Analysis: City of Prescott Proposed Water Policy Encourages 22,000+ Acres of Sprawl

Who really wins from this deal? Arizona Eco Development and Deep Well Ranch.

City of Prescott: 29,189 acres
County area within proposed policy area: 32,487 acres
AED, Deep Well, State Trust Land: 22,099 acres

Prescott’s proposed water policy would facilitate development of more than 22,000 acres of land owned by AED, Deep Well Ranch and the State Land Department. The areas are outside of city limits and lack water of their own to support development.

14 Deep Well Ranch parcels totaling 5,894 acres are within the city’s proposed water service area.
26 State Trust Land parcels totaling 8,471 acres are within the city’s proposed water service area.
38 AED parcels totaling 7,734 acres are within the city’s proposed water service area.

The city’s map includes land annexed by Prescott Valley, including AED’s approved Jasper development, as well as five State Trust parcels and one parcel owned by Prescott Valley.

Methodology:
The city of Prescott's proposed water policy map (above) was georeferenced into ArcGIS using clearly discernable features. The city's map does not accurately match Yavapai County's parcel data, so best approximations were made.

The proposed service area was overlaid on Yavapai County land parcel data to determine which parcels are within the city of Prescott and which have not been annexed.

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