



Town of Prescott Valley
Community Development Department
7501 E. Civic Circle
Prescott Valley, AZ 86314

February 14, 2014

Ryan Smith, Community Planner
City of Prescott
201 S. Cortez
Prescott, AZ 86303

RE: 2014 Prescott General Plan Draft Review

Ryan,

Congratulations to City Staff and General Plan Committee Members on the completion of the draft 2014 City of Prescott General Plan, A Community Vision. We received your request for plan review per A.R.S. Section 9-461.06. The Plan was circulated to Town of Prescott Valley Staff and was reviewed by the Planning and Zoning Commission at a Work Study Session on February 10, 2014. We offer the following comments:

Land Use Interface

The attached Interface Map illustrates our evaluation that the limits of the draft 2014 Prescott General Plan overlap the western boundary of the Prescott Valley General Plan 2025 Growth and Development Tier I, including portions of Incorporated Town Limits. The overlapping plan area comprises T.14 N. R.1 W. Sections 4 and 9, T.15 N. R.1 W. Sections 10, 15, 28 and the East-Half of Section 33. There are four Prescott Land Uses in the overlap areas: Low-Medium Residential (1-7 DU/Acre), Very Low Density Residential (< 1 DU/Acre), Commercial/Employment and Recreation/Open Space. The Prescott Valley Land Uses in Tier I that are overlapped include: Low Density Residential (1.1-4 DU/Acre), Medium Density Residential (4.1-8 DU/Acre), Mixed Use, Open Space and PAD 3-1. The comparative overlapping Land Uses from both plans are similar in nature and have been mirrored from the Airport Specific Area Plan (ASAP) that was first included in the Town of Prescott Valley General Plan 2020 and more recently in the Prescott Valley General Plan 2025 as Exhibit LU-3 (attached), recognizing the ASAP for growth management in the region.

Boundary Agreement

Of interest is the inclusion of Prescott Land Uses in overlapping areas that have previously been identified for annexation in agreement between the two jurisdictions, particularly Sections 4 and 9, now proposed for the Glassford Heights development project. The 2001 Boundary Agreement is discussed in your draft plan Sections 3.3.1 and 5.1.3, is supported by the Town and is shown in the attached Prescott Valley General Plan 2025 Exhibit GA-5, Future Annexations. Consistent with Exhibit GA-5, the Town has initiated the annexation of subject Sections 4 & 9 by filing a blank

petition and holding a public hearing on December 19, 2013. Sections 10 and 15 are not presently included in the Prescott Valley General Plan 2025 Growth and Development Tier I, but are also indicated in Exhibit GA-5 for future annexation. The East-Half of Section 33, and Section 28 are in Growth and Development Tier I, with Section 28 being in the Prescott Valley Town Limits.

We recognize that there is concurrence between the plans on anticipated land uses, consistent with the ASAP. The 2001 Boundary Agreement is discussed in your draft plan Sections 3.3.1 and 5.1.3 and is shown in Prescott Valley General Plan 2025 Exhibit GA-5. We therefore recommend that this boundary be graphically illustrated somewhere in your plan to better provide direction for future development between the jurisdictions.

Open Space – Trail Connections

We are glad to see the inclusion of the Prescott Valley Glassford Hill Trail on the Open Space & Trails Map. The Glassford Hill Trail is a priority for the Town intended for all users. There are indicated Trail Networks on the plan that connect from Peavine Trail to Glassford Hill. Several of these trails are in the Prescott planning area would provide other alternatives to the Iron King Trail to access the Circle Trail. There are also identified trails south of State Route 89A that would take some joint planning, but would be another alternate connection between the Jurisdictions from a heavily urbanized area when fully developed. Future paths along the proposed Sundog Ranch Road Connector and State Route 69 are also supported. Staff is aware that these proposed trails are also part of the Greater Prescott Trails Planning effort and similar comments have been made to the organizations in order to foster more connectivity to all communities and Trail users in the greater Prescott area

Thank you for the opportunity to review and comment on the draft 2014 City of Prescott General Plan. The Town of Prescott Valley is committed to mutual planning efforts as part of the General Plan process and look forward to continued cooperation on issues affecting our communities and the region.

Sincerely,

A handwritten signature in black ink that reads "Joe Scott". The signature is written in a cursive, flowing style.

Joe Scott AICP, Planner

Attachments: Interface Map, Exhibit LU-3, Exhibit GA-5

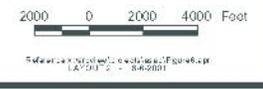
C: Richard T. Parker, Community Development Director



City of Prescott
Airport Specific Area Plan
Figure 6
Landuse Plan

- Proposed Future Road Alignments**
- Future Arterial Streets
 - Recommended Airport Clear Zones
 - ASAP Boundary
 - 1 Mile (widet Approach / Departure) Routes (No new residential except as specified in Land Use Table)
- Other Features**
- Township Range Section
 - Trailhead
 - APG Power Corridor
 - 89 KV
 - 250 KV
- Landuse (Proposed)**
- RESIDENTIAL - SINGLE-FAMILY (R1)
 - RESIDENTIAL - SINGLE-FAMILY (R2)
 - RESIDENTIAL - SINGLE-FAMILY (R3)
 - RESIDENTIAL - SINGLE-FAMILY (R4)
 - RESIDENTIAL - SINGLE-FAMILY (R5)
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CAUTION
 MAP IS BASED ON IMPRECISE SOURCE DATA. SUBMITTANCE CHANGES AND FOR GENERAL REFERENCE ONLY.
 PREPARED BY: [unreadable]



Airport Specific Area Plan Land Use Map

