



SAVE THE DELLS: TEN KEY POINTS YOU SHOULD KNOW

- Save the Dells is a grassroots group of Prescott-area volunteers committed to preserving the iconic Granite Dells landscape as permanently protected public open space, as part of our proposed Granite Dells Regional Park. Save the Dells is led by Joe Trudeau, who brings a diverse background to this campaign, having been involved in both land development and land conservation for 25 years.
- The Granite Dells are an integral part of Prescott’s culture as a gathering spot for generations of community members and visitors alike. People come from all over the world to experience “the Dells.” In 2017 more than 800,000 people visited the Dells and used the City of Prescott trail system!
- This outcrop of 1.4 billion-year-old granite domes and canyons is crucial habitat for wildlife, including golden eagles, bobcats, and more. It is a mecca for wildlife watchers, rock climbers, hikers, bikers, boaters, and families just out for a casual stroll on the Peavine and Iron King National Recreation Trails.
- The Prescott area is growing rapidly and is projected to add 25,000 new homes over the next several decades. Growth is inevitable, but it needs to happen in a manner that enhances quality of life and protects what makes Prescott unique. The Granite Dells can be preserved as part of smart growth strategies that ensure access to the outdoors for the public and also increase property values.
- We respect private land rights and wish to work with developers, owners, citizens, and decision-makers to achieve win-win solutions for all. Key lands can be preserved through designated open space as part of planned area developments in exchange for annexation and access to City water and services.
- Arizona Eco Development’s (AED) conceptual 850-acre "Homestead" development would bring roads, hundreds of homes, and a high-end resort-complex into the heart of the Dells – *on both sides of the Peavine and Iron King Trails*. If approved by the City, this development would encompass 500 acres of completely undeveloped, rocky and rugged Dells landscape and wildlife habitat loved by our community.
- While it is true that AED has the right to use and develop their property in accordance with the existing Yavapai County zoning regulations, it is not true that there is any right to annexation into the City of Prescott, which would allow greater housing density, provide them City services, and dramatically increase AED’s property values.
- Our initial objective is to achieve a fair annexation and development agreement deal between the City of Prescott and AED that would protect the entire area including the iconic Point of Rocks, undeveloped areas adjoining the Peavine and Iron King Trails, and an ecologically important riparian area, as part of a publicly accessible Granite Dells Regional Park. Existing open-space regulations already provide a clear pathway to protect the 500 acres we are concerned with, as they require a minimum of 25% dedicated open space in any master planned development. Our 500 acre proposed Granite Dells open space component is just 3% of AED’s entire landholdings, and less than 17% of their proposed development.
- In exchange for annexation, the City should ask for a fair return on *your* tax dollars that are invested in a private development. Setting aside several hundred acres of the heart of the Dells to establish a regional park is a fair and reasonable deal consistent with Prescott’s values expressed as objectives in the General Plan and Open Space Master Plan.
- We will continue to work with the public, other organizations, and local, state, and national governments to create a Granite Dells Regional Park, which could encompass up to approximately 7,000-8,000 acres of undeveloped land in the heart of the growing “Quad-Cities” area, for people, wildlife, and community.

- See www.SavetheDells.org for more details
- Visit us on Facebook and Instagram to join the conversation