



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING AGENDA

TUESDAY, NOVEMBER 2, 2021, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Councilman Steve Blair - Chairman

Councilman Phil Goode - Member

Councilman Steve Sischka - Member

The following Agenda will be considered by the Prescott Council Subcommittee on Water Issues at Regular Subcommittee Meeting pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's Website: [Live City of Prescott Videos](#)

Or via Zoom by registering in advance: [Zoom Registration Link](#)

Comments for the Subcommittee from the public may be submitted through the City website: [Public Comment Form](#)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Public comment will be accepted following each agenda item and are limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.

4. DISCUSSION & ACTION ITEMS

A. Approval of the October 5, 2021 Meeting Minutes.

Recommended Action: MOVE to approve the October 5, 2021 minutes as presented.

- B. Consideration of WSA21-015, a Water Service Application Submitted by Michael Lafferty on Behalf of Property Owner Petroglyph Pointe Doyar, Inc. Location: APN 105-04-217A, Comprising 6.9 Acres in T14N, R02W, Section 23, NE1/4, NW1/4, SE1/4.

Recommended Action: MOVE to approve forwarding WSA21-015 to Council with a recommendation for approval or denial

- C. Consideration of WSA21-018, a Water Service Agreement Application Submitted by Granite Dells Estates Properties, Inc., on Behalf of Property Owner Granite Dells Estates Properties, Inc. Location: APN 103-04-009P, Comprising 421.08 Acres in T14N, R01W, Section 5, SE1/4, NW1/4, and APN 103-04-009V, Comprising 4.18 Acres in T14N, R01W, Section 6, SE1/4, SE1/4, SE1/4.

Recommended Action: MOVE to approve forwarding WSA21-018 to Council with a recommendation for approval or denial

- D. Infrastructure Topic – Pumping vs. Recharge 2021 Update

Recommended Action: This item is for discussion only. No formal action will be taken.

- E. Focus Topic: Comprehensive Agreement No. 1, Fiscal Year 2021 Annual Report

Recommended Action: This item is for discussion only. No formal action will be taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

6. ADJOURNMENT

EXECUTIVE SESSION

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-

English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless City Council takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ m. in accordance with the statement filed by the Prescott City Council with the City Clerk



Sarah M. Siep, City Clerk

**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **11- 2-21**

DEPARTMENT: **City Clerk**

AGENDA ITEM: Approval of the October 5, 2021 Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the October 5, 2021 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

None.

Recommended Action: MOVE to approve the October 5, 2021 minutes as presented.

ATTACHMENTS

2. [October 5, 2021 Meeting Minutes.docx](#)



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE

MEETING MINUTES

TUESDAY, OCTOBER 5, 2021, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Steve Blair, Councilman - Chairman

Phil Goode, Councilman – Member

Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL
SUBCOMMITTEE ON WATER ISSUES HELD ON OCTOBER 5, 2021, IN THE 201 S CORTEZ STREET
PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

The following Agenda will be considered by the Prescott Council Subcommittee on Water Issues at Regular Subcommittee Meeting pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

1. CALL TO ORDER

Chairman Blair called the meeting to order at 9:30 a.m.

2. ROLL CALL

Chairman Steve Blair
Member Steve Sischka
Member Goode

3. PUBLIC COMMENT

Public Comment will be accepted following each agenda item and limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.

4. ACTION ITEMS

A. Approval of the September 7, 2021 Meeting Minutes.

MOTION BY MEMBER SISCHKA TO APPROVE ITEM 4.A; SECONDED BY MEMBER GOODE: PASSED [3-0].

B. Consideration of WSA21-013, a Water Service Agreement Application Submitted by KW PRS, LLC, on Behalf of Property Owner City of Prescott. Location: Assessor's Parcel No. 103-01-021H; comprising 26.28 Acres in T15N, R01W, Section 19, SW1/4, SE1/4.

Water Resources Project Manager Kay Sydow provided a presentation to the Subcommittee regarding WSA21-013 from KW PRS, LLC, for a 217,233 square foot distribution center located near the city's regional airport. A water demand analysis was submitted by Kent Norcroft of Dibble Engineering with a total estimated demand of 4.21 Acre Feet (AF) per year.

Chairman Blair asked for an explanation of what is located around the property.

Ms. Sydow replied that the distribution center, located on a little over twenty-six (26) acres, is near the wastewater treatment facility.

Chairman Blair added that this is the AED property that the city negotiated on and pointed out where the extension of the runway will be.

Member Sischka asked if the 4.21 acre feet (AF) per year is an estimate and if the Water Resource Management Model (WRMM) will tell staff what the actual use is over time.

Ms. Sydow confirmed and noted that the estimate was based on a similar plant's water usage.

Member Goode noted that with such a large building and staff working 24/7, the estimated water demand is quite reasonable and will have a beneficial impact to the community; is a positive cost benefit scenario given the distribution center.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-013 to COUNCIL FOR APPROVAL; SECONDED BY MEMBER GOODE: PASSED [3-0].

- C. Consideration of WSA21-014, a Water Service Agreement Application for The Cottages at Rosser; Filed by Copper Tree Construction Group, LLC, on Behalf of Owner Mary J Swing Trust; Location: Assessor's Parcel No. 105-03-004G, 4.61 Acres in Township 14N, R02W, Section 22, SE1/4, NE1/4, SE1/4.

Ms. Sydow provided a presentation to the Subcommittee regarding WSA 21-014 for the Cottages at Rosser, a 36-unit single family (SF) rental residence located on Blooming Hills Dr., each with two bedrooms and two baths. Each unit will have its own water meter, landscaping will be served by a separate water meter. Applicant has requested a re-zoning from SF-35,000 square feet to Multi-Family Medium Density. The total estimated demand is 8.5 AF per year.

Chairman Blair asked what the land on the south side of Rosser is zoned as.

Planning Manager George Worley replied that that property is zoned Neighborhood Oriented Business (NOB) and to the West is SF-9 PAD zoning.

Member Sischka asked Interim City Attorney Matt Podracky why this item has come to the Water Issues Subcommittee if it was turned down at the last Planning and Zoning Commission meeting.

Mr. Podracky replied that the Planning and Zoning Commission is a recommending body only, as is the Water Issues Subcommittee, City Council makes the final determination.

Member Sischka asked if the Subcommittee on Water Issues' duty is to recommend a certain allocation of water or to recommend whether or not to forward the applications to Council, and what would happen if recommended to not forward to Council.

Mr. Podracky replied that Council still considers it new when it comes to them and will make the final determination regardless of recommendation.

Member Goode added that it can still be agendized and put before Council for a final decision and asked if this particular parcel is still considered SF-35.

Mr. Podracky confirmed that there has been no re-zoning of this property.

Member Goode commented that the applicant is asking for 8.5 AF of water to go to a parcel zoned SF-35 which is a vast over-allocation for a parcel that should only have five (5) single-family homes on it. He added that he does not support this.

Chairman Blair stated this is not a zoning matter, but the two seem to be intertwined. He commented that buyers should be aware of the zoning when purchasing property and sees no reason why this zoning should be changed or receive water with this application; he does not support it.

Member of the Public James Burke addressed the Subcommittee noting there was no email sent out to the residents and commented that it would be less confusing to citizens if the recommended action read as “move to recommend or deny” rather than “move to recommend”.

Chairman Blair stated that the Subcommittee is a recommending body, and this item will be forwarded to Council with a recommendation of denial of water service.

Member of the Public Lt. Col. Steven Harness addressed the Subcommittee and stated that he objects to the water service application and asked that the Subcommittee deny this request as the developer has not provided a plan to provide for the excess water usage.

Member of the Public Jim Wright addressed the Subcommittee and commented that it appears the water service application came in after the re-zoning was denied, and strongly urges all homeowners to reject this request.

Member of the Public Dayton Silver addressed the Subcommittee and stated this application should be recommended for disapproval to Council.

Member of the Public Gloria Ramirez addressed the Subcommittee and asked how many people on the Council will vote on this application and what they will be taking into consideration when doing so.

Mr. Podracky replied that there are seven (7) members on Council.

Chairman Blair answered that Council will consider the Subcommittee’s recommendations, as well as their personal opinions based on their own research.

Member Sischka noted that he has never, in his 5 ½ years on Council, seen a situation where Planning and Zoning and Water Issues votes for disapproval and Council overturns that vote.

Ms. Rowitsch provided a breakdown of the emails sent in regard to item 4.C. to the Subcommittee:

- All of the emails recommended denial of water for the project, primarily due to increased density
- Other reasons were related to the fact that re-zoning was denied by the Planning and Zoning Commission, it is a rental project, traffic concerns, the use of individual water meters and water pressure.

Chairman Blair assured the public that they are being heard; all messages sent to the Subcommittee are received and read.

Member Sischka thanked the public for attending the meeting.

MOTION BY MEMBER GOODE TO RECOMMEND FORWARDING WSA21-014 TO COUNCIL FOR DENIAL; SECONDED BY MEMBER SISCHKA: PASSED [3-0].

- D. Consideration of WSA21-015, a Water Service Agreement Application Submitted by Michael Lafferty on Behalf of Property Owner Petroglyph Point Doyar, Inc. Location: Assessor's Parcel No. 105-04-217A; Comprising 6.9 Acres in T14N, R02W, Section 23, NE1/4, NW1/4, SE1/4.

Ms. Sydow provided a presentation to the Subcommittee regarding WSA 21-015 for a 224 dwelling unit apartment complex located at Petroglyph Point Dr. A water demand analysis was submitted by RCC Design Group; residential demand estimated at 26.88 AF/year, Open Space Landscaping estimated at 3.66 AF/year, and the restaurant, fitness center and a pool/spa amenities are estimated at 3.60 AF/year for a total estimated demand of 36.58 AF.

Member Goode questioned the total estimated demand amount stating that his calculation is 31.14 AF.

Ms. Sydow confirmed the total should be 31.14 AF and apologized for the error.

Member Sischka pointed out that this is just an estimate that is not limited to the estimated demand.

Ms. Sydow confirmed and added they try to err on the high side; once five years of data is available from the WRMM the demand usually proves to be lower.

Member Goode asked if the WRMM has been used to date other than to design the program.

Ms. Rowitsch responded that staff has not applied the WRMM to a project.

Member Sischka asked if this application has been presented to the Planning and Zoning Commission (P&Z) for review.

Mr. Worley responded that it has not because it is zoned Business General (BG) and does not require any outside approvals of P&Z or Council for zoning purposes.

Member Sischka asked for the definition of Inclusive Zoning.

Mr. Worley explained that each zoning district in intensity allows all the uses of lesser intense zoning districts. Commercial zoning districts allow uses that are less intense than commercial to include multi and single family residential uses.

Member Goode asked what the estimated water demand would have been had the property been developed as originally planned. Estimates that it would be substantially less than a 224 apartment complex.

Mr. Worley stated he does not know and deferred to water resources staff, but believes that is a safe estimate.

Member Sischka asked for clarification that the applicant has the right and asked if the application needs to go through P&Z.

Mr. Podracky confirmed that this applicant does have the legal right under BG Zoning to build multi-family housing and does not have to go through P&Z.

Member Goode noted that he has looked at the public safety response in this area and there are substantial challenges including traffic which is already a challenge due to Basis School. He added that he does not support this massive density increase.

Member of the Public Jim Joannes addressed the Subcommittee and provided the current Development Agreement (DA) between the city, Prescott Lakes Community Association and the land owner. He stated that the property owner needs provide a City Council approved, updated plat to change zoning.

Chairman Blair asked if Council has the right to send it back to P&Z for a full review if there is a substantial change and added that he has not seen the presented DA until today.

Mr. Worley stated that he believes the Land Development Code grants that right to Council, however, is unfamiliar with the DA Mr. Joannes presented and cannot say if it mentions approval by city staff or City Council.

Member Sischka stated that he is very uncomfortable with this situation and does not feel the Subcommittee has the basis to approve or disapprove this water service agreement. Would like to have the DA language presented by Mr. Joannes clarified by Legal.

Mr. Worley agreed.

Chairman Blair asked how much latitude Council has to send it back to P&Z when there is such a substantial change to a master planned community.

Mr. Podracky asked Mr. Joannes which section in the DA he is referring to and responded that he will not give an off-the-cuff legal opinion at this time.

Member Goode stated that based on the material presented it is premature to consider much less vote on this item, his recommendation is to forward this to P&Z.

Chairman Blair responded that it will have to go to Council first, which won't happen until reviewed by the Subcommittee, and they can send to Council as a denial or approval, but prefers to postpone until next month rather than send it as a denial.

Member Goode agreed as it is certainly a significant change in use.

Member Sischka agreed that this issue needs to be addressed and not with a certain result in mind, rather to be sure everyone is on the same page.

Property owner David Parker addressed the Subcommittee with a timeline of the property's development and shared a copy of a finding dated March 6, 2019 sent by Community Development Director Bryn Stotler that stated residential multi-family uses can be developed at up to 32 dwelling units per acre under BG Zoning. There is enough land area and water to build 223 units. The apartments will be upscale luxury apartments, with good views. There may need to be some adjustments made to accommodate traffic but there will be two exits.

Chairman Blair stated that he does not disagree with the project, just needs clarity. Would like to know how many acre feet of water is remaining from the original Prescott Lakes master plan.

Developer Michael Lafferty addressed the Subcommittee stating that everyone in the area is fixed on the fact that this property was slated for an office project and stated that in terms of traffic, an office development is more impactful than any residential community and added that he has agreed to do a traffic study. Finds this very political with the people in attendance and feels the opponents are not grounded. Came to this meeting to explain the development which he did not have to do but wants the subcommittee and public to know that he is aware of the city's water concerns. Prescott is a beautiful growing city that needs housing. Mr. Lafferty asked Member Goode to reconsider his thoughts on development in Prescott and to allow water-conscious projects.

Chairman Blair responded that although he does not disagree, the zoning does allow for the project, but he has questions that need to be answered. Appreciates the willingness to wait until next month.

Member of the public Jim Garing addressed the Subcommittee and stated that this development is requesting about 60 gallons per capita per day. Should consider that the people moving in will use water where they work as well. An office park would use 1/8th of the amount the apartments will use. The city wells are dropping at an average of just shy of two feet per year, and accelerating.

Member of the public Ken Janacek addressed the Subcommittee and stated that given the large number of water requests, they should wait for clarity on the Decision and Order delivered by Arizona Department of Water Resources (ADWR) before making any further water commitments and decisions.

Member of the public Michael Broggie addressed the Subcommittee and stated that there is a study group that has looked at the master plan and Mr. Lafferty's proposal and will come back at the next meeting with a comprehensive white paper providing information necessary to the subcommittee.

Member of the public Hojat Askari addressed the Subcommittee and commented that he wanted to build a skilled nursing or rehabilitation facility, but was approached by Highgate who did not want the competition. He was given approval by the city in March 2019 to build about 200 apartments as well as a commercial restaurant or coffee shop. Will leave the decision to the subcommittee's and the community. Asked that there be no fighting, wants to do it together, however is upset because he is paying the price and is stuck between the city, the Council, the buyer and the community.

MOTION BY CHAIRMAN BLAIR TO POSTPONE RECOMMENDATION OF WSA21-015 TO COUNCIL UNTIL THE NOVEMBER 2, 2021 WATER ISSUES SUBCOMMITTEE MEETING; SECONDED BY MEMBER SISCHKA: PASSED [3-0].

- E. Consideration of WSA21-016, a Water Service Agreement Application Submitted by Astoria II, LLC, on Behalf of Property Owner Michael Fann. Location: Assessor's Parcel No. 105-04-002T, Comprising 29.65 Acres, in T14N, R02W, Section 23, NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$; and 106-18-067N Comprising 3.26 acres, in T14N, R02W, Section 14, SE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$.

Ms. Sydow provided a presentation regarding WSA 21-016 for Astoria Phase IIA comprised of 84 single-family lots and Astoria Phase IIB comprised of 15 single-family lots for a total of 99 lots. A water analysis was submitted by Kevin Horton of Lyon Engineering and Surveying at 16.83 AF per year for the residential portion, open space tracks A,B and C on 9.97 acres is estimated at 14.96 AF per year.

Applicant has stated artificial turf will be used if possible to bring that estimate down. Total estimated water demand is 31.79 AF per year.

Member Sischka asked if this is a formality or is this a request for more of something that has already been approved.

Ms. Rowitsch responded that this is not a new request outside of the existing DA and that under the DA they have the right to develop a maximum number of lots.

Chairman Blair asked if this request is part of their allotted amount.

Ms. Rowitsch confirmed.

Member Goode stated he would like to look at the total allotted amount of water for the master planned community, and asked how many dwelling units and acre feet are going to be provided for the entire DA.

Ms. Rowitsch responded that staff does have that number but recommends legal go through their analysis.

Member Goode commented that there will be a period of time where there is only one ingress and egress and asked if the units will be sprinkled.

Ms. Rowitsch confirmed the sprinklers and added that the limited egresses will be an interim condition until phase IIB.

Developer Mike Fann addressed the Subcommittee stating that although he would like to build the whole thing initially the access is through someone else's property, has spoken to a representative but owner is not interested in building it. He has offered to fund it and be re-paid, but was denied and has done everything in his power to make it happen. Has come up with a plan to build an all-weather secondary access off of Smoketree for fire and construction crews. Will probably set up a re-imbursement district so the landowner can pay their fair share.

Member of the public Jim Garing addressed the Subcommittee and stated that this new configuration is inconsistent with the master plan; has not gone through the process that the DA requires.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-016 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

5. DISCUSSION ITEMS

A. Focus Topic - Decision and Order No. 86-401501.0001 Modification Update Presentation

Water Resources Project Manager Leslie Graser provided a presentation to the Subcommittee regarding the Decision and Order Modification update.

- Review of Application Requirements - Ms. Graser shared the components of the application that are being worked on:
 - General info to include requirement for a Council Resolution
 - Demand estimates
 - Physical ability
 - Continuous availability and legal availability of source water
 - Consistency with management goal
 - Water quality
 - Fees – initial of \$2,000, maximum of \$35,000
- Pre-Application Meeting Summary
 - ADWR encourages a pre-app meeting prior to filing an application
 - City attended a 1-hour meeting on August 25th, and a request was made for a second to discuss groundwater modeling.
 - August 25th meeting focused on the use of the WRMM for demand estimates, process for groundwater allowance increased, and inclusion of the surface water claim identified in city contract 2022-011.
 - Follow-up materials are requested by ADWR for the following:
 - Comparison of the WRMM to the ADWT Project Demand Estimator
 - Process for resolving groundwater allowance
 - A narrative on the surface water claim
 - The process and example for exempt well usage replaced by permanent city water service submitted 09/14/2021.
- Groundwater Model Update
 - Prescott Lakes Masterplan – needed to provide update to ADWR showing the entire plat
 - New PrAMA Model Released by ADWR on 06/23/2021
 - Were some missing files – received complete model on 07/2/2021
 - Analysis revealed some necessary corrections
 - Worked with ADWR on corrections and model, released 09/24/2021
 - Satisfactory Model in place
 - Consultant added 100 year look across the model
 - Model runs to meet assured water supply program criteria is currently under discussion
 - DAWS Model Scenario Setup
 - Model runs and output from the scenario
- Schedule
 - Second pre-application meeting with ADWR – October date TBD
 - Bring to Council Study Session – October date TBD
 - Bring to Council Voting Session – November date TBD
 - Submit the city's Designated Assured Water Supply (DAWS) modification – goal is to submit before holidays, is due by December.

Member Sischa asked when the Big Chino study will be available to the public.

Ms. Graser responded in July of 2022.

Member of the public Jim Garing addressed the Subcommittee and stated he has seen the model and will be interested to hear what CWAG has to say. Rainfall should not be depended on to replenish the groundwater supply.

Member of the public Leslie Hoy addressed the Subcommittee and asked about the amount of groundwater being requested in the Decision and Order, and if the overdraft will be considered in that.

Ms. Graser responded that the model needs to be fully running before that is addressed, possibly at the Study Session planned for October.

This item was for discussion only, no formal action was taken.

B. Focus Topic - Comprehensive Agreement No. 1 Fiscal Year 2021 Annual Report.

This Item was tabled until the November 2, 2021 Water Issues Meeting.

6. GENERAL ANNOUNCEMENTS – *Item 6 tabled until the November 2, 2021 Water Issues Meeting.*

7. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 11:27 a.m.

Steve Blair, Chairman

ATTEST:

Jennifer Wiita, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular Subcommittee Meeting of the Council Subcommittee on Water Issues of the City of Prescott, Arizona held on September 7, 2021. I further certify the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2021

AFFIX
CITY SEAL

Jennifer Wiita, Deputy City Clerk

**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **11- 2-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Consideration of WSA21-015, a Water Service Application Submitted by Michael Lafferty on Behalf of Property Owner Petroglyph Pointe Doyar, Inc. Location: APN 105-04-217A, Comprising 6.9 Acres in T14N, R02W, Section 23, NE1/4, NW1/4, SE1/4.

ITEM SUMMARY

Water Service Application WSA21-015, The Views, was submitted on August 25, 2021. Applicant is seeking potable water supplies to serve a 224 dwelling unit apartment complex and amenities at 1618-1650 Petroglyph Point Drive.

BACKGROUND

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within the City Limits requiring more than two (2) acre-feet per year of potable water are to be reviewed by the Subcommittee on Water Issues prior to submission to City Council.

A water demand analysis was submitted by RCC Design Group on August 24, 2021, for a 224 multi-family residential dwelling unit apartment complex, with amenities. Per the Water Resource Management Model (WRRM), estimated water usage is calculated at 0.12 acre-feet per dwelling unit for an estimated water demand of 26.88 acre-feet. Open Space Landscaping consists of 2.44 acres, for a demand estimate of 3.66 acre-feet per year. The project also includes a restaurant and a fitness center with a pool and spa. Water demand for these amenities is calculated to be 3.60 acre-feet per year. Total estimated water demand for this project is **34.14 acre-feet per year**.

This item was continued from the October 5, 2021 Water Issues Subcommittee meeting.

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to approve forwarding WSA21-015 to Council with a recommendation for approval or denial

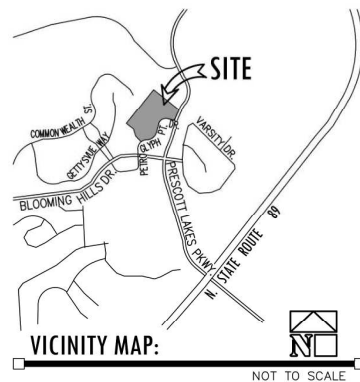
ATTACHMENTS

1. [Color SitePlan.pdf](#)
2. [Aerial View.pdf](#)



SITE PLAN - PRELIMINARY

0' 10' 20' 40' 80'
SCALE: 1" = 40'-0"



PETROGLYPH PROPERTIES

PRESCOTT LAKES PKWY & PETROGLYPH POINT DR.
PRESCOTT, AZ 86301

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION



REVISIONS

NO.	DESCRIPTION	DATE

DATE: JULY 29, 2021 ORB # 21-220

A1.10

SITE PLAN
PRELIMINARY

The Views

7.0 acres



Google Earth

© 2021 Google



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **11- 2-21**

DEPARTMENT: **Public Works**

AGENDA ITEM:

Consideration of WSA21-018, a Water Service Agreement Application Submitted by Granite Dells Estates Properties, Inc., on Behalf of Property Owner Granite Dells Estates Properties, Inc. Location: APN 103-04-009P, Comprising 421.08 Acres in T14N, R01W, Section 5, SE1/4, NW1/4, and APN 103-04-009V, Comprising 4.18 Acres in T14N, R01W, Section 6, SE1/4, SE1/4, SE1/4.

ITEM SUMMARY

Water Service Application WSA21-018 was submitted on September 20, 2021. Applicant is seeking potable water supplies to serve 273 single family lots in Granite Dells Estates Phase 4.

BACKGROUND

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within the City Limits requiring more than two (2) acre-feet per year of potable water are to be reviewed by the Subcommittee on Water Issues prior to submission to City Council.

A water demand analysis was submitted by Lyon Engineering, on August 13, 2021. Based on average water use of 0.17 acre-feet per year from the Water Resource Management Model (WRRM), the estimated potable water demand for the 273 lots is 46.41 acre-feet per year.

Phase 4 Open Space includes 7,474,211 square feet, equal to 171.58 acres. Landscaping will remain largely native vegetation with some low water use plantings along the parkway. Using an estimate of 10% low water use plants, the usage is 25.74 acre-feet per year, for a total potable demand of **72.15 acre-feet per year**.

Applicant has completed the following:

Pre-Application Conference	May 6, 2021
Application Received	September 20, 2021
Submitted All Documents	October 26, 2021
Present to WIC	November 2, 2021
Present to City Council	November 9, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to approve forwarding WSA21-018 to Council with a recommendation for approval or denial

ATTACHMENTS

1. [Final Plat. Sheet 2 of 12.pdf](#)
2. [Aerial View. GDE. 4.pdf](#)

20



Granite Dells Estates

Phase 4

4049 Dells Ranch Rd

APN 103-04-009P

421.08 acres

APN 103-04-009V

4.18 acres

Google Earth

© 2021 Google

1 mi



21

**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **11- 2-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Infrastructure Topic – Pumping vs. Recharge 2021 Update

ITEM SUMMARY

This is a standing item for the Subcommittee agenda that compares pumping from City production wells to the recharge deliveries at the City's Underground Storage Facility (recharge facility).

BACKGROUND

Every year the City collects daily information on its water and wastewater systems. This data is compiled in various formats and subsequently used to meet Annual Water Withdrawal and Use reporting requirements to the Arizona Department of Water Resources (ADWR).

The preliminary total pumped in Calendar Year 2021 (January 1 – September 30) is 5,702.15 acre-feet. The preliminary total delivered to the recharge facility in Calendar Year 2021 (January 1 – September 30) is 3,185.66 acre-feet. This total represents both reclaimed and surface water supplies. See attached graph for additional information.

FINANCIAL IMPACT

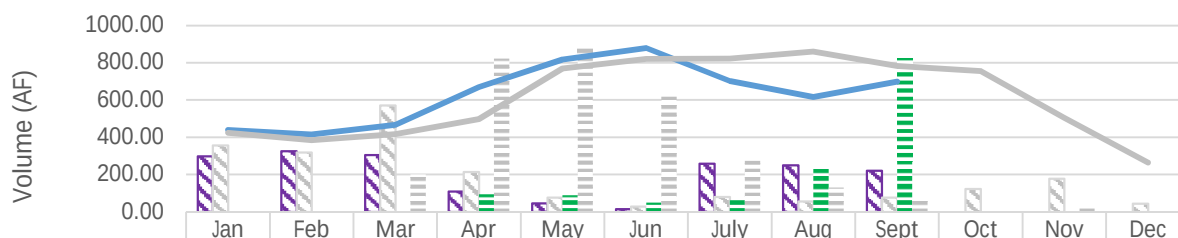
No financial impact is related to this item.

Recommended Action: This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. [Pumping vs Recharge Summary](#)

Monthly Water Pumped (AF) vs. Recharge Deliveries (AF) Calendar Year 2021 (with previous calendar year in grey)



	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Effluent Deliveries 2021 (AF)	298.38	326.32	305.31	109.03	46.16	14.62	258.55	250.00	221.00			
Effluent Deliveries 2020 (AF)	357.50	318.15	572.08	214.28	77.05	28.03	79.90	56.84	77.60	123.82	177.54	43.58
SW Deliveries 2021(AF)	0	0	0	93.29	89.4	48.83	63.8	237.99	822.98			
SW Deliveries 2020 (AF)	0	0	199.94	822.22	878.38	634.58	273.6	129.63	65.46	0	27.71	0
Water Pumped 2021 (AF)	439.69	414.46	466.7	670.07	816.38	878.33	701.59	616.87	698.06			
Water Pumped 2020 (AF)	423.87	384.23	417.48	496.9	769.53	820.32	822.28	860.29	783.37	755.98	503.62	263.6

Effluent Deliveries 2021 (AF)	Effluent Deliveries 2020 (AF)
SW Deliveries 2021(AF)	SW Deliveries 2020 (AF)
Water Pumped 2021 (AF)	Water Pumped 2020 (AF)

Total pumped: 5,702.15 AF

Total delivered to recharge: 3,185.66 AF

(1,829.37 AF of reclaimed effluent, and 1,356.29 AF of surface water)

Percent of water pumped in 2021 vs. water delivered to the recharge facility:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Average
68%	79%	65%	30%	17%	8%	46%	79%	150%				60%

Note 1: All volumes are deemed provisional until the City files its Annual Water Withdrawal and Use Report to ADWR in March each year. Pumping volumes are based on City production wells 1-5, and AP2 and 3. Recharge deliveries are based on meters located at the City's underground storage facility (recharge facility) which include feeds from Airport WRF, Sundog WWTP, and a surface pipeline. At this time, no evaporation losses have been applied to these volumes.

Note 2: In accordance with A.R.S. §45-851.01(B), surface water supplies,

If water is stored pursuant to a water storage permit and its use is based on a decreed or appropriative water right, the approximate recoverable amount of water stored in a month shall be recovered on or before the last day of the following month or within the same calendar year, whichever is earlier, unless the water is credited to a long-term storage account as prescribed by section 45-852.01

Note 3: The City holds a non-recoverable long-term storage account for permanent recharge volumes (City Charter, Article I, Section IV).



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **11- 2-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Focus Topic: Comprehensive Agreement No. 1, Fiscal Year 2021 Annual Report

ITEM SUMMARY

This item was continued from the October 5, 2021 Meeting. Presentation of key information from the Comprehensive Agreement No. 1 (CA#1) Fiscal Year 2021 Annual Report (July 1, 2020 through June 30, 2021). This is the eighth annual report of this \$5.6M project associated with the City's future physical water supplies. The full report will be housed on the City webpage at <https://www.prescott-az.gov/water-sewer/water-management/big-chino-water-ranch-project/project-documents/>

BACKGROUND

Comprehensive Agreement No.1 (CA#1) came to fruition based on series of many events that proceeded it. The table below provides a brief timeline of selected events.

Securing long-term water supplies by the City, a municipal water provider, in an AMA that was declared out of safe-yield is a long-term project that takes understanding and commitment by past, current, and future generations. CA#1 is an example of one of those commitments.

Year	Action
1980	Arizona's Groundwater Management Act - Prescott AMA is established
1983	Prescott is allocated 7,700 acre-feet of CAP water
1991	Arizona State Legislature codifies Big Chino Sub-basin water for Prescott
1994	Prescott sells CAP allocation to City of Scottsdale
2004	Prescott purchases Big Chino Water Ranch (a portion of the JWK Ranch)
2007-2011	Second modification (renewal) of Prescott DAWS, all litigation ends

2010	Agreement in Principle (Prescott, PV, and SRP) - a settlement agreement
2012	Comprehensive Agreement No.1 (Prescott, PV, and SRP) - a settlement agreement. Sets forth a collaborative monitoring and modeling effort.
2012 - present	Execution of the monitoring and modeling elements in Comprehensive Agreement No.1

Additional information on this project is located on the City's website at <http://www.prescott-az.gov/water-sewer/water-management/big-chino-water-ranch-project/>

FINANCIAL IMPACT

Funding is available in the account the City maintains for CA#1 which houses the contribution made by Prescott, PV, and SRP. At this time, no additional funding requirements are contemplated.

Recommended Action: This item is for discussion only. No formal action will be taken.
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