguides/smartgrowth.htm>].

“In contrast to prevalent development practices, Smart Growth refocuses a larger share of regional growth within central cities, urbanized areas, inner suburbs, and areas that are *already served by infrastructure*. Smart Growth reduces the share of growth that occurs on newly urbanizing land, existing farmlands, and in environmentally sensitive areas. In areas with intense growth pressure, development *in newly urbanizing areas* should be planned and developed according to Smart Growth principles.” (Emphasis *noted*)

² Source: Interview with Dan Hortert, Director of Development Services, Chino Valley, May 5, 2005, and Interview with Karen Fann, Mayor, Chino Valley, July, 2005.

Taking into account valid expectations of continued residential zoning, and the potential of State Trust Land at the west end of Pioneer Parkway along Williamson Valley Road to become zoned commercial, residents nonetheless agree that should future retail sales/services be needed, these commercial areas are to be located in a maximum of two locations within the Community. The prospective widening of Williamson Valley Road heightens residents’ fears of rezoning pressures and a proliferation of strip malls on road frontage that may create smaller or irregular lots which would be incompatible with the existing residential zoning and surrounding lot sizes. The overwhelming majority of residents feel strongly that piecemeal and unplanned commercial development along the entire Williamson Valley roadway would negatively impact the Community’s distinctive rural atmosphere, pristine open space, and dark skies.

4. Population Projections for Potential Land Use

The majority of subdivisions south of Outer Loop Road are nearly 100% percent complete, with the exception of the American Ranch PAD. The planned subdivisions, PADs, and land surveys north of Outer Loop Road will likely more than double the number of households within the Williamson Valley Community

Williamson Valley Community Plan

when they are built out. However, it is difficult to accurately determine the potential number of homes because of existing deed restrictions in some areas, and the possibility that such deed restrictions may not continue throughout the northern parts of the Community.

For example, restrictive covenants in Long Meadow Estates I and II mandate a minimum of 36-acre parcels. Crossroads I and II forbid subdivision of parcels smaller than 12 acres and five acres, respectively. In other neighborhoods, such as the Morgan Ranch subdivision, residents recently petitioned the County to downsize zoning of their parcels to a minimum of four acres. Deed restrictions in the Las Vegas Ranch's proposed sale of 119 parcels (ranging from 36–50 acres) prevent subdivision of parcels smaller than 10 acres. Such regulations indicate that northern portions of the Community will remain very low density residential.

5. Future Land Use

Williamson Valley residents want to maintain the area's low residential density and rural atmosphere. The Land Use Map reflects a future vision of the Williamson Valley Community if all remaining private land were developed into the County minimum of two acre parcels and/or existing low density pattern in some areas.¹ This map also envisions additional east-west arteries and other north-south routes as part of an overall comprehensive County transportation plan.

¹ TCGP: TR "1. Coordinate land use decisions to facilitate transportation improvements." (p. 36)

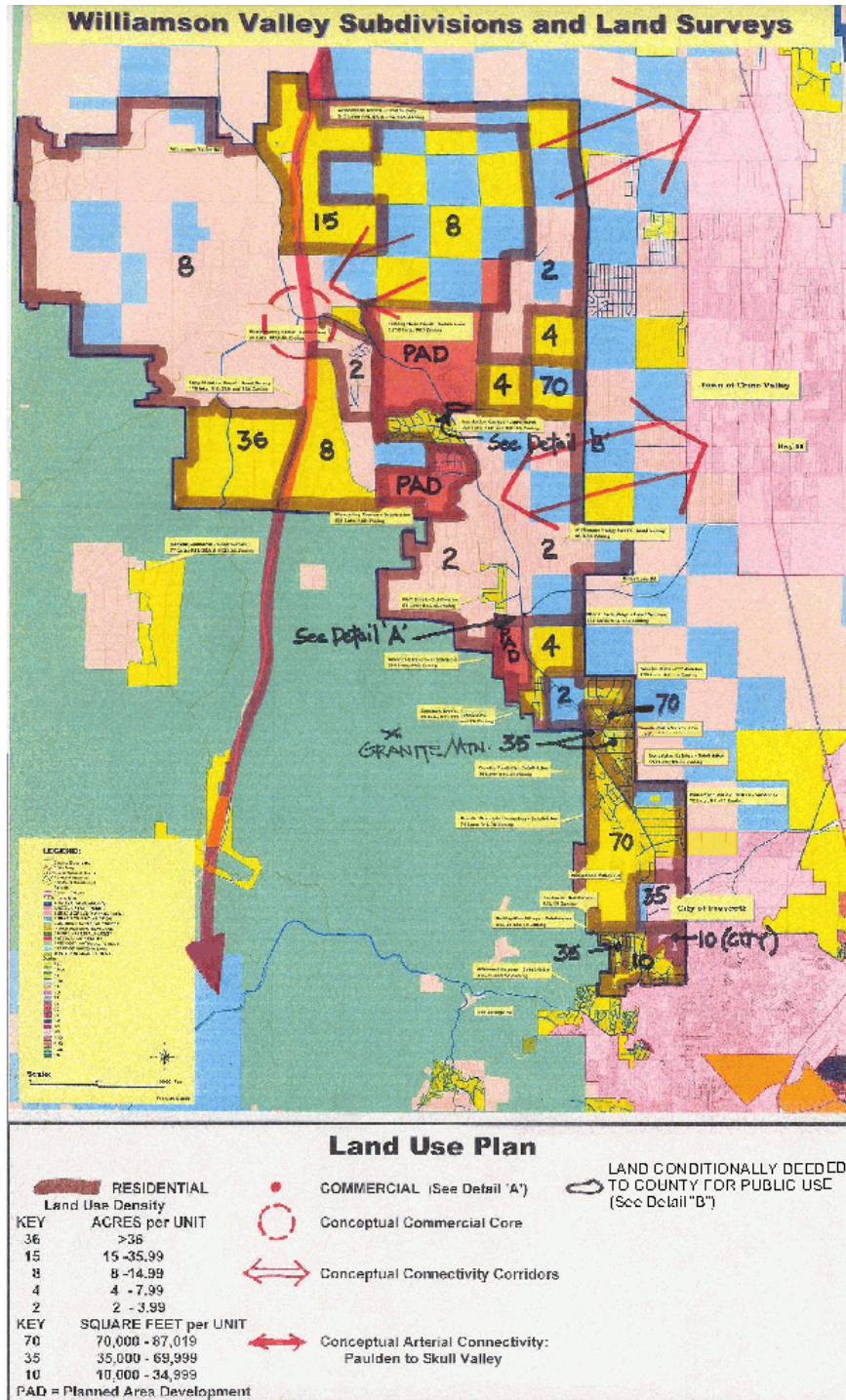
The land use map also shows potential small commercial districts exist such as the one at the intersection of Williamson Valley Road and Outer Loop Road currently zoned C1. Note that the County public facility site at Nancy Drive and Williamson Valley Road (donated by Talking Rock) is for the specific use only as a fire station, Sheriff substation, elementary school, branch library, or park. In addition to an acre set aside for use by the Yavapai County Fire Dept., the Morgan Ranch Nature Park has been created. Any other use for the benefit of County residents (such as recycle drop-off center or community center) would necessitate amending the Development Agreement between the County and Talking Rock.

Zone Designation	Number of Parcels	Acres in this Zone Designation	Population¹
PAD (2 A)	2648	5296	6090
R1-35 (0.86 A)	547	470	1258
(Prescott) Inc. (0.22 A)	4074	896	(9370) ²
RCU-2A	12571 ³	25142	28913
R1L-10 (0.22 A)	214	47	492
R1L-12 (0.27 A)	49	13	113
R1L-35 (0.86 A)	806	693	1854
R1L-70 (1.6 A)	2388	3822	5492
R1L-175 (4 A)	558	2233	1283
R1L-2A	893	1786	2054
R1L-8A	604	4837	1389
R1L-10A	202	2017	465
R1L-15A	88	1316	202
R1L-36A	79	2832	182
Rights-of-Way (ROW)		693 ⁴	
C1		2 ⁵	
TOTAL	25721	52095	49787⁶

Williamson Valley Community Plan

- ¹ Acreages divided by minimum lot size to estimate numbers of parcels, assuming one home per residential parcel and 2.3 persons per household.
- ² Counted in City of Prescott population.
- ³ State Trust Lands not figured as the probability of their being sold in the next 10 years or residential development is remote.
- ⁴ Rights-of-Way for Yavapai County roads—not a zoning designation.
- ⁵ Commercial, hence not living space.
- ⁶ Estimated build-out population. Source: Zoning designation areas provided by the Yavapai County Development Services (Planning Division).

Map IV-1. Map of Land Use within the Williamson Valley Community



B. Goals and Implementation Strategies

Goal 1. Preserve the rural, residential character and equestrian heritage of the Williamson Valley Community.

Implementation Strategy

- a. Promote and emphasize the importance of private/public cooperation and communication prior to seeking County approval for future land development. This will allow for protection of both private property rights and the health and safety of residents who already reside within the Community.
- b. Consider creation of a Design Review Overlay (DRO) Zone for the Williamson Valley Community plan.¹

¹ Briefly, a specific geographic area adjacent to major residential, commercial, and industrial developments may be designated a Design Review Overlay (DRO). (In this case, the Williamson Valley Community would be considered an Urbanizing Overlay Zone, a type of DRO.) The purpose of this designation is to establish additional design and construction-related requirements to be superimposed over the existing zoning for NEW subdivision proposals. The goal of these additional requirements is to enhance and protect the community character, economic values, and environmental qualities within the zone. Source: Planning and Zoning Ordinance for Yavapai County, Updated October 20, 2004, Section 470, pp 59-69.

- c. Enforce existing County ordinances regarding building height, setbacks, light pollution, etc.
- d. Promote low density residential development (one dwelling per five acres or more) in the northern portions of the Williamson Valley Community.
- e. WVCO shall monitor potential sales and development of State Trust Land to encourage developers to conform to the established residential density of the surrounding area.
- f. Provide design guidelines to maintain the professional standard established by the country store in all potential commercial development.

Goal 2. Protect, maintain, conserve, and/or preserve the natural features and open space of the Williamson Valley Community.

Implementation Strategy

- a. Mitigate environmental damage by opposing development on floodplains, hillsides, and ecologically sensitive areas.
- b. Require developers, when seeking approval for PADs, to designate natural, pristine areas for the open space requirement. Williamson Valley residents overwhelmingly oppose additional golf courses within the Community.
- c. Encourage Williamson Valley residents to maintain defensible space around their homes in order to protect against wildfires. (See www.statefire.org).
- d. Promote the use of wildlife-friendly fencing.
- e. Encourage developers of established and new subdivisions to provide controlled community easements for residents to access existing and proposed trails within the Prescott National Forest.

Williamson Valley Community Plan

- f. Recommend that all future subdivisions address adequate water supply (including fire protection) for present and future Williamson Valley residents.
- g. Encourage property owners to control soil erosion into streams. (Due to road construction, house construction, and grazing, the feeder streams of the Verde River are carrying a significant silt-load. Silt warms and clouds the water, then buries and scarifies the aquatic vegetation that provides food and oxygen for wildlife.)
- h. Encourage all property owners to be knowledgeable about the carrying capacity of their land for horses on semiarid landscapes, and the retention of native pasture plants instead of converting to eastern grasses.
- i. Promote utilization of native vegetation and planting of wildflower meadows.

Goal 3. Support commercial development within the Williamson Valley Community when residents or property owners support a Zoning Map Change or Use Permit during the public hearing process.

Implementation Strategy

- a. Recommend a marketing feasibility study of the Williamson Valley Community (according to nationally-recognized standards) to be conducted and paid for by developers when they seek a zoning map change, variance, or conditional use permit for commercial development outside of the designated Commercial areas indicated on the Land Use Plan. This will ensure residents receive desirable retail sales/services and prevent failed commercial enterprises and subsequent blight.
- b. Encourage developers and County officials to first contact WVCO regarding requests for conditional use permits, variances, and zoning changes.
- c. Maintain the professional standard established by the constructed country store in all potential commercial development.
- d. Designate a maximum of two commercial areas within the Williamson Valley Community. The first commercial center is likely to be located at the corner of Williamson Valley and Outer Loop Roads.

V. Transportation

A. Existing Conditions

1. Roadways

Williamson Valley Road is the main arterial road and gateway to the Williamson Valley Community Planning Area. The road virtually splits the plan area down the middle. Pioneer Parkway and Outer Loop Road are additional arterial roads. SR 89, a designated major State Highway and regional link, parallels Williamson Valley Road approximately five miles east of the planning area.

Glenshandra Drive, Stazenski Road, Road 2 South, Nancy Drive, and Fair Oaks Road are among the main collector roads that intersect Williamson Valley Road. (For a complete listing, see Roadway Classifications.) There are also various smaller roadways under the jurisdiction of the U.S. Forest Service or State Land Departments. Numerous unpaved private and local roads under authority of Yavapai County (minor collectors), carry traffic over short distances and provide access to neighborhoods and rural residences.¹ Neighborhoods are seldom connected through interior roads. This typically requires residents to utilize Williamson Valley Road for passage between neighborhoods. The one existing traffic signal within the Williamson Valley Community Planning Area is located at Williamson Valley Road and Pioneer Parkway.

¹ Arizona State law as to metes and bounds lot splits does not require subdivision regulatory review. Results of such unplanned development include little or no infrastructure improvements and private property easements often doubling as poorly-designed dirt roads. Since the County has no regulatory review, it does not maintain or upgrade dirt roads that have not been initially constructed to Yavapai County standards. Residents themselves remain solely responsible for emergency access to their private lots and maintenance of these private roads. Source: A.R.S. § 11-806, et seq.

Presently, no Yavapai County-maintained roads connect Williamson Valley Road to Highway 89 north of the Outer Loop. Residents believe additional access to SR 89 is vital for both safety and to enhance the flow of traffic within the Williamson Valley Community.¹ The projected population midpoint of the Williamson Valley Community is the Hootenanny Holler area (six miles north of the Outer Loop). Moreover, the Williamson Valley Community continues for another six miles past Hootenanny Holler.

Historic and Scenic Roads

There are currently no ADOT designated scenic^{1,2} or historic roads in the planning area. However, residents who responded to the survey have expressed interest in designating Williamson Valley Road as a Scenic Corridor. In fact, a large majority of residents who responded to the survey feel it is important to preserve the rural character of the Community. The outstanding scenic vistas of Granite Mountain, distant visual features such as boulder outcrops, and the rural-residential character of large parcels clearly qualify the Williamson Valley Road as a Scenic Corridor.

¹ Scenic Corridor defined as “the view from the road.” This view may be a distant panorama as well as the immediate roadside areas. The goal, as envisioned by the state legislature, is to create a unique travel experience and enhance the local quality of life through efforts to preserve, protect, interpret, and promote the intrinsic qualities of designated byways. Source: A.R.S. § 41-512-518.

One criterion ADOT uses to evaluate this designation is how the road impacted an area and shaped society on a local and state level. For more information: http://www.azdot.gov/highways/EEG/enhancement_scenic_roads/scenic_roads/index.asp. “The Toll Road,” by local author Ada Heckethorn, chronicles the development of Williamson Valley Road in this context.

² Realizing that Yavapai County currently has no special provisions for designating Scenic Corridors, as ADOT has for appropriate state highways, we offer this plan with a hope. That hope is that the County will recognize the uniqueness of this corridor and the opportunities that it presents and the potential benefits to be derived from developing it in a manner that will serve to enhance, rather than destroy, this uniqueness.

Williamson Valley Community Plan

Road Improvements and Maintenance

As with most areas of Yavapai County, traffic on Williamson Valley Road has increased within the past decade. However, in the past few years traffic volumes have decreased. Based on survey results, residents overwhelmingly agree that Williamson Valley Road needs improvement. For their health, safety, and welfare, the large majority of residents favor increasing the number of pull-out, left-hand turn, and deceleration lanes as a priority. Survey results further demonstrate strong opposition to County plans to expand Williamson Valley Road into a five-lane highway¹ from Sidewinder Road north to the Outer Loop Road and possibly beyond to Seligman. Public sentiments disagree with the County's choice as it will negatively impact the spectacular natural setting, negatively impact the environment and wildlife within the Community, and endanger the existing Williamson Valley Community that relies on Williamson Valley Road for access to other neighborhoods and cities.²

¹ "Multilane roads, with their near-certain frontage of strip commercial development, come with a high cost in quality of life ... are hostile to pedestrian, [equestrian] and bicycle travel For all drivers, entering multilane roads is stressful; for beginning and many older drivers, it is not only stressful, but hazardous." See Appendix letter from Walter M. Kulash.

² Sources: The Yavapai County General Plan's objective to "give priority to preserve scenic routes over major highway proliferation while maintaining adequate transportation planning." (County T.1 [Transportation Objective], April 2003, p. 24.) The Yavapai County General Plan also states "... design collector loops to encircle developed areas," and "... avoid bisecting prime development areas or significant natural habitats." (County TP [Transportation Policies], April 2003, p. 36.)

Adding additional through-travel lanes on Williamson Valley Road will not adequately accommodate future traffic projections if it remains the singular ingress and egress for the majority of the residents within the Community.¹ There are also safety concerns based upon the accidents occurring on five-lane Hwy. 69.²

¹ Recent research from the Institute of Transportation Engineers reaffirms that adding lanes is an inefficient approach to gaining traffic capacity. This inefficiency of scale results from lost time due to multiphase signals needed on wide roads ... movement flow rates decrease as intersection size and number of turn lanes increases. Rather, an expanded network of smaller roads is a more effective traffic solution. Source: Walter M. Kulash, Professional Engineer, Senior Transportation Planner, Orlando, Florida.

² Alternative lateral egresses to Williamson Valley Road from Highway 89 would be beneficial as a matter of public safety response. Source: Letter from Steve Waugh, Yavapai County Sheriff, July 26, 2005. (Average response time is 45 min for a 911 call.)

Homeowners also anticipate that such expansion will create a truck route from Interstate 40 through the residential Williamson Valley Community.

¹ Induced traffic: results from travel that would not have been made if the widened road were not in place. More importantly, induced traffic initiates rural sprawl and undermines the "Growing Smarter" legislation. Source: Mark Hanson, Journal of Transportation, Economics, and Policy, Vol. 36, No. 3, Sept. 2002, pp. 469-490.

² CYMPO Transportation Plan states that even with widening/improvement of existing area roads, travel demand will surpass travel supply by approximately 30% by the year 2030. The CYMPO Basic Roadway Network Assumptions Plan, however, did not consider overall traffic service with an improved SR 89. Source: Lima and Associates, CYMPO Transportation Plan, 2005 (now completed and commonly referred to as the 2030 plan).

Neighborhood Connectivity

The common thread of many of the Williamson Valley neighborhoods is their dependence on Williamson Valley Road for access both outside their neighborhoods and the Community boundaries. Gated communities and metes and bounds developments do not always provide the needed connectivity. Neighborhood connectivity by roads and trails (both equestrian and bicycle) needs to be considered in all land splits and subdivisions. Additional and/or improved east-west arterial streets and connectors to and from the Williamson Valley Community are also needed.

Roadway Classifications

The Growing Smarter/Plus legislation requires that counties with populations over 125,000 provide the general location of roads, freeways, bicycle routes, and other modes of transportation in correlation with the land use plan. The following is a list of the major roads within the Williamson Valley Community Planning Area:

Table V-1. Primary Transportation Routes	
Primary Transportation Routes	Current Designation
Williamson Valley Road / County Road 5	Arterial ¹
Outer Loop Road	Arterial
Pioneer Parkway	Arterial
Almosta Ranch Road	Collector ²
Bard Ranch Road (a)	Collector
Crossroads Ranch Road	Collector
Fair Oaks Road/ County Road 67/124	Collector
Forest Road 102 (by Long Meadow Estates)	Forest road
Forest Road 664 - to Seligman	Forest road ³
Glenshandra Road	Collector
Granite Oaks Drive (a)	Collector
Inscription Canyon Drive	Collector
Longview Drive (a)	Collector
Nancy Drive	Collector
Rainmaker (a)	Collector
Road 2 South	Collector
Singletree Road	Collector
Stazenski Road / Forest Road #571	Collector
Whispering Canyon Drive	Collector

¹ Arterial: roads principally used for longer distance travel between two points. Direct access to property is a subordinate function.
² Collector: roads used to collect and distribute traffic between arterials and local roads at moderate to low operating speed. These roads provide for more accessibility to adjacent properties than arterials.
³ Forest Road: roads maintained and under the jurisdiction of the U.S. Forest Service.
 Source for definitions: Prescott General Plan, (Circulation [Roadway Network], May 2004, p. 69).

Traffic Volume and Level of Service

Traffic counts and level of service (LOS) are to be used as a basis for widening Williamson Valley Road. Briefly, (for rural highways) “LOS measurements are based solely on the time spent following another vehicle. (LOS is also always computed for the peak fifteen minutes within the peak hour of travel.) Based on this ‘percent time spent following,’ traffic engineers then arbitrarily assign letter grades ‘A’ through ‘F.’ ‘C’ indicates free-flowing traffic and substantial amounts of available capacity. For an urban area, however, LOS ‘D’ is generally an acceptable level of service.”*

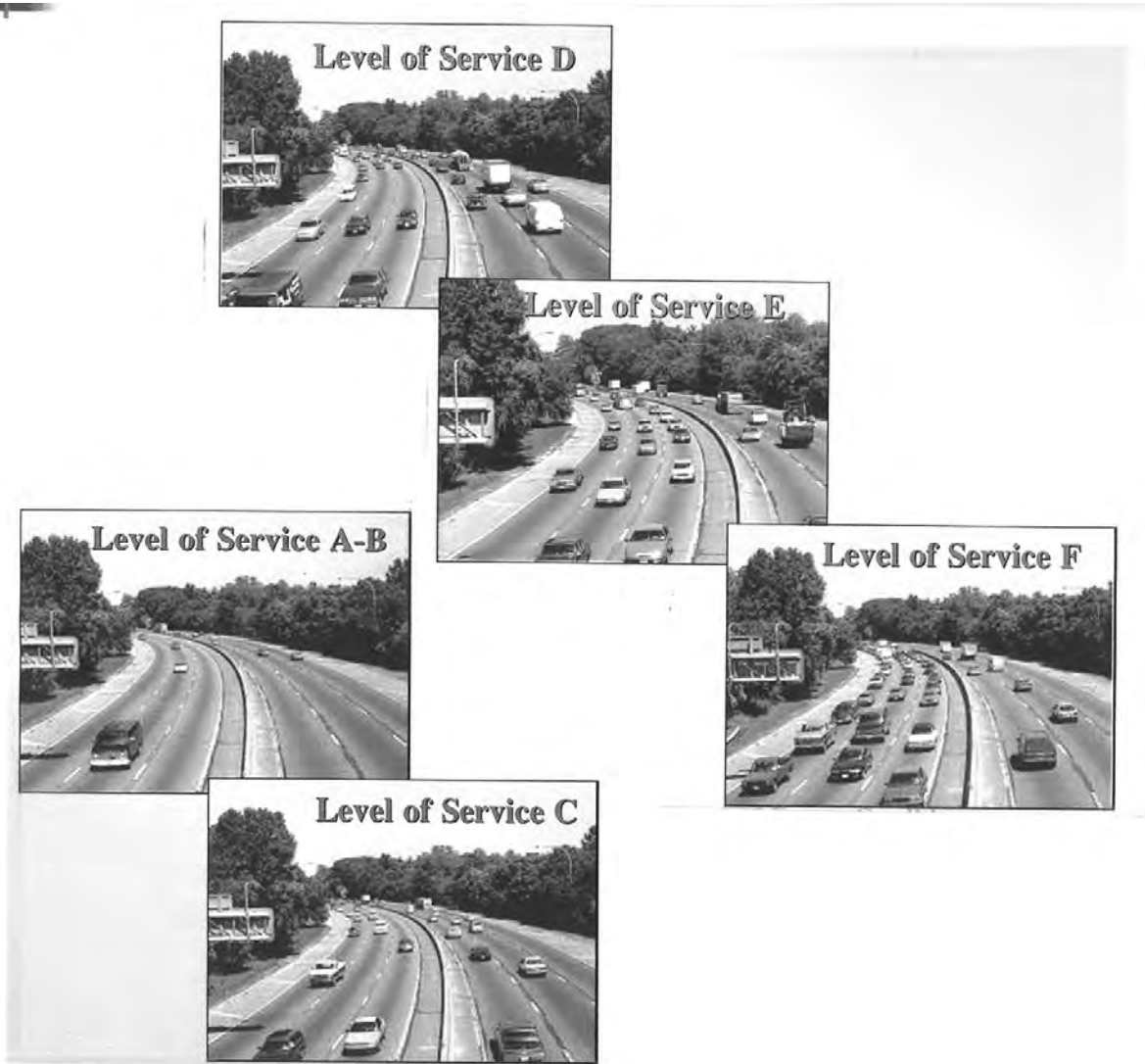
*...LOS is a valid service measurement only if the most important road performance element is the ability to freely overtake other vehicles. The notion that traffic engineers are to provide free-flow traffic capacity for even the peak fifteen minutes of weekday travel is purely subjective. This type of extravagant guideline no longer applies as the difficulty of widening roads increases – whether due to cost constraints, displacing homeowners, and/or environmental impact.” - Walter M. Kulash, Professional Engineer, Senior Transportation Planner, Orlando, Florida.

Yavapai County provided average daily traffic counts at several locations on Williamson Valley Road for the years from 1996 to 2009. Sample counts are shown in Table V-2. For additional traffic count information, see the Appendix.

Table V-2. Traffic Counts				
Year	9/1997	9/2000	29/2006	4/2008
Iron Springs to Pioneer Parkway	8645	10620	10518	9469
CTFD Station 50 (opposite Granite Oaks subdivision)	2783	3759	6355	5656
North of Outer Loop Road	1530	1912	4873	4280

The traffic count reductions to the north indicate traffic dispersal of cars on Williamson Valley Road into neighborhoods from Iron Springs to Pioneer Parkway to Outer Loop Road.

Figure V -1 Roadway Sections Levels of Service¹



¹ Source: Central Yavapai Metropolitan Transportation Plan - 2005 - Existing Conditions by Lima and Associates.

LOS Comparisons at Outer Loop Road

Hwy. 89 typical northbound traffic south of Outer Loop Road in Chino Valley: 4:30 P.M. November 10, 2005



Williamson Valley Road northbound traffic south of Outer Loop Road in Williamson Valley: 4:45 P.M. Nov.10, 2005.



According to the Central Yavapai Metropolitan Transportation Plan - 2005 - Existing Conditions by Lima and Associates,* Williamson Valley Road is designated a "Minor Arterial-Rural" with a 2004 Level of Service (LOS) of A-C north of Pioneer Parkway, and Highway 89 is designated a "Major Arterial-Rural" with a 2004 Level of Service of F between the Prescott Airport and Outer Loop Road. The 2003 Yavapai County General Plan Long Range Regional Road Plan states: "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." (p. 34). Based on the CYMTP by Lima and Associates, the LOS for Williamson Valley Road has not fallen below an acceptable level when LOS A-C is considered acceptable.

*Source: CYMPO: <http://www.cympo.com/CYMPO%20Products.htm> (See Existing Conditions.)

2. Speeding, Access, and Traffic Accidents

Speeding and passing over double yellow lines (law enforcement issues) are typical flow concerns expressed about the existing conditions along Williamson Valley Road. Comments from the survey indicate that additional lanes along this roadway will only exacerbate the problem and increase safety hazards. There are about 106 access points (driveways and streets) intersecting Williamson Valley Road from Inscription Canyon Ranch to Pioneer Parkway. The number of access points and higher speed limits significantly increase the possibility for accidents along a heavily traveled five-lane road.

Residents also complain about the lack of law enforcement in the Community. There are few locations where Williamson Valley Road can support a passing lane without interference from adjoining side streets. Alternating north and southbound passing lanes can be of value north of Outer Loop Road in the future if traffic patterns demand it.

YEAR	PERSONAL INJURY	PROPERTY DAMAGE	HIT and RUN	FATALITY
2000	3	12	1	1
2001	5	15	1	1
2002	4	14	1	1
2003	4	6	0	0
2004	7	25	1	1
2005 (thru 3-05)	2	8	0	0
TOTAL	25	80	4	4

YEAR	PERSONAL INJURY	PROPERTY DAMAGE	HIT & RUN	FATALITY
2000	1	2	0	0
2001	1	7	1	1
2002	1	3	2	0
2003	2	6	0	0
2004	1	2	0	0
2005 (thru 6-05)	0	2	0	0
TOTAL	6	22	3	1

¹ Source: Yavapai County Sheriff's Office, March 2005. Note: This is a broad-based table and does not contain specific data as to the location and cause of the collisions (e.g., the number of rear-end collisions from vehicles making left-hand turns from Williamson Valley Road). Exclusion of such data precludes a valid evaluation of accident reduction proposals.

3. Alternative Forms of Transportation

Bicycles

Bicyclists are commonly seen on Williamson Valley and Outer Loop roads. No designated bicycle lanes exist on Williamson Valley Road or any other roads within the Williamson Valley Community Planning Area.¹ Additionally, there is little to no paved shoulder throughout the entire Williamson Valley roadway for pedestrians, runners or cyclists.² Survey comments indicate that residents favor a bicycle route along Williamson Valley Road for both transportation and recreation. The 1998 Yavapai County Master Trails Plan (p. 30) describes "goals and recommendations needed to develop and maintain a county-wide, non-motorized trail system" with access to public trails. Volunteer organizations, such as Prescott Alternative Transportation (PAT), are studying potential circulation routes for bicyclists, pedestrians, the handicapped, and schoolchildren.

¹ The Yavapai County General Plan states, "promote alternative modes of transportation ... to reduce dependence on automobiles and to decrease traffic and air pollution." (County T.1 [Transportation Objective], April 2003, p. 24.)

² Under state law, bicyclists are to ride "as close as practicable" on the right side of the road. A.R.S. § 28-815. Simply put, cyclists cannot ride over potholes, sand, loose gravel, and broken glass without endangering themselves and passing motorists. Moreover, drivers are required by law to "exercise due care" and shall pass cyclists only when there is a safe distance (at least 3 feet) between the car and the cyclist. A.R.S. § 28-735A.

Equestrian

Equestrian activity is a key part of the lifestyle of Williamson Valley. Equestrian trails that are linear to Williamson Valley Road permit easy access to state and national forest lands that surround the Community. These trails attract visitors from other parts of the tri-city area and promote easy access to public lands. At the present time there are no equestrian road crossings within the Williamson Valley Community. The County's proposed widening of Williamson Valley Road considers possibly two underground tunnel crossings.¹ Both the Yavapai County Trails Committee District (YCTC) and the survey results indicate the desire for designated horse crossings along Williamson Valley Road, not only for the health and safety of the riders, their horses, and motorists, but also to preserve the Community's equestrian heritage. A recent survey by the YCTC indicates that over 90% of horse owners are trail riders with many living on the east side of Williamson Valley Road and desiring safe access across the road. The YCTC indicates there is no need for a tunnel at the Williamson Valley trailhead.² They recommend safe crossings at Road 2 North to connect to the Whispering Canyon Preserve Trail System and for the American Ranch Trail at Williamson Valley Road. A possible location at American Ranch would be an equestrian activated signal at Blackjack Road.

Williamson Valley Community Plan

¹ Many equestrian riders understand that horse tunnels are exceptionally expensive and time-consuming to construct, require increased rights-of-way, and are prone to flooding, graffiti, and crime, all of which add continuing expense to the County for maintenance. Most importantly, not all horses adapt to using tunnels. A conservative estimate of a single horse tunnel = \$300,000. Source: ADOT public meeting, March 2, 2005.

² Source: Written responses (2) to WVCP draft document #2 and #3 by Charles "Spike" Hickes, YCTC District Committee.

4. Wildlife Corridors

The close proximity of the Granite Mountain Wilderness, together with washes such as Mint Creek, State Trust Lands, private ranches, and large residential lots, support significant wildlife populations and their migration and crossing of roads within the 22-mile-long Williamson Valley Corridor. Central Yavapai County also remains home to large herds of pronghorn. The grasslands of the Williamson Valley area are considered to be high quality habitat for pronghorn, and the adjacent National Forest is high quality habitat for deer and javalina. Antelope require undisturbed ranges of open grasslands to survive. But recent development of their habitat in and around Prescott and Prescott Valley has rapidly diminished their numbers. For example, the expansion of Willow Creek Road in Prescott to five lanes, residential development, and associated development of other roads, has reduced the Willow Lake herd, once numbering in the hundreds, to only about 20 remaining pronghorn, a loss of about 80% since 1973. ¹

¹Source: Written response to WVCP draft document by John Broecher, Habitat Specialist, AZG&F, May 16, 2006. Bill Ough, Arizona Game and Fish Wildlife Manager.

A herd of pronghorn presently roams throughout the Community grazing on the large open grasslands of the Deep Well Ranch, State Trust Lands on the east side of Williamson Valley Road, the Las Vegas Ranch, and the Big Chino Valley to the north of the Community. To assist in the herd's migration, the County installed pronghorn-friendly (flexible) fencing along Outer Loop Road as these antelope do not generally jump over fences. Also, since pronghorn cautiously cross roadways, motorists along Outer Loop Road must take care to stop and allow the entire herd to pass in front of their vehicles. Pronghorn will cross two-lane roads, but not those with substantial traffic. ¹ They also will cross three-lane roads with low to moderate traffic volume (i.e., <2000 Average Annual Daily Traffic [AADT]), but will not cross four-lane roads or interstate highways. ²

¹ Sources: Transportation corridors and pronghorn: What do we know and what can we do about it. Ockenfels, Richard A., and J. C. deVos, Jr. www.aztws.org/39th%20Joint%20Annual%20Meeting%20Program.pdf.

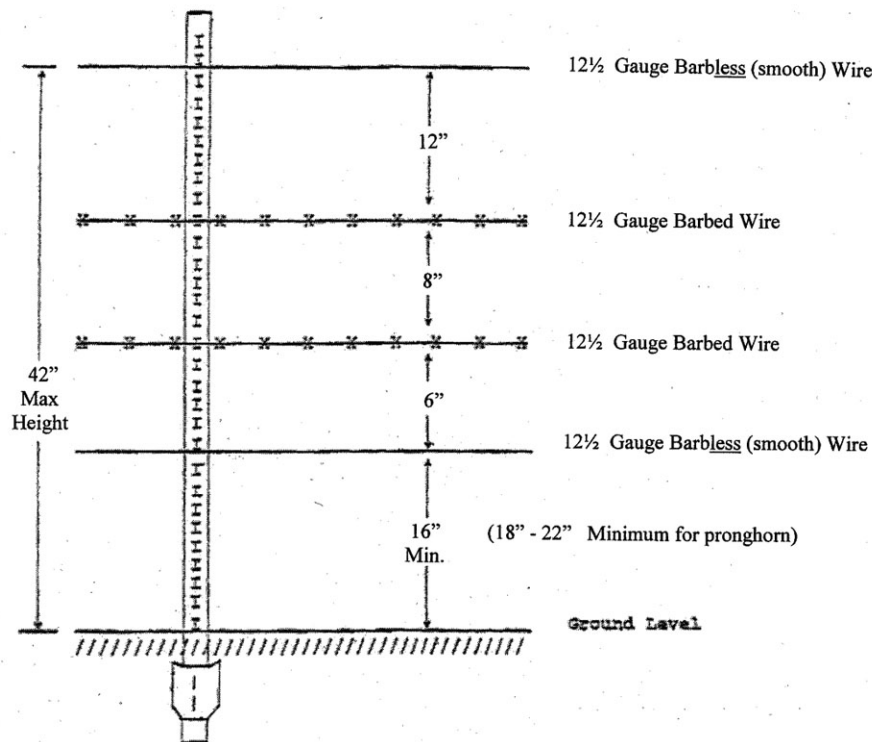
² Pronghorn Roadway Crossings: A Review of Available Information and Potential Options. Hall Sawyer and Bill Rudd. p. 5. www.aztws.org/39th%20Joint%20Annual%20Meeting%20Program.pdf

The goal is to designate open space in such a way that wildlife corridors can be maintained and that proper and friendly fencing be utilized. Note: the retention and designation of open space (private or public) is not legal in Arizona without the property owner's permission. Fencing along the road should be set back as far as possible to reduce the possibility of wildlife-vehicle collisions.

Projected growth from 117,671 residents in 2004 to 439,389 (273.4% increase) in the tri-cities area by 2030¹ will place pressure to develop and increase the density on private lands and the need for new roads. As is the case with any growing region, this will compromise wildlife populations and may eliminate some.

¹ Source: Central Yavapai Metropolitan Area Transportation Study – 2005 Current and Future Conditions.

**Figure V -2. Arizona Game and Fish Department
Standard Game Fence Requirements**



Additional Specifications:

- 20 – 25 feet between T-posts
- At least 3 equally spaced stays between each post
- Modifications to this design may be requested for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn.

5. Public Transit

Currently, there is no public transit service along the Williamson Valley Community. Residents (through the community survey) indicate a very low demand for such public service. Furthermore, the area is not a candidate for such services due to the distances between the low density neighborhoods and outlying large lot residential ranches. The main private transportation companies to serve the Williamson Valley Community are taxis. Shuttle services, such as Shuttle-U and Prescott Transit Authority Shuttles, provide service to Sky Harbor airport from designated pick-up areas only. Executive Transportation Services (a limousine service), provides door-to-door service on a reservation basis, also to Sky Harbor.

B. Goals and Implementation Strategies

The Williamson Valley Community Plan supports all of the components of the Yavapai County General Plan such as Transportation Recommendations, Policies, and Implementation Strategies—including but not limited to alternative transportation, developer participation in road financing, road safety, scenic roads, and wildlife protection. Our conclusions from the Yavapai County General Plan–2003 (YCGP) form the basis for the following Goals and Implementation Strategies:

Williamson Valley Community Plan

Goal 1. Maintain the scenic, rural quality of the Williamson Valley Community.

Implementation Strategy

- a. Follow the recommendations of the County-adopted Central Yavapai County Transportation Study of October 1995 regarding the Glassford Hill Road Extension. Specifically, construct the Glassford Hill Road Extension from Highway 89A to Outer Loop Road prior to adding additional through-traffic lanes to Williamson Valley Road.
- b. Consider choosing alternatives for traffic control other than traffic signals. Traffic signal lights carry numerous disadvantages such as increased stop-and-go traffic in front of residential homes, pooling of exhaust gases, and increased air and noise pollution from idling vehicles.

Goal 2. Effectively manage increased traffic flow within the Williamson Valley Scenic Community.¹

¹ Source: YCGP: T.1.a Objective: give priority to preserve scenic routes over major highway proliferation while maintaining adequate transportation planning.” (p. 24)

Implementation Strategy

- a. Improve/widen Williamson Valley Road by adding pull-out, left-hand turn, and deceleration lanes where needed for public safety and welfare.¹ Adding such auxiliary lanes prevents stopped and turning vehicles in the through-traffic stream and enhances public safety and road capacity. At a minimum, encourage the Yavapai County Public Works Department to reevaluate plans for Williamson Valley Road by measuring traffic performance (true capacity and actual travel time/delay) rather than merely Levels of Service. Most importantly, consider a more context-sensitive design² for Williamson Valley Road given the Community’s extraordinary scenery, recreational areas, and abundant plant species and wildlife.

¹ Source: YCGP: “Implementation strategy: Develop transportation design guidelines with performance criteria to assure appropriate lane capacity, environmental sensitivity, multimodal integration, buffering techniques, and other means to meet citizens' expectations.” (TP-2, 3) (p. 37) “Transportation Recommendation (TR) 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 “Context-sensitive design recognizes roads for their historical and scenic value as well as for the richness of the travel experience itself—rather than for merely high-speed long-distance mobility through an area.” Walter M. Kulash

- b. Provide additional access to and from the Williamson Valley Road. Work with the Yavapai County Public Works Department to locate and build two or three well-designed east-west roads between the Williamson Valley Scenic Corridor and Highway 89 in order to mitigate traffic on Williamson Valley Road. Increased access to SR 89 will provide time-saving shortcuts for emergency personnel as well as for residents in case of evacuation from wildfires or other disasters. It will also provide economical and efficient travel to and from the large commercial districts in Chino Valley and Prescott.
- c. Promote intergovernmental agreement (IGA) between the County and Chino Valley to finance east-west roads between the Williamson Valley Road and the main commercial districts in Chino Valley on Highway 89.
- d. Avoid bisecting the Williamson Valley residential community.¹

¹ Source: YCGP: “Transportation Policy (TP). 2. Design collector loops to encircle developed areas; connect new developments avoid bisecting prime development areas or significant habitats (TR-1).” (p. 36) Since the 1995 County Transportation Study was undertaken, Williamson Valley is no longer a predominately ranching area, but has now become a growing community of

Williamson Valley Community Plan

residents with upscale homes on acreage lots.

- e. Promote a separate study or a plan for alternative north-south (truck-bypass) routes for future growth, and investigate with ADOT the location of a new Highway 89 bypass in accordance with the YCGP.¹ Vehicle traffic over 40 ft. in length is prohibited from using the winding White Spar Road (Hwy. 89) south of Prescott, and cannot be legally redirected onto County Road 10 through Skull Valley. The bypass will also avoid the snowy mountain areas and the increasingly congested areas of the tri-cities. Specifically, explore areas north of Camp Wood Road, the Paulden area, and/or west of Granite Mountain. Strongly discourage Williamson Valley Road, by either design or default, from becoming a truck route from Interstate 40.²

¹ Source: YCGP: "T.1.b Objective: stress collector loops around congested areas; and for safe secondary access". (p. 24) T.1.a "Objective: give priority to preserve scenic routes over major highway proliferation while maintaining adequate transportation planning." (p. 24)

² "Implementation Strategy: 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)" (p. 38)

- f. Work with the Yavapai County Public Works Department¹ to develop a feasibility study for a comprehensive road network (grid system) for the entire Williamson Valley Community and adjoining areas. Input/direction from a professional and independent traffic engineering company (preferably Glatting, Jackson, et al.) is both necessary and would be beneficial.²

¹ Sources: YCGP: Implementation Strategy. "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)". (p. 37)

² "Your concept of accommodating Corridor growth through a well-connected network of smaller roads rather than widening Williamson Valley Road is technically sound and highly supportable by further analysis ... A connected network of two-lane roads is increasingly used throughout the U.S. to plan and design roads where quality of life is at issue" Source: Walter M. Kulash, in a letter to the WVCP Committee, October, 2005 (see Appendix of the Plan).

- g. Restrict residential driveways in new subdivisions and other developments from direct access onto arterial streets or roads.
- h. In coordination with local school district, construct highly visible school bus shoulders to avoid stopping traffic flow while providing a safe loading area for children.

Goal 3. Maintain and improve public roadways for safety and noise reduction.²

Implementation Strategy

- a. Work with the Yavapai County Sheriff's Office to raise public awareness of speeding concerns—possibly monitoring drivers' speed through use of electronic speed monitors.
- b. Maintain a 50-mph speed limit on Williamson Valley Road consistent with engineering evaluations and design limitations.
- c. Establish consistent speed limits on other roads consistent with engineering evaluations and design limitations.
- d. Provide adequate notice of speed limit changes.
- e. Recommend that prospective buyers of unregulated (metes and bounds) lot splits understand that emergency access, routine maintenance, and improvements of the roads within these developments remain their sole responsibility. Consistent with present and future state/county statutes, provide notice on the deed of sale or by realtor/seller disclosure.

Williamson Valley Community Plan

- f. Create neighborhood road improvement districts (where warranted) and educate residents concerning how to convert private roads to County standards. The strategy is to dedicate the roads to Yavapai County for future maintenance. (e.g., paving, road width, emergency access capability).
- g. Provide incentives for large landowners/developers to build roads to County standards when they initially develop metes and bounds lot splits.¹ For example: assess pro rata construction costs to all subsequent property owners. Assess costs to surrounding developers as well when they attempt to “piggyback” their developments onto these paved roads. This would eliminate the original developer from inequitably bearing the total expense of the road construction.

¹ Source: YCGP: “Implementation Strategy: Consider adopting rural roadway improvement criteria--AASHTO Low Volume Roadway Standards--for small subdivisions in outlying locations and amending Resolution 1036. (TP-5).” (p. 38)

- h. Where appropriate and economically feasible, use rubberized asphalt for sound dampening, safety, and durability in all routine maintenance and future improvements on Williamson Valley Road.

Goal 4. Provide for alternative forms of transportation--whether for routine travel, recreation and/or tourism in accordance with the YCGP.¹

¹ Source: YCGP: “T.2.a Objective: To promote alternative modes of transportation and increase public transit opportunities to reduce dependence on automobiles and to decrease traffic and air pollution”. (p. 24) T.3.b Objective: design bike/pedestrian lanes on new roadway construction.” (p. 25)

Implementation Strategy

- a. Bike and equestrian lane options:

- i. When possible provide a buffer between multiuse paths and Williamson Valley Road.¹

- ii. Work with Yavapai County to pave shoulders to a standard width for pedestrians, runners, and bicyclists during routine road maintenance.

¹ Source: YCGP “Implementation Strategy: “Develop transportation design guidelines with performance criteria to assure appropriate lane capacity, environmental sensitivity, multimodal integration, buffering techniques and other means to meet citizens' expectations. (TP-2, 3).” (p. 37)

“Transportation Recommendation 5. pedestrian amenities, including bikeways and trails, support the County’s livability and appeal to visitors. (TT3-a, b, c).” (p. 36)

- b. Encourage developers to provide new lanes and trails.¹

¹ Source YCGP: “T.3.a Objective: promote walkable, bicycle-friendly communities.” (p. 25)

- c. Promote connection and access to adjoining lanes and trails, whenever feasible, for all new land divisions and subdivisions.¹

¹Source YCGP: “T.3.c Objective: connect residences by continuous, lineal open space/trails separated from cars.” (p. 25)

- d. Provide appropriate signage to designate lanes and trails.

- e. Educate the public about the rules and courteous use of these trails and lanes.

- f. Devise two or three equestrian crossings, preferably grade-level, on Williamson Valley Road. Notify motorists of approaching equestrian crossings by signs and painted lanes. Provide a maximum of

Williamson Valley Community Plan

two or three yellow flashing lighted poles (similar to school lights) with accompanying warnings of reduced speed and potential stops. Lights are activated only when the rider pushes a button (to be located at least 6-feet high).

- g. Promote the location of a safe crossing at Road 2 North to connect to the Whispering Canyon Preserve Trail System in accordance with the Yavapai County Trails Committee recommendation.

Goal 5. Create Williamson Valley Road's Identification as a Scenic¹ Corridor in accordance with the YCGP.

¹ Source: YCGP: "Implementation Strategies. Engage in cooperative planning with ... unincorporated communities, landowners and interest groups to designate prospective road linkages, including scenic corridors. (TP-1, 2, 3)." (p. 37)

Implementation Strategy: WVCO recognizes that four of the following five goals will depend upon citizens taking the initiative and working with the County. Funding sources will need to be grants or other non-taxpayer funds.

- a. Design and install thematic signage and xeriscaping at arterial intersections.
- b. Thematically sign and designate archeological, natural, and scenic interests.¹
- c. Develop and install new thematic uniform street signs throughout Williamson Valley Road.
- d. Promote native wildflower meadow plantings of similar species among several property owners and within rights-of-way.
- e. Encourage developers to minimize earthmoving operations that expose soil surfaces in order to retain native plants and trees to the maximum extent possible.
- f. With the consent and support of County Development Services, bury all overhead utility lines for any lot three acres or less.

Goal 6. Promote the retention and maintenance of wildlife corridors where possible.¹

¹ Source: YCGP: "T.1.d Objective: carefully plan and review new road construction through grasslands or into remote areas to protect wildlife." (p. 24)

Implementation Strategy

- a. Map out major and minor wildlife corridors within the Williamson Valley Community. Determine the viability of continued wildlife corridors in the face of increasing development and new road improvements.
- b. Promote the construction of underpasses for cattle, farm machinery, and wildlife as part of all new connector road development when roads bisect existing ranches.¹

¹ Source: YCGP "Transportation Policy 3. Consider multipurpose advantages (such as open space buffers, flood control, lineal paths/trails, wildlife corridors) in planning new roadway alignments. (TR-1)" (p. 37)

- c. Encourage homeowners to use wildlife-friendly fencing (low height fences at least 22 inches off the ground) so as to allow pronghorn and other wildlife access through properties.
- d. Recommend that electric fences are constructed with yellow insulators, not red (which attract hummingbirds).

Williamson Valley Community Plan

- e. Provide appropriate signage on roadways alerting motorists to the presence of crossing wildlife.

VI. Water Resources

A. Existing Conditions

1. Overview

The continued availability of water is a major concern of most residents and landowners in the Williamson Valley Community. The rural lifestyle, environment, real estate values, and overall way of life in the Community rely on a single groundwater supply for the area. The existing supply situation, as well as a list of existing water companies, their numbers of customers, and areas served are described below. A summary of individual wells is also included. Annual precipitation from the year 1900 to the present time is covered, as are riparian areas, floodplains, and wastewater systems. There is also a discussion of the challenges in dealing with water demand by an increasing population.

Groundwater pumped from wells is the primary source of water for agricultural and domestic use within the Williamson Valley Community Planning Area. Individual private domestic wells serve many households; some residents are served by the City of Prescott, and five privately owned water companies serve subdivisions and planned area developments. The Talking Rock golf course is irrigated with effluent (reclaimed) water, but this is supplemented with groundwater because insufficient effluent is available.

The Williamson Valley Community Planning Area consists of two distinct areas governed by separate state water laws. The eastern part of the Community is within the Prescott Active Management Area (PrAMA). The PrAMA, created by the Legislature in the 1980s, includes the City of Prescott and the towns of Chino Valley, Prescott Valley, and Dewey-Humboldt, as well as unincorporated areas. The PrAMA regulations require developers to show an assured 100-year supply of water before building. In addition, State law urges achievement, by 2025, of safe yield—whereby the amount of groundwater pumped within the PrAMA equals the amount of natural and artificial recharge. In the late 1990s, the Arizona Department of Water Resources (ADWR), the state agency responsible for monitoring water resources, declared the Prescott AMA to be in a state of groundwater mining; subsequently, groundwater pumped from within the AMA can be used to supply new planned developments only insofar as alternate supplies, for example, from retirement of unused water rights and recharge of treated wastewater, offset new groundwater pumping.

The remaining 75% of the Community lies outside the PrAMA and is therefore not governed by PrAMA regulations. Here a developer need only seek “review” of the water supply within the subdivision. This finding by the ADWR is merely advisory, and even without an adequate 100-year water supply, development can continue. Moreover, under existing state law, developers are required only to notify the first buyer of each parcel of the inadequate water-supply finding.¹ Legislation enacted in 2007 (ARS 45-108) will require developers to prove an 100-year adequate water supply in order to begin a development outside an AMA, but only in counties in which the County Supervisors unanimously agree to enforce this law.² Developers can circumvent these state laws by building via unregulated lot split developments (commonly known as wildcat developments and discussed in the Land Use section). Developers of such lot splits need not seek review of the water supply by the ADWR.³

¹ To review the long-term water supply finding for a subdivision contact the Office of Assured and Adequate Water Supply at (602) 417-2400 or www.water.az.gov.

² See ARS 45-108 Evaluation of Subdivision Water Supply.

³ Source: Shaun McKinnon, “State’s rural growth taxing water supplies,” Arizona Republic, June 26, 2005, at A1.

2. Water Resources

Water resources within the Williamson Valley Community fall into one of three categories: surface water (from streams and rivers, usually stored in reservoirs), groundwater (well water pumped from subsurface aquifers), and reclaimed water (effluent/treated wastewater). Under the 1919 State Groundwater Code,

Williamson Valley Community Plan

Yavapai County lost surface-water rights to the Salt River Project (SRP) that serves part of the Phoenix metropolis. Therefore, the Williamson Valley Community, along with the PrAMA, depends upon groundwater from the underlying aquifers.

Surface Water

Ephemeral and intermittent creeks form the area washes and include Mint, Williamson Valley, Butte, Cooper, Dillon, Hitt, Strickland, and Horse (See Map VI-1). The only standing water, outside of landscape ponds, is stock tanks (11.5 acres of Williamson Valley reservoirs¹). Shallow water tables and low relief of some areas sometimes create pools of standing water following heavy rains or wet periods.

¹ The Yavapai County WAC Report. Big Chino Sub-basin: Historical and Current Water Use Projections (Draft), February, 2004.

Aquifers

The Williamson Valley Community overlies parts of two major groundwater basins: as defined by ADWR, the Big Chino and Little Chino Sub-basins. The easternmost part of the Community is within the Little Chino Sub-basin, which comprises the western and northern part of the PrAMA. Most of the rest of the Community is within the Big Chino Sub-basin. The PrAMA boundary (See Map VI-2)) marks the legal division between the two sub-basins and coincides with the boundary between the Big Chino and Little Chino watersheds. However, examination of the groundwater movement east of Granite Mountain in the southern part of the Williamson Valley Community shows that the groundwater there flows into the Little Chino Sub-basin.¹

¹ Sources: Navarro, Luis, F., 2002, Characterization and Ground-Water Flow Modeling of the Mint Wash/Williamson Valley Area, Yavapai Count, Unpublished MS Thesis, Northern Arizona University, Flagstaff, 160 pp. (available online from: <http://verde.nau.edu/Research/Navarro/index.htm>); and Timmons, Daniel, and Springer, Abe. 2006, Prescott AMA Groundwater Flow Model Update Report, Arizona Department of Water Resources, 77 pp.

Both groundwater basins are within the Upper Verde Watershed. They are the primary source of water for domestic use and irrigation as well as the source of the springs that provide perennial flow to the upper part of the Verde River.²

² Sources: Wirt, Laurie, 2005, Sources of base flow in the upper Verde River, chapter F in Wirt, Laurie, DeWitt, Ed, and Langenheim, V.E.. Geologic framework of aquifer units and ground-water flowpaths, Verde River headwaters, north-central Arizona: U.S. Geological Survey Open-File Report 2004-1411, pp. F1 – F34; Blasch, K.W., Hoffmann, J.P., Graser, L.F., Bryson, J.R., and Flint, A.L., 2006, Hydrogeology of the upper and middle Verde River watersheds, central Arizona: U.S. Geological Survey Scientific Investigations Report 2005-5198, 101 pp., 3 pls.

Groundwater

Yavapai County has more wells than any other county in Arizona, more than 22,000, including both regulated and unregulated wells.¹ The ADWR relies on monitoring wells to track the level of the water table within the AMA. According to ADWR hydrologist L. Graser, as of October 13, 2005, there were 2800 registered wells in the Williamson Valley Community, with 1650 located within the AMA portion of Williamson Valley Community. ADWR reported water-level changes from 1999 to 2004 for 18 wells in the southern part of the Williamson Valley Community, east of Mint Wash, both within and outside of the AMA, and all within one to two miles of the AMA boundary. In 17 of the 18 wells, water-level declines during that period ranged from 0.5 to 32.5 ft, averaging 15.5 ft. Only one well showed a water-level increase, 4.7 ft.² Although drought may have played a role in these declines, they also reflect the inescapable impact of increased pumping of groundwater.

¹ Source: Maquire, R.P., 2005, An Analysis of the Water Budgets of Buckeye, Payson, and Prescott Valley: ThinkAZ report, p. 41.

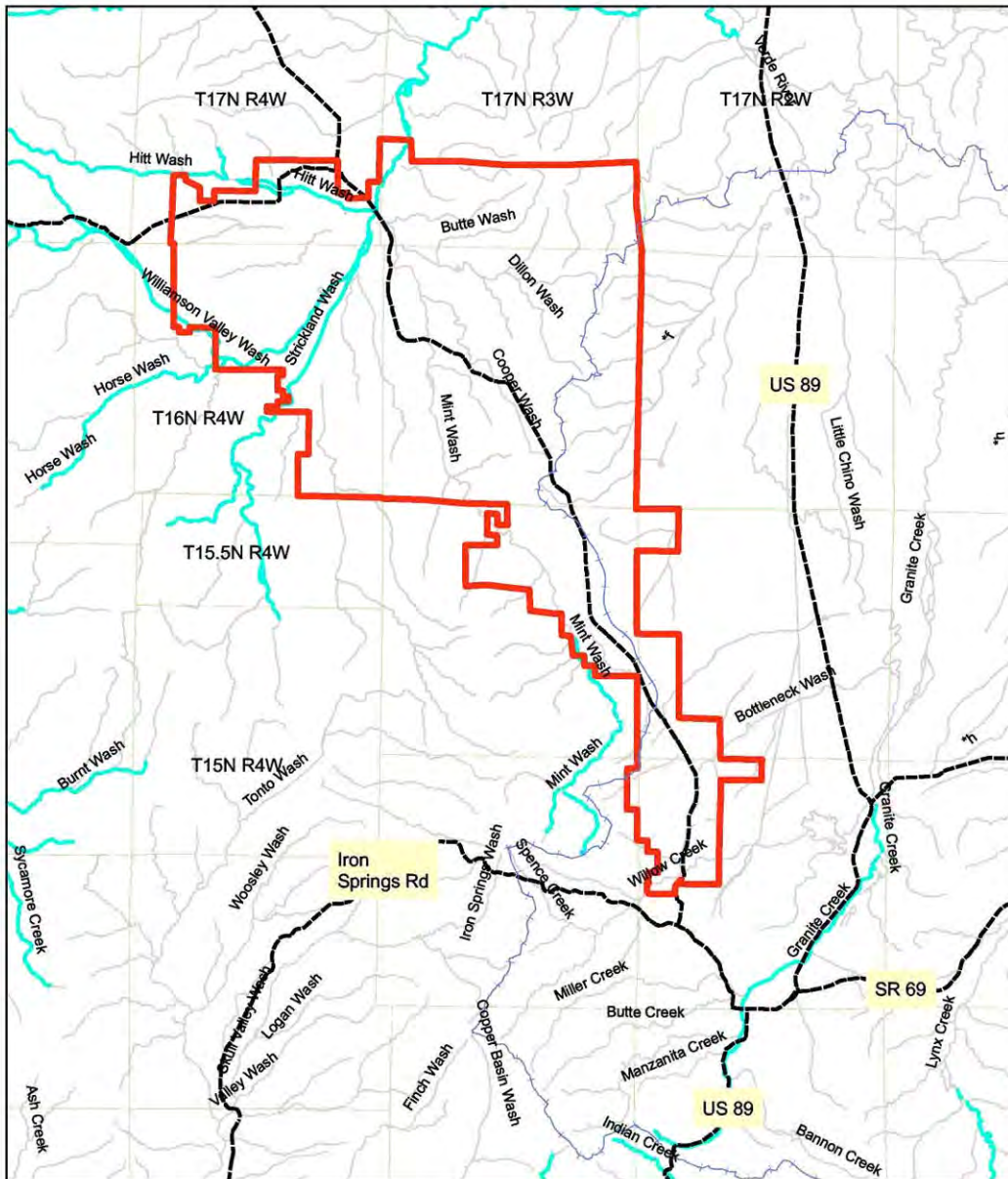
² Source: ADWR 2004, Prescott Active Management Area 2003-2004 Hydrologic Monitoring Report: ADWR, Final Report, Dec. 1, 2004, table 5, pp. 9-11.

It is likely that the limitations on new groundwater extraction in the PrAMA will lead to increased pressure for development of the abundant undeveloped private land within the Community. Although groundwater is presently ample in much of the Williamson Valley Community Planning Area, substantially increased demand for Big Chino groundwater for both importation to the PrAMA and for development of the extensive

Williamson Valley Community Plan

private and State Trust Lands in the Big Chino watershed could eventually lead to water-management regulations that do not currently exist within the Community.

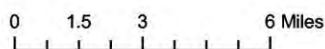
Map VI-1: Named Intermittent and Ephemeral Streams of the Williamson Valley Community Planning Area



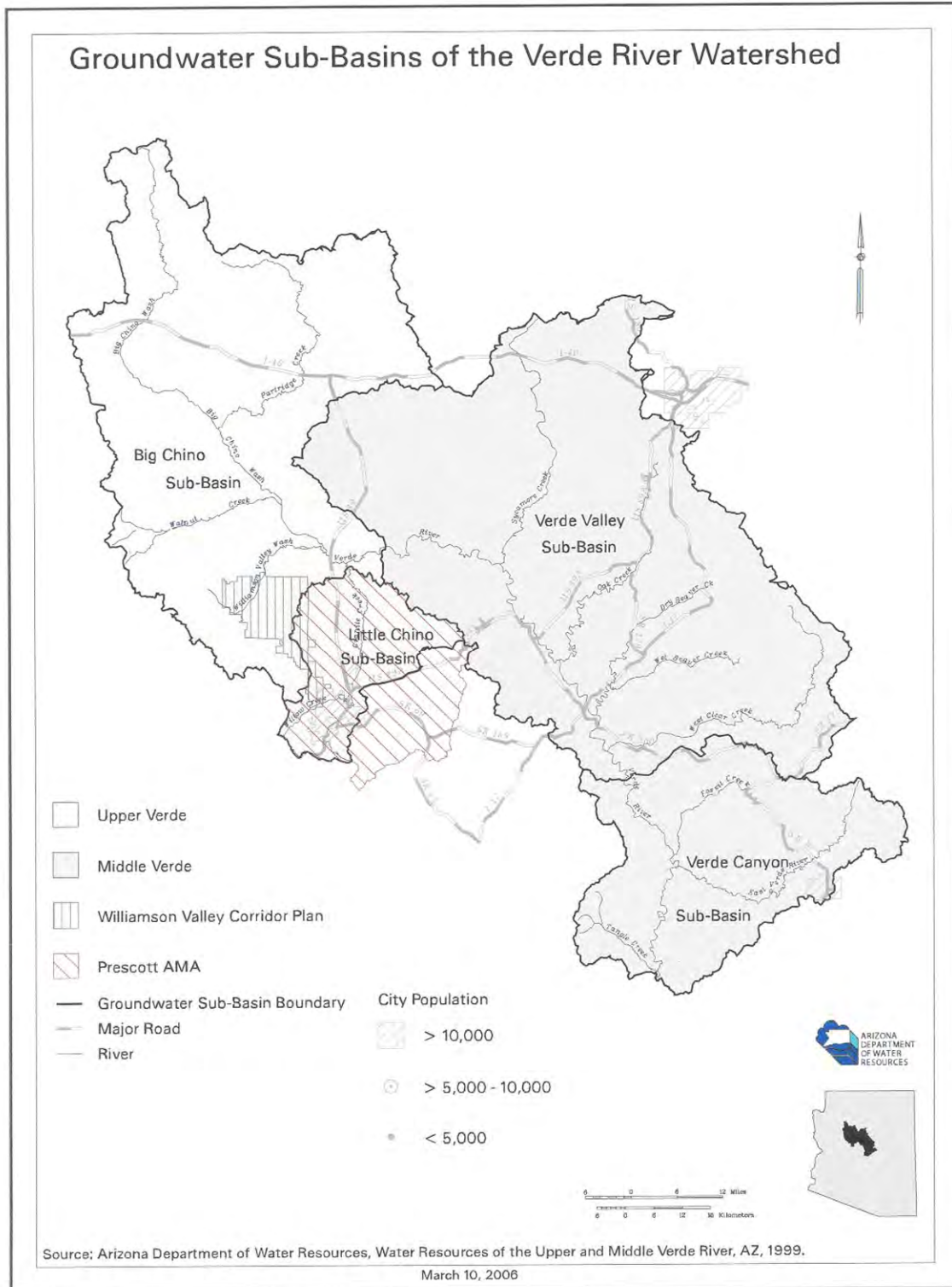
Intermittent and Ephemeral Streams

August 19, 2005

- Legend**
- WVCP area
 - intermittent streams
 - Roads
 - ephemeral streams
 - Township
 - Prescott AMA



Map VI-2: Groundwater Sub-basins of the Verde River Watershed showing Williamson Valley Planning Area



Reclaimed Water

Reclaimed water is defined by ADWR as effluent from a wastewater treatment facility. It is suitable for use in some surface applications, thereby reducing groundwater withdrawal and/or as artificial recharge to the aquifers. The degree of treatment required depends upon the proposed use.

Two facilities in the Williamson Valley Community Planning Area use reclaimed water: the Inscription Canyon Ranch Sanitary District, which also serves Talking Rock and the Whispering Canyon PAD; and American Ranch. The Inscription Canyon Ranch Sanitary District provides treated effluent for irrigation of the Talking Rock golf course. At present, insufficient effluent exists to meet the total irrigation requirements, and the irrigation is partly supplied by groundwater. American Ranch utilizes reclaimed water for landscape irrigation around its entrance and/or for groundwater recharge.

Gray water is another form of reclaimed water. It is produced and captured from some of the water used inside homes and businesses from sinks (excluding kitchen sinks), bathtubs, showers, and washing machines. This water can generally be used outside for lawns and gardens without treatment.

3. Watersheds

The Williamson Valley Community occupies parts of both the Big Chino and the Little Chino watersheds, which together comprise the Upper Verde River watershed. For this reason all of the Williamson Valley Community Planning Area is part of the Verde River watershed and all water in the drainages of the Williamson Valley area flows toward the Verde River. The Verde River, in turn, empties into the Salt River in the Phoenix area. The western boundary of the Prescott AMA delineates the divide between the Big Chino and Little Chino watersheds. There are no perennially flowing streams in the Williamson Valley area. However, there are many ephemeral or intermittent washes that drain eventually to the Verde River (Maps VI-1 and VI-2). Along most of the eastern edge of the planning area these seasonal streams are within the Little Chino Sub-basin and the PrAMA. However, the bulk of the Williamson Valley Planning Area—almost all of its northern part—drains into Williamson Valley Wash. This in turn empties into the Big Chino Wash and subsequently into the Verde River.

Riparian Areas

Riparian areas are “ribbons of green” typically forming an oasis for a rich diversity of plant and animal life along the edges a perennial or ephemeral stream. The most significant riparian area within the Williamson Valley Community is Mint Wash. This wash drains Granite Basin Lake, which was created by a dam at the intersection of two tributaries. The long history of this riparian area is inferred from the 1000-year-old Indian petroglyphs along Mint Wash, where generations of Native Americans once lived. Decreased natural recharge in response to drought and increased groundwater pumping can lower the water table in Mint Wash and threaten the health of this key riparian area.¹

¹ Mint Wash and the Williamson Valley Aquifer is “not protected by any state agencies against ground-water mining . . . this process of ground-water mining over time will lower the water table, depleting and possibly removing the ability of the aquifer to support the riparian ecosystem . . .” Navarro, 2002.

Washes and Floodplains

The washes within the Williamson Valley Community flow only in response to storms or snowmelt. They are important topographic features that allow water to drain from the land and/or recharge the aquifers.

Heavy downpours of monsoon rains can rapidly fill washes and their floodplain areas and cause flash floods. Therefore, people must exercise caution in crossing them following heavy precipitation.¹ These washes function as travel lanes for wildlife and may also serve as water sources for wildlife following precipitation. They *may* also have less drought-resistant plants growing within or along their banks; e.g., mint and cottonwoods.

Williamson Valley Community Plan

¹ Note: For more information see: "Floodplains in Yavapai County--An Information Package." This booklet defines floodplains and types of flooding, explains floodplain management, suggests ways to determine flooding hazards, and briefly describes map availability and other flood control services. Source: <http://www.co.yavapai.az.us/departments/Dev/unitspc/ordregs/flood/ORDNCFCD01.pdf>.

4. Hydrogeology

Distinctive geologic formations lie beneath the Williamson Valley Community Planning Area. In both the Big Chino and Little Chino Sub-basins, the principal aquifers are relatively thick accumulations of water-lain gravel, sand, silt, and clay with locally interlayered volcanic deposits. Proterozoic rocks (mostly granite) over 1.6 billion years old form the geologic base. Much younger alluvial deposits with interlayered volcanic rocks overlie this foundation. The ancient Proterozoic rocks store and transmit very little groundwater. Instead, they form nearly impermeable walls and floors of basins that contain thick deposits of the more permeable alluvium and volcanic rocks. The distribution and thickness of the basin-fill deposits is estimated from the combined use of geophysical, geologic, and well data in a recent U.S. Geological Survey report.¹ Map VI-3 shows the approximate positions of the zero-meter, 100-meter, and 300-meter (0, 328, and 984 ft.) thickness contours from the USGS report. The zero contour encloses areas in which bedrock—Proterozoic granite and metamorphic rock, and local Paleozoic limestone and sandstone (between approximately 350 and 550 million years old), are at or very near the ground surface. In general, these areas of bedrock do not form highly productive aquifers. However, some domestic wells obtain sufficient water from fractures in the bedrock to support a household. Broadly, the zero contour delineates the boundary between areas where the groundwater supply is likely to be relatively good and areas where it is likely to be relatively meager (the entire shaded area inside the zero contour).

¹ Source: V.E. Langenheim, E. DeWitt, and L. Wirt, "Preliminary geophysical framework of the Upper and Middle Verde Watershed," Yavapai County, Arizona: U.S. Geological Survey Open-file report, 2005, p. 41.

The zero contour encloses areas in which bedrock—Proterozoic granite and metamorphic rock, and local Paleozoic limestone and sandstone (between approximately 350 and 550 million years old), are at or very near the ground surface. In general, these areas of bedrock do not form highly productive aquifers. However, some domestic wells obtain sufficient water from fractures in the bedrock to support a household.

5. Precipitation

Surface flow and groundwater recharge are provided by precipitation. This water plan used the average annual precipitation recorded at six weather stations (See Figure VI-1 below).

Annual precipitation varies in the area due to rain shadows created by local mountains. Prescott receives on average about 19", Prescott Valley—13", and Chino Valley—11". Observation of our plant communities generally confirms the annual precipitation records. Ponderosa pines grow with 18+ in., pinyon-juniper 12-18 in., grasslands 10-15 in. , and deserts with 10 in. or less. More of the winter precipitation infiltrates into the ground to recharge the aquifers, even though only approximately half of the amount that falls during the monsoons. While these precipitation values represent averages over many years, Arizona currently suffers a drought that began about 1999.¹ It is uncertain how long this drought will last and what the long-term effects will be.²

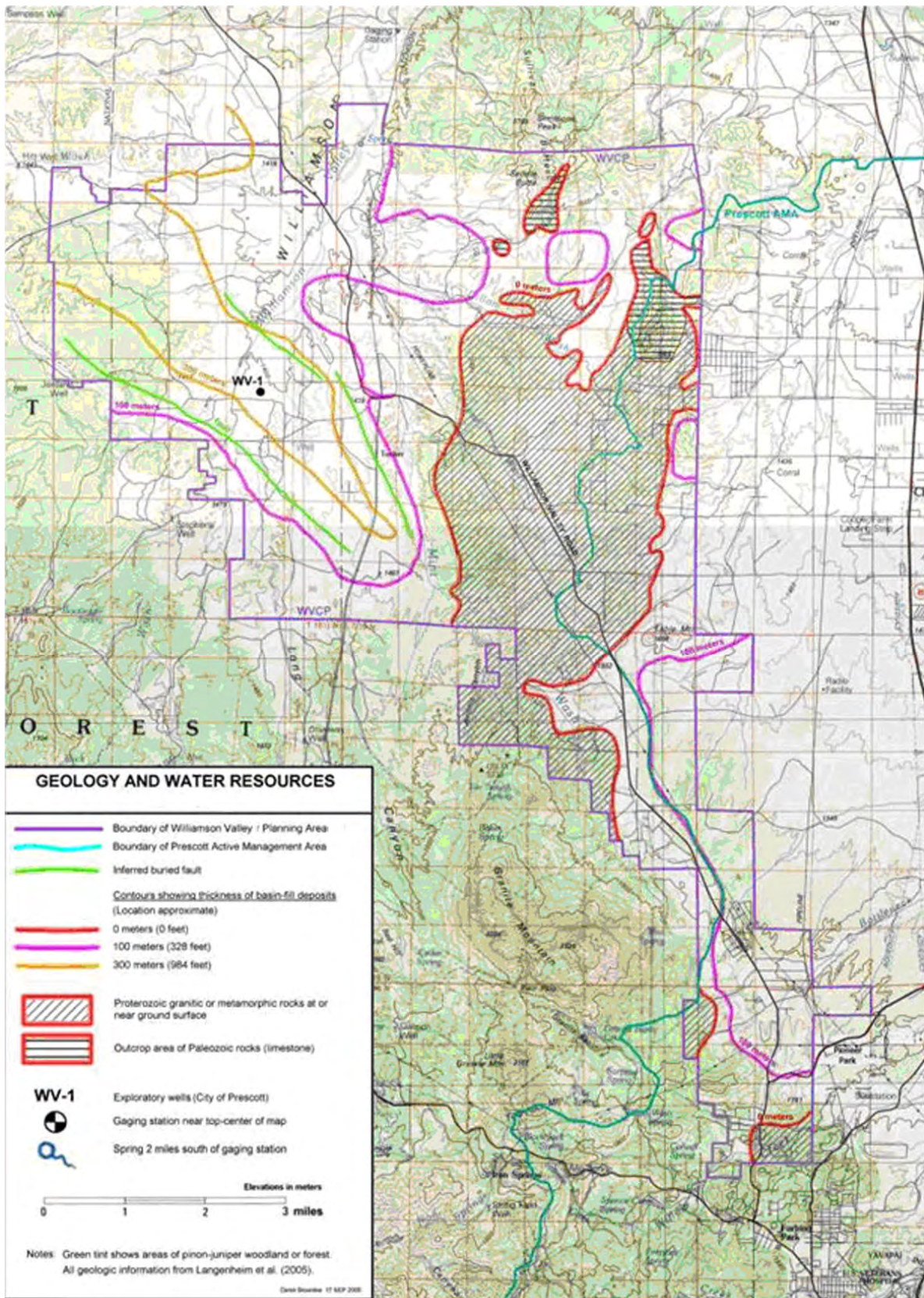
¹ Source: R. Hereford, R.H. Webb and S. Graham, "Precipitation history of the Colorado Plateau Region," 1900-2000: U.S. Geological Survey fact sheet (2002) pp. 119-120.

² Source: M. Lenhart, "Will the drought continue?" Southwest Climate Outlook, March 2005, p. 4.

6. Water Providers

Water providers within the Williamson Valley Community fall into two major categories: 1) individual homeowners acquiring water from a well or wells drilled on their property, or 2) community systems supplying water to a number of customers and obtaining water from one or more production wells. In 1980,

Map VI-3. Geology and Water Resources of the WVCO Planning Area

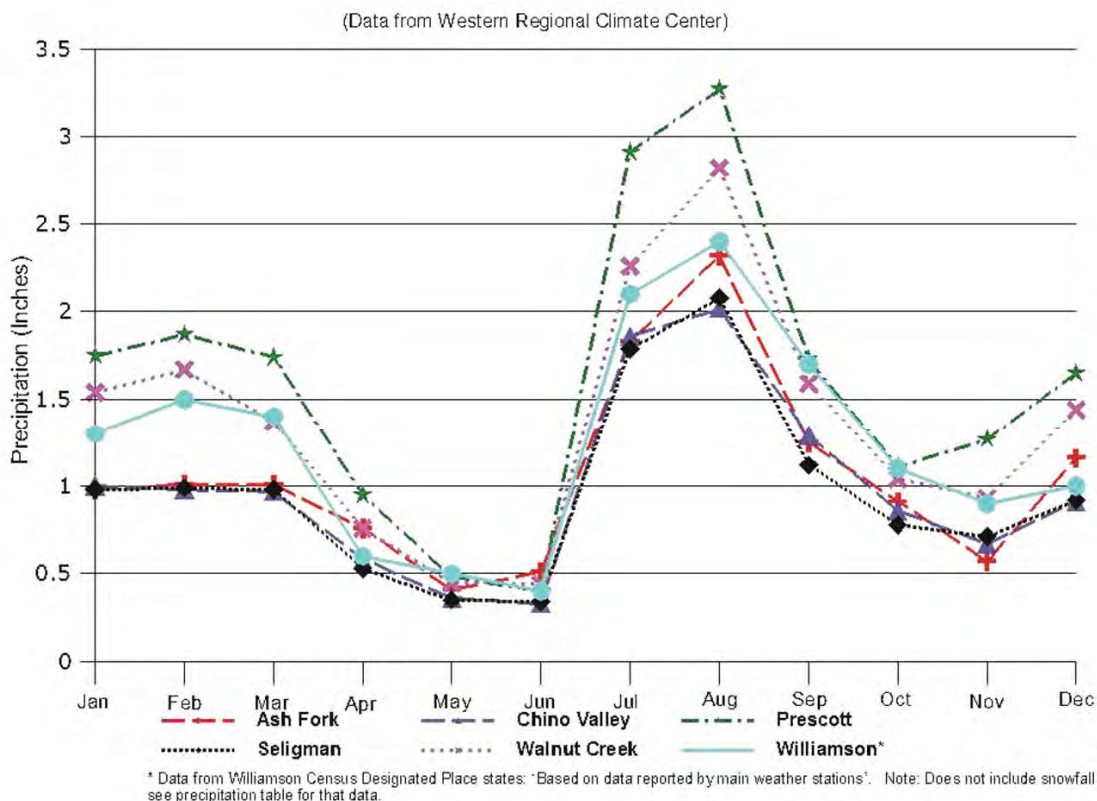


Williamson Valley Community Plan

the State Legislature enacted a statute requiring developers to obtain a determination of an adequate or assured water supply prior to the sale of residential lots. Nevertheless, presently in rural areas of Arizona such as the Williamson Valley Community, if the ADWR finds the proposed water source “inadequate,” builders can ignore this finding and build anyway. However, legislation enacted in 2007 will require developers, outside an AMA, to prove a 100-year adequate water supply to begin a development, if County Supervisors unanimously agree to impose such restrictions.¹

¹ See ARS 45-108 Evaluation of Subdivision Water Supply; Definitions.

Figure VI-1: Average Monthly Precipitation Record for the Williamson Valley Community Planning Area



Wells

According to the 1980 Arizona Groundwater Code, wells generally fall within one of two different categories: 1) regulated or monitored wells having a pump with a maximum capacity of more than 35 gallons per minute used to withdraw groundwater for irrigation, industrial use, municipalities and community water systems, and 2) unregulated wells having a pump with a maximum capacity of not more than 35 gallons per minute used to withdraw groundwater for individual domestic use. These unregulated wells neither require groundwater rights nor have to comply with many provisions of the Groundwater Code, including water measurement and annual reporting. This exemption makes water management less effective because the amount of water collectively pumped from these wells can be substantial. In the PrAMA, unregulated wells are called exempt wells. ADWR requires a permit before a well can be legally drilled and keeps an on-line data base of drillers' logs, water-level information, etc.¹ Although the number of wells is noted, very little is known about the amount of water withdrawn.

¹ Source: ADWR, 2004, Prescott Active Management Area 2003-2004, Hydrologic Monitoring Report: Arizona Department of Water Resources, Final Report, December 1, 2004, pp. 28.

Williamson Valley Community Plan

The majority of Williamson Valley residents responding to the surveys believe that present laws regarding assurances and/or adequacies of available water for developments are insufficient to guarantee home purchasers a sustainable water supply.

Water Systems

Five community water systems serve the Williamson Valley Community (Table VI-1). Additionally, the City of Prescott provides municipal service to a few developments in the southern part of the Williamson Valley Planning Area.¹

¹ Fairfield Estates, Longview, and South View are within the Community but obtain municipal water from the City of Prescott and are not included in the analysis of current and future water demands.

Water Provider	Year	Total Reported Residential Use, AF	Number of Residences Reported	Average Annual Use per Residence, AF	Average Daily Use Per Residence, gal	Other Use, AF ³
American Ranch	2007 ¹	15.88	43	0.369	330	6.88
Granite Mountain Water Co.	2006 ¹	56.28	86	0.654	584	---
	2007 ¹	31.48	99	0.318	284	---
Granite Oaks Water Users Assoc.	2006 ¹	206.5	451	0.458	408	---
	2007 ¹	233.8	449	0.521	465	---
Inscription Canyon Ranch System	2006 ¹	87.05	256	0.340	304	14.15
	2007 ¹	90	272	0.331	295	6.9
	2008 ²	77.65	274	0.283	253	---
ICR Talking Rock	2006 ¹	7.7	91	0.085	76 ⁴	169.8
	2007 ¹	15.0	146	0.403	92 ⁴	456.5

¹ Data from Arizona Department of Water Resources Imaged Records.

² Data from William Meyer (Inscription Canyon Ranch water board; this system serves Whispering Canyon and the Preserve at the Ranch subdivisions as well as Inscription Canyon).

³ According to William Meyer, other uses at Inscription Canyon include water use for construction and system loss. Other uses at Talking Rock include turf irrigation (148.3 acre-feet in 2006 and 401.4 acre-feet in 2007) and water-usage at community facilities.

⁴ Low average annual residential water use at Talking Rock reflects the absence of outdoor watering by residents (William Meyer, personal communication).

7. Wastewater Systems

Wastewater systems within the Community fall into two categories: individual septic tank systems (that serve a single home), and community systems (that collect wastewater and transport it to a facility for treatment, then either recharge the treated wastewater back to the ground or commit it to direct reuse as, for example, golf course irrigation).

The majority of homes in the Williamson Valley Community Planning Area use on-site septic tank systems with leach fields. At present, little research has been done to determine if this wastewater percolates to recharge the aquifers. Many of these homes also use individual wells for their potable water supply. Contamination of the potable water supply can occur by improperly maintained septic systems and/or inadequate well seals, especially on small lots.

Community wastewater treatment facilities, such as those serving the Planned Area Developments of American Ranch, Inscription Canyon, Whispering Canyon, and Talking Rock, eliminate the need for

Williamson Valley Community Plan

individual septic tanks. The wastewater is treated to the point where it can be directly reused for landscape or golf course irrigation, therefore reducing the demand for groundwater.

B. Challenges

1. Current and Future Demands

In order to make any estimate of future water demands in the Community, it is necessary to estimate how many people will use water and how much water they will use. In addition, agricultural/ranching uses need to be estimated. Those estimates have been done for this plan, but there is substantial uncertainty.

The Yavapai County Water Advisory Committee report (YCWAC, 2004) notes that the 1990 population of the Big Chino Sub-basin was approximately 2900 and that by 2000 the population had grown to 6470, a 223% increase (average annual increase of 8.36 percent). The report further notes, "Demand for housing is anticipated to increase in the area since the sub-basin has ample space, land is relatively inexpensive, and groundwater is readily accessible in many locations."¹ A reasonable prospect is that planned area developments on some of the large ranches in the sub-basin will add tens of thousands of homes in the coming years in addition to the piecemeal development of individual new homes as a consequence of unregulated lot-split development. In addition, in the Yavapai County Water Advisory Committee report, it is predicted that 882 ac.-ft./yr. of groundwater will be committed to use for golf courses within the Big Chino Sub-basin by year 2010.

¹ Source: YCWAC, 2004, Big Chino Sub-basin-Historical and current water uses and water use projections (draft): Yavapai Water Advisory Committee, February, 2004.

The basis for population estimates in the Williamson Valley Community Planning Area is given in the Plan's introduction and the range of population estimates for a spectrum of growth rates is given in Table II-2. Briefly, it is estimated that if the domestic population grows at 4% per year with a year 2000 base of 6,696, the year 2025 population would be 17,850. With a growth rate of 8% per year, the population would be 45,857 in 2025.

No data are available for annual usage per residence for small domestic wells that supply single households in the Williamson Valley Planning Area. However, annual data for residential water use in subdivisions supplied by local water providers (Table VI-1) provide at least a partial quantitative basis for estimating future water demands. Average annual water delivery per household for 2006 and 2007 by water providers within the Williamson Valley Planning Area, including delivery for 2008 by the Inscription Canyon Ranch System, is approximately 0.4 acre-feet per year.¹

¹ Water deliveries by ICR Talking Rock are excluded from this average because water delivered to individual residences there is not used for landscape watering (William Meyer, personal communication).

Census data for year 2000 indicate that 3,776 people lived in 1,558 homes²—approximately 2.4 residents per home in the Williamson Valley Census Designated Place. Applying the Williamson Valley area's extrapolated 2000 population of 6,696³ and the ratio of 2.4 residents per home gives an estimated number of 2,790 Williamson Valley-area homes in 2000. If supplied at a rate of 0.4 acre-feet per home per year, these homes would have received an estimated 1,116 acre-feet of water in 2000.

² Source: The Williamson Census Designated Place (WCDP) [<http://www.city-data.com/city/Williamson-Arizona.html>].

³ See footnote for Table II-2.

Extrapolation of the ratio of 2.4 residents per home to the larger Williamson Valley Community Planning Area suggests that a projected 2025 population of between 17,850 and 45,857 citizens might occupy between 7,438 and 19,107 homes. Total water usage by those homes at an annual average rate of 0.4

Williamson Valley Community Plan

acre-feet per home (approximately 150 gallons per citizen per day) would total between 2,975 and 7,643 acre-feet per year—or, in rounded numbers, between about 3,000 and 8,000 acre-feet per year.

Average consumptive use of groundwater for agricultural irrigation within the Williamson Valley Community Planning Area between 1990 and 2003 was 1,170 acre-feet per year.⁴ It is probable that new development in the Williamson Valley Community Planning Area will occur in at least some of the previously irrigated agricultural areas. Thus, to some degree, crops and pastureland should be replaced by homes, and, barring the possibility of increased agricultural water consumption owing to drought, the volume of agricultural irrigation is unlikely to increase. If the volume of irrigation were to remain constant through 2025, the aggregate water consumption for homes and agriculture, barring drought, could increase from an estimated 2,300 acre-feet per year in 2000 to between approximately 4,000 and 9,000 acre-feet per year in 2025.

⁴ Calculated from data of the Yavapai County WAC Report. Big Chino Sub-basin: Historical and Current Water Use Projections (Draft), February, 2004, pp. 10-28.

Keeping domestic animals—especially horses—is an important attraction for many current residents of the Williamson Valley Community Planning Area, and that attraction is expected to continue in the future. An unknown but substantial number of current residents maintain horses, many of them in the subdivisions where residential water usage averages 0.4 acre-feet per residence per year. Thus, if maintenance of horses in new development is similar in proportion to that at present, the current rate of domestic water use should suffice. Further, the expected decrease in agricultural irrigation provides an additional cushion to support homeowners' horses.

2. Conservation Measures

The Yavapai County General Plan calls for conservation measures and incentives for reducing water consumption by homes, farms, and industry. This coincides with the wishes for proactive water-conservation programs indicated by the majority of Williamson Valley residents surveyed.

Methods for achieving water conservation generally fall into two broad categories: 1) Engineering practices: measures that require little, if any, effort on the part of the consumer to modify habits, such as low water-use fixtures, and 2) Behavioral practices: changes that require effort to modify habits, such as the use of drought-tolerant, low water-use plants (xeriscaping), use of gray water from homes, and rainwater harvesting.

Generally, the greatest expenditure of residential water use, 60 to 70%, is for landscape irrigation.¹ Building codes already mandate low-flow fixtures. Therefore, further indoor conservation efforts in newer facilities will result in minimal savings. (Note: retrofitting toilets in older facilities can yield considerable savings. Also, shorter showers and hot-water recirculation can produce benefits as well). However, limiting landscape irrigation, especially for nonnative turf grasses and water-loving shrubs and plants, could yield considerable water savings.

¹ Arizona State University's Global Institute of Sustainability

3. The Prescott AMA and the Big Chino Sub-Basin

Within the 23% of the Community that is inside the PrAMA, which has been declared to be out of "safe yield" by the ADWR, water management differs from that in the primarily rural, northern part of the Community outside the PrAMA. In order to resolve the current AMA overdraft, all water users within the Prescott AMA (including those Williamson Valley residents) must work together. However, the exact implications for Williamson Valley residents of the PrAMA of efforts to reach safe yield in the face of ever-

Williamson Valley Community Plan

growing water demands within the PrAMA are uncertain. Eventual imposition of restrictions on residential water use is a possibility.

¹ Source: Yavapai County General Plan, adopted April, 2003, pp. 43 and 49, Water Resources Element.

The groundwater that supplies the larger northern part of the Williamson Valley Community Planning Area is a part of the Big Chino Sub-basin groundwater system. Groundwater beneath the Big Chino and Williamson valleys all flows through the aquifer system to springs in the upper Verde River,² where it supplies at least 80 percent of the groundwater that sustains perennial flow in the upper part of the river.³ The average annual discharge of this groundwater, measured at the Paulden stream gauge from 1963 through 2003, was approximately 17,700 acre-feet per year.²

² Source, Blasch, K.W., Hoffmann, J.P., Graser, L.F., Bryson, J.R., and Flint, A.L., 2006, Hydrogeology of the upper and middle Verde River watersheds, central Arizona: U.S. Geological Survey Scientific Investigations Report 2005-5198, 101 pp., 3 pls.

³ Sources: Wirt, Laurie, 2005a, Sources of base flow in the upper Verde River, chapter F in Wirt, Laurie, DeWitt, Ed, and Langenheim, V.E.. Geologic framework of aquifer units and ground-water flowpaths, Verde River headwaters, north-central Arizona: U.S. Geological Survey Open-File Report 2004-1411, p. F1 – F34; Erroll L. Montgomery and Associates, 2007, Draft review of 2005 and 2006 USGS reports on Verde River watershed: commissioned by Upper Verde River Watershed Protection Coalition, 56 p., 2 figs., 1 table.

Removal of groundwater by pumping from Big Chino and Williamson valleys, as well as from the Little Chino Sub-basin, will eventually reduce the discharge of groundwater from the springs that feed the upper Verde River by an amount approximately equal to the rate net removal by pumping. This concept is well established, and the general case is clearly defined by the U.S. Geological Survey: for groundwater basins wherein the discharge of groundwater is solely to a stream, it can be stated that: *“In the long term, the quantity of ground water withdrawn (from the basins) is approximately equal to the reduction in stream flow that is potentially available to downstream users.”*⁴

⁴ Winter, T.C., Harvey, J.W., Franke, O.L., and Alley, W.M., 1998, Ground water and surface water—A single resource: U.S. Geological Survey Circular 1139, 79 pp.

Current Arizona law authorizes the City of Prescott and the other incorporated municipalities of the PrAMA to pump and import to the PrAMA approximately 18,000 acre-feet per year of groundwater from the Big Chino Sub-basin⁵—an amount essentially equal to the amount of groundwater supplying perennial flow in the upper Verde River. Recent (2003) nonagricultural pumpage in the Big Chino Sub-basin is approximately 1,500 acre-feet per year². The Big Chino Valley consists mostly of private or State Trust Land, and its groundwater is readily available for development. Thus, development of tens of thousands of homes in the Big Chino Sub-basin is a reasonable eventual prospect. Without mitigation that would almost certainly include importation of water from outside of the Verde watershed, the expected groundwater demands on the Big Chino Sub-basin and in the PrAMA will eventually severely reduce if not eliminate the discharge of groundwater that supplies perennial flow to the upper Verde River—the Verde River from Paulden through Perkinsville would be essentially dry except for periods of storms or snowmelt runoff—and will establish progressive depletion of the Sub-basin’s groundwater. Litigation to protect perennial flow in the upper Verde River is threatened, and as elected officials wrestle with the question of how to continue development while protecting the river, it is possible that the use of groundwater in the Big Chino Sub-basin, currently essentially unrestricted, may become regulated.

⁵ Prescott’s legal right to water, granted through §A.R.S. 45-555, permits the city to withdraw 14000 ac.-ft./yr. of groundwater from the Big Chino Sub-basin. However, the ADWR determined that, owing to Prescott’s sale of its Central Arizona Project allocation and participation in the Yavapai Prescott Indian Water Settlement, the city is entitled to withdraw only a lesser amount of Big Chino groundwater (Advisory opinion letter to Brad Huza, City of Prescott, from Herbert Guenther, Director, Arizona Department of Water Resources, August 21, 2003). On November 12, 2008, ADWR determined that *“...Prescott is entitled to transport 8,067.4 AFY of groundwater from the Big Chino Sub-basin to the Prescott AMA under §A.R.S. 45-555(E) for purposes of its designation of assured water supply.”* That decision is currently under appeal. In addition, A.R.S. §45-555 authorizes transfer of groundwater representing retired irrigation rights in the Big Chino Sub-basin to the PrAMA at the rate of 3 ac.-ft./yr. from each acre of retired historically irrigated land. The amount of groundwater legally available for exportation to the PrAMA from retirement of such historically irrigated

Williamson Valley Community Plan

acres, as estimated by ADWR is approximately 10,000 ac.-ft./yr. (Arizona Department of Water Resources Prescott Active Management Area, Identification of historically irrigated acres in the Big Chino Sub-Basin, 69 pp.).

C. Goals and Implementation Strategies

The WVCO, in cooperation with Yavapai County, public agencies, water groups, developers, and private landowners, should share information and draft policies for implementing the following goals and strategies. Most importantly, informing Williamson Valley residents and offering them a continued opportunity to voice their opinions as to what course of action is most desirable. Citizens being able to voice their opinions and, more importantly, being heard will go a long way toward achieving harmony between governmental action and public support.

The first three goals are from the Yavapai County General Plan and are prerequisites for all future development in Yavapai County. The other goals are specific to the Williamson Valley Community.

Goal 1. Steward the water supply carefully.

Implementation Strategy

- a. Support attempts to establish the extent of groundwater and coordinate growth in accord with defined water resources.
- b. Recommend long-range planning for water rights acquisition and storage. Encourage active recharge and recycling programs. Designate drainage and floodwater retention for recharge potential.
- c. Recommend water allocation/budgeting as a growth management tool county-wide. For example, discourage metes and bounds development and encourage well monitoring.

Goal 2. Maintain high water quality standards.

Implementation Strategy

- a. Recommend establishing a baseline for water quality. Monitor and publish results.
- b. Enforce laws against groundwater pollution. Encourage local water treatment and storage expansion projects. Discourage proliferation of septic systems, especially in high density residential areas.
- c. Consider wetlands alternatives for sewer treatment. Favor biological purification systems such as aerobic techniques.
- d. Manage water pollution from roadway runoff.

Goal 3. Secure and protect natural water resources.

Implementation Strategy

- a. Recommend all developments (not only subdivisions) be designed to protect natural watersheds.
- b. Monitor upland runoff, riparian, and base flows for all County waterways.

Williamson Valley Community Plan

- c. Seek easements along drainage ways to prevent incursions, protect the beneficial function of floodplains, and provide recreational opportunities.
- d. Maintain water flow, ecosystems, and wildlife corridors on waterways wherever opportunities are feasible.

Goal 4. Provide input to Yavapai County, ADWR, and USGS in refining and improving the water budget.

Implementation Strategy

The County should request water-budget assistance from relevant authorities such as ADWR, USBR, USGS, and U.S. Fish and Wildlife Service.

Goal 5. Work with PrAMA water users to apportion a share of AMA overdraft to all parties responsible for the overdraft.

Implementation Strategy

- a. Require, where available, that all reclaimed sewage/effluent in the Prescott AMA part of the Williamson Valley Community be dedicated to reaching safe-yield.
- b. Collect data to determine whether the portion of the Community inside the Prescott AMA is in safe-yield.

Goal 6. Promote the development of a regional water resource management plan.

Implementation Strategy

Work with the Citizens Water Advocacy Group, Verde River Basin Partnership,¹ Verde River Citizens Alliance, Verde Watershed Association, the Upper Verde River Basin Protection Coalition, and Yavapai County WAC as well as any other groups in this region. Encourage Yavapai County officials to lobby the Arizona legislature to reform laws regulating lot splits. This will allow local government authority to consider water availability when approving all developments.

¹ Note: WVCO is a member of the Verde River Basin Partnership.

Goal 7. Monitor implementation of the Gila River and other tribal adjudications to better understand and clarify groundwater and surface water rights for ephemeral, intermittent, and perennial streams in the Community.

Goal 8. Provide information and assistance for Williamson Valley residents concerning:

- a. Water availability (study results, use, rights).
- b. Water quality standards (well testing, meeting arsenic standards).
- c. Water conservation measures.
- d. Reclaimed water/gray-water systems to conserve groundwater.
- e. Wastewater systems maintenance.

Williamson Valley Community Plan

- f. Financial aid programs; e.g., Candidate Conservation Agreements, Private Stewardship Grants or Partners for Fish and Wildlife programs for implementing special management practices for Endangered Species.

Goal 9. Protect riparian area resources.

Implementation Strategy

- a. Encourage use of riparian areas as open space for parks and/or recreational purposes.
- b. Discourage new construction in 100-year floodplains.
- c. Encourage private property owner involvement in protection programs.
- d. Teach the values of interrelationships between riparian areas and natural ecosystems.
- e. Protect Mint Wash's status as a unique and historical water resource. The ADWR, local officials, and citizens' groups must formulate water management plans to collect more data and sustain this unique riparian area in the Williamson Valley Community.

Goal 10. Adopt, in conjunction with the County, a water resources management strategy for the WVCO.

Note: The Yavapai County Water Advisory Committee (WAC) drafted a document (2004)¹ that explored a wide range of water management goals and developed the following broad range of approaches. While these various approaches were presented, none was officially adopted. In order of preference, WVCO recommends that either choice "d" or "e" be adopted.

- a. Status Quo: Continue with existing water management practices.
- b. Managed Planned Depletion: Preserve existing economies for as long as feasible. Allow pumping to deplete groundwater to a predefined level that must be maintained.
- c. Safe Yield: By a predetermined date, achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawal and the annual amount of natural artificial discharge.
- d. Sustainability: Provide a reliable source of water for use within the County to promote and support a reliable economy and high quality of life while preserving existing flowing streams at a defined level and protecting riparian resources.
- e. Integrated management: Integrate management of water, land, and ecological resources to sustain use in an equitable fashion.

¹ Source: The Yavapai County WAC Report. Report on Options for Water Management Strategies (Draft), Oct., 2004.

Goal 11. Promote public participation on water-related issues.

Implementation Strategy

- a. Encourage regional water management where possible.
- b. Collect input from Williamson Valley residents at public meetings to discuss growth and water-use projections for the Williamson Valley area.

VII. Open Space and Recreation

A. Existing Conditions

Most people naturally think of open space as undeveloped land. As growth and development explodes all across the country, people are realizing the value of open space, for both its pristine beauty and the peace and quiet it brings. The state of Arizona is no exception. The recently enacted “Growing Smarter” legislation mandates, “planning for open space acquisition and preservation.”

The Williamson Valley Community Planning Area is distinguished from surrounding municipalities by its many acres of open space. The Prescott National Forest forms the western boundary of the Williamson Valley Community Planning Area. Additionally, 13,280 acres of State Trust Land are scattered throughout the Community.

The vast majority of undeveloped land within the Williamson Valley Community is not zoned “open space.” Rather, it is Arizona State Trust Land or private property and should be considered as merely temporary or unprotected open space. It provides the primary areas for spectacular scenery and/or an abundance of recreational activities. Therefore, in order to meet the legislative goals of “Growing Smarter,” the County and residents must work together to design a master plan that will proactively preserve open space within the Williamson Valley Community.¹ Specifically, the plan should focus on preservation of riparian areas, ridges, trails, and recreational areas.

¹ Private or public property can be preserved as “passive” open space. These are areas of natural landscape such as wildlife habitat, riparian areas, and watersheds. Likewise, private or public property can also be designed as “active” open space. These are areas of significant manmade improvements and amenities such as golf courses, playgrounds, and picnic areas. Source: Yavapai County Board of Supervisors meeting, Cottonwood, January 2, 2005. Definition remains “work in progress.”

B. Open Space

1. Public Open Space

National Forest

United States Forest Service land is federally protected, providing public recreational activities such as camping, hiking, rock climbing, horseback riding, mountain biking, and off-highway vehicle (OHV) use.¹ These federal lands can also be leased to private parties for grazing, logging, and mining. While relatively stable and usually not developed, federal lands can nonetheless be exchanged for private property if the proposed trade benefits both parties.

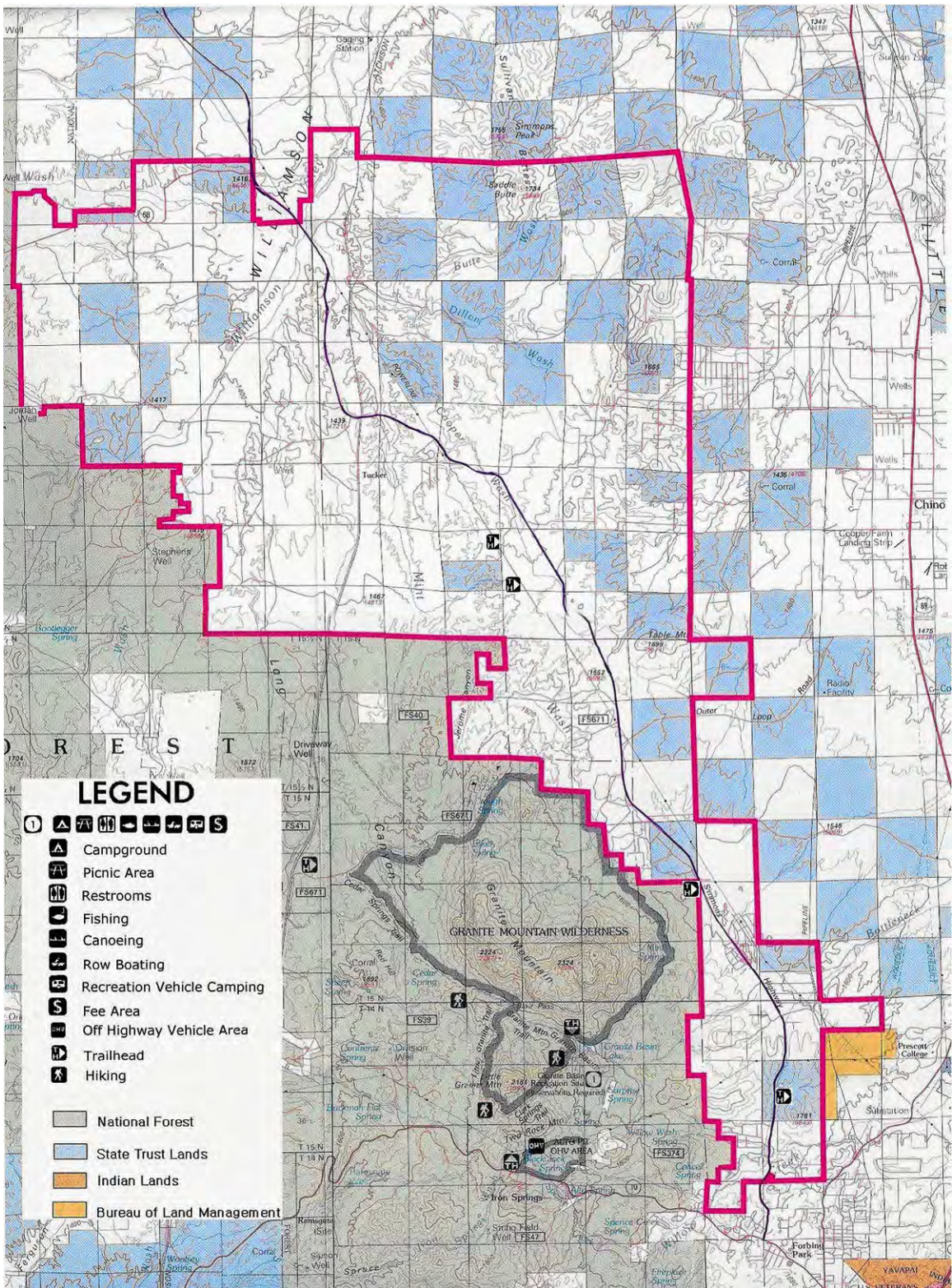
¹ Note, however, there are no legal OHV trails within the Prescott National Forest parallel to the Williamson Valley Community Planning Area. Also, mountain biking is not permitted in the U.S. Forest Service Wilderness areas.

Prescott National Forest’s approximately 1.2 million acres form the western boundary of the Williamson Valley Community (see Map VII-1) and is not included within the planning area. Access to the National Forest is via Williamson Valley Road.

State Trust Land

The federal government originally earmarked State Trust Land to be leased to or sold to private parties for the benefit of state agencies. Public access to these lands depends upon the specific lease agreement between the state and private lessee. Therefore, while not technically “public,” State Trust Land is included in this section because it is in essence owned by the people of the state of Arizona. These lands also have the potential to be preserved as open space.¹

Map VII-1: BLM, State Land, USFS, Subdivisions, and Working Ranches.



Williamson Valley Community Plan

¹ To understand the complications of the sale or preservation of State Trust Land, a brief history is needed:

The Federal Enabling Act of 1912 gave 9.3 million acres of federal land to Arizona at statehood. However, this Act and the State constitution require State Trust Land to be sold or leased at auction to the highest bidder.* Beneficiaries of the trust income include public schools, libraries, prisons, and other state agencies. The Arizona State Land Department (ASLD) manages State Trust Lands “to enhance value and optimize economic return ... consistent with sound stewardship, conservation and business management principles” *Source: ASLD Mission Statement.

State Trust Land and private property form a checkerboard pattern throughout most of the Community, predominately on the east side of Williamson Valley Road. Potential sale of this state land to private developers, without preservation of the most important areas (e.g., steep slopes, ridges), would significantly impact the beauty of the Williamson Valley Community.

Several tracts of State Trust Land within the Williamson Valley Community are particularly valuable and worthy of protection. The first area contains archeological sites hidden within boulders in the steep area below the Stringfield Tank. The second section, near the intersection of Nancy Drive and Williamson Valley Road, includes an intermittent spring known as “Cowboy Springs.” A sheep dip near this spring contains cowboy artwork sketched into the cement nearly one hundred years ago. There is also an exceptionally scenic wash north of the Talking Rock Preserve that would serve as an excellent equestrian trail and wildlife corridor.

Now is the time for the County and residents to develop a strategy to preserve State Land within the Community that serves as crucial wildlife corridors, denotes historic significance, and/or contains geologic formations.¹

¹ Interview with Max Masel, ASLD, June 6, 2005. (The Yavapai County General Plan states, “Develop an Open Space Master Plan identifying geographic features and natural resources to be protected; recreational facilities, preserved open space; wildlife habitat/corridors; and future regional needs.” OS.1 [County Open Space Objective], April 2003, p. 59.)

Public Parks

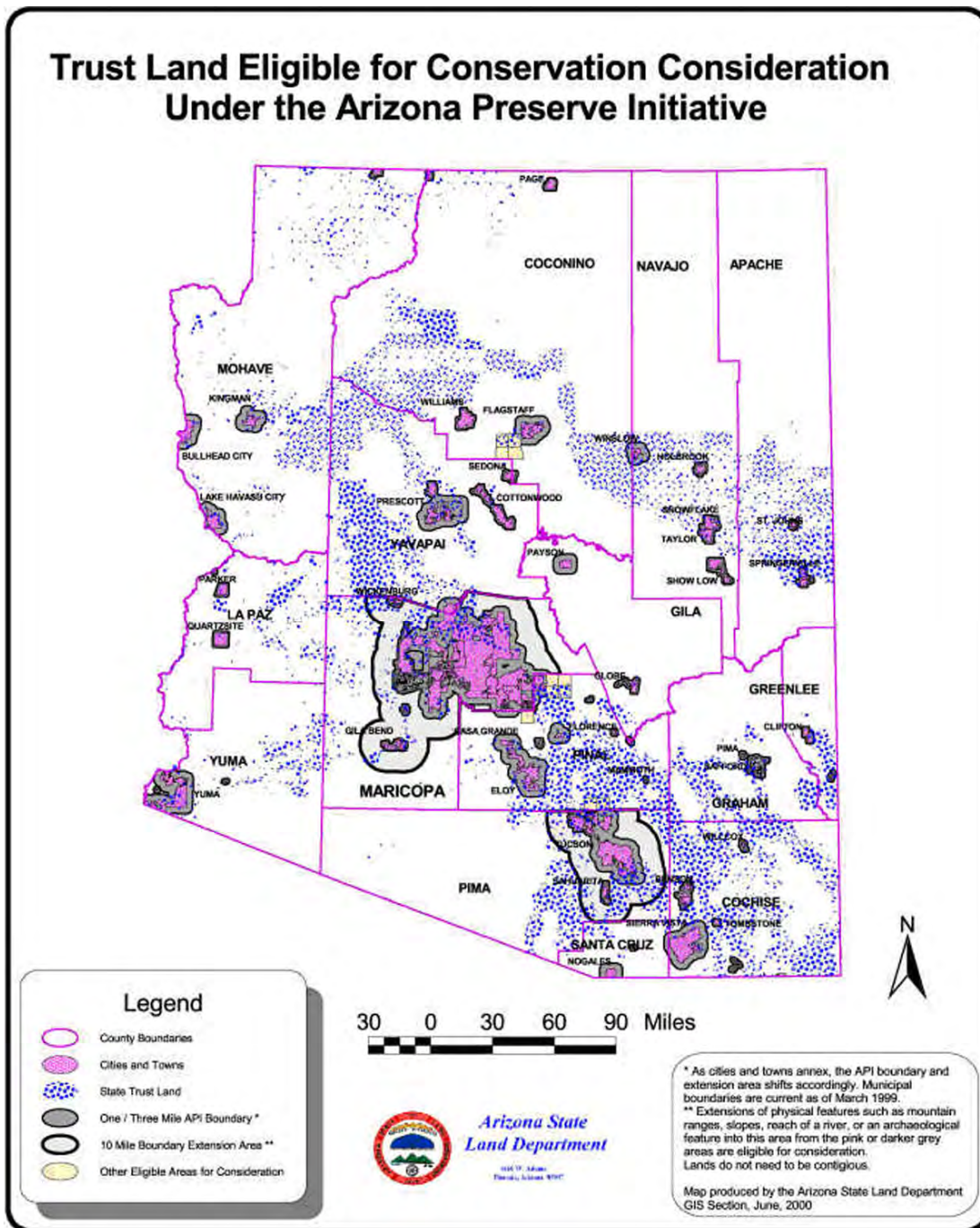
There is one public park, Morgan Ranch Nature Park, within the Williamson Valley Community Planning Area. Developers of Talking Rock Ranch, as part of a conditional use development agreement with the County, set aside fifteen acres near the northeast corner of Williamson Valley Road and Nancy Drive as a public facility site. In addition to the park, this area will also house a Yavapai County Fire Department training site.¹

¹ Source: Inscription Canyon Ranch Development Agreement, November 30, 1999.

2. Private Open Space

Some of the most scenic areas in the Williamson Valley Community (ridge tops, riparian areas, grasslands, archeological sites, and floodplains) are privately owned. This property should only be viewed as temporary open space as it can be sold for development at any time. Additionally, the public may or may not have access to these private lands, depending upon specific arrangements with the landowner. Survey results indicate that residents overwhelmingly favor protecting open space such as riparian, ranching, and wildlife areas. There are numerous ways to preserve the greatest area of private property and still respect individual property rights.

Map VII-2: AZ State Trust Land Potentially Eligible for Conservation Under the API.



An example of private open space within the Williamson Valley Community includes Planned Area Developments (PADs). PADs must have at least 25% of the total development designated as permanent open space. American Ranch, Inscription Canyon, Talking Rock Ranch, and Whispering Canyon each have specific rules dealing with public access to their open space. For example, American Ranch dedicated an easement through its property for public access to trails in the Prescott National Forest. Talking Rock Ranch donated fifteen acres to Yavapai County for public use.

Williamson Valley Community Plan

Another avenue to preserve private land as open space is through the use of conservation easements. Briefly, a conservation easement is a legal agreement between a landowner and a government agency or land trust.¹ The landowner continues to own and use the property as he has in the past. He is also entitled to pass this property onto his heirs. However, the landowner, or future owners, must continue the property's existing use (e.g., a ranch) and cannot sell it for future development. No conservation easements presently exist within the Williamson Valley Community.

¹ To qualify as a conservation easement, the protected property must be for public outdoor recreation or education, or to preserve significant wildlife habitat, historic property, natural resources, or open space. Source: 26 U.S.C. § 170(h). (In addition to altruistic reasons, benefits to the landowner include reduction of federal income tax and estate tax, and possible deduction of real estate tax. For taxpayers, the benefit is the perpetual preservation of open space.)

Floodplains, washes, scenic ridges and steep slopes may be preserved by Planned Area Developments. For example, a PAD would permit higher residential density in the lower portions of the property (e.g., allow developers to build homes on lots less than 2 acres). In exchange, the developer foregoes the right to develop the uppermost portions of the parcel; for example, where there is a 20% or greater slope.¹ This protects the scenic ridge tops while still allowing the developer to build the same number of houses as would be permitted under the Yavapai County General Plan RCU-2A zoning. Additional ideas for new development standards to protect natural features may be submitted to the County for consideration.

¹ Source: City of Peoria; Article 14-22A, Hillside Development Overlay District.

3. Dark Skies

The majority of Williamson Valley Community residents (as stated in the Community Character section) treasure their dark night skies. After a complaint, Yavapai County enforces the Light Pollution (Dark Skies) Ordinance. Compliance mostly depends upon each person voluntarily respecting his neighbor and not spoiling the spectacular nighttime sky with unnecessary outdoor lighting.

4. Illegal Dumping

A significant majority of residents believe illegal dumping constitutes a major abuse of public and private lands in the Williamson Valley Planning Area. Lack of consideration and disregard for public land restrictions are factors that contribute to the problem. Household items, construction and landscape materials, and old vehicles are frequently abandoned on National Forest and State Trust Land. Because State Trust Land law enforcement is based in Phoenix, eradicating this problem becomes a logistic impossibility. The largest problem area is on the portion of State land north of Bard Ranch Road and east of Buchanan Drive (Section 24, T.15N, Range 2W). This one area of public land within the Williamson Valley Community, from Iron Springs Road north to Camp Wood Road, remains unfenced. Two separate community cleanup days have cleared this area, but the dumping continues.

¹ 2005 Resident's Opinion Survey Results: Open Space #41 (Appendix E).

Residents also complain of construction debris strewn along Williamson Valley Road. While volunteer groups of "litter lifters" do a commendable job, they cannot keep pace with the hundreds of trucks that pass through the Community every week dropping construction debris from improperly secured loads. Trash also blows away from individual building sites contributing to the problem.

C. Recreation

Outdoor recreational activities within the Williamson Valley Community remain the greatest attraction for residents and visitors alike. Opportunities for horseback riding, hiking, camping, mountain biking, and wildlife and bird watching abound within the Prescott National Forest.

Williamson Valley Community Plan

1. Public Trails

Numerous hiking, running, and mountain biking trails are located within the Prescott National Forest and therefore not within the Williamson Valley Community Planning Area. Primary equestrian trails are within the forest boundaries as well. Additionally, smaller equestrian trails allow public access across private land to trails within the National Forest. Few other public trails exist. The following distinct areas connect the Williamson Valley Community Planning Area to these public trails:

2. Trailheads

Trailheads provide vehicular access and parking near a public trail. The parking area is usually sufficient to accommodate numerous vehicles with horse trailers. There are 4 established, designated trailheads in the Williamson Valley Community. Parking is adequate at this time.

Access Points

Access points to public trails have no parking for vehicles or horse trailers. Rather, these areas solely provide entrance/public rights-of-way to trails that lead to the Prescott National Forest.

Trailheads in Williamson Valley
1. Williamson Valley Trailhead (across from Granite Oaks Drive)
2. Inscription Canyon Ranch (under the power line near the wastewater treatment plant)
3. Pioneer Parkway and Williamson Valley Road (northeast corner)
4. Inscription Canyon Ranch area south of Almosta Ranch Road (under the power line)

Easements/Dedications from Private Landowners

Public trail easements or dedications (permission) from landowners allow public access to trails across private property. Established access points and easements/dedications in the Williamson Valley Community include:

Access Points to Public Trails
1. Ho Kay Gan development at Katahn Drive (west end)
2..Boone Court
3. American Ranch
4. Cliff Rose (southwest corner of Pioneer Park)
Public Trail Easements
1. American Ranch
2. Granite Mountain Estates
3. Inscription Canyon Ranch
4. Talking Rock Ranch
5. The Preserve at Talking Rock Ranch
6. Whispering Canyon Ranch

3. Off-highway Vehicles

There are no legal OHV (Off-highway Vehicle) trails within the Williamson Valley Community Planning Area. The Camp Wood area, immediately northwest of the corridor, allows ATVs on its 50+ miles of off-road trails. In the survey, residents expressed great concern over illegal ATV use within the Community, especially along equestrian trails and side roads.

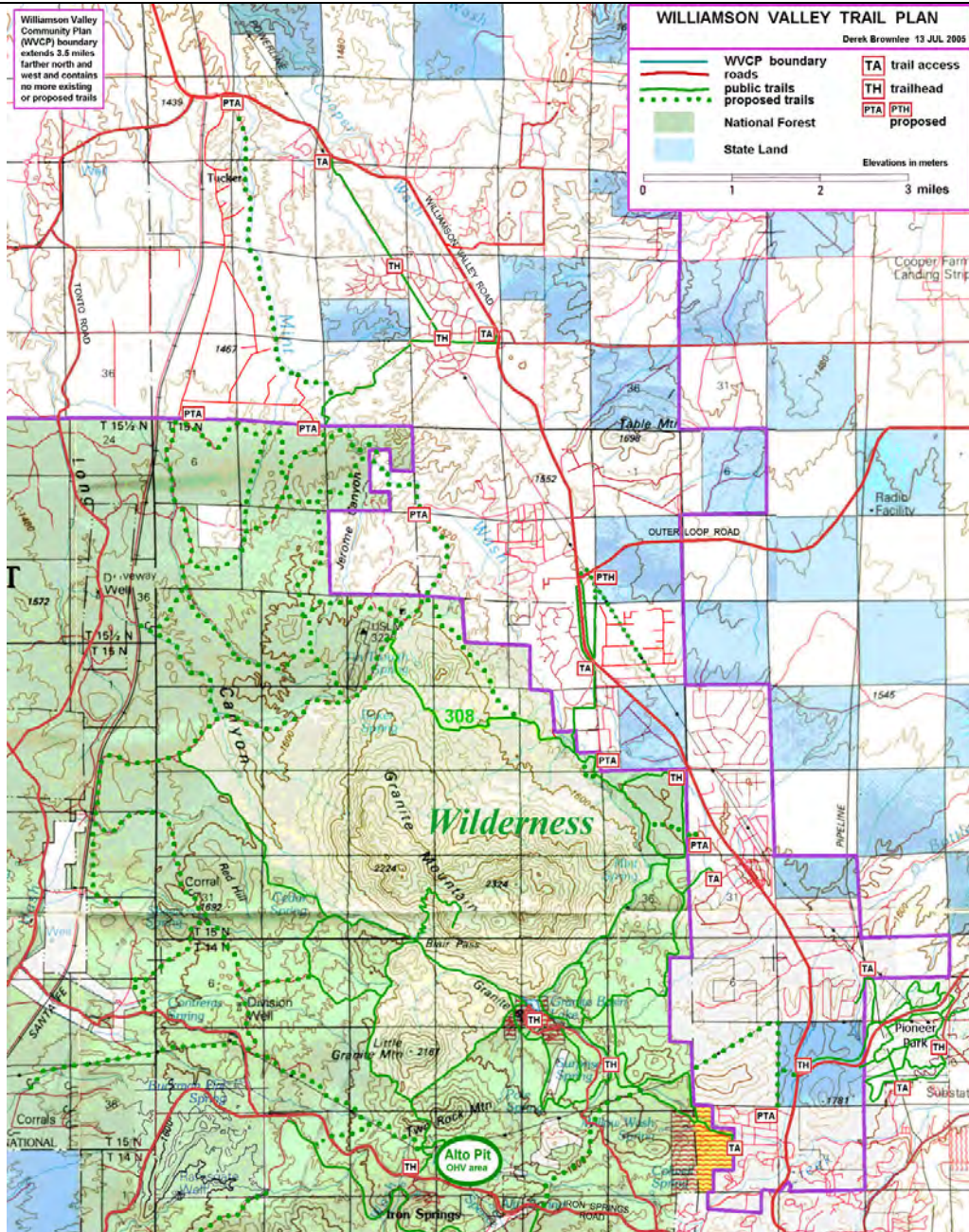
Williamson Valley Community Plan

4. Hunting

The Williamson Valley Community Planning Area encompasses two wildlife management units: 17B and 19B. Species within these units include antelope, black bear, elk, javelina, Merriam's turkey, mountain lions, mule deer, tree squirrels, and Gambel's quail. Arizona Game and Fish issues permits for the following most sought game within these areas: mule deer (660), javelina (565), elk (142), antelope (83), and turkey (30).¹

¹ Source: 2005, For Arizona Game & Fish Department regulations and restrictions consult http://azgfd.gov/hunting_rules.shtml.

Map VII-3: Existing and Proposed Trails System



D. Goals and Implementation Strategies

Goal 1. Develop an open space master plan.

Implementation Strategy

- a. Using future regional needs as a guide, work with County officials to identify and secure desirable State lands for protection of scenic views, wildlife habitats, archeological sites, riparian areas, and sites for recreational activities, and to apply for Heritage Funds.
- b. Monitor citizen initiatives and other changes in Arizona law dealing with the sale/lease of State Trust Land and the Arizona Preserve Initiative (API) funds.

Goal 2. Preserve the open space character of the Williamson Valley Community.

Implementation Strategy

- a. Encourage and provide incentives for developers to preserve open space within the Williamson Valley Community, either through use of Planned Area Developments or conservation easements, when seeking approval for new subdivisions/developments.
- b. Encourage and promote incentives for continued use of private land as ranches and farms through methods such as tax credits and property tax reductions.
- c. Maintain existing density of residential zoning.
- d. Encourage developers to connect to existing trails where feasible. The ultimate goal is to have an interconnected trail system throughout the entire Williamson Valley Community.
- e. Promote adoption of a hillside ordinance to protect scenic ridges.
- f. Educate and encourage residents to comply with the Light Pollution (“Dark Skies”) Ordinance in effect in Yavapai County.
- g. Work with the Yavapai County Trails Association and other groups with similar goals to seek expansion of the system of equestrian, hiking, and biking trails.

Goal 3. Develop and implement plans to create public parks and additional easements within the Williamson Valley Community that provide access to the Prescott National Forest.

Implementation Strategy

- a. Negotiate with the State Trust Land Department for a parcel of State land (west of the Williamson Valley Trailhead and adjacent to the National Forest) sufficient to accommodate picnic tables and a pavilion for Williamson Valley residents/visitors to the area.
- b. Use negotiation opportunities with private landowners and the Prescott National Forest regarding easements for three public access points to National Forest trails: the end of Stazenski Road, the end of Buchanan Drive, and Outer Loop Road (south side under the power lines).

Williamson Valley Community Plan

- c. Seek funding from Public Law 106-393 (the Secure Rural School and Community Self-Determination Act of 2000) to purchase easements for nonmotorized access to the Prescott National Forest.
- d. Devise two or three equestrian crossings, preferably grade-level, on Williamson Valley Road (see Transportation section for further discussion).

Goal 4. Encourage responsible use of Off-highway Vehicles (OHV).

Implementation Strategy

- a. Ensure that the Yavapai County Sheriff Department, Forest Service, and State Land Trust Department enforce OHV restrictions, especially on equestrian trails.

Goal 5. Cultivate a working relationship with the National Forest Service and the State Land Trust Department to protect and preserve the most scenic areas within the Williamson Valley Community.

Implementation Strategy

- a. Monitor all proposed development of State Trust Land and act to protect the rural atmosphere, scenic views and ecologically sensitive areas for the best interests of the Community's residents.
- b. Prevent illegal dumping on State Trust Land. Fence north of Bard Ranch Road and both sides of Buchanan Drive, allowing only pedestrian and horse traffic. Eliminating vehicle access will hopefully stop these illegal activities.
- c. Encourage the creation of a County ordinance requiring all loads to be secured or covered to reduce the littering of construction debris.
- d. Encourage Williamson Valley residents to report illegal activities on Federal and State land.

Acknowledgments

The bulk of the effort in preparation of this plan was carried out by the Williamson Valley Community Plan Steering Committee. The hard work of the following committee members is appreciated:

Williamson Valley Community Plan Steering Committee

Dudley Knapp, Chairman

Water Resources Element

Dick Clark, Coordinator
Richard Clemmer
Ken Janecek
Jim Peoples
Howard Wespieser
Ed Wolfe

Open Space and Recreation Element

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Leslie Graser (and ADWR)

Photos¹ courtesy of:

Mike Bacon (plan & photo layout)
Dick Clark
Wally Kasch

This revised Community Plan was prepared by the Community Plan committee of the WVCO. The work of these committee members is appreciated: Neil Cooperrider, Chair; Janet Alfano; Georgene Lockwood; Wayne Mailhiot; Marie Price; Ed Wolfe.

We are grateful for Joan Clark's professional proofreading of this and previous Plan drafts.

WVCO extends its thanks to The Greater Cornville-Page Springs Community Association. Not only was their Community Plan an excellent and professional guide for us, the Cornville members, especially Judy Miller, were always gracious and available to answer our questions.

WVCO thanks Ryan Smith for his guidance in this process. We are especially grateful to him for fielding our numerous phone calls, especially when he answered the same questions over and over again!

We also wish to thank Avra O. Morgan, Water 2025 Program Coordinator and Colleen Dwyer, Public Affairs Specialist, USDI Bureau of Reclamation, for providing digitalized versions of the maps relating to population growth in the west and the hot spots for water availability in the west looking toward the year 2025.

We also wish to gratefully acknowledge the Arizona Department of Water Resources (ADWR) GIS unit as well as the ADWR Statewide Water Planning staff for the several maps they provided for the Water Resources Element and others. Specifically, we wish to thank Prescott AMA staff member Jack McCormack and a special thanks to hydrologist Leslie Graser. Thanks to Mr. Frank Corkhill, the author of the 2003-2004 Hydrologic Monitoring Report, the source for the Water Level Change Map.

Williamson Valley Community Plan

We also thank Chris Bridges and Brian Bond of the GIS staff of Yavapai County for providing several of the maps incorporated into this document. Their patience and excellent results are appreciated. Thanks also to the County Assessors Office for providing property owner addresses.

¹ NOTE: All photos are copyrighted by the individuals listed and may not be used otherwise without their permission.

The Williamson Valley Community Plan has involved the participation of over 60 area residents and stakeholders (many of which are listed above). The first public meeting for the development of the plan was held at Embry-Riddle University on February 11, 2005. Volunteers were requested at this meeting to participate in any one of 5 subcommittees responsible for writing the plan plus writing and tabulating the survey. These 5 committees represented the 5 elements of the plan. Larger private property stakeholders were also personally invited to participate in the planning process. The expectation and goal was to have this plan completed within several months. The first draft was completed and submitted to the County in October 2005.

During the course of the plan development, three additional public meeting were held at Embry-Riddle along with numerous subcommittee meetings in private homes, informative newsletters mailed to all residents, a television interview with two committee chairmen on "AM Arizona" on KAZT-TV on February 17, 2006, and an internet website established. Altogether, it is estimated that about 900 hours of volunteer time was invested in 2005 for the first draft and a total of 1500+ volunteer hours invested in completing the plan that is before you today. An estimated 400+ people have attended the 4 public meetings. The survey was mailed out to all 4,124 property owners within the plan boundaries and garnered a 31.2% response. This is considered excellent for surveys. The average response rate for all three surveys was about 36%. In comparison, the Cornville Community Plan, which was recommended by the County to be used by WVCO as a model, only achieved an 8.3% response.

Numerous agencies have been sent a copy of the plan for comments. Agencies which have responded have had their comments placed on the www.williamsonvalley.org website for public review in order to conserve space within this document. This plan addresses all agencies which have responded with comments.

AGENCIES TRANSMITTED TO:

Local Government Agencies

Central Yavapai Fire District (CYFD)	Yavapai County Flood Control District
Central Yavapai Metropolitan Planning Organization	Yavapai County Public Works
City of Prescott Yavapai	Yavapai County Sheriff's Office
Town of Chino Valley	Yavapai County Trails Committee
Yavapai County Development Services	Yavapai County: Water Advisory Committee (WAC)
Yavapai County Cooperative Extension Services	Yavapai County: Water Conservation Workgroup

State of Arizona

Arizona Department of Environmental Quality
Arizona Department of Transportation
Arizona Department of Water Resources
Arizona Game and Fish Department
Arizona State Land Department

Federal

U.S. Army Corps of Engineers
U.S. Bureau of Land Management
U.S. Environmental Protection Agency
U.S. Fish & Wildlife Service
U.S. Geological Survey (USGS)

Yavapai - Prescott Tribe

Nongovernmental Organizations:

Central Arizona Trails Partnership
Citizens Water Advocacy Group (CWAG)
Morgan Ranch Park Association, Inc.
Prescott Audubon Society (Local chapter of the National Audubon Society)
The Nature Conservancy
The Sierra Club (Grand Canyon Chapter Sierra Club)
Yavapai Horseman's Association

Glossary

Acre-foot - The amount (water) that would cover an acre of land, one foot deep (325851 gallons).

ADWR - Arizona Department of Water Resources.

Alluvium - Sediments of varying sizes deposited by flowing water as in a riverbed or floodplain.

AMA (Active Management Area) - A geographical area that has been designated by the Legislature as requiring active management of groundwater withdrawals from pumping.

Aquifer - A geologic body of rock or sediment that contains sufficient saturated permeable material to conduct groundwater and yield significant quantities of water to wells and springs.

Ephemeral Stream - A stream that flows only in direct response to precipitation.

Evapotranspiration – The sum of evaporation (the process of liquid water becoming water vapor) and transpiration (the process by which water that is absorbed by plants, usually through the roots, evaporates into the atmosphere from the plant surface).

Exempt Well - A well having a pump with a maximum capacity of not more than 35 gallons per minute which is used to withdraw groundwater for nonirrigation uses. A.R.S.§45-402(8). Withdrawal of groundwater from exempt wells does not require groundwater rights and is exempt from many provisions of the Groundwater Code, including water measurement and annual reporting. Before drilling an exempt well, a notice of intention to drill must be filed with the director. In an active management area, only one exempt well may be drilled or used to serve the same use at the same location. See A.R.S.§45-454 for other important restrictions on the use of exempt wells.

Intermittent Stream - A stream that flows only seasonally, at certain times of the year, or after precipitation events.

Proterozoic - The geologic time period from about 2500 to 570 million years ago.

Recharge - A means of storing excess water supplies by pumping them back into the aquifer so they may be used in the future.

Safe Yield - 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. (Yavapai County General Plan, p. 43.)

Wash - The bed of an ephemeral or intermittent stream.

Water Table - The top of the zone of saturation in the ground. Below this level all voids are filled with water; above it, the voids contain air or a mixture of water and air.

Watershed (or Drainage Area) - An area in which water drains to a single point; in a natural basin, the area contributing flow to a given place or a given point on a stream.

Appendices

Appendix A

Zoning District Codes Represented in The Williamson Valley Community Planning Area				
<u>Code Designation</u>	<u>Name Designation</u>	<u>Portion of WVCP Acres / (Percent)</u>	<u>Min. Lot Size (sq. ft.)</u>	<u>Min. Lot Size (acres)</u>
PAD (R2A)	(Planned Area Development)	5296 (8.10)		0
ROW	Right-of-Way (Not a zoning Designation)	693 (1.06)		
R1L-10	(Residential; Single Family Limited to site built structures only)	47 (0.07)	10,000	0.22
R1L-10A	(Residential; Single Family Limited to site built structures only)	2,017 (3.09)		10
R1L-12	(Residential; Single Family Limited to site built structures only)	13 (0.02)	12,000	0.27
R1L-15A	(Residential; Single Family Limited to site built structures only)	1316 (2.01)		15
R1L-175	(Residential; Single Family Limited to site built structures only)	2233 (3.42)	175,000	4
R1L-2A	(Residential; Single Family Limited to site built structures only)	1786 (2.73)		2
RCU-2A	(Residential; Rural)	38422 (58.77)		2
R1L-8A	(Residential; Single Family Limited to site built structures only)	4837 (7.40)		8
R1-35	(Residential; Single Family, includes manufactured homes)	470 (0.72)	35,000	0.86
R1L-35	(Residential; Single Family Limited to site built structures only)	693 (1.06)		0.86
R1L-36A	(Residential; Single Family Limited to site built structures only)	2832 (4.33)		36
R1L-70	(Residential; Single Family Limited to site built structures only)	3822 (5.85)	70,000	1.6
C1	Commercial; Neighborhood Sales and Services)	2 (0.003)		2
(Prescott) INC (A)	Incorporated within City of Prescott ¹	896 (1.37)		0.22

¹ Not under Yavapai County jurisdiction.

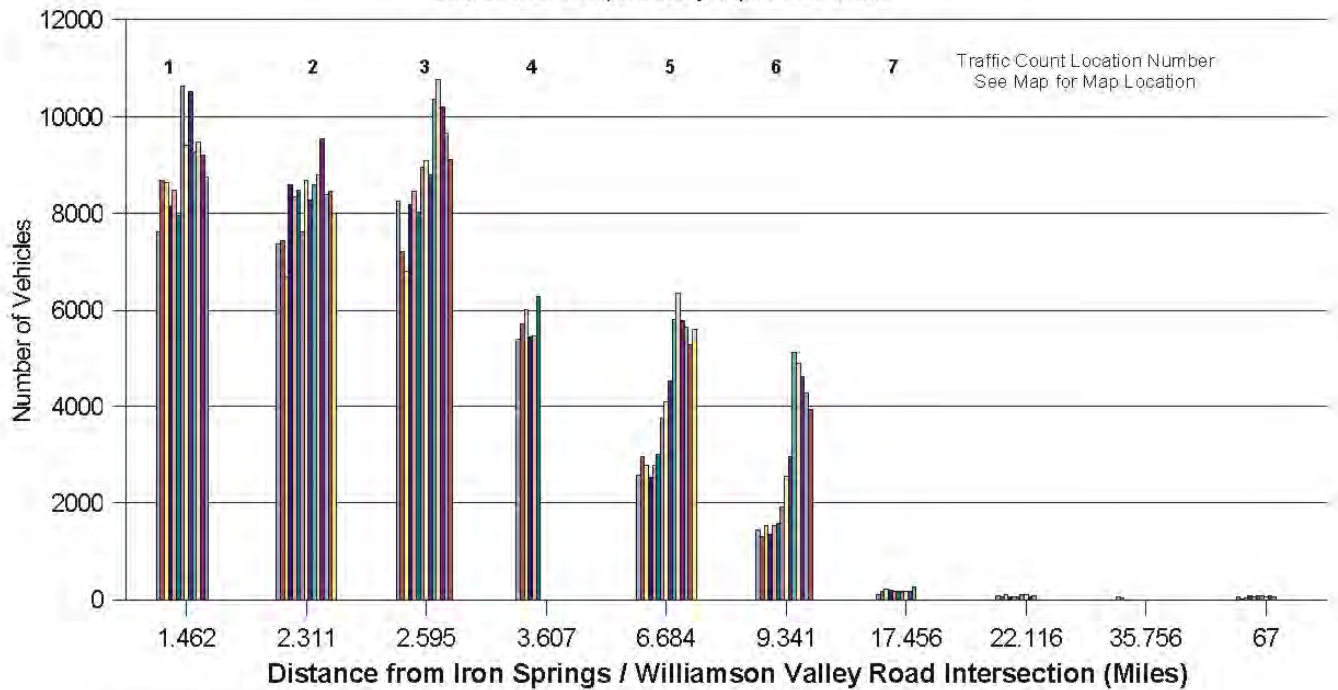
Note: With Zone Code Designations ending with a number and capital "A" the number represents the minimum lot size in acres. Where there is just a number (without the letter A) that number is the minimum lot size in thousands of square feet. (Data is from the Yavapai County Development Services. See YC Planning and Zoning Ordinance for details.)

Zoning District Codes NOT Represented in the Williamson Valley Community Planning Area	
RMM	(Residential; Multisectional Manufactured Homes)
R2	(Residential; Multifamily)
RS	(Residential and Services)
C2	(Commercial; General Sales and Services)
C3	(Commercial and Minor Industrial)
PM	(Performance Industrial)
M1	(Industrial; General Limited)
M2	(Industrial; Heavy)
RCD	(Residential Camping District)
OS	(Open Space Resource Conservation Zone)
OVERLAY ZONES	

Appendix B

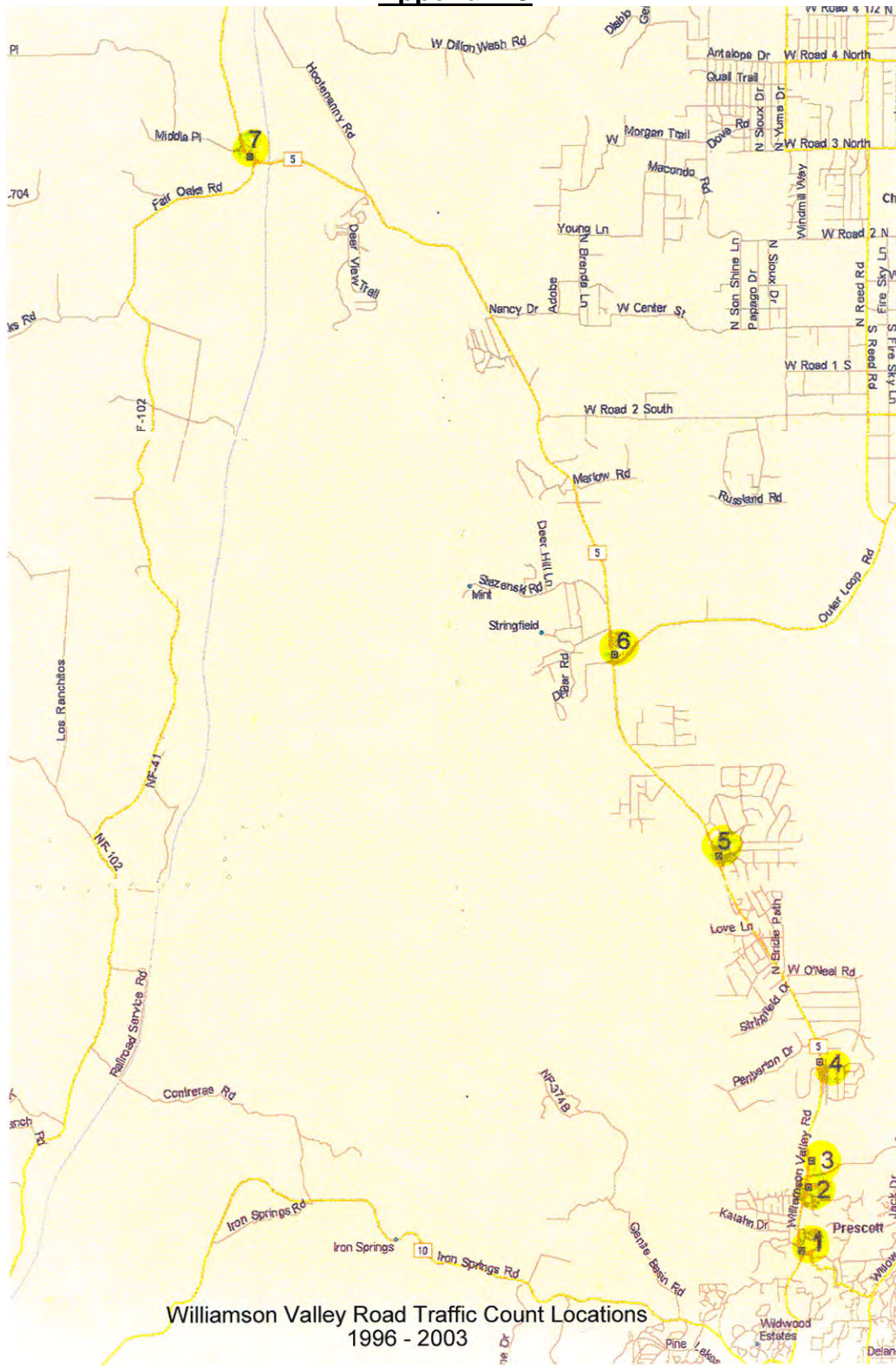
Traffic Counts* for Williamson Valley Road

Data Source: Yavapai County Dept. Public Works



Different color bars represent different dates when count was taken from 1996 to 2009 (the years that we were provided data).
All counts were conducted during the week with most done on Monday, Tuesday, Wednesday or Thursday. RJC 4/24/2009

Appendix C



Appendix D



GLATTIG JACKSON KERCHER ANGLIN LOPEZ RINEHART

Jack F. Glattig, Founder

William J. Anglin, Jr.
David L. Barth
Gregory A. Bryla
Frances E. Chandler-Marino
Charles P. Cobble
Jay H. Exum
Carey S. Hayo
Jay R. Hood
Timothy T. Jackson
William C. Kercher, Jr.
Walter M. Kulash
Brent A. Lacy
Sharon K. Lamantia
Thomas J. McMacken, Jr.
John H. Percy
John F. Rinehart
Troy P. Russ
Pete C. Sechler

Dan E. Burden
Karen T. Campbell
Nate L. Clair
David R. Claus
Todd D. Clements
Michael R. Cochran
Tina L. Demostene
A. Blake Drury
Christi B. Ellein
Douglas V. Gaines
John T. Griffin III
Bruce C. Hall
Jonathan W. Hoffman
David M. Hoppes
Patricia Sepulveda-Hurd
Gail D. Lacey
William D. Lites
Ian M. Lockwood
Kok Wan Mah
Jeffrey F. Manuel
Edward J. McKinney
Randall S. Mejeur
Douglas A. Metzger
John J. Moore III
Balraj N. Mohabeer
Jonathan M. Mugmon
Karen D. Nelson
Kathleen S. O'Sullivan
Kelley Samuel's Peterman
Heather J. Phiel
Mary Taylor Raulerson
Nancy M. Roberts
Tara L. Salmieri
Andrew B. Sheppard
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Jeff M. Sugar
Ronald L. Urbaniak
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October 10, 2005

Williamson Valley Corridor Planning Committee
c/o Mr. Ken Mino
2560 Mesa Oak Court
Prescott, AZ 86305

RE: Williamson Valley Road
GJ#19404.01

Dear Ken:

Thank you for inviting us to comment on possible solution to accommodating traffic in the Williamson Valley Road Corridor in Prescott. Based on the materials which you sent, and on our conversations on the subject, we offer the following comments:

1. More vehicular capacity will be needed in the Williamson Valley Road Corridor in the near future.
2. Widening of Williamson Valley Road is not likely to be effective in accommodating future travel demand, and will degrade quality of life in the Corridor.
3. An expanded network of smaller, well connected roads is far more effective as a traffic solution than simply widening Williamson Valley Road.
4. A well-connected network of roads is far more likely than road widening to preserve or improve quality of life in the Corridor.
5. Planning for a proper network of roads should be approached through a highly interactive planning/design dialogue between public agency staff and stakeholders from the entire Prescott region.

These comments are discussed further in the following sections of this letter.

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc.
Page 1



1. More Vehicular Capacity Will be Needed in the Corridor

There may be differences of opinion on how to achieve it, but there is most likely a broad consensus that more vehicular capacity will be needed in the Williamson Valley Road Corridor. Some simple measures of vehicle trip generation support this apparently common-sense view. If population in the Williamson Valley Road Corridor grows by 30,000 persons (12,000 households) over the next 20 years, an additional 132,000 daily vehicle trips can be expected (basis: 10 daily vehicle trips per household for “home-based” trips, beginning or ending at home, plus an added 10% for “non-home-based” trips). With the current road system, almost all of these trips (assume 85 percent) must use Williamson Valley Road at some point. Some 60 percent of this travel could be expected to pass the maximum loading point of corridor-generated traffic (most likely just to the north of Outer Loop Road). The 20-year population growth in the Corridor, therefore, could add some 60,000 - 70,000 daily trips to 10,000 daily trips (“Average Daily Traffic” or “ADT”) already present. The capacity of Williamson Valley Road as a two-lane road is 18,000-25,000 ADT, depending on traffic signal timing and extent of delay tolerated. The simple conclusion, long obvious to Corridor residents and stakeholders: more, maybe much more, traffic capacity will be needed.

2. Widening of Williamson Valley Road Is not an Effective Solution

Simply adding more lanes to William Valley Road is not an effective solution to meeting the travel needs in the Corridor. Adding lanes is an inefficient approach to gaining traffic capacity, and comes with a high cost in quality of life.

The Institute of Transportation Engineers (ITE, our professional organization) has published research that reaffirms the common-sense suspicion that road widening is inefficient. Recently-published research from the ITE shows conclusively that the most efficient road size is the two-lane road with auxiliary left turn lanes added at major intersections. Adding the next two (i.e., third and fourth) lanes to a two-lane road, while doubling the road size, increases vehicular capacity by only 60-70 percent. Widening to six lanes, a tripling of the size of the two-lane road, does little more than double the capacity of the two-lane road. Even a widening to six lanes, therefore, is not a promising solution to the Corridor traffic in the future.

The reasons for this inefficiency of scale for wider roads are well known to traffic engineers: multi-phase signals (left-turn arrows) needed on wide roads decrease capacity for all other movements; large intersections cause much “lost” signal time due to more and longer clearance intervals, and turning movement flow rates decrease as intersection size and number of turn lanes increases.

Multi-lane (i.e., greater than two-lane) roads, because they concentrate traffic, generally become armatures for strip commercial development. This pattern of commercial



development, characterized by vehicle access from only the fronting road at numerous unplanned points, further degrades the capacity of multi-lane roads.

Multi-lane roads, with their near certain frontage of strip commercial development, come at a high cost in quality of life for all users, whether in or out of vehicles. The inevitably blighted view of strip commercial development is a major complaint of most residents regarding their community. Multi-lane roads, typically bordered by strip commercial development, are hostile to pedestrian and bicycle travel, both longitudinally along the road as well as across it. For all drivers, entering multi-lane roads is stressful; for beginning and many older drivers, it is not only stressful but hazardous.

3. An Expanded Network of Smaller Roads Is a More Effective Traffic Solution than Widening Williamson Valley Road.

Adding more network and connections in the Williamson Valley Road Corridor is preferable to simply widening Williamson Valley Road itself, because:

- a. It is a more efficient use of new pavement, as discussed in section 2 above.
- b. It will preserve the function of Williamson Valley Road as a route for regional travel, rather than turning it into an armature for strip development with associated delays to regional trips.
- c. It will give most corridor travelers a choice of route. This choice is a convenience to residents, an efficiency for business and service travel (delivery, mail, school bus, solid waste) and a necessity for public safety (fire, rescue, police) providers.
- d. It will open up many opportunities for funding partners (primarily the development industry) for new segments of road with value as public routes. Without connected network in place, all development-provided road takes the form of quasi-private dead-end (“cul-de-sac”) roads connecting only to existing arterials such as Williamson Valley Road. With a plan for connected roadway in place, much of the development-provided road can also function as useful accessible routes for community-oriented traffic.

Two major orientations for new network suggest themselves from our admittedly early understanding of Prescott’s road system:

- a. Extensions of (or additions to) roads crossing the Williamson Valley Road Corridor. Examples of this type of connection include extension of Outer Loop Road to the west, or connection of Nancy Drive to the east, to the commercial area in Chino Valley. A further possibility for extension to the Chino Valley area is



Road 2 North. The value of new connections from Williamson Valley Road to Chino Valley is immediately obvious: trips from residential origins along Williamson Valley Road to commercial destinations in Chino Valley would no longer be forced to use, as their only route, Williamson Valley Road and Outer Loop Road. These types of cross-corridor connection eliminate the need for travel toward and away from Prescott on radial arterials such as Williamson Valley Road.

- b. Radial roads parallel to Williamson Valley Road. These would connect or extend many of the existing roads. Numerous opportunities for parallel connections and their funding arise from continued residential and commercial development.

4. **A Well Connected Network of Smaller Roads Will Improve Quality of Life in the Corridor**

A connected network of two-lane roads in the Williamson Valley Road Corridor will improve quality of life (compared to the alternative of continued widening of Williamson Valley Road because:

- A network of smaller roads eliminates the built-in inducement for strip development that is generated by continued widening of existing, unconnected corridor roads.
- Smaller roads can continue to have viable residential frontage, or can reasonably serve small-scale commercial uses (for example, professional office) that preserve the residential character of the road.
- A network of smaller roads provides a large number of attractive and safe routes for non-motorized travel, rather than forcing all such travel to be accommodated on a few, unconnected and widened arterials.
- With a network in place, many, often most of travel to “community” destinations (school, daily shopping, personal business) can be made on local streets, with little or no need for use of the major arterial streets. The ability to avoid major arterial streets for community travel benefits not only the traveler to such destinations (through a more direct, less stressful driving experience) but also the longer distance traveler (for example, commuter) who must and should use the major arterial routes.
- Networks of smaller, well connected roads spur a pattern of community retail uses that favors more, smaller, neighborhood-friendly locations requiring little travel, rather than few, regional “mega-boxes” that generate large amounts of travel.



4. Road Network Planning Should Be Approached Through an Interactive Design Dialogue

We recommend that the planning and conceptual design for a connected road network in the Williamson Valley Road Corridor proceed through an interactive design dialogue. This approach, now increasingly used throughout the U.S. to plan and design roads where quality of life is at issue, differs fundamentally from the conventional approach to road planning in several important respects:

	Conventional Approach	Interactive Design Dialogue Approach
Project purpose and need	Improve traffic level of service.	Improve overall quality of life.
	Improve safety by multi-laning.	Improve safety by targeted spot measures.
Alternatives	Various levels of new capacity, developed by traffic specialists from traffic guidelines.	Wide range of road plus context options, developed by stakeholders from vision for Corridor.
Public Involvement	Public informed about decisions made by technicians. Written comments received.	Stakeholders fully engaged in making decisions. Comments addressed and acted on in face-to-face dialogue.
Schedule	Public meetings, hearings over 6-12 months.	2-3 intensive design sessions of 3-4 days each.

Examples of where we have first-hand acquaintance where intensive design dialogue has been substituted for the conventional approach to road planning include SR 179 in Sedona, Route 50 in Virginia, the Shelby Farms Parkway in Memphis, TN, and a series of ongoing projects by New Jersey DOT and Pennsylvania DOT (PennDOT).



Conclusion

Your concept of accommodating corridor growth through a well-connected network of smaller roads rather than continued widening of Williamson Valley Road is technically sound and highly supportable by further analysis. Advocating this planning concept for consideration by the local transportation planning process is a timely and unusually constructive position. We encourage you to pursue it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter M. Kulash', written in a cursive style.

Walter M. Kulash, P.E.

WMK/pae

Appendix E

Public Involvement in Preparation of the Community Plan

Introduction

The Williamson Valley Corridor Plan (WVCP) Steering Committee was formed on January 20, 2005 by a group of concerned residents of the Williamson Valley area. It was created with the sanction of Williamson Valley Concerned Citizens (including earlier officers of the WVCC), Williamson Valley Residents for Responsible Growth (WVRRG), both of which were represented on the committee, and Yavapai County. See Dodder [1] for a description of the committee formation.

The process of preparing the Community Plan included public participation meetings, a survey of the opinions of residents affected by the proposed Plan, and a review by public agencies and other stakeholders.

Public Participation Meetings

Four public participation meetings concerned with the Community Plan were held at Embry-Riddle Aeronautical University. At the first meeting, held on February 11, 2005 at 7:00 p.m., the concept of the Williamson Valley Corridor Plan and the process by which the plan would be created and implemented was presented. More than 60 residents attended, asked questions and gave their thoughts on the plan. See Soifer [2] for a description of the meeting.

At the second meeting on June 2, 2005, meeting the survey results were presented and citizen's comments were solicited. About 80 residents heard the Survey Results and asked questions.

On October 18, 2005 the first draft of the Williamson Valley Corridor Plan was presented. A Powerpoint presentation [3] was made by Richard Clark outlining the draft plan. 200-plus residents attended the meeting. The meeting was covered in two newspaper articles by Rhoden [4,5].

At the November 9, 2006 Public participation meeting, the latest draft of Corridor Plan was presented. Again a Powerpoint presentation [6] was given.

Public Opinion Surveys

The survey conducted in conjunction with the Community plan process largely confirmed earlier surveys of Williamson Valley residents conducted in 1995 and 1999. The Steering Committee drew up a survey and circulated it for comments in the Spring of 2005. After suggestions from within the Steering Committee and a review by the Yavapai County Development Services Department the survey was finalized.

Names and Addresses of the property owners within the boundary of the planning area were obtained from the Yavapai County Recorder's office. In March 2005, 4124 survey questionnaires were sent out in two mailings to the property owners names/addresses on two lists [7,8] obtained from the Recorder's office. A stamped and addressed envelope to return the survey questionnaire was enclosed.

Of the 4124 mailed 1286 were returned, a 31.2 percent return rate. Numerical results of the survey are given in Appendix E of the Williamson Valley Community Plan below. Comments returned on the questionnaires may be found in the Questionnaire Summary [9].

DRAFT Williamson Valley Community Plan

Results from this 2005 survey were compared to those results of surveys conducted in 1995 [10] (conducted by professional pollsters and paid for by the County) and by another citizens group [11] in 1999. Those surveys and summaries of the results can be seen at URL website <http://www.williamsonvalley.org/SurveyPolls.asp>.

Newspaper articles by Rhoden [12,13] describe the survey preparation and conduct.

Public Agency Involvement

Yavapai County involvement in the Williamson Valley community planning effort goes back to 1993 when Yavapai County Planning & Building Director Mike Rozycki told the Board of Supervisors that three community plans had been completed as well as the ADOT Highway 69 access plan, and that his next priority was the plan for the Highway 69 corridor, after which he planned to move to the Williamson Valley area plan. In 1995, the County commissioned and paid for a survey of Williamson Valley residents [10] as part of the community planning effort. Planning efforts by the County continued to be discussed at Planning and Zoning and Board of Supervisors meetings through 2000. A timeline describing these efforts and discussions is on the www.williamsonvalley.org website.

Yavapai County Development Services planning staff were involved at several stages in the preparation of this Community Plan. At the outset, the Steering Committee was selected with the agreement of the Planning Staff. The boundaries of the planning area were also defined with consultation and agreement of the Planning Staff. The County Development Services Department was also consulted on the preparation of the survey questionnaire.

The first draft of the plan [14] was submitted to the following Yavapai County agencies in October 2005: Yavapai County Development Services, Yavapai County: Water Advisory Committee (WAC), Yavapai County Cooperative Extension Services, Yavapai County: Water Conservation Workgroup, Yavapai County Flood Control District, Yavapai County Public Works, Yavapai County Sheriff's Office, and Yavapai County Trails Committee. Comments from those agencies that responded were addressed in the November 2006 draft of the plan [15].

The November 2006 Community Plan draft [15] was submitted for another review to the Yavapai County Development Services Department and several other agencies in November 2006. The County solicited comments on the plan from County staff and several large landowners in the Planning Area.

Several other public agencies and non-governmental organizations were consulted during preparation of the plan and asked to review the plan in 2005 and 2006. These included the following: Central Yavapai Fire District (CYFD), Central Yavapai Metropolitan Planning Organization, City of Prescott, Town of Chino Valley, Arizona Department of Environmental Quality, Arizona Department of Transportation, Arizona Department of Water Resources, Arizona Game and Fish Department, Arizona State Land Department, U.S. Army Corps of Engineers, U.S. Bureau of Land Management, U.S. Environmental Protection Agency, U.S. Fish & Wildlife Service, U.S. Geological Survey (USGS), Yavapai - Prescott Tribe, Central Arizona Trails Partnership, Citizens Water Advocacy Group (CWAG), Morgan Ranch Park Association, Inc., Prescott Audubon, The Nature Conservancy, The Sierra Club (Grand Canyon Chapter Sierra Club), and Yavapai Horseman's Association.

Large Landowner Involvement

It has been suggested that large landowners within the Williamson Valley Community Planning Area had insufficient input to the Williamson Valley Community Plan and were not consulted in preparation of the Plan [16]. This is not the case. The mailing lists for the Survey were sent to all property owners including the

DRAFT Williamson Valley Community Plan

Gary, Hunt, Pearce, Puntenney, and Stringfield family holdings. All property owners in the Williamson Valley Community Planning Area had an *equal* opportunity to participate in the Plan preparation. The Hunt family chose to participate through Cindy Hunt McCrae's membership on the Steering Committee. Several other large landowners apparently did not want to participate.

References:

1. Dodder, J., "WV groups join in land-use plan effort," *Daily Courier*, 8 February 2005.
2. Soifer, Jason, "Williamson Valley Residents Begin Planning Process," *Daily Courier*, 14 February 2005.
3. Clark, Richard, "Draft Williamson Valley Corridor Plan," PowerPoint presentation, 18 October 2005.
4. Rhoden, Paula, "Residents will get first look at corridor plan," *Daily Courier*, 20 October 2005.
5. Rhoden, Paula, "WV residents get peek at corridor plan," *Daily Courier*, 24 October 2005.
6. "Williamson Valley Corridor Plan," PowerPoint presentation, "16 November 2006.
7. Williamson Valley Ownership List, 28 January 2005.
8. WVCP Second Mailing List, 28 March 2005
9. Williamson Valley Corridor Plan 2005 Residents Opinion Survey Results Comments.
10. "Williamson Valley Planning Area, Citizens Survey Analysis," Office of Rural Resource Management and Planning, Northern Arizona University, 29 November 1995.
11. "Williamson Valley Survey," Williamson Valley Concerned Citizens, March 1999.
12. Rhoden, P., "Williamson Valley Group Asks for Ideas," *Daily Courier*, 12 April 2005.
13. Rhoden, P. "Williamson Valley residents want to keep their space," *Daily Courier*, 6 June 2005.
14. Williamson Valley Corridor Plan, November 2005.
15. "Williamson Valley Corridor Plan-Submission Version," November 2006.
16. Memo from Yavapai County Development Services Staff to Williamson Valley Corridor Plan Steering Committee, Inc., July 19, 2007, p. 13.

2005 Residents Opinion Survey Results

Survey Elements	Strongly Disagree & Disagree Total		Neutral Total		Strongly Agree & Agree Total		Response Totals
Community Character:							
1) Incorporate	804	68%	233	20%	141	12%	1178
2) Be annexed	752	64%	268	23%	150	13%	1170
3) Promote W.V. coordinating committee	118	10%	184	13%	948	77%	1230
4) Establish community center	351	29%	449	38%	393	33%	1193
5) Identify commercial design theme	250	21%	136	11%	814	68%	1200
6) Enforce "Dark Skies" ordinances	97	8%	144	12%	952	80%	1193
Land Use:							
7) Create Corridor plan	55	5%	86	7%	1066	88%	1207
8) Speed of growth to be planned	81	7%	80	6%	1080	87%	1241
9) Growth is desirable	591	48%	336	28%	294	24%	1221
10) Preserve the qualities of the Corridor	30	2%	46	4%	1162	94%	1238
11) Land use plan is needed	40	3%	52	4%	1116	92%	1208
12) Existing residential zoning is compatible							
a) Single-family residences							
i) Two acres or more	146	13%	113	10%	907	78%	1166
ii) Five acres or more	194	19%	241	24%	560	56%	995
iii) Eight acres or more	233	24%	288	30%	444	46%	965
b) Single-family equestrian properties	109	9%	263	23%	783	68%	1155
c) Residential Planned Area Developments (PADs)							
i) Clustered single-family residences w/surrounding open space	635	52%	204	17%	372	31%	1211
ii) Clustered multifamily residences w/surrounding open space	1079	89%	63	5%	70	6%	1212
d) Multifamily residences	1140	92%	55	4%	45	4%	1240
e) High-density subdivisions	1162	94%	30	2%	38	3%	1230
f) Manufactured/multi-sectional/modular residences	986	80%	145	12%	98	8%	1229
g) Mobile home parks	1151	94%	44	4%	33	3%	1228
13) Amend existing zoning to all single-family residence on a parcels of less than two acres.	900	76%	118	10%	163	14%	1181
14) Preserve attractive natural features: ridge tops	50	4%	44	4%	1090	92%	1184
15) Restrict building height	50	4%	80	7%	1046	89%	1176
16) The following commercial uses are compatible							
a) Home-based businesses	211	18%	284	22%	730	61%	1205
b) Light commercial development - C1	646	55%	193	16%	343	29%	1182
c) Medium commercial development - C2	898	77%	121	10%	145	12%	1164
d) Heavy commercial development - C3	1115	95%	22	2%	31	3%	1168
e) Resorts	774	71%	181	17%	138	13%	1093
f) Overnight lodging (Hotels/motels)	992	84%	128	11%	68	6%	1188
g) Overnight lodging (B&Bs)	603	51%	281	24%	307	26%	1191
h) Campgrounds/recreational vehicle parks	894	76%	133	11%	153	13%	1180
i) Commercial stables/horse boarding facilities	353	30%	360	30%	477	40%	1190
j) Additional golf courses	871	74%	165	14%	137	12%	1173

DRAFT Williamson Valley Community Plan

Survey Elements	Strongly Disagree & Disagree Total		Neutral Total		Strongly Agree & Agree Total		
17) The lack of commercial facilities in the Corridor is a detriment.	813	70%	139	12%	207	18%	1159
18) The pace of commercial development is too slow	921	78%	159	13%	108	9%	1188
19) Willing to travel to CV and/or Prescott to minimize commercial development	142	12%	100	8%	946	80%	1188
20) Commercial development should be concentrated in one or two PADs	90	8%	74	6%	1013	86%	1177
21) A landfill is needed	887	75%	207	17%	89	8%	1183
22) A recycling center is needed	619	53%	244	21%	316	27%	1179
Transportation:							
23) Retain WV Rd as a two-lane artery	491	43%	192	17%	464	40%	1147
24) Increase the number of pull-out lanes at major road intersections	114	10%	119	10%	922	80%	1155
25) Upgrade WV Rd. to two lanes with a continuous center turn lane	380	33%	230	20%	534	47%	1144
26) Upgrade WV Rd. to four lanes with a center turn lane at major intersections	707	61%	146	13%	308	27%	1161
27) Upgrade WV Rd. to four lanes with a continuous center turn lane	802	70%	164	14%	172	15%	1138
28) Pave WV Rd. all the way to Seligman	852	56%	232	20%	284	24%	1168
29) Pave an additional east/west artery from WV Rd. to Hwy 89	332	28%	228	20%	609	52%	1169
30) Upgrade Outer Loop Rd. to four lanes	622	54%	268	23%	268	23%	1158
31) Speed limits are too low	639	54%	363	31%	171	15%	1173
Area:							
32) Speed limits are too high	589	51%	449	39%	121	10%	1159
Area:							
33) Public transportation is needed	723	62%	285	24%	163	14%	1171
34) Designate & sign historic roads	126	11%	347	29%	704	60%	1177
Water Resources:							
35) Proactive water conservation	113	10%	178	15%	889	75%	1180
36) Xeriscaping should be encouraged	84	7%	151	13%	935	80%	1170
37) Xeriscaping mandatory for new developments	325	28%	237	20%	609	52%	1171
38) Present laws regarding available water are insufficient	132	11%	300	26%	717	62%	1149
Open Space:							
39) The following are essential elements							
a) Riparian areas	69	6%	146	13%	930	81%	1145
b) Public parks	336	29%	299	26%	524	45%	1159
c) Scenic values	41	4%	72	6%	1056	90%	1169
d) Archeological & historic sites	49	4%	144	12%	981	84%	1174
e) Agricultural/ranching areas	46	4%	170	14%	959	82%	1175
f) Wildlife areas and corridors	28	2%	62	5%	1079	92%	1169
g) Dark skies	59	5%	128	11%	963	84%	1150
40) Littering is a problem	94	8%	264	23%	792	69%	1150
41) Illegal dumping on federal and state land is a problem	43	4%	300	26%	805	70%	1148
42) Expand WV Trailhead parking	279	24%	545	47%	331	29%	1155
43) Additional trailheads and parking areas needed	241	21%	423	36%	503	43%	1167
44) Create additional open space through initiative or purchase	204	18%	345	30%	616	53%	1165
45) Identify and expand system of hiking/biking trails	154	13%	323	27%	710	60%	1187
46) Identify and expand equestrian trails	167	14%	396	34%	605	52%	1168
47) Designate horse-crossing areas	230	20%	209	18%	697	61%	1136
48) Identify motorized recreation trails	302	26%	183	16%	679	58%	1164
49) Enforce off-road vehicle laws	108	9%	193	16%	875	74%	1176
50) Open space buffer zones between residential developments	76	6%	191	16%	907	77%	1174