



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING AGENDA

TUESDAY, OCTOBER 5, 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 from the public may be submitted through the City website: [Speaker Request 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. ACTION ITEMS

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

Recommended Action: MOVE to approve the September 7, 2021 minutes as presented.

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, SW¼, SE¼.

Recommended Action: MOVE to recommend forwarding WSA21-013 to Council for approval

- C. Consideration of WSA 21-014, 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: Accessor's Parcel No. 105-03-004G, 4.61 Acres, in Township 14N, R02W, Section 22, SE¼, NE¼, SE¼.

Recommended Action: MOVE to recommend forwarding WSA21-014 to Council for approval

- 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, NE¼, NW¼, SE¼.

Recommended Action: MOVE to recommend forwarding WSA21-015 to Council for approval

- 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, NE¼, NE¼, NE¼; and 106-18-067N Comprising 3.26 acres, in T14N, R02W, Section 14, SE¼, SE¼, SE¼.

Recommended Action: MOVE to recommend forwarding WSA21-016 to Council for approval

5. DISCUSSION ITEMS

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

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

- B. 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.

6. GENERAL ANNOUNCEMENTS FROM STAFF

7. 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** **10- 5-21**

DEPARTMENT: **City Clerk**

AGENDA ITEM: Approval of the September 7, 2021 Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the September 7, 2021 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

None.

Recommended Action: MOVE to approve the September 7, 2021 minutes as presented.

ATTACHMENTS

1. [September 7, 2021 Meeting Minutes.docx](#)



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE

MEETING MINUTES

TUESDAY, SEPTEMBER 7, 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 AUGUST 3, 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

4. ACTION ITEMS

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.

A. Approval of the August 3, 2021 Meeting Minutes.

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

B. Recommendation for WSA21-011, a Water Service Agreement Application Submitted by Kimley-Horn of Prescott, on Behalf of Owner Shipping Yard, LLC, Prescott. Located at Parcel INos. 113-15-059 and 113-15-061, in Township 14 North, Range 2 West, Section 33, SE1/4, SW1/4, NE1/4.

Water Resource Project Manager Kay Sydow provided a presentation to the Subcommittee regarding the application from Kimley-Horn of Prescott, for a food truck area with seven (7) food trucks situated on a lot at the Northwest corner of Montezuma and Willis Streets. The two parcels are in the flood plain, however the trucks are mobile. There will be water and sewer hookups for each truck and an agreement has been made with Yavapai County Health Department that discharge bins will be emptied daily. The water demand estimate with 2 employees per truck, serving about 40 meals per day, is 2.6 acre feet (AF) per year.

Member Sischka asked if there will be restroom facilities on site.

Ms. Sydow responded that there will be two (2) porta-potties that are ADA compliant.

Member Goode noted that this is a good use of this area and asked if the water demand analysis is based on seven days per week, 365 days per year.

Chairman Blair asked if the lot will be paved and who will maintain the lot.

Ms. Sydow confirmed the demand is based on 7 days per week, 365 days per year.

Planning Manager George Worley responded that at the pre-application meeting, a hard surface that meets city requirements was discussed; will have to meet Fire Department requirements for weight capacity.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-011 to COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

C. Recommendation for WSA21-012, a Water Service Agreement Application Submitted by Michael Lafferty on Behalf of Property Owner Dells View Apartments, and City Contract No. 2017-009A3 an Amendment to City Contract No. 2017-009. Location: 2051 Willow Lake, LLC; Assessor's Parcel Number: 106-13-031H, Comprising 7.47 Acres in T14N, R2W, Section 13, SW1/4, NW1/4, SW1/4

Ms. Sydow provided a presentation to the Subcommittee regarding the application for Dells View Apartments on Willow Lake Rd., submitted by Mike Lafferty. There are 3 contracts associated with this subdivision. The original contract was to allow ninety-nine (99) lots, the first amendment was to allow service to one-hundred and one (101) more units for total of two-hundred (200) units, the second amendment allowed a time extension of one year to obtain building permits which they were unable to accomplish thus a third amendment was created to extend the time to obtain the building permits, to split the lot into three separate lots, and to allow for the water demand. The estimated water demand is 26.24 AF/year to include 1.4 AF for the club house .84 AF for landscaping.

Member Goode asked what the justification for the lot split is.

Deputy Public Works Director Gwen Rowitsch stated that it is a condition of financing that Phase II not be connected to Phase I.

Applicant Michael Lafferty added some clarity by explaining that the lot split is a financing need not a water need. In order to achieve financing for Phase I, they required a lot split.

Member Goode commented that 1.4 AF for a clubhouse seems large and asked for some clarification.

Mr. Lafferty commented that the clubhouse has six (6) water meters; one for the clubhouse which includes the pool, four (4) for the buildings and one (1) for irrigation. The Clubhouse uses little to no water, but pool definitely will; they plan on covering the pool at night to mitigate as much over usage of water as possible.

Chairman Blair stated that the Subcommittee was unaware that there will be a pool and thanked Mr. Lafferty for the clarification.

Chairman Blair asked Ms. Sydow when this application will go to Council.

Ms. Sydow stated staff plans to present this for Council's approval on September 28th.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-012 to COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

5. DISCUSSION ITEMS

A. Infrastructure Topic – Pumping vs Recharge 2021 Update

Water Resource Project Manager Leslie Graser provided a presentation to the Subcommittee regarding the pumping vs recharge update:

Preliminary total pumped in Calendar Year 2021 – 4916.14 AF

Preliminary total delivered to recharge facility in Calendar Year 2021 – 2141.68 AF of which 1,608.37 AF was reclaimed effluent and 533.31 AF was surface water.

Percent pumped vs delivered to the recharge facility for August is 79% bringing the average to 49%.

Chairman Blair asked if water is being moved off of the reservoirs and what the window to recharge is.

Public Works Director Craig Dotseth responded that for about the last two weeks five million gallons of water per day has been sent to the recharge facility from Watson Lake. The judgment allows release of water from April 1st to Nov 30th unless the Verde chain of lakes fills and SRP is releasing water at the Granite Reef Dam. Monsoons have helped fill the chain, but snowpack will be more impactful.

Chairman Blair asked how much water is anticipated to move be moved out of the lake.

Mr. Dotseth responded that a conservation level of 7.5 ft below spill has been set.

Chairman Blair asked for an estimate in AF on that amount of water.

Mr. Dotseth stated he will go back and check the numbers and present that at the next meeting.

Member Sischka stated that five-million gallons per day being released is about 15.3 AF per day.

Member Goode noted that with the effluent deliveries being up over 2020, surface water numbers up recently, and water pumped staying fairly even compared to 2020, the city should be able to catch up.

Member of the Public Leslie Hoy asked for an estimate of what percentage is recharged from surface water and if the effluent that goes to the golf course is included.

Ms. Graser responded that it depends on ADEQ calculations for allowed evaporation loss- everything lost to evaporation is assumed to not have recharged, everything else is assumed to have recharged. It is typically a loss of about 20 AF for both supply types. Any direct deliveries, such as to the golf course, are not included.

Member Sischka asked if the 20 AF of surface water going to recharge and effluent lost is per year, and noted that 15 AF of surface water is being recharged per day.

Ms. Graser agreed that there aren't huge losses, and noted the losses are accounted for.

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

B. Infrastructure Topic – Static Water Levels Measurements at City Water Production Wells.

Ms. Graser provided a presentation to the Subcommittee as requested related to the static water level measurements at city water production wells and has included Airport Well 5 (AP5) as well. Static levels are taken once a pump is halted for eight hours or more. Every year the city collects monthly information on the static water levels and rolls that into the monthly report. Trend lines have been added to all wells on the Water Levels Well Field charts, except for Chino Valley 1 (CV1) and AP5 due to limited data.

Member Sischka noted these charts represent data from 2007 on and that people think that since there is a drought the well levels are dropping by hundreds of feet, rather than a few feet as indicated.

Ms. Graser agreed and stated public perception can be challenging.

Chairman Blair asked how long it will take to see an increase in well field levels in Chino given the rain events this year.

Ms. Graser responded that it depends on geology, what vegetation is overlying the material, how the well is constructed and the gradient, if the water has chance to slow down and infiltrate there might an increase from recharge.

Member Goode asked Ms. Graser to comment on CV3 seemingly having the most dramatic decline. In 2007 it was 195 ft below and is now around 220 ft below.

Ms. Graser responded that she is not sure and will look into that.

Member Goode asked for confirmation that CV1 has been inoperable for quite some time.

Chairman Blair asked if CV1 is completely out of commission.

Mr. Dotseth Craig stated that CV1, although usable, has not been used extensively because it is high in arsenic. By using the blending plan it is the last well pumped from; wants to deliver highest water quality.

Member Sischka commented that when wells go dry or the levels drop lower, people have to consider what has

moved in around them. If homes suddenly go up, it is natural for that to happen.

Mr. Dotseth noted that around CV 5 most people use City water.

Member Goode commented that at the periphery of the aquifer, any wells that lose a few feet of water will cease production; there are five-hundred wells there have degraded so significantly that the homes are importing water from the city water tank and storing it. Need to have a better understanding of water efficiency practices.

Chairman Blair asked if Yavapai County would be forced to install a water facility if the City of Prescott stopped serving water outside city limits.

Member Goode responded that it would probably force the State Legislature to have to deal with some of these exempt wells.

Chairman Blair asked if anything is being done with the Dugan and the Webber water wells in Paulden and asked how the 3,000 exempt wells have affected them. Stated he would like to see a ten year trend.

Mr. Dotseth responded they are not being used.

Ms. Graser stated that those wells were considered additional water supplies for the city at one time and added that she will have to bring in the hydrographs to know how the Dugan and Webber wells have been affected.

Member Sischka commented that one well pumping at 35 gallon per minute 24/7, 365 days per year is 56 AF.

Member of the public Howard Mechanic commented that public does not understand what an acceptable drop in groundwater is and asked what is acceptable per AMA. Stated that discussions about regional water issues with other jurisdictions should take place and topics such as eliminating or reducing the overdraft and when to do so need to be addressed.

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

C. Overview of the Conservation Incentive Program in Fiscal Year 2021 (July 1, 2020 to June 30, 2021)

Ms. Sydow provided a presentation to the Subcommittee regarding the septic system mailers, the change to Prescott City Code 3.10.8 and water audits.

Water Audits

Sinks, toilets, and urinals were tested at each of the following locations: Prescott High, Discovery Garden Preschool and the Administrative office, Taylor Hicks, Lincoln Elementary, Abia Judd, Mile High Middle School and Granite Mountain Elementary. Recommendations were made for each facility and most have been done.

Water Rebates for FY 2021

\$47,000 was allocated to the rebate program. There have been 187 applications, and have saved an estimated 2.162 million gallons of water through the program.

Septic System Mail-Out Data

Recently over 3,000 postcards were sent to homeowners on septic systems. Since then, many of those customers have purchased low flow toilets, replaced older washing machines, replaced turf, and started rain water harvesting.

Change to City Code 3.10.8

Council recently approved change to the conservation code to allow 1.28 single flush toilets. Twenty-eight (28) homeowners who were previously denied a rebate for 1.28 single flush toilets have been approved.

Member Goode stated that this type of outreach is important and the public is responsive. Suggested increasing the budget allocation for rebates.

Member of the public Howard Mechanic suggested that the rebates are not incentive enough to buy a new water efficient appliance. The policy need to be reviewed and targeted to people who buy a home over 10-15 years old by sending a postcard informing them of the rebate program.

Member Goode asked about the appliances that rebates are offered for and suggested incentivizing spending a bit more on water efficient appliances.

Member Sischka stated that it is easier to work together on a staff level rather than a political level.

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

D. Discussion Regarding Possible Amendments to City Code 2-1-9 Utilities Division; Abbreviations and Definitions and 2-1-24 Utilities Division; Water Meters to Add Submetering.

Ms. Rowitsch provided a presentation to the Subcommittee regarding proposed amendments to City Code 2.1.9 for sub-metering on projects that use master meters. Public Works staff has been working with Assistant City Attorney Dana Walsh and conducting research related to submetering. Some provisions under ARS 33-1314.01 do allow landlords to charge separately through a Ratio Utility Billing System (RUB), a formula that divides the bill among tenants based on certain criteria, although a landlord can use any methodology that is fair and equitable.

Several communities in Arizona that use RUB were found as well as other communities outside of AZ that that require sub-metering, which gave some guidance for a drafting of a change to city code.

City Code amendment recommendations:

City Code 2.1.9 Utilities Division; Abbreviations and Definitions

Multi-Family Consumer definition – adding “single family rental unit development and other residential developments that share a common master meter” to existing definition.

Master Meter definition – there is no current definition, recommend defining as: “A meter which measures the water usage of Multi-Family Consumer developments from the same meter. The meter is the responsibility of the landlord owner, who then receives the bill as measured through one water meter.”

Private Water Meter definition – there is no current definition, recommend defining as: “A sub-meter or flow monitoring device owned by a party other than the city, placed behind a master meter to measure water consumption of each individual dwelling unit within a Multi-Family Consumer development, in order to monitor

water consumption. A private water meter is not owned, used or maintained by the city for billing purposes nor subject of Development Impact Fees.”

City Code 2-1-24 Utilities Division; Water Meters

There is existing language for this city code; staff is proposing the integration of a Master Meter definition, clarifying that continuous or contiguous lots under the same ownership can be master metered, and added new language: “The installation of private water meter is required for each individual dwelling unit sharing a common Master Meter for monitoring of individual water usage and to encourage water conservation in Multi-Family Consumer residential development. However a private water meter is not required for apartment buildings with one common plumbing system.”

Member Goode commented that these changes address primary concerns with this new housing type becoming popular. Sub-metering would help find where the water loss is and allow prompt attention to it, and would incentivize the renter to use less water. He would like this proposal to be available for public comment.

Member Sischka asked if the master meter and the infrastructure leading up to the master meter would be the only City maintenance responsibility.

Ms. Rowitsch confirmed.

Member of public Leslie Hoy stated that the county is now going to discuss considering water adequacy when approving subdivisions at one of their upcoming Planning & Zoning meeting and hopes people will contact their Supervisors to encourage them to vote. She supports Master Metering and recommends some changes. Ms. Hoy asked if the homes were sold as individual homes in the future, would private meters be able to be switched to regular meters.

Ms. Rowitsch responded that Ms. Hoy’s suggested change is appreciated and staff will take a look. As to private meters being changed to regular meters, it depends on what is installed, and also on how far into the future something like that might happen.

Member Sischka stated he hopes what Ms. Hoy said about the county considering water adequacy is true; in the past, County has said they would like to but can’t due to State restrictions.

Member of public Howard Mechanic would like to see justification for the extra expense, i.e how much water would this conserve vs. saving an AF, this type of information is important if going to be presented to the public. Should be presented for study session and public comment.

Ms. Rowitsch stated that it is scheduled for a Study Session on September 28th, and tentatively scheduled to be voted on at the October 12th Voting Meeting. Staff will place a public notice on the city’s website.

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

6. GENERAL ANNOUNCEMENTS FROM STAFF

Ms. Graser announced that there was a Groundwater Users Advisory Meeting on August 18th and provided a link to the presentation and the agenda. At the meeting it was decided to keep the Groundwater Withdrawal fee at \$2 per AF. The fifth management plan was discussed and will be ready in early 2022.

Ms. Graser addressed Member Goode's question on Production Data from 2008-2020 and explained that the data set was pulling apart Chino vs. Airport numbers resulting in an incorrect number.

Ms. Graser will attend the Water Management Certificate program which runs for 8 months. Will provide Ms. Graser contact time with other people to explore topics such as management, legal and regulatory compliance, and technology and history.

Chairman Blair asked if the presentation on the Water Resource Management Model (WRMM) is open to the public.

Ms. Rowitsch responded that it is not.

7. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 11:08 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** **10- 5-21**

DEPARTMENT: **Water Resources**

AGENDA ITEM: 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, SW¼, SE¼.

ITEM SUMMARY

Water Service Application WSA21-013 was submitted on August 3, 2021. Applicant is seeking potable water supplies to serve a 217,323 square foot distribution center for packing, sorting and distribution near the City's Prescott Regional Airport.

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.

Current zoning is Industrial General (IG), which is appropriate to its use. The 217,323 square foot building includes an 11,419 square foot office to handle administrative functions.

A water demand analysis was submitted by Kent Norcross, P.E., for Dibble, on September 27, 2021 based on water usage in a similar existing facility.

It estimates 250 employees at 15 gallons per day (GPD), which equals 3,760 GPD. The applicant assumes a 24 hour/7 day work week with a mixture of support staff (on-site) and drivers (working primarily off-site), which equates to a total estimated water demand of **4.21 acre-feet per year**.

Applicant has completed the following:

Pre-Application Conference	July 13, 2021
Application Received	August 31, 2021
Submitted All Documents	August 31, 2021
Present to WIC	October 5, 2021
Present to City Council	October 26, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-013 to Council for approval

ATTACHMENTS

1. [Water Service Application.pdf](#)
2. [Site Plan.pdf](#)
3. [Aerial View.pdf](#)



WATER SERVICE AGREEMENT APPLICATION

Public Works – Permit Center
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1269

Water Service Agreement Applications are submitted in accordance with City Water Management Policy (Resolution NO. 2019-1722). Submit all required documents directly to the Permit Center at 201 S. Cortez St, Prescott, AZ 86302. Please print your contact information legibly.

APPLICANT INFORMATION

Applicant:	<u>KW PRS, LLC</u>	Contact Person:	<u>Greyson Zehnder</u>
Address:	<u>PO Box 979</u>	City/State/Zip:	<u>Telluride, CO 81435-0979</u>
Phone:	<u>(415) 420-1538</u>	Email:	<u>greyson@thekiernancompanies.com</u>

Property Owner:	<u>City of Prescott</u>	Contact Person:	
Address:	<u>201 S Cortez</u>	City/State/Zip:	<u>Prescott, AZ 86303</u>
Phone:		Email:	

PROJECT SITE

Address: _____

Current Zoning: Industrial General (IG) Proposed Zoning: Industrial General (IG)

Assessor's Parcel Number(s) of Existing Property:
103 - 01 - 021G _____ _____ _____

Existing Water Service (Y/N): N Existing Sewer Service (Y/N): N

Existing Well (Y/N): N If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? Commercial

Please provide brief description: A 217,323 SF distribution center consisting of packaging, sorting and distribution. This is inclusive an 11,419 SF office to handle the administrative functions.

# of Proposed Units:	<u>1</u>	# of Proposed Lots:	<u>1</u>
Has a Water Demand Analysis been completed (commercial)?	<u>Yes</u>		
Has a building permit application been submitted?	<u>No</u>		
Has a Planning and Zoning Recommendation been made?	<u>No</u>		

Applicant Signature: _____

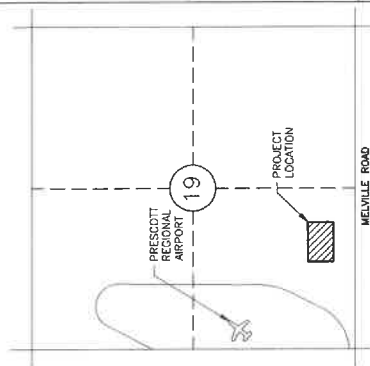
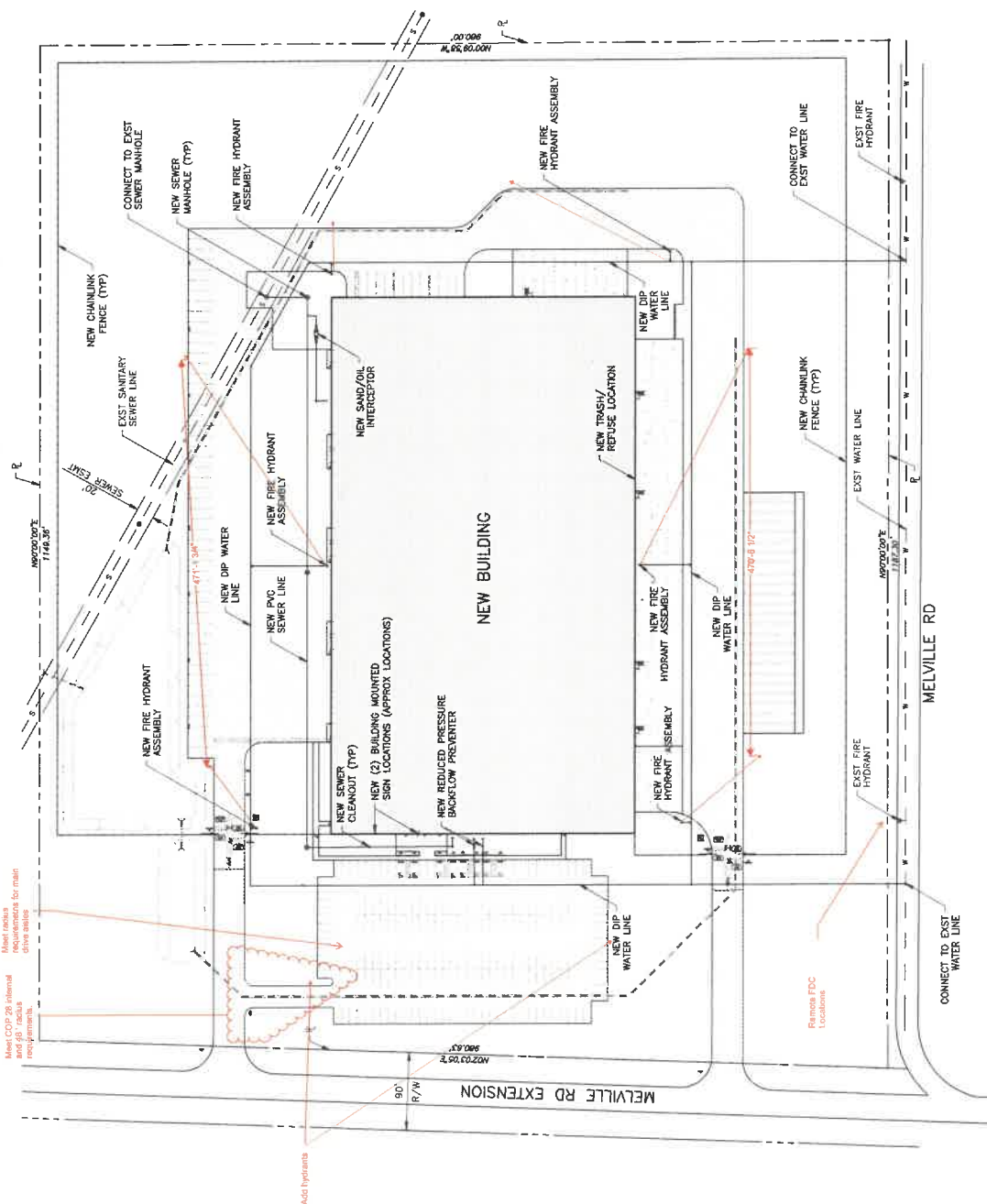
Date: 8/31/21

OFFICE USE ONLY

Assigned Tracking No. WSA _____ - _____	Date entered _____
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PRESCOTT DISTRIBUTION CENTER

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE MERIDIAN
YAVAPAI COUNTY, ARIZONA



PRESCOTT DISTRIBUTION CENTER
PRESCOTT, ARIZONA
PRELIMINARY IMPROVEMENT PLAN

CONTACT INFORMATION

DEVELOPER/OWNER:
NEW PHS., LLC
10001 W. KATH DRIVE
PHOENIX, ARIZONA 85045
CONTACT: MIKE O'BRIEN
EMAIL: MIKE@PHOSABELLTHOMASCOMPANIES.COM
PHONE: (480) 213-3002

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MESA, ARIZONA 85204
CONTACT: JEFFREY DIBBLE
EMAIL: JEFF@DIBBLECORP.COM
PHONE: (480) 737-7876

SITE INFORMATION

BUILDING OCCUPANCY	-	S-1
BUILDING CONSTRUCTION	-	2B
BUILDING HEIGHT	-	40 FEET

SITE INFORMATION

ZONING	-	RCU-2A
GROSS AREA	-	1,144,967 SF / 26.28 AC

FEMA FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) NUMBER 40425C1695H DATED 03/06/2018. ZONE "X" IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE

Project No. 1121110

Designed:	Drawn:	Checked:
JR	JR	KH

Drawing Title
**PRELIMINARY
SITE PLAN**

Drug No.

C1.0

0' 30' 60' 120'

SCALE: 1"=60'

Distribution Center

~26.28 acres



Google Earth

2000 ft



17



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **10- 5-21**

DEPARTMENT: **Water Resources**

AGENDA ITEM: Consideration of WSA 21-014, 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: Accessor's Parcel No. 105-03-004G, 4.61 Acres, in Township 14N, R02W, Section 22, SE¼, NE¼, SE¼.

ITEM SUMMARY

Water Service Application No. WSA21-014 was submitted on September 3, 2021. Applicant is seeking potable water supplies to serve 36 single family residences, each with two bedrooms and two baths.

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.

The project has requested to be rezoned from SF-35 to MF-M, as the homes will be classified as rental units. Each unit will have its own water meter. Landscaping will be served by a separate water meter.

A Water Demand Analysis prepared by Copper Tree Construction Group, LLC, dated August 27, 2021, estimates 36 units will use 0.17 acre-feet/year, for a total residential demand of 6.12 acre-feet/year.

Open Space landscaping is estimated to use 2.38 acre-feet/year. Total estimated potable demand is **8.50 acre-feet per year.**

Applicant has completed the following:

Pre-Application Conference	May 13, 2021
Application Received	September 3, 2021
Received All Documents	September 23, 2021

Present to WIC	October 5, 2021
Present to City Council	October 26, 2021

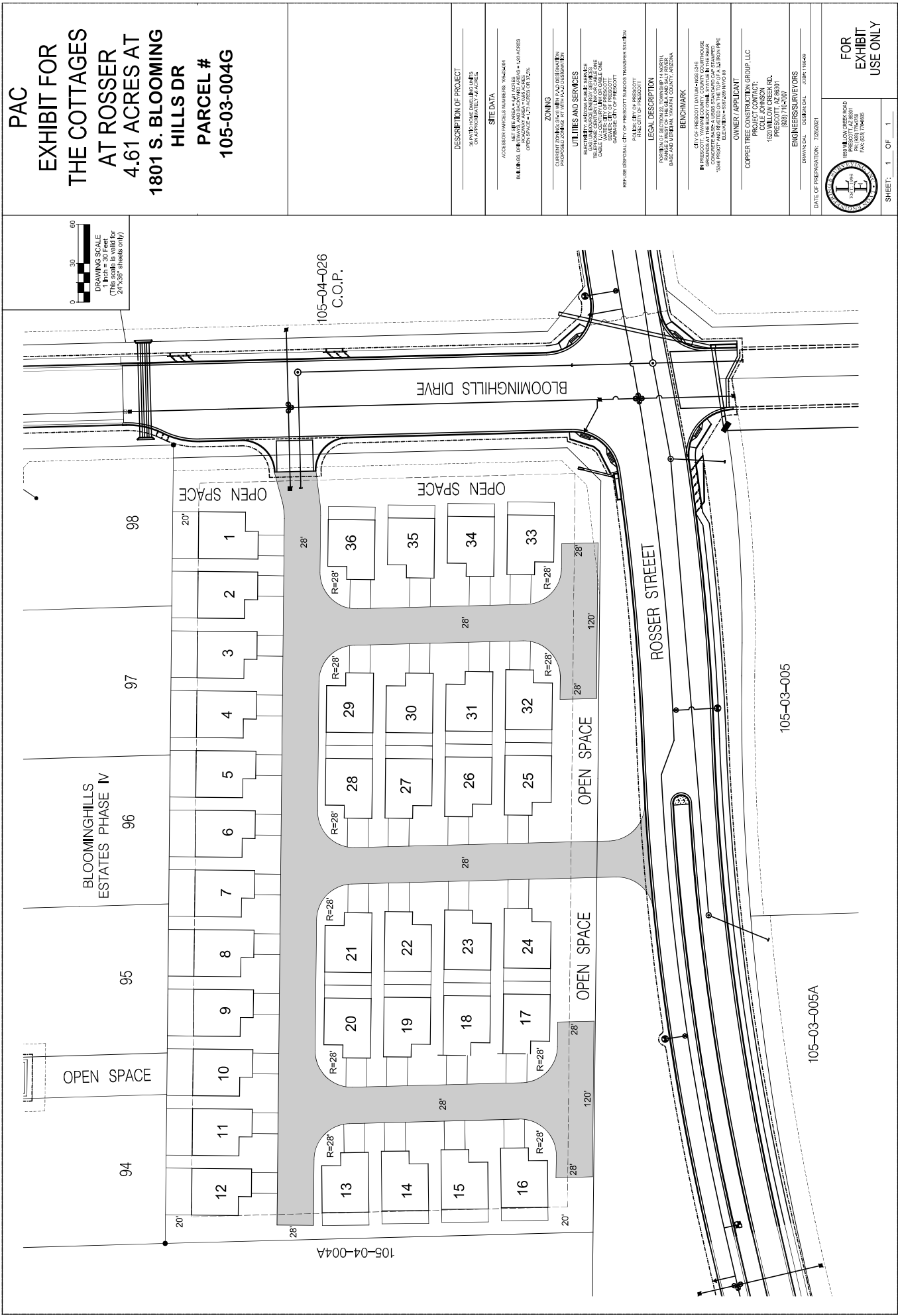
FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-014 to Council for approval

ATTACHMENTS

- 1.[Site Plan.pdf](#)
- 2.[FloorPlan.pdf](#)
- 3.[Aerial View.pdf](#)



PAC EXHIBIT FOR THE COTTAGES AT ROSSER 4.61 ACRES AT 1801 S. BLOOMING HILLS DR PARCEL # 105-03-004G	
DESCRIPTION OF PROJECT 36 COTTAGES ON 4.61 ACRES COMPROMISE 4.61 ACRES	
SITE DATA ACCESSORY PARCELS: 105-04-026 105-04-026 C.O.P. 105-04-026 C.O.P.	
UTILITIES AND SERVICES ELECTRICITY: AMERICAN ELECTRIC SERVICE WATER: CITY OF PRESCOTT SEWER: CITY OF PRESCOTT GAS: CITY OF PRESCOTT REUSE: CITY OF PRESCOTT	
LEGAL DESCRIPTION 105-04-026 C.O.P. 105-04-026 C.O.P. 105-04-026 C.O.P.	
BENCHMARK 105-04-026 C.O.P. 105-04-026 C.O.P. 105-04-026 C.O.P.	
OWNER/APPLICANT COPPER TRAIL DEVELOPMENT GROUP, LLC PROJECT CONTACT: COLE JOHNSON 1801 S. BLOOMINGHILLS DR PRESCOTT, AZ 86301 (928) 714-0007	
ENGINEERS/SURVEYORS DEAN DALY & ASSOCIATES, INC. 105-04-026 C.O.P. 105-04-026 C.O.P.	
DATE OF PREPARATION: 10/26/2021	
FOR EXHIBIT USE ONLY	
SHEET: 1 OF 1	



The Cottages at Rosser

4.61 acres

The Cottages at Rosser

Welcome Home Residential Adult Care

Adult Center of Prescott

Tamarack Ln

E Rosser St

Cloudstone Dr

Prescott Knife

Google Earth

© 2021 Google

1000 ft



22



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **10- 5-21**

DEPARTMENT: **Water Resources**

AGENDA ITEM: 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, NE¼, NW¼, SE¼.

ITEM SUMMARY

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

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 for a 224 multi-family residential dwelling units apartment complex with amenities. Per the Water Resource Management Model (WRMM), estimated water usage for a multi-family residential unit is calculated at 0.12 AF per dwelling unit for an estimated water usage of 26.88 AF. Open Space Landscaping for the project consists of 2.44 acres, with a demand estimate of 3.66 AF per year. The project also includes a restaurant and recreation center with a pool, spa and fitness center. Water demands were calculated for these uses at a total of 3.60 AF. **Total estimated water demand for this project is 36.58 AF per year.**

Applicant has completed the following:

Pre-Application Conference	August 5, 2021
Application Received	August 25, 2021
Submitted All documents	September 20, 2021
Present to WIC	October 5, 2021
Present to City Council	October 26, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-015 to Council for approval

ATTACHMENTS

1. [Application.224 units.pdf](#)
2. [Color SitePlan.pdf](#)
3. [Aerial View.pdf](#)



WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant:	Michael Lafferty	Contact Person:	Julie Rayburn - julie@rccdesigngroup.com
Address:	3800 E. Lincoln Dr. #24	City/State/Zip:	Phoenix, AZ 85018
Phone:	(602) 628-7733	Email:	mike@laffertyco.com

Property Owner:	Petroglyph Point Doyar INC	Contact Person:	Julie Rayburn - julie@rccdesigngroup.com
Address:	3124 Willow Creek Road	City/State/Zip:	Prescott, AZ 86301
Phone:	(602) 628-7733	Email:	mike@laffertyco.com

PROJECT SITE

Address: 1642, 1648, 1634, 1630, 1650, 1632, 1644, 1618, 1640, 1638 Petroglyph Point Dr. Prescott, AZ 86301

Current Zoning: _____ Proposed Zoning: _____

Assessor's Parcel Number(s) of Existing Property:
105 - 04 - 217A _____ _____ _____

Existing Water Service (Y/N):	<u>Y</u>	Existing Sewer Service (Y/N):	<u>Y</u>
Existing Well (Y/N):	<u>N</u>	If Yes, Well Registry No.:	_____

PROJECT DESCRIPTION

Is the project Residential or Commercial? Multi-family commercial project

Please provide brief description: _____

# of Proposed Units:	<u>224</u> 200 units	# of Proposed Lots:	<u>N/A</u>
Has a Water Demand Analysis been completed (commercial)?	<u>N/A</u>		
Has a building permit application been submitted?	<u>N/A</u>		
Has a Planning and Zoning Recommendation been made?	<u>N/A</u>		

Applicant Signature: 

Date: 08/25/2021

OFFICE USE ONLY

DATE:	PERMIT #: WSA18-_____	FEE PAID:	ACCELA:	Legal Attached:
SITE PLAN:	BUILDING PERMIT:	PRELIMINARY PLAT:		



SITE PLAN - PRELIMINARY

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

- SYMBOLS - SITE PLAN:**
- PROPERTY LINE
 - BUILDING NUMBER
 - BUILDING TYPE
 - # OF STORIES
 - OPEN PARKING SPACES
 - COVERED PARKING SPACES
 - ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
 - INDICATES CARPORT PARKING STRUCTURE
 - FIRE TRUCK TURNING RADIUS
R1 = 35'
R2 = 55'
 - EXISTING FIRE HYDRANT

- KEYNOTES:**
- 9'x17' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
 - 11'x19' PLUS 5' AISLE ACCESSIBLE PARKING SPACE.
 - PARKING ISLAND.
 - REFUSE ENCLOSURE.
 - PEDESTRIAN ACCESSIBLE CROSSING 5' WIDE MINIMUM WITH STRIPPING ON ASPHALT.
 - ACCESSIBLE CURB RAMP.
 - CONTINUE EXISTING PERIMETER 6" H. CMU WALL.
 - SIGHT VISIBILITY TRIANGLES.
 - 4' MINIMUM SIDEWALK ON SITE, TYPICAL.
 - 6' MINIMUM SIDEWALK AT PARKING, TYPICAL.
 - BICYCLE RACK (4 BIKES).
 - PEDESTRIAN ENTRY POOL GATE.
 - MONUMENT SIGN.
 - AMENITY AREA.
 - ENHANCED PAVING.
 - POOL CABANA.
 - CONCRETE APRON.
 - EXISTING DRIVEWAY TO REMAIN.
 - EXISTING DRIVEWAY TO BE REMOVED, INSTALL NEW CURB-GUTTER AND SIDEWALK, CONNECT WITH EXISTING.

SYMBOLS - SITE PLAN:

PROJECT DESCRIPTION:

LAFFERTY DEVELOPMENT INTENDS TO DEVELOP THE "THE VIEWS AT PRESCOTT" AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT)

ZONING: BG (PAD) APN 105-04-217A

SITE AREA: NET: 6.900 ACS 304,301 S.F.

BUILDING HEIGHT:

PROPOSED: THREE STORY / 50 FT

CONSTRUCTION TYPE: V-A & V-B

FIRE SPRINKLERS / ALARM:

TO BE PROVIDED PER APPLICABLE CODES

SETBACKS:

BUILDING:	REQUIRED	PROVIDED
FRONT	30 Feet	15 / 80 Feet
SIDE	20 Feet	20 Feet
REAR	10 Feet	15 Feet

PARKING:

BUILDING:	REQUIRED	PROVIDED
FRONT	20 Feet	10 Feet
SIDE	20 Feet	20 Feet
REAR	15 Feet	15 Feet

UNIT MIX:

UNIT MIX:	AREA s.f.	RATIO	QTY
STUDIO - S	500	28%	63 D.U.
1 BED. - A	650	53%	119 D.U.
2 BED. - B	980	19%	42 D.U.
TOTAL	100%		224 D.U.

DENSITY:

32.06 D.U./NET AC.

PARKING:

REQUIRED	P.S./UNIT	TOTAL
STUDIO	1	63 P.S.
1 BEDROOM	1	119 P.S.
2 BEDROOM	2	84 P.S.
GUEST	0.5 PER BED. UP TO 20 MAX.	80 P.S.
TOTAL	1.54 P.S./D.U.	346 P.S.

PROVIDED

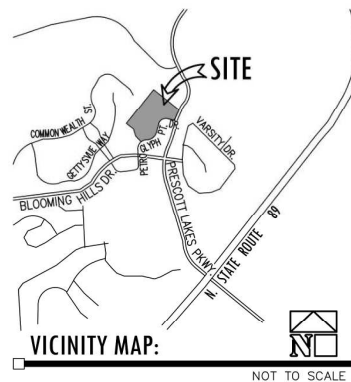
PRIVATE GARAGE	32 P.S.
CARPORT	192 P.S.
OPEN	127 P.S.
COMPACT	11 P.S.
TOTAL	1.62 P.S./D.U.

ACCESSIBLE PARKING

REQUIRED	2% OF PROVIDED	8
PROVIDED	PRIVATE GARAGE	1
	CARPORT	4
	OPEN (1 VAN)	3
TOTAL PROVIDED		8

BICYCLE PARKING:

REQUIRED	8
PROVIDED	8
TOTAL PROVIDED	8



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**

**LAFFERTY
DEVELOPMENT**

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** **10- 5-21**

DEPARTMENT: **Water Resources**

AGENDA ITEM: 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, NE¼, NE¼, NE¼; and 106-18-067N Comprising 3.26 acres, in T14N, R02W, Section 14, SE¼, SE¼, SE¼.

ITEM SUMMARY

Water Service Application WSA21-016 was submitted on September 16, 2021. Applicant is seeking potable water supplies to serve the Astoria Subdivision with 84 single family lots in Phase 2A, and 15 lots in Phase 2B.

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 Kevin Horton, P.E., CFM, of Lyon Engineering & Surveying, dated May 7, 2021. Phase 2A consists of 84 lots and Phase 2B contains 15 lots for a total of 99 single family residential lots. Based on the average water use estimates from the Water Resource Management Model (WRMM), the estimated demand is 16.83 acre-feet per year. Open Space Tracts A, B, and C comprise 434,480 square feet of landscape area, equal to 9.97 acres. Based on the area of landscaping with low-water plants, estimated water usage is 14.96 acre-feet per year; however, applicant has indicated that artificial turf may be installed in some areas. The total estimated demand is **31.79 acre-feet per year.**

Applicant has completed the following:

Pre-Application Conference	June 6, 2019
Application Received	September 16, 2021
Submitted All Documents	September 21, 2021
Present to WIC	October 5, 2021
Present to City Council	October 26, 2021

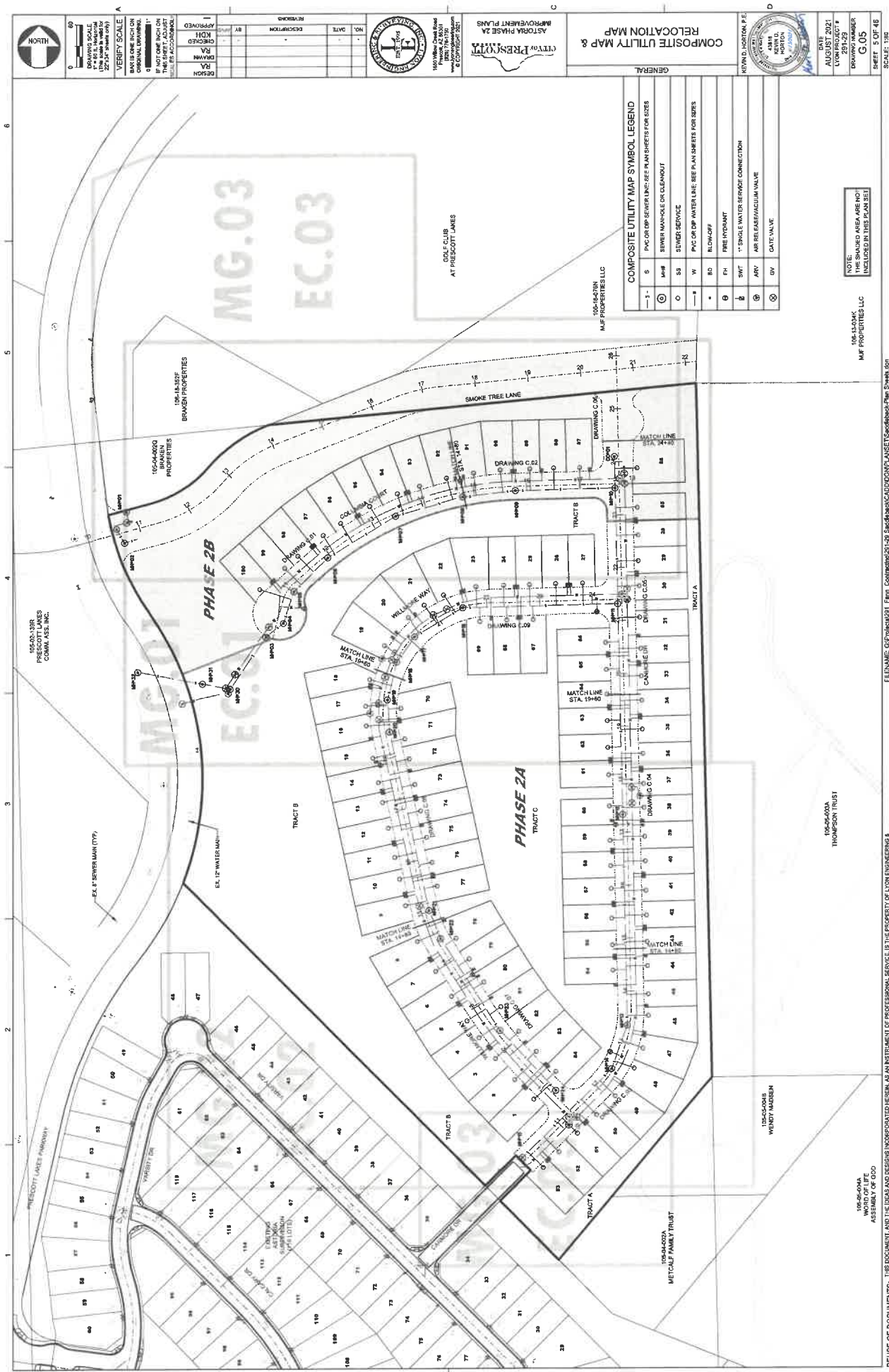
FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-016 to Council for approval

ATTACHMENTS

1. [Site Plan.pdf](#)
2. [Aerial View.1.pdf](#)



COMPOSITE UTILITY MAP & RELOCATION MAP 8

ASTORIA PHASE 2A
ASTORIA PHASE 2B

DATE: 10/26/2021
PROJECT: 201-29

DESIGN: G.05

SCALE: 1" = 40'

GENERAL

1. 5' PVC OR DP SEWER IN-USE PLAN SHEETS FOR SITES

2. 12" S.S. SEWER MANHOLE ON CLEANSOUT

3. 12" S.S. SEWER SERVICE

4. 12" S.S. WATER LANE, SEE PLAN SHEETS FOR SITES

5. 12" S.S. BLOW OFF

6. 12" S.S. FIRE HYDRANT

7. 12" S.S. WATER SERVICE CONNECTION

8. AIR RELEASE/VALVE

9. GATE VALVE

Astoria Phases 2A and 2B



Google Earth

© 2021 Google

3000 ft



**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **10- 5-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Focus Topic – Decision and Order No.86-401501.0001 Modification Presentation.

ITEM SUMMARY

The City of Prescott's Decision and Order (D&O) of Assured Water Supply is due for renewal. This process, through the Arizona Department of Water Resources is known as a modification. Today's presentation is the next and anticipated last in the series to inform the Subcommittee members of current and next steps.

BACKGROUND**Summary of Presentations**

1. February 2, 2021, explanation of the D&O modification process
2. April 6, 2021, introduction to the physical availability (available water supplies to meet customer demands) requirement
3. June 1, 2021, identification of demand estimates (current, committed, and projected) and use of the Water Resource Management Model (WRMM).
4. August 3, 2021, current and projected use of effluent and surface water supplies

This presentation will provide an update on the timelines, recent communications, and project status. It is anticipated that this will be the last presentation to the Subcommittee. The next presentation is anticipated at a Study Session of the City Council. A subsequent meeting will be scheduled for the approval of a City Resolution that must be filed with the application. Dates of those two Council meetings are to be determined. Submittal of the application to ADWR will be no later than December 31, 2021.

FINANCIAL IMPACT

There will be consulting and application fees associated with this project. Funding is available in the FY22 budget.

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



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **10- 5-21**

DEPARTMENT: **Public Works**

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

ITEM SUMMARY

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.
