Town of Dewey-Humboldt
2026 General Plan

Acknowledgements

The 2026 Dewey-Humboldt General Plan was prepared through a diligent effort by the citizens of Dewey-Humboldt, members of the General Plan Steering Committee, members of the Town Environmental Team, the Planning and Zoning Advisory Commission, the Town Council and Town Staff. The General Plan was officially adopted by Council Resolution No. 26-220 on April 21, 2026.

Mayor and Town Council

Mayor Matthew Fenn
Vice Mayor Jason Chisholm
Denise Rogers
Terry Nolan
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Planning and Zoning Commission

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RESOLUTION NO. 26-220

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, ADOPTING THE 2026 GENERAL PLAN FOR THE TOWN PURSUANT TO A.R.S. § 9-461.06; PROVIDING FOR ENDORSEMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, by the adoption of the "Growing Smarter Act" (1998 Ariz. Sess. Laws, Chap. 204, §21) as amended by 1999 Ariz. Sess. Laws, Chap. 222. §2, the Arizona Legislature required all cities and towns to adopt a General Plan;

WHEREAS, the Town Council believes that this 2026 General Plan accurately reflects the Council's vision for the Town as a low-density, rural community; and

WHEREAS, the Town Council believes that this 2026 General Plan is responsive to the opinions and analysis received from related agencies and through the public participation process; and

WHEREAS, after the extensive public process in accordance with said enactments, a draft "2026 Dewey-Humboldt General Plan" was considered by the Dewey-Humboldt Planning and Zoning Commission at a public hearing held April 9, 2026, at the Dewey-Humboldt Town Hall, resulting in a vote by the Commission to recommend adoption of the same by the Town Council; and

WHEREAS, the Town Council considered the "2026 Dewey-Humboldt General Plan" at a public hearing held on April 21, 2026, at the Dewey-Humboldt Town Hall, and adopted the same by this Resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Town Council of the Town of Dewey-Humboldt as follows:

1. **General Plan Adoption**. That certain document entitled "Town of Dewey-Humboldt 2026 General Plan", attached hereto is hereby adopted as the new General Plan of the Town of Dewey-Humboldt, pursuant to ARS §§ 9-461.05 and 9-461.06. A hard copy of the General Plan is on file in the office of the Town Clerk.

2. **Endorsement**. That the Town of Dewey-Humboldt Town Clerk be authorized to endorse said 2026 General Plan to show that it has been duly adopted by the Town Council, pursuant to A.R.S. § 9-461.06(H).

3. **Effective Date**. That this Resolution shall be effective at the soonest date after its passage and approval, according to law.

PASSED, ADOPTED, AND APPROVED by the Mayor and Town Council of the Town of Dewey-Humboldt this 21st day of April 2026, by the following vote:

AYES: 5 NAYES: 2 ABSENT: 0 EXCUSED: 0 ABSTAINED: 0

Matthew Fenn, Mayor
Town of Dewey-Humboldt

ATTEST:

Judy Morgan, Town Clerk

APPROVED AS TO FORM:

Pierce Coleman PLLC
Town Attorney
By: Trish Stuhan

"I hereby certify that this is a true and correct copy of Town of Dewey-Humboldt 2026 General Plan adopted by the Town Council of the Town of Dewey-Humboldt, at a duly noticed public meeting held on April 21, 2026, at which a quorum was present and acting throughout.

Judy Morgan, Town Clerk

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INTRODUCTION

The Town of Dewey-Humboldt has prepared this General Plan in conformance with State law. It is a statement of the community's aims in maintaining a distinctive living quality that is preferred by residents.

This initial section explains the General Plan's scope. First, the Town's planning directions are discussed from past, present, and future perspectives. Then information is provided regarding ways the General Plan may be used or changed to achieve planning goals stated for each of six major subject areas, including the following Elements:

- *Land Use*
- *Circulation*
- *Cost of Development*
- *Open Space/Trails*
- *Environmental Planning*
- *Water Resources*

A Glossary of terms and phrases used in this General Plan is provided in Appendix A.

General Plan Purpose and Context

The General Plan serves as an expression of municipal intent to maintain and improve the Town through Policy. It provides guidance to landowners, newcomers, conservation groups, and all citizens as to Dewey-Humboldt's expectations for sustaining the community in the future. The General Plan does not supersede existing Town codes and does not change property rights for the landowners, but provides a future plan of direction to work towards.

A new Vision Statement outlining the General Plan's mission was updated by the Town Council. Appearing on the following page, it sets the tone for maintaining a community that wishes to remain distinctly different from other places. The Town emphasizes preservation of the existing lifestyle but recognizes that there will be change.

Town Staff is responsible to identify how each proposed Council action relates to the following values:

- ***Active Citizenship*** – each Dewey-Humboldt citizen has the right and responsibility to participate in the governance of the Town.
- ***Environmental and Natural Resources Protection*** – the land regulated by the Town should be utilized to protect value, as well as residents' health, safety, morals and general welfare and Property Rights.
- ***Creating Community*** – Town activities should tend to create mutual respect and understanding between citizens; shared resources such as air, the mountains, and the feeling of openness should be preserved by local governance, and public investment.
- ***Self-reliance*** –each person should have the benefits and bear the burdens of his or her own actions.

- ***Efficient Public Services*** – the few services of the Town should be delivered as efficiently and economically as possible, with strong fiscal discipline.
- ***Limited Public Services*** – the Town should only deliver those public services that cannot be efficiently provided by the private sector.
- ***Durable Public Improvements*** – the Town should deliver public services with the understanding that the Town will exist for as long as the State of Arizona exists.

Public Participation Process

Dewey-Humboldt prides itself on providing the public with ample opportunities to be heard on Town government matters. The Town General Plan, as a comprehensive guide to the future, requires active citizen participation both in creating the Plan and in making sure that it is followed. State statutes (A.R.S. §9-461.06.C-1) mandate an open General Plan process, as has been conducted here.

On March 17th, 2020, the Town Council adopted Resolution No. 20-140 authorizing a Citizen Participation Plan. The Plan complies with State Statutes for continuous communication and opportunities for public involvement in the 2024 General Plan process.

Town Vision 2044, was approved by the Town Council to serve as a framework for revising the community's planning directions. Townspeople were again involved in the Plan refinement. Another community-wide survey, more general in nature, has supplied additional information on peoples' opinions, attitudes, and values to help reframe the Plan.

Citizen input on specific issues or Elements plays an important part in creating a General Plan that represents community preferences. Points for Environmental Planning emphasis, for example, were submitted by the Town Manager's Environmental Committee, then reviewed by the Planning and Zoning Commission and Town Council prior to formatting into the Plan document.

Refinements have been added through a series of working sessions, open to all members of the public. Meetings were conducted by the General Plan Steering Committee, and Town staff and planning consultants supported them with technical assistance. Special review briefings and public hearings were hosted by the Planning and Zoning Commission and Town Council, respectively, following the sixty-day notice requirement of A.R.S. Section 9-461.06.D to afford multiple opportunities for comments, questions, and suggestions from residents and business people.

The Town intends to have a citizen-driven planning process. This entails, first, building understanding and agreement on the Plan's principles.

Dewey – Humboldt Town Vision 2044

A Statement Describing the Next Twenty Years

The Town of Dewey-Humboldt was created in 2004 to preserve the rural and low-density land use that area residents came to enjoy. People here celebrate mountain views, clean water, clear skies, larger lots, and vibrant country living, which is exemplified by ranching, farming, equestrian activities, and rural lifestyles.

We know and expect that…

1. Our population will grow in conformance with the General Plan. People will be attracted by our low-density residential community and small-town lifestyle.
2. Commercial retail enterprises will be needed to support the Town's development of infrastructure for and delivery of services to Town residents, and the locations of those enterprises should be focused and concentrated.
3. Home-based Businesses will be part of the Town's future growth.
4. We agree with, support, and uphold private property rights, especially to grow food and raise farm animals.
5. The water supply is a limiting factor in our growth and development. We will emphasize natural resource protection and conservation.
6. With increased growth, transportation and circulation will be well planned.
7. Historic mine and smelter areas of the Town will be remediated by EPA and should be redeveloped and reused in a manner compatible with EPA's remedy and the Town's current character.

No one can stop change from coming and not all change is bad. Therefore, we, the Town Council, will focus any changes we're asked to support on meeting the following fundamental criteria:

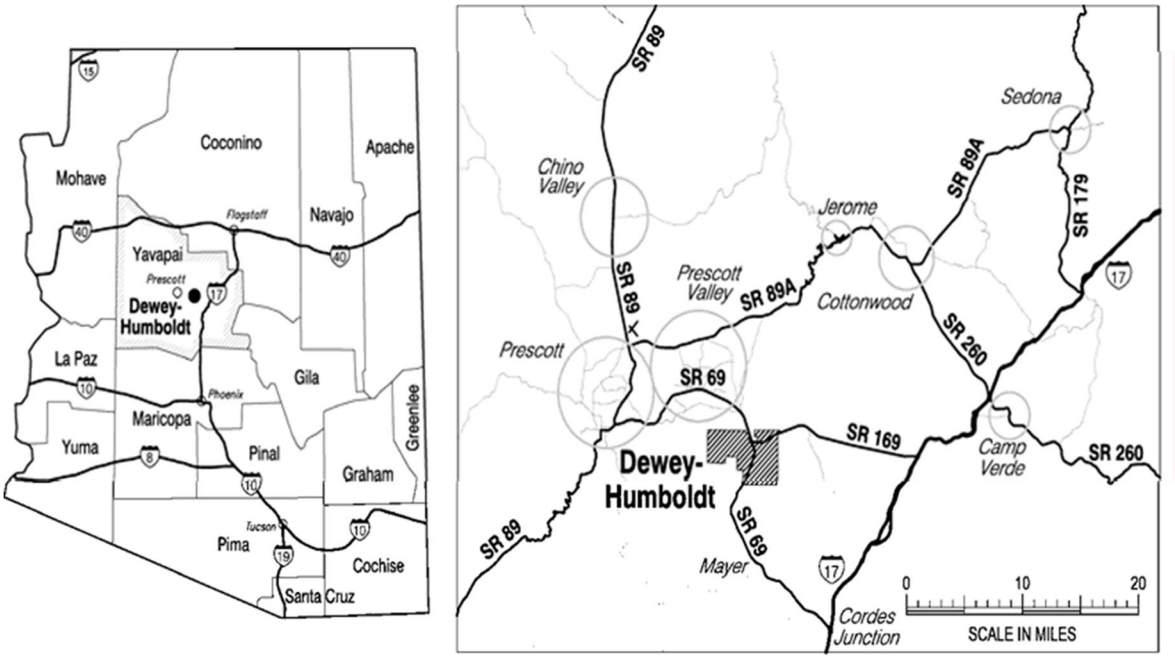
We promote…

1. Broad, inclusive, and effective involvement by residents in all planning activities.
2. Development that will foster the look and feel of openness and protect the view-scape.
3. Codes, laws, standards, and regulations that balance the rights of the individual and low-density residential living with the rights of the public, safety and welfare of the Town.
4. Protection of our environment and non-destructive use of our natural resources, including the surrounding mountains and hills, natural open space, public lands, rivers, streams, and groundwater.
5. Preservation of the mining and smelting history of our community, while protecting current and future residents from exposure to legacy mine impacts that pose health or safety risks.
6. Public safety and the quiet enjoyment of this wonderful place by all that live or visit here.

Town Location, Population and Background

The Town of Dewey-Humboldt is located in Central Yavapai County, approximately 18 miles west of Interstate 17 and 15 miles east of the City of Prescott. Two major State highways, SR 69 and SR 169, transect the Town, providing access to services, employment, and transportation throughout the County and Arizona.

Vicinity and Location Maps



Dewey - Humboldt Vicinity Map

Population

On December 20, 2004, the Town of Dewey-Humboldt was incorporated with an estimated population of approximately 4,005. The U.S. Census Bureau reports a 2020 Dewey-Humboldt census population of 4,326 persons. The Town's 2010 U.S. Census population was 3,894. Between 2010 and 2020 the Town population increased by 432 people, or 11.09% - a ten-year annualized growth rate of 1.1% per year.

The Arizona Office of Economic Opportunity (AZOEO) July 1, 2021, revised estimate reports showing a 2020 Town population of 4,369 and a 2010 population of 3,993. This estimate includes population growth between the April 2020 Census population estimate and the preparation of the AZ OEO estimate. Between 2010 and 2020 AZ OEO estimates the Town grew 10.8%, or by 376 people – a ten-year annualized growth rate of 1.1% per year.

The percentage of population growth of Dewey-Humboldt between the decennial censuses of 2010 and 2020 compared to the percentage of population growth of the Town of Prescott Valley during the same time period, is considerably less. Comparing

Dewey-Humboldt's percentage of population growth with Yavapai County shows a similar growth pattern. Over the next decade, the Town population is projected to increase between 620 (AZ OEO) and 1,079 people (2019 CYMPO Regional Transportation Plan), or between about 66 and 531 households.

U.S. Census Population Growth 2010-2020			AZ Office of Economic Opportunity Population Growth 2010-2020	
	2010	2020	2010	2020
Dewey-Humboldt				
Population	3,894	4,326	3,993	4,369
Percent Growth		11.09%		12.04%
Prescott				
Population	39,843	45,827	38,825	45,985
Percent Growth		15.01%		15.47%
Prescott Valley				
Population	38,822	46,785	38,832	46,991
Percent Growth		20.51%		21.01%
Yavapai County				
Population	211,033	236,209	210,919	237,073
Percent Growth		11.92%		12.4%
Source: *U.S. Census*			***Source:*** *AZ Office of Economic Opportunity*	

Also of note is the projected growth of Prescott Valley and Yavapai County, both of which border the Town. Both of these trends could impact areas directly adjacent to the Town. As a result, future development projects approved by bordering jurisdictions should be taken into consideration by Dewey-Humboldt Planning and Zoning Commission to contemplate the types of future development within Dewey-Humboldt that may be affected by adjacent developments in adjoining jurisdictions.

Housing

The 2020 U.S. Census shows the total housing stock is 1,997 housing units in the Town of Dewey- Humboldt, with a 14% vacancy rate and a household size of approximately 2.52 persons per household residing in 1,719 occupied homes.

The Town has a fraction of the housing stock of the surrounding region, and a slightly higher percentage of owner-occupied homes. Vacant homes comprise 14% of the Town stock, more than Prescott and Prescott Valley and comparable to the County. This may indicate that the Town is a location for second homes.

Population Projections (Central Yavapai Metropolitan Planning Organization)							
	2018	2020*	2025	2030	2035	2040	2045
Dewey-Humboldt							
Population		4,108	4,208	4,295	4,445	4,593	4,728
Net Change		185	101	87	150	147	135
						Cumulative % Change	15.09%
CYMPO RTP Projection	4,137						5,216
						Net Change	
						Cumulative % Change	26.08%
Prescott							
Population		42,627	42,063	41,690	42,211	43,039	44,011
Net Change		1,638	-563	-33	520	828	92
Cumulative % Change							3.24%
CYMPO RTP Projection	44,373						66,342
Cumulative % Change							45.50%
Prescott Valley							
Population		45,854	47,715	49,893	53,318	57,410	62,031
Net Change		4,439	1,861	2,178	3,425	4,092	4,621
						Cumulative % Change	35.28%
CYMPO RTP Projection	42,535						73,004
						Cumulative % Change	71.63%
Yavapai County							
Population		234,438	245,868	256,446	267,484	278,381	288,964
Net Change		16,660	11,430	10,578	11,037	10,897	10,583
						Cumulative % Change	26.26%
CYMPO RTP Projection	232,489						345,703
						Cumulative % Change	48.70%

Source: AZ Office of Economic Opportunity. Note: As of publication, CYMPO has not updated its population projections and the base *projection year* population is slightly lower than the revised July 1, 2021 OEO projections. To maintain the integrity of these projections, the 2020 base year population is not updated to match the revised 2020 OEO July 1, 2021 population projections. Should CYMPO adjust the base to match 2020 Census data, it is likely that the total number of new Dewey-Humboldt residents projected over the 2020 to 2045 time frame may change from these projections.

The number of residential housing permits issued by the Town's Building Department between the 2010 and 2022 censuses shows a progressive increase in number of single-family housing permits beginning in 2015, which conforms with **Town Vision 2044** and rural and low-density residential development.

HOUSING SUMMARY		
Year	2020	2025
Dewey-Humboldt		
Housing Units	1,997	2,391
Owner Occupied	73.2%	70.4%
Renter Occupied	12.7%	13.6%
Vacant Housing	14.0%	15.9%
Prescott		
Housing Units	25,367	27,852
Owner Occupied	60.4%	60.0%
Renter Occupied	30.4%	25.6%
Vacant Housing	9.2%	14.5%
Prescott Valley		
Housing Units	21,276	24,763
Owner Occupied	64.1%	68.7%
Renter Occupied	28.4%	21.8%
Vacant Housing	7.5%	9.5%
Yavapai County		
Housing Units	121,154	140,730
Owner Occupied	61.9%	64.1%
Renter Occupied	24.3%	19.9%
Vacant Housing	13.8%	16.1%

Source: U.S. Census Bureau (Esri for 2021 and 2026)

TOWN RESIDENTIAL HOUSING			
Year	Site-Built Residence	Manufactured Home	Total Single Family Units
2010	3	9	12
2011	2	4	6
2012	3	5	8
2013	4	3	7
2014	5	8	13
2015	10	9	19
2016	10	10	20
2017	17	15	32
2018	18	14	32
2019	16	18	34
2020	17	19	36

Background

The Town of Dewey-Humboldt's incorporation in December of 2004 combined two adjacent, unincorporated communities: Dewey and Humboldt. These distinct but interconnected places share a rich history from the first non-Indian settlers in the area in the 1860's. The settlers found ruins providing evidence of Indians engaged in raising livestock, growing crops, and mining from 900 to 1300 A.D. Rock Art was left by the earliest of these people who may have been known as the "Tribe with White Dogs." It is believed that they were the Hohokam People and were later followed by the Yavapai Tribe who inhabited the area and continued the agricultural and mining traditions.

The 1860's brought prospectors to Dewey and Humboldt in search of gold. The first of these was King Woolsey, whose house near the Agua Fria River was built from stones of Indian ruins on his property. Later, Levi Bashford built a small smelter that operated from 1876 through 1884. When it was destroyed by fire, the remains were bought and operated by a company that built the Val Verde Smelter, a larger operation running from 1899 until 1904. The company-owned town of Val Verde developed, including a post office.

After another fire and subsequent purchase of the land and water rights by the Arizona Smelting Company, a new and larger smelter was constructed in 1906, and Val Verde was renamed Humboldt, probably after the naturalist and explorer, Friedrich Heinrich Alexander Von Humboldt. This was the beginning of a period of growth and prosperity with the forming of the Humboldt Improvement District resulting in the building of a hospital, fire station, clubhouse, stores, large homes and a population over 1,000 in 1907.

The Humboldt area prospered until after World War I, when the demand for ore diminished and the population declined. The smelter's closing in about 1937 was followed by the closings of the hospital and many businesses during the Depression years. Almost all the smelter's buildings were demolished and removed long ago, but in the intervening years small metal reprocessing activities have taken place on and about the smelter site seeking to recover metals from smelter residuals.

About a mile west of the Humboldt smelter site, a mine, known as the Iron King Mine, operated from the late 1890s until about 1970. From the mine, zinc, silver, lead, copper and gold ores were extracted, with peak production occurring during the World War II era. Operators of the mine also milled and concentrated rock ores from about 1934 to 1970. Like the Humboldt smelter, the Iron King Mine generated residuals, primarily in the form of mine waste rock and mine tailings. In the Dewey area, formerly known as Cherry Siding, settlers came for ranching and growing crops in addition to mining. With train and stagecoach stations, Dewey expanded. Just prior to the turn of the 20th century, there was a hotel, boarding house, saloons, livery stable, and grocery located near the present intersection of SR 69 and SR 169. After fires destroyed many buildings, the community was rebuilt, including a schoolhouse that closed in 1931 during the Great Depression. Farming and ranching continued to be mainstays in the fertile, temperate area.

The populations of the Dewey and Humboldt communities continued to decline until the 1950's with the paving of SR 69, the rebuilding of the Humboldt Elementary School, and the development of the Blue Hills subdivision. Other land divisions and the Lazy River Acres subdivision in the 1960's resulted in population growth throughout the area, even with the closing of the Iron King Mine and later removal of the railroad tracks in 1971.

In the early 2000s, the Arizona Department of Environmental Quality (ADEQ) began to evaluate the legacy impacts to the Humboldt community from the historic Iron King Mine and Humboldt Smelter operations. In 2008, the U.S. Environmental Protection Agency (EPA), with the support of ADEQ, added the "Iron King Mine-Humboldt Smelter Site" to EPA's Superfund list, which released federal funding for more in-depth investigation and, as needed, remediation. Since 2008, EPA, with ADEQ's support, has studied the nature and extent of contamination in and about Humboldt, identified and evaluated possible remedial measures, and conducted interim soil clean-up actions. In March 2023, EPA finally proposed a consolidation-and-cap remedy that would result in a capped waste repository at the Iron King Mine Site and a separate

capped waste repository at the Humboldt Smelter Site. The Town formally expressed its support for EPA's proposed remedy in May 2023.

In October 2023, EPA formally adopted its consolidation-and-cap remedy in a so-called Record of Decision (ROD). The Town understands that EPA will commence design of its consolidation-and-cap remedy in 2025 and construction of the remedy starting in late 2026. Importantly, EPA's ROD also indicated that the agency would undertake supplemental sampling and cleanup of residential soils using revised, more conservative cleanup standards and is expected to commence supplemental soil cleanup in 2025. EPA's contaminants of concern (i.e., lead and arsenic). EPA commenced supplemental soil sampling in 2024. In addition, EPA adopted an "interim response action" for groundwater in proximity to the IKM and HS properties. EPA's "interim response action" calls for groundwater withdrawal to be prohibited and groundwater sampling and analysis to be undertaken to assess the potential need for additional groundwater response action in the future. Currently, the Town is consulting with EPA and ADEQ regarding design, construction and maintenance of EPA's remedy, and reuse and redevelopment options for the Iron King Mine and Humboldt Smelter properties. The Town's reuse and redevelopment goal is to transform the unused Iron King Mine and Humboldt Smelter properties into productive community assets. In pursuit of this goal, the Town intends to adopt certain land use, development, and construction restrictions applicable to the Iron King Mine and Humboldt Smelter properties. Such measures will be intended to protect the physical integrity of EPA's capped repositories, protect Town residents from potentially unhealthy and unsafe exposures to mine and smelter residuals, and encourage productive uses of the Iron King Mine and Humboldt Smelter properties that increase the Town's tax base and are compatible with the Town's Rural character.

Consistent with its authorities regarding land use, development and zoning requirements and in consultation with EPA and ADEQ, the Town is evaluating reuse and redevelopment options for the Iron King Mine and Humboldt Smelter properties that will be compatible with the capped waste repositories serving as Superfund engineered controls ("ECs"). To that end, the Town is working with EPA and ADEQ to develop and implement legal and administrative controls, also known as Institutional Controls ("ICs"). The ICs will protect the capped waste repositories (ECs) and other elements of EPA's remedy. These ICs, likewise, will protect Town residents from potentially unhealthy and unsafe exposures to mine and smelter residuals and encourage redevelopment of property on and about the historic areas of the Iron King Mine and Humboldt Smelter properties in a manner that is consistent with the Town's Rural character. It is the Town's goal to honor both Humboldt's industrial legacy and Rural character, while creating future community assets. It is expressly recognized that any future

reuse of the Iron King Mine and Humboldt Smelter properties must be compatible with capped waste repositories and compliant with EPA's ROD.

How to Use This Plan

Current and prospective residents, owners of local businesses, prospective developers, and interest groups should refer to the Dewey-Humboldt General Plan as a policy document outlining the future direction for Town planning, preservation, and land use policy. The General Plan acts as an overview of the general development types, both existing and future, that may occur within the Town. The General Plan does not focus on individual parcels, some of which may differ from the broader use category; nor does it affect current permitted zoning. Requests for zone changes should be consistent with the adopted Plan. If any proposal is outside the intent of the Plan, a General Plan amendment will be required as detailed in the Implementation Chapter.

Guidelines pertaining to Plan Elements, including, Land Use (Exhibit 1, Land Use Plan), Circulation (Exhibit 4, Dewey-Humboldt Roads), Cost of Development, Open Space/Trails (Exhibit 6, Open Space Trails), Environmental Planning, and Water Resources (Exhibit 7, Community Water Services Boundary), should be observed. Private sector proposals, such as rezoning requests, are expected to contain indications of how the requests are consistent with and further General Plan goals and objectives.

Graphics, such as the Land Use Plan (Exhibit 1, Land Use Plan), is not intended to dictate or restrict property owners' use or improvement of their homes, businesses, or land. These illustrations are meant to designate, generally, types and intensities of uses in various areas of the community. The Plan respects personal property rights with existing permitted uses following the Town Code. Map land use designations may suggest the Town's receptivity to new zoning classifications; however, the landowner would have to apply for rezoning. Approval is not guaranteed; each case would be decided on its own merits.

The Plan has flexibility. As mentioned above, changed conditions or approved development proposals are considered on a regular basis. Interested persons or groups, as well as the Town's advisory and decision-making bodies, are encouraged to participate in gathering information that will improve the document's use as an accurate expression of community policy.

LAND USE ELEMENT

The **Town Vision 2044** statement suggests that our community prefers to retain its spacious, uncongested land use pattern. The commitment is to "Preserving Smarter" rather than "Growing Smarter." The Town looks to maintain these values and character which set Dewey-Humboldt apart to be the unique community it is.

This is a place for living. Residential Uses, many on larger lots, represent the predominant land use activity. Jobs, shopping, and other businesses are provided on a small scale for the convenience of Town residents and visitors. Locations have been designated for these enterprises within commercial and industrial land uses. Land Use Element goals and objectives support Dewey-Humboldt's desire to be different from neighboring communities.

GOAL: Preserve Dewey-Humboldt's low-density, rural small-town character.

Objective: Seek continued cooperation with land management agencies with holdings in and around the community.

Objective: Support privately- or grant-funded historic preservation efforts, such as in "downtown" Humboldt and elsewhere.

Objective: Create and promote a historic district.

Objective: Create non-residential design guidelines in line with the Town's rural character.

GOAL: Ensure Dewey-Humboldt has the ability for long-term sustainability and success.

Objective: Update Land Use Codes with New Zoning Classifications.

Objective: Estimate potential future "build out" of vacant developable land.

Objective: Re-establish Detailed Capital Improvement Plan for expansion of Infrastructure.

GOAL: Emphasize residential living quality.

Objective: Continue to be selective regarding the location, type, and scale of business zoning and use permitting.

Objective: Identify Overlay corridors promoting natural settings.

Objective: Enhance neighborhoods by coordinating land use with other Elements' goals and objectives.

GOAL: Encourage the Iron King Mine and Humboldt Smelter properties into mixed-use Agribusiness, Agritourism and/or recreational areas.

Objective: Encourage prompt and complete construction of EPA's Superfund remedies.

Objective: Hold the EPA accountable for the capping of 2 EPA sites to be complete by the EPA.

Objective: Adopt development, construction, and soil/groundwater management requirements in and about Dewey-Humboldt that protect the physical integrity of EPA's remedy and Town residents, visitors and contractors from potential unhealthy exposures to mine and smelter waste residual and stress the importance of compatibility among adjacent land uses.

GOAL: Preserve agricultural residential land use and protect the right to grow food and be self-reliant.

Objective: Encourage non-polluting, non-industrial farms and ranches.

Objective: Provide opportunities and encourages Agri-tourism and agri-businesses where appropriate to operate agriculture intense businesses.

Objective: Work with residents and businesses to establish a Farmer's Market.

Objective: Work with residents in helping to establish community gardens.

Objective: Update zoning districts to ensure all residential districts are permitted to grow food and raise food producing animals.

Citizens in Dewey-Humboldt desire to remain a Rural Country Town and preserve their history while embracing their future. They recognize that growth, while coming in the future, should be managed to be consistent with the Town's historic rural character and to create a tax base that will fund future essential Public Services and improvements. They share community-wide priorities that aim more at land stewardship than land use. That said, preserving open space, a clean environment, and historical resources are considered more important than development and growth.

Many Town residents relocated from other places. For these people, moving to a smaller community was a deliberate choice for a specific way of life.

Living quality in a natural setting represents the theme of **Town Vision 2044**. As a result, local land use planning is understated to maintain a rural development pattern.

Current Land Use

Town residents will control their own destiny to sustain the community values that set Dewey-Humboldt apart. Planning can be a major factor not only for shaping land use in the Town, but also for influencing policies on nearby public lands and unincorporated areas.

Dewey-Humboldt's municipal boundaries contain a land area of about 12,000 acres or 18.9 square miles. Approximately three-quarters of the Town is developed in, or designated for, single-family residential purposes. Less than five percent (compared with a typical community's 15-25%) is allocated to commercial and industrial uses (see Exhibit 1, Land use Plan). Acreage managed by public land agencies and lands contained in public rights-

of way constitute almost a quarter of the Town. The following table shows a generalized acreage allocation which combines developed and vacant but designated (i.e., zones) land in each category.

LAND USE / ZONING		
LAND USE	**ACRES**	**PERCENT**
Single Family Residential	8,890	71.0
Commercial	189	1.6
Industrial	381	3.2
Public Lands & R/W	2,902	24.2
TOTAL	**11,962**	**100**

*Approximate totals based on Yavapai County Assessor Records

The General Plan considers a larger planning area that extends up to three miles beyond the Dewey-Humboldt corporate limits in order to consider the community's greater geographical context. Looking at more than one hundred square miles including this surrounding territory provides an opportunity to show how neighboring lands can be compatible in sharing the Town's Vision.

Most of the land within the Town is privately-owned. However, there are also significant amounts of land managed by public agencies as indicated in the following table:

LAND OWNERSHIP		
OWNERSHIP	**ACRES**	**PERCENT**
Private	9,045	75.6
Public Agency (BLM)	754	6.3
Public Agency (State Trust Lands)	1,635	13.7
Right-of-Way	528	4.4
TOTAL	**11,962**	**100**

*Approximate totals based on Yavapai County Assessor Records

Existing land uses within the Town of Dewey-Humboldt include gentleman farms, small-scale industrial activities, higher-density Urban Development with adjacent commercial uses and single-family residential neighborhoods.

Although this General Plan does not contain a separate Growth Areas Element, the subject is addressed as part of Land Use. The Town contains undeveloped land that is suitable for development, which could be considered for future growth areas. And the Town encompasses land occupied by now closed industrial facilities. Given the unique features of the Town, every parcel will have a distinctly different development potential and will face unique planning needs in the future.

The Town of Dewey-Humboldt has very distinct areas of development. The east and west parts of Town include rural and low-density residential development, and large parcels of vacant land. There is no commercial development in these areas.

Along Highways 69 and 169 and extending from each, development transitions from commercial and industrial uses to medium- to low-density residential development.

Exhibit 4, Dewey-Humboldt Roads identifies planned changes and improvements to circulation into and through the Town based on transportation planning by the Yavapai Plan (YPlan), formerly known as the Central Yavapai Metropolitan Planning Organization (CYMPO).

The land intensity of these developments varies but stands in contrast to the far east and west sides of Town. The Town has multiple commercial nodes. These nodes are located at the intersection of Highways 69 and 169, near the south side of Town along Highway 69, and along Prescott and Main Streets (see Exhibit 4, Dewey-Humboldt Roads).

Residential areas within the Town contain a mixture of manufactured and site-built homes.

There are large tracts of public land owned by the Arizona State Land Department (ASLD) and Bureau of Land Management (BLM) in and around the Town both on the east and west sides of Highway 69. These parcels vary in size with the largest inside the Dewey-Humboldt municipal limits being nearly 500 acres in area.

Along the southern side of Town are properties that have been developed with a number of high-intensity uses, including closed down mining and smelting facilities, and small-scale commercial and industrial uses. With EPA remediating the mine and smelter sites in the next several years to protect the health and welfare of the Town's residents and its environment, these mine and smelter properties and small-scale commercial and industrial buildings have potential to be redeveloped to create mixed-use business uses that preserve the rural, agricultural character of the Town and provide additional tax base essential to the Town's provision to provide essential services to its residents, and preserve historic structures. The Town may be in a position to apply for significant historic preservation grant funding to accomplish these ends.

There are two areas of Town where commercial and industrial uses are intermingled with residential development. Specifically, these blended uses are located near the intersection of Highways 69 and 169, and along Prescott and Main Streets.

Historic Downtown Humboldt (see Exhibit 3, Dewey-Humboldt Historic Areas) could become an area for government/civic and cultural activities with limited commercial (neighborhood retail and services) and residential uses. Housing might range from dwellings over stores to two-story homes. These core area uses would fit the small existing lot dimensions and have architectural compatibility with historic buildings. The neighborhood might also possibly incorporate pedestrian walkways and a Town Plaza or other recreational area (e.g., a small park).

Land Use Designations

For General Plan purposes existing and future land use categories reflect simple, basic intensity gradations. Lot size is proposed to provide a baseline of what the community has requested, however understanding that existing zoning may not meet this standard exactly, the land uses have a range which may be reviewed by the Town staff for

appropriateness on a project-by-project basis within those ranges.

Compatibility among uses must be demonstrated; "spot zoning" is not permitted. For example, a small feed store or seasonal produce stand might be considered (if properly located and buffered) in a low-Density Residential area (see Exhibit 1, Land Use Plan).

Rural Density Residential

The rural density designation, lots 70,000 square feet (1.61 acres) and larger, is applied to approximately 79% of the residential land in the Town (Exhibit 1, Land Use Plan). The minimum residential density lot size is one (1) dwelling per 70,000 square feet (1.61 acres) or larger. Existing properties already zoned shall not lose their ability to develop under their current zoning.

Low-Density Residential

The low-density designation, lots 35,000 square feet (0.8 acres) and larger, is applied to approximately 3.5% of the residential land in the Town (Exhibit 1, Land Use Plan). The minimum residential density lot size is one (1) dwelling per 35,000 square feet (0.8 acres) or larger. Existing properties already zoned shall not lose their ability to develop under their current zoning.

Office and commercial complexes may be located along the Highway Frontage of SR 69 and SR 169 to capture traffic along these major corridors within small centers to avoid impacting adjacent existing neighborhoods. Such proposed properties shall be directly adjacent to the highway. The state land parcels in conjunction with Outback Road would have preferred commercial use over residential development.

Medium Density Residential

The medium density residential designation serves as a transitional area surrounding the commercial and multiple use areas of the Town (Exhibit 1, Land Use Plan) with a residential area of one (1) dwelling unit for lots under 35,000 square feet in size which is in line with the zoning ordinance lot size standards. Office and commercial complexes may be located along the Highway Frontage of SR 69 and 169 to capture traffic along these major corridors within small centers to avoid impacting adjacent exiting neighborhoods. Existing properties already zoned shall not lose their ability to develop under their current zoning.

General Commercial

Land that is designated general commercial is intended for retail and office uses. Typical zoning districts applicable to this designation include all commercial zones (Exhibit 1, Land use Plan). Commercial supports the Town's function and operation for existing and future Town services and improvements to roads and infrastructure through tax dollars. Commercial and office uses should be located together, when possible, to create consolidated areas to minimize driveways cuts and provide a more stable environment for commercial to thrive and draw customers.

Industrial

Land that is designated industrial is intended for higher intensity uses and is located with nearby highway access. Typical zoning districts applicable to this designation include all industrial zones (Exhibit 1, Land Use Plan). Some existing industrial areas may transition to other less intense land uses once they are no longer viable as industrial uses.

Agribusiness and Agritourism

The Town has a heritage of agriculture and wishes to embrace both Agribusiness and Agritourism in its plan. Wherever possible, any Agribusiness and Agritourism should be readily accepted. More so, the zoning ordinance should not interfere with the use, repair, or alteration of property, especially for agricultural, grazing, and general agricultural purposes which include Agritourism. If a viable option, the Town envisions transitioning areas such as the closed industrial-zoned lands into agribusiness and agritourism commercial zones that will be supported by complementary institutional controls (ICs) as appropriate.

Open Space

Lands that are undeveloped and potentially obtainable for open space or recreational uses or in large acreage areas are depicted as open space. BLM holdings warrant this designation. Some or all of the Iron King Mine and Humboldt Smelter properties (i.e., "Special Study Areas") may also be included in the designation. Private property classified as open space is considered to have low-density development rights, typical of the 70,000 square foot lot size and other large lot residential zoning.

Of note is the Arizona law requirement that State trust lands cannot be designated as open space, recreation, conservation or agriculture unless the Town provides an alternative, economically viable designation allowing at least one residential dwelling per acre.

Future Land Use Plan

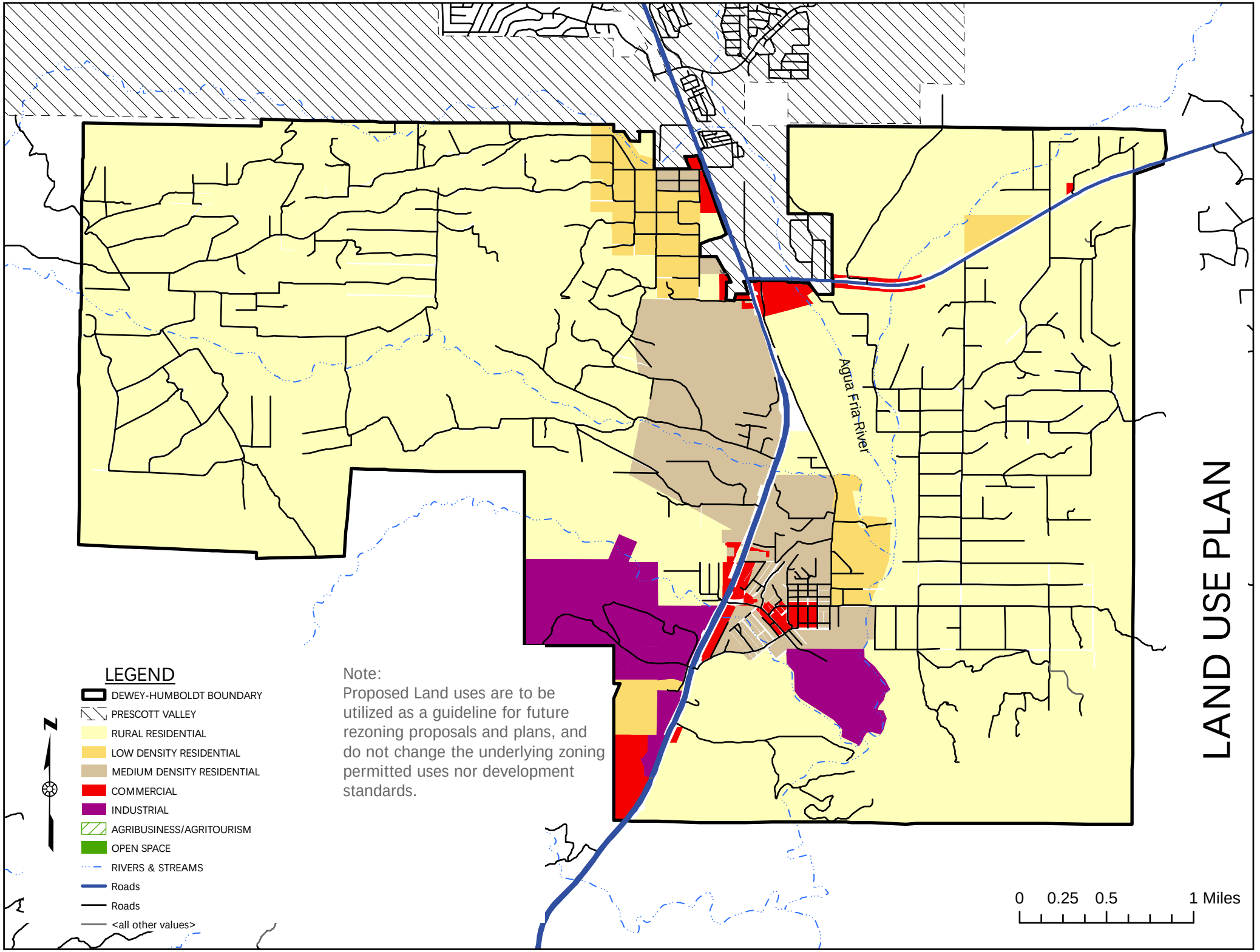
The Land Use Plan (Exhibits 1, Land Use Plan) is a future land use map and is not intended to be a zoning map. Instead, it is intended to provide information regarding the future land use desires located within the Town. However, when there is an application for rezoning, the application should comply with the zoning ordinance and, as required by the Arizona Revised Statutes (A.R.S. §9-461.06.C- 2-F), it should be consistent with the General Plan future land use map and goals. Rezoning changes that differ from the future land use designation may be granted by the Town Council but may require an amendment to the General Plan.

Dewey-Humboldt's Land Use Plan recognizes existing neighborhoods' character. The land use pattern on the generalized map calls for development similar to the uses in places where new infill or outlying construction is proposed.

The Plan assumes that the current proportions of land use will continue. That is, Dewey-Humboldt would be expected to retain its predominantly rural residential status.

Implementation Strategies			
Goal	**Objective**	**Responsibility**	**Time Frame**
LAND USE			
Preserve Dewey-Humboldt's low-density, rural "Small Town" character	Seek continued cooperation with land management agencies with holdings in and around the community.	Town Council	Ongoing
	Create and promote a Historic District	P&Z and Town Council	Mid-Range (5-10 Years)
	Create Design Guidelines in line with the Town's rural character for Non-Residential Uses	P&Z and Town Council	Short Range (1-4 Years)
	Collaborate with outside agencies to maintain the rural character of land within the Town	P&Z and Town Council	Mid-Range (5-10 Years)
Ensure Dewey-Humboldt has the ability for long-term sustainability and success.	Update Land Use Codes with New Zoning Classifications	Planning Department	Short Range (1-4 Years)
	Estimate potential future "build out" of vacant developable land	Planning Department	Short Range (1-4 Years)
	Re-establish Detailed Capital Improvement Plan for expansion of Infrastructure	P&Z and Town Council	Mid-Range (5-10 Years)
Emphasize residential living quality			
	Identify Overlay corridors promoting natural settings	Planning Department	Mid-Range (5-10 Years)
	Continue to be selective regarding the location, type, and scale of business zoning and use permitting.	P&Z and Town Council	Ongoing
	Enhance neighborhoods by coordinating land use with other Elements' goals and objectives.	Planning Department	Mid-Range (5-10 Years)
Transform the Iron King Mine and Humboldt Smelter properties into mixed-use Agribusiness, Agritourism and/or recreational areas	Encourage the EPA & ADEQ to timely complete remediation remedies	Administration	Short Range (1-4 Years)
	Adopt development, construction, and	Administration	Mid-Range (5-

	soil/groundwater management requirements that protect the physical integrity of EPA's remedy and Town residents, visitors and contractors from potential unhealthy exposures to mine and smelter waste residual and stress the importance of compatibility among adjacent land uses.		10 Years)
	Hold the EPA accountable on capping of 2 EPA sites to be completed by the EPA	Town Council	Mid-Range (5-10 Years)
Promote residents' self-reliance in producing their own food on private property.	Update zoning districts to ensure all residential districts are permitted to grow food and raise food producing animals	Planning Department	Short Range (1-4 Years)
	Provide opportunities and encourages Agri-tourism and agri-businesses where appropriate to operate agriculture intense businesses	Planning Department	Mid-Range (5-10 Years)
	Work with residents in helping to establish community gardens	Town Council	Mid-Range (5-10 Years)
	Encourage and promote non-polluting, non-industrial farms and ranches	Town Council and Planning	Ongoing
	Work with residents and businesses to establish a Farmer's Market	Planning Department and Town Council	Short Range (1-4 Years)


LAND USE PLAN
Agua Fria River
LEGEND
DEWEY-HUMBOLDT BOUNDARY
PRESCOTT VALLEY
RURAL RESIDENTIAL
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
COMMERCIAL
INDUSTRIAL
AGRIBUSINESS/AGRITOURISM
OPEN SPACE
RIVERS & STREAMS
Roads
Roads
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Note:
Proposed Land uses are to be utilized as a guideline for future rezoning proposals and plans, and do not change the underlying zoning permitted uses nor development standards.
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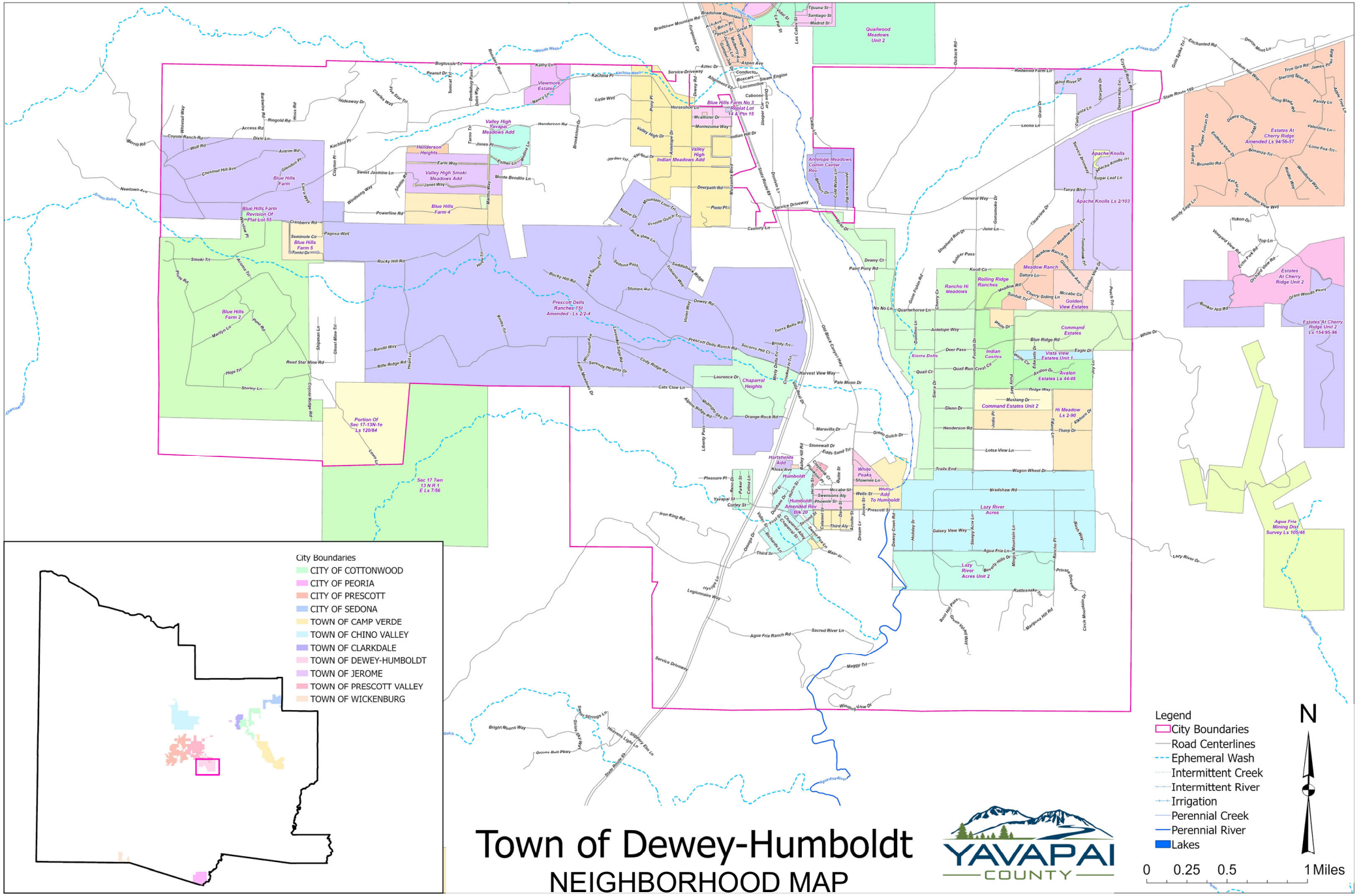

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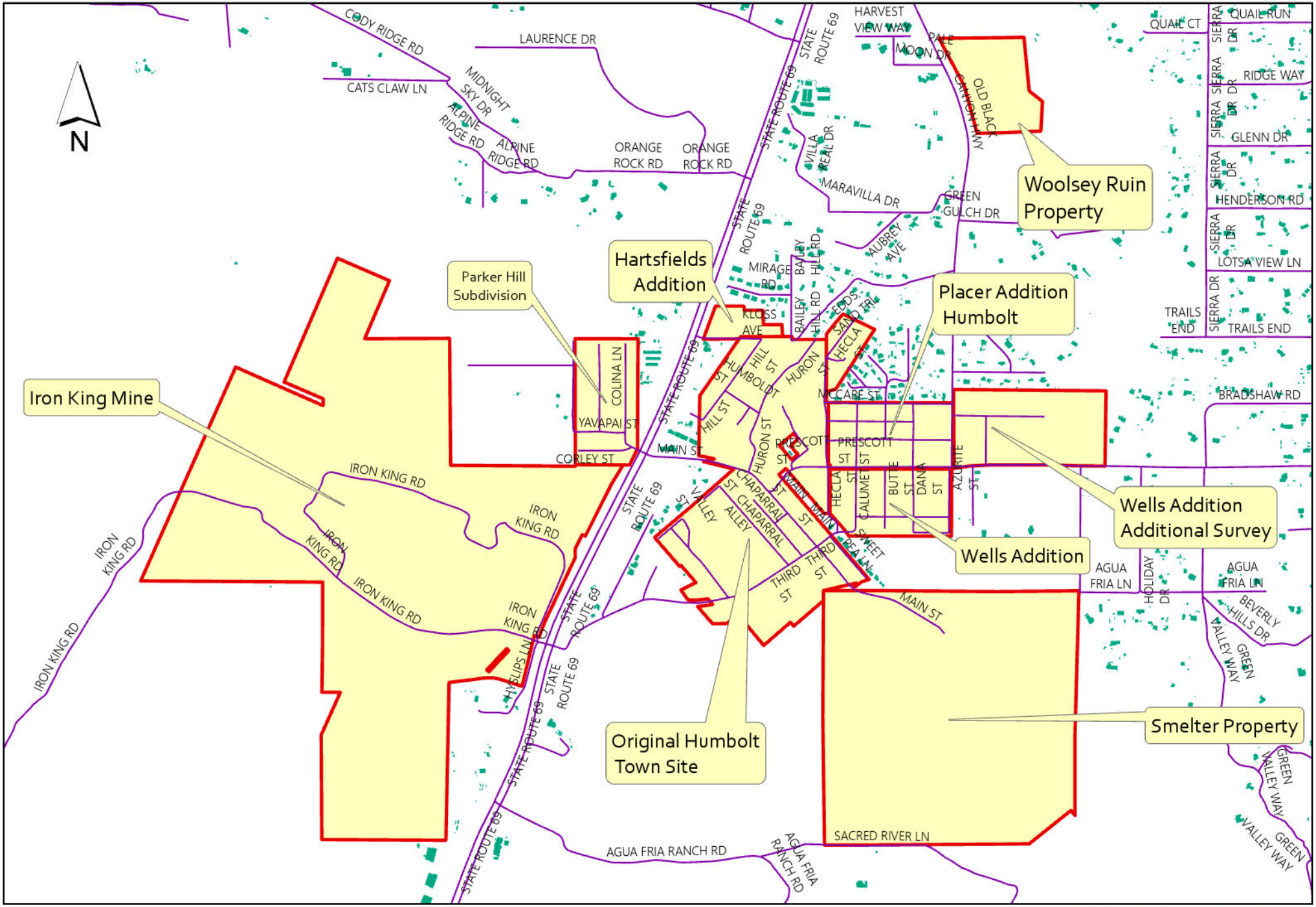
Dewey-Humbolt
Historic Areas
Adopted October 2016

EXHIBIT 3



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CIRCULATION ELEMENT

Citizens depend on their vehicles for commuting to work, shopping, and many other activities. Reliable personal transportation requires the municipality to do its part providing and maintaining safe roadways.

Transportation-related services hold a high priority among residents, businesspeople, and Town leadership. Circulation improvements are fundamental to General Plan implementation (see Exhibit 4, Dewey-Humboldt Roads).

GOAL: Promote a non-urban Circulation system.

Objective: Coordinate with ADOT on the construction of a round-about at HWY 69 and SR 169.

Objective: Continue to coordinate with and support the Yavapai Plan (YPlan), formerly known as the Central Yavapai Metropolitan Planning Organization (CYMPO) or similar to promote road improvement projects within the Town.

Objective: Improve connectivity from highways to the network of arterial, collector, and residential streets, and to trail linkages.

Objective: Encourage multi-modal opportunities in the transportation system for pedestrians, cyclists, and equestrians.

Objective: Update roadway classification and design standards for local roadways to increase pedestrian safety.

GOAL: Bring roads up to improved safety and mobility needs.

Objective: Enforce existing engineering criteria and standards for design and construction.

Objective: Use durable, cost-effective materials.

Objective: Employ a variety of funding sources to maintain the Town's circulation system responsibilities.

Objective: Schedule improvement projects strategically with public notice, particularly paving, to reduce negative environmental impacts.

Objective: Design roads that are all-weather functional.

GOAL: Expedite the orderly acquisition of private roads.

Objective: Consider priority for property owners willing to dedicate or otherwise contribute to resolving connection and access problems.

Objective: Evaluate the most cost-beneficial segments to obtain.

GOAL: Create known evacuation routes for emergency evacuation.

Objective: Provide multiple access points for emergency response vehicles and for residents' convenience.

Objective: Work with residents to educate plans for emergency evacuation.

Objective: Continue to analyze evacuation plans.

GOAL: Provide a safe transportation system for non-drivers to get around Town

Objective: Coordinate with the Yavapai Plan (YPlan), formerly known as (CYMPO) or similar to provide expansion of the proposed bus service into Dewey-Humboldt to serve home bound residents with options for mobility.

Objective: When feasible look to creating a Town bus/car transportation system to connect residents with drivers for assistance.

The Town of Dewey-Humboldt preserves and maintains an internal circulation system in a way that respects its rural character, without sacrificing public safety or acceptable design guidelines. Residents rely almost exclusively on private cars or trucks for transportation. Although there is access to a taxi service, there is no other public transportation, except for the Town's participation in a transportation voucher program through local transportation assistance fund (LTAF) from the Yavapai Apache Tribe. Other options (such as walking, biking or horseback) are limited to short trips. Town citizens have indicated that their main concerns regarding circulation are emergency vehicle access, safe crossing of the highways and the river, and paving dirt roads.

The arterial spines of the Dewey-Humboldt circulation system are State Highways 69 and 169. Over the past decade, surrounding communities have experienced rapid population increases as noted in the Introduction section. This growth contributes to rising volumes of highway traffic passing through the Town. Future development in the Town and surrounding communities will place further demand on the region's major roadways.

It will be important to monitor and evaluate development impacts to public safety from both external growth and from any new development considered within the Town. Currently the two state highways carry substantial traffic as shown in the table below.

MAIN TOWN ARTERIES	**Annual Average Daily Traffic**	
State Route and Section	**2010**	**2032**
State Route 69:		
SR 69, South of Main Street	12,700	18,900
SR 69, Main Street to SR 169	15,700	22,900
SR 69, North of SR 169	24,200	27,100
SR 169, East of SR 69	**9,500**	**12,100**

Source: Dewey-Humboldt General Plan, ADOT, and Kimley-Horn and Associates, Inc. May 2012

Current Internal Circulation System Conditions

A mixture of publicly owned collector and local streets and privately-owned streets exist throughout the Town of Dewey-Humboldt (see Exhibit 4, Dewey-Humboldt Roads). Some of the key public collectors, which provide east-to-west connectivity west of SR 69, are Henderson Road and Kachina Place. On the east side, key public collectors are Main/Prescott/Lazy River Drive, Sierra Drive and Foothill Drive. The public collections are mostly paved and maintained by the Town.

Many roads west and east of Highway 69 are privately-owned and unpaved (Exhibit 4, Dewey-Humboldt Roads). Additionally, some roads in Town are prone to flooding which inhibits access to properties during rain events. Access to both Highways 69 and 169 is fair, although there is limited traffic control. Traffic within the Town is light to moderate on most roads. Some traffic count data were provided in 2011 and estimated through 2031 for some local streets as shown in the following table.

Exhibit 4, Dewey-Humboldt Roads, depicts the street rights-of-way owned by the Town of Dewey-Humboldt. It should be noted that not all of the Town-owned public rights-of- way have been improved at this time (Exhibit 4, Dewey-Humboldt Roads).

TRAFFIC COUNTS | TOWN OF DEWEY-HUMBOLDT

TRAFFIC COUNT LOCATIONS	2011	2031	Annual Growth Rate
Foothill Drive:			
0.25mi North from Antelope Way	903	1,342	2.0%
0.062mi from SR 169	1,021	1,517	2.0%
1.790mi from SR 169	358	532	2.0%
Henderson Road:			
0.042mi W from Martha Way	1,025	1,523	2.0%
0.136 from Pony Place	1,441	2,141	2.0%
Horseshoe Ln 0.088 mi from Antelope Dr	1,537	2,284	2.0%
Kachina Place 0.24 mi from SR 69	2,507	3,725	2.0%
Main St, 0.059 mi from SR 69	1,782	2,648	2.0%
Old Black Canyon Hwy:			
SR 169 (Town Owned) *this data is from 2011	79	117	2.0%

SR 169 (Privately Owned) *this data is from 2011	465	691	2.0%
Outback Rd 0.05mi from SR 169	88	131	2.0%
Prescott St:			
0.031mi from Main St	1,348	2,003	2.0%
0.057mi E from Jones St	907	1,348	2.0%
River Dr 0.081mi from SR 169	554	823	2.0%
Third St, Humboldt	145	215	2.0%
Lazy River Drive, 0.10 mi from Green Valley Way	283	421	2.0%
Dewey Road, 0.05 mi. from Prescott Dells Rach Road	61	91	2.0%
Prescott Dells Ranch Road, 0.05 mi. from SR 69	307	456	2.0%

Source: Dewey-Humboldt General Plan, ADOT, and Kimley-Horn and Associates, Inc. (May 2012)

Roadway Designations

There are three main roadway classifications in the Town of Dewey-Humboldt and two subcategories.

Arterial Street

The purpose of an arterial street, designed to handle large volumes of traffic, is to provide circulation through the Town. At present, only SR 69 and SR 169 are classified as arterial streets, with no arterial streets designated within the Town of Dewey-Humboldt. Typically, arterial streets have right-of-way widths of at least 100 feet to accommodate multiple traffic lanes, turning lanes and adequate drainage facilities, as well as for future widening when necessary. Many arterial streets contain bicycle lanes, pedestrian sidewalks, and bus stops/turnouts.

Collector Street

Collector streets act as a network of feeder roadways which funnel traffic from narrower residential streets to arterial streets and highways.

Major Collector - typically has two traffic lanes, a turning bay or median, adequate drainage facilities, pedestrian paths and possibly bicycle lanes.

Minor Collector – typically has two traffic lanes, adequate drainage facilities and possibly pedestrian paths.

Local Street

Local streets are roadways set in neighborhoods. They are meant to serve low traffic volumes in these smaller geographic areas. They are not designed for large volumes of traffic or heavy loads. The local streets are linked to collector streets which then provide connection to arterials and highways. Typically, local streets have two traffic lanes, adequate drainage facilities, and pedestrian paths.

Arizona Department of Transportation ("ADOT") Review

When development involves Arizona State highways development must comply with ADOT regulations.

Future Internal Circulation Planning

There is a lack of north-south connectivity in the Town of Dewey-Humboldt, particularly the area west of Highway 69, and only Foothill and Sierra on the east side. This could present a challenge for providing emergency services. The Circulation Plan (see Exhibit 4, Dewey-Humboldt Roads) is intended to help address this issue. Potential connector corridors are shown as wide swaths depicting the need for connections between existing roads for residential areas with limited access routes. The area of highest need for additional access is identified in the Upper Blue Hills. Several routes have been identified for secondary ingress and egress. The Blue Hills/Stoneridge route was selected by Council as the prospective evacuation route, as seen in Exhibit 6, Prospective Evacuation Route.

Another possible problem area of importance is the potential for a bottleneck condition for the Town residents if the intersection of SR 69 and SR 169 were ever obstructed. Planning for a round-about for this intersection is in the process of planning by ADOT and Yavapai Plan (YPlan), formerly known as (CYMPO) (see Exhibit 4, Dewey-Humboldt Roads). Loop roads that would bypass the intersection would also alleviate this potential problem. Cooperative efforts with adjacent governmental jurisdictions are necessary to accomplish this, but residents of Dewey-Humboldt, Prescott Valley and Yavapai County would all benefit.

It should be noted that the Potential Corridors are not meant to be actual alignments of future roadways. The actual alignments of the Potential Connectors and Potential Bypass Loops should be determined by study of terrain features, slopes, drainage and ownership for appropriate locations of the future routes. Acquisition, design and improvement of these rights-of-ways (as well as for streets in all classifications) is intended to allow sufficient width for appropriate parallel improvements (e.g., pedestrian, bicycle, equestrian).

The Town is negotiating access with property owners to provide for a continuous public easement north of Edds Sand Trail and south of Pale Moon Drive.

Future Regional Circulation Planning

The Town of Dewey-Humboldt is included in the transportation study area of the Yavapai Plan (YPlan), formerly known as the Central Yavapai Metropolitan Planning Organization (CYMPO). The agency was established in 2003 by federal mandate when the region's population exceeded 50,000 for the purpose of cooperatively planning future transportation in Central Yavapai County. In December 2006, CYMPO adopted the Metropolitan Transportation Plan (2030 Plan) which designates potential corridors for long range transportation planning. This 2030 Plan was updated, and a revised 2045

Regional Transportation Plan was adopted by CYMPO in April 2020 (Exhibit 4, Dewey-Humboldt Roads). A future access- controlled highway known as the “SR 169–Fain Road Connector” is currently being studied to align in a northwesterly direction into the Town of Prescott Valley from a point on SR 169 east of the Dewey-Humboldt Town Limits. Additionally, a future long-range corridor study is planned to connect SR 169, further east, to SR 89 North in the Chino Valley/Paulden area.

Transportation Alternatives

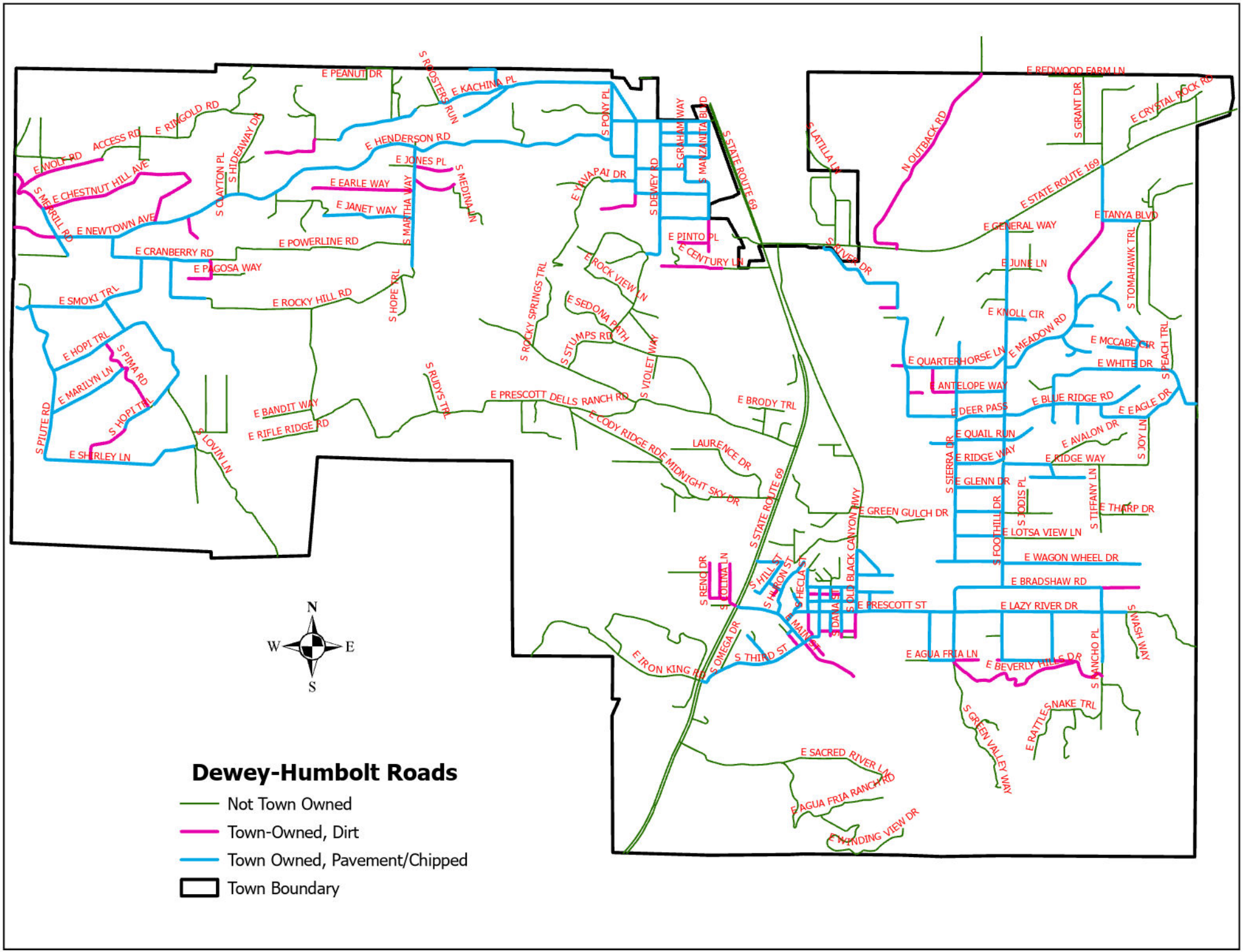
The Town's several different circulation alternatives in addition to streets designed for automobiles -- including bicycle paths, walking trails, and equestrian trails -- may be enhanced to reduce motor vehicle trips. Roadway improvements are intended to provide pathway connections. Trails planning, too, might facilitate "shortcuts" from residential areas to such in-town destinations as shops, churches and schools. Specifications for arterial and collector roadways allow room in rights-of-way for separate trails, paths and/or adjacent bicycle lanes (see Exhibit 4, Dewey-Humboldt Roads and Exhibit 6, Open Space Trails).

Transportation choice is especially important to people who do not drive. A growing senior population as well as younger people can take advantage of options for getting from place to place without being totally dependent on family members or neighbors. There is a regional transit study underway by the Yavapai Plan (YPlan), formerly known as (CYMPO) to provide bus services throughout the region which could be expanded in the future to include routes within the Dewey-Humboldt area. Future planning for this option should be considered, including locations for bus stops to encourage more ridership and opportunities for Seniors and non-drivers.

Additionally, the Town may be interested in the future to look into creating a Town bus/ van transportation system with Town vehicles or to connect residents with drivers for assistance.

Implementation Strategies			
Goal	**Objective**	**Responsibility**	**Time Frame**
CIRCULATION			
Promote a non-urban circulation system.	Collaborate with ADOT on the construction of a round-about at HWY 69 and SR 169.	Administration	Mid-Range (5-10 Years)
	Continue to collaborate with and support the Yavapai Plan (YPlan), formerly known as the Central Yavapai Metropolitan Planning Organization (CYMPO) or similar to promote road improvement projects within the Town.	Administration	Mid-Range (5-10 Years)
	Improve connectivity from highways to the network of arterial, collector, and residential streets, and to trail linkages.	Administration	Mid-Range (5-10 Years)
	Encourage multi-modal opportunities in the transportation system for pedestrians, cyclists, and equestrians.	Administration	Mid-Range (5-10 Years)
	Update roadway classification and design standards for local roadways to increase pedestrian safety.	Administration	Mid-Range (5-10 Years)
Bring roads up to approved standards for improved safety and mobility needs.	Use durable, cost-effective materials.	Administration	Short Range (1-4 Years)
	Design roads that are all-weather functional.	Administration	Short Range (1-4 Years)
	Enforce existing engineering criteria and standards for design and construction.	Administration	Short Range (1-4 Years)
	Employ a variety of funding sources to underwrite maintain the Town's circulation system responsibilities.	Administration	Mid-Range (5-10 Years)
	Schedule improvement projects strategically with public notice, particularly paving, to reduce negative environmental impacts.	Administration	Mid-Range (5-10 Years)
Expedite the orderly acquisition of private roads.	Assess the most cost beneficial road segments to obtain.	Administration	Short Range (1-4 Years)
	Consider priority for property owners willing to dedicate or otherwise contribute to resolving connection and access problems.	Administration	Mid-Range (5-10 Years)
Create known	Continue to analyze evacuation plans.	Administration	Ongoing

evacuation routes for emergency evacuation.			
	Provide multiple access points for emergency response vehicles and for residents' convenience.	Administration	Ongoing
	Work with residents to educate plans for emergency evacuation.	Administration	Mid-Range (5-10 Years)
Provide a safe transportation system for non-drivers to get around Town.	Collaborate with the Yavapai Plan (YPlan), formerly known as the Central Yavapai Metropolitan Planning Organization (CYMPO) or similar to provide expansion of the proposed bus service into Dewey-Humboldt to serve home bound residents with options for mobility.	Town Council and Planning and Administration	Mid-Range (5-10 Years)
	When feasible look to creating a Town bus/ car transportation system to connect residents with drivers for assistance.	Town Council and Planning and Administration	Mid-Range (5-10 Years)



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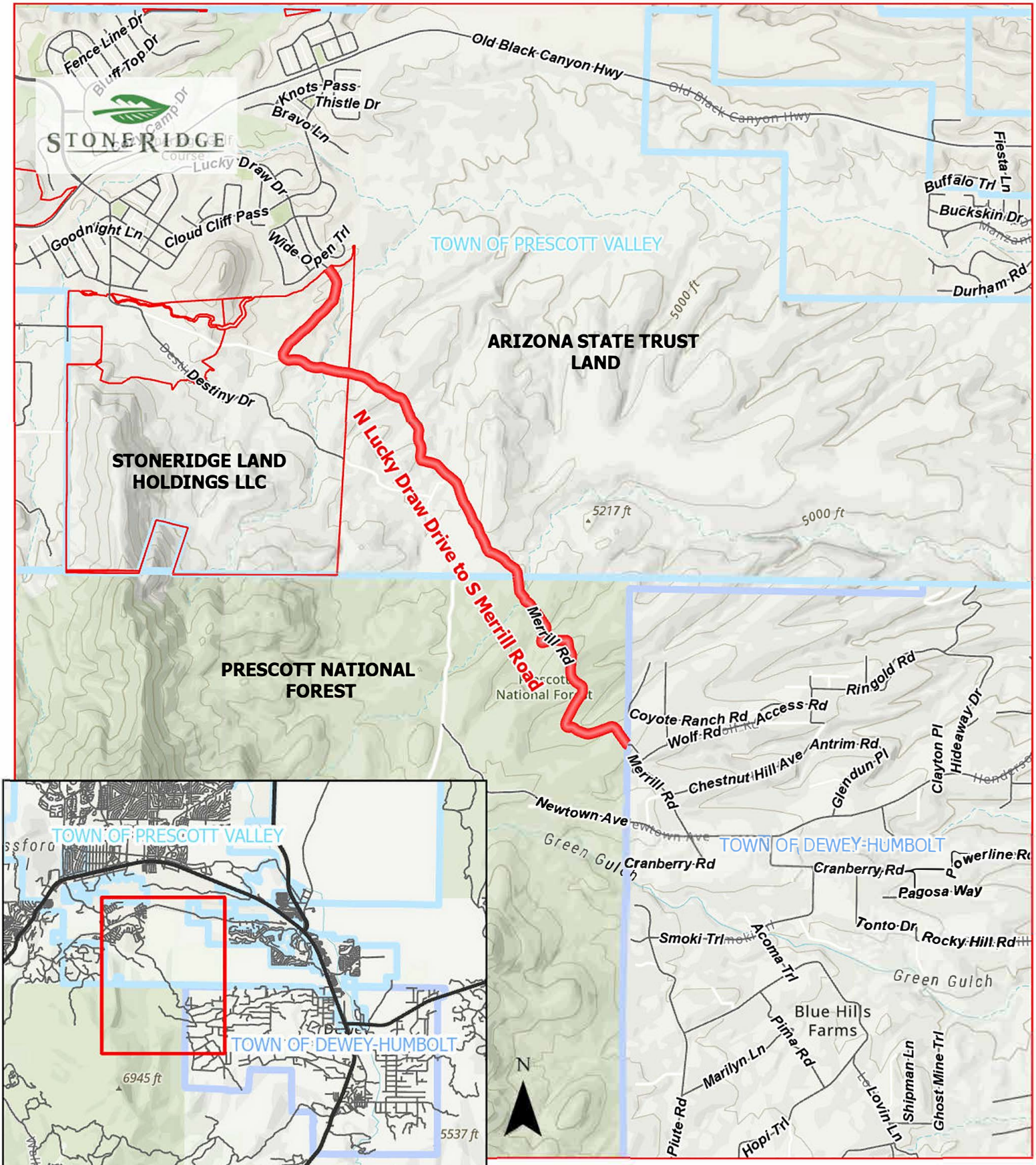
PROSPECTIVE EVACUATION ROUTE

BLUE HILLS/STONERIDGE



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

COST OF DEVELOPMENT ELEMENT

The Town emphasizes self-reliance in all its services and plans. Property owners should expect to bear the costs associated with their use of their property, and any change in use that results in more costs to the community should be recovered by the community through the regulatory process.

Roadway improvements are the top priority. Transportation planning, road design, drainage design, private street conversion, and surfacing high-use unpaved roads are expected to be the Town's main Infrastructure investment for the next several years.

GOAL: Require owners who initiate changes in land use to pay their fair share of costs to the community for infrastructure improvements and upgrades which are needed as a result of that change.

Objective: Evaluate each project's anticipated impact on Town facilities and services.

Objective: Coordinate Infrastructure funding methods with the Town fiscal management process (e.g., Capital Improvement Program).

GOAL: Keep municipal services simple and affordable.

Objective: Assess Infrastructure investment proposals on a strict cost/benefit basis.

Objective: Encourage residents' self-sufficient use of wells and septic systems on larger lot properties if viable.

GOAL: Secure federal and/ or state funding to offset the Town's cost to develop and remedy the environment where necessary.

Objective: Identify with the EPA and ADEQ necessary updates to the Town Zoning Ordinance for the land uses on or about the mine and smelter waste repositories for protection regarding soil disturbance activities which may impact residents and contractors.

Objective: Determine cost of developing, adopting and enforcing such Town ordinances, and identify, with EPA and ADEQ, federal and state funding sources to defray such costs.

Objective: Apply for and secure cost reimbursement from such federal and State funding sources which apply to the Town.

The Town of Dewey-Humboldt is fiscally sustainable. Its fiscal decisions are based on residents' community values, such as the Rural character of the Town, its historic buildings and artifacts, and, particularly, the natural environment.

Currently, most development costs borne by the Town are for the maintenance and improvement of existing Town roads. Many of the Town's roads, as explained in the Circulation Element, are underdeveloped, private, and unpaved. The Council has adopted policies, procedures and financing tools that will allow these roads to be improved and

brought into the Town system.

Investment Priorities

Paving and related projects such as roadway drainage solutions are scheduled for completion in phases. The extent of demand for a road segment or connection, together with the availability of funding, contributes to determining which improvements come first.

The Town's Capital Improvement Program outlines priority projects and their estimated costs intended for each of the next several years.

Factors that may influence the pace of roadway improvements (or other capital expenditures if future, non-roadway investments are added) include increase or decrease in financial resources, or private sector contributions to expedite construction.

Revenues and Expenditures

Funds for the local circulation system come from various sources. Some of the mechanisms for funding Infrastructure that are available to Arizona cities and towns, should they choose to use them, include:

Community Facility/Improvement Districts - specific areas where a special tax is established on the users of that area to fund capital improvements through assessments to property owners.

Dedications - as a condition of development approval, developers shall dedicate, and construct capital facilities needed to serve a particular development.

Development Agreements - to ensure that capital facilities are adequate to serve new development, a developer may contribute to or construct capital facilities as a condition of development approval.

Exactions - a dedication or payment as a condition of the right to proceed with a project requiring approval by the Town. The exaction must be directly related to the need created by the development - a typical exaction would be the dedication and construction of the half-street adjacent to a development.

Franchise Tax - gross sales tax generated by sales from all public utility providers within the jurisdiction.

General Obligations Bonds - must be approved by the voters at a General Election. They are typically used to fund larger-scaled public facilities that have a Town-wide benefit, such as a community park or open space.

State-Shared Revenues - cities and towns receive a portion of the State's 5% sales tax. The

formula for allocating a municipality's share of these funds is based on the population, as a percentage of the total State population.

Income Tax Revenues - although local governments in Arizona do not have the authority to assess income tax, the State distributes to municipalities a portion of the State's net income tax revenue (collected by the State from two years prior to the fiscal year in which the funds are distributed). This allocation is based on the Town's population as a percentage of the total State population, with each municipality receiving one-twelfth of its annual entitlement on a monthly basis. Recently, the State Legislature passed reductions in the share of revenues resulting from the decrease in taxing rates.

Transaction Privilege (Sales) Tax - a municipality may assess a sales tax within its jurisdictional boundaries to fund a variety of capital facilities and services. The rates set by different Arizona cities and towns vary, ranging from a low of 2% in Dewey-Humboldt up to 3.5%.

Permit Fees - include revenues from zoning permits, building fees and a variety of other programs as determined through A.R.S. 9-463.05.

Revenue Bonds - for municipalities of under 75,000, revenue bonds can be issued for public utilities such as sewers and water mains, and for recreational facilities, such as ball fields, playgrounds or swimming pools.

Specialty Industry Tax - taxes that are assessed to a specific industry. Hotel or bed taxes are common examples.

Transportation Revenues - the State provides revenues exclusively for street and highway funding from several sources: highway user revenue funds (HURF), local transportation assistance funds (LTAF) from the State gas tax, State lottery and vehicle license fees.

User Fees - are paid by those wishing to use a facility, such as a park, thereby passing the cost of a given facility to only those who use it.

Implementation Strategies			
Goal	**Objective**	**Responsibility**	**Time Frame**
COST OF DEVELOPMENT			
Require persons who initiate changes in land use to pay their fair share of costs to the community for infrastructure improvements and upgrades which are needed as a result of that change.	Evaluate each proposed project's anticipated impact on the Town's facilities and services.	Administration	Ongoing
	Coordinate Infrastructure funding methods with the Town fiscal management process (e.g., Capital Improvement Program).	Town Council and Administration	Mid-Range (5-10 Years)
Keep municipal services simple and affordable.	Encourage residents' self-sufficient use of wells and septic systems on larger lot properties if viable.	Planning and Administration	Ongoing
	Assess Infrastructure investment proposals on a strict cost/benefit basis.	Administration	Ongoing
Secure federal and/ or state funding to offset the Town's cost to develop and remedy the environment where necessary.	Identify with the EPA and ADEQ necessary updates to the Town Zoning Ordinance for the land uses on or about the mine and smelter waste repositories for protection regarding soil disturbance activities which may impact residents and contractors.	Planning and Administration	Short Term (1-4 years)
	Determine cost of developing, adopting and enforcing such Town Ordinances, and identify, with EPA and ADEQ, federal and state funding sources to defray such cost.	Administration	Ongoing
	Apply for and secure cost reimbursement from such federal and State funding sources which apply to the Town.	Administration	Ongoing

OPEN SPACE/TRAILS ELEMENT

Open Space is the Element that most distinguishes Dewey-Humboldt from its neighbors. One of the main reasons for incorporating as a town was the value its residents put on retaining natural open space.

The hills, river, and stretches of undisturbed lands are, in many ways, more characteristic of the community than its human-built environment. Outdoor enjoyment, much of which has been lost or compromised elsewhere, is protected and prized here.

The Open Space and Trails Master Plan was completed August 17, 2010. This plan is available online and at the Town Hall and was the culmination of volunteer and consultants to put a path forward to conserve and maintain open space and trails within the Town. This Plan should be updated or amended in the future to include any open space, trails and recreational use, including some or all the Iron King Mine and Humboldt Smelter areas that will be remediated by EPA under the Superfund program as open space opportunities, to the extent agribusiness and agritourism uses are ultimately deemed to be infeasible.

GOAL: Coordinate with neighboring jurisdictions and agencies to achieve regional open space goals.

Objective: Strive to retain spacious, scenic views among low-density development were feasible.

Objective: Respect State and Federal agencies' land management purposes, while gaining their recognition of the Town's open space planning.

Objective: Coordinate with State and Federal agency land managers and the Town's open space planning to partner on assembling larger areas of open space.

GOAL: Protect scenic vistas, wildlife corridors and habitats, major washes, and riverbeds.

Objective: Identify the Town's natural resources that require protection.

Objective: Recognize State requirements for the preservation of cultural and historical resources.

Objective: Define guidelines for maintaining wash, viewshed, and other visually sensitive open space areas.

Objective: Limit development potential on sensitive lands such as steep terrain, floodplains, and locations where threatened, endangered, or desirable Indigenous Species may be found.

Objective: Require identified wildlife corridors to be preserved and/or addressed when located within projects to maintain natural wildlife crossings.

GOAL: Encourage accessibility to outdoor enjoyment by residents and visitors.

Objective: Develop/coordinate with other agencies appropriate entry points to public lands.

Objective: Develop and update a comprehensive trail and trailhead system to provide access to the many adjacent public open spaces and forests.

Objective: Encourage projects to provide recreation and open space areas on private sites.

Objective: Advocate for trail, park or recreation areas to and be named after community members.

Objective: Celebrate the river, the hills and high desert spaces rather than formal parks or lush landscaping that are consistent with the Town surroundings.

GOAL: Encourage the use of the EPA-remediated Iron King Mine and Humboldt Smelter properties for open space, trails, and recreational where appropriate use if agribusiness and agritourism uses are ultimately deemed infeasible.

Objectives: Respect the high value that Town citizens place on the Open, Undeveloped Areas that are integral to the community's rural character when reviewing proposals for the EPA-remediated areas.

GOAL: Celebrate and protect the river and High Desert spaces.

Objectives: Educate residents and developers about the natural environment and protections in the Town and the connectivity and benefit to these areas.

Objective: Host celebrations and Town events in these areas encouraging participation in these open space areas and recreational opportunities

The Town's topography ranges from picturesque valleys to steep slopes and hilly peaks. Steep hills, which slope downward toward the center of Town, are located along the eastern and western borders of the Town. There is some slightly sloped, nearly flat land in the northern part of Town near the intersection of Highways 69 and 169.

The Agua Fria River runs mainly north-south with several tributaries that branch off to the east and west. The river bottom is privately-owned. It is important to note that any development that occurs and impacts the soils of the riverbed would fall under the jurisdiction of Yavapai County Flood Control and Army Corps of Engineers.

Historic places such as the mines and smelter, the abandoned railroad, old ranches, and homesteads are more a part of Dewey-Humboldt than golf courses or cookie cutter subdivisions. Old Arizona is not being displaced here; it's being blended with present and future generations of residents.

Open space priorities relate closely with Environmental Planning Element goals and objectives. Together, they are the core components of the Dewey-Humboldt **Town Vision 2044**.

Existing Open Space

The Town's spaciousness results from a combination of privately-owned lands and tracts of undeveloped acreage controlled by public agencies. Large lot and Rural residential homes, as the predominant land use, have established a rural living character. The holdings maintained by the BLM are currently undeveloped in their natural condition and the holdings maintained by the ASLD are currently in their natural condition.

Most residents have ample room on their properties for outdoor enjoyment. Public lands, such as the Prescott National Forest and Bureau of Land Management properties, are available adjoining the Town with qualified access. Plans for trails and access points are intended to expand active and passive use of undeveloped lands by families and persons of all ages (see Exhibit 6, Open Space Trails).

Organized recreational activities are provided by local schools, churches and youth-serving organizations. Citizen input has resulted in a comprehensive trails plan which provides access throughout the community and to other trails within Yavapai County and the Prescott National Forest. Trail locations on the Open Space/Trails map are similar to the conceptual roadway alignments appearing on the Circulation Plan map (Exhibit 4, Dewey-Humboldt Roads). Any trails depicted on Exhibit 6, Open Space Trails, simply document an aspirational goal for creating such trails. All trails must be legally acquired by the Town before their use by the public would be authorized. Future trails would run on public rights-of-way or on easements granted by property owners through public-private partnership arrangements or voluntary sale/lease of access rights.

Proposed trail networks are for non-motorized travel, such as hiking and equestrian, and are expected to largely follow existing roads and easements. The "Proposed Trails" designation is shown on the Open Space/Trails map (Exhibit 6) and contained within the Town of Dewey-Humboldt's Open Space & Trails Plan adopted by the Town Council (August 17, 2010). Such "Proposed Trails" are alignments which may be included in the Town's annual Budget Capital Projects. "Potential Trails" are those which may occur in the future after further, detailed study has been conducted.

In addition to recreational trails, wildlife corridor trails and pathways are prized within Dewey-Humboldt to preserve the natural landscape and habitat. Known wildlife

corridors should be preserved or addressed to maintain natural wildlife patterns.

Future Open Space Considerations

Encouraging the continuation of Dewey-Humboldt's residential tradition in gentleman farms, ranchettes and cohesive neighborhoods surrounded by open spaces is an inherent General Plan policy. Individual properties' reliance on rural water and septic systems help to assure that home sites are well-separated with larger lots and separation requirements. Uncongested appearance, rural roadways and trails as well as mountain backdrops will preserve the Town's image of openness.

Additional land planning policies protect the area's views. Examples include:

- Restricting construction on steep slopes or along watercourses;
- Influencing County decisions to prevent incompatible intensities on nearby unincorporated lands; and
- Pursuing **Town Vision 2044** to stand apart from other communities in halting Urban Sprawl.

Dewey-Humboldt residents recognize that State Trust Lands, both in town and beyond the municipality's borders, are not designated as public open space. They are held as assets for the Trust beneficiaries, such as Arizona's public schools.

That is, these properties may in the future be sold or leased for development with proceeds going to designated recipients. ASLD is responsible for the management of state lands on behalf of public beneficiaries. State Trust land is best thought of as private land because the land is a Trust asset. All uses of State Trust land and its resources must compensate the public beneficiaries, the largest of which is the K-12 public schools. While State Trust Land may be vacant currently, the land may develop at some point in the future at a minimum of 1 DU/acre or more per their mission. The Town should cooperate with the ASLD to assure that any ultimate development would be consistent with the established low-density, residential character or be acquired by an open lands preservation organization.

BLM lands, on the other hand, may be designated for recreational purposes. Acreage can be obtained by following a master planning and application process. Improvement and maintenance costs needn't be great; a sponsoring entity would be desirable.

The Open Space/Trails map (Exhibit 6) designates proposed Open Space for recreational uses on existing BLM lands and former mining properties which have use restrictions with the comprehensive proposed trails network connecting them. Further, some or all of the Iron King Mine and Humboldt Smelter properties that are being remediated by EPA may be used for open space, trails and recreational use in the future, if agribusiness and agritourism uses are ultimately deemed infeasible. The Open Space/Trails map also notes that some of the ASLD Lands may be suitable for conservation; this may be shown if the ASLD consents to such designation, or if the

Town provides an alternative designation allowing at least one residential dwelling per acre.

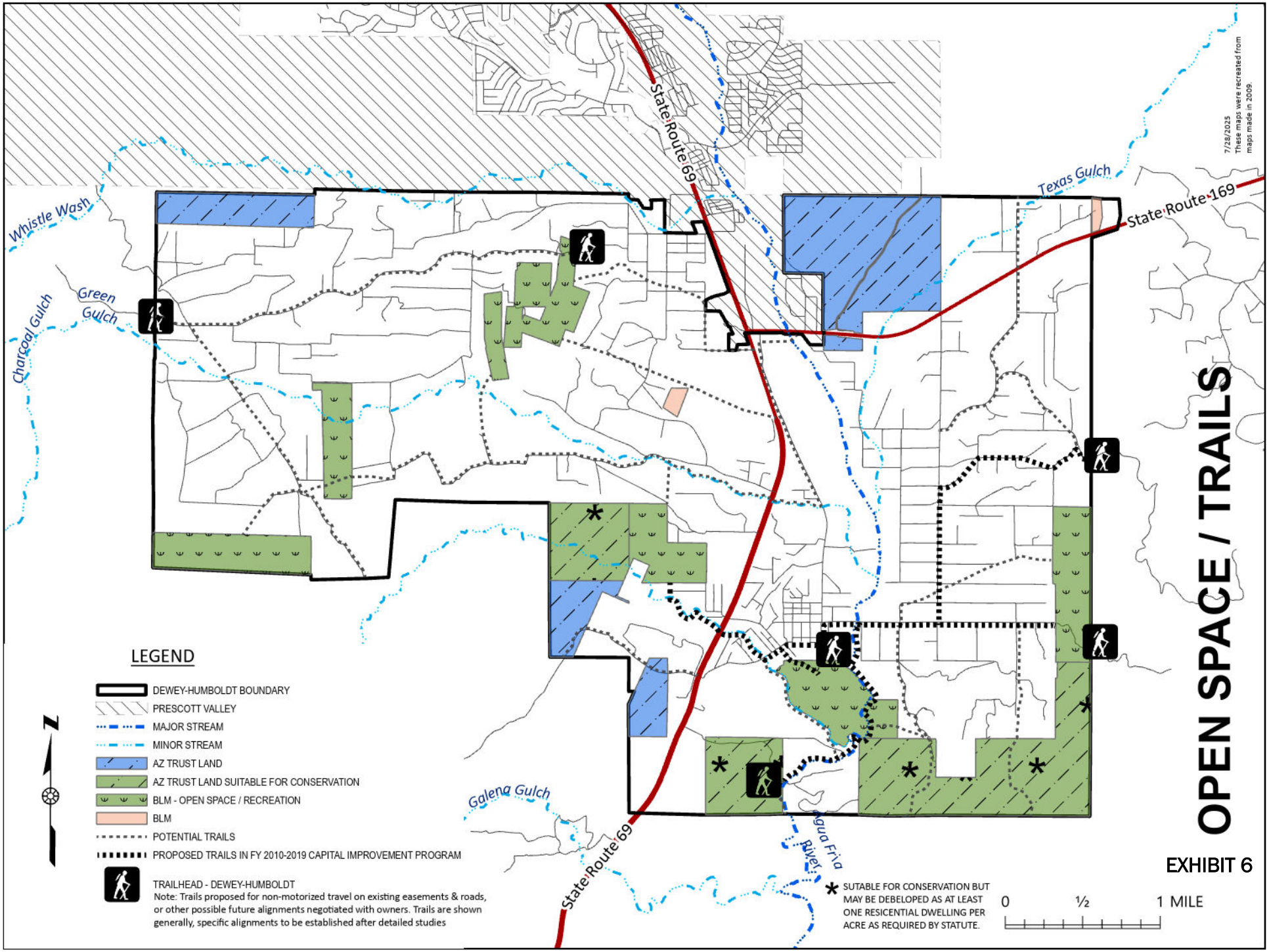
To the Town's knowledge, all historic mines within the boundaries of the Town are closed and no current mining operations are being conducted. The Town recognizes that aggregate recovery for local use occurs along the Agua Fria River and assumes that these operations are conducted in conformance with applicable laws, including federal Clean Water Act requirements and State requirements under A.R.S. § 9-461.05.C.(g). Mine patents and claims that may exist or have historically existed prior to Town incorporation became subject to Town jurisdiction and requirements once the Town boundaries were set. As stated previously, environmental impacts related to many of these former mine operations are being addressed by pursuant to the federal Superfund statute.

Additional information regarding the location of historic mines, including aggregate resources, is available through the Arizona Geological Survey at the University of Arizona in Tucson, Arizona (per A.R.S. § 27-112). Current Town plans do not include provisions for new or rejuvenated mining operations within the municipal boundaries of the Town. Any corporate or individual plans to mine or access aggregate resources are required to comply with Town ordinances regarding noise and dust and must address all applicable State requirements.

Implementation Strategies			
Goal	**Objective**	**Responsibility**	**Time Frame**
OPEN SPACE/ TRAILS			
Coordinate with neighboring jurisdictions and agencies to achieve regional open space goals.	Coordinate with State and Federal agency land managers and the Town's open space planning to partner on assembling larger areas of open space.	Planning Department and Town Council	Ongoing
	Strive to retain spacious, scenic views among low-density development where feasible.	Planning Department and Town Council	Ongoing
	Respect State and Federal agencies' land management purposes, while gaining their recognition of the Town's open space planning.	Planning Department and Town Council	Ongoing
Encourage accessibility to outdoor enjoyment by residents and visitors.	Encourage projects to provide recreation and open space areas on private sites.	Planning Department	Ongoing

	Develop and update a comprehensive trail and trailhead system to provide access to the many adjacent public open spaces and forests.	Planning Department	Short-Range (1-4 Years)
	Develop/coordinate with other agencies appropriate entry points to public lands.	Planning Department	Ongoing
	Advocate for trail, park or recreation areas to be named after community members.	Town Council	Ongoing
Protect scenic vistas, wildlife corridors and habitats, major washes/riverbeds.	Limit development potential on sensitive lands such as steep terrain, floodplains, and locations where threatened, endangered, or desirable Indigenous Species may be found.	Planning Department	Ongoing
	Identify natural resources that require protection.	Planning Department and Public Works	Ongoing
	Recognize State requirements for the preservation of cultural and historical resources.	Town Council	Ongoing
	Define guidelines for maintaining wash, viewshed, and other visually sensitive open space areas.	Administration	Mid-Range (5-10 Years)
	Require identified wildlife corridors to be preserved and/ or addressed when located within projects to maintain natural wildlife crossings.	Planning Department	Ongoing
	Advocate for trail, park or recreation areas to and be named after community members.	Town Council	Short-Range (1-4 Years)
Encourage the use of the EPA-remediated Iron King Mine and Humboldt Smelter properties for open space, trails, and recreational where appropriate use if agribusiness and agritourism uses are ultimately deemed	Respect the High Value that Town citizens place on the Open, Undeveloped Areas that are Integral to the Community's Rural character when reviewing proposals for the EPA-remediated areas.	Planning Department and Town Council	Ongoing

infeasible.			
Celebrate and protect the River and High Desert spaces.	Educate residents and developers about the natural environment and protections in the Town and the connectivity and benefit to these areas.	Town Council	Ongoing
	Host celebrations and Town events in these areas encouraging participation in these open space areas and recreational opportunities.	Town Council	Ongoing


OPEN SPACE / TRAILS
EXHIBIT 6
7/28/2025
These maps were recreated from maps made in 2009.
State Route 69
State Route 169
Texas Gulch
Whistle Wash
Green Gulch
Charcoal Gulch
Galena Gulch
Agua Fria River
LEGEND
DEWEY-HUMBOLDT BOUNDARY
PRESCOTT VALLEY
MAJOR STREAM
MINOR STREAM
AZ TRUST LAND
AZ TRUST LAND SUITABLE FOR CONSERVATION
BLM - OPEN SPACE / RECREATION
BLM
POTENTIAL TRAILS
PROPOSED TRAILS IN FY 2010-2019 CAPITAL IMPROVEMENT PROGRAM
TRAILHEAD - DEWEY-HUMBOLDT
Note: Trails proposed for non-motorized travel on existing easements & roads, or other possible future alignments negotiated with owners. Trails are shown generally, specific alignments to be established after detailed studies
* SUITABLE FOR CONSERVATION BUT MAY BE DEBELOPED AS AT LEAST ONE RESICENTIAL DWELLING PER ACRE AS REQUIRED BY STATUTE.
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ENVIRONMENTAL PLANNING ELEMENT

Environmental issues, combined with open space and water priorities, are recognized as important community values, as well as key General Plan elements. **Town Vision 2044** underscores the necessity of protecting the Town's environment and natural surroundings for the preservation of rights, health, and welfare of present and future Town residents.

For the past 16 years, EPA has been studying the legacy impacts of historic mine and smelter operations on the Town's environmental resources, principally air, soil and water. Based on these studies, EPA, with ADEQ's support, finally decided in its October 2023 Record of Decision (ROD) to consolidate and cap mine and smelter wastes in a waste repository at the Iron King Mine property and another waste repository at the Humboldt Smelter property. In addition, EPA, again with ADEQ's support, has decided to conduct additional clean-up of residential yards in the Humboldt area of the Town (after conducting additional residential soil investigations) to lower, more protective standards. The Town is coordinating with EPA's remedial actions and is partnering with EPA and ADEQ to develop institutional controls protective of the long-term integrity of the waste repositories, as well as Town resident and visitor exposure to mine and smelter residuals.

Institutional Controls (ICs) are legal and administrative controls of various kinds designed to control human behavior on and about engineered controls (e.g., caps). The ICs that the Town is considering include a zoning ordinance update precluding certain land uses and requiring certain development standards on and about the waste repositories, a soil management ordinance regulating certain human-caused disturbances of Town soils, and similar legal controls. The Town is currently partnering with EPA and ADEQ to identify the scope and content of ICs.

Finally, as the Highway 69 Corridor continues to develop, clean air, spaciousness, water quality, and other positive environmental attributes will become increasingly at risk. The Town can take a leadership role in preserving the region's natural qualities by managing the Highway 69 corridor appropriately.

GOAL: Protect the health and welfare of Town residents and visitors from risky exposure to historic mine and smelter residuals, and preserve the future quality of the Town's air, water, soil and scenic resources.

Objective: Encourage use of all Federal, State, and private grant resources to complete cleanup of the Iron King Mine-Humboldt Smelter Superfund Site and to develop, adopt, and enforce appropriate ICs to be administered by the Town.

Objective: Work to provide development opportunities which take into account environmental safety and zoning ordinance updates to provide a useful purpose to the Superfund Site that is safe for all users and surrounding property owners.

GOAL: Preserve the future quality of the Town's air, water, soil and scenic resources

Objective: Publicize environmental quality improvement efforts such as reducing dust, discouraging potentially polluting businesses, and fostering Wellhead Protection.

Objective: Protect wildlife corridors and viewsheds along scenic corridors (roads, trails, washes) and maintain vistas (e.g., Black Hills, Blue Hills).

Objective: Update the Town lighting code to continue to preserve the "dark skies" character of the Town.

GOAL: Encourage energy efficient technologies.

Objective: Encourage use of solar, wind and other alternative power sources by individual homeowners or neighborhood groups.

Objective: Emphasize good neighbor policies for larger energy efficient technology energy providers such as solar and wind farms to provide screening and landscaping to minimize impacts to adjacent properties where possible.

GOAL: Extend positive environmental influences beyond the Town's boundaries.

Objective: Participate in multi-jurisdictional planning coordination to address the impacts of growth on environmental resources.

Objective: Solicit view protection cooperation from the County and land management agencies.

Objective: Educate and encourage residents' voluntary involvement with regional environmental initiatives such as trail system development, habitat/wildlife corridor protection, and sustainable groundwater use.

GOAL: Preserve and enhance natural viewsheds and significant features within the Town to preserve character.

Objective: Review proposed developments for viewshed impact and propose alternatives to work for the project and community.

Objective: Solicit view protection cooperation from the County and land management agencies.

Objective: Require towers such as cell towers and antennas to be located to minimize impact on the natural viewsheds of significant features of the Town.

The General Plan spells out the Dewey-Humboldt commitment to environmental excellence. The aim is to sustain positive health conditions for residents and visitors. Protecting and conserving the Town's environmental and natural resources are important objectives.

Environmental Quality

Preserving the Town's natural attributes will ensure continued property value. By reducing negative environmental impacts from historic industrial operations and current land-use practices, residents' use and enjoyment of their properties will be further protected.

Air quality concerns need to be addressed to forestall degradation from all sources, including dust from mine and smelter wastes.

Ground and surface water quantity and quality are important, and the Town will do its best to encourage waterwise efforts and policies by the residents. Other environmental issues include exposure to soils and groundwater potentially impacted by historic mine and smelter operations, protection and conservation of both recent and ancient archaeological/cultural resources, "dark skies" protection against outdoor lighting glare, prevention of noise pollution, and preserving wildlife corridors/habitat. Implementing this element's measures can also lend support to scenic view and multiple open space priorities in the open space element.

Regional Initiatives

This community can help inspire pro-active environmental strategies regionally with interjurisdictional cooperation. Strategies need to be implemented and discussed on a regional basis.

Mitigating negative environmental impacts is a regional responsibility. Air and water pollution don't respect municipal boundaries, so coordinated solution strategies must be devised. Another example of multi-jurisdictional cooperation is sponsoring pro-active programs such as public education, regional projects (e.g., trails), and environmental excellence awards on an area- wide basis.

Implementation Strategies

Goal	Objective	Responsibility	Time Frame
ENVIRONMENTAL PLANNING			
Protect the health and welfare of Town residents and visitors from risky exposure to historic mine and smelter residuals, and preserve the future quality of the Town's air, water, soil and scenic resources.	Encourage use of all Federal, State, and private grant resources to complete cleanup of the Iron King Mine-Humboldt Smelter Superfund Site and to develop, adopt, and enforce appropriate ICs to be administered by the Town.	Town Council	Short-Range (1-4 years)
	Work to provide development opportunities which take into account environmental safety and zoning ordinance updates to provide a useful purpose to the	Planning Department and Town Council	Mid-Range (5-10 years)

	Superfund Site that is safe for all users and surrounding property owners.		
Preserve the future quality of the Town's air, water, soil and scenic resources.	Publicize environmental quality improvement efforts such as reducing dust, discouraging potentially polluting businesses, and fostering Wellhead Protection.	Town Council	Ongoing
	Protect wildlife corridors and viewsheds along scenic corridors (roads, trails, washes) and maintain vistas (e.g., Black Hills, Blue Hills).	Planning Department	Ongoing
	Update the Town lighting code to continue to preserve the "dark skies" character of the Town.	Planning Department	Short-Range (1-4 Years)
Encourage energy efficient technologies.	Encourage use of solar, wind and other alternative power sources by individual homeowners or neighborhood groups.	Administration and Planning Departments	Ongoing
	Emphasize good neighbor policies for larger energy efficient technology energy providers such as solar and wind farms to provide screening and landscaping to minimize impacts to adjacent properties where possible.	Town Council and Planning Department	Ongoing
Extend positive environmental influences beyond the Town's boundaries.	Participate in multi-jurisdictional planning coordination to address the impacts of growth on environmental resources.		
	Solicit view protection cooperation from the County and land management agencies.	Town Council	Ongoing
	Educate and encourage residents' voluntary involvement with regional environmental initiatives such as trail system development, habitat/wildlife corridor protection, and sustainable groundwater use.	Town Council	Ongoing
Preserve and enhance natural viewsheds and significant	Review proposed developments for viewshed impact and	Planning Department	Ongoing

features within the Town to preserve character.	propose alternatives to work for the project and community.		
	Solicit view protection cooperation from the County and land management agencies.	Planning Department and Town Council	Ongoing
	Require towers such as cell towers and antennas to be located to minimize impact on the natural viewsheds of significant features of the Town.	Planning Department	Ongoing

WATER RESOURCES ELEMENT

Dewey-Humboldt is not legally empowered or fiscally structured to become a water provider. However, the Town has a significant role in encouraging appropriate water management and is providing goals and objectives in the event in the future the Town is able to better monitor or enforce water quality.

GOAL: Maintain a sustainable supply of good quality water.

Objective: Participate in regional efforts addressing water-related issues to protect Dewey- Humboldt private wells where feasible.

Objective: Educate about potential adverse water quality impacts from stormwater runoff and disposal of potential polluting wastes (e.g., automotive, medications, mine/smelter residuals) through development regulations.

Objective: Foster neighborhood efforts for water re-use and/or recharge.

GOAL: Develop water conservation policies.

Objective: Inform builders and remodelers about efficient water technologies.

Objective: Assist with water-saving educational programs including reuse.

Objective: Continue policies for native landscaping.

GOAL: Monitor the regional water resources.

Objective: Cooperate with EPA and ADEQ initiatives to prevent groundwater and surface water contamination.

Objective: Strive to exceed minimum State and Federal quality standards.

Objective: Encourage voluntary well sampling for water quality.

GOAL: Protect and sustain the Agua Fria River's viability.

Objective: Monitor the River's surface water quality.

Objective: Maintain riparian habitat along the river and other watercourses.

Water is an important resource for any town. In Dewey-Humboldt, water ownership is in private hands. The Town does not have the ability at this time to provide a 100-year assured water source (see Exhibit 7, Community Water Services Boundary). Approximately eighty percent (80%) of Town residents rely on water rights from private exempt wells to provide for their needs. Other residents who live in the northern-central and southern-central areas of Town rely on private water companies to provide for their water needs. The remaining residents have water hauled on site. The Town does not have sewer mains or a wastewater treatment plant. Therefore, no treated effluent is available. Residents have installed septic wastewater treatment systems on their properties to serve their property needs.

Current Water Availability

Two water companies service the water needs of a few hundred Dewey-Humboldt residents. A significant number of residents haul water from a standpipe which is supplied and maintained by the Acme Water Company.

The remaining Town citizens are served by bulk private water haulers and off of Prescott Valley hydrants as well as private groundwater wells that are exempt under the provisions of the 1980 Groundwater Management Act; i.e., groundwater wells that pump less than 35 gallons per minute while groundwater wells that pump more than 35 gallons per minute are commercial are not exempt. A majority of the Town is within the Arizona Department of Water Resources (ADWR) Prescott Active Management Area (AMA). The Town has been involved in the regional discussion of water issues. Private water company districts and the boundary of the Prescott AMA are identified on Community Water Services Boundary (see Exhibit 7).

Sustainable Water Resources for the Future

Maintaining a groundwater elevation that is sufficient to supply residents' wells is critical. In this regard, continued participation in ADWR AMA deliberations will be especially important. Dewey-Humboldt's low-density, low water use policies should be considered a positive factor benefiting the entire AMA.

In addition, water conservation measures should be developed for existing property uses as well as operations related to new residential and commercial construction. These might include water use strategies such as grey water systems, household water conservation, and rainwater harvesting.

Implementation Strategies

Goal	Objective	Responsibility	Time Frame
WATER RESOURCES			
Maintain a sustainable supply of good quality water.	Participate in regional efforts addressing water-related issues to protect Dewey-Humboldt private wells where feasible.	Administration and Town Council	Ongoing
	Educate about potential adverse water quality impacts from stormwater runoff and disposal of potential polluting wastes (e.g., automotive, medications, mine/smelter residuals) through development regulations.	Administration and Town Council	Ongoing
	Foster neighborhood efforts for water re-use and/or recharge.	Town Council	Ongoing
Develop water conservation policies.	Continue policies for native landscaping.	Town Council	Ongoing
	Inform builders and remodelers about	Administration	Ongoing

	efficient water technologies.		
	Assist with water-saving educational programs.	Town Council	Ongoing
Monitor the regional water resources.	Cooperate with EPA and ADEQ initiatives to prevent groundwater and surface water contamination.	Administration and Town Council	Ongoing
	Strive to exceed minimum State and Federal quality standards.	Administration	Ongoing
	Encourage voluntary well sampling for water quality.	Administration and Town Council	Ongoing
Protect and sustain the Agua Fria River's viability.	Monitor the River's surface water quality.	Administration	Ongoing
	Maintain riparian habitat along the river and other watercourses.	Administration and Town Council	Ongoing

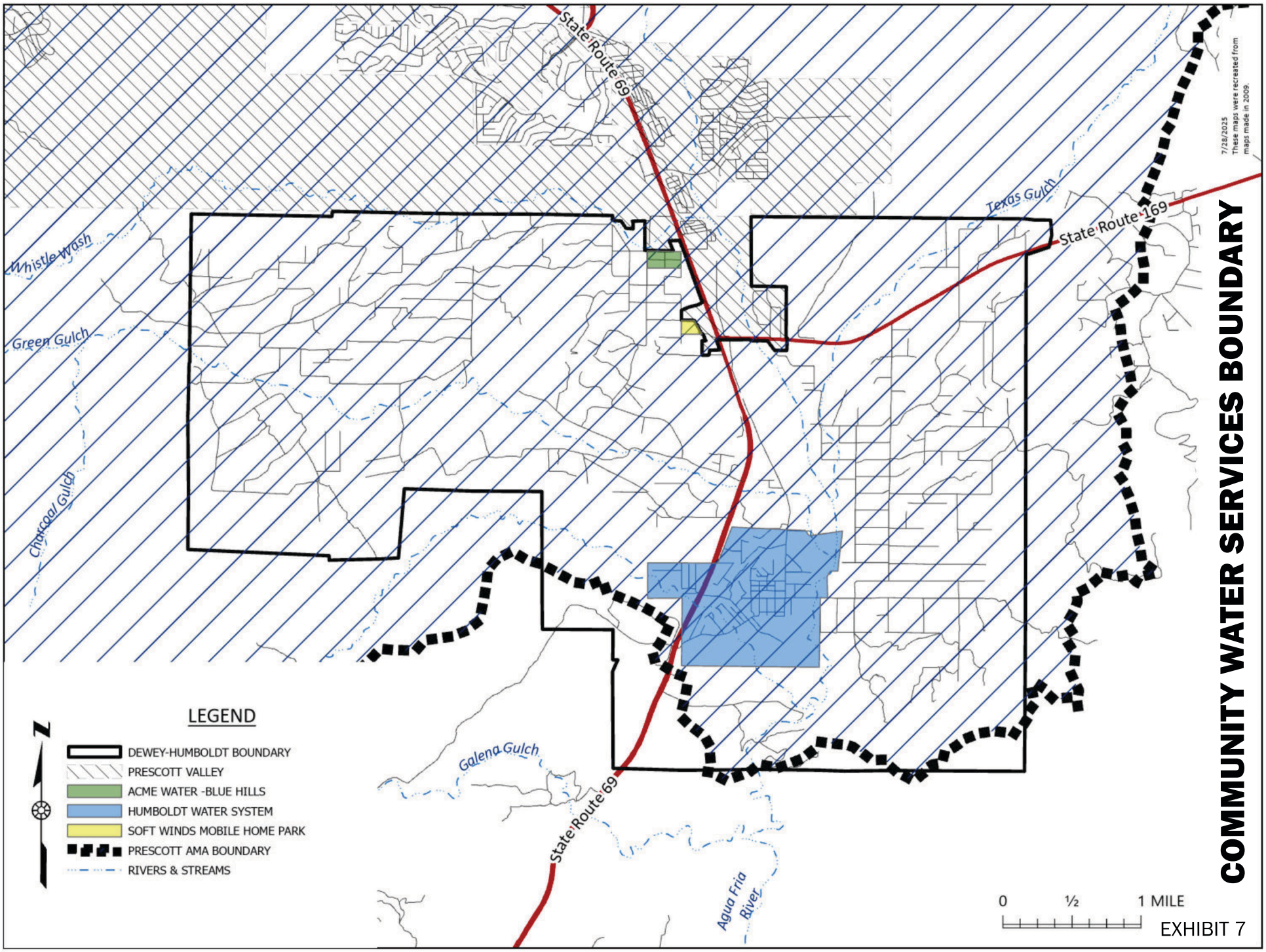
COMMUNITY WATER SERVICES BOUNDARY
7/28/2025
These maps were recreated from maps made in 2009.
State Route 69
State Route 169
Texas Gulch
Whistle Wash
Green Gulch
Charcoal Gulch
Galena Gulch
Agua Fria River
LEGEND
DEWEY-HUMBOLDT BOUNDARY
PRESCOTT VALLEY
ACME WATER -BLUE HILLS
HUMBOLDT WATER SYSTEM
SOFT WINDS MOBILE HOME PARK
PRESCOTT AMA BOUNDARY
RIVERS & STREAMS
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EXHIBIT 7

IMPLEMENTATION

Effective General Plans are those that have strong public support to carry out their planning priorities and provides specific ways for the community to respond to each Element's Goals and Objectives as well as how the plan may be amended.

The Implementation Program provides an avenue for updating the Town's planning preferences within the General Plan and a monitoring process describing how the General Plan's success may be measured and placed into action.

General Plans are measured by the tangible results they produce and the will of the public. Vision, goals and objectives must be acted on for community improvement. The Implementation Program serves as the delivery mechanism for Town planning.

Implementation Plan

The Implementation Plan lists various initiatives for achieving the General Plan goals and objectives. Recommendations from every Plan Element represent proposed, feasible activities that, if implemented are intended to accomplish the community directions established in **Town Vision 2044**.

Actions are arranged in short-, mid- and long-term stages. Early on, preparatory steps establish readiness to put progressive change into motion. An example would be prioritizing road segments for acquisition or improvement. Then follow-through begins - such as construction design or educational activities; and, finally, in the longer term, new facilities are put into place. The Implementation Action Plan does not commit the Town Council to any or all of the listed projects but provides a strategic plan in which to activate projects and Town staff based on available funding and resources.

The Program is geared to share priorities among all General Plan Elements. The Town, private sector interests, civic organizations, and/or other agencies are identified as responsible entities for overseeing Action achievement.

The Action Plan offers an array of choices (Appendix B). It provides guidance to Town decision-makers in making General Plan progress. Available resources will determine which steps should be pursued, and when.

Progress Monitoring

Citizens will want to gauge how well their General Plan is working. A straightforward performance evaluation can help to determine if Plan Element recommendations are being properly followed. This would constitute basic Plan maintenance.

The General Plan deserves an "annual checkup" which could be included as part of the once-a-year General Plan Amendment exercise. An action-step inventory should be taken to indicate the activities that have been started and how far along they and

identify those activities that might have been ignored. Town staff, using the Action Plan table as a checklist, would record progress, if any, on each recommended project. A brief report with explanatory comments would be prepared for Planning and Zoning Commission review. The Commission would then forward its status report findings for Town Council information.

A likely Plan monitoring cycle might schedule evaluation and reporting to occur in advance of municipal budget preparation. That timing would allow the Council and staff to adjust and integrate General Plan implementation priorities during Capital Improvement Program and Fiscal Year General Budget deliberations.

As noted, some Action Plan steps may need to be deferred; others, expedited. Changed conditions, such as new funding sources, could call for added Action Program projects. Regular review assures that the need for recalibrating the implementation schedule is considered on a comprehensive basis. Significant revisions may, if desired, be included in the General Plan Amendment process to document Implementation Program updates. (See ARS § 9-461.07).

General Plan Updates

The General Plan is intended to be a living document that will change over time in response to changing conditions. From time-to-time planning transitions should be recorded by clarifying the Plan.

Updating Process

Some updating may take the form of "housekeeping" or "administrative" notation, such as addressing scribner's errors and clarifications, checking off progress achievements or revising action steps in the Implementation Program.

Other editing may occur as a result of "major" or "minor" plan amendments. The amendment process, discussed below, acknowledges changes to the General Plan's graphics (e.g., Land Use Map; Exhibit 1) as well as to its text.

By state law (A.R.S. §9-461.06. K), General Plans are supposed to undergo a comprehensive update at least every ten (10) years. The Town Council may re-adopt an earlier General Plan in order to comply and simply incorporate previously recognized changes and retain the same basic principles. In the case of a rapidly changing community, a General Plan update might entail extensive rewriting. For jurisdictions with higher growth rates, the State provides for a voter approval option to complete the General Plan adoption process. Dewey-Humboldt will follow that requirement when its population exceeds the growth rate specified by statute.

The Amendment Process

General Plan Amendments shall follow the public hearing process requirements and element requirements set forth under A.R.S. 9-461-06 for the population size listed for Dewey-Humboldt.

Comprehensive Ten (10) Year Update

A Comprehensive Ten (10) Year Plan Update is initiated by the Town and includes the adoption of a new General Plan or re-adoption of the Town of Dewey-Humboldt General Plan. The adoption of a new General Plan or re-adoption of the Town of Dewey-Humboldt General Plan shall be approved by an affirmative vote of at least two-thirds (2/3) of the members of the Dewey-Humboldt Council and ratified by the voters. All Comprehensive Ten (10) Year General Plan Updates are subject to the 60-day public notice period prior to a hearing and all public participation requirements as outlined in the Arizona State Statutes. A comprehensive update of the General Plan must be conducted at least once every ten (10) years. However, changing conditions may warrant a comprehensive update on a more frequent basis as determined by the Mayor and Town Council.

Major Amendments

A Major Amendment is defined as a "substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing General Plan Land Use Element." It is up to the municipality to develop the criteria that meets this definition.

There is an annual review period for "major" amendments to the Plan. All proposed "major" amendments will be decided within one calendar year of application. To ensure that the document and maps continue to reflect a common understanding of community values, the amendment process will include early notification and ongoing public participation as well as a 60-day public notice period prior to the hearings.

Any "major" amendment to the plan will have a formal public hearing by the Planning and Zoning Commission. Once the Commission has made a recommendation to the Town Council, a formal public hearing will be held by the Town Council. Citizen participation will be encouraged. Hearings will be advertised and posted at Town Hall and in public buildings throughout the Town. Members of the public will be invited to speak at the hearings.

Major Amendments to the Town of Dewey-Humboldt General Plan may be initiated by the Town or requested by the private sector. Major Amendments must be decided within a year of application and are subject to the requirement for a 60-day public review period for review and comment prior to the public hearings. A Major Amendment shall be approved by an affirmative vote of at least two-thirds (2/3) of the members of the Town Council and are subject to the public participation procedures contained in the Public Participation Plan, adopted by the Town Council.

Criteria defining Major Amendments:

- Any change that increases the density or intensity that is thirty (30) acres or more in size.
- Any change to an arterial or collector street depicted on the General Plan Roads map (Exhibit 4), other than minor shifting or realignment to accommodate site conditions.
- Any text amendment that substantially alters the intent of the General Plan.
- General Plan text changes that change the Plan's Goals, Element and/or Policies.
- Text changes which add a new General Plan element chapter.

Exception for Major Amendments: Any amendment to the General Plan Land Use Map that is initiated by a property owner and results in a decrease in land use intensity will not be considered to be a major amendment.

Minor Amendments

"Minor "amendments follow a similar process but require only one Planning and Zoning Commission hearing, follow the same public outreach requirements as a rezone and applications for "Minor" General Plan amendments may be submitted at any time during the year.

Criteria defining Minor Amendments:

- Any change that increases the density or intensity that is less than thirty (30) acres in size.
- Changes mandated by new state laws.
- Text changes, additions or deletions which are more than corrections/clarifications and less than adding a new element chapter.
- Any proposed minor shift realignment of an arterial or collector roadway (proposed additions or realignments of roadways with a classification lower than collector do not require an amendment).

Criteria for Reviewing Amendments:

The burden of proof to demonstrate that the amendment helps implement the Dewey-Humboldt General Plan Vision and the applicable vision, goals and policies lies with the party requesting the amendment. Major and Minor Amendments must address the following amendment approval criteria.

- The proposed amendment meets the intent and purpose of the General Plan's Goals and Policies.
- Approval of the amendment will provide an overall improvement to the General Plan's goals, policies, and anticipated land uses.
- The amendment will not negatively impact the community as a whole.
- A property owner may not circumvent the need for a Major General Plan Amendment by subdividing property into smaller parcels and then rezoning individually.

- The proposed amendment would fix an oversight, inconsistency, or land-use inequality within the Town.
- The proposed amendment would bring the General Plan up-to-date due to major changes which have occurred since adoption.
- The amendment will not adversely impact a portion of, or the entire Town by:
    - Reducing the jobs per capita in the Town
    - The amendment will not overtax existing infrastructure systems and public services
    - The amendment will not negatively impact the existing community character of the immediate area
    - The amendment will not diminish the quality of air, water or cultural resources
    - The amendment will not significantly decrease the quantity or quality of recreational amenities such as open space, parks and trails.

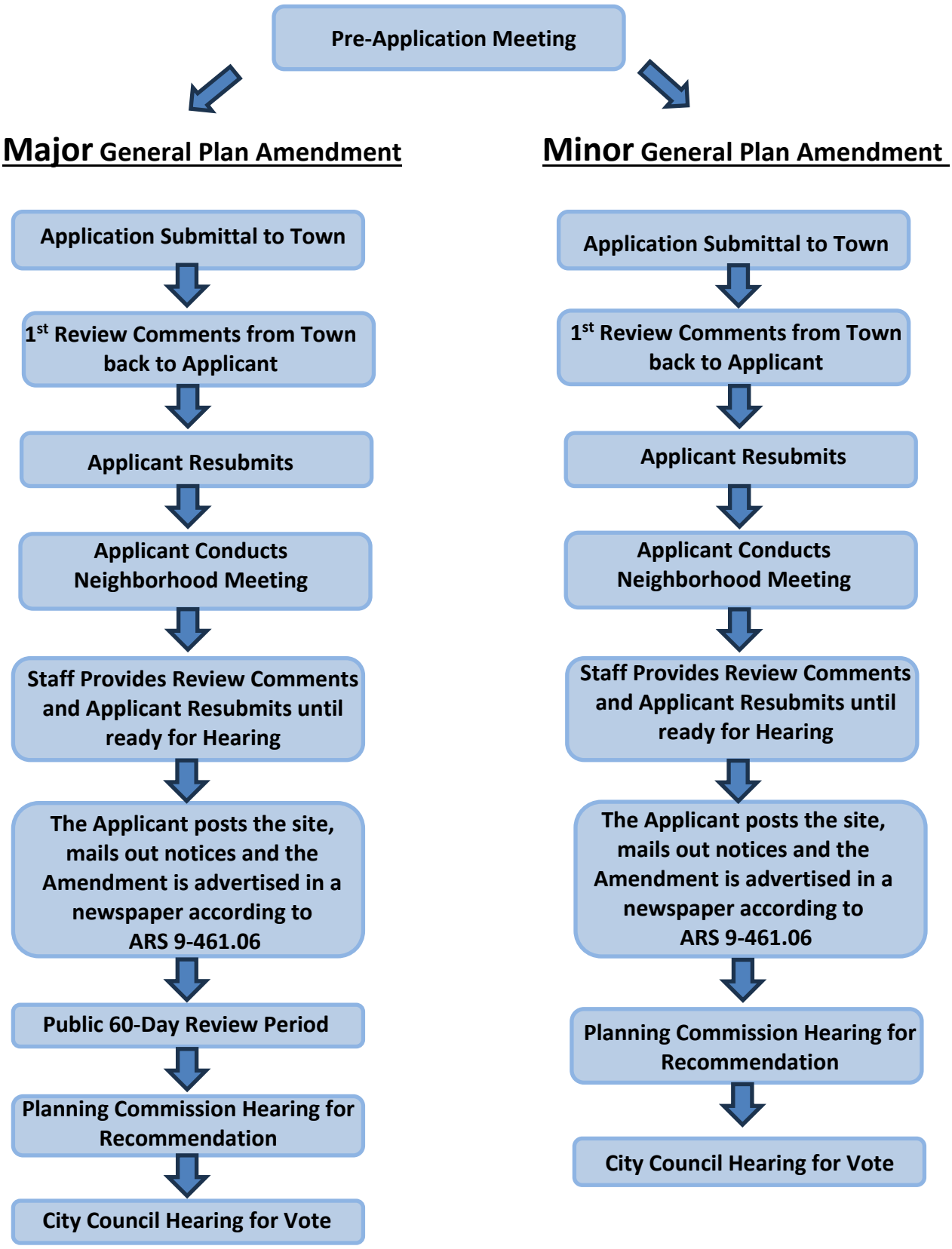
Minor amendments and rezoning cases may be reviewed together and heard sequentially at the same hearing; however, the rezoning case must wait until the referendum period is also over for the minor general plan amendment before being heard by the Town Council. Major amendments and rezoning cases can be reviewed together; however, the rezoning case will not be heard by the Planning and Zoning Commission until the referendum period for the Major General Plan is completed.

Administrative Technical Revisions

Administrative Technical Revisions may be made administratively because they are not considered amendments to the General Plan. Revisions may include map corrections, factual changes to the databases/statistics used in preparation of the General Plan and corrections that do not change the meaning of policies and actions as adopted by the Town Council such as text clarifications or corrections to match the existing General Plan or zoning code. These revisions will be processed on an ongoing basis as needed.

Example Flow Charts on the following page.

General Plan Processes



APPENDICES

APPENDIX A - GLOSSARY

1980 Groundwater Management Act - led to development of Arizona's Groundwater Management Code, addressing three primary goals: 1) control severe overdraft occurring in many parts of the State; 2) provide means to allocate the State's limited groundwater more effectively; and 3) augment Arizona's groundwater through water supply development.

Acre - One acre comprises 43,560 square feet or 4,840 square yards. Reference to "acre lots" for planning or zoning purposes considers 35,000 square foot lot sizes, discounting for street, access easements for ingress/egress, utilities or other dedications.

ADEQ - Arizona Department of Environmental Quality -- established in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to ensure that Arizona's air, land and water resources meet healthful, regulatory standards.

Agribusiness – Commercial use consistent with the Rural character of this community.

Agritourism - Agritourism is a commercial enterprise that combines agricultural production and tourism to attract visitors to farms, ranches, or other agricultural businesses. The goal is to entertain or educate visitors while generating income for the business owner. Agritourism can include a wide range of activities, such as: Direct-to-consumer sales (such as farm stands and pick-your-own); Agricultural education (such as school visits); Hospitality services (such as overnight farm stays); Recreational activities (such as horseback riding); and Entertainment events (such as hayrides and harvest dinners).

AMA - Active Management Area pertaining to water resources. Arizona's Active Management Areas were established to provide long-term management and conservation of their limited groundwater supplies. In order to accomplish this, the AMAs administer state laws, explore ways of augmenting water supplies to meet future needs, and routinely work to develop public policy in order to promote efficient use and an equitable allocation of available water supplies.

ARS - Arizona Revised Statutes (Arizona State laws); Title 9, Cities and Towns, provide for municipal planning and zoning authority.

ASLD - Arizona State Land Department; State agency responsible for oversight on Arizona State Trust Lands.

BLM - Bureau of Land Management; a federal agency in the Department of the Interior responsible for managing natural resources, including forests, rangelands, fish, wildlife and plant conservation.

Capital Improvement Program - a financing plan, usually projected over five or six years, to prioritize a municipality's planned public improvement investments, such as Infrastructure expansion.

CYMPO - Central Yavapai Metropolitan Planning Organization, a partnership of jurisdictions responsible for transportation planning in the region that includes Dewey- Humboldt.

Dark Sky (Dark Skies) - a policy to preserve nighttime tranquility whereby lights installed on a structure or property are placed so that the light faces downward and stays within the boundary of the property.

Density - a measure of residential development intensity, usually expressed in average numbers of dwelling units per acre.

Downtown Humboldt - an area in the vicinity of the original mining townsite, including today's Main - Prescott Street area. Downtown Humboldt is a likely Community Core.

Elements (General Plan Elements) - the principal components, or topical subjects, of a municipal General Plan. Arizona Statutes have previously required Land Use and Transportation (Circulation) Elements for all communities. Other Elements that are now required include: Growth Areas (part of Land Use), Water Resources, Costs of Development, Environmental Planning, and Open Space. (See: Growing Smarter and Growing Smarter Plus).

Eminent Domain- governmental acquisition of private property, through just compensation, for public use. Not intended in the General Plan.

EPA - the United States Environmental Protection Agency, a Federal agency charged with protecting public health and the environment now and in the future.

Essential Public Services - generally include services such as road maintenance and management, law enforcement, and firefighting.

Fiscally Sustainable - evaluating a proposed municipal investment or program to determine whether the project can become self-supporting as opposed to requiring continuing subsidy.

General Plan - a formal, adopted document that expresses the Town's intent for preserving or improving local conditions; or "a municipal statement of land development policies, which may include maps, charts, graphs and text which set forth objectives, principles and standards for local growth and redevelopment" (See ARS § 9-461). Public hearings are held by the Planning and Zoning Commission and Town Council before a General Plan may be adopted or amended.

Growing Smarter - Arizona legislation (1998) requiring municipalities with a population above 2,500 persons and experiencing growth to update General Plans with additional considerations: Growth Areas, Costs of Development, Environmental Planning and Open Space.

Growing Smarter Plus - Builds upon the 1998 Growing Smarter Act and became effective in May 2000. Added Water Resources Element, General Plan Amendment criteria and guidelines for submitting General Plan to voters.

Goals - Statements of fundamental aims for civic accomplishments through public and private actions. (See, also: Objectives)

Home-Based Business - Limited commercial activity that may be conducted from a residence, in accordance with municipal zoning and other regulations.

HURF - Highway User Revenue Funds. Money raised primarily from gasoline taxes that is distributed by the State to local governments to be spent for transportation-related purposes.

Implementation Program - Suggested actions, often phased over time, intended to achieve planning objectives and goals.

Indigenous Species - Wildlife or plant materials growing, living, or occurring naturally in a particular region or environment.

Infrastructure - Municipal infrastructure generally includes public works systems such as roads, water/wastewater and drainage. Public utilities including electricity, gas, and cable, are often considered as part of infrastructure.

Intensity - Relative impacts arising from the type and extent of development: building bulk or height, numbers of dwelling units, lot coverage, residential or employee population, traffic generation, etc.

Land Use Map- a generalized graphic illustration showing the desired development pattern by land use category (such as residential, commercial or open space) including existing and future uses.

LTAF - Local Transportation Assistance Funding - funds to be used for transportation purposes derived from State Lottery proceeds and distributed to local governments based on population size.

Objectives - specific steps toward achieving planning goals -- including programs (such as street-widening) or performance standards (as accident reduction). (See, also: Goals)

Private Property Rights - These rights are established through various legal systems, including common law, statutory law, and constitutional law, and are often described as a "bundle of rights". Additionally, within Arizona, federal Property Rights are further expanded by Arizona's ***Private Property Rights Protection Act***. Property Rights protect what you can do with what you own.

Private Property rights as defined by A.R.S. Fundamental Rights for private property and further restricted by A.R.S. Title 9 which authorizes Cities and Towns Authority within the municipal boundaries.

Regulatory Process - steps necessary to comply with code or ordinance requirements; for example: application, preparing plans and studies, document review, public hearings, and appeals.

Rural -- country living often with agricultural activities such as raising crops or livestock.

Spot zoning - a rezoning classification on an individual property that permits uses that likely would not be compatible with surrounding development.

Urban Development - construction that converts much of the natural environment to man- built structures, roadways and facilities intended to accommodate places for human activities -- living, working, recreating -- in compact arrangements.

Urban Sprawl - In land planning, "sprawl" or "leapfrog development" refers to rapid, outlying construction proceeding on non-contiguous parcels of land, which may result in inefficient, costly Infrastructure extensions.

Vision Statement - citizens' definition of the distinctive attributes of their community that should be fostered or preserved by the General Plan.

Wellhead Protection - a strategy developed to protect the quality of drinking water supplies by curtailing potential sources of contaminants that might otherwise pollute the earth around wells pumping groundwater.

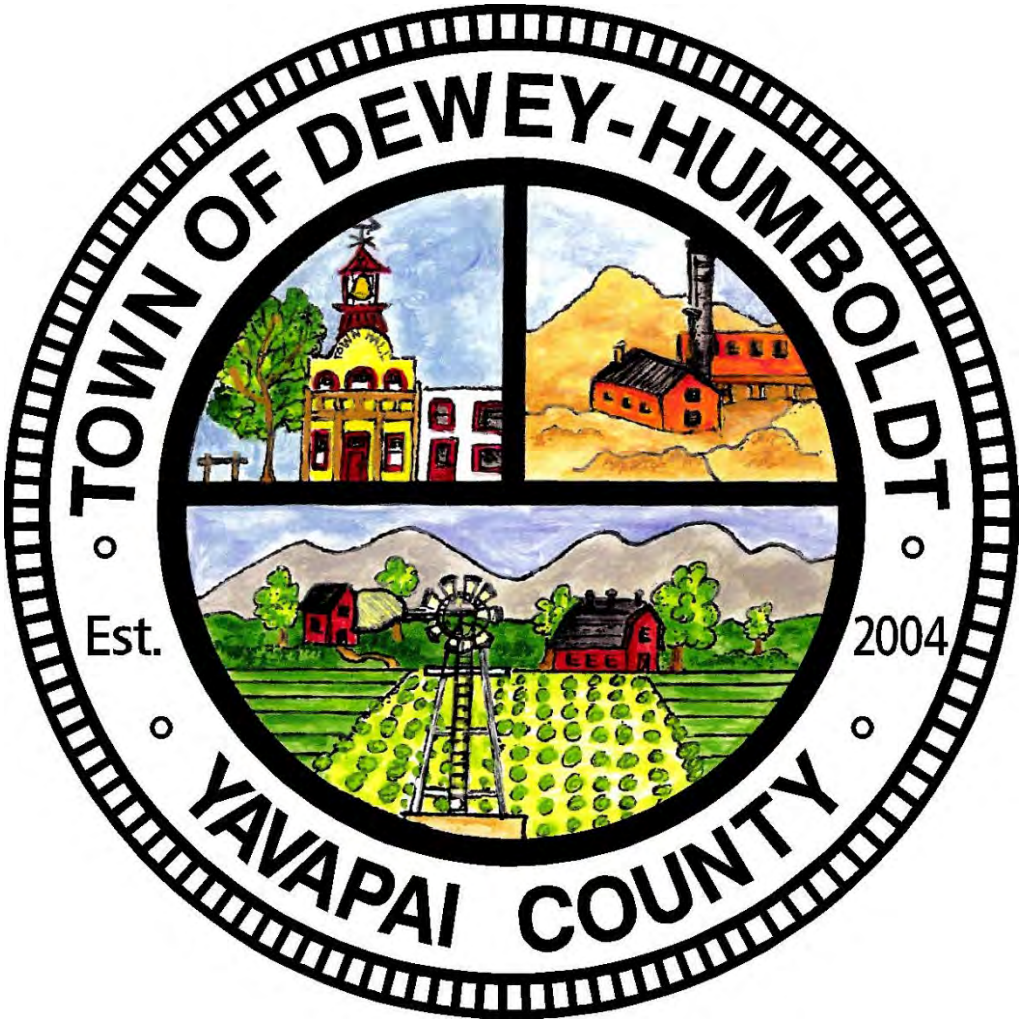
Yavapai Plan (YPlan) - formerly known as CYMPO, a strategy developed to protect the quality of drinking water supplies by curtailing potential sources of contaminants that might otherwise pollute the earth

APPENDIX B – GENERAL PLAN SURVEY RESULTS

*Disclaimer: *The results of this survey are for informational purposes only and do not represent official Town data, policy, or public planning decisions.*

General Plan Steering Committee

2023 Survey Report



Town of Dewey-Humboldt, Arizona

General Plan Steering Committee
2023 Survey Report

Cost Breakdown

Printing	3,785.98
Postage (-Newsletter Postage)	1,640.54
Business Reply Permit	374.00
Supplies	118.27
Survey Program	40.00
Business Reply Postage	2,158.12
Total	**$8,116.91**

Tabulation Volunteer Hours

Wednesday Mar 8, 2023	142.00
Thursday Mar 9, 2023	55.25
Total (Hours)	197.25
Value (Per Hour)	$ 25.00
Total Savings	**$4,931.25**

Surveys returned:

Business Reply Postage	1324
Stamped	5
Additional Survey in Envelope	30
Total	**1359**

Surveys Rejected:

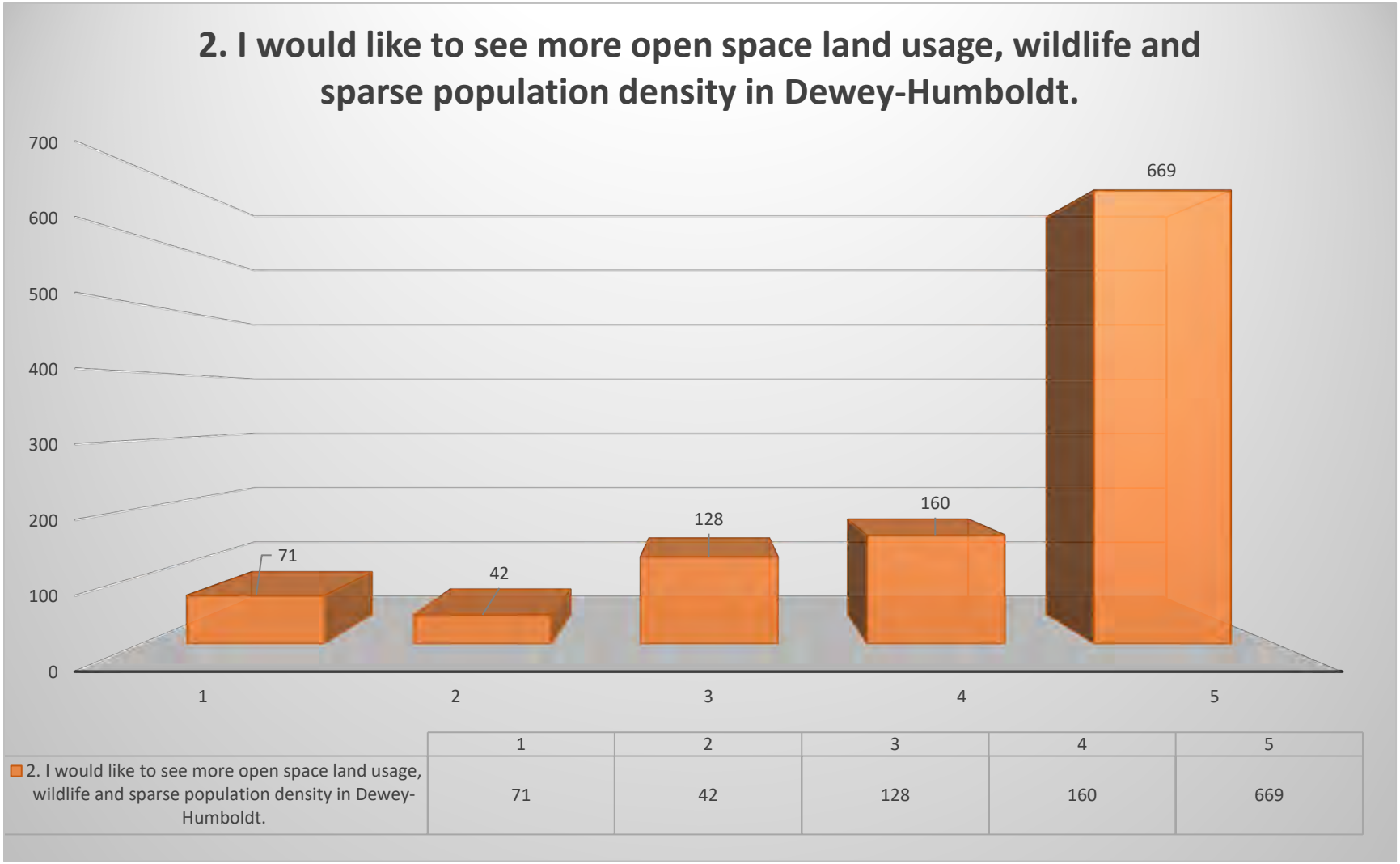
Post Marked past due date:	35
Answered No to Question 1:	2
Received after March 8th.	8

Surveys Counted:

Qualified Surveys:	1096
Blank Question 1:	210
Total	**1351**

General Plan Steering Committee

2023 Survey Report

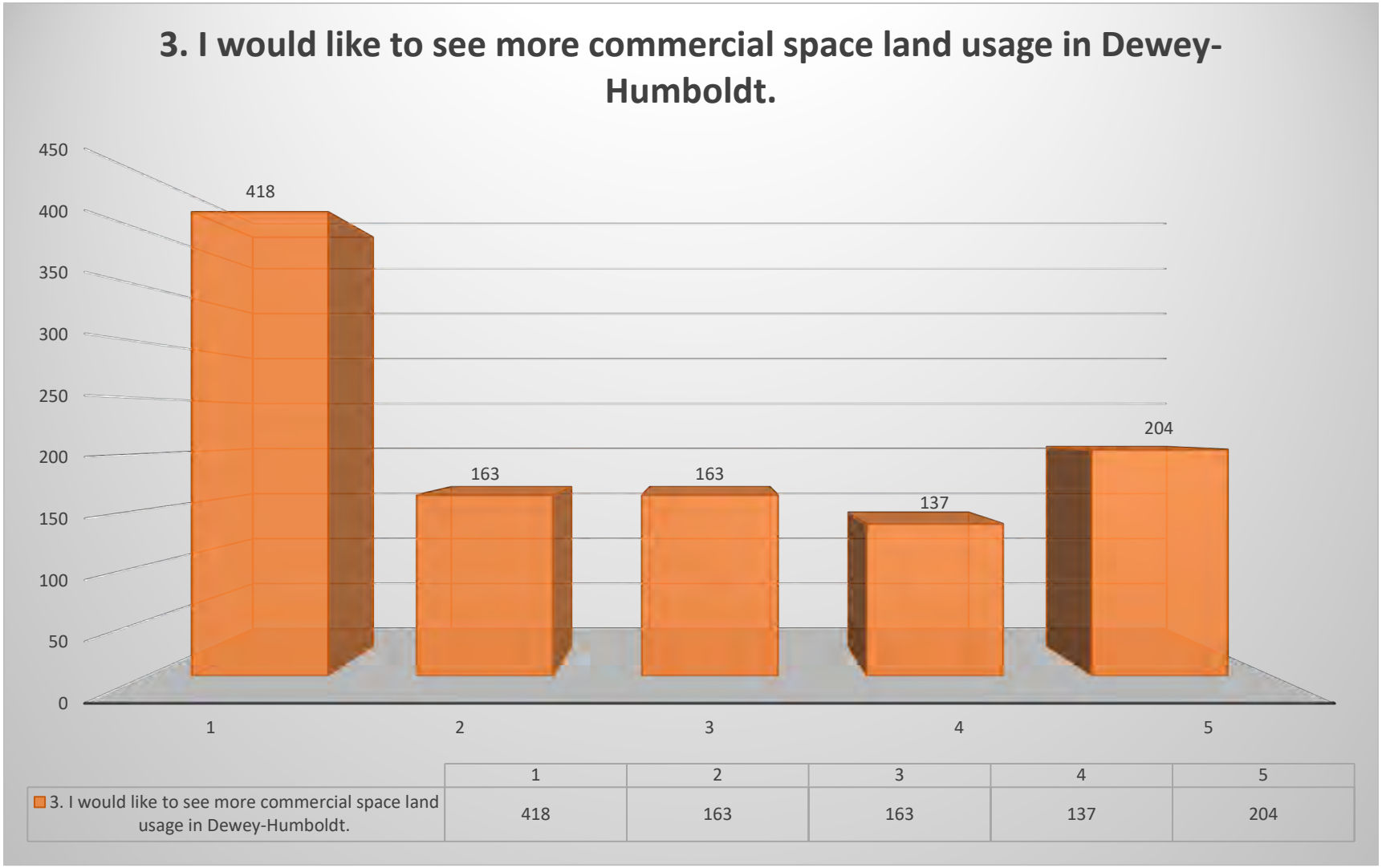


	1	2	3	4	5
2. I would like to see more open space land usage, wildlife and sparse population density in Dewey-Humboldt.	71	42	128	160	669

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

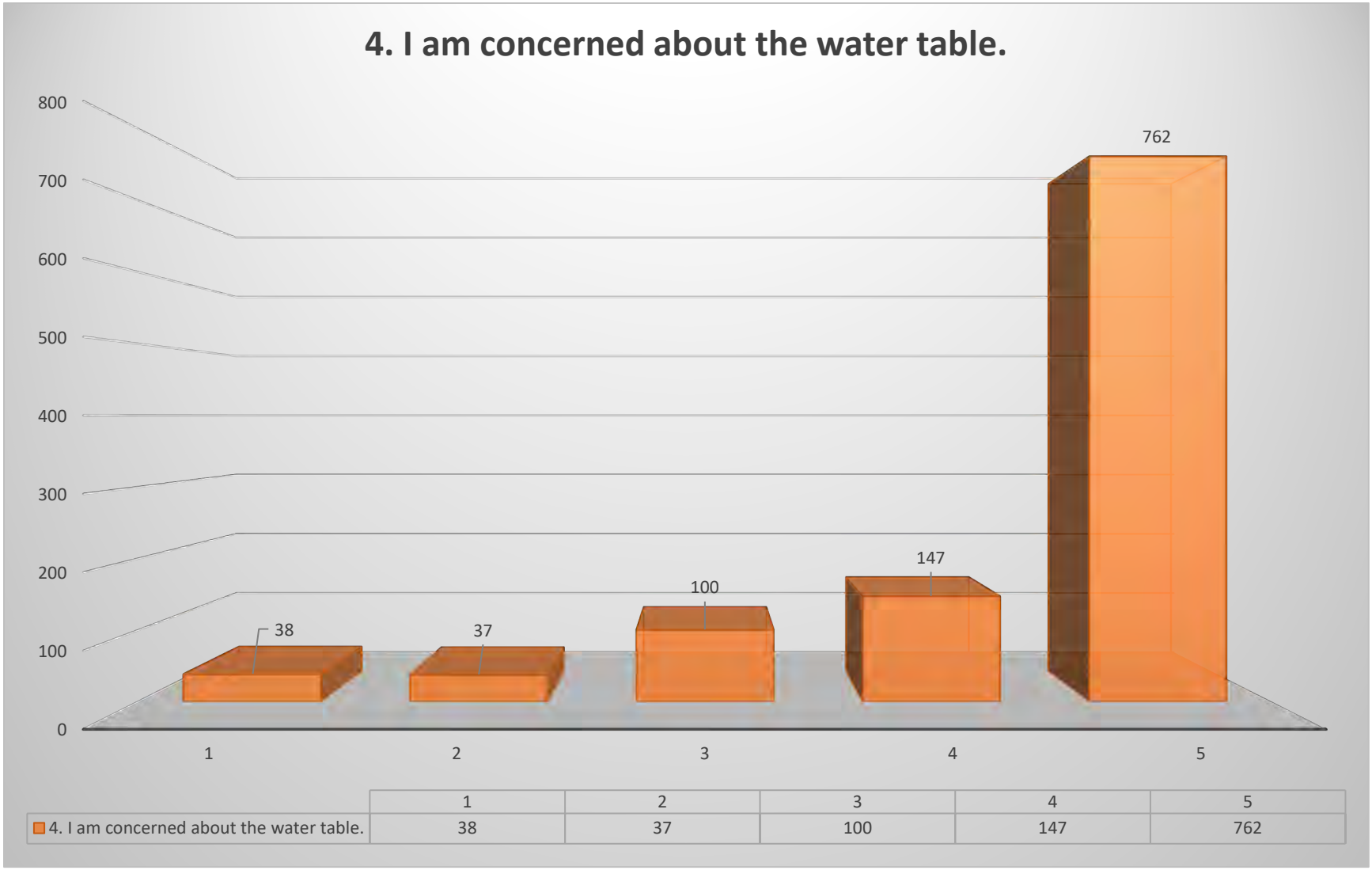


	1	2	3	4	5
3. I would like to see more commercial space land usage in Dewey-Humboldt.	418	163	163	137	204

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

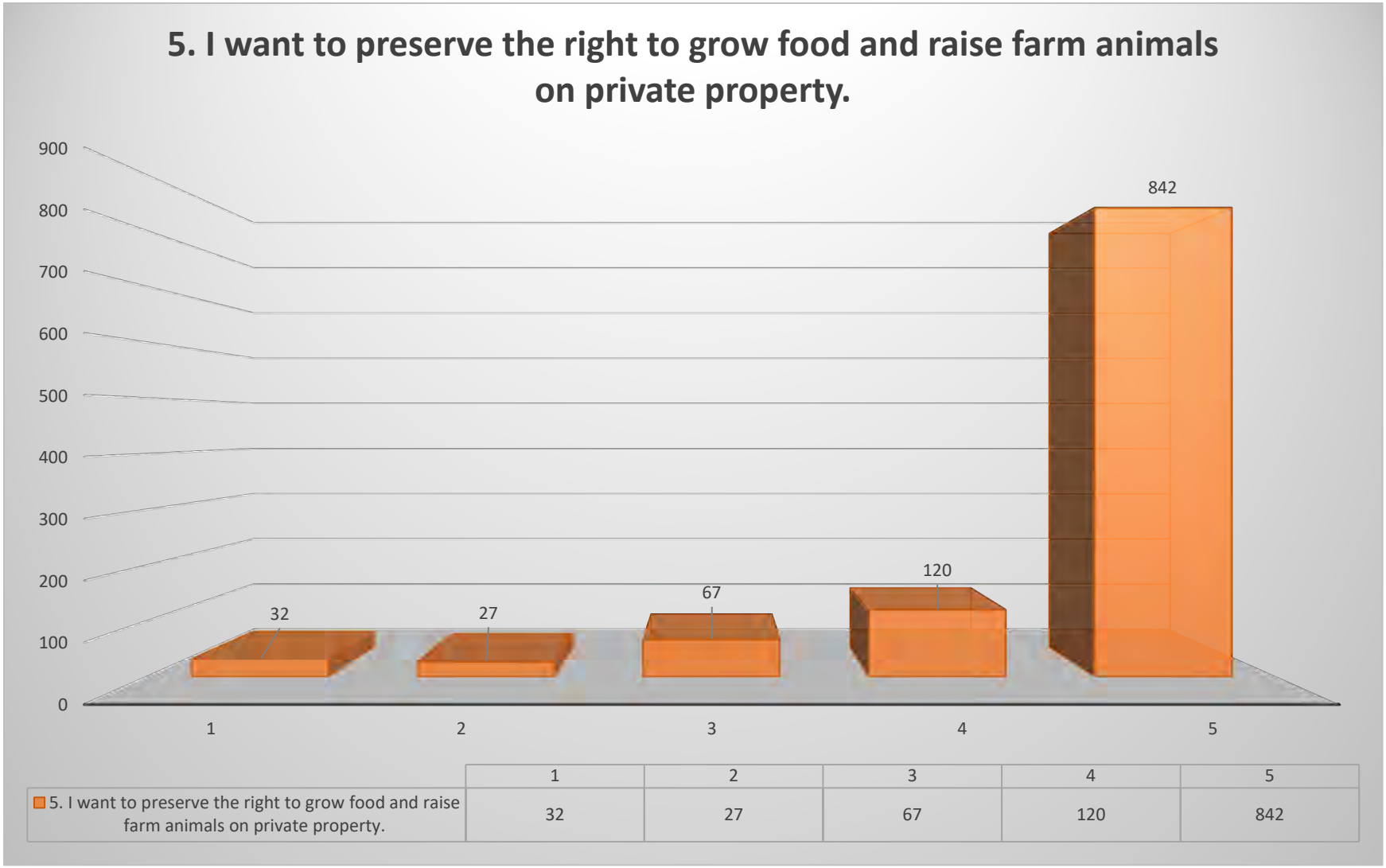
2023 Survey Report



1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

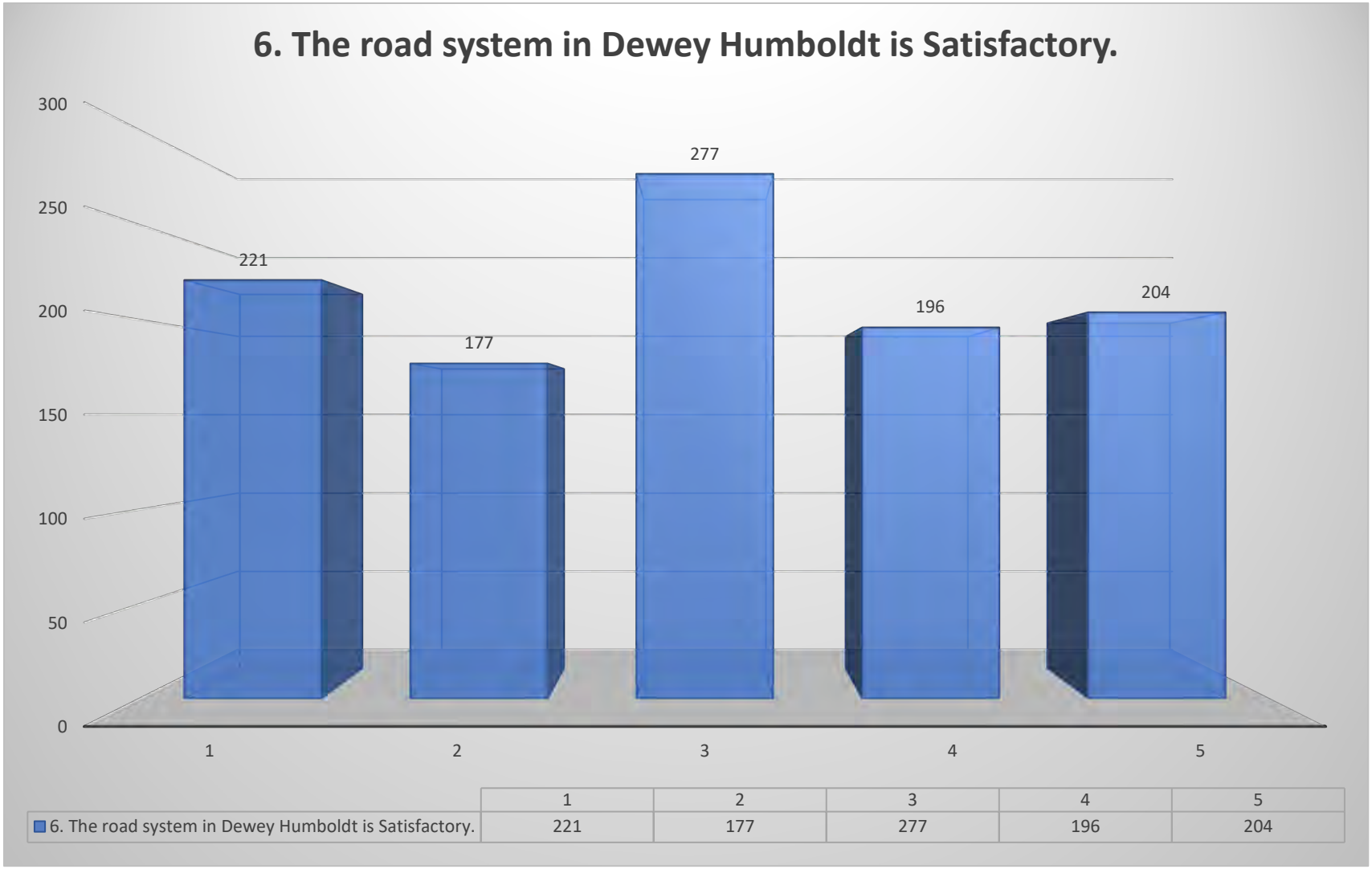


	1	2	3	4	5
5. I want to preserve the right to grow food and raise farm animals on private property.	32	27	67	120	842

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report



1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

#4 Limit population growth.
(Chestnut Hill Ave) should be compacted or paved.
(See map) Prescott Dells & Dewey Road are HORRIBLE! Even a complementary grading a few times a year would help.
_____ quantity of roads is "satisfactory", but the quality is not! Maintenance/Improvements of current roadways fail to meet minimum safety standards. Until the town can fix what it has it should not bring in any more roads.
1 1/2 acres not enough land for livestock, goats, chickens it is animal cruelty - I live close to a neighbor with 4 horses, once had two cows, 4 dogs, sheep, and chicken's "flies".
169 & 69 too crowded 69 is like a freeway now and will only get worse when finish building RV parks.
169 potholes need repaired.
30 years this was a nice rural community. Now it is just another overgrown town. Drive on E. Prescott Dells Road, just past the church to see "Development" that was allowed.
69 and Kachina Station.
69 is getting really busy, need to accommodate for the new building projects. Need another road so it does not represent a crowded freeway.
69 needs widening.
A lot of dirt roads not maintained by city, would like to see city take over maintenance.
A lot of the roads have potholes, when fixed they are fine.
A major road is Foothill. Why are there conflicting signs marking it as Foothill and Foothills, even at the same intersection?
A once quiet place has become a main street of traffic all day and night.
Absolutely not - East Prescott Dells Ranch Road is not maintained at all and is absolutely horrible.
Absolutely not E Prescott Dells Ranch Rd. is not maintained at all and is absolutely horrible.
Absolutely not-E. Prescott Dell Ranch Rd. is not maintained at all and is absolutely horrible.
Absolutely not-East Prescott Dells Ranch Road is not maintained at all and is absolutely horrible.
Absolutely not-East Prescott Dells Road is not maintained at all and it absolutely horrible.
All but Foothills Drive need a great deal of improvement and maintenance.
All roads in Dewey need repair.
All roads must have safe access for pedestrians and bicycles (sidewalks ad bike lanes. Redesign and build a safe area where the river runs over the road, no alternative sometimes to get in and out of our neighborhoods.
As long as residents have access to 69 or 169, I believe our country town has a fairly good road system.
Bad in some, good in others. Butte St. bad.

Bad road - fill holes and need more traffic control to many people run lights - speeding.
Beetle Bug Rd - is a private Road - needs to be maintained by the County - it needs work - only a couple of people who live here work on it (us).
Better drainage.
Better maintenance of already paved streets.
Better than some. Worse than some.
Better water drainage - more culverts to divert water from running into someone else's property.
Blue Hills area east of 69.
Blue Hills area needs an emergency exit - not an actual, always open road - just an emergency-use only road.
Blue Hills could use another road for emergency use.
Blue Hills Rds. need work.
Blue Hills roads suck.
Bridge needed at Prescott and Agua Fria River.
Bridge needed at Prescott St. and Agua Fria River.
Build public work a maintenance building.
But needs a little work.
Can't even get to the town on Lazy River & Prescott Street if there's a little rain. We need a bridge over the wash.
Cherry Creek Road crossing needs better crossing ability when it runs a lot of water.
Chip seal on Main St. S. Yavapai Rd. and Reno St.
Chip seal roads never work (ever!) with heavy trucks.
City ok, but county roads are yuck.
Compared to PV, Dewey has no potholes.
Compensate property owners and take over ROW.
Concerned when I drive by Mortimer's and witness their ponds overflowing and wasting water. South Green Valley Way has large pothole on right side causing drivers to veer into oncoming traffic on a blind hill!! Fix It!!
Concerns with ingress and egress.
Concerns with quick population increase from PV slowly seeming to move toward DH traffic-wise.
Conditions of roads/lines painted could use improvements.
Continue to pave town owned dirt roads.
Could be better; the Agua Fria crossing should be made passible even when water-monsoon is active, better drainage at all low crossings.
Could do more work on potholes.

Could use some updates, but only when funds allow.
Culverts needed where drains meet driveways.
Depending on who you hire, they don't repair some problems first, before putting new down.
Depends on which side you live.
Dewey is a rural area where citizens can own open land with little restrictions. I am happy with road systems with little to no streetlights or sidewalks. Grocery store would be nice.
Dewey is a rural community and needs to stay that way! Paving and/or improving the roads just means more city people will move here. NO! Go back to the city!
Dewey Rd. is AWFUL...
Dewey Road is awful.
DH is a Rural Town. We do not need more roads. The town just needs to do a better job maintaining the roads we have.
DH needs tax revenue from commercial zoned areas. Low density living helps reduce overall water use.
Dirt roads and drainage needs to be managed better.
Dirt roads are expensive to maintain and can be hazardous. They should be paved.
Dirt roads potholes, no street signs, no true maintenance anywhere. Easement berms not maintained.
Disappointed that Rocky Hill Road used to be maintained by County. Then Dewey stopped. The process for getting town maintenance is difficult.
Do something about Dewey Rd.
Do something about Dewey Road - it's awful for emergency vehicles.
Double yellow markings non-existing, 45 mph drivers have not guidelines.
Drain system is bad.
Drive on the roads, potholes everywhere.
Driving on Foothills Rd is not safe due to accessing side street on peaks of road with no visibility of oncoming traffic while turning.
Dusty air pollution, dirt roads, paved roads in disrepair, potholes poorly maintained, culverts, cracks in roads.
E Lotsa View Lane is unpaved.
East Lotsa View is a mess.
East Prescott Dells Rd in a disaster.
Every time it rains my road gets washed out.
Except the town can't figure out who owns East Lotsa View Lane and therefore remains unmaintained and unpaved!
Expand private roads when growth should lead to them to become town roads.
Far too many unpaved streets.

Finish and maintain what you started. we have right of way.
Fix flooded roads.
Fix Old Black.
Fix Old Black Canyon.
Fix what we have.
Flood areas, no bridges, streets, and alleys not maintained, entrance to streets not maintained and washed away.
Flooding of roads and private property.
Foothills Road highs and lows are hard to see oncoming traffic until you top the hill. Water is a major concern.
For a small town and small budget, we can't spend much on this item, nor should we.
From what we have and need it's fine.
Get county to send us speed control ticket writers.
Good for population... some potholes.
Good/great in neighborhood but realize other roads need work in the future. More growth equals more maintenance.
Gouges out of sides of roads, horrible on tires.
Half the roads are impassable in bad weather.
Happy with system, unhappy with maintenance.
Henderson road is the only way out of the Blue Hills.
Henderson/Newtown for example is probably over-used for the design of the roadway. Basically, one way in and out of Blue Hills is not sufficient.
Henderson-Newtown has too much fast traffic. No pull-offs Henderson should be wider.
However, chip seal on Main Street, South Yavapai Road and Reno would sure be an improvement!!! Dust control, etc.
Huron Street and Humboldt Street need stop signs and/or yield signs. It's an intersection by the school and could cause an accident.
Hwy 169 needs to be widened to handle the increased traffic. Residential are well maintained.
I believe its fine now, but now that they have built the RV sites and the 55 older, no way is it sufficient.
I believe the dirt roads could be better maintained for residents and bus traffic.
I do not use city road system. I live on Prescott Dells & Dewey Road; you do not maintain.
I don't know the area well enough to comment on the roads. Maintenance is important.
I feel the Highways are good, but intersections are dangerous.
I have a friend on Jones Pl, which is a dirt rd. it is graded occasionally, but is impossible to drive during monsoons and snow.
I have lived here 8+ years and every year the town has to bring tractors on my dirt road at least 4 times for maintenance. Long term plan for more permanent surfaces, save $ and are safer.

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I have lived in the middle of Humboldt or over 20 years and our road needs to be paved instead of dirt rocks and clay. Should be maintained by the city. After all I do pay my share of taxes in this town.

I have no problem with getting to where I want to go.

I have not seen any real problems.

I know they are trying.

I like the old country feel when driving thru town. I live in Phx., but own property in Dewey and I feel free when I'm in Dewey.

I live on Stallion Run Trail off 169. No turn lane so dangerous to pull on and off the 169.

I live on E Prescott Dells RD and would like to see the road maintained by the city.

I live on River Dr. it is well maintained.

I love the quiet and the roads are fine with low light so we can see the stars.

I moved here because of open space I do not want to smell farm animals.

I moved here knowing some dirt roads. Some of the roads are enough and would benefit from maintenance.

I moved out here for open space and now they are placing a house directly in my view which will completely block out my view.

I see road crews out quite frequently and I appreciate everything they do.

I think more dirt roads should be paved. No limit on animals.

I think the roads are good, they just need to be maintained. For instance, the giant potholes take forever to be fixed.

I was told my street would be paved. It's a clay dirt road when it rains/snows we cannot get up the hill.

I would like to see the roads paved in the area of E Rocky Hill Rd and Prescott Dells Ranch Road.

If the town receives any taxes from property on private roads it should provide "MINIMAL" help to those taxpayers in the form of "some gravel" and some "road grading" yearly.

If we control city growth, our roads should be okay, we don't own roads that have the most traffic.

If you don't like living on a dirt road don't buy on a dirt road. Move back to the city.

If you want a bunch of freeways move back to California.

I live in the private property area of old town Humboldt. We still have dirt roads. Would like to see at least a chip seal done in my area. When it rains the roads are really terrible.

I'm off of East Prescott Dells, they tell me it's a private road but will not help us at all with suggestion to help us.

Improper maintenance.

In case of emergency (wildfires) not adequate for all residence to get out quickly or in a timely manner.

In Dewey - Light at 69 Chevron exit to righthand turn off 69 from Chevron. Left hand turn off Kachina people on 69 E. Chevron almost crash. Dangerous. (Map Included on survey)

In most areas.
In my area, east end of Cranberry is almost always in need of resurfacing. Constant potholes and mud!
In the event of fire, Henderson Rd. needs more emergency exits, can pass with 4-wheeler, but not cars.
Incomplete roads not paved.
Increased number of building permits issued impacting increased use of private roads without consideration of road improvements.
It could be better if we had millions of dollars on roads, but we don't.
it is fine for those with paved roads. Pave Agua Fria supposed to be done years ago.
It is good for a small town.
It is improving with time.
it is not set up for the amount of traffic using it.
IT IS WHAT IT IS.
It seems like the opposite side from the farm and county offices do not have pavement. we pay really good taxes as the other side and deserve paved roads.
It's a disgrace! More paving of daily-used dirt roads where Dewey residents live. Prescott Dells Road and Dewey Road is heavily traveled.
Its adequate for the town's population.
Its ok.
Just depends on where you live.
Just isn't.
Just need alternate routes to bypass 69- frontage roads or loop roads.
Just pay attention to public works report, the last portion of Main St has been rumor to be sch. 4 paved since "1999", showing town leaders then and now are???
Just say no to a Round-a-bout. What a nightmare it would be!
Kachina floods my house when it rains hard. Insufficient drainage.
Kloss and Hill St. should have sidewalks. Very much used by school buses and as a short cut for the light by cars. The entrance to post office is crumbling.
Lefthand turn lane needed at 169 and Wind River Drive for safety.
Less dirt - more pavement.
Live on S Parker St. Rural dirt roads not paved or well maintained.
Loaded? Private roads not maintained difficult for fire and police
Longer culverts needed on Lazy River over the Aqua Fria River.
Lot of the road - need repair and line painting.

Lots of roads that need repair. Lots of roads with heavy damage after rain/snow.
Main roads signs are maintained.
Maintain and fix existing Town-owned roads.
Maintain existing roadways.
Maintain existing.
Maintain the roads we do have.
Maintain the roads we have.
Maintain what we have. What funds would be used to add more if we had them?
Maintain, maintain, Maintain!
Maintenance lacks lines, bumps guard rails, stop lines at signs.
Maintenance is needed and maintained yearly.
Maintenance is poor.
Maintenance please.
Many are narrow, no shoulders, poor condition. some intersections cannot be negotiated by semi-trucks. I walk every day and routinely get forced into ditch by traffic.
Many areas rapidly growing with new homes are served by undedicated, unimproved roads and they pay property taxes. We deserve better roads.
Many primary roads are unpaved.
Many road upgrades needed!
Many roads need repair.
Maximize grants to improve unimproved roads.
Merrill Road heading north to and including Ruth Rd is a mess. A property owner on Merrill does not have a culvert in place causing storm water to create a rut across Merrill. Come take a look at Wolf Rd. Can't get trash service. They say Merrill and Wolf are too rough.
More equipment.
More pavement on major roads. Ex: Prescott Dells.
More roads, more commercial usage
More roads need to be paved.
Most areas are fine.
Most roads are in excellent conditions.
Most roads are terrible.
Most roads have been adequate country road, but as dense living development continue to be built, traffic is more congested.

Mostly ok, Black Canyon needs help. Sidewalks on Kachina in Dewey area would be nice.
My road is always in terrible.
N/A
N/A
Need a bridge at the Aqua Fria and Prescott Street.
Need a second access to Blue Hill farms. Need to address cracks in roads. Henderson and Newton are horrible, sounds like a train track.
Need a second out of Blue Hills.
Need another exit from Blue Hills (drivable). Some roads too narrow for increased traffic now.
Need better road maintenance on existing roads Need better water crossings Need emergency ingress/egress.
Need better streets. Not ruts and potholes. At least fill with gravel.
Need bridge over Agua Fria River & Prescott St.
Need exit out of Blue Hills in case of fire.
Need gravel and grading on E Yavapai Road Hill.
Need more business, grocery, pizza place.
Need more culverts, more drainage.
Need more emergency exits.
Need more escape routes.
Need more paved roads.
Need more paved streets.
Need more sidewalks in town. A streetlight every so often. Fix potholes.
Need more signs for safety, better drainage, not safe.
Need more timely road repairs and maintenance. Needs more culverts for water drainage.
Need more weed control on side of roads.
Need to better maintain roads - or expand to accommodate greater number of cars on the road due to PV new dwellings.
Need to fix the culvert on Lazy River. Corp of Army Engineers may be of help.
Need to improve roads. Need to improve our dirt roads with chipseal. Need a process to acquire and upgrade our private roads.
Need to restripe Henderson.
Need to see a road grader more than once or twice a year - Need more road equipment.
Need traffic light at Foothill and 169. Need more business/restaurant.
Need turn lane from 169 to Clearview.

Need turn lanes off of 169.
Need turn lanes off of 169.
Need unpaved roads paved and for dead ends with no turn around signs posted.
Needs better upkeep.
Needs gravel.
Needs improvement.
Needs to be maintained better.
Needs work.
New people in the area do no observe road speed or rules.
No apartments! No round-a-bouts!
No exit from Blue Hills that is satisfactory and safe during wildfire evacuation if current one is inaccessible or in the fire area.
No Exits in case of fire or road blocked in case of accident.
No maintenance on town-owned roads, no maintenance or bar ditches to keep water off roads to include debris.
No new roads, maintain what we have including low water crossings.
No sidewalks, traffic is not careful.
No testing of dirt roads by EPA.
No, we need another road down mtn from upper Blue Hills
Not enough connector roads passible by non-4x4 vehicles. Could be a bad situation in case of fire.
Not Maintained.
Not maintained.
Not paved residential roads.
Ok for this point in time.
Ok in my area. Don't know about all areas.
Old Black - full of potholes! Never repaired properly.
Old Black Canyon - nuff said.
Old Black Canyon from Mortimer Farm to Prescott Street needs major repair, potholes and damages cause vehicle damage.
Old Black Canyon hwy always bad and some other dirt roads.
Old Black Canyon Hwy between Hwy 69 and Prescott Ave needs smoothing out. Many large potholes in road and on edge.
Old Black Canyon Hwy is a disaster. Other roads get promptly fixed but not OBCH.
Old Black Canyon Hwy is always in disrepair and when they try to repair it, it never lasts, sloppy repair job.

Old Black Canyon is always crap.
Old Black Canyon is atrocious.
Old Black Canyon is terrible! Potholes between Pale Moon and Mortimer Farms. Needs new pavement, not just patches!
Old Black Canyon is the worst of the roads, which happens to be the road that leads to our house, there are potholes that are huge, and it is tough to drive on, dangerous too.
Old Black Canyon Rd by Mortimer needs a lot of work. Too many potholes.
Old Black Canyon Rd needs repaving with better base to stop potholes.
Old Blk Canyon Highway terrible condition.
We live on S. Black Canyon. It is full of ruts and floods in a couple of places.
One of our most important infrastructure, roads, needs to be top priority. Heavy truck traffic, waste collection, should be managed to mitigate road damage.
Only if you live @ John and Barys house on those buddies.
Our roads are adequate, learn how to maintain what we have.
Our town should concentrate on protecting our road equip and sheltering our public workers. How would you like to have all your meetings in the parking lot with no cover. council, commissioners, committee?
Pave more roads.
Pave the dirt roads!
Paved roads.
Paving Cody Ridge or Prescott Dells would be great or chip seal.
Personally, the road we live on is already paved but I know many others are not.
Please fix our roads south Dewey Rd. and Prescott Dells is awful.
Please keep the roads that we do have properly maintained.
Please maintain better and NO Round a-bouts!
Please try to re-pave Old Black Canyon Highway in Humboldt area.
Poor condition overall, Mortimer fence too close to road.
Poor condition, ingress and egress is lacking, low water crossings.
Poor maintenance with bus stop disruption.
Poor maintenance, fencing on OBC Rd at Mortimers.
Poor maintenance, No new roads.
Poor maintenance.

Poor repair and poorly marked non-private roads dirt.
Poor repair poorly marked dirt roads.
Poor road build standards.
Poor street repair overall to many gullies after storms.
Portion of the roads are satisfactory except for Old Black Canyon narrow and always full of potholes. I would love to see a bridge over the Agua Fria, so I don't have to worry about kids playing or flooding.
Potholes on side roads.
Potholes, culvert too small and plug up, workers take too long to clean up bar ditches and are doing it wrong.
Potholes/culverts.
Potholes/culverts/bar ditches.
Pothole on River Drive near 1024, heavy use of River Drive causing degraded roadbed.
Potholes need to be repaired & dirt roads maintained better.
Powerline needs to be leveled and asphalted or at least graded.
Powerline road needs to be leveled and asphalted and at least graded.
Praying they don't put a round-a-bout on 69 & 169.
Prescott at Agua Fria River needs raised.
Prescott Dells area needs pavement.
Prescott Dells Ranch Road needs repair.
Prescott Dells Road needs improved going all the back.
Prescott Dells should be under town maintenance.
Private easement roads such as Rocky Hill Rd are required to commute by residents but are not maintained by the town.
Private roads are impassable due to poor drainage and lack of culverts.
Private roads need to be addressed.
Private roads should be smoothed a couple times a year for emergency vehicles access.
Put some culverts where need it and please do a bridge over Agua Fria on Lazy River.
Q6 is too broad. This does not qualify whether there are enough roads (there are), whether they are maintained adequately, or whether they are suitable for traffic compacity.
Quality and longevity of the blacktop is questionable. Some driveways deposit stones and mud in street after rains.
Regular wear and tear, otherwise great.
Repair work is done on roads generally of poor quality.

Road access into Blue Hills is terrible basically only one way in and out which is Henderson Rd.
Road condition on S. Dewey RD is awful, can we apply for a grant?
Road from my house is paved but the road needs maintenance.
Road is maintained properly now.
Road surface too thin, causing it to fail!
Road system is unmaintained and in need of major repair.
Road systems are adequate however maintenance is poor.
Road too narrow.
Roads are as expected for a rural area and with the budget revenue we have.
Roads are fine. More culverts over washes would be welcome. Bridge on Lazy River over Agua Fria would be very useful.
Roads are good but need some work.
Roads are in decent shape right now, but 69 needs refaced from 169 to Cordes Junction.
Roads are in need of a lot of repairs.
Roads are not in good condition.
Roads are ok, would like to see more culverts. Bridge over Agua Fria.
Roads are perfect for this small town.
Roads are too narrow, and roads need proper drainage.
Roads are too narrow in places - need center lines. need guard rails by the deep ditches. need sidewalks along Kachina, Horseshoe very dangerous.
Roads are unsafe and not maintained. The number of roads is enough, additional roads are unnecessary.
Roads are unsafe and not maintained. The number of roads is enough, additional roads are unnecessary.
Roads meet access requirements, but not traffic capacity needs. Non-maintained roads provide useful additional access not at city expense.
Roads need more repair.
Roads need to be maintained in a much clean manner.
Roads not maintained - not plowed in bad weather - potholes.
Roads ok but not maintained as they should.
Roads OK could be better. Always room for improvement on roads.
Roads were dirt, not paved and a lot of potholes.
Roads west of Agua Fria little maintenance. Old Blk Canyon Highway should be redone. It’s a disgrace.
Roadways in general always need attention but cost must be prioritized within other issues.
Rocky Hills Road and Rocky Springs Trail needs to be graded and maintained to some degree by town.

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Rural unimproved are quaint and nostalgic but Dewey residents will ultimately suffer as emergency vehicles will have problems protecting homeowners (see below)

S. Dewey Rd Horrible-dirt Road, rocky and rutted in places. Hard on tires and suspension. Difficult for fire trucks/ambulances to drive on.

Satisfactory but not maintained properly.

Satisfactory for what? It's not for elevations or new homes on every undeveloped parcel. They're not for walking or biking. They're not for business or emergencies.

Self-explanatory.

Shoulder work needs improvement.

Shoulder work is bad, asphalt wears away and leaves canyons in my driveway and along the road.

Side roads need paved.

Sign replacement, road grading good job.

Signs and fire numbers would be helpful.

Small town vibes with the different road types.

Smokie Trail is very narrow and could be widened. The same goes for many roads.

Some areas are having flooding issues during heavy rains.

Some areas only have one way in and out - road conditions are bad, Pavement falling apart. Gravel roads are rough and lack proper drainage.

Some dirt roads are not drivable, but the area was never developed for a lot of vehicles on a daily basis.

Some dirt roads need to be addressed.

Some of the country roads need work. And need to be filled where there is road narrowing, Thanks!

Some of the deep gullies along the road need to be better marked.

Some of the dirt roads are bad.

Some of the dirt roads are not well maintained.

Some ok but better each year.

Some road labeled "Private" do not have an option to use road services at an added cost - fee for service option would be good.

Some roads need to be packed or repaved.

Some roads are good, but I think there are too many unpaved residential roads.

Some roads are maintained, others need repair.

Some roads are not fully paved.

Some roads are very full of potholes or are dirt and difficult to drive on safely in bad weather.

Some roads can be maintained better.

Some roads have wash pan bumps that could be smoothed out.
Some roads need repair.
Some roads ok, some not.
Some roads should be compacted! If not possible to pave! Chestnut Hill Ave needs compacting!
South Dewey Rd (Unpaved part) is terrible - deep ruts, flooding.
System is good, Maintenance is bad!
System satisfactory, maintenance is a problem.
System yes, condition NO.
Take care of our Public Works Department first.
The 69 and Kachina needs to be realigned.
The city has failed to mention my road and improve.
The condition and care of the roads needs improvement. There are enough roads to get us where we need to go.
The existing roads are satisfactory, they just need to be maintained better and more often.
The main road Henderson is great, but the sides roads are not paved, rut out, creeks going through them.
The more development, the faster people drive on the roads.
The more people moving in the more problems we have.
The Old Black Canyon Road is too narrow after the Mortimer Farms put up new fences too close to the road.
The Oxford dictionary defines "Rural" as adjective, or "in relating to or characteristic of the countryside rather than the town."
The patches done to the roads don't last.
The paved roads are bumpy and have many potholes. There's lots of lots of unpaved rocky roads of dirt that are hard on my car and tires. Need smooth paved streets.
The paved roads are maintained pretty well. Don't know too much about unpaved roads.
The quantity of roads is satisfactory, but the quality is not. Maintenance / improvements of current roadways fail to meet minimum safety standards. Until the town can fix what it has it should not bring in anymore roads.
The rain and snow don't drain right after people raise their lots.
The roads are bad without striping or reflectors on the sides. The town is lucky it has not been sued because of injuries or fatalities from improperly maintaining.
The road going across the Agua Fria always has big holes on Lazy River Drive. Also, road from Mortimer Farms into Town Humboldt is Terrible.
The road I live on is a dirt road which I can't understand when it's in the middle of the town. These roads must be paved by the town and the maintained by the town.

The road I live on is bad.
The road is too bumpy and noisy. Some people drive too fast!!
The road needs tending to but are not horrible.
The road system in Dewey-Humboldt makes it difficult to access many homes. They are under-maintained and in need of repairs.
The road system in itself is satisfactory. The level of maintenance needs to be improved.
The road system is good, but some roads could use more maintenance.
The road system is okay considering its a small town with limited resources and people not wanting to pay more taxes.
The road system itself is satisfactory for what we need it for.
The road system itself is satisfactory itself, it needs better maintenance though.
The road system itself is satisfactory, but the town's ability to maintain those roads is not.
The road system, a lot more maintenance. Vehicle traffic has increased tenfold and traffic signal light is desperately need at the intersection of Foothill Drive and Highway 169. I have had a sign down in front of my property for a year.
The road systems seem adequate but could do with more maintenance.
The road to my house is extremely dangerous. We almost flipped over trying to simply get to our house. On East Orange Rock Road.
The roads and maintenance preformed is satisfactory. No need for superhighways in town. We live on dirt roads because we want to live on dirt roads.
The roads are adequate. A bridge at the creek would be helpful; Prescott Street / Lazy River
The roads are bad the Hwy are way worse.
The roads are fine.
The roads are fine.
The roads are fine.
The roads are good and maintained.
The roads are good for a small town, better when there's more equipment and a crew.
The roads are horrible.
The roads are not satisfactory because the town does not have the capital to build and maintain a perfect road system.
The roads are so rough my teeth fell out.
The roads are well maintained in some areas and not in other areas.
The roads in Dewey are fine. The Hwy 169 needs to be widened.
The roads in Dewey are satisfactory if you want better roads, build it yourself.
The roads in Dewey owned by city suck!! Get rid of public works and contractor the work.
The roads in this town suck.

The roads in town aren't all that bad but 69 from 169 to Cordes Junction needs resurfaced badly.
The small and large roads need to be repair.
The system is adequate but with growth we are going to need improvements.
The system we have now is perfect for small town. and is already maintained well.
The town has done a very poor job repairing any roads. Everything is just patches. Drainage is poor at best. Washes such as Dewey Rd & Antelope, south of Kachina, are impassible for hours in heavy storms. Dirt roads need to be taken over and improved. How can you expect people to keep up their properties with pride when you can't keep up the roads? How can you allow people to put up gates that block easements to private property owners, utilities, and emergency vehicles? Why do we allow our enforcement personal to allow this to happen?
The town needs to maintain all existing and newly approved paved roads.
The town needs to take better care of existing roads.
The town's ability to maintain is lacking.
The upper end of Beverly Hills is not drivable for small cars, has not been graded in several years.
The washes that run under the roads need mud cleared out by town personnel and tractors.
There are enough roadways but not enough maintenance.
There are more houses being built and the road system hasn't improved.
There are not enough ways to get to state route 69.
There are roads that need daily upkeep, maintenance, and flood relief.
There are some roads that need to be improved Rocky Road for one.
There are too many dirt roads in Dewey.
There is more traffic on unpaved roads...need to pave more.
There is one dangerous intersection in Dewey. 69 & Kachina. Needs to be re-aligned and a way to stop red light runners!
There is only 1 road to get off the Blue Hills Mountain off Henderson. we need another route down the hill for emergencies
There is only one access road into and out of the upper Blue Hills. Do appreciate the paved roads.
There is only one road of Blue Hills area for so many Henderson/Newtown.
There is too many DANG Roads!
There needs to be more access to highway 69 from and to the upper Blue Hills on the west side of 69.
There should be a bridge over the river on Lazy River Drive. It blocks access during storms and people are driving their oil dripping vehicles thru it.
These roads that are directly owned by the city should be cared for, but private property owners can collaborate to add on private roads that improve area.
They are adequate in my area.

They maintain the roads well with one exception Black Canyon.
They need more equipment.
They need to at least grade the dirt roads in the town! Potholes and ruts are dangerous. Didn't the town buy a grader for these issues?
They planned to pave Agua Fria Lane years ago and still have not done it. Dust is horrible everyone on Beverly Hills uses Agua Fria.
Tiffany road in bounds and Ridge Rd. was chipped before turnover and turned over to town.
Too many dirt roads need paved. People can't find our house.
Too many dirt roads that are not adequately maintained. (See pictures)
Too many houses for Cranberry to Seminole.
Too many potholes.
Too many potholes.
Too many potholes, OBCH.
Too many potholes, roads are unfinished, not every street is paved/even.
Too many ungraded roads. Too many pothole roads, " '' roads with no centerline markings.
Too many unpaved roads.
Too much growth in desert is a future fail.
Too much of the town is accessed only through private roads that are not properly maintained. East of 69 etc..
Too much traffic. Too many people.
Town needs to chip seal remaining dirt roads, in lower Dewey area more focus on Dewey side instead of mostly the Foothills area.
Town owned roads are ok. Not enough emergency routes. There should be more public awareness about private roads and limitations.
Town owned roads should be paved.
Town roads not maintained properly i.e., Newtown W. at Merrill. Not touched since road was "Paved" years ago.
Township roads and drainage is in a state of disrepair. Roads were better before incorporating.
Traffic rerouted down Dewey Road during emergency very bad shape.
Unpaved roads, only one way in and out of certain areas. Flooded washes making access impossible at times.
Way too many Dirt roads with lots of dust because the young people drive like idiots, use dirt bikes and ATV's.
We need a competent public works dept and a city manager that know how to maintain city assets.
We are a country town, that does not need all paved roads, sewer, sidewalks, etc.
We are filling the potholes. We moved in a year and a half ago, two weeks after we moved in the county took out our asphalt road and have yet to put asphalt back in.
We had better road maintenance from the county on unimproved roads before we incorporated.

We have adequate road system. Town maintenance needs much work, and we should work with residences to improve any roads that need maintenance.

We have enough roads. We need road maintenance. Private roads used by the public should be maintained by town.

We like that the roads to our house are paved all the way, and they are maintained. Haven't had any problems with most dirt roads we've used.

We live 1.5 miles up a private dirt road. We've seen ambulances get stuck in the wash trying to get to a patient. The caregiver had to get the patient into her car and drive to the wash to transfer the client to the ambulance.

We live here 10 years, and the road was hotmelt every year, now nothing. can't see the double lines.

We live off of E Prescott Dells. They tell us it's Private. We've asked for help with our dirt road. Lands on deaf ears.

We live off Prescott Dells Ranch Rd. It is not maintained. Access for emergency vehicles in not possible to reach us in a timely manner.

We live on a paved road and have no knowledge on dirt road conditions. we do not need to acquire more roads to maintain.

We live on east Bradshaw roads around potholes, poor edging, and poor road standards.

We live on Rudy Trail and our roads are unimproved and not maintained. Access for first responders to arrive in a timely manner is not possible.

We moved here because we like the open space, the farm animals, and wildlife. I would hate to see this turn into another Prescott Valley - (overbuilding)!

We moved here for rural open space.

We need a stop light at Foothills and 169.

We need more business in town to generate sales tax. This is needed to fund better, cleaner, town.

We need more ways in and out of Blue Hills area, in case of wildfires, and other emergencies.

We need paving, markings, and sidewalks.

We need to stop growing. If not, we need more lanes on 69.

We would like to see Prescott Dells RD paved or maintained.

What about Prescott Dells Ranch Rd You're Kidding.

What system?

What they did to my drive and yard to appease my neighbors is not right. They took away my driveway, made complaints, but it's who you know in this town.

Where I live roads are fine.

Where roads are paved, they are ok, but the dirt roads they refuse to pave are awful!!

Widen the 169 to have a little lane so people can turn into the neighborhoods safely. Don't put a circle at the 169/69 interchange.

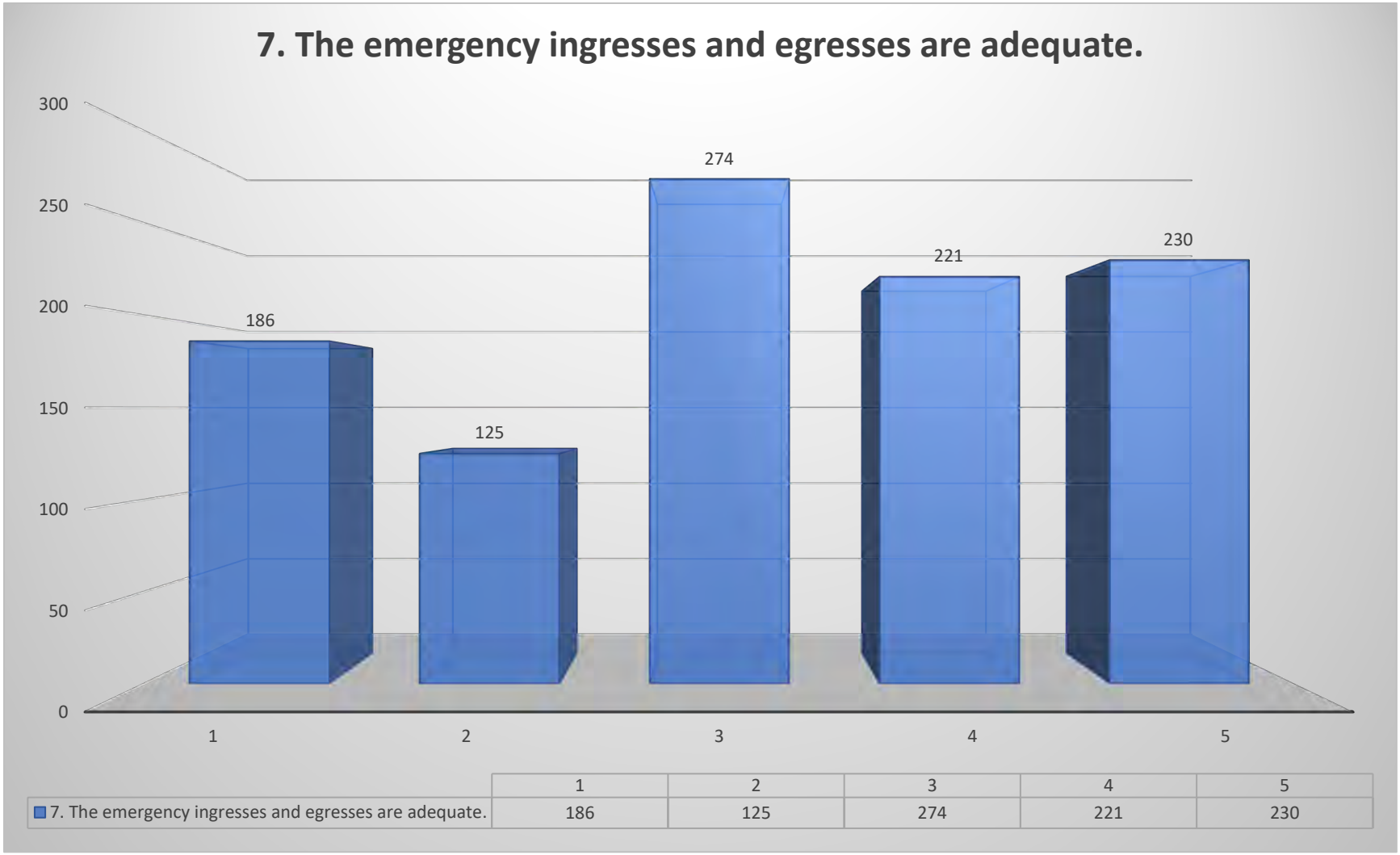
Wisely use what we got including the right of ways and we'll be just fine. Quit bickering and get things done! Don't get more till you can take care of what you have.

With a lot of people moving here and more homes being built, Hwy 69 is more busy and back up traffic, congestion, road rage, speeding.

With the growth in Blue Hills area why is there ONLY one way out of area Henderson.
With the increase in traffic, we need more turnoff lanes. Don't put a roundabout at 169 & 69.
Work needed at washes and flood areas. culverts bridges and many roads in need of repair. pave and maintain more private roads
Would be nice to have a grocery store in our town.
Would like to keep rural living.
Would like to see a grocery store so our taxes stay local.
Would like to see mitigation efforts for roads within flood zones.
Would like to see the Agua Fria crossing improved.
Would like to see the downtown reinvited. Would like to see a grocery store/butcher shop.
Yes, there are multiple roads.
You get what you pay for!!

General Plan Steering Committee

2023 Survey Report



1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

"Adequate" implies that the average resident can use an alternate route in reasonable time with an average vehicle from just about anywhere in town.
#7 they could be worse.
69 to Kachina to Henderson is the only access that the Blue Hills residents have, was a mess when there was a fire, need another access road other than Henderson.
A.F. River crossing.
Access to my home is Dewey Rd to Mtn. Lion Trl, then Rock View Ln. Mtn Lion Tr & Rock View Ln all private Rds.
Access to town is not a problem.
Adequate access to residences.
Adequate in my area but not opposed to more options for some areas.
Again "really"? do the job you signed up for!
All places have an entrance to their property for emergencies, don't need 3 trucks to come in and tear up our roads and land.
Alley easements need to be cleared
Always need a second way out, not just one way out.
Another fire department is needed or ours made bigger.
Another route in case of fire is needed.
Are there some? Where?
As above – LOOK
As DH grows, we need to expand our fire dept and police presence.
As long as there are two ways out in case of fire.
As long as there is a safe alternative to usual ingress/egress, that is ok.
As long as you don't try and go back in.
As or the last fire danger three to four years ago, people had the common since to evacuate. Educate the new people moving in.
As the population grows, we need to have more fire and police response quicker.
Assume ok, I hear sirens a lot on hwy 69.
Bad Roads.
Because of road itself.
Blue Hill needs to have emergency into PV.
Blue Hills
Blue Hills

Blue Hills
Blue Hills & Foothills need alternate routes.
Blue Hills and Prescott Dells Ranch areas are very inadequate, even in non-emergencies, i.e. - Prescott Dells Ranch Road.
Blue Hills area has limited access.
Blue Hills area needs more access points in and out
Blue Hills area.
Blue Hills area. One way in and out did you forget the past fire?
Blue Hills is a death trap.
Blue Hills is at risk for wildfires and needs egress that can adequately and quickly allow residents to flee from all areas of Blue Hills.
Blue Hills is unsatisfactory.
Blue Hills needs additional emergency egresses in case of evacuation due to fire or other disaster.
Blue Hills needs an alternate route down the hill.
Blue Hills needs another road or emergency road in or out.
Blue Hills needs better exit plan.
Blue Hills needs better exit plan if fire occurs.
Blue Hills NO.
Blue Hills only has one road up Henderson, during the past fires when we were evacuated, it was a nightmare with all residents trying to get to hwy 69.
Blue Hills people could get trapped.
Blue Ridge side has only one way in out
Concerned about emergency exits if necessary for residents in the Blue Hills area.
Connect west end of Kachina to Henderson connect Serba Dr. to Greena Valley and Trails end connect Foothills to Sleepy Acre land and Bradshaw. Connect end of Kloss with town right of way and along back to Huron St.
Construct emergency ingress egress for Blue Hills.
Could be a little better for getting out of Blue Hills and the Foothills.
Could definitely be better.
County already has evac. routes additional to affected areas. Needless spending is infuriating.
Dead end roads.
Dead ends, no way out.
Decide time frame for residences and business to create ingress. Get notice to residents who are not in compliance.

Develop exiting dirt roads.
Dewey Rd awful for fire trucks and police.
Dewey Rd is Awful...
Dewey Rd.
DH just needs to properly maintain the roads (Paved and unpaved) that are already in existence.
Dirt Road.
Don't congest the traffic flow after you left the first time.
Don't know.
During flash flooding, cannot evacuate my home due to washes flooding and large culverts on Foothill, overflowing trapping some folks.
During wildfire egress slow and crowded.
Easily passable by large emergency vehicles.
East side of hwy. is fine, not sure of issues in the Blue Hills.
Egress from Upper Blue Hills is extremely restricted, primarily on Henderson. Other drivable egress routes must be developed to avoid congestion between egress and emergency ingress.
Emergency services need turn off also.
Emergency vehicles cannot get thru, you may get sued.
Enough access to town.
Establish and maintain a 2nd road to hwy 69.
Existing emergency access roads must be improved where easements already exist. Additional access should be paid for by other entities/developers.
Existing is adequate.
Exit onto 169 is very difficult from Foothill if there is an accident.
Fine where I live.
Fire and medical personnel have hard job getting up Prescott Dells and south Dewey Road. We do not have mail service.
Fire breaks should be constructed in the southwestern area around the town where fire danger is most likely to occur. We had a plan started 5 yrs. ago.
Fire department is close.
Fire station near.
Fire wise safety and concern.
Fix and maintain what we have first then ask me about whether they are adequate.

Fix what we have.
Flood across Aqua Fria reduces transport - leaves many of us only one other road to get in and out.
Folks who buy a home in areas with limited access know what they are buying. The city cannot be responsible for bad decisions.
Foothills is lacking.
For many residents' roads are inadequate for emergency vehicles and addresses are difficult to find.
For many residents there is only one road in and out of the area.
For most - lots of people living in the back hills of Kachina, only one way in and out.
For most areas.
For now.
Great Job adding and improving in Blue Hills
Great two ways to get out!
Henderson is the only road in and out of the Dewey Blue Hills area.
Henderson/Blue Hill area need another exit/entrance from Smoki area.
How can I get out of Blue Hills!
How do folks on Henderson and Kachina get out if roads are blocked.
I am not sure of what emergency system this is referring to.
I believe most people do a good job keeping their yard clean and clear in case of fire. The roads are mapped good for emergency services!
I believe they are but have not been acquainted with any problems it that area.
I do not want the town of Dewey-Humboldt touching land under the pretenses of emergency use.
I don't believe one way out to the highway is sufficient. You have a volunteer Firewise org. working on this but town not interested.
I don't know enough about it to make a decision.
I don't really know the area that well.
I feel confident in my area. More remote areas seem questionable but expected if folks live remote on dirt roads.
I have multiple routes for egresses and ingresses.
I have never had to use emergency services so I cannot say how they are or if they need improvement.
I live close by fire department, and I'm never bugged by the noise.
I live in Blue Hills Farm section of Dewey. In the event of a wildfire, there is only one way out for most. If that route was on fire...
I live in the back of Blue Hills. There is one main way in/out. I feel that so long as the fire doesn't start between me and 69, I'm okay.
I live in upper Blue Hills area there is only one way in and out and in case of emergency. There should be a passable dirt road out.
I live on Kachina, one way in, one way out.

I live on Kachina near top and emergency exit to 69 w/o driving on Kachina impossible.
I would like a new road to help with traffic but not at the cost of more lights and noise and being more of a major city.
I would like to see the existing roads developed and maintained.
If an accident on 169 or Hwy 17 the traffic is terrible.
If anything, county requirement for ingress/egress are somewhat overbearing.
If it's working don't change it.
If there are emergency exits, they should be clearly marked and routed. Everyone should have maps of emergency exits.
If there are less people, the ingress and egress are fine. See #6 above for city people! Go back and leave Dewey alone!!
If you live near the fire department its fine, if not .....
Improve existing roads to accommodate for emergency ingress and egress.
In and out adequate.
In Humboldt where I live.
In most cases, they are adequate. Some emergency ingress and egress are blocked by locked gate, that prevents access.
In the Blue Hills, there needs to be better emergency access. Only 1 road in/out is problematic.
Inadequate for upper Blue Hills.
Inadequate in major emergency were to occur.
It depends on one’s address.
It would be nice to have one more emergency outlet in the Kachina RD area.
It's good at my location.
Just like I said, town has the access - just make it usable!
Kachina / Henderson covers too many residences.
Kachina needs a second access point.
Lazy River not always passable at Agua Fria, Foothills is only way out. and there is a wash on Bradshaw that fills up with debris.
Leigh Cluffs fat ass was blocking the road for people to get out!!
Limited in some areas and could be a hazard in fire or flood situations.
Loving Lane over bridge disabled with wash drainage taken out.
Maintain and improve the ones already in existence.
Make Dewey Road drivable.
Many dirt roads are not maintained.
Many new roads served by rough unimproved road and only one way in and out - quit allowing constant splits and development in these areas.

Many of our properties have one way in and out. We need a second ingress and egress in Blue Hills.
Many residences have only one way in and one way out.
More routes around town boundaries and connector roads to other towns outside route 69.
Most areas are good.
Most residents have more than one way in or out in case of emergency.
Mostly adequate - except for around Rocky Hill Road, it is so bad emergency autos are way too slow.
Multiple outlets.
N/A
N/A
N/A
Need a second way out of Blue Hills in Emergencies.
Need a way out from fire.
Need a way to go around accidents.
Need at least more for Blue Hills.
Need better egress from area and more choices to leave area in emergencies.
Need light at Foothills and 169. 26 years of accidents.
Need more "feeder" roads that connect main ingress and egress through town -also should mitigate flooding so all roads are passible all the time.
Need more options.
Need more than one road in & out for Blue Hills.
Need more than one way out if main rd. is blocked.
Need repairs - emergency will be bad - only one way in and out. Need better roads.
Need to ease traffic of Kachina.
Need to maintain E. Prescott Dell Road, and South Dewey Rd all the way to Kachina. Terrible road conditions.
Needs maintenance regularly.
No exit for Blue Hills into PV.
No experience with this - seems alright.
No need another emergency road down mtn. from upper Blue Hills
No opinion.
No personal knowledge on this subject.

No Problems.
No single exits.
No there is not enough access to highway 69 from upper Blue Hills.
No, most have only one entry/exit. You need an entry and exit of both sides or side road. The city should also maintain and repair all private and public roads. Highway 69 is a mess; one accident closes the whole area down.
No, needs more maintenance, repair wide - and access.
Not adequate during monsoon activity.
Not certain I agree on their adequacy.
Not clear questions... in buildings - which ones, or roadways?
Not enough to get out of town in case of emergency.
Not enough!
Not familiar.
Not in Blue Hills.
Not on the upper end of Beverly Hills drive.
Of course not. Why ask a question when the obvious answer is no. Two adequate egress routes are needed for populations over 300. DH has a population of 4000.
Ok in my area. Don't know about all areas.
On our side of Dewey there is only one way out.
On the east side of hwy 69 it is.
Once again, I don't know the area well enough to comment on this.
One way in & out of Blue Hills needs to change.
One way in and one way out on Kachina - Not enough!
One way in, one way out.
One way in, one way out.
One way in/out is no bueno.
One way out for everybody (bad news).
One way to exit (Henderson Rd) Valley High Smoki Meadows.
Only one way in and one way out in case of emergencies.
Only one way in and one way out in most cases.
Only one way in and one way out to the upper Blue Hills area

Only one way in or out for thousands.
Only one way in or out of Blue Hills area unless have an ATV.
People know when they bought the land what the ingress and egress were.
People moved in and should have been aware of the limited access. If not, they can pay for it - not taxpayers.
Per continual questioning of CAFMA at quarterly reporting meetings, CAFMA had no problem getting in or out during the Goodwin fire evacuation. DPS needs to monitor stop light at Kachina better.
Plenty of roads many are in despair.
Powerline is a difficult Rd.
Powerline is a difficult road.
Prescott Dells Rd needs improved to accommodate emergency vehicles.
Prior to incorporation there have been existing routes the town is not looking at.
Private roads impassable during weather.
Probably could use a proper bridge at the wash on Prescott Street and Lazy River Rd.
Probably okay in lower Kachina area. Not okay in the high, older areas of Dewey.
Residents of upper Blue Hills worry about an escape route in case of fire.
Right of way for emergency access roads currently exists. There is a need to develop current existing roads access before seeking additional routes.
Right-of-way for emergency access roads currently exist. There is a need to develop current existing road access before seeking additional routes.
River crossing.
River crossing at Agua Fria River on Lazy River needs to be addressed. Blue Ridge area needs to be looked at as well.
Roads are horrible! A grocery store would be nice.
Roads are in bad condition... Set up alternate roads for animals. Henderson is a disaster waiting to happen.
Roads are poorly maintained on Orange Rock Road. Easements are blocked and cannot get into my property safely. Lawless Land.
Roads are unimproved and not maintained.
Roads can be blocked by water in the rainy season.
Roads not completed!
Rocky Hill rd.- Chestnut Hill- Some far-out roads. Fire- Need two ways out.
Rocky road is on GCP that could be striped and cleaned up.
Same above.

Same as above.
Same as above.
Same as above.
See #6
See above.
See above.
See Above.
See comment on Rocky Hill Rd above. This "road" is a mess.
See question 6.
Shirley Lane has only Newton/Henderson which is the only way out. Too many people have to use that route. What happened to the plan for Shirly ln egress after the Goodwin fire?
Some areas are worse than others but look at Prescott Valley, Coyote Springs or Viewpoint or Stoneridge areas- same thing!
Some areas only have only one way in and one way out.
Some of the Blue Hill's side of Hwy 69, needs alternate route.
Some of the roads could just be upgraded.
Some ok.
Some private roads with multiple households.
Some roads are blocked by property owners.
Some roads are in very poor condition limiting emergency vehicle mobility.
Sometimes even the fire department can't find homes even on the map.
South Heckla street sucks past school along with other streets.
South of 69 needs paving & better culverts.
Street signs were a huge improvement.
Take a look at Prescott Dells Road and Dewey Road.
Take forever to get here.
Takes too long for emergency response.
The back of Blue Hills needs more roads out.
The Blue Hills area needs better access.
The Blue Hills still need an additional egress point.
The creek crossing on the corner of Antelope and Yavapai drive is bad when flooded, can't cross.

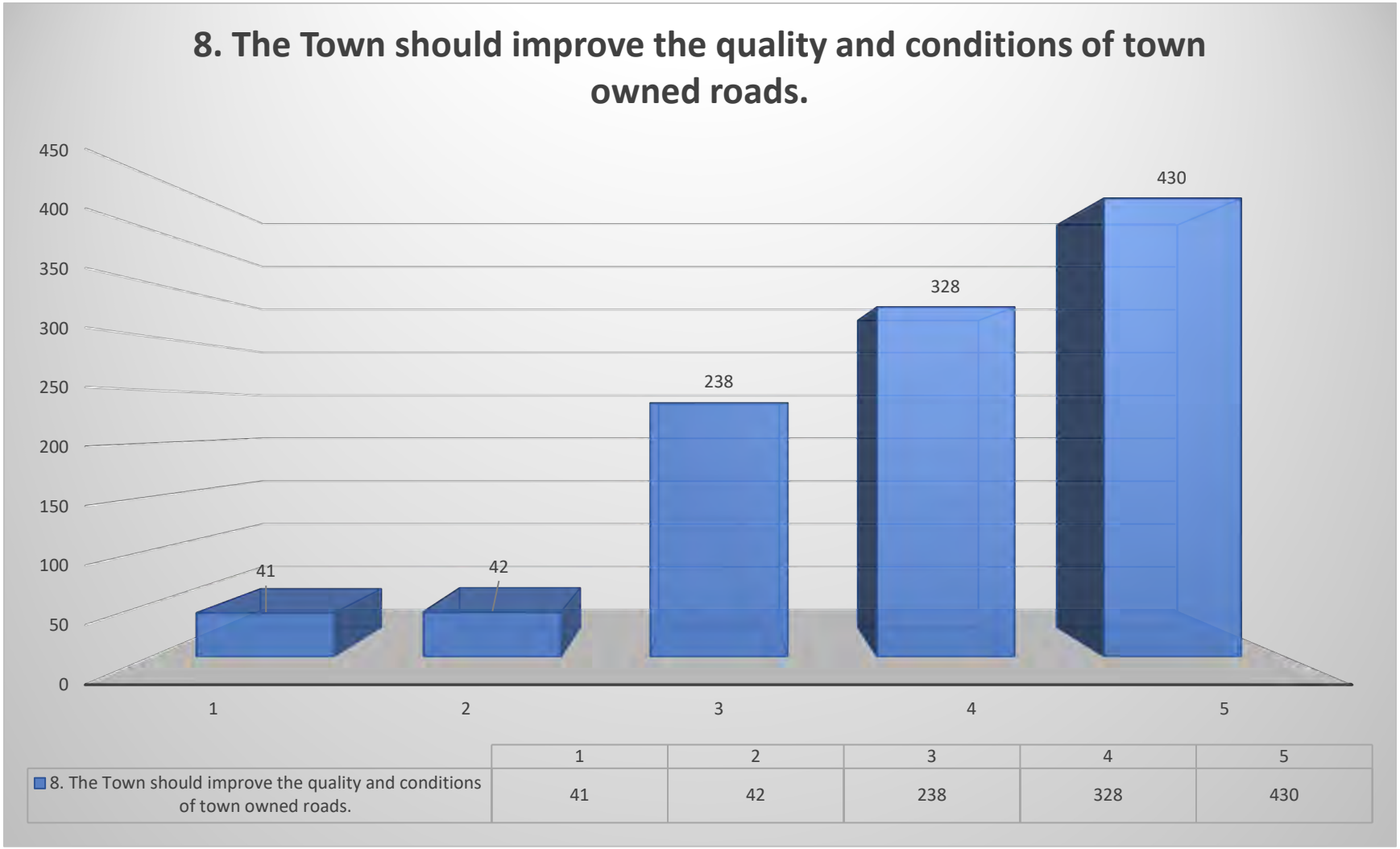
The dirt roads are an issue for emergency vehicles! The dirt roads are a hindrance for all vehicles.
The emergency access to the backside of the upper Blue Hills via Rocky Hill Road need to be completed.
The existing emergency access roads must be improved where easements already exist. Additional access should be paid for by other entities/developers.
The home purchased in 2018 only 1 way out. Never told.
The Old Rocky Hill Road egress between Cranberry and Prescott Dells Ranch Rd. needs to be restored. Other access for upper Blue Hills needs to be provided.
The owner at the southeast of Wolf Rd has blocked off Wolf Rd access for those living west of Wolf Rd from any emergency access to lower roads in case of wildfires.
The people in Blue Hills need emergency fire egresses (Plural).
The roads are fine.
The roads here are so bad here it would slow down any vehicle.
The town is not taking advantage of existing routes.
The town is not taking advantage of existing routes. Firmly against any eminent domain scenario!
The town needs to use existing routes that were put in place before corporation.
The town needs to utilize the existing dedicated rights of way and finish building those out prior to attempting to acquire new ones.
The town should smooth out some of the private roads so emergency vehicles can travel safely on them.
There are none.
There are none.
There are other routes.
There is a lot more you can do. One way road up and down the hill is not enough, the emergency roads need to be more accessible. Also, 69 gets congested in emergency need back route.
There is no emergency exit for Blue Hills folks - the fire experts have said this area will burn someday - Why no exit?
There is no emergency ingress and egress in the Upper Blue Hills Subdivision.
There is no emergency ingresses and egresses for some people in the town of Dewey-Humboldt.
There is only one road into/out of upper Blue Hills. Rocky Hill Road is impassive in one spot. Goodwin fire showed the inadequacy of only one road.
There is only one way in and one way out of the Blue Hills area.
There is only way out. Population for this area has grown immensely.
There needs to be a road that connects with the country club for egress to get out of the area in case of wildfire. can be dirt, can be open during fire season.

There needs to be a way to check and see if the wash is closed before going that way.
There needs to be another access to and from Blue Hills area.
There needs to be ingress/egress for homes when the creek runs across Antelope and Dewey Road. There is no way to get out in an emergency when this running.
There should be a turnaround at the wash when its fully closed...Lazy River
There was no issue getting people out during the Goodwin fire per YCSO.
There's only one road to the upper Blue Hills.
They all don't need to be the same. Each place has adequate space around their paths.
They are adequate for the town's population.
They are adequate from what I see.
They work when minor threat present but would be terrible if anything serious happened.
This can't be taken care of until the town wants to improve the conditions of the roads that are dirt roads.
This needs to be addressed due to the current conditions of the road system in our neighborhood.
Too many residential areas accessed by private roads that are not properly maintained.
Town is not using routes already in place before incorporation. Finish them first.
Town needs to utilize the existing dedicated rights of way and finish building those out prior to attempting to acquire new ones.
Town not taking advantage of existing routes put in prior to incorporation.
Town of DH is not using county designated exits/ rights of ways already established.
Try getting out of side streets onto 169 when Mortimers has a festival or a normal day or if traffic is diverted around through here.
Trying to exit foothill to 169 is impossible if there is an accident.
Two exits everywhere.
Unless required by law, no changes are needed.
Upper Blue Hills - one way in and out.
Upper Blue Hills needs another road to 69. Henderson is the only way out for 1,500 people or more.
Upper Blue Hills single lane out to Hwy 69 last fire to 45 minutes downhill with line horse and trailers.
Using Blue Hills as an example one way in and out is not enough in an emergency - if we're evacuating and emergency vehicles are entering there is not enough roadway.
Very limited unless have 4WD.
Washes and steep grades in rain and snow will make access increasingly difficult as they currently exist.
We already have a ROW for Blue Hills. Use what we have first.

We already have plenty of roads. people have to stop putting up gates on "private" public roads, use the roads we have already. We don't need new ones.
We are in the process of building we don't know it these are adequate.
We could use another emergency exit.
We have very few ways into the Hills of Dewey.
We haven't had a problem with it.
We live in the upper Blue Hills, and it is extremely frustrating that the town has not come up with another way out in case of wildfire.
We need a clear understanding of alternate ways out.
We need emergency roads to help access for wildfires.
We need more crossing over the Aqua Fria River. Some are impassable during rainy seasons.
We only have one way in and out of Blues and new homes. More danger in fire area.
We were promised another way out in the Blue Hills area.
What does adequate mean? That there will be free traffic flow, without congestion, with reasonable access to address emergencies and with turnouts and turnarounds?
What emergency ingress and egress??
What emergency ingress, egress?
What ingress and egress?
When the river runs high it limits residents and emergency vehicles from more rapid access to certain locations.
When traffic is backed up on 169 because of an accident on the 17 it is near impossible to access 169 so if the gate waters shut or running in the creek we are stuck.
Where are they?
Where easements currently exist, the town must improve. However, current road conditions are terrible and must be improved throughout the town.
Where I live there is only one way in and one way out, that is maintained.
Whole area of Dewey has one way in and out.
Work with other government entities to be sure of adequacy.
Yes adequate, again maintain what we have.
Yes, roads are well maintained.
Zero change since Goodwin fire!!

General Plan Steering Committee

2023 Survey Report



	1	2	3	4	5
8. The Town should improve the quality and conditions of town owned roads.	41	42	238	328	430

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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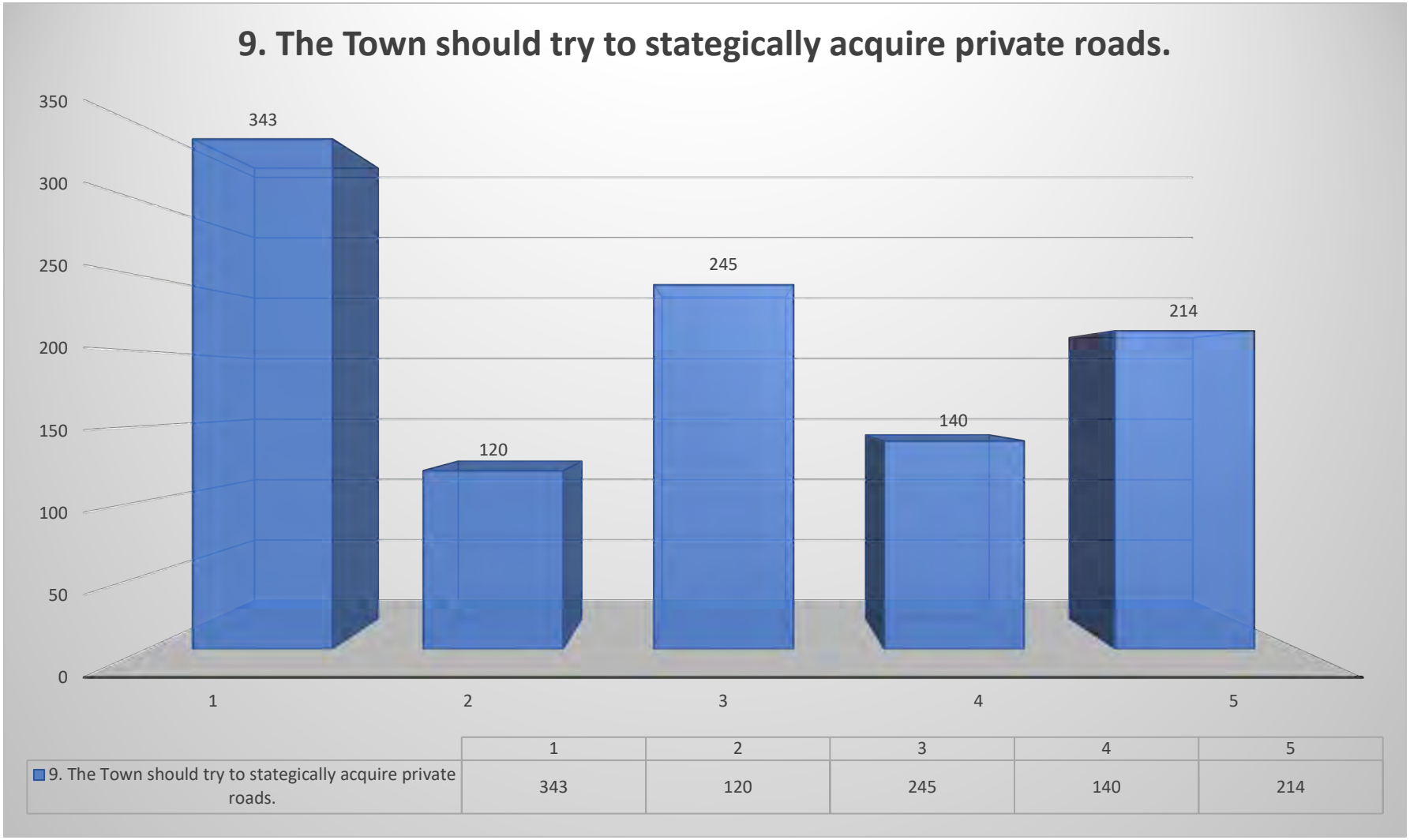

	1	2	3	4	5
9. The Town should try to stategically acquire private roads.	343	120	245	140	214

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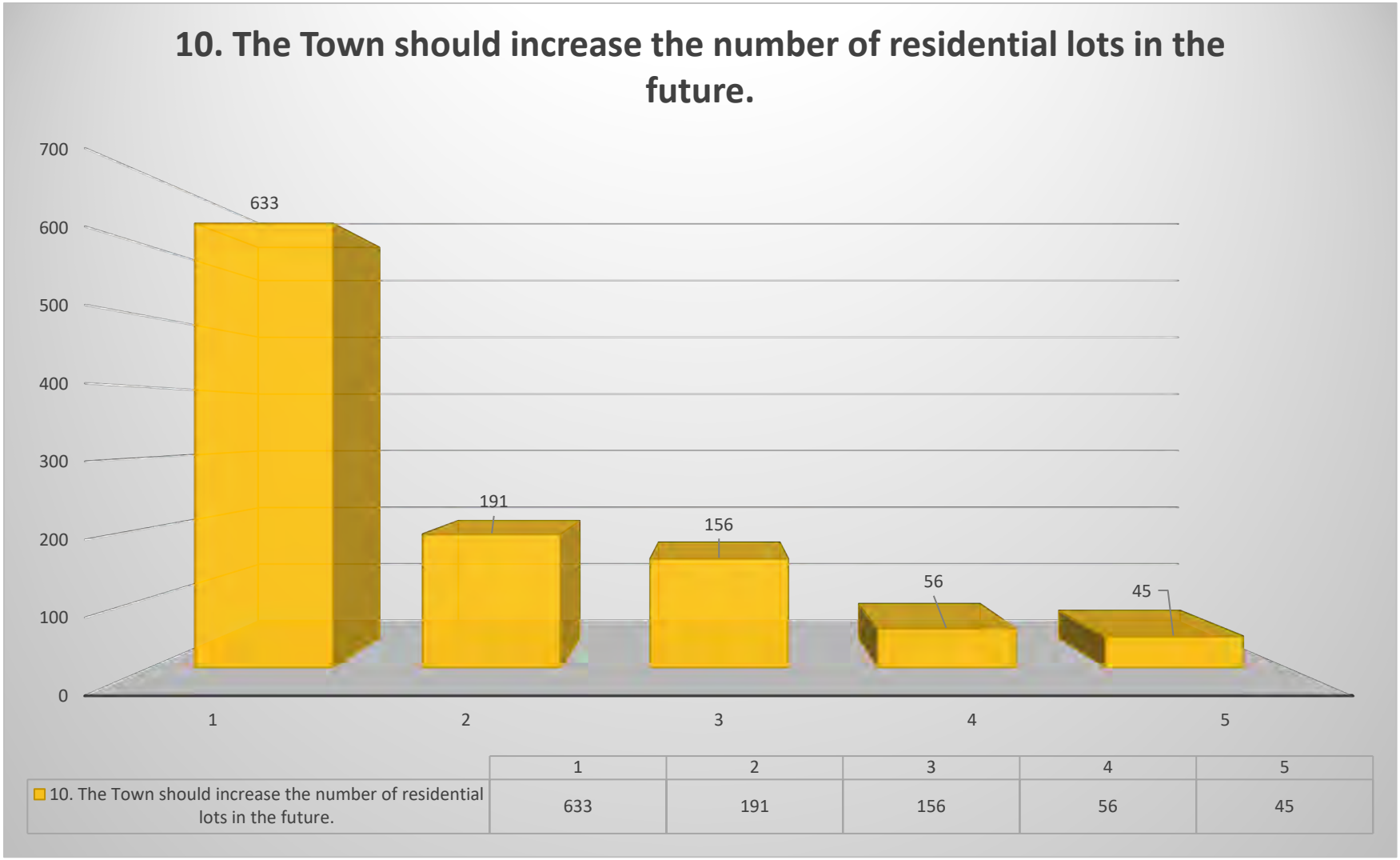

	1	2	3	4	5
10. The Town should increase the number of residential lots in the future.	633	191	156	56	45

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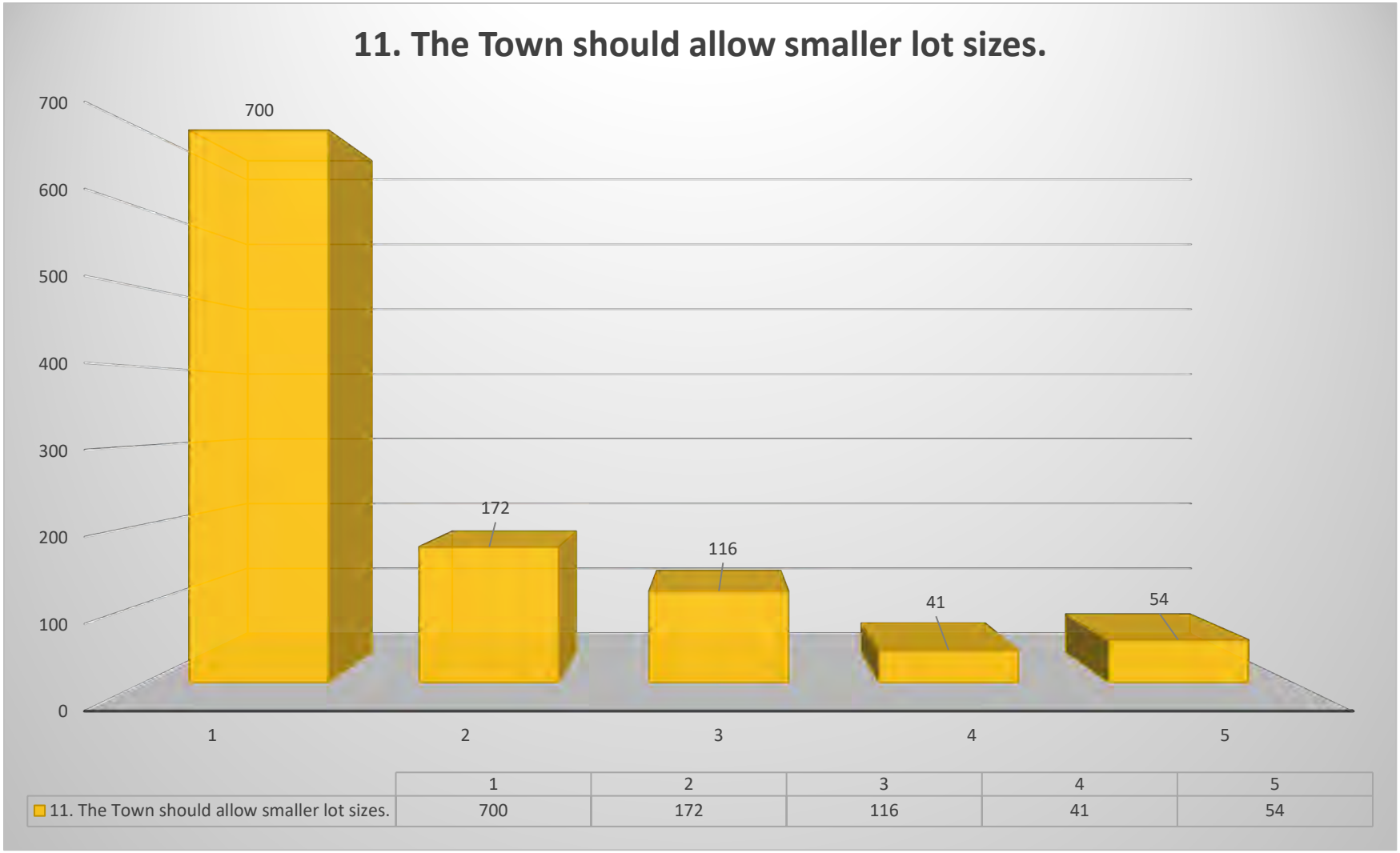

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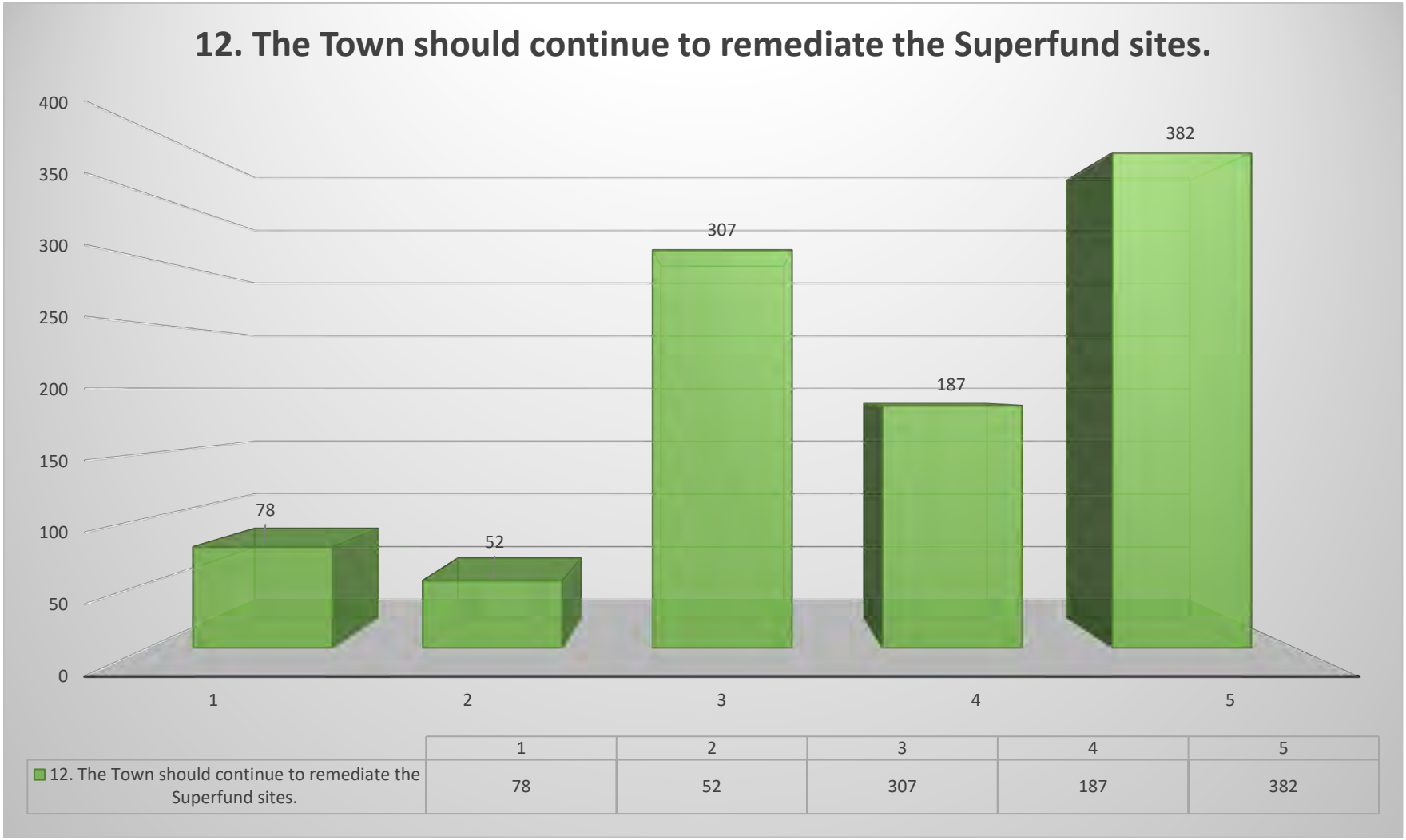

	1	2	3	4	5
12. The Town should continue to remediate the Superfund sites.	78	52	307	187	382

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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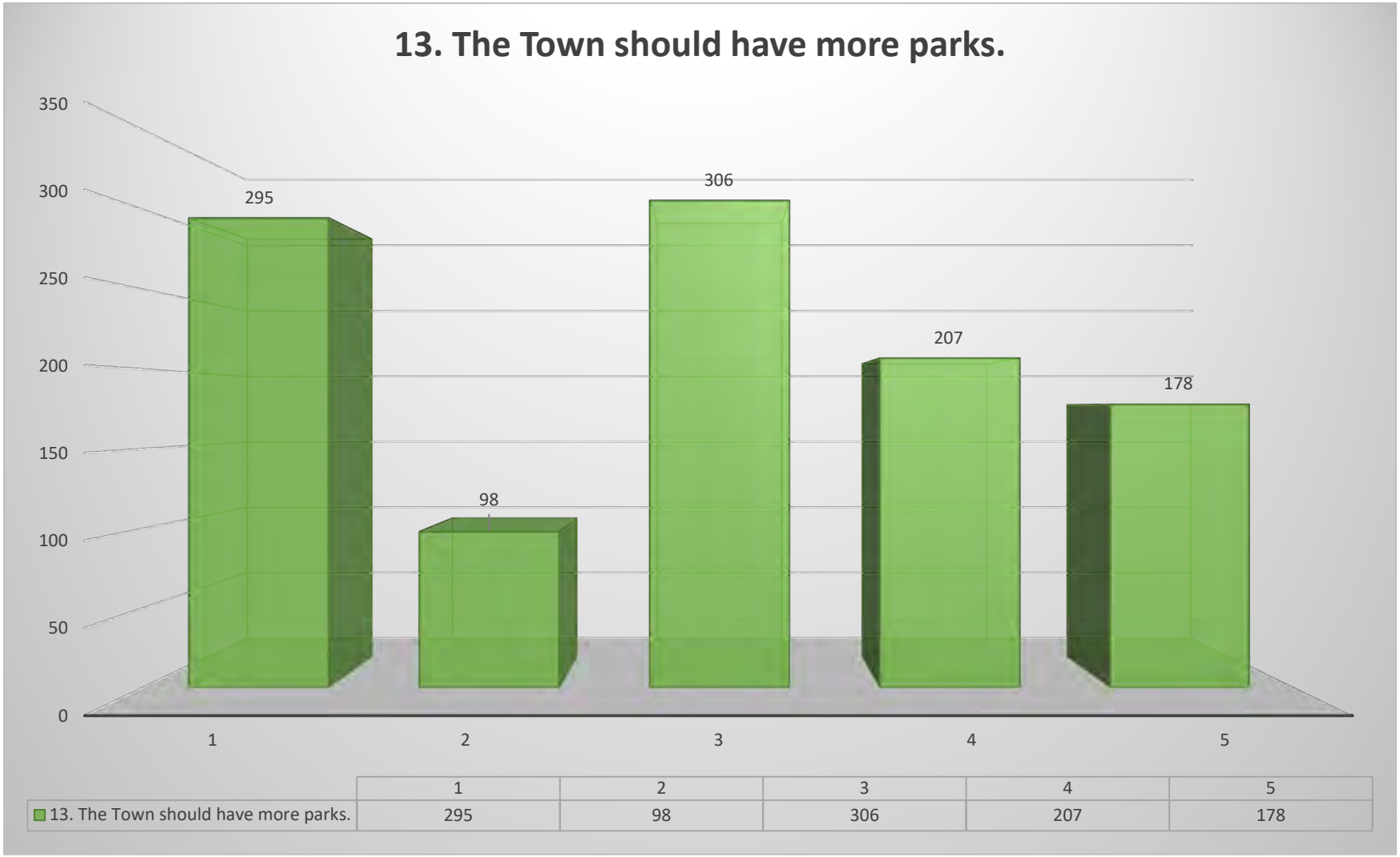

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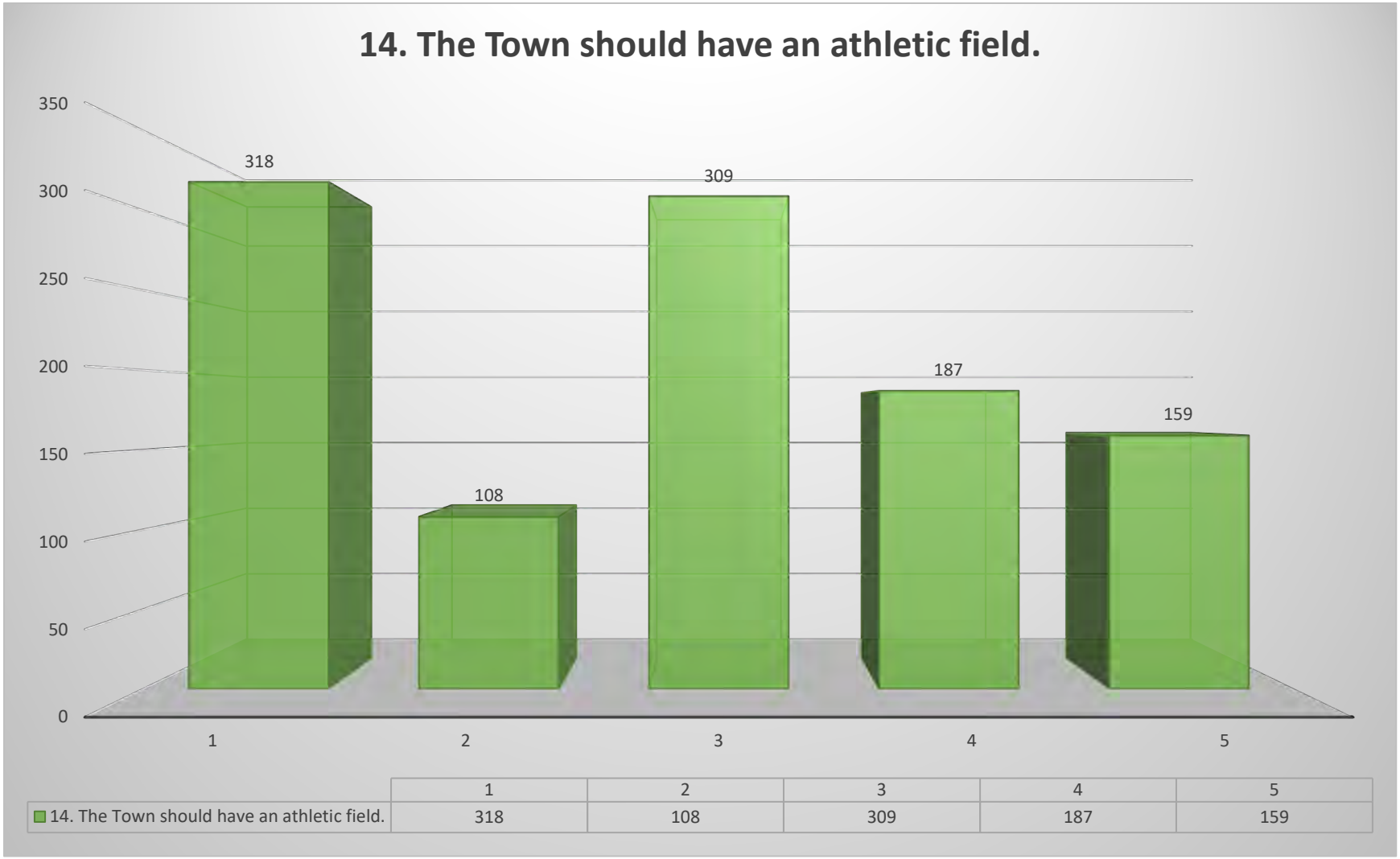

	1	2	3	4	5
14. The Town should have an athletic field.	318	108	309	187	159

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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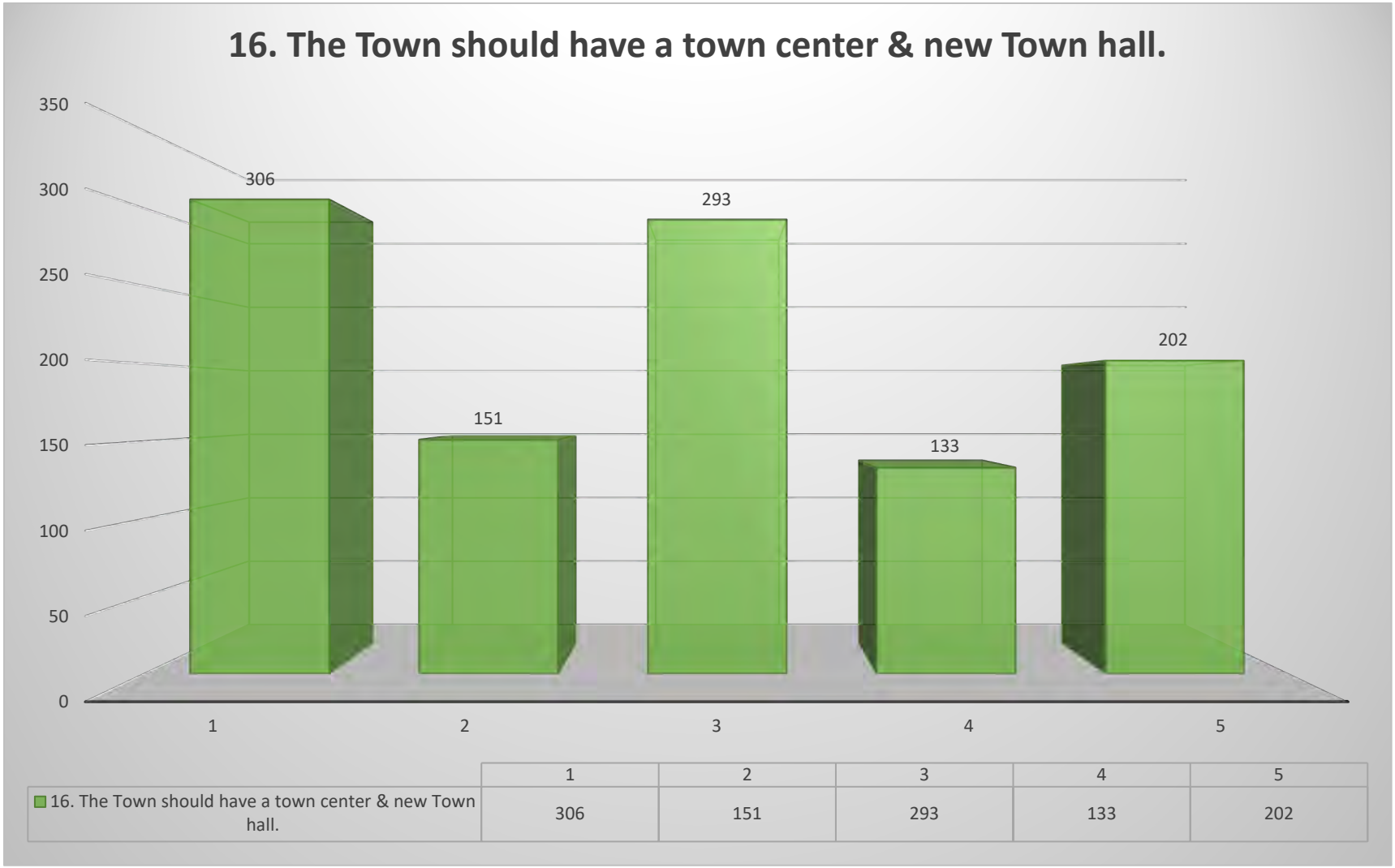

	1	2	3	4	5
16. The Town should have a town center & new Town hall.	306	151	293	133	202

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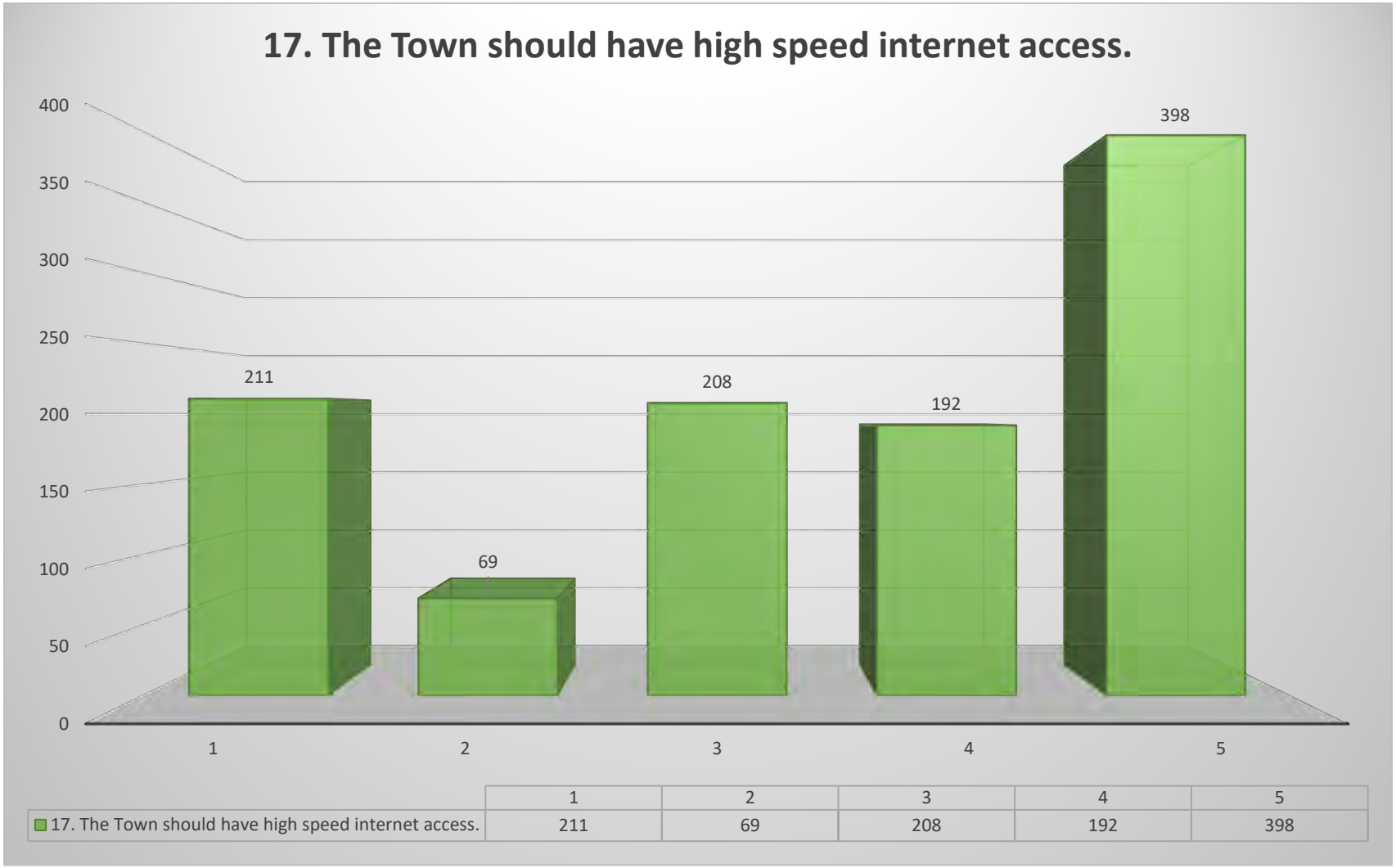

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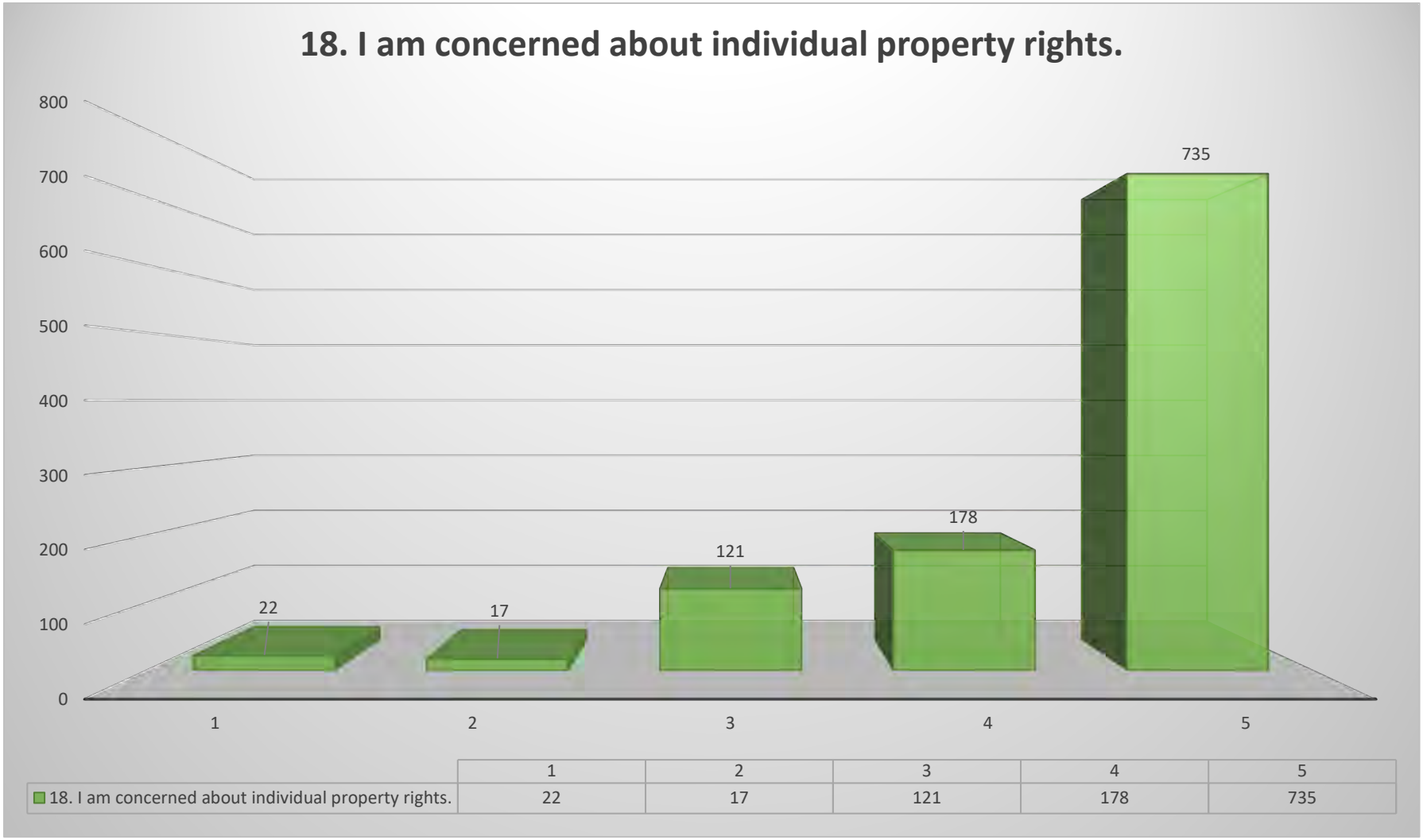

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

13, 14 and 15 this depends on open space and access to that open space. I don't think the town needs to spend money on parks and trails when we are in an area with great access to recreational sites. Possibly an athletic field - how about a public private partnership? As far as a new town center and hall, I would like to see the exact needs and cost to taxpayers - not Taj Mahal - or exorbitant spending please. We need the connector from Blue Hills to PV ASAP.

#11 smaller lot sizes – NO, we do not need more homes or small or smaller most lots in Humboldt are too small. Property should not have trailer on the lot or any more cars & trucks. The old unused are fire hazards.

#13 more parks - surrounded by BLM land!

#14 - I never see anyone at the one we have. Many people filling out this survey do not have all the facts. They want something until they find out the cost and the cost is never mentioned in these surveys! It's hard to make an intelligent decision without all the facts. Please include approx. cost on further surveys. Thanks!

#14 - The town should utilize the elementary school field. This would include helping maintain it. #2 - This was unclear - more open space land. "Usage". By usage I'm assuming you mean leaving open space alone, not building on it.

#14 Athletic field (is the field at Humboldt Elementary overbooked??) Have lived here since 1990, my how things have changed! Would appreciate one large market - pharmacy - bank within just a few miles of DH. It would reduce traffic into PV by leaps & bounds. Continue to encourage folks to participate in Firewise & participate in community activities.

#16 Town hall - why? #17 internet access - Cox Cable- Dewey/Humboldt is a small town that has a nice rural feel to it. We do not need to turn it into the next Prescott and ruin it with high density housing. Our dirt roads definitely need some attention.

#16. To keep our town small feel, our Town Hall should stay where it is currently located. Fix the things that need fixing- the awful road conditions, that force people to use more expensive trash service than the less expensive companies because they (the smaller ones) refuse to use certain town roads, because they are not well maintained. (see photos). #7. Create emergency exits in case of wildfires- who wants to be responsible for people dying because the town used money to build a fancy town hall instead of figuring out a way to create safe exits. Photos include Photo 1: Merrill road headed North. Photo #2: Merrill where homeowner refused to put in culvert and water is washing across Merrill creating a huge rut. Photo #3: Top of Merrill where pavement ends just west of Chestnut. Photo #4: Wolf Rd headed East. Photo #5: Wolf Road Headed West. Photo #6: Wolf Rd on North/South sides of rd.

#17 - We wish! #8 - What does strategically acquire private roads mean? #7 - The town said the owner owned that part of Wolf Rd and there was nothing anyone could do to stop him blocking it off. Older maps of the upper Blue Hills subdivision show Wolf Rd going down to meet another small road - not sure if it's part of Chestnut Rd, but it is clearly marked on earlier maps.

#17 YES

#2 In the outline areas, where wells are drying up. #3 Commercial space is along 69. #4 Water table, very, very concerned. #10 Not everywhere #11 In Humboldt Yes, others No #12 Superfund Cites with help of outside sources. #15 You can ride all over, don't need a trail.

#3 Grocery Store.

#3 Grocery Store.

#3 I would like to see commercial use for tax based. #9 No eminent domain 13-16 I would like to see one town hall, a park including pavilions with electricity. soccer, baseball basketball, splashpad, skatepark, public works area, sheriff substation, hiking and bike trails.

#5 - Growing food or raising animals in Humboldt is improbable due to the toxic levels of lead and arsenic that would cause substantial poisoning. #2, 3 & 10 - Properties and homes should be developed and encouraged in Dewey-Humboldt but not to the extent of over-crowding. #12 - Several homes within the Super Fund site still have astronomical and unacceptable levels. Detrimental and potentially terminal health conditions that will arise from this exposure will impact many families. The inaccuracies of the EPA's reports, as well as the action from our city and the EPA are unacceptable and detestable.

#5 - Only pets or personal use animals should be raised on residential lots. no animals raised or boarded for commercial purposes; reasonable number should be placed on number on animals per acre. #10&11 - if the number of residential lots is increases, lots size should be less than one acre and have only one dwelling per acre.

#6 continued: road/link for all vehicles at north end of Old Black Canyon Highway to Hwy 69. The steep drop to Old Black Canyon Highway from highway 69 is very dangerous as it is very difficult to see at night.

#6 The community should establish improvement districts for the improvement and maintenance of unimproved streets. Some effort should be made to discourage large property owners not to subdivide to the smallest allowable lot size unless road system is improved.

#8 - Always Try to put a grocery store here in town. Many will come here to shop.

#8 When its affordable. Some intersections need to be re-engineered like it's difficult to see northbound traffic if you are southbound especially at night. The fire department can give you the stats on the number and severity of the accidents. Thanks to the Mayor and Council as well as all the employees of the Town who work hard to make this town a great place to live.

#9 For access yes.

#9 has 7 question marks #9 What do you mean? "Strategically acquire private roads"? If you're talking about using eminent domain to take someone's private property change my #2 response to #1. "Strongly disagree".

Drew on map I would use a walkway/bike trail everyday if it existed. How about a master plan with a paved trail from Mayer to PV along the river? Fix the water problem before increasing population density. Grocery store!! We live in a food desert; this area has enough people to support a major chain; I'm okay with the county atmosphere but it doesn't mean we have to live in a rundown environment. rebuild downtown Humboldt. it's an eyesore, Prescott Street at the river should be bridged! use your government influence to unify USPS mail and get home delivery to all residents.

1. Please see ARS regarding incorporated town/cities being URBAN in nature. 2. Yes, on parcels appropriately zoned and limited based on acreage and health factors. 3. Too many town ROWs don't meet road standards. Doing a survey should be left to experts. This one was poor-at best. The answers should provide definitive, usable information. This one will mostly waste time and effort.

1. What is to be done with this survey? Compiled and published? I hope. 2. Town council needs cohesiveness. Too many factions/dissenting individuals preventing positive progress and focus on the issues. The meetings I have attended have wasted time with no real accomplishment, not sure why but some council members seem confused. 3. Commercial growth could definitely benefit this town. I know some are against it, some always are, but I bet if we put a Frys or other grocery store, they would shop there vs PV + town revenue.

10. This cannot be stopped. but the density and locations should go before a separate zoning and planning board with monthly meetings, and citizen input, and then board recommendations to the town council with approval or disapproval. Said board should not be rich/poor/builders/male/female/large landowners, or any other groupings, but rather one of "each". Density should be (11) determined at EACH zoning or plan application. 12. Superfund sites should be finished. 16. With better "USABLE" audio system.

18. Allowing property owners to not maintain the property, i.e., junk and trash.

18. Not sure what this means, my main concern is egress in the case of fire. It seems we in back of Blue Hills have been ignored. At least no information has been made public. We also need at least one good grocery store. Aldi or WinCo foods would help. Please take these into consideration as it would help the older folks in Blue Hills to not have to travel to PV to get food.

2. 'Open space land usage' what does this mean? For parks, etc. = yes, Allowing DH property owners to split lots is creating too high density and close proximity living AND doubles the water usage of the lot! There is nowhere to go in the town of DH: have to go to PV or Prescott to shop, go to a park, ride a bicycle, play pickleball....

2nd road out needs to be done no matter what .

30 years ago South Dewey Rd and Prescott Dells area were considered "horse" accessible roads. In the past 10-20 years there have been almost NO HORSES. Instead, we have more and more vehicle traffic. Need to at least grade and gravel roads. Your map on the other side does not even show Prescott Dells Road. LOOK AT MAP. SCAN MAP.

8) If there is a road, the city should take care of them (Butte Dr).

9 - No no no 10 - no 11 - no no no no 13 - no we have our land that is parks 14 - no we have horses 15 - we have green gulch plus rural holes no 16 - we have a place already 17 - we have companies already 18 - do not take our precious land 19 - this is supposed to be America's Country Town, please leave it that way. Rural with horses and animals. beautiful natural landscape. keep our dirt roads for horses and kids to play, people to jog. Take down the gate that blocks access on east and west Prescott Dells Rd, and especially east Rocky Hill Rd. Leave the horse trails.

A commercial grocery store would be helpful since traffic going into PV has gotten so bad. Tiny rental space & trailer parks don't help residents in Dewey. Where is the water coming from? Dewey claims a dark sky initiative, but the industrial area across from Mortimers, Galpin Ford & the new development have major spotlights that literally cast shadows in our house. We appreciate the businesses that use orangish colored lights. Those new developments along the highway are downgrading Dewey. So sad.

A courtesy grade should be in place for any dirt road in the town's boundary! Any road being used by multiple families, especially families with children. The town would be a lot safer, a way more enjoyable to drive on. Don't we own our road grader?

A decent grocery store. Education for all the well owners on ways to have a safe well and reduce usage. A good pamphlet would be great.

A downtown is not required however, a proper Town Hall is. Should have proper parking and access for all. The look of the building should not have to meet historical standards. A newer affordable building is needed. The town has existing zoning they were developed in person to protect the town as a whole and not individual lots.

A grocery store would be nice but not a strip mall with lots of commercial buildings.

A grocery store would benefit residents as far away as Poland Jct.

A lot of these questions seem to have cloaking to them. There is no right answer to keep what I need. This obviously (sic) a bias survey. We just need to (sic) dis-incorporate.

A new town center that is owned by the town could be the beginning of some planned centralized town planning.

A new town hall complex with community center and ample parking should be a priority.

A park by the Agua Fria River if landowners there would want to sell.

A public trail along the banks of the Agua Fria River greenway thru the town would be nice provided it doesn't' reduce privacy or security of adjoining private property. This may be a challenge. Perhaps the trail could be located on the west side of the river utilizing Mortimer land.

After a lot of looking at this state and others we chose here for the lifestyle. Now it's seems to be changing and not for the good!

All applicants for town employment/council should have to have lived here for a reasonable decent time.

All commercial space land usage should be along heavy use highways and or in specific sectors. There should be a trail system that uses the outer limit boundary of the town or a trail system that coordinates with other towns to connect theirs with ours.

All residents should have the right to park and live in a mobile home while building a cabin-like place resting on bricks being mortared in.

Amended record (250) for questions 8-18. I would like to see more enforcement of the noise and barking dog ordnances. (364) We ALL are experiencing a drop in our well water level (1103) Site built homes only. NO trailers. (318) I moved here to be in the country, not to be in a city. Would like it to stay that way. To be able to have animals and room for kids to play and raise animals. For people to be able to ride horses and not be in your next-door neighbor space. (239) ...But leave it as is to maintain its unique history. (268)

Any future plans to build a grocery store?

Appreciate the and rural style of Dewey-Humboldt. Prefer no growth.

As a born and raised 37 year resident I have seen a lot of change to the area progress is necessary but outsider influence's (Californians) need not to try to change the small town charm that brought them here. keep DH small I will take rough roads over California transplants any day.

As a longtime resident I have seen most of the locals and native born move away due to lack of opportunities within the community. There is a balance to be had between growth and remaining a country town. Currently it seems the majority of people moving in are retirees from out of state and all want to be the last ones here and close the gates behind them. I would like to see the development of an economic center for the town and the addition of more trails, parks, etc. to attract more small businesses and families to our community.

Assistance with washes needed. better culverts more education for landowners on drainage.

Athletic fields would be an asset for young families with children, however without the support of the out of boundary's community none of the above items for improvements are possible.

Balance these good ideas with how much you can raise taxes.

Being a newer resident, my comments are weighted by limited past experience. The future of this area is key to attracting long term residents like myself and key businesses and events that bring in local and outside revenue to support our community as a whole.

City water and natural gas.

Clean up blight. Eliminate extending backyard RV living.

Code enforcement is lacking. Sending out violation notices but no follow-up just shows how lazy town staff really is.

Code enforcement should be proactive by town.

General Plan Steering Committee
2023 Survey Report

Comments from the following questions on survey: 2. We should protect our wildlife. 3. BIG grocery store 4. We need better plan 5. (Comment not legible) 6. The small and large road system. 8. Town owned roads, all roads 9. All roads 11. I don't want to live in city sound ugly and terrible 13. Yes, keep family in our area. 14. Yes, keep kids off the streets, away from drugs. 15. Enjoy outdoors 16. use main street, fix old buildings

Concerned about lack of existing property ordinances.

Concerned about water tables. Selling to large home developers and drilling down and over. 169 is a dangerous road, should be turnoff lanes for all residents. One life gone is one too many!

Could use some form of speed enforcement on Newtown and parts of Henderson.

Country living will disappear with more growth as seen in other small towns in Arizona. They also need to enforce the dark skies for our wildlife and have something in protection of them. The kids of the town need something, a dirt track, something. Don't want to see Humboldt change like Prescott Valley has.

Coyote population is out of control.

Create a budget objective to improve flow of Aqua Fria River under Prescott St.

Develop more tax base to fund the town!!

Dewey Humboldt was meant to be a small country town. not PV. People knew when they moved here what and why they did. they weren't looking for a Walmart or carwash keep us small.

Dewey is just the perfect size. If we add more people to live here, I will sell and move my family. I will want to keep my lifestyle just the way it is now. Just with better roads for winter issues.

Dewey needs a grocery store with easy access parking. there are a lot of elderly retired people Safeway/Frys in PV is real busy. Would be great off Hwy 69 and the corner of 169 or off Fain RD

Dewey needs commercial development along Hwy 69. There are too many storage buildings and mobile home parks, Dewey needs things like retail and fast food chain restaurants that attract tourists. Also, old town Humboldt needs to be preserved and restored. There is the western history there that could become a tourist attraction and cultural center. The sides streets in Humboldt need to be maintained and improved.

Dewey-Humboldt is not the new place for Californians to land! We are in a water crisis and do not need more homes and more people. Prescott & Prescott Valley are already feeling the burden of allowing too much building. This is a rural country area, not a place for greedy developers to make a quick buck and screw over the lifelong residents. Do not allow Dewey-Humboldt to become another hot spot for people to land and ruin the small-town feel.

D-H needs a Walmart or grocery store. The Blue Hills area needs a cell tower. Everyone in D-H needs access to high-speed internet.

Ditch cleaners do a great job. Please drive too fast on Henderson - Newtown Way too much travel on Newtown. Some other ways in and out would help a lot of people.

Do anything and everything to keep the city out of Dewey!

Do not expand government!

Do not want to have HOA in our area, town, or any town area.

Don't become Prescott Valley!

Don't let Dewey become just like PV and Phx-maintain the small rural town atmosphere with growth along highways & major roads. DO NOT DEVELOP STATE LAND ALONG OUTBACK ROAD AREA PLEASE. Thank you sending this survey.

Don't want our town to have an HOA. We came here to enjoy the land have some animals and enjoy our place as we got it. Have enough government in control of our lives.

Don't want over-development. Don't want commercialization. Keep the small-town appeal. Enhance the small-town rural appeal. More open space, trails, and parks.

Don't want to be told what I can and cannot do on my own land. People that don't like farm animals, dirt roads, and properties that are not in the best shape should not move here or should move away. This is a country town - Leave it that way!!

Drain the swamp and go back to country!!!

Dust leave is very high on Prescott Dells RD would like to see RD maintained.

Encourage community policing and block watch. Discuss at meetings. Continue surveys explanation. Great way to communicate with residents. Keep farming in the area and promote it!! 4H Club.

Every town need business, places to shop, town hall "commerce' to generate $$ to improve the town. Even Cordes Junction has more stuff than Dewey does.

Everyone is doing a very fine job! Straighten up Rocky Road.

Farm Animals: But kept neat Town Center: grocery store please. Like Bashas. Incentive to have clean-up yards of old cars, weeds not cut - it looks a mess in Town of Humboldt.

Farm Animals: Moderately.

Farm: Minimum property size 2 1/2 acres for farm animals. Road System: as long as the lot sizes are not reduced to allow overpopulating the area. By election to population of the town needs to vote on these issues. Think democracy not special interest.

Fence line 10 to 15ft into town property.

Finish street projects that’s been started and half assed fix, like Kloss and Hill Street. What a waste of money. I live on Hill Street 2600 the new drains at bottom of hill street are full of dirt.

Fix / repair Old Black Canyon crate common use ability with elementary for kids to use field as public park.

Fix Dewey Rd.

Fix the roads !! stop spending money on trivial spread gravel on Dewey RD.

Fix the Roads!

Fix the Roads!!!! We definitely need a grocery store out here.

Fix what you have before taking on more. Photo #1: New town west of Merrill Photo #2: New town west of Merrill.

Focus on history of the town. Maybe a Dewey rodeo, Mom and Pop Shops. Bring back the Coyote Hunt & Barbecue. This town is overrun with Coyotes.

Focus on the roads, water & commercial downtown or along highway 69. Leave the animals out of this. Dewey has acreage lots those that live here, have lots of different animals and should be left alone. Rural community!

From #5 above grow food/5 farm animals/4.

Get rid of Mayor and Nolan.

Get rid of the John and Barry show with side kick Terry. They show by their professionalism and voting they are for private agenda and not what the people want. Watch the previous town meetings.

Get younger people on City Council. Keep Dewey Humboldt rural. Stop building ugly RV parks. Enforce 1 acre per house zoning law.

Great survey thanks.

Grocery store should be added to the area.

Grow Food: Crossed off "Raise Farm Animals" and states "No Farm" Property Rights as long as does not affect land and environment or others. and does not affect property values.

High speed internet would be great. Water is a major concern.

High speed underground not wireless. Town must follow laws, set back on property for tower installations, full transparency for telecommunications, measure of safety on towers and antennas.

How about paying more attention to the wildfire risk from all of the Oak bushes in this area.

How can some ideas be supported without the financial support. integrate the hometown ideals with strategic path to creating a financial base for development.

Huge, high dollar homes are being built with terrible road access. In my area parcels are large but zoning has allowed smaller lot sizes resulting in constant splits. This area is rural compared to town and we chose this for that reason. More splits and/or small lot sizes result in more wells and demand on water.

General Plan Steering Committee
2023 Survey Report

I am concerned with the strict building boundary rights on my property. On our acre we are losing the use of 140 ft. of our property. I can understand 10-15 ft of boundary but 20 and 50 is a bit heavy. It is quite restrictive. We would like to add a car cover but it would infringe on the boundary restriction even though it would still be a distance from the common fence.

I am happy with rural Humboldt and if I wanted town benefits, I would have chosen another place to reside. thank you.

I believe in CC+R to protect health and wellbeing and values of property. A good example is Prescott prairie.

I believe Prescott Dells Road is a major access and needs to be improved going all the way back to allow adequate ingress and egress of emergency vehicles.

I believe that everybody has is rights and that is what town hall allows. I do not believe people should have to jump through hoops to see town laws enforced. If people feel that the laws addedly effect them then petition to change them, but don't keep people from filing valid complaints.

I believe we need to have a grocery store/and grow housing starts very conservatively - water resources in this area too limited to allow too much development.

I cannot get anyone from Planning and Zoning to meet me on my property for an up to date evaluation of the current price it may be worth for resale. Without a proper figure amount to work with I cannot answer these questions adequately. Without the county's evaluation my hands are tied. Not a pleasant situation to be in.

I do not want Dewey-H to turn in Prescott Valley. Building everywhere on tiny lots using too much water. Very concerned about water usage. I wish to see our rural country towns kept this way. Not become urban sprawl shifting sands as has been done on Henderson where homes are built on tiny shelves of land which can wash away in a storm. Who allowed this?

I have been told by Mayors Nolan and Hughes that private roads cannot be maintained by the town of Dewey-Humboldt because of the AZ gift clause in the AZ constitution. The gift clause states that it prohibits the donation or grant of public funds to private individuals or entities unless it is used for Public Purpose. (And 2) the value to be received by the public is not "grossly disproportionate" to the consideration being paid by the public. Therefore, the Town should maintain the roads used by the public which is Prescott Dells Road and Dewey Road and some others.

I have high speed internet!? in Humboldt! Don't understand question #18. I am concerned about the town letting people put their RVs on their land and live in them (Rattlesnake Trail). The rule has always been they can't live in them in only area unless in middle of building home, where is their sewage going? I've read in the newsletter about keeping waterways clear, you are not enforcing it. Lots of owners putting junk in their washes. What is the point of having laws about these things if you don't enforce them.

General Plan Steering Committee

2023 Survey Report

I like the community newsletter. I believe it is informative for all residents. road improvements, in my opinion, should be focused on water runoff from unpaved roads. rural, quiet, and open living is getting harder to find these days, it is my opinion we need to keep Dewey Humboldt this way. If resident or potential residents want city living, there are plenty of options!

I love getting away from the city life in Phx. And enjoy some nice quiet time in the beautiful mountain range. Keep Dewey country and family oriented. Let the city life be as is and country life as well. Love Dewey, Lef-Ts steak house is amazing. We don't want no outsiders coming in and commercializing this town. Please keep tradition in mind and folks that have been here all their lives and what they enjoy.

I love our small town. If we were to add commercial space, I would not like any big box stores or fast food. Small shops or a small market.

I love the sound of roosters crowing, dogs barking and the smell of horse manure. And occasional peacock sounds. Crazy as this may sound to many people, it's the sound & smell of country. Not car exhaust & angry drivers. Not the hardness of getting here or there because everything and everybody is always in a hurry. That's the city life. I live in the country because I love country life. Not city life. We do not need or want development in our Country Town. Please do not try to mold or change Dewey-Humboldt into a Prescott or Prescott Valley. Not necessary.

I love this little town and would rather travel to PV and Prescott then come home to a little town. not happy with PV allowing all the low income housing in our town even though it is annexed to them. seems like greedy prosper from these things more than the people

I moved here to raise my family because I like the way it is, as such I don't want to change it. I'm fine with areas that are only accessible via private roads the town does not maintain, and the town not providing any services to (water, trash, sewer, etc.) but then if there are no services, why it is incorporated and why should home businesses in these areas pay taxes to this town. If it's incorporated, the roads should be maintained, or the town should turn it back over to the county.

I moved to Dewey because i grew up in Prescott and wanted to be back in a small town We bought our house in 2003 and raised our family here, we raised our own food, did 4-H, had horses. I knew all my neighbors and we helped each other. In the last 5 years I have gained 3 new neighbors who are all jerks and could care less about this small town or the people who live her keep Dewey small.

I own a lot on Rattlesnake but have never even seen it. I have no opinion on any of the issues listed above.

I strongly agree with #5. I pay the mortgage; I decide what to do with it Including growing food and having animals. This also includes having a greenhouse. I want Dewey Humboldt to stay small or rural. We do not have the water for further growth. This doesn't mean a water tx facility. I don't want that either.

General Plan Steering Committee

2023 Survey Report

I think that the Leigh Cluffs and Lynn Collins in our town should not be interfering with our town at all! I feel that the Mortimer's in this town should only focus on their farm and nothing more!

I want to keep our small-town feel. We love the countryside feel of where we are and that's why we're here and not in Prescott or Prescott Valley. We don't want this area to become an overpopulated - overbuilt town. Open spaces are important to have for the environment and wildlife that lives here. We need to protect all of it. Please don't pave over paradise!

I will like to see property owners keep their property clean. Not junk.

I would have to see Dewey-Humboldt become Prescott Valley!

I would like our town of Dewey to have a grocery store. Why is Dewey allowing new mobile home construction everywhere with water table concerns?

I would like to be notified of any changes effecting individual property rights including any changes or amendments concerning environmental contamination or other safety issues.

I would like to keep our town a small town with very minimal government so we can live our lives on our own terms.

I would like to see a cover bridge built over the Agua Fria at Lazy River Dr. This would help during floods and a tourist attraction.

I WOULD LIKE TO SEE A SUPERMARKET BUILT OUT HERE PLEASE.

I would like to see private property roads paved. Road conditions are horrible when there is any weather conditions.

I would like to see property owners keep property clean, not junk.

I would like to see the beauty and wildlife preserved especially seeing what's happened in nearby areas. I've been a Prescott/Tri city resident for 27 years and am saddened to see how many homes and businesses have taken over beautiful, wildlife filled areas. I would love to have that preserved here. As someone who works from home high speed internet is a necessity for me and I'd love to support a local company over a corporation for my internet service.

I would like to see the buildings on Main street renewed (if possible) or turned into locally owned small businesses.

I would like to see the town's 100 year water plan. Quit destroying the towns history. Coyotes and javalina are out of control and far too bold.

If Federal road improvement grants are available and the property owners on or adjacent to 'private roads' are allowed to have a vote or opinion regarding the city acquisition of private roads, improved roads would always be an advantage to property owner and government.

If the town is really concerned about the water table, then why would you want a lot of growth? - so no smaller lot sizes. You need to have self-reliance. We do not need the town to tell us how to live. If you would like more assistance from your town or city, move somewhere else (Prescott Valley, Prescott, Phoenix, etc.) Thank you and have a great day!

I'm 91 don't get around but park would be good for you folks.

I'm fine with people having farm animals etc. But I do think that limits are needing. Especially when there not huge lots. And the smell can get intense. I am also in support of property rights as long it doesn't adversely affect others and property value.

I moved here from a big city. I enjoy rural country life. Please don't make this town like the big city. Maybe more niche shops and artsy things would be good. Main street is ugly, maybe make the town cute, beautification :).

Improvements on existing infrastructure is needed but I am very anxious to see our town stay....as is. Horses, private roads, country living.

In 10 years, no development for us to spend money for our town's growth. Forced to shop in PV or Phoenix. For our taxes we should see a variety of business. What is the towns direction?

In case of civil war or invasion everyone needs a tank.

In future notifications express the dirt roads are not a race track. Slow down and be respectful.

Instead of roundabout at 169 and 69, an overpass for traffic turning left to get on 169 is much much better. Stop lot splitting and creating small parcels, we do not have the water to support this.

Instead of spending money on emergency exits from any location in our town we should work with other Govt agencies as we did years ago to create fire break areas around our Town. We were all set to do this 3 to 5 years ago. Town govt should only do for its citizens what cannot be accomplished collectively by the special interest group of citizens that will benefit from the action. Groups waiting action or funding need to be willing to open their books for review. All town council members, committee members, commission members, and staff should be required to be educated not only in open meeting law, but subsequent legal opinion handed down by the AG's office. Also, education in parliamentary procedures and strictly follow them at every meeting. The town clerk needs to be appointed Parliamentarian and sergeant-at-arms to help with orderly conduct of all meetings. Each public body meeting needs to be conducted as a meeting for that public body to accomplish tasks set out for it in an agenda prepared by input from that public body in addition to staff input. A public body meeting is not conducted to give citizens an overwhelming opportunity to impolitely express opinions. Citizens should speak only immediately before a vote is taken, just as our laws allows, and only then at the discretion of the chairman conducting the meeting, as is usual protocol. Civilization and kindness must prevail to accomplish any task in an orderly and timely manner. The dirt road standards that were being create 4-5 years ago need to be brought back to the table for consideration + revision to alleviate the road condition problems we face. The GPSC needs to look outside themselves to other organizations for presentations of their knowledge to the GPSC so forward progress can be educated and calculation intelligently.

Internet access - YES!

It is the responsibility of a town (City) to establish rules, regulations, and laws to protect the town citizens. Safety, property values, health, and order, are the obligations of the city leaders, law enforcement and staff. Enforce the codes and regulations.

It would be nice to have more sidewalks and a bigger park for the kids.

It would be nice to see the Chevron razed to the ground and new store erected. That place is a nightmare. An actual grocery store would be nice.

It's home/property owners' responsibility to know before they buy if they bought a home on a private road they have no room to complain about it later.

Keep building and bringing more people in. It takes a 2-year-old to figure out what all the additional people are doing to the water table and services...DUH.

Keep Dewey a country town.

KEEP DEWEY A SMALL COUNTRY TOWN!

Keep Dewey Humboldt Arizona Country Town.

Keep Dewey Humboldt rural please! The main reason we bought our property is because its rural acreage, yet close to shopping and doctors, etc. if we wanted suburbia, and an HOA, we would have bought in Quailwood, LOL!

Keep Dewey rural

Keep Dewey rural!!! don't try to be like PV please!

Keep Dewey rural, Keep lots 2 acres or more. Build ranch homes/manufactured homes. Stop RV Parks, there is enough, too many actually. Make Dewey a place property owners are proud of not embarrassed due to old dilapidated debris ridden properties. Start charging property owners to clean up or charge them on their taxes for the city/county to clean it up.

Keep Dewey Small! It's why we live here, to get away from the city.

Keep Dewey-Humboldt RURAL!! Take care of what you got. One town center with all the offices together in one place including a place for the town vehicles and maybe some open space or spare meeting hall for holiday events for community. That's all! if you don't want rural in your yard, move to Phoenix or Prescott Valley. Leave the citizens of our town alone!

Keep govt small & keep Dewey agricultural.

Keep it Dewey. No California plans. Traffic is getting bad already. Let them move to Prescott if they want a big town.

Keep it RURAL!

Keep our town Dewey-Humboldt a country town. Not highly populated.

Keep our town small, we have PV and Prescott very near!!

Keep the town out of private property rights. Hire competent staff to carry out community wishes. No HOA's, no more small lot zoning under R-170. Get the superfund sites remediated and repurposed.

Keep the town small and spacious. Promote local family businesses. Less landlords/rental property.

General Plan Steering Committee

2023 Survey Report

Keep the town small. Let Prescott and Prescott Valley expand and bring in the Californians. Let them bust at the seams. The only commercial growth I'd like to see here would be a true grocery store (Not a dollar store).

Keep town rural. Put town hall, police, and park together.

Keep us small and unaffected by corporate and residential growth. It's not our fault other area of the country suck. we shouldn't be punished or allow option for them to come screw us over and change what we have

Lazy River Rd. and Prescott St. needs a bridge not only for flooding but if Hwy 169 needs rerouted due to accident and wash is flooded, it leaves very little alternatives to get to 169 this is a safety concern.

Leave Dewey a small-town, stop copying PV.

Less government is more. Not a fan of Californiaizing Humboldt. Let Dewey have them. Sounds like this is a justification to collect more taxes.

Let a grocery store come in. Why would we want to drive into PV. Doing so we would pull everyone from South of us to buy in our town not PV. The town should be self-reliant!

Let the mayor do his job.

Let's continue have controlled growth with some business to improve quality of life and revenue for the city.

Letting people drive thru the river with their vehicles dripping oil, coolant, and grease should be stopped. Makes me wonder what the EPA would think of that. Plus it blocks us from getting to our house without using Foothills Rd. This needs to be addressed! Going on for way long!!!

Lots should not be allowed to be split and more homes added. Too many properties with "Storage" building where people obviously inhabit. Too many trailers on one parcel in "Storage".

Many of these should be deeded on a one by one basis

Maybe less RV parks and multifamily housing. More parks.

Mayor not visible enough - haven't seen him anywhere in two years.

More on OBCH. Town's stock answer is 'We don't own the road", while that may be true, half of the people that live in Humboldt use it. They use it to avoid the new traffic light at Main & Hwy 69 because the light is too long.

More opportunities for our kids. Agricultural zoning needed. Do not use eminent domain.

More strict enforcement of noise ordinances. Also consider raising speed limits on main streets from 25mph to 30mph.

Most people moved here for rural lifestyle, peace, quiet, safety and acreage. Stop allowing all these boxes (manufactured homes) and the mass destruction of shrubbery and trees which is often only thing holding dirt together. Developers don't care about quality of life, they leave behind naked hills and tons of dead shrubs adding to a massive fire risk.

Most would strongly agree that keeping citizens safe in terms of one of the biggest concerns of our area is fire safety. It hopefully is considered on the most important issues that we have to deal with and therefore should be a priority. And that specifically would be emergency vehicles such as fire and police being able to attend to situations and also evacuation concerns. So yes, ingress and egress strongly AGREE and acquiring land (private streets etc.) to create this should be considered extremely important. Another concern would be to consider all Dewey property owners responsibility in complying with fire safety issues such as maintaining property per fire wise recommendations of keeping debris and weeds down. Some sort of education and encouragement in this matter would be beneficial to residents. Thank you and I hope to see more surveys and a response to the surveys Dewey Residents.

Moved here 43 years ago for the "country". Two-acre lot size. One family lots NOW...?????

Multi use complex for town hall.

My idea: The city needs a nice billboard on the West side of town on Highway 69 welcoming people coming thru from the West and going Southeast. There is a billboard on the property of corner of Fain Rd and Highway 69 NW corner the back still has torn up sign for Town and Country and I think Fain Signature Group owns the billboard.

N/A

N/A

N/A

N/A

Need a grocery store.

Need a grocery store.

Need a grocery store.

Need a grocery store near.

Need at least one grocery store.

Need for more affordable house and new business.

Need grocery store.

need more information on super fund I told you in a survey about 2 years ago that we need a grocery store. It would lower drive times when we have to high gas prices and would bring jobs into the community.

Need more officer on duty patrolling the area. More people are passing on no passing.

Need more streetlights to town.

Need open spaces for wildlife and water to survive.

Need to attract a grocery store in the area along hwy 69.

Need to keep Dewey Humboldt as much of a rural area as possible.
Needs grocery store.

No Fire Exits. No accident exits. Better water access, faster pumping system. Takes too long to pump water. Still adding small lots with no water.

No more commercial builds.
No more people!!
No more residential growth we need a grocery. We wish to stay rural.
No police force (cops) I believe in no city sales tax.
No reason to grow government.
Number 4, Yes, we should have programs to save water. #11. No smaller lot sizes, preserve rural community and save our water aquifer. #12. No, let the EPA run the superfunding areas. #13, 14, and 15. Our town is between 2 wonderful national forest-plenty of activities, open forest areas, better than parks, and lots of trails available.
Old Black Canyon Highway cannot be fixed by filling potholes over and over again. The whole road needs to be redone properly with drainage and crowing in the middle of the road to ensure proper runoff.

Old Black Canyon Hwy needs to be redone not just patched up because the patches are no longer holding and there is too many potholes.

Omega drive is not even on your map. We do need a grocery store closer to Dewey Humboldt, it would help the senior citizens of the community.

On a 1 acre parcel with 25'/50' setbacks property owners have limited use of their own property!! Would suggest 20'/25', 50' is too much.

One would have to be naive to believe that such a huge task may be orchestrated all at once. Also, the cost for above listed interests may not be considered by all that check the enumerative boxes, priorities will dictate procedure! #18 rights: these days seem to be handled rather loosely and too often at the citizens loss. A highest of priorities to be certain!!!
Open Space and Land Use: Depends on what open space usage means. I want to stay rural, if I wanted a more congested area, I would have moved to a city somewhere.
Open the school playground back up.

Our county codes and ords were just fine before we became a town. Who is trying to change what? We don’t live in Gilbert, and don’t want to.

General Plan Steering Committee

2023 Survey Report

Our internet drops many times per hour. one rep showed me how often we're dropped and how unstable the connection is. He showed me on his monitor - others are the same. He said it's not our home, its OLD wiring. They are constantly working on connections. up and down Our street & Lazy River

Our town road signs which are newer are cheap looking & inadequate they move in the wind. not stable who made this decision

Overall, I love living here. i definitely hope to never see endless subdivision of Mostrous homes on 5000 sq ft lots, then we would be like everyone else. That would bring way too much traffic, noise, and I am very concerned about where the water would come from. developers can afford to dig deep wells, while they drain our private wells dry. I am torn, though, because we need a grocery store! the Frys in PV is a nightmare, too crowded day and night, so please strive to strike some kind of balance between the two.

Parks and athletic field should not be at Mortimer Farm. Town center and new town hall should be in the olding building design, main street in Humboldt. The commercial space land usage should be on Dewey and Humboldt land for we can get taxes, not PV.

Parks should have hours enforced by sheriff.

Parks, Fields, Trails: are ridiculous for a town that barely has an income. Focus on commercial. They are low hanging fruit that sounds nice, but why add more to an agenda that nothing happens on the items that are already on there (Emergency egress, superfund site). Internet: No way town government should not involve itself in this type of business.

Parks: Don't use the one we got Trails: What trails?

Pave the end of main St. at the smelter location. Blow the minds of all the people I've met in Dewey Humboldt, who keep telling me just that topic alone since "1999", shows what liars & how full of shit town leader have been "then & now".

Paved roads for better access to properties.

People are bringing their business to their homes with large equipment parked by their homes. Need lots more traffic control on foothill. New people have ruined the nice quiet town. Way too much housing to the north of 169. What a shame people don't observe traffic rules.

People should NOT load up residential properties with vehicles and trash. I do not like extreme development on 69 but didn't get to take survey on that??? Love this town! Good Job! (Except huge development on 69).

Please acquire Old Black Canyon Road by Mortimer's and get it paved.

Please council work for the community NOT your own agenda!

General Plan Steering Committee
2023 Survey Report

Please fix dirt roads and stop making excuses about how the town does not have any money. With the increased population here, there should be plenty of taxpayer funds to fix roads here. I am willing to donate my easement land if it meant safer roads to get to my house. Make all residents donate their easement land for a safer ingress and egress. I live on S Liberty Pass, Dewey-Humboldt. Make my address valid.

Please focus efforts on acquiring Heckla and Butte streets where they meet up on the north end. The dirt roads are terrible and it's a low-income area where residents don't have the money to fix them. i have spent hundreds on gravel to fill the giant puddle. We proper drainage, and culverts.

Please keep our small-town appeal. County living lifestyle, dark sky, low commercial and residential growth. I am willing to drive to shopping, amenities, health and medical facilities, etc. to live in a low density population town. This why I chose to live in Dewey Humboldt.

Please pave Baily Hill Rd. I appreciate that it get its holes filled every few months but it's getting worse and it doesn't always get evened out.

Please protect Dewey and keep it small. Protect our rights as being rural, to have animals, raise food. Maintain our small size. It would be nice to have a dual water pump for those of us that have to haul water.

Please put city water and sewer system and make it accessible to everyone.

Please take proper care of what we have instead of trying to obtain more. For an athletic field - work with the elementary to open the gate on Hecla so people can use that area. It used to be left open for community use. Also make street names clearer where south Hecla and Butte change, we need street signs so people know the road changes names.

Political signs should not be permitted near Town Hall offices and voting box, as happened in most recent election. Barber shop included.

Poorly run town.

Prescott St. over Agua Fria need improvement maybe larger culverts.

Preserve the old historic area. We are rural not PV.

Prioritize in my mind: 1. Water table 2. Open space 3. Landowners rights; garden; animals 4. Restrict Commercial Equipment (business type)/Residential (land??)

Private property rights are the cornerstone of our Country and are not to be encroached upon by Town codes or officials. Many of the Towns zoning codes are oppressive and not conducive to the image of "Arizona's Country Town". Parks and Fields must not be developed until the Town has safe roads. More commercial developed businesses should be brough in to help fund the town with Sales Tax.

Private property rights are the cornerstone of our country and not to be overreached upon by Town Codes or officials. Many of the Town zoning codes are oppressive and not conducive to the image of "Arizona Country Town". Parks and fields must not be developed until the town has safe roads. More commercial developed businesses should be brought in to help fund the town with sales tax.

Private residences with private roads should be allowed to maintain state/town required standards rather than w/tax payer funds.

Promote younger people for Mayor and town council positions (perhaps thru term limits and internships and other policies/activities. Preserve rural life at DH thru large lot size enforcement, limiting RV parks, and enforcing/improving zoning laws. Look for ways to proactively clean up eyesore properties and employ them.

Property rights must be controlled. Should not look like a junk yard. Please enforce the dark sky ordinance. Town council get serious. You are a joke. You work for us.

Property rights - Question is too open-ended. Not valid, whose rights, where, why, what prompted this question. Also, may be politically based. Open Space: It is possible to make DH a very nice town without growing it. Make it lovely, not bigger.

Property rights question should have explanation 13 - Would be nice but the one that I'd developed is rarely used. 14 - Why? What would an athletic field attract? 15 - More trails to promote fitness. 16 - Where and who will pay for it? 17 - A necessity in this day and age - many work from home.

Property rights with limitations.

Property rights: Not without limits #3 Town center crossed off.

Property zoning regulations seem to be ignored. Report by neighbors is not working. Multiply units on a lot is ugly and destroying our town image. How can we increase resident participation in the business of our town's future direction and town meeting attendance.

Protect ability to star gaze. I love the newsletter

Put a grocery store here.

Put back sign on Tiffany it was stolen.

Q2 - Are land usage and population density two different issues?? Q4 - This does not address replenishing the water table or restricting water usage or broader water delivery systems. Overall, this survey is too general and contains many important issues that deserve to be addressed in detail. Suggest isolating a topic of the quarter/month and generating a smaller more intimate questionnaire to really probe specific issues within the broad areas of concern.

Question 1 Yes, low density is necessary to save our decreasing water table.

Questions #2 Should be questions #3. Can not answer as is.

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Question 4 Yes, I am **very concerned** about the Water Table. But, a Sewer Treatment System is not the answer. A Sewer Treatment Plant will treat waste and then send the clean water downstream (Agua Fria River) to be used by other communities; Mayer, Spring Valley, Cordes, Black Canyon City, etc. Individual Septic Tanks return used water to the water table under our community, to be reused (again and again) when pumped by Private Wells and returned to the ground by Septic drain fields. DON'T pursue a Sewer Treatment Plan and send our water downstream!

Question 7 Yes, emergency access is adequate. Some limited areas have poorer access and as such, property in those areas are less expensive. The Town (taxpayers) should not be improving access so those small group of property owners with poor access, freely improving their property values. Let those area with poor access form a Emergency Access Road Improvement District (Special Tax District) to pay for their own improvements. Improving roads just to improve property values is a possible violation of Arizona Gift Clause.

Question 9 Yes, acquire private roads. But, not based on who yells the loudest at town meetings. Private roads should be acquired using the **Town PARA Transportation Plan** it already has, focusing on major thoroughfare and connector roads identified which are private road and need to be town roads.

Htpps://www.dhaz.gov/documentcenter/view/119/para-transportation-study-2012?bidId=

Question 11 No smaller lot sizes. That would mean high density and use too much water which is already a serious problem in some areas of town and most of Arizona!

Question 17 No, the Town is not responsible for internet access. There are already plenty of high speed internet services available, including those that use microwave or satellite technology. The taxpayers should not be supplementing internet access which is already available.

Quit arguing and get stuff done. Get rid of current mayor and past mayor on council. How did he get in again?

Quit wasting money on shit projects like downtown area and doze the old shit and bring in business that can generate money for the city.

Quite a few properties on north side of Cranberry that appear to be in violation of property ordinances - nonworking vehicles strewn about, some up on blocks and overall debris and mess.

Ranch Homes if building would be nice, there are too many rentals and RV parks being built turning Dewey into a crowded place. 2/12 acre lots with nice manufacture homes or new stick-built homes, making the area nice - rural. Cleaning up people's property that have debris such as mattresses, tires, garbage, would be nice. I would like to be proud of living in Dewey not embarrassed when people see neighbors with 2 acres of debris. Thank you!!

Raze the downtown area.

Rebuild downtown.

Recall vice-mayor.

Regarding #9: I'm for this if it allows the town to have a second way out of Blue Hills even if it's only a crash gate.

Remember we live in the country so the barking dog law is stupid idea as far as I can tell the dogs are warning us about javalenas and coyotes? Tell them?

Repair and maintain what we have. Roads are terrible condition. Require Mortimer Farms to follow town codes - Paved parking - permits - etc.

Restrictions on home construction. Stick built homes vs. manufactured homes would be preferred.

Road to our home and neighbors had to hire and pay for road repairs due to washout and usage of companies from trash pickup to propane deliveries.

Roads, heavy truck traffic, should be managed to mitigate road damage. Protecting our roads will come at a cost to the residents of Dewey, a tough sell, good messaging from a articulate mayor vital in this effort.

See paperwork.

Should offer grants for lot and home improvements as incentive promote pride of ownership perhaps there should be city-imposed fines for lots that are overgrown and fire hazards.

Sidewalks on through streets. Busy ones like Old Black Canyon Hwy. Especially busy during Mortimer Farms busy season.

Small gardens ok - livestock breeds stench and flies. I cannot "MY" home. Animal cruelty on horses who NEVER get walked Streets: more "curve ahead signs" Reflectors, speed limit signs. Should also have some police (deputy) patrol. I have not seen regular patrol of the area in over 3 years.

Smaller lots and secondary units are and will be a "drain" on water table. A resident once told me the reason he bought property in the town was so he would have a place to put his "junked".

Smart growth & enforcement of current zoning laws to remove junk, unregistered cars & trash from residential properties would be beneficial.

Snowplows on roads early in the morning. find locations for trash receptacles behind 14369 Lazy River, they are using my property for a trash bins.

Some development like a grocery store, and chain restaurants at the Meyer/ Dewey area.

Start enforcing property occupancy rules up Henderson the old horse barn torn down now on lot one times 45 foot trailer and one times small house one times travel trailer two junk trucks one times pulled engine.

Stay rural, stop the growth.

Still have too much overgrown brush that is a fire hazard.

Still have too much overgrowth brush that is a fire hazard.

Stop allowing trailers! No more doublewides.

Stop building more homes!

Stop issuing new home permits in Blue Hills. Traffic and speed on Henderson is awful grading permits issued and no inspection is being done after completed work. Formal complaints NOT being addressed do not lower the size of parcels! Its already gotten too small at 1.6.

Stop the growth.

Stop the pettiness and arguing at town council. Don't need to keep being the butt of jokes from surrounding communities. Also, how can the town attract quality candidates to fill the vacant town and council positions unless the fighting stops?

Stop the recalls. Do your job and drop the egos!

Stop trying to gain access to private roads.

Stop trying to make us a city! No sewer system, no high population. The simpler living here is very nice! Please don't ruin it!

Superfund has not been done yet 17. I hope that whatever spark light provides is efficient. No need to increase costs with a service with a service is sufficient for daily admin duties. I do agree we need at least one grocery store.

Superfund: Don't understand.

Survey addresses issues at a 50,000 ft level. Get down to ground zero and write a survey that asks specific questions without breadth that most of these questions contain. You have to start somewhere and this is it, but ask the community for their concerns and address the "big" issues that come back in the response.

Take care of public works 1st. before skate park. this town needs to be led by qualified people. not a handful of idiots. This town has all the pigs, turkeys pedifle farmers and jack asses

Taxes are high enough

Thanks for your time and effort. It's nice to be asked what we think about our town.

The buildings on main street should be condemned and torn down. they are an eyesore to our town. the lady that owns them wants a fortune for that property it is dangerous around those buildings

The charm and reason people choose DH is because of the larger lots, wildlife, and rural atmosphere. More of anything will increase taxes. We do not support any tax increase.

The current town manager doesn't manage. roads falling apart. questions on survey doesn't address current needs,

The dirt roads should be maintained even if just graded after intense rains/snow with ABC.

The infrastructure is not adequate for the increased population.

The meetings I have attended is a joke.

The people who want smaller lot sizes, more density, parks, athletic facilities should move to Prescott Valley or Phoenix. We purchased our 2nd home here in DH because it is rural.

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2023 Survey Report

The residential lot number should not be increased. There is not enough water! Less water is used by businesses where the town can benefit bypass through Hwy 69 purchases by transit fires. With the sales tax collected by the town needs of its citizens can be met with better roads. A town hall, parks and recreation for our children and other services that make life better for each of us.

The riverbed is affected by all changes of building. Would like some help with the cost of floods.

The roads are horrible, causing damage to vehicles, and need better water drainage across that flood.

The second road out of Blue Hills needs to be done no matter who owns the land.

The town council meetings are difficult to participate in because the sound system is of poor quality and poor videotaping. The hardest to handle is the fighting and rudeness of the participants. I have lived here 2.5 years and there has been 3 or 4 town managers.

The town council should make time for the town people (they just lock us out). Remember that you on the council can be voted out.

The town council should seek out and encourage a grocery store to settle in this not a dollar store but a major grocery store IE Safeway, Fry's, WinCo, Walmart, with the additional growth of the developments and the long distances driven to Prescott Valley or Prescott from as far away as Cordes Lakes, Spring Valley, Mayer, Humboldt, Dewey etc. Some chain can be convinced to move here and be profitable tax incentives.

The town does not remediate the superfund site. That is for other agencies. However, it is important that the town stay engaged with the EPA, ADEQ, and others. It was great a dozen years ago but then the town sat on its hands and complained instead of acting. The squeaky wheel gets the grease especially with superfunds. The town stopped squeaking.

The town is not enforcing town laws. Too many people living in rv's, a lot of mess around properties, everybody does whatever they want. No order in properties and so many more complaints that town doesn't pay attention to it.

The town needs someone to enforce property codes, too many properties with trash, old vehicles, or running a business out of their homes.

The town needs to address the number of dogs per property in Humboldt proper & needs to do something about the dog hoarding occurring at (ADDRESS EXCLUDED FOR PRIVACY). Calling animal control is futile. There are at least 15-20 dogs on that property. Barking is endless. Town also needs to address maintenance of their easements, including supervising its current employees for completion of jobs, or that they are working at all.

The town needs to do better at maintaining the creek crossings at Prescott/Lazy River. There have been icing issues this past winter that created hazards.

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The town needs to hire full time traffic cop. Too many speeders on main roads like Foothills. Speed limit 25 MPH they're driving 40 to 60 MPH. Town needs to make homeowners keep their properties cleaned up and not let them collect junk. Too much large equipment on properties with home businesses - should be rules.

The town of DH does nothing at all for us up Prescott Dells Road, and south Dewey Road. We already have police and fire protection and schools through Yavapai County. Our roads are horrible Quit fighting among the council and mayor and get something done.

The town of DH should maintain all roads. If they get taxes from the residents living, there or they shouldn't pay taxes to DH.

The town should draft CC&R's for all privately owned land. Limiting the power of HOA's over property owners.

The town should have a code enforcement dept. The town should put the Yavapai flood control drainage ditches back in place to control flooding.

The town should look to make the center of town near Shell gas station an attraction. Redo buildings, attract small family-owned restaurants.

The town should not encourage further development or higher density of residential lots. Such development highly impacts the roads, which are neither safe or maintained and the availability of water. Commercial development should be encouraged but only those businesses that generate sales tax, not offices or professional please. The town needs sales tax revenues to remain sustainable and improve its infrastructure (such as roads, town hall, etc.) The town does not need to develop a water or sewer system. The town must avoid adopting codes that are just related to aesthetics instead of safety/health issues.

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The town should revitalize old, abandoned buildings. we also need a small supermarket. offer incentives - bring boutique style restaurants and coffee shops

The town should try to attract businesses like Dr. offices and service businesses that contribute taxes without high density or industrial risk. The Agua Fria is the most endangered aquafer in the state of AZ. High density is not the answer to growth.

The upper parts of Henderson and Newtown are very cracked and need attention besides the regular over coverage.

There are locations where commercial land usage would be appropriate and is needed. Low density in rest of area is my preference.

There are many residents living well beyond the code of 5 mos in RVs. What happens to their sewage? Why isn't the zoning code enforced? Is the new town manager going to enforce our laws and codes?

There is no sheriff patrols anymore. People are running business out of their homes and blocking narrow streets. We need a compliance office and stop making the people your sheriff. The town needs to pay for the people's protection. You sent out your flyer last month stating to let you know when we did, I won't sign a public statement that breeds evil repercussion.

There should be more lots on our land. times are going to become difficult, and they should be dividable more. We should have a playground.

They need more traffic control. People are passing on the double line on Foothill. Lots of deer cross on Foothill and all these new idiots think they own the road. Way more traffic control is needed. Dewey used to be a nice little town and has been ruined with the new growth.

This area was until incorporated a very nice rural community. And most people were at that time, lived here to have livestock and small farms. This area was never meant to be big California custom homes. The incorporation has not been good for this area at all! This is not Phoenix or Los Angeles. Stop trying to make it that. So sad and unamerican to encroach on us.

This is a rural community. Let's keep it that way.

Too many broken & junk cars, or junk & too many people per household. You can't live in a trailer next to your house.

Too many RV parks in Dewey. We need a major grocery store nearer like WinCo - No more Walmart. Some nice restaurants would be good too. Commercial Space: Quality.

Too many RV's on residence property being lived in. Too many greenhouses on left red shed next to it & RV in front yard 3 right behind house. Shed & all people living in Double carport next to greenhouse. Upper part on Henderson.

Too much Dewey/Humboldt - we do not need more RV spaces, apartments & overpriced rentals - why do we need all of this? Traffic is like Phoenix - we have been here 33 years & too many people are moving here.

Town council meetings do nothing and painful to attend. No wonder town manager quit.

Town hall - yes. Town Center not a priority. Proper use of current zoning helps to protect the whole town. Lot size should be limited based on septic area with reserve.

Town hall should be a priority with a community center.

Town Hall: Absolutely Not!!!!!

Town Hall: Only if it stays open during business hours and doesn't keep canceling town meeting sessions. Property Rights: I am not concerned as long as our property rights that were put in place when we bought our property doesn't change without our consent or knowledge.

Town is a waste of money should have stayed country.

Town is not maintaining what it currently has. Requiring more roads, parks, trails, or anything will only result in even more disrepair.

Town needs to be cleaned up. Too many drugs and too many creepers out at night. Kids vandalizing property. Better policing to help with problems would be good.

Town needs to have a multi-use facility to accommodate town hall, public works, police, and have fields with areas for families to enjoy and play.

Town needs to stay rural. Less building. Enforce zoning laws. Get junk off property.

Town should encourage affordable housing zoning to accommodate.

Town should negotiate with EPA and property owner of smelter site to create a site for future town center with park and trail systems thru Aqua Fria River drainage system and chapparal Gulch.

Town should preserve historical buildings and or sites. Super Fund smelter site and river preserved and protected by town. I'd like the town to restore old town properties on Main Street.

Town should use some of the 400K plus recently received from feds to improve Dewey Rd. I believe it qualifies.

Town staff needs to be more efficient country town oriented and work for DH citizens. Thank you to the general plan committee for putting this together. Questions are very well put together so important to have input from citizens. This is our town. Also love agritourism such a key part of our town.

Trails for side by sides.

Turning east on 169 off S 69 poses great risk. Those immediately turning left (North) into that place of business can prevent traffic continuance of flow and can cause an accident. It can be a challenge for traffic entering 169 off s 69 Traffic assures that upon turning left onto 169 that it would converge to flow. The car stopped in front of us to turn left (North) into place of business on the NE corner. They had to wait a bit to make the turn. thusly impacting flow of traffic bringing it all to a halt. It needs to be illegal to make a left into this business. They can drive further down and make a smoother transition to come back in order to get to this point.

Unfortunately, Prescott Valley is at our doorstep on Rt 169. Let the commercial development happen on their side of Rt 169 and try to exist as a rural entity. Mortimer's Farm needs to stay and the water they use should grow food, not houses, and more residents / houses. Prescott Valley's water use because of development is a problem for our water quality and shows a seemingly disregard for residents. Uncontrollable growth is what cancer cells do.

Unsure of what Super Fund Sites are?

Upgrade the wi-fi grid let small businesses grow. Free to grow and raise as I please. No corporate greed.

Use federal funds to improve Dewey Rd.

Very disappointed my neighbors can have shit galore all over the place and it's no big deal. No where to complain to. No one cares so they get more and more shit!!!

Violation of property codes make neighbors frustrated and make Dewey Humboldt ugly. Multiple housing units on a lot degrade the Country Town look and feel. Maybe it raises tax revenue, but it is not why we moved here. We can stay in Phoenix if we want congestion.

Water - private wells should not be governed by Town, County or State.

Water and population are my main concern. Newcomers want to bring their previous lifestyles with them. wash vehicles, water new vegetation, HOAs easy fix stay in California.

Water info - we need more re: toxic PFAS/contaminated water. Please keep us informed. We need more info regarding water issue and what the AZ department of environmental quality is doing.

Water management is critical, PV is crazy with their building.

Water rights and the amount water to support these home tracts. IE behind the family dollar. 250 homes?

Way too many red-light runners on Kachina and 69.

We all want our civil rights as protected in the constitution, we don't want to be ordered around by socialists Policy's or have our property rights taken away by bureaucrats. There are certain demands we impose on our town council members to consider our rights as property owners. Most of us have horses or other animals after all. That is why we purchased here in the first place. We love dark skies and fresh air without sidewalks or streetlights. This survey is a positive step in a positive direction.

We are a rural community - keep it that way - stop caving in to dollars and protect the quality of life that we moved here for. save our water - this aint Phoenix, folks.

We are new here and moved from Phoenix that we lived in my whole life, 47 yrs. and came here for the quiet country and we do not want to lose that. Permits are taking too long and cost too much, that is one of our issues. More people are moving here, and the county should hire more people since collecting more money.

We are pretty sparse in our density already and towns are not a place for large population of wildlife. Every town needs a decent ratio of commercial property for jobs corporate sales taxes and community support. Personal responsibility and wise stewardship without gov. oversight. Most people do not understand cycles of supply. As towns grow, they annex which automatically increases as people spit large lots they add to the number of lots.

We chose to put down roots here so we could live our best life. We're not living the direction that it seems we're headed into. Less legislation, less residential growth, less neighbors turning on neighbors and less backstabbing is the direction we need to collectively go.

We do not want more population and more vehicle traffic.

We don't need more ATV running in here also to include dirt bikes.

We have always paid for our own internet.

We have lived on S. Dewey Rd. since 2010. There has been no improvements in the condition of the road for the past 12 years. It is beyond terrible. Before the town spends any money on parks or trails or athletic fields the roads need to be fixed. We pay considerable property taxes and get nothing in return. No pavement, no water, no gas, no streetlights, nothing. Very dissatisfied.

We live in a time that laws must be enforced. town must enforce codes and regulation, or we will degrade. new residence want enforcement of laws.

We live in the country for a reason. Peace and quiet. When we need to go to the store, movies, entertainment we drive to the city (Prescott, Prescott Valley). We love our space, quiet and ability to grow a garden. We love to sit outside and enjoy the country sounds. Not city sounds. Dewey captured our hearts years ago with its beauty and serene life. If we wanted the noise and business of city life, we'd live in the city. Believe me we have done that. Please, please do not take beauty of our life away because others want development.

We moved here for a rural lifestyle, large lots, open spaces, not to have homes crammed together and a government telling us we can and can't do on our property. As long as there is no danger to ourselves and community politician's need to butt out.

We need a bi-partisan Town Manager and Town Attorney.

We need a cell tower in the Blue Hills area. We need a grocery store in DH or a Walmart. We need more and better high-speed internet access for everyone.

We need a full-size grocery store- Safeway- Frys- Walmart.

We need a grocery store.

we need a grocery store and a bank in town.

We need a grocery store especially with the growth on 69.

We need a grocery store in town, a real one, not Dollar General.

We need a grocery store that sells all types of food. The town needs a LICENSE CIVIL ENGINEER.

We need a grocery store!

We need a grocery store. A discount one would be nice.

WE NEED A SUPERMARKET.

We need a supermarket desperately.

We need access to high-speed internet in sparsely populated areas. We need to top building, building, building and maintain the history of what's here. Stop lot splitting and don't continue to allow such large increases in building permits but the water availability becomes jeopardized. Keep our little town little, improvements to existing buildings is fine.

We need better cooperation from the town on flood control.

We need more business. Quit spending money on bullshit like library and parks. Most places look like shit, not saying hoa but can't be junky.

We need some commercial property for a tax base.

We need to clean up the blight. Dewey Humboldt looks like south Phoenix full of junk and poorly kept properties.

We need to know what our right are currently. New homeowner to this town.

We need to promote and expand the commercial aspect of D-H, not high-density housing. Town improvements should focus on infrastructure and not extra amenities, more road, more play areas. but above all, council members need to put the needs of the town first, and not their own personal agenda as we have seen time and again. The town can grow without turning into PV overnight. basic infrastructure is just that, and something we are lacking currently, and as with everything leave the free market to do its thing so no contracts with internet, trash, or anything else.

We pay a pretty high rate of taxes, yet we NEVER benefit from being in Dewey.

We should do something about the items on agenda they just talk about over and over again. Work on planning projects to be completed one at a time.

We should have a bus system for handicapped people.

We started out as rural country so we could own livestock. Pretty hard to ride with so many people moving in not so many back roads. I am glad that we are able to have swine now.

We want to be notified if there are super fund changes.

We would prefer a small-town feel. Shopping malls or strip malls would not fit well. We would also like people to be educated about dark sky policies!!! Thanks.

We need a grocery a store. The town needs the revenue. Why continue giving the tax dollars to Prescott Valley You have no problem collecting taxes from residents on East Prescott Dells and Rocky Hill Road. It's time to do the right thing and take care of the road.

What about activities for Teens? What about activities for children? What about programs for seniors? How about senior housing?

What about lowering property taxes!! with more growth i.e., houses, everyone's property taxes should lower.

What draws people to our town is to be rural. Live rural, we are not Prescott or Prescott Valley. We should be set apart. If you like being in a city MOVE! Don't push to make us more like them! Town Managers should be required to live here in Dewey Humboldt! We do not want a nanny city to tell us what we can or cannot have on our property.

What is missing from this survey is a budget proposal. Nationally the town needs a new town center and a new town hall, but if should only be done if/ when the transition will reduce the fixed/long term cost. While remediating the superfund sites is not undesirable, some of the sites that are scheduled for remediation are =an important part of the town's history., (e.g. the Humboldt smelter) that cannot be replaced. If they are destroyed through remediation. Without a cost benefit analysis, or a risk analysis, the superfund sites should be preserved as historical places. Dewey-Humboldt is Arizona's country town, keep it that way.

What is the real value of number 9 need context, increasing residential lots means more homes which is happening along 69 but there are no new roads. In addition to sustainability increased traffic, there is added stress to the water table. Infrastructure needs to be in place first but like everywhere I have been money and jobs override infrastructure development. I would like to see more done regarding animal welfare as lots get smaller and smaller people are keeping animals in much smaller space with inadequate shelters. Dewey Humboldt is no longer rural at best it is semi-rural houses cattle goats and other animals require adequate space as well as care.

What property rights are we talking about? Your damn right I don't want anyone infringing on my rights. I have to do what I want on my property as long as I want as it is lawful and doesn't cause harm to my friends and or neighbors.

What property rights are we talking about? You damn right I don't want anyone infringing on my rights I have to do what I want on my property as long as it is lawful and doesn't cause harm to my friends and neighbors.

What property rights are we talking about? You damn right I don't want anyone infringing on my rights. I have to do what I want on my property as long as it is lawful and doesn't cause harm to my friends or neighbors.

What property rights are we talking about? You damn right infringing on my rights. I have to do what I want on my property. As long as it is lawful and doesn't cause harm to my friends or neighbors.

What property rights are we talking about? You darn right I don’t want anyone infringing on my rights. I have to do what I want on my property as long as it is lawful and does not cause harm to my friends or neighbors

When the town pays my mortgage, then they can tell me how I can use my land!

Where would you put a city park? Across the street from the old bank? How would you handle parking?

Why does the road dept. not take care of all the paved road easements?

With all the new development on 69, crime is gonna be thru the roof along with the druggies, more people, more dogs, more screaming kids, and these people that think it's ok to drive fast on these roads. Not fair to us older folks who have lived here for years and moved here because of peace and quiet. Why is there no ordinance law for noise???

With the growth on 69 and increased traffic on 69, grocery and other shopping is needed in area.

Work with new residents, property tax is the key to maintaining a healthy community. Roads, parks, facility keep kids out of trouble maintain small town charm.

Would like to see residential properties in Dewey kept looking as residential community.... not industrialized with too much equipment/work vehicles to give the residential properties a rural look.

Would like to see water lines in the blue hills. public water supply like PV.

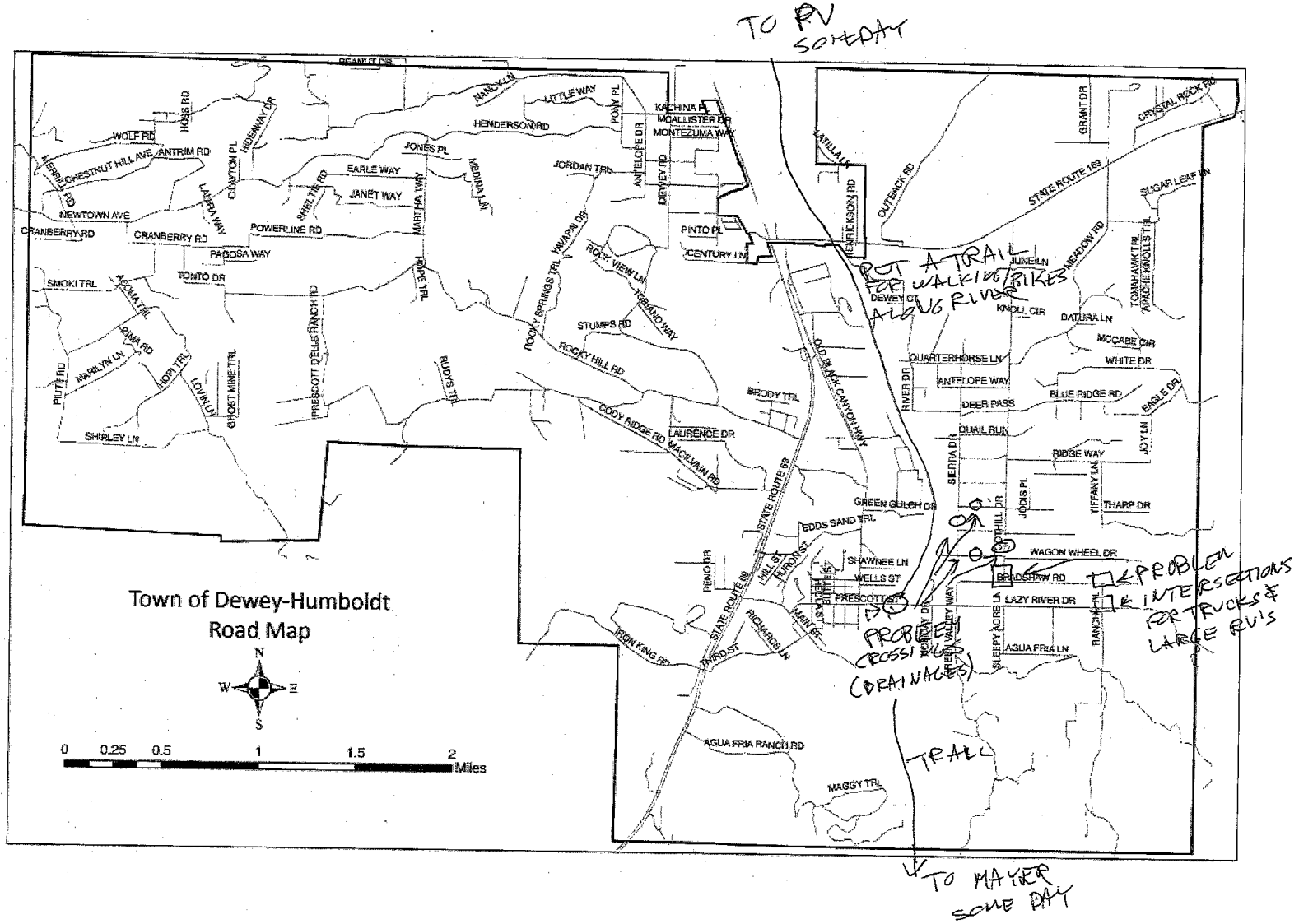
Would love to see some sort of small downtown area with small shops/services.

Yes, Grocery stores, actual businesses that sell or produce. No on commercial. No HOA, No Communities, No Apartments, No Town Homes, No Condos, No commercial space for apartments.

You keep spending money.

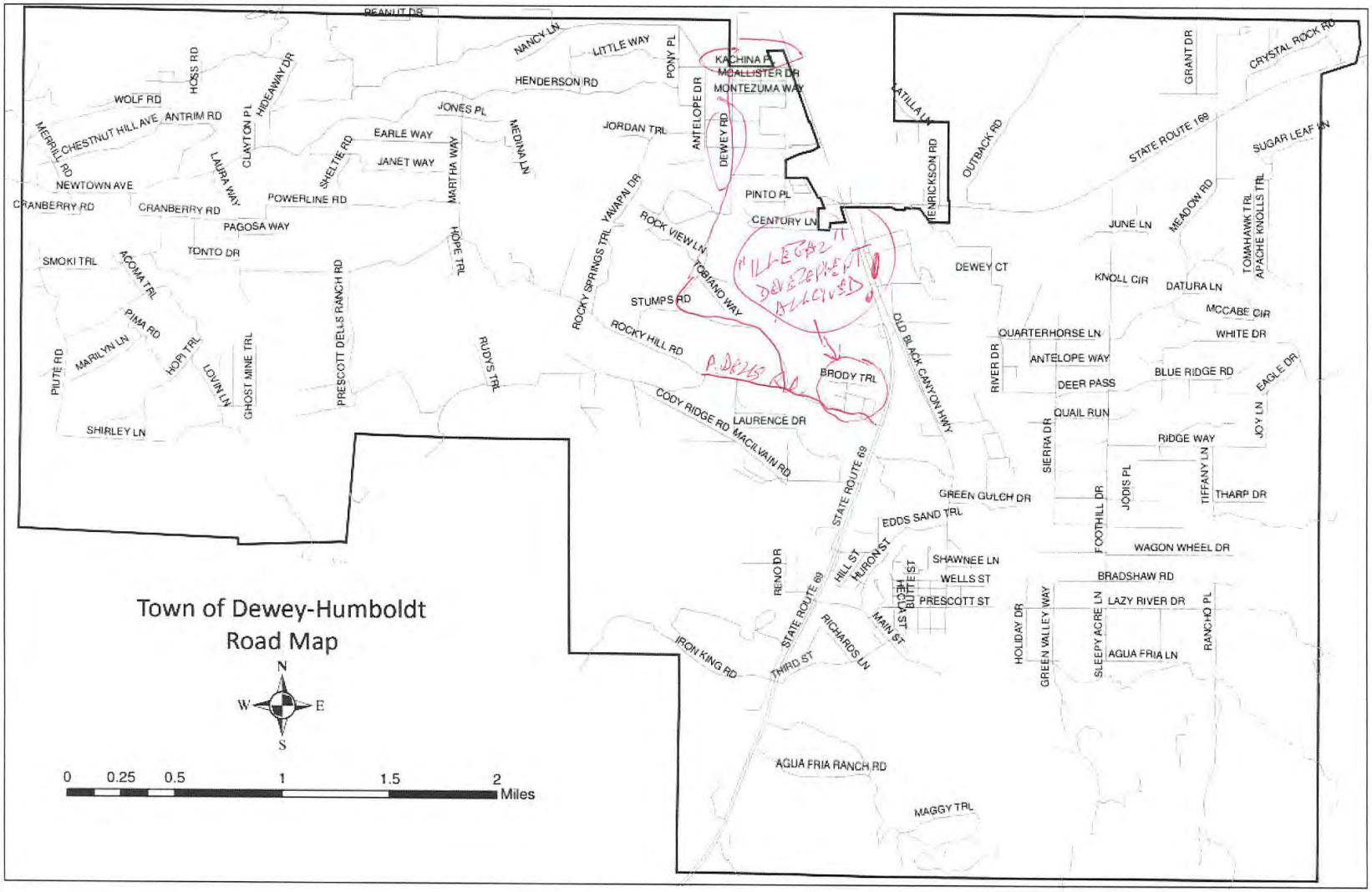
General Plan Steering Committee

2023 Survey Report



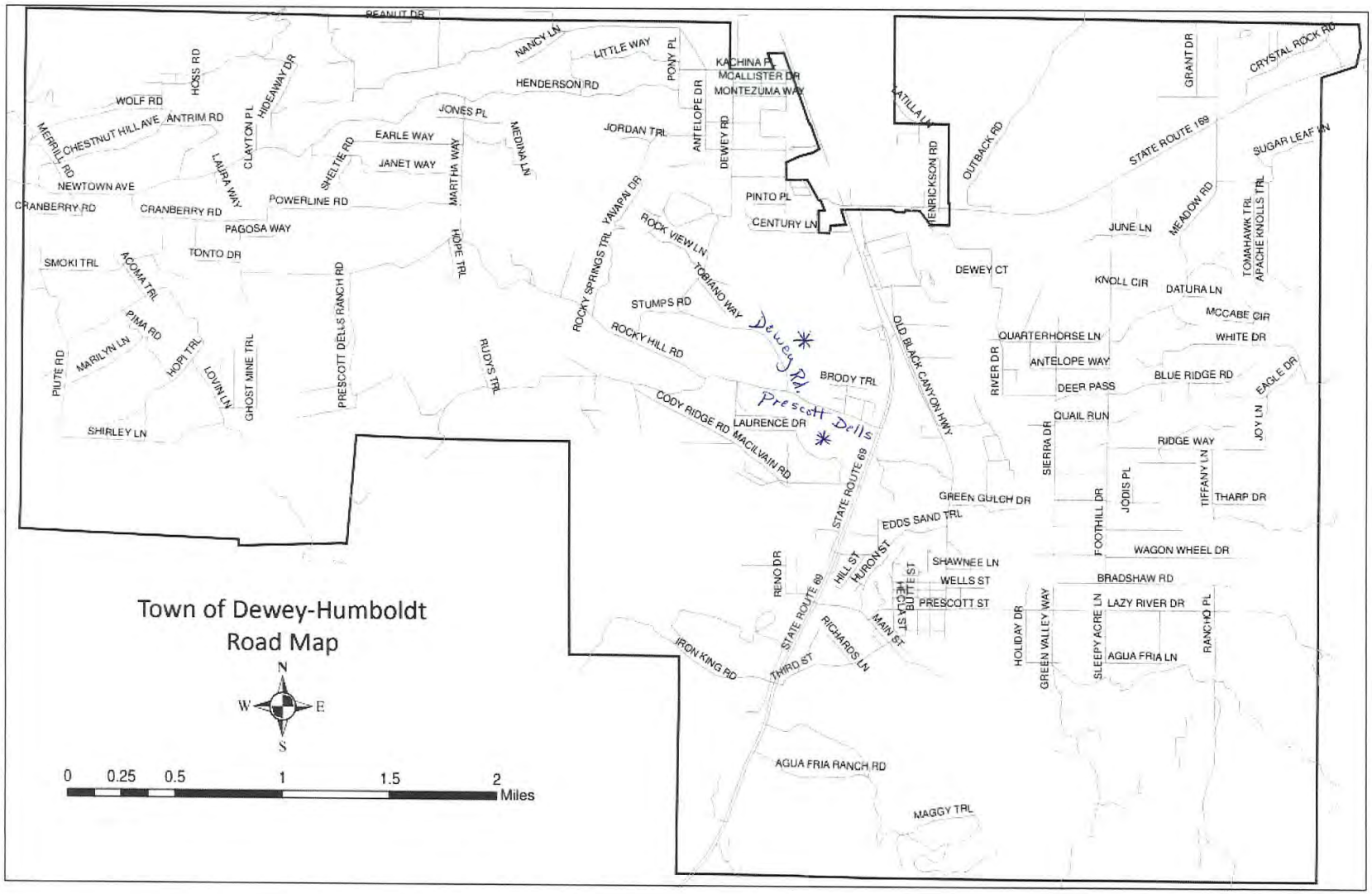
General Plan Steering Committee

2023 Survey Report



General Plan Steering Committee

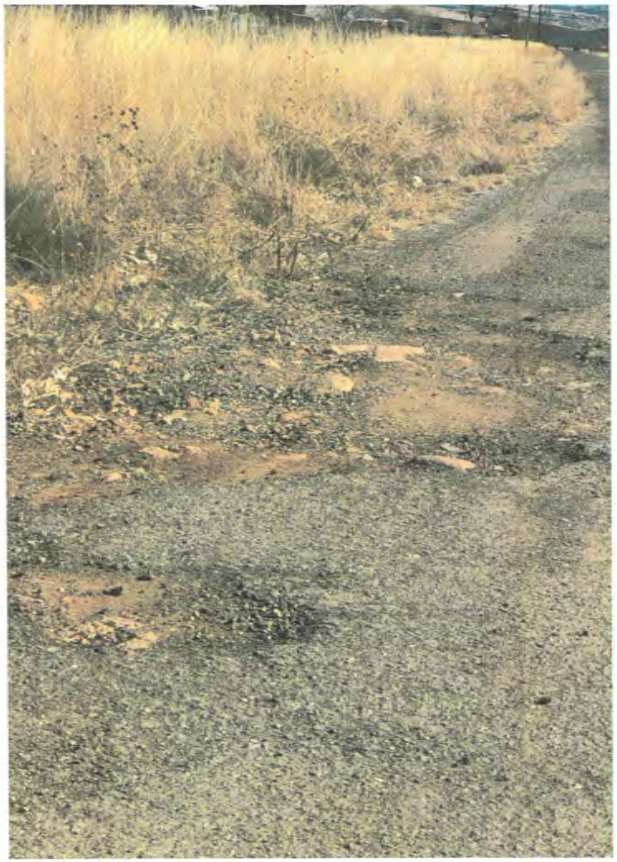
2023 Survey Report



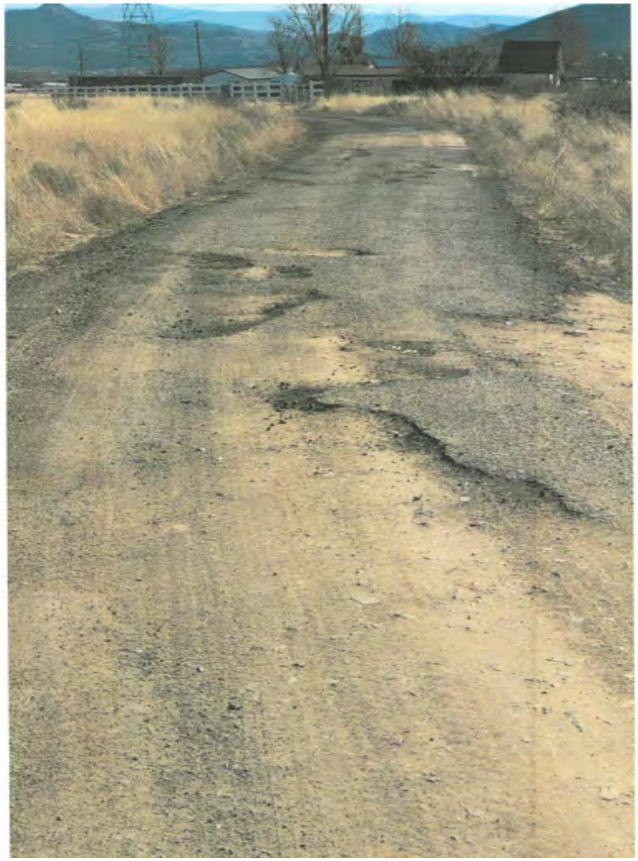
General Plan Steering Committee

2023 Survey Report

NewTown
West of Merrill



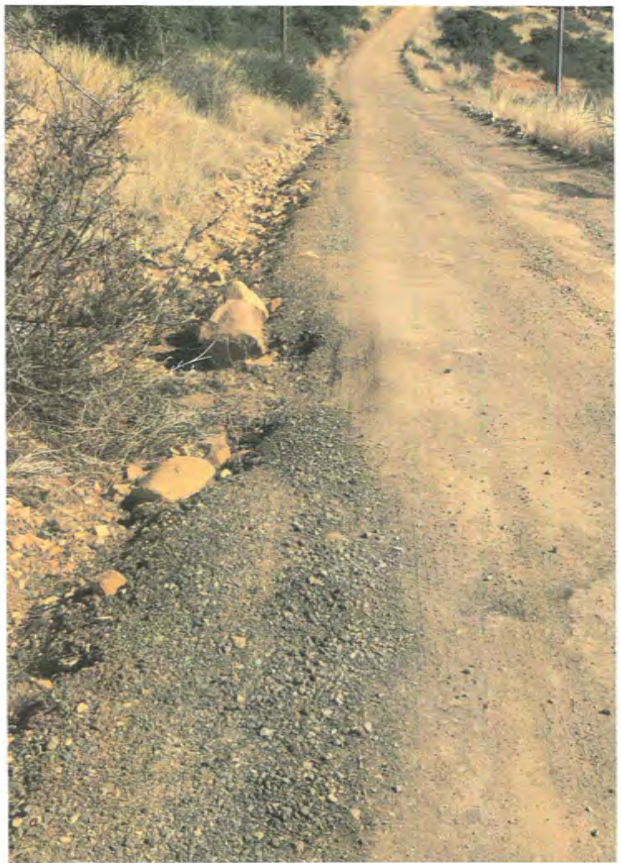
NewTown
W. of
Merrill



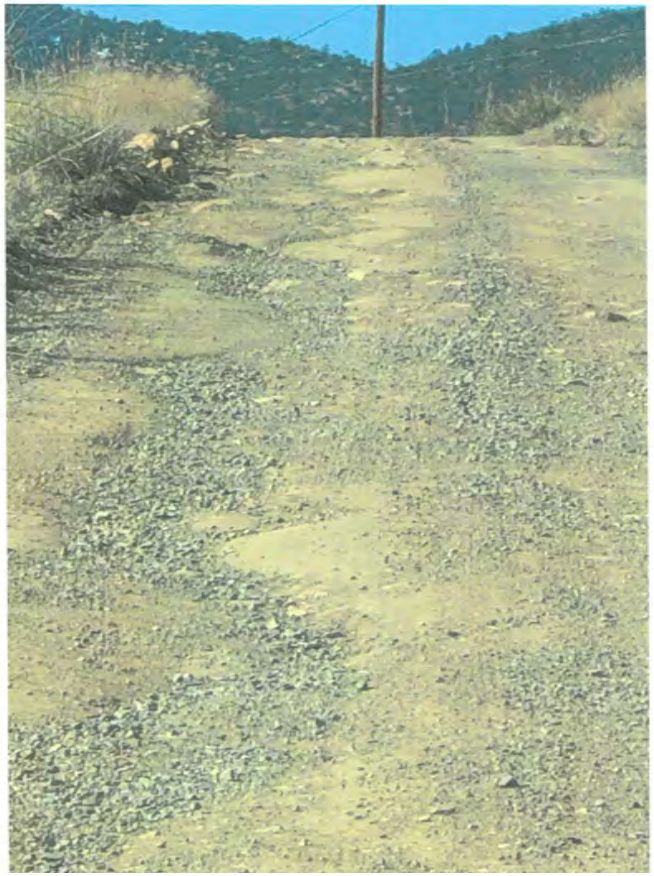
General Plan Steering Committee

2023 Survey Report

Wolf Rd.
on North/South
sides of rd.



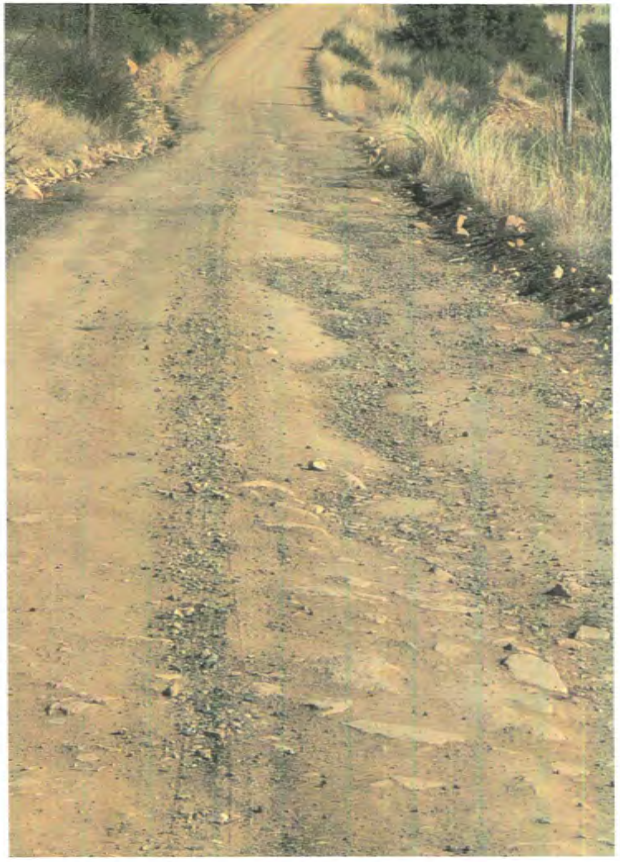
Wolf Road
Headed
West



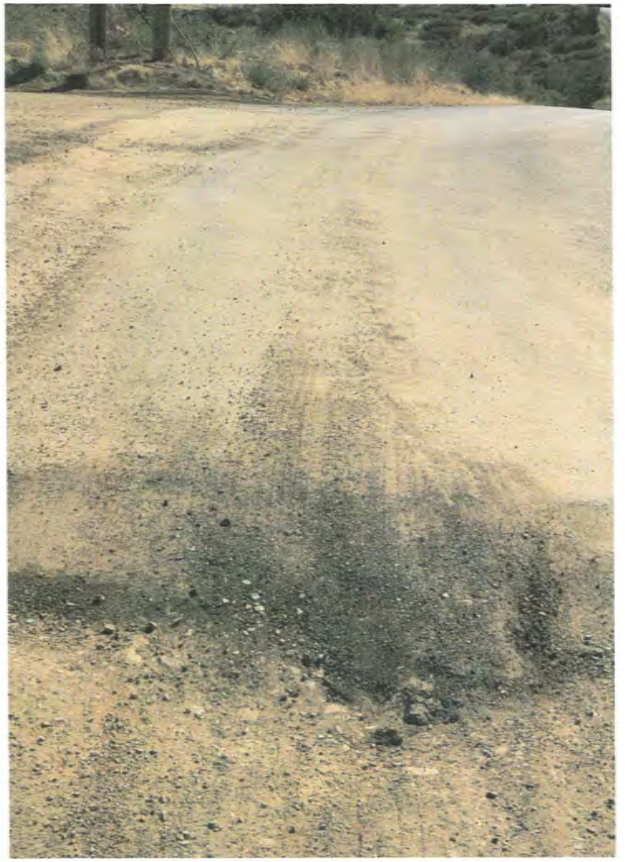
General Plan Steering Committee

2023 Survey Report

Wolf Rd
Headed
east



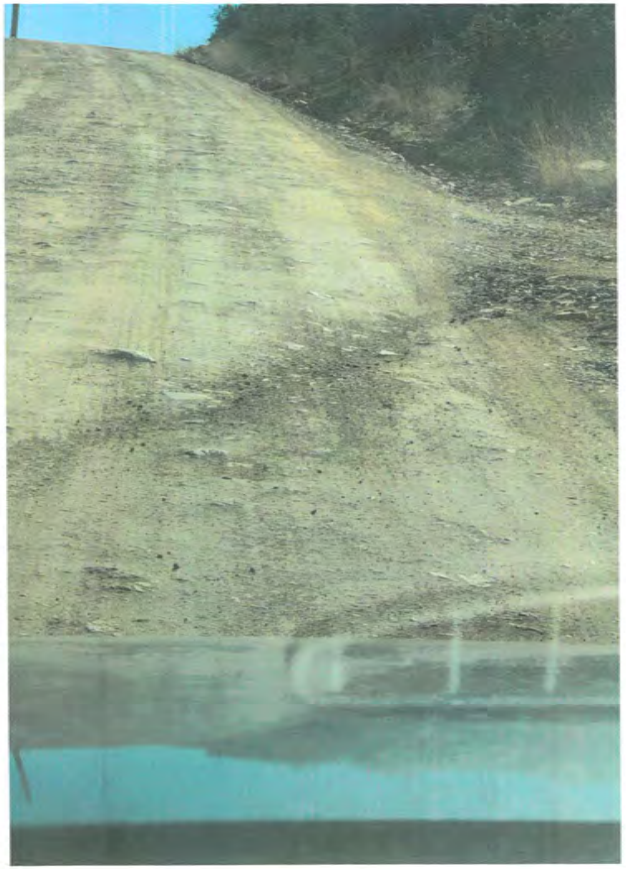
Top of
Merrill
where pavement
ends just
west of
Chestnut



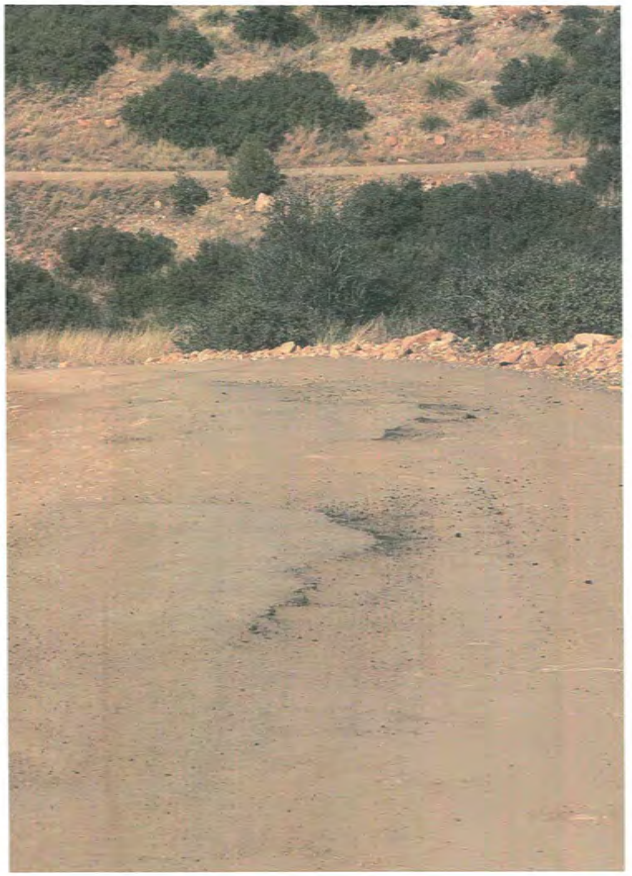
General Plan Steering Committee

2023 Survey Report

Merrill –
where home-
owner refuses
to put in
culvert and
water is
washing across
Merrill creating
a huge rut!!



Merrill
Road
Headed
North



General Plan Steering Committee
2023 Survey Report

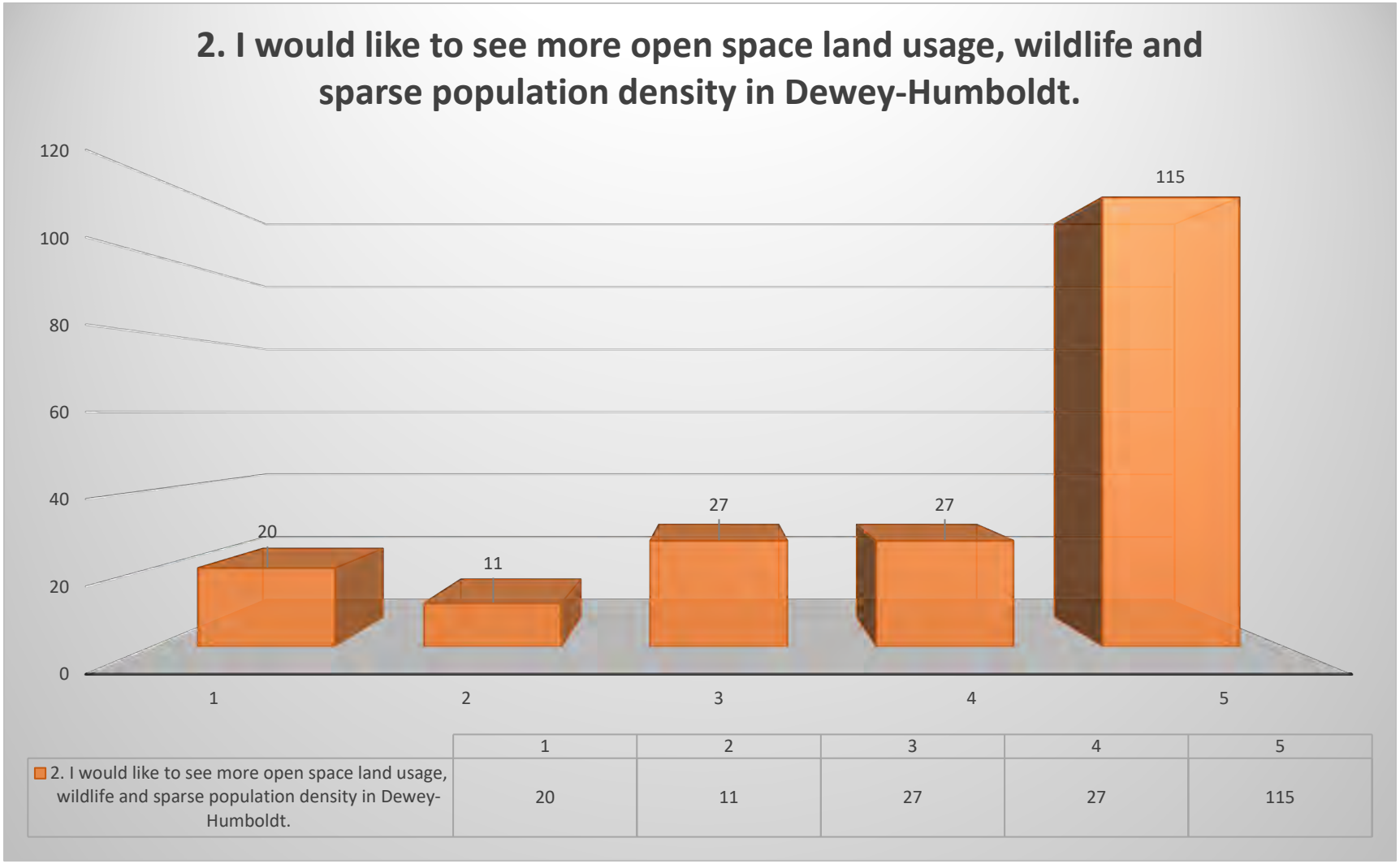
The following compiled survey results and comments is of the 210 Surveys that did not complete the qualifying question:

1. *Do you live, own property, or have a business in Town (within the Town Boundary map) and are you at least 18- year of age? ____ Yes ___ No*

As we were tasked with providing the Town with information, the General Plan Steering Committee unanimously agreed these unqualified surveys should be included as a supplement of the overall report as to not exclude the community's input. This data has not been merged with the qualified survey report.

General Plan Steering Committee

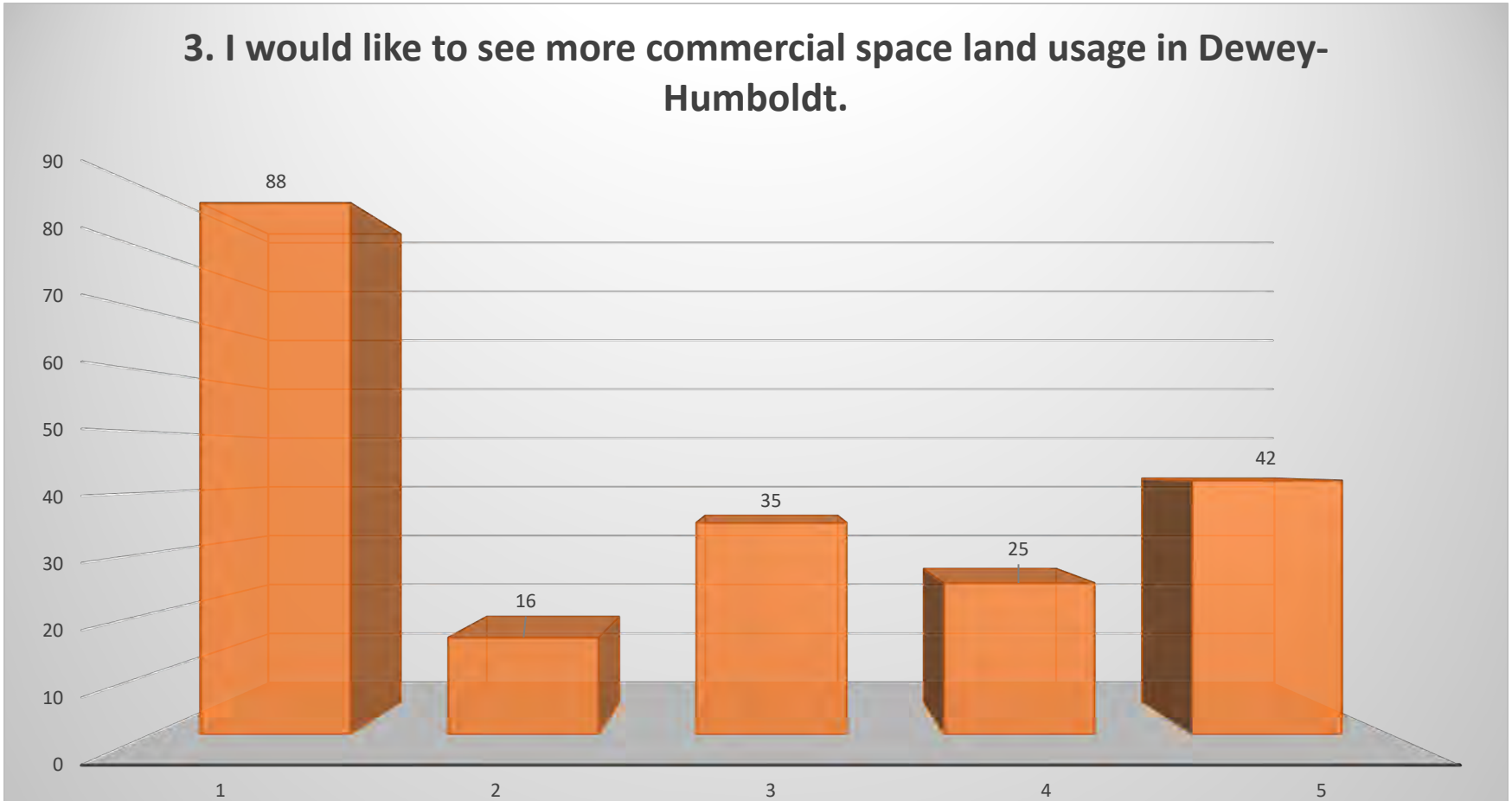
2023 Survey Report



1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

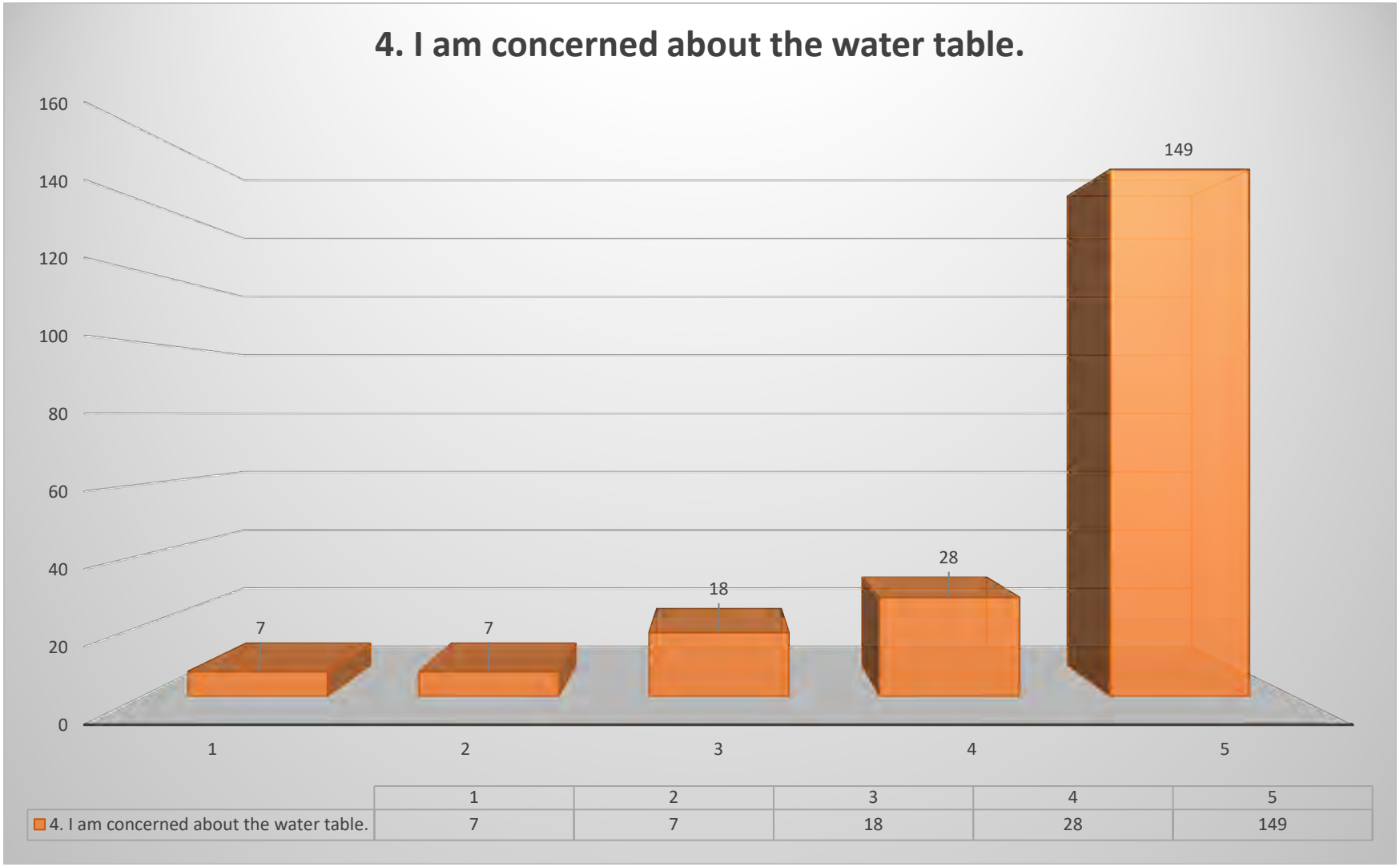


	1	2	3	4	5
3. I would like to see more commercial space land usage in Dewey-Humboldt.	88	16	35	25	42

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

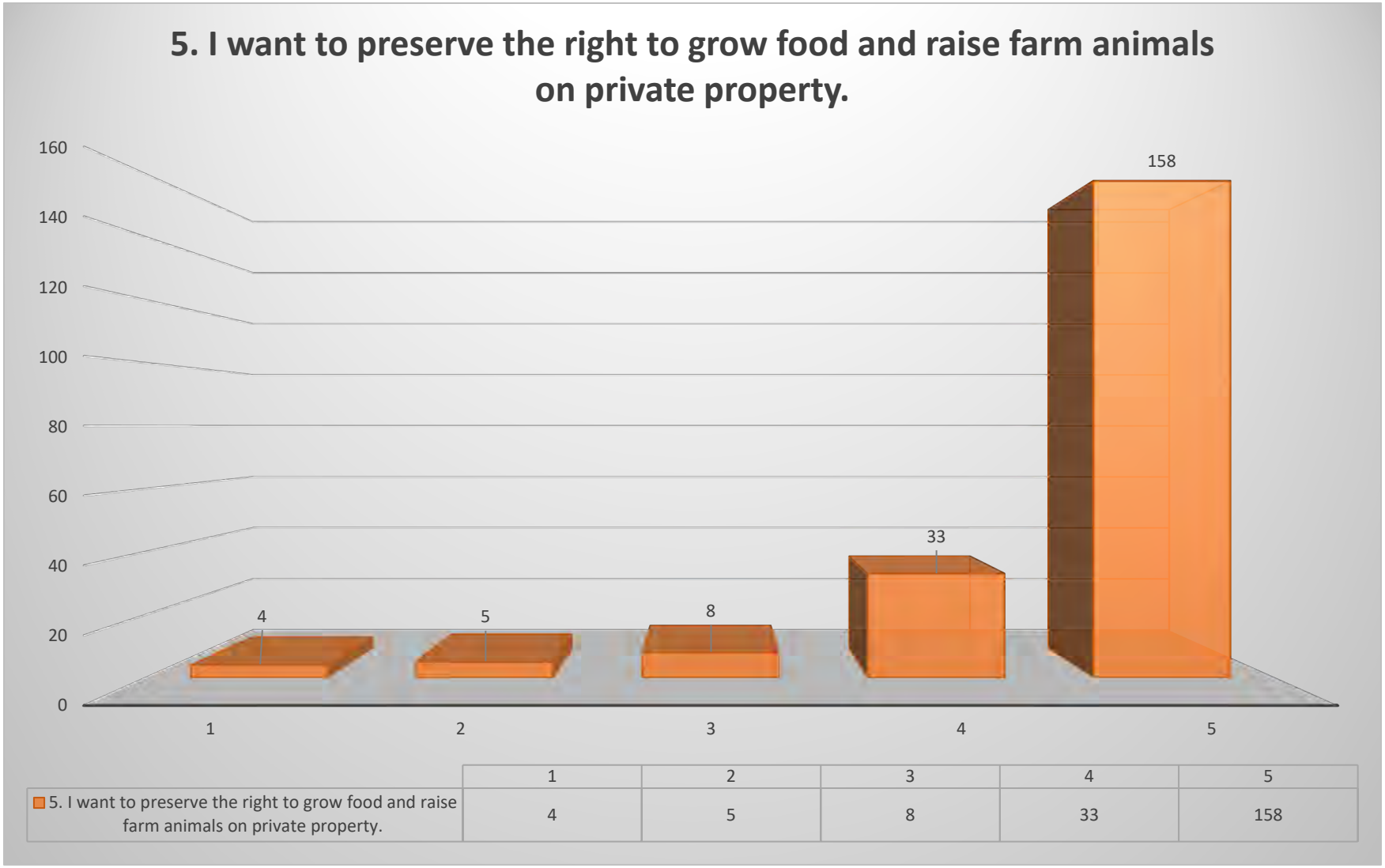


	1	2	3	4	5
4. I am concerned about the water table.	7	7	18	28	149

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

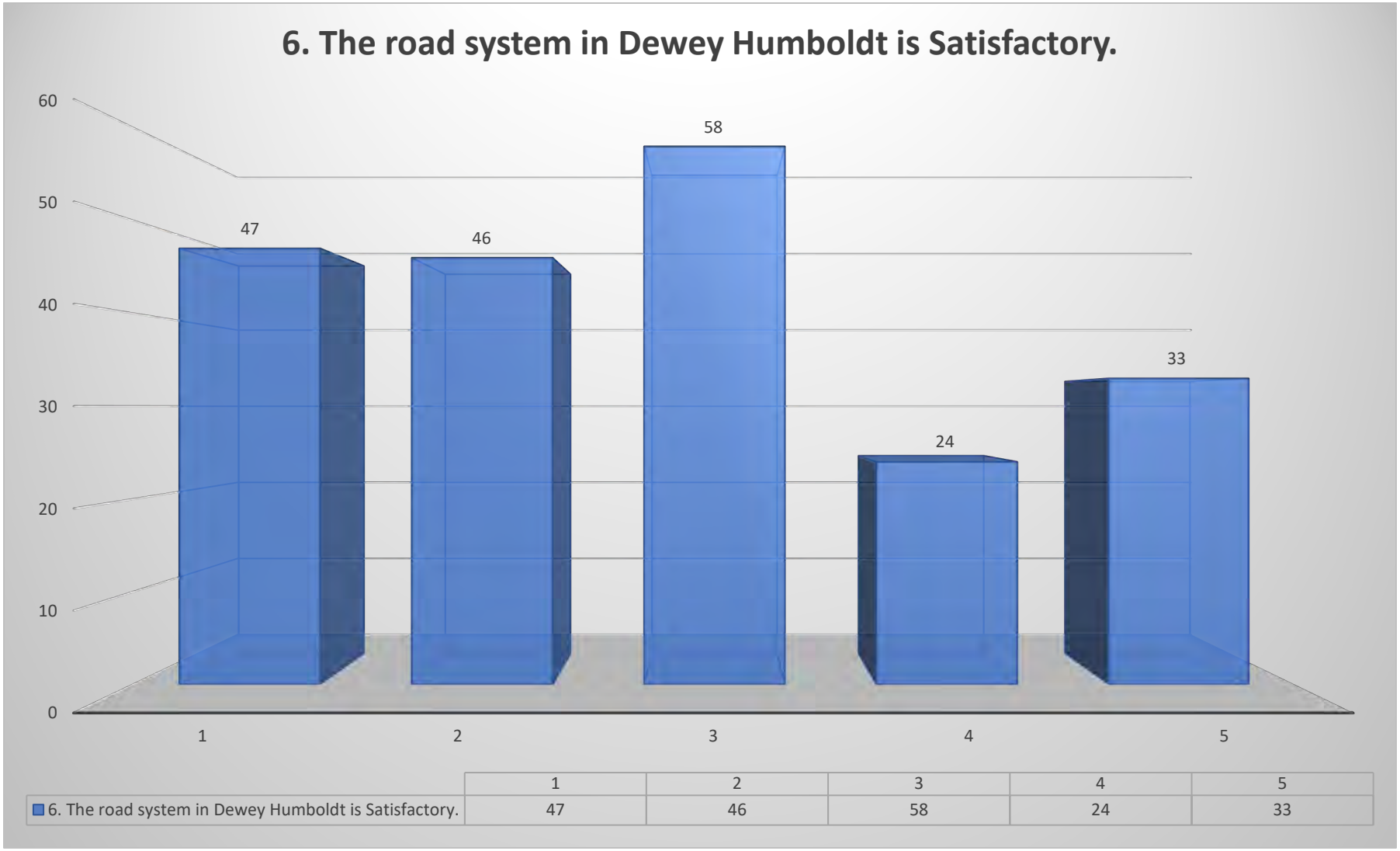


	1	2	3	4	5
5. I want to preserve the right to grow food and raise farm animals on private property.	4	5	8	33	158

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report



	1	2	3	4	5
6. The road system in Dewey Humboldt is Satisfactory.	47	46	58	24	33

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

#5 not smart Question at all yes to animal but not to 10 horses 5 cows on 2 acers health hazard abuse of animals in force the laws of the town
169 is terrible - but that's ADOT Old Cherry, Orme and the Dells are bad. Foothills area is done over and over when not needed.
169 to 69 needs right turn right turn light or a roundabout
5: Does that mean for commercial purposes or private use. If commercial, then I agree - with restrictions. If private, I agree as long as it doesn't devalue neighboring property.
All as roads need work pave all roads off Foothills.
All need repairs High line needs paving.
All the road in Dewey needs some kind of repairs.
Alternative routes for heavy truck traffic!!!
Around Main Street.
Bard ditches - potholes – culverts.
Black Canyon is terrible, unsafe, and bad on your vehicle. The creek crossing needs a bridge.
Blue Hills roads are not pleasant.
City people can stay in the city can stay in the city if they want better roads.
City should improve non town owned roads.
Close to Lazy River Rd. the river needs a bridge over it. Silly to be driving thru the water its being polluted.
Come and check out Stephie Lane the road is terrible.
Current roads have potholes or are dirt roads that are not maintained by city. Would like to see instructions on how to maintain affordable roads.
Dirt sections should be maintained more often and or how about improving these sections to at least County sections.
Fix potholes and edges of roads, especially south Old Black Canyon Highway near Mortimer Farms.
Flooding causes road closure and danger to public.
Good Enough.
Gravel roads need more work.
Hard to distinguish from private or public roads.
Henderson Road is the only way out of the Blue Hills.
Highway 169 & Mortimers Farm to Foothills Drive is awful, please fix.
If there is an accident on 69 - we can't get home + traffic on 169 has really increased in the past year.

It is obvious.
Lack of emergency access to all residential areas.
Main roads are great but side roads need paving.
Many roads not graded and used by public vehicles.
More houses again more road maintenance.
More paved roads. Too many dirt roads.
My location is well maintained.
My road, Aqua Fria, has a spur that is unpaved, but city maintained. Unfortunately, the maintenance has destroyed a layer of recycled asphalt that was wonderful while it lasted.
Need another entry / exit for upper Blue Hills.
Need repairs.
Needs attention.
No high density housing!!!
No outlet to Hendricks Street in Dewey.
Not all are maintained.
Not every street.
Okay, but some more paving needed and weeds on roadside are only maintained on major streets.
Old Black Canyon highway is disgraceful. Roads like Ed's Sand Trail should be redone. Need more maintenance west of Agua Fria. We feel like second class citizens.
Only for now.
Only one in/out of Blue Hills.
Orange Rock & Prescott Dells Rd should be maintained.
Please have road professionals fix Old Black Canyon once and for all.
Potholes.
Potholes damage cars on Old Blk Canyon Hwy.
Prescott Dells needs to be maintained.
Problems where water runs.
Rancho PL needs some love.
Repairs of some roads are not up to standards within weeks they need repairs again (Old Black Canyon).

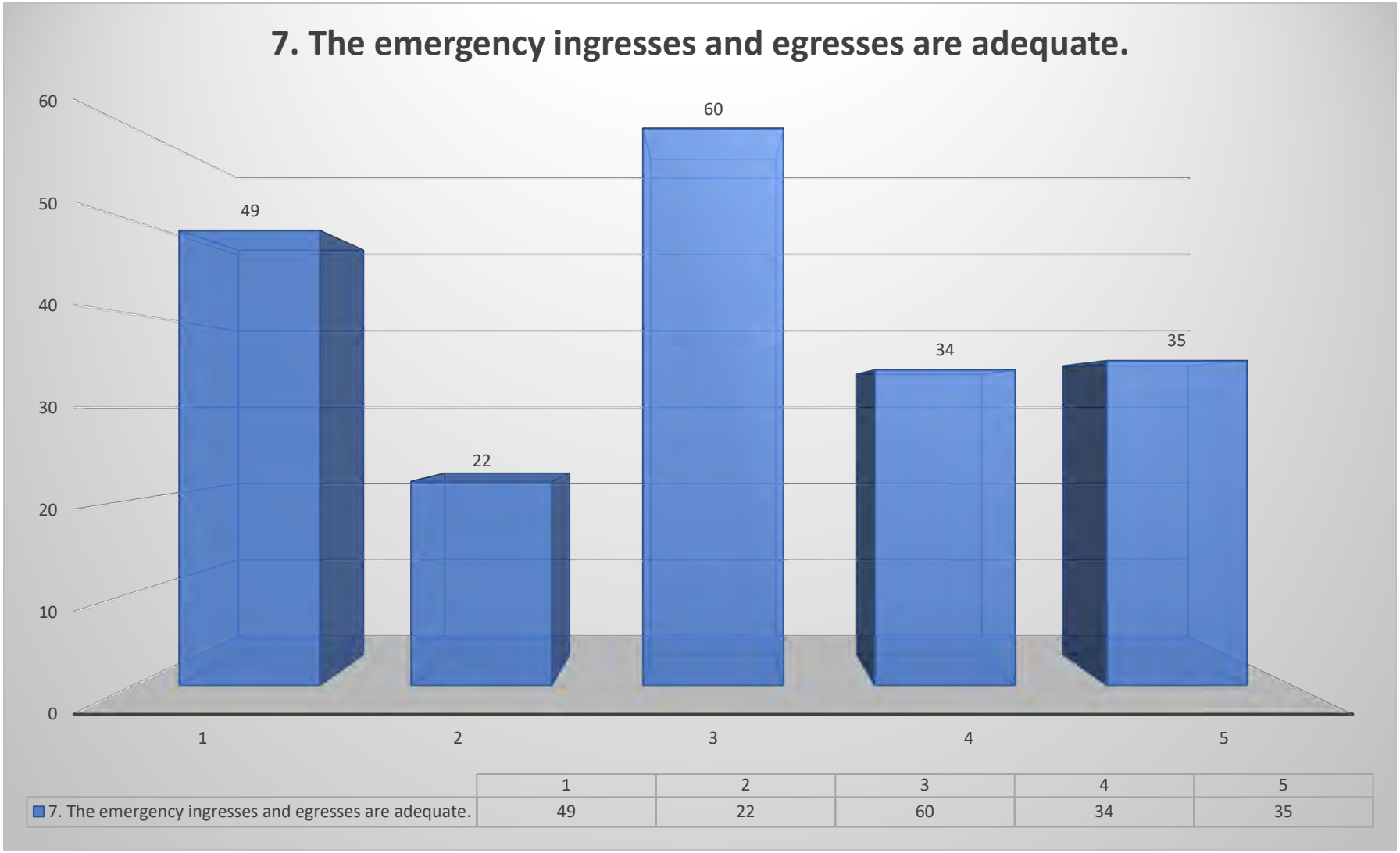
General Plan Steering Committee
2023 Survey Report

Road maintenance is for the most part very good. Road striping needs replacing from Kachina to Piute.
Road not maintained I have an easement that I can't use.
Roads are awful. Have Mayor and Town Council drive down so. Dewey Rd and Prescott Dell Road! Awful!! Do something!
Roads in many places are terrible if it is in the city fix it!
Roads need to be fixed.
Roads that are used by multiple property owners, FedEx, UPS, etc. should be graded by town.
Rural is as expected even PV has problems maintaining roads due to over constructing – traffic.
Satisfied with the upkeep and easy to get around.
Small grocery store - gym – bank.
Some areas could be widened or repaved.
Some dirt roads are not maintained.
South Old Black Canyon Hwy has reoccurring large potholes causing damage to vehicles and near accidents with swerving vehicles driving fast - area mapped on back.
The roads are fine its Arizona's country town.
The town does not own the Old Black Canyon from Eds Sand Wash to Hwy 69 this needs to be addressed.
There are areas on Old Black Canyon Highway and near main street and 3rd street that could be filled by town asphalt.
Too many dirt roads.
Too many potholes and unpaved residential roads.
Too many private unmaintained rds.
Too many private unmaintained roads. No ingress/egress.
Too many unpaved roads - lessons property values.
Town needs to maintain roads better and improve drainage.
Town roads are kept up to town standards.
Town should own grader to service all roads, even privately owned that are used by all.
We have roads that have potholes or are dirt roads that are really bad.
We live near Old Black Canyon the road needs to have potholes repaired from Mortimer Farms to Prescott.
We live on Kachina and while its chip sealed, we need an outlet to Hendricks.
We need another way out of Blue Hills.
We need to fix the was at Lazy River with a bridge instead of the low crossing that exists now.

While the water table seems adequate, with continued building, levels will drop and become an extreme issue.
Would like to see some of the dirt maintained by the town.
You have no center stripes.

General Plan Steering Committee

2023 Survey Report



1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

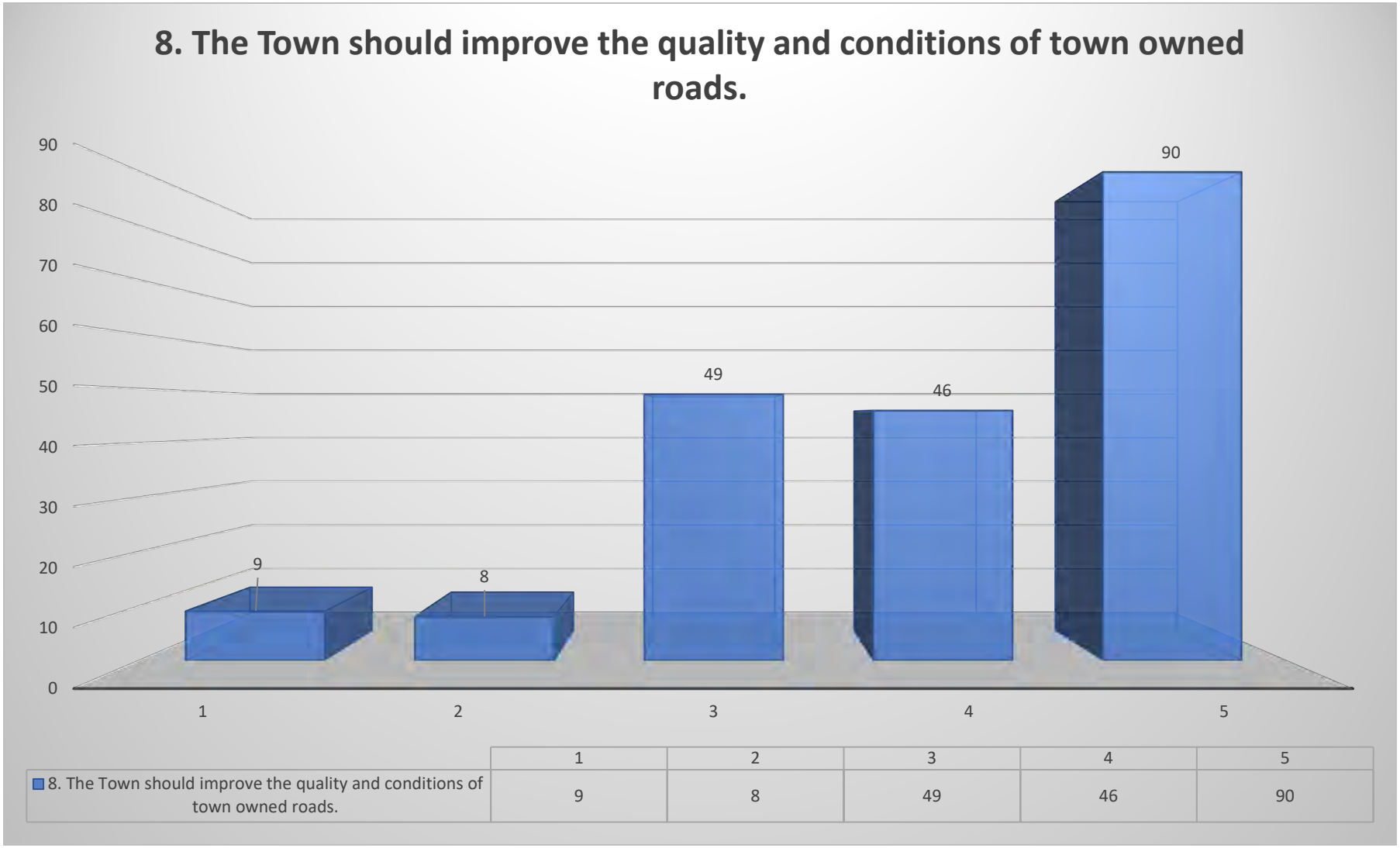
A way off Blue Hills to the Country Club for easier emergency exit.
Agua Fria river crossing needs a better solution.
Big city PV is absorbing Dewey. There needs to be an alternative bypass around 69 connecting 169 to Fain Rd.
Black Canyon Highway should be resurfaced.
Blue Hills is a fire trap. The explosion of growth along 69 and 169 needs highway access and safety monitoring.
Blue Hills needs more ways out in case of fires.
Blue Hills roads has no emergency roads - disaster!!
Blue Hills will burn without more ways out!
Certain times is already grid locked in an emergency I see chaos.
Condition of roads do not allow for quick egress during emergency.
Crossing over the Aqua Fria River has multiple problems. Would love to see city get a grant for a bridge to keep the road open & prevent road erosion by flooding.
Dirt roads, snow on roads slows down response and knowledge of housing area may not be adequate.
Entrance and exits need better maintenance need to be widened.
Everything regard to emergency is fine to me.
Except Quailwood and Blue Hills, which are scary.
Fire truck and ambulances up here all the time.
Flash flooding interferes with safe evacs.
From Foothill Dr. out to 169 is adequate.
Good Enough.
Henderson needs another access to Hwy 69.
If river came impossible emergency crew would have to go around to Foothill to get to the houses on the other side.
Lots of areas do not have a secondary emergency egress.
Many places have one way in and out.
More road maintenance needed.
Must be better.
Need a bridge over Agua Fria at Prescott Street.
Need more roads out in case of fire.
Need some improving for fire escape use existing first.

No emergency lanes.
Not on some of the dirt roads on the outskirts and/or newly developed areas (e.g. Rattlesnake Trail).
Not sure how it effects personal.
One entrance and exit was NOT DISCLOSED when we bought home Blue Hills in 2018, adjoining neighbors have expressed the same, acquire another exit.
One major route 69 and a lot of community's only have one way to and from if the access gets blocked for any reason the whole community would suffer.
One way in and out is not safe.
Only 2 ways out of Humboldt, when that floods, there is only 1.
Only in main parts of town.
Only one way in and out.
Only one way out of blue hills.
Poor road conditions. Not clear signage.
Possibly improve upper Blue Hills.
River crossing needs help.
Second exit out of Blue Hill.
See #6.
See explanation above.
Several narrow and unpaved roads.
Should be better.
Some areas have 1 way in and out.
Some roads don't have room for them to turn around.
SUCKS!!
Takes forever for them to get here.
The Humboldt side seems ok. The Blue Hill Farms side needs more access especially in case of fire.
The neighbors blocked the entrance onto (end of Green Valley Way) the open land. If an emergency were to come about, it would be hard to access.
There is only one egress for the Blue Hills area.
There needs to be another in/out for Blue Hills.

They are fine. Don't need any of this.
Too many private unmaintained rds.
We need more exits in case of fires.
We need roads from 69 to bypass accidents.
We only have one way in and one out which I believe is illegal and in case of fire is really bad.
When people bought the property, they knew the ingress and egress. There are a lot of places in Dewey that have only one way in and out.

General Plan Steering Committee

2023 Survey Report



	1	2	3	4	5
8. The Town should improve the quality and conditions of town owned roads.	9	8	49	46	90

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

2023 Survey Report

	1	2	3	4	5
9. The Town should try to stategically acquire private roads.	63	23	47	19	52

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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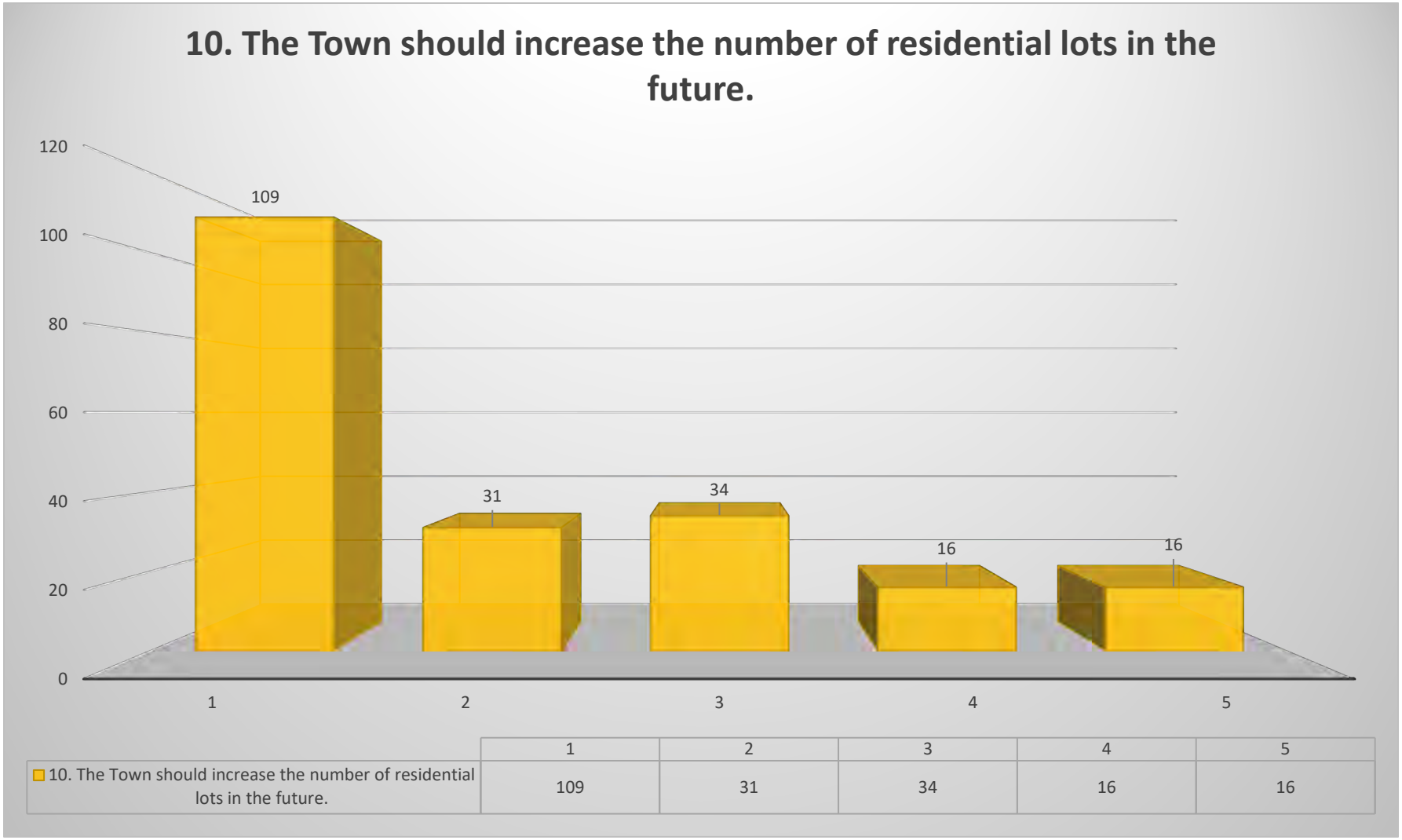

	1	2	3	4	5
10. The Town should increase the number of residential lots in the future.	109	31	34	16	16

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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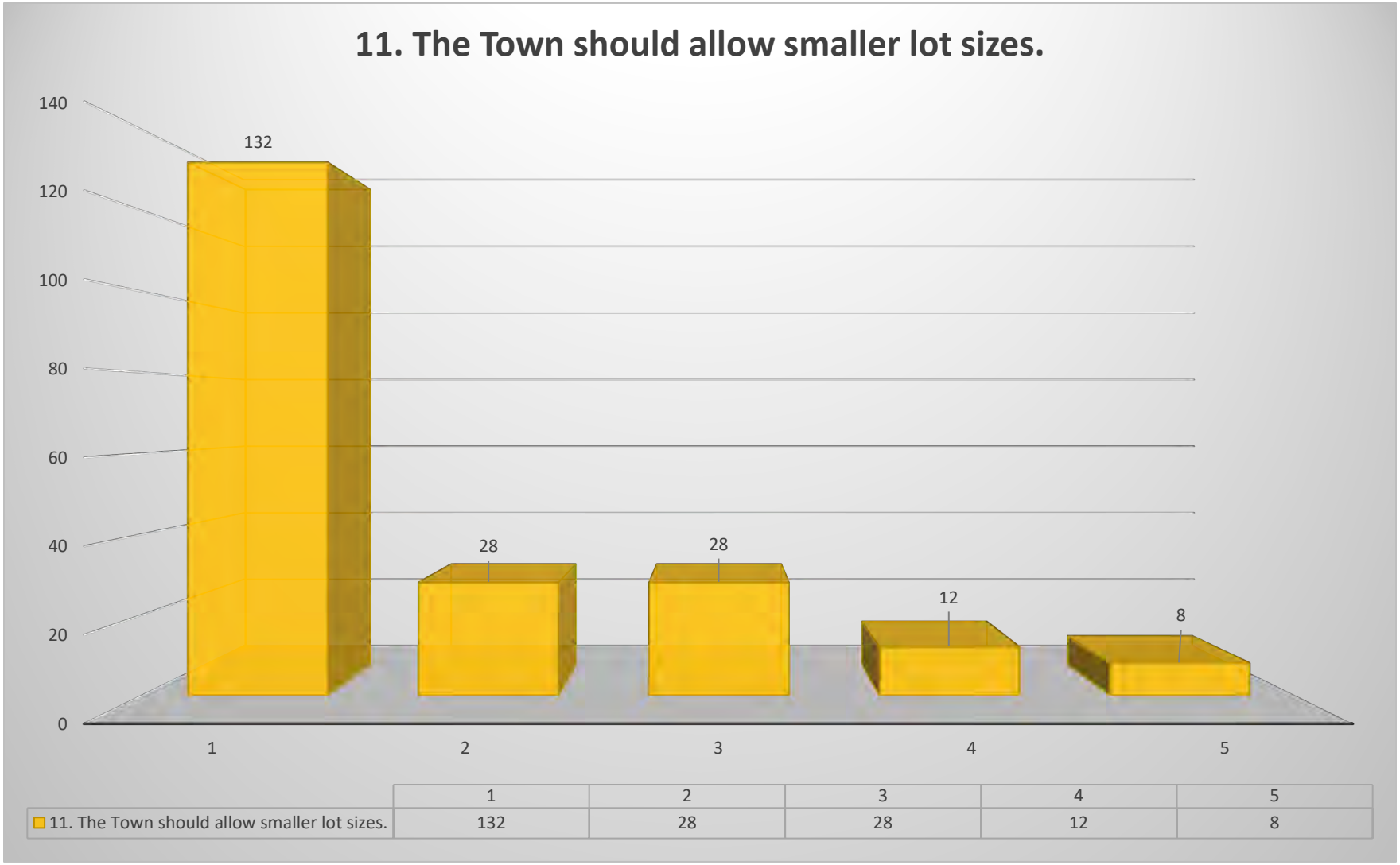

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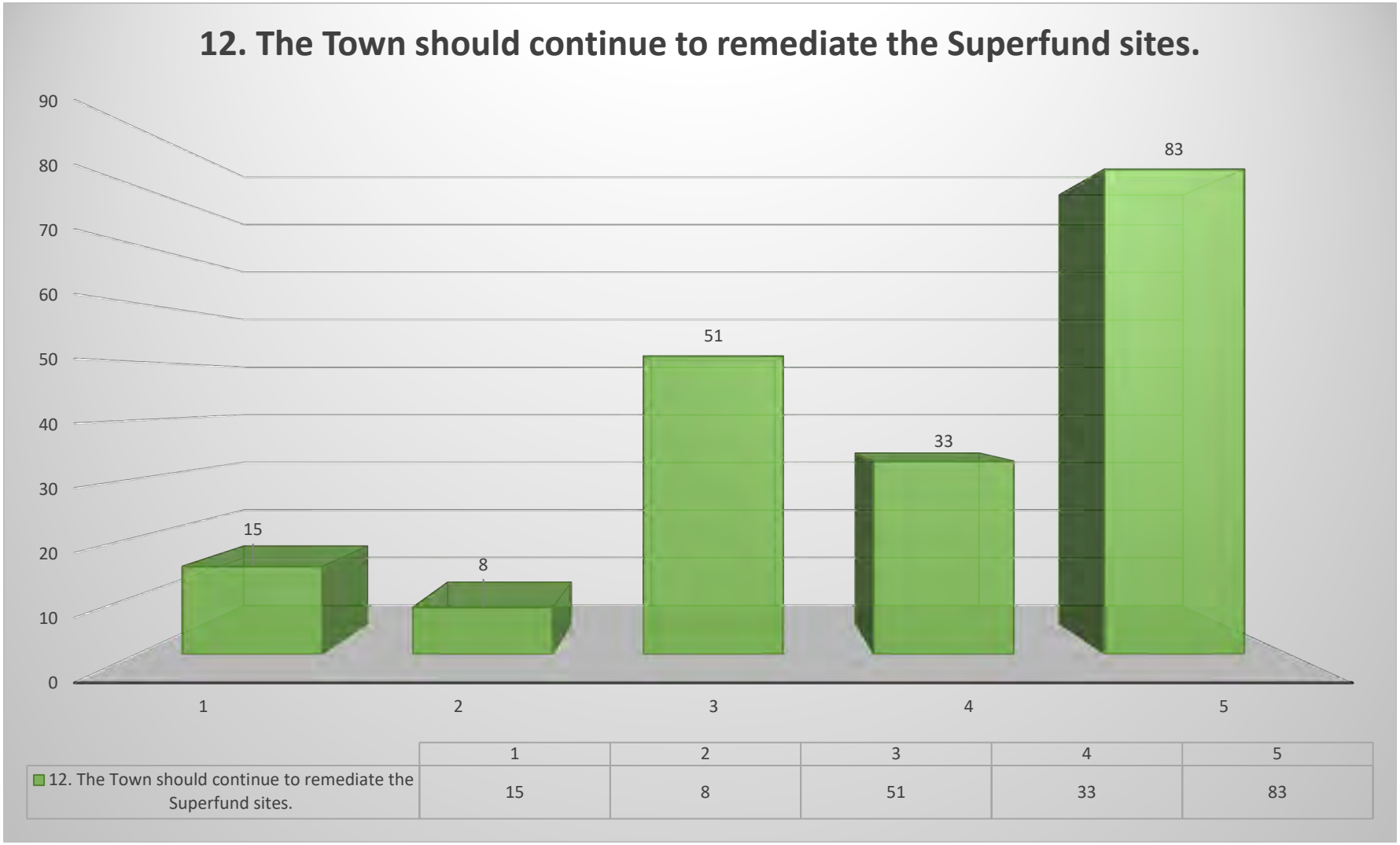

	1	2	3	4	5
12. The Town should continue to remediate the Superfund sites.	15	8	51	33	83

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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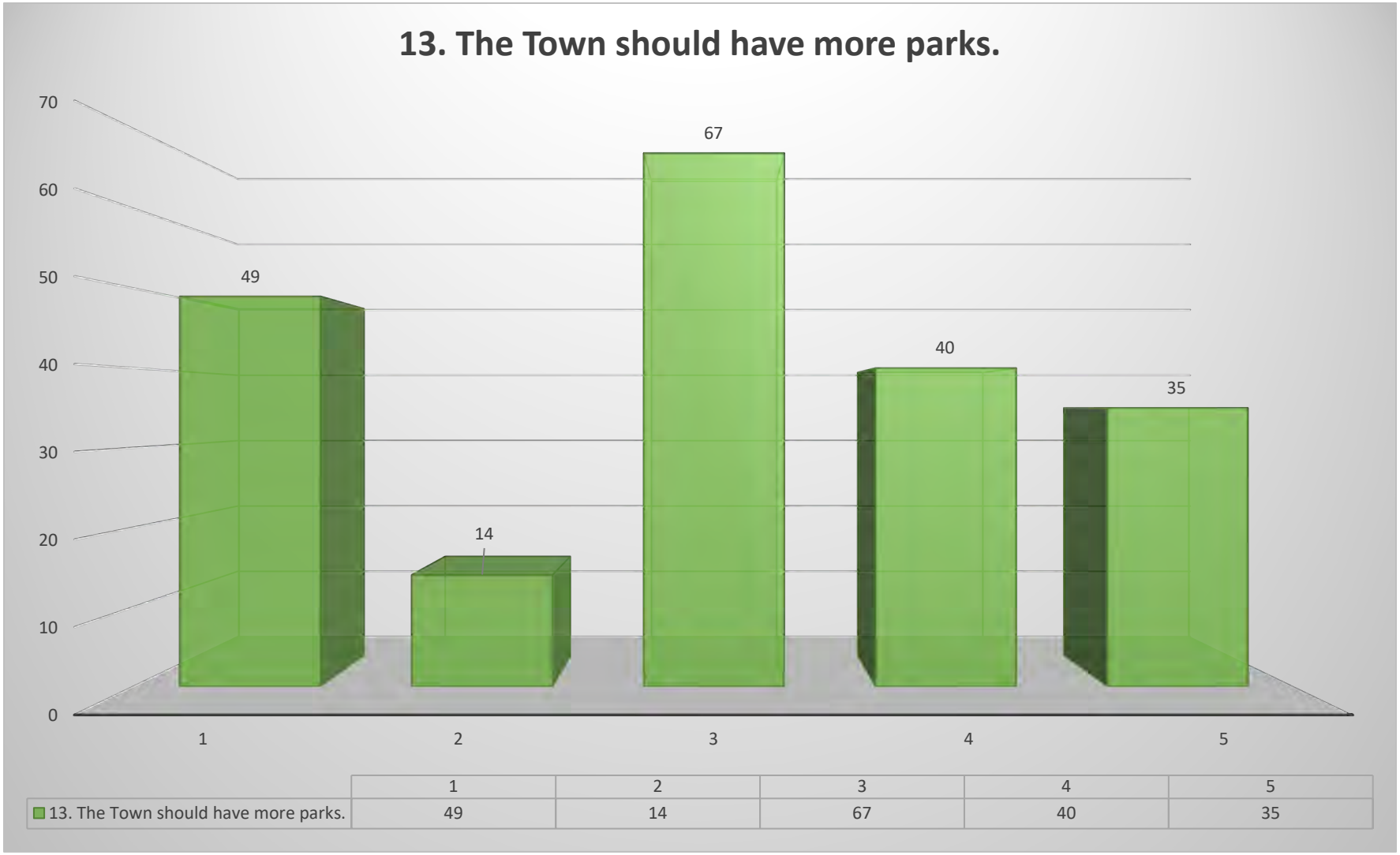

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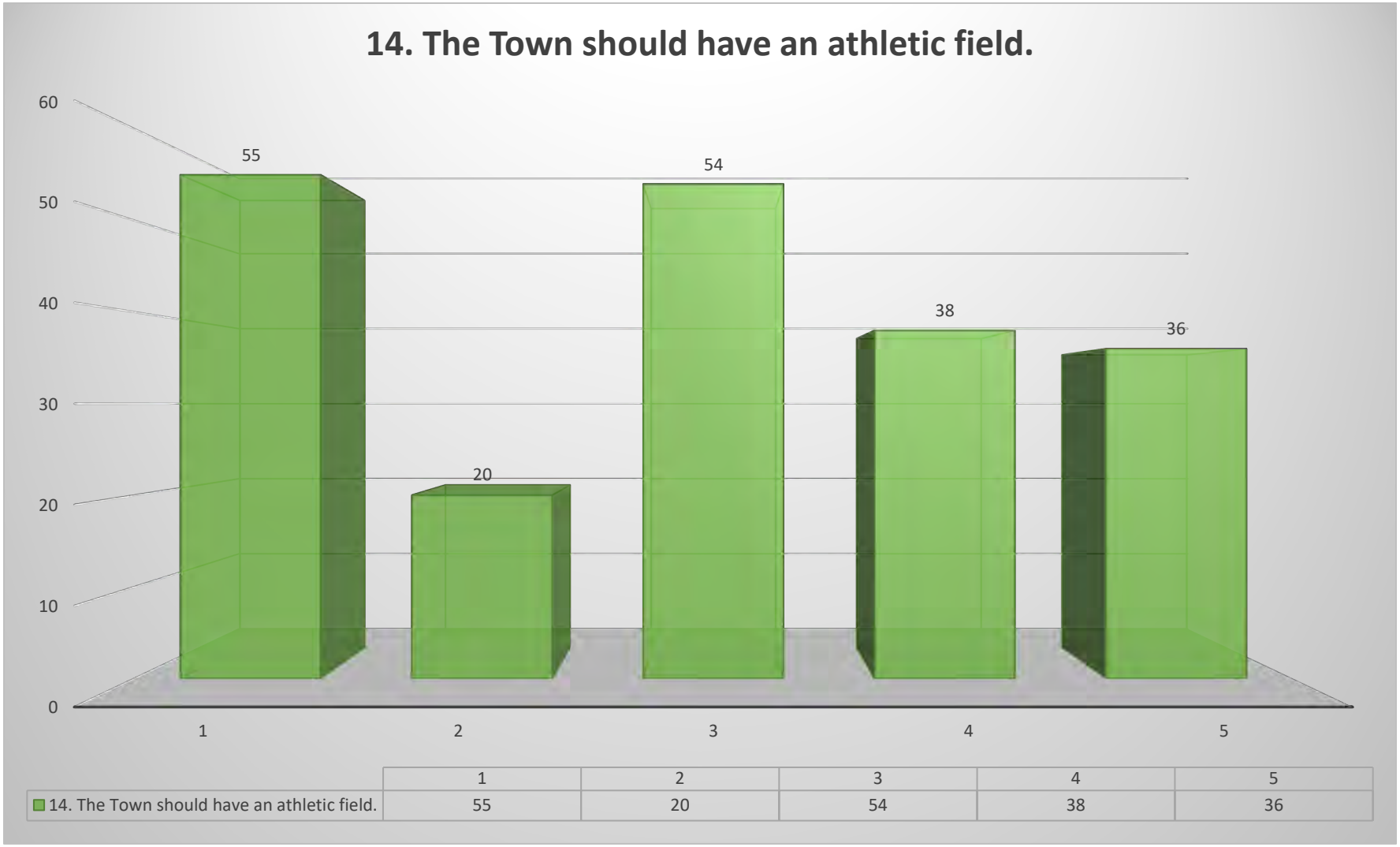

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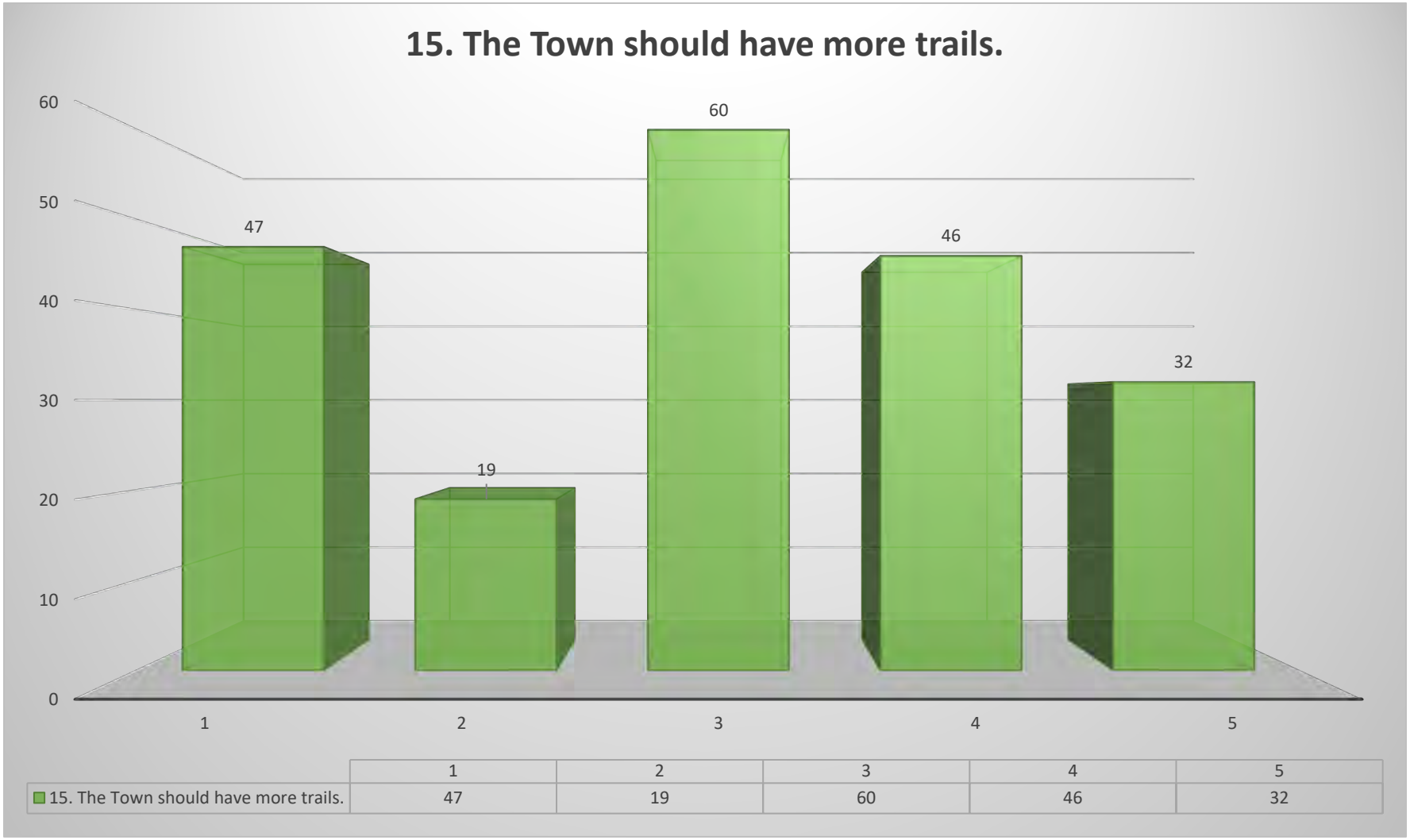

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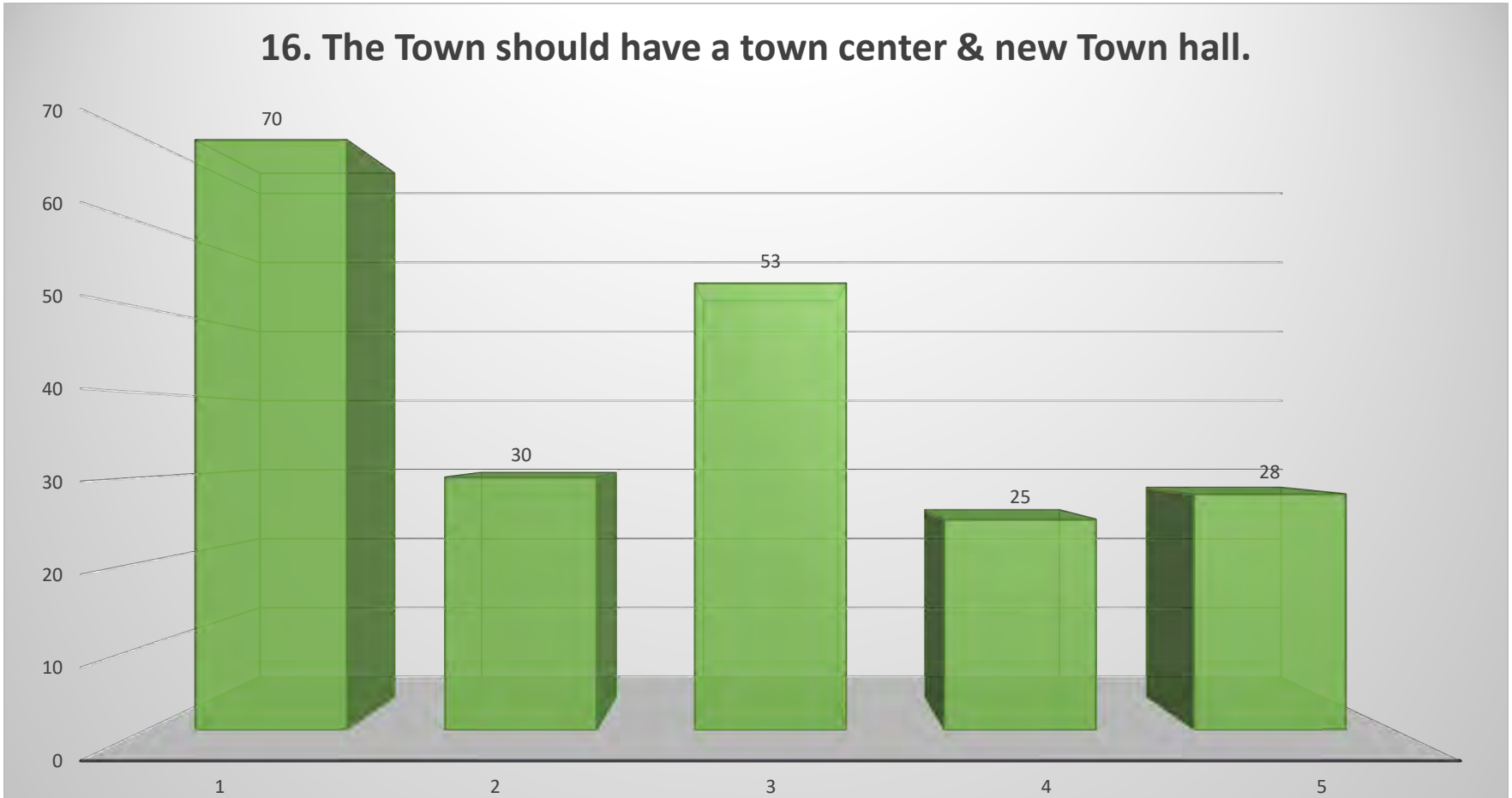

	1	2	3	4	5
16. The Town should have a town center & new Town hall.	70	30	53	25	28

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

General Plan Steering Committee

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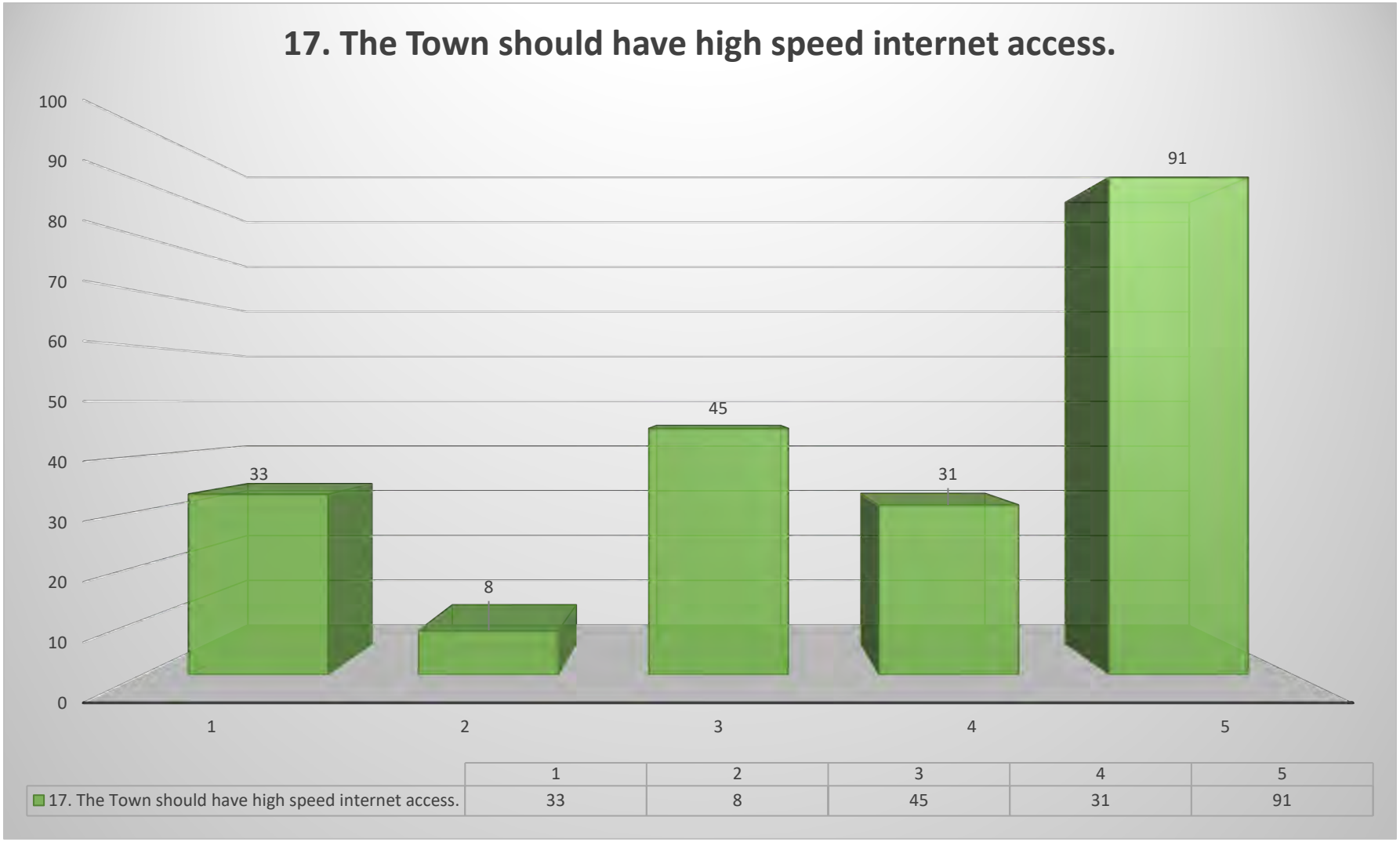

	1	2	3	4	5
17. The Town should have high speed internet access.	33	8	45	31	91

1 = Strongly Disagree 2 = Disagree 3 = Indifferent 4 = Agree 5 = Strongly Agree

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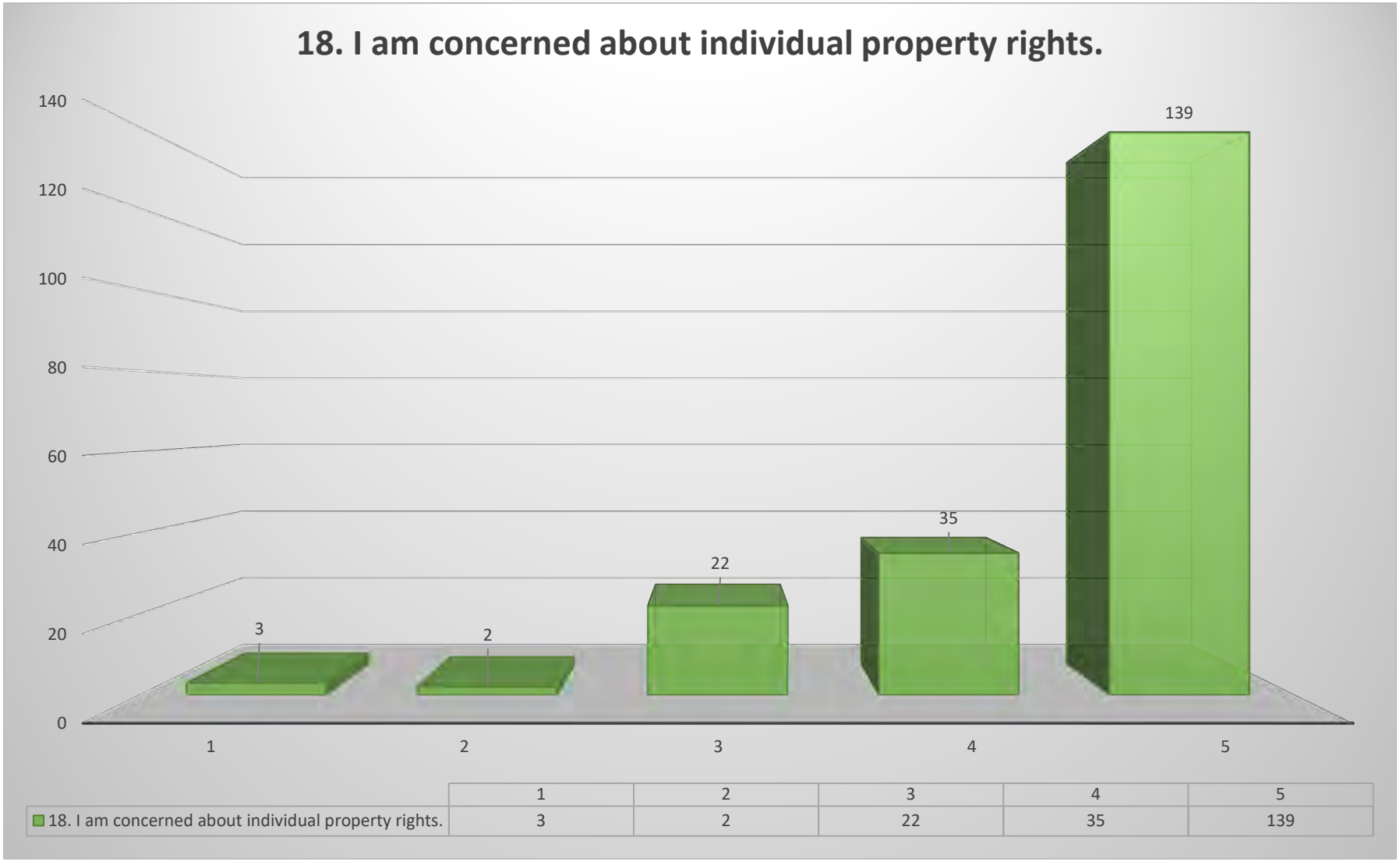

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#2 - Its open all around Why annex Prescott Dells Road When you don't offer anything for them.
#3 Grocery.
#8 Town owned Roads - two numbers were marked - a 2 and a 5.
#9 When do you get funding for upkeep if there is no tax base in town? #12 This town has no authority to do so. Thank you to all council members and Mr. mayor for their volunteering you all are brave souls.
#10 - Increase the number of residential lots in the future - not sure what this means. #17 - High speed internet - blank? 13/14 - It would be nice if the town had a large area that could include picnicking, playground, and athletic field. If we had more commercial property perhaps, we could afford it.
#12 Town should not use resources on law firms when it can have direct discussions with EPA send letters. Use the media.
#18 But not to make it a safety hazard I have family coming from out of town and am going to bring them in on foothills because how trashy Humboldt has become. I.e., furniture, littering yards, downtown windows broke, building spray painted, etc. I have lived here 40 plus years and it's not a "country town" anymore! Slum fits it better.
A lot of people responding to this survey do not know what's all involved. Most people want things until they realize how much it is going to cost them. Cost is never mentioned in the survey.
Buy enough land for a new town hall with the potential for future growth. Parks, sports facilities, etc. Also include room for public works shelter we want our large lots and low density.
Clean up and make Main St. entrance to central Dewey Humboldt. Plus, rent/sell to commercial prospects. Plus, parking area. Make our town historical and attractive for tourist but stay rural.
Clean up debris & branches when you clear ROW. Bit mess corner of Mustang Drive and Pony Way.
Clean up right of ways.
Council members should be required to be DH residents for at least 10-15 years.
Dan Field, local resident, and Arizona native, for Town Manager.
Definitely acquire private roads.
Dewey Humboldt should have a Safeway, Albertsons, Frys, on Dewey Humboldt property not PV.
Disallow manufactured homes immediately!
Don't allow infill projects that will only create greater demands on the aging infrastructure while decreasing the quality of life for existing residents.
Don't mess with it. Leave it alone!!

General Plan Steering Committee

2023 Survey Report

Everyone wants & needs a grocery store. Enough RV parks/storage. The town needs the revenue from a grocery store. Why keep sending everyone to Prescott Valley?

Five year wait to request lot split violates principle of owner rights.

How about getting a grocery store. My major complaint since moving here 4 years ago is not having a grocery store. It has nothing to do with keeping this a small community. I grew up in PA in a town of 500 people. We had an IGA and an A&P, both full size grocery stores! It's crazy to have to drive all the way to PV for groceries!

I thought we had/have internet access???

KEEP CALIFORNIA OUT!! We are overpopulated, I shouldn't have to move, I want rural.

Keep Dewey Humboldt open and free from eminent domain. Don't try to turn it into another Phx. Keep population down, maintain open areas.

Keep Dewey Humboldt small rural with very limited government.

Keep Dewey small plus we should vote better people into office.

Keep D-H rural no density growth.

Keep it rural.

Keep it rural city people can go back to where they came from.

Keep people free to raise livestock.

Keep town rural and quiet need access to 169 east of Foothill Dr.

Keep us rural!

Leave it alone!!

LEAVE IT ALONE!!!

Low density population! Concerned about high volume traffic and water. Keep our town small and country living.

Need more businesses to bring in money especially grocery store. Need forward thinking council. Have people that try and run things by getting on Facebook and saying things.

Need more officer patrol. The road more people are passing on a double yellow.

People live in this area for the independence of a rural lifestyle don't screw this up.

Please have committee that fines people that have trash on their property. More horses less houses.

Please build a bridge over the Agua Fria. Please push a road thru on main street so owners don't have to go around when the river floods. The intersection near the pizza joint is severely underlit very hard to see the road when turning left, have to use high beams to

turn. Can't understand why streetlights are not there like a long time ago. Install a sign that lights up when the river floods somewhere near the post office so we can turn early.

Prescott Valley seems to own all the property along Hwy 69 - for tax revenue. I think Dewey Humboldt should have a major grocery store like Frys, Albertsons, Safeway, or Walmart.

Quit arguing and get something done. We are tired of the B.S. Get rid of current Mayor Hughes! Get rid of past Mayor Nolan!!

Reference #8 Continue to patch and seal- will give extra life to our roads. Town hall is adequate. The Town is the reason we moved from Prescott, let's stay quant and farm like.

Road maintenance on Prescott Dells Ranch Rd.

Shopping, shopping, shopping, a large commercial food chain like "Aldi Foods" No more 55+ and gas stations.

Stop trying to make our rural town an HOA or city. People move here to be rural!!!

Storm drains at Calumet Street & Prescott Street is overflowing & flooding the yards of 2745 Calumet Street. & 13100 Prescott Street. It is incumbent on the town to install drainage ditches & culverts as necessary to prevent storm water from entering & flooding these private properties.

Thank you!

The second road out of Blue Hills needs to be done for fire safety.

The town council needs to get their priorities straightened out before we spend money on a new city hall, athletic field or parks. We need to get these dirt roads fixed. Have or at least enforce overgrown weed ordinance, that is a fire hazard. And the town looks like a dump It’s too bad some people don’t take pride in their property also this would help with property values.

The town needs to upgrade their roads. Internet needs to be improved so everyone can business. Town must make certain all new dwellings are quality homes and not mobile/RV homes. Good quality manufactured homes are acceptable.

The town should clear the mud that accumulates at the washes that go under the roads. We keep it clear of debris - but homes uphill have eroding ground which ends up in the wash. I am in my 70’s and don't have the money to rent a tractor. The wash has already caused damage (mud flow to the road). Town staff say that the mud will go away when people off other side of the street clear their wash - that will not be effective! Wash on Meadow Ranch Lane.

The town should acquire downtown buildings and gift them to businesses willing to upgrade/retrofit in return. Gets us taxes and upgraded buildings...and a rural downtown. The fact that barking (even within daylight hours) is a class B misdemeanor is ridiculous. Even Prescott/Prescott Valley doesn't have ordinances this strict. If you are an acreage in Dewey and have livestock/farm animals, your Lab should be allowed to bark when there are coyotes everywhere.

The town should help drive revenue and allow more lots zoned for "site built", to be flexible about what go on these lots. Restricting this prevents people from living there and spending money.

There have been whispers from the residents about HOAs - absolutely not. There are homes / properties that are in absolute disrepair and owners should be held accountable and properties cleaned up especially on Lazy River off of Main Street. Some are rentals - but there is still it seems a lack of ownership. Would be lovely to have an amazing & little upscale restaurant here in Humboldt.

There should be no more permits to build houses the Maricopa county did it we can to.

This town needs "ALDI" type food chain not more homes. We need shopping options not more gas stations and 55+ communities "SHOPPING" !!!

Town is growing too fast hwy 69 major headaches.

Town government cares nothing for its residents. Land developers are in charge and only care about their own profits.

Town should not restrict use of land splits. 5 years wait to split restricts use of land.

Town should not restrict lot splits to every 5 years as long as zoning is observed.

Quit spending money.

Very disappointed over fighting of residents and town. Minority of people should not rule over MAJORITY. Town must raise revenue by commercial property development. PV took away possible income, we must aggressively pursue that source of income to further grow town. Town must stand firm in enforcing code violations and the majority of property owners want their property to go up in value not turn into slums.

We have lived on Stephine Lane for over 24 years nothing has been even done to our road. We pay taxes why can’t we get our road improved? I don't care if its County or Dewey's road, we need it improved.

We need a Frys, not Safeway, Frys.

We need a pet park. We should be able to split our lot for relatives.

We need road maintenance. An area should be maintained better where there is high run off.

We need a Walmart on Dewey Humboldt property to service the residents and increase tax revenue.

Where is the current town center and town hall?

While I believe we do not generally need HOA type laws, I do believe things like fire safety that should be enforced.

Why can't we get natural gas to the homes in Dewey-Humboldt?

Why so many citizens living in RVs?!