



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING AGENDA

TUESDAY, JULY 6, 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 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. ACTION ITEMS

A. Approval of the June 1, 2021 Meeting Minutes.

Recommended Action: MOVE to approve the June 1, 2021 minutes as presented.

5. WATER SERVICE AGREEMENT APPLICATIONS

- A. Consideration of Water Service Agreement Application No. WSA21-007: Submitted by Stroh Architecture, Inc., in Prescott, on Behalf of Platinum Equities, Great Neck, NY. Located on Parcel No. 103-20-600M, Comprised of 4.08 acres, in the SE ¼ of the NW ¼ of the SW ¼ of Section 31, T14N, R01W.

Recommended Action: MOVE to recommend forwarding WSA21-007 to Council for approval.

- B. Consideration of Water Service Agreement Application No. WSA21-008: Submitted by Chris Hundelt on Behalf of Keystone Homes and Owner MJF Properties, LLC. Located on a 24.3 Acre Parcel, APN 106-13-034K, in the SW1/4, SW1/4, S13, T14N, R02W; and a 3.26 Acre Parcel, APN 106-18-067N, in the SE1/4, SE1/4, SE1/4, S14, T14N, R02W.

Recommended Action: MOVE to recommend forwarding WSA21-008 to Council for approval.

- C. Consideration of Water Service Agreement Application Number WSA21-009: Submitted by Chris Hundelt on Behalf of Keystone Homes and Owner Granite Dells Estates Properties, Inc. Located on a 9 Acre Parcel, APN 103-01-031P; and an 8.67 Acre Parcel, APN 103-69-258, at the Northeast Segment of the Roundabout at Granite Dells Parkway and Dells Ranch Road; T15N, R01W, S31, SE1/4, SE1/4.

Recommended Action: MOVE to recommend forwarding WSA21-009 to the City Council.

- D. Consideration of Water Service Agreement Application No. WSA21-010: Submitted by Jason Hersker on Behalf of Capital Development Group, Phoenix, and Owner 1800 Iron Springs Land, LLC. Located on 28+/- Acres on APNs 115-10-006, 115-10-007, and 115-10-159B, in the NE¼, NE¼, S30, T14N, R02W.

Recommended Action: MOVE to recommend forwarding WSA21-010 to City Council for approval.

6. DISCUSSION ITEMS

- A. Infrastructure Topic - Pumping vs. Recharge 2021 Update.

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

- B. Presentation from Staff Regarding the City of Prescott Rodeo Grounds Rainwater Harvesting Project.

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

7. GENERAL ANNOUNCEMENTS FROM STAFF

8. 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** **07- 6-21**

DEPARTMENT: **City Clerk**

AGENDA ITEM: Approval of the June 1, 2021 Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the June 1, 2021 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

None.

Recommended Action: MOVE to approve the June 1, 2021 minutes as presented.

ATTACHMENTS

1. [June 1, 2021 Minutes.pdf](#)



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES TUESDAY, JUNE 1, 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 JUNE 1, 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 9:32 a.m.

2. ROLL CALL

Chairman Steve Blair

Member Steve Sischka

Member Goode

3. DISCUSSION & 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 April 6, 2021 Meeting Minutes.

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

B. Infrastructure Topic - Pumping vs. Recharge 2021 Update

Water Resource Project Manager Leslie Graser presented the Monthly Water Pumped in acre feet (AF) vs. Recharge Deliveries (AF) for calendar year (CY) 2021 data:

- April 2021 Pumping - 666.91 AF
- April 2021 Effluent Delivery - 109 AF
- April Surface Water Deliveries - 93 AF

Total Pumped:

- Total Pumped – 1,967.76 AF
- Total Delivered to Recharge – 1,132.33 AF of which 1,039.04 was reclaimed effluent, 93.29 was surface water.
- Percent Pumped vs. Delivered to Recharge – 61%

Ms. Graser noted that effluent is fairly constant but depends on what our direct users need, surface water recharge did not start early this year and is reflected in the chart.

Member Goode commented that he has calculated the numbers year to date and noted that in comparison to 2020 effluent deliveries are down 28.9%, surface water deliveries are down 90.9%, and water pumped is up 15.4%. Noted that we now have data to show trends.

Ms. Graser thanked Councilman Goode for running the numbers and stated that data has been tracked for years, and that data is used to predict the rough patch currently in.

Chairman Blair asked if pumping is up because people are using more water to keep their plants and trees alive.

Ms. Graser answered that is definitely part of it, and added that teaching people how to water correctly is part of outreach.

Member Sischka asked about the water levels in city's wells and previous discussions regarding providing those numbers once per quarter. He stated it is important that the subcommittee understands what is happening in the ground and would like the report on water levels as frequently as possible.

Ms. Graser stated that information is collected by the State and brought to the Subcommittee, will likely be available to the Subcommittee at the July meeting. She asked for confirmation on which wells the Subcommittee would like data on.

Member Sischka responded just the city's wells and asked if there is an estimate on how deep the aquifer is in the Little Chino, he would like to show the public that an aquifer is not one large pool of water.

Chairman Blair asked how the levels in the Chino fields are affected given the city is pulling one-third of its water from the airport rather than the Chino fields and asked if the State allows an individual family home to use their well to irrigate farm-fresh foods.

Ms. Graser responded that well levels are dependent on how much competition is out there, she will present static water level information, difference between the airport and Chino fields, and a review of area geology in a future Power Point. Ms. Graser noted if Chairman Blair is speaking of the Paulden area, is outside of the Active Management Area, so there is no regulation.

Chairman Blair expressed he would like the State to do more to manage those wells.

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

C. Focus Topic – Permanent Recharge

Ms. Graser introduced a presentation on the city's physical, accounting, and reporting practices for permanent recharge, and noted the city started reported and tracking this information in 2016.

Physical:

- Permanent Recharge is underground water storage that is non-recoverable, is a highly-encouraged practical and cost-effective means of storing excess water supplies so that they may be used in the future.
- At the request of the applicant, director may designate a water storage permit as storing non-recoverable water. If occurs in an active management area, may be designated non-recoverable only if consistent with the active management area's augmentation program.
- Water storage permit designated as storing non-recoverable water may not be recovered on an annual basis, may not be credited to a long-term storage account, and may not be used for replenishment purposes.
- Only Effluent Supplies are used for Permanent Recharge.

Chairman Blair expressed his frustration that the city is putting all Prop 400 water into permanent recharge where the water can be used by anyone with no controls on the other side.

Ms. Graser commented that from the State's point of view, the city was not forced to choose a non-recoverable permit.

Accounting:

- When annexed areas meet the requirement of 250 acres or more, and begin development, placement of a return flow meter is required and metered data collection begins.
- Metered data is subsequently available for review and incorporated into the city's Annual Water Withdrawal and Use Report.
- A total number of permanent recharge is not available until the end of the calendar year.
- There are two areas in the city that are monitored by a return flow meter, Granite Dells Estates and Deep Well Ranch.

Member Goode asked how many homes were contributing to the permanent recharge in Granite Dells Estates and Deep Well Ranch.

Ms. Graser responded she does not have that information and will email to Member Goode.

Member Sischka commented that he asked Public Works Director Craig Dotseth about the percentage of return from the new developments and was told the meters are showing more recharge than what is being sent to the development, finds this somewhat hard to believe and feels is important to know what percentage the city is getting back from the Prop 400 developments.

Ms. Graser responded that meters fail, but she and Mr. Dotseth have a back-up plan to report as closely as possible in the case of meter failure.

Reporting:

- City files an Annual Water Withdrawal and Use Report annually
 - o 38.3 AF of reclaimed water permanently recharged in CY 2020
 - o Numbers are provisional through the year, final number available at end of year
 - o Evaporation losses have to be considered in final report

Member Sischka commented the Subcommittee is not so much interested in specific numbers as trends. He would like a quarterly report regarding approximate numbers and the trend they indicate.

Ms. Graser responded that unless there is a reason staff cannot put that information together, but they will work on getting that to the Subcommittee quarterly.

Member of the public Howard Mechanic commented that there is a lot of confusion about what permanent recharge is. Almost everyone believes that this water won't be pumped in the future and that this is part of our area's plan to become sustainable. Both beliefs are incorrect, he does not believe the water will be used for the purpose of reaching safe yield.

Member Goode commented on outdoor watering, stating he does not want to advocate more outdoor watering, rather how to water more effectively, may need another public service announcement addressing how to water efficiently.

Chairman Blair asked Ms. Graser how to go about publishing a public service announcement and suggested putting an announcement in the water bill.

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

D. Focus Topic – Decision & Order No. 86-401501.0001 Modification Presentation

Ms. Graser stated that the city is actively working on the application for its Modification of Decision and Order (MDO). Herb Dishlip of Herb Dishlip Consulting presented the demand aspect of the MDO.

Mr. Dishlip discussed the method of applying for Designation and introduced part of the work taking place on the modification of the Assured Water Supply. The Assured Water Supply is not the city's water plan but a big piece of it; it captures what is allowed for water use and how the city can grow. Arizona Department of Water Resources is looking for more supply than demand. Mr. Dishlip stated he plans on providing 20 years of data rather than the standard 10 and asking ADWR for a Designation of at least 20 years before subject to another review.

Member Sischka asked if this means the city needs to prove a 100-year supply in each of those 20 years. Is problematic that people think a 100-year water supply means we only have 100 years of water available.

Mr. Dishlip responded no, the city is only required to monitor and report progress. The city has to file an annual report that has a section on Assured Water Supply where amount of water used, especially ground water, is listed. If at any point in time city exceeds the allowance, Assured Water Supply will be terminated. As a designated provider the city must be in compliance with safe yield; has to prove a perpetual supply, not a 100-year water supply. Designation streamlines development and puts city in

control of how growth occurs; as designated provider city plans the water supply, allocates the water supply, and monitors the water supply.

Demand Categories Reviewed by ADWR:

- Current Demand: total water production for the most recent calendar year, includes potable and non-potable water sources, and water that is lost or unaccounted for.
- Committed Demand: The estimated demand for recorded, unbuilt lots within the water service area.
- Projected Demand: demand at build-out of lots to be recorded, and additional customers added during the designation term.

Mr. Dishlip presented the Water Resources Management Model (WRMM), a tool developed by Herb Dishlip Consulting that houses multiple water resource management data sets, runs various scenarios related to supply, growth, changes in use, etc. and the Hydro-geological Model being developed by Matrix, which will determine physical availability of water supplies.

Current Demand Summary:

- Potable – 7,513 AF
- Non-Potable – 1,819 AF
- Total Current Demand – 9,332 AF

Current Potable Demand based on 2020 Utility Billing Records and Annual Report, data and analysis added to WRMM, is showing an upward trend.

Committed Demand Summary:

- Potable – 1,289 AF
- Non-Potable – 125 AF
- CVID unrecorded – 542 AF
- Total Committed Demand – 1,956 AF

Committed Demand based on balance of demand for partial-year use or dormant use for 2020, and approximately 3890 undeveloped lots within the 26650 recorded plats in service area.

Projected Demand- Long Term Summary:

- Estimated 13,227 additional projected accounts
 - o SF – 12,104
 - o MF – 672
 - o NR – 451
- Estimated additional projected demand
 - o SF- 2,064 AF
 - o MF – 393 AF
 - o NR – 702 AF
 - o System Losses (8%) – 275 AF
 - o Total Estimated Additional Project Demand – 3,434 AF

Projected Demand based on lots within the city or county that are not part of subdivisions, YPIT water settlement, IGA's with Town of Chino Valley, and Stringfield Ranch DWID, approved preliminary plats, pre-annexation agreements, and water service agreements.

Total Potential Demand:

- Potable
 - o Current – 7,513 AF
 - o Committed – 1,831 AF
 - o Projected – 3,417 AF
 - o Total – 12,373 AF
- Non-potable
 - o Current – 1,819 AF
 - o Committed - 125 AF
 - o Total – 1,944 AF
- Total Potential Demand = approximately 14373 AF

Prior D&O stated 16,000 AF available, still in range however a higher number than seen before due to Granite Dells Deep Well ranch and AED potential developments.

20-year Projected Demand:

- Growth Rate
 - o Dependent on market conditions and competition
 - o Current rates reflect more sustained growth
 - o Community Development suggests limitations likely based on construction labor availability
 - o CD suggests new 450 SF units/year
 - o CD estimates to add an additional component of MF (3%), and NR (9%)
 - o Newer subdivisions where home builders are available, not custom lots, will dominate 20-year projection

Mr. Dishlip stated he will propose to use new accounts rather than population projections as population forecasts won't cover Chino Valley or the county. Needs 2020 Census data to complete Table B, the sum of current, committed and projected demand for the water service area for the next twenty (20) years.

Estimated Projected Demand in twentieth year is 12,040 AF.

Member Sischka asked if the study will account for market conditions at some point. He knows that the projected market controls development, and wonders how potential loss of population factors into the twenty (20) year analysis.

Mr. Dishlip responded that when creating a water plan can prepare as if there are vacancies or not; planning as if there are none is planning for a factor of safety. City plan has an added 207 AF as committed demand which is basically stating no vacancies.

Member Goode asked if he owns the WRMM and how well database is protected.

Mr. Dishlip answered the city owns WRMM and added it is comprised of data that the city already owns; basis of model is Utility Billing records.

Ms. Graser added that it is treated like the city's water and waste water model; does not go out to the public for use, has private information in it.

Member Goode asked if the twenty (20) year D&O is based upon our ability to annually report our projections and will our authority continue to be granted if are within a reasonable range.

Mr. Dishlip responded the only trigger to lose designation is using more ground water than allowed.

Member Sischka asked how the Matrix study will interface with the WRMM. Feels is important to public to know the physical availability of water.

Mr. Dishlip replied that the Matrix study is critical component independent of the WRRM, gives you a feel of physical availability for pumping, is the key component to assured supply.

Member of public Leslie Hoy asked if anyone addressed the overdraft, would like to know how overdraft fits into all of this.

Mr. Dishlip responded there are two sides, demand and supply, overdraft is a result of lack of supply. Today's presentation is just on the demand side, will address supply at a later meeting.

Chairman Blair asked when this will be defined, he feels it needs to be presented to Council.

Ms. Graser responded timeline is pre-application in August with State followed by approximately two months to make adjustments. Can present to Council the status, or wait until after pre-application in November.

Member Sischka asked if overdraft is an AMA situation.

Ms. Graser answered it is an aquifer situation, AMA looks at overdraft of an aquifer.

General Announcements from Staff

Ms. Graser presented links available on ASU website morrisoninstitute.asu.edu regarding preservation of groundwater for Subcommittee to view if interested.

Member Sischka asked how the Central AZ Partnership (CAP) relates to this area and if ground water in the CAP areas that do have physical access just a supplement to their total water needs.

Ms. Graser answered that city does not have a physical supply coming in, but there is a correlation; if they are having challenges with their reservoir water supply, city's reservoirs have gone down as well.

CAP had a presentation last week on water rights policy and management, lead speaker was Michael J. Peirce who is a part of city's D&O project.

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

4. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 11:39 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 January 12, 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** **07- 6-21**

DEPARTMENT: **Public Works**

AGENDA ITEM:

Consideration of Water Service Agreement Application No. WSA21-007: Submitted by Stroh Architecture, Inc., in Prescott, on Behalf of Platinum Equities, Great Neck, NY. Located on Parcel No. 103-20-600M, Comprised of 4.08 acres, in the SE ¼ of the NW ¼ of the SW ¼ of Section 31, T14N, R01W.

ITEM SUMMARY

Water Service Agreement Application No. WSA21-007 was submitted on June 3, 2021. Applicant is seeking potable water supplies to serve Gateway Apartments, a 144 unit complex, in two buildings, south of and adjacent to Gateway Mall.

BACKGROUND

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within 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 prepared by Rick Kimery, R.A., Project Architect, was submitted on June 17, 2021. The analysis includes potable water to serve a 144 unit complex, drought tolerant landscaping, and a 1200 square foot clubhouse. Total estimated demand is 18.28 acre-feet per year.

Pre-Application Conference	June 3, 2021
Application Received	June 3, 2021
Submitted all Documents	June 22, 2021
Present to WIC	July 3, 2021
Present to City Council	July 27, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-007 to Council for approval.

ATTACHMENTS

1. [COP Water Service Agreement Application - Gateway Apartments.pdf](#)
2. [GATEWAY LAND SPLIT 2021-05-18.pdf](#)
3. [PAC-1 Site Plan.pdf](#)
4. [Map.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:	STROH ARCHITECTURE INC.	Contact Person:	RICK KIMERY
Address:	1577 PLAZA WEST DRIVE, STE B	City/State/Zip:	PRESCOTT, AZ 86303
Phone:	(928) 771-0548	Email:	RICK@STROHARCHITECTUREINC.COM

Property Owner:	PLATINUM EQUITIES	Contact Person:	DAVID SHAULIAN
Address:	55 NORTHERN BLVD, STE 310	City/State/Zip:	GREAT NECK, NY 11021
Phone:	(516) 304-5383	Email:	DAVID@PLATINUMEQUITIES.COM

PROJECT SITE

Address:	3079 GATEWAY BLVD, PRESCOTT, AZ 86303		
Current Zoning:	BR	Proposed Zoning:	BR (NO CHANGE)
Assessor's Parcel Number(s) of Existing Property:	103 - 20 - 600M --- - - --- - - --- - -		
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:	2 APARTMENT BUILDINGS AND 1 CLUBHOUSE BUILDING

# of Proposed Units:	144	# of Proposed Lots:	1
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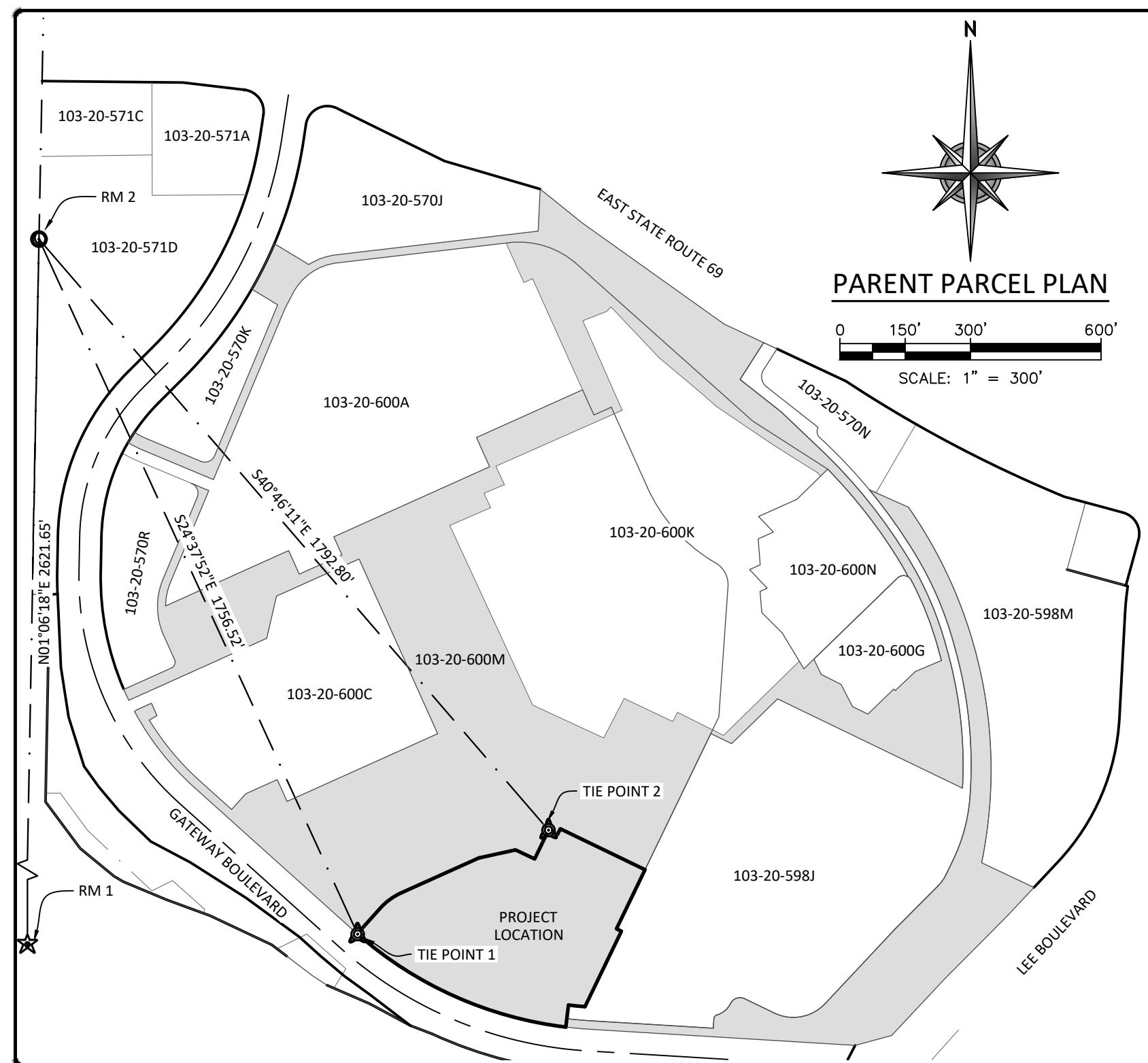
Has a Water Demand Analysis been completed (commercial)?	NO
Has a building permit application been submitted?	YES
Has a Planning and Zoning Recommendation been made?	NO

Applicant Signature: 

Date: 6/3/21

OFFICE USE ONLY

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



RECORD OF SURVEY - LAND SPLIT
GATEWAY APARTMENTS

A PORTION OF THAT PARCEL DESCRIBED AT

RECEPTION #2018-0007927, Y.C.O.R.

A PORTION OF APN 103-20-600M
3250 GATEWAY BOULEVARD
SITUATED IN A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR OR HIS ASSIGNS WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF APRIL OF THE YEAR 2021.
2. THIS SURVEY IS SUBJECT TO MODIFICATION AND ENHANCEMENT AS ADDITIONAL DISCOVERY JUSTIFIES.
3. A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
5. THE ORIGINAL PARCEL DESCRIPTION (VESTING DEED) CAN BE FOUND AT RECEPTION #2018-0007927, Y.C.O.R.

CITY ENGINEERING NOTES

NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT; UTILITIES, ASPHALT PAVING, GRASS AND WOOD. WIRE OR REMOVABLE SECTION TYPE FENCING; THE CITY OF PRESCOTT SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OR REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTION OR RECONSTRUCTING UTILITY FACILITIES. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

LEGEND

- The diagram shows a survey area with several features and measurements. At the top left, there is a star symbol. Below it is a circle with a dot inside. To the right of these symbols is the text "USGLO BRASS CAP DATED 1970 (RM 1)". Below the circle with a dot is a circle with a cross inside. To the right of this is the text "ALUMINUM CAP QUARTER CORNER MARKED RLS 27239 (RM 2)". Below the circle with a cross is a circle with a triangle inside. To the right of this is the text "SET NAIL & WASHER RLS 33861". Below the circle with a triangle is a circle with a square inside. To the right of this is the text "SET 1/2" REBAR & CAP RLS 33861". Below these symbols and text is a horizontal line with the measurement "545'45'45\" W 45.00'". Below this line is a horizontal line with the text "SUBJECT PARCEL LINE". Below this line is a horizontal line with the text "ADJACENT PARCEL LINE". Below this line is a horizontal line with the text "RIGHT OF WAY". Below this line is a horizontal line with the text "PUBLIC UTILITY EASEMENT BOOK 3792, PAGE 176 VYCOR". Below this line is a horizontal line with the text "PLSS AND SECTIONAL TIE LINE".

PROJECT INFORMATION

CLIENT:
PRESCOTT GATEWAY MALL REALTY HOLDING, LLC
1010 NORTHERN BOULEVARD SUITE 212
GREAT NECK, NEW YORK 11021

ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
103-20-600M
3079 GATEWAY BOULEVARD
PRESCOTT, ARIZONA 86303

ZONING NOTE:
CITY OF PRESCOTT ZONING INFORMATION
BR; BUSINESS REGIONAL
10 FOOT FRONT SETBACK
10 FOOT REAR SETBACK
0 FOOT SIDE SETBACK
8 FOOT EXTERIOR SIDE SETBACK

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE
RATE MAP (FIRM) 04025C2070G DATED SEPTEMBER 3, 2010
AND THE PARCEL IS NOT IMPACTED
BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

REFERENCE DOCUMENTS

1. BOOK 3 OF LAND SURVEYS, PAGE 9-10, YCOR
2. BOOK 168 OF LAND SURVEYS, PAGE 82, YCOR
3. BOOK 181 OF LAND SURVEYS, PAGE 90, YCOR
4. BOOK 196 OF LAND SURVEYS, PAGE 45, YCOR
5. BOOK 3792, PAGE 176, YCOR
6. BOOK 3832, PAGE 965, YCOR
7. BOOK 3832, PAGE 968, YCOR
8. RECEPTION #2014-0005662, YCOR
9. RECEPTION #2014-0006575, YCOR
10. RECEPTION #2014-0053808, YCOR
11. RECEPTION #2016-0006747, YCOR
12. RECEPTION #2018-0007927, YCOR
13. RECEPTION #2018-0050800, YCOR
14. RECEPTION #2018-0052279, YCOR
15. RECEPTION #2018-0041618, YCOR
16. RECEPTION #2019-0054758, YCOR
17. RECEPTION #2020-0027288, YCOR

BASIS OF BEARINGS & BENCHMARKS

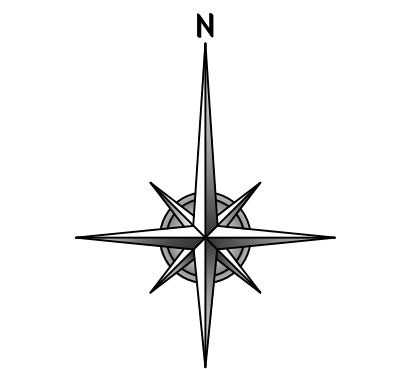
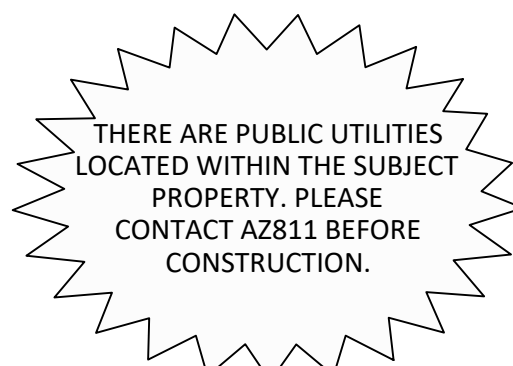
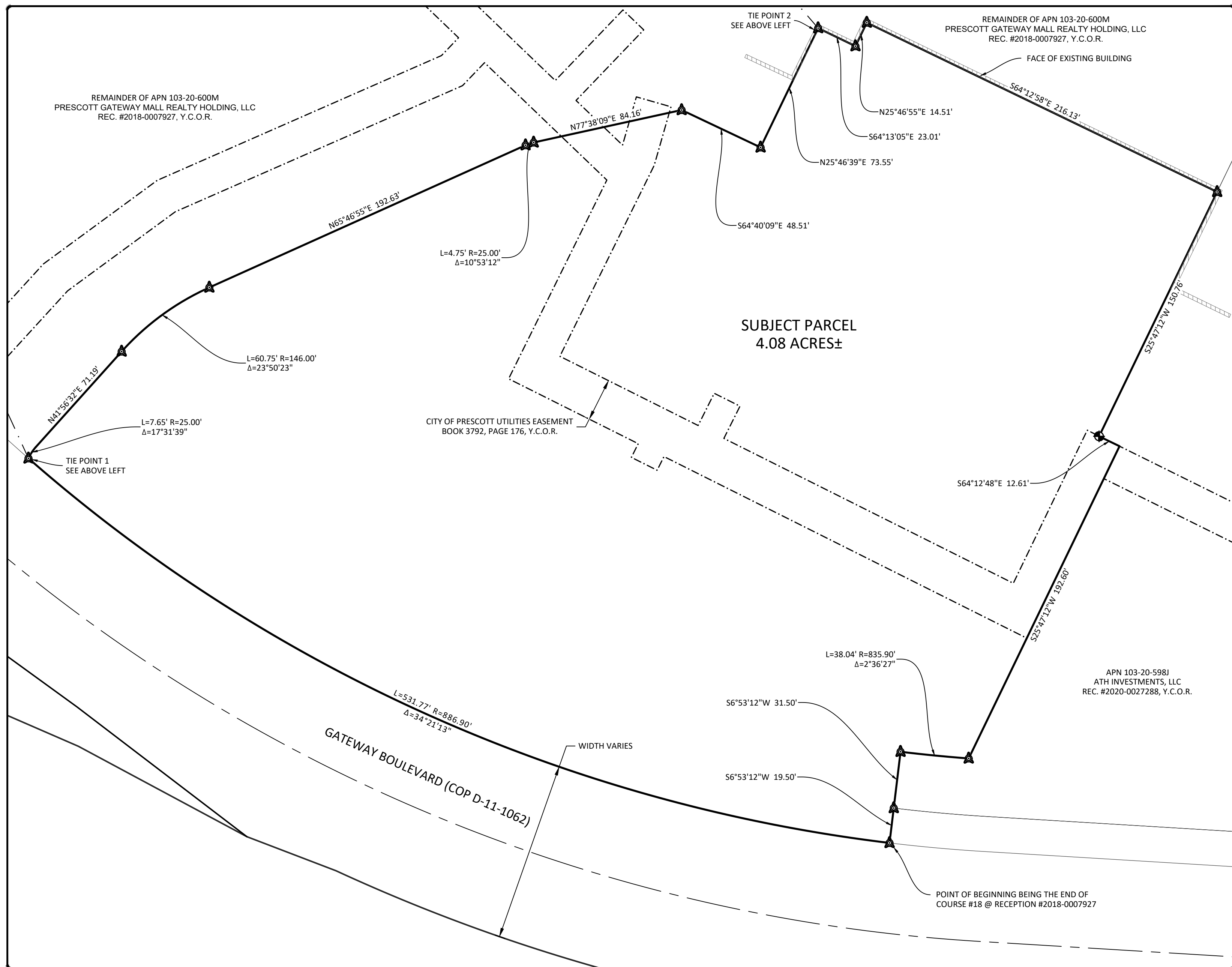
THE BASIS OF BEARING FOR THIS PROJECT IS N01°06'18"E A DISTANCE OF 2621.65 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31 BETWEEN A USGLO BRASS CAP DATED 1970 AT THE SOUTHWEST CORNER OF SECTION 31 AND THE WEST QUARTER CORNER BEING AN ALUMINUM CAP RLS 27239.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	588445.85	620205.56	5794.04
RM 2	590251.03	620240.38	--

THE COORDINATES AS DEPICTED HEREON REFLECT THE CITY OF PRESCOTT
COORDINATE SYSTEM AS PUBLISHED BY THE CITY OF PRESCOTT AND AVAILABLE ON
THEIR WEBSITE.

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2014.



REVISIONS		DATE	BY
NUM.	DESCRIPTION		
☒	FOR REVIEW ONLY		
☐	FOR BID ONLY		
☐	FOR APPROVAL ONLY		
☐	FOR RECORDING ONLY		
☐	FOR CONSTRUCTION ONLY		
☐	FOR AS-BUILT ONLY		

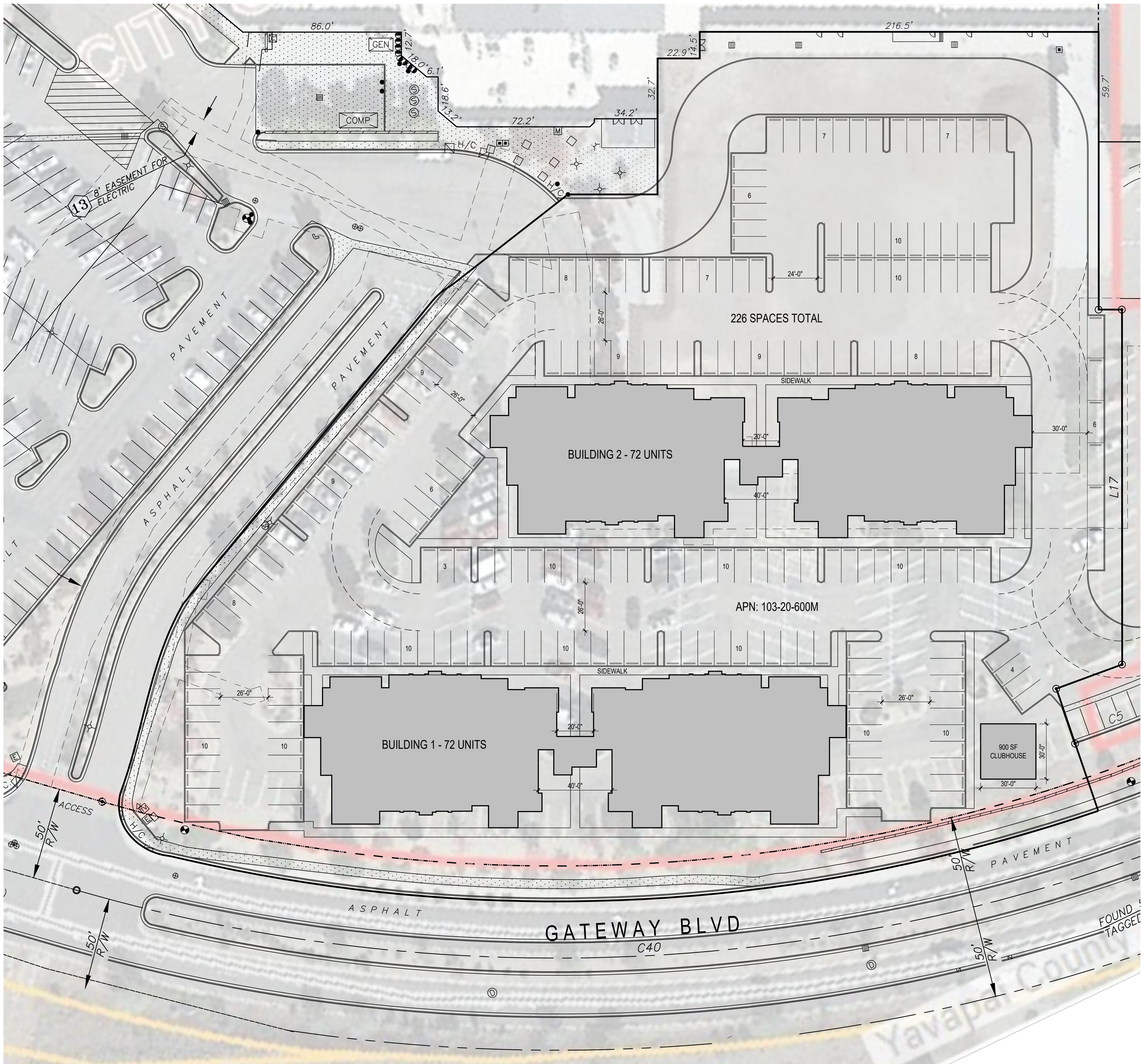


PLATINUM EQUITIES
55 NORTHERN BOULEVARD SUITE #310
GREAT NECK, NEW YORK 11021

RECORD OF SURVEY - LAND SPLIT
GATEWAY APARTMENTS
SURVEY PLAN

JOB:	21050
DATE:	5/18/2021
SCALE:	AS SHOWN
FIELD:	JM/JT
DRAWN:	DP/TR/LTAL
CHECKED:	TAL

1



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"
(IN INCHES)
0 1 2

PROJECT DATA

PROJECT DESCRIPTION:
NEW 141 UNIT APARTMENT COMPLEX WITH CLUBHOUSE ON
VACANT LAND

PROJECT ADDRESS:

GATEWAY BLVD.
PRESCOTT, AZ 86301
PARCEL NUMBER: 103-20-600M
ZONING: BR

OCCUPANCY TYPE: R-2 AND B (CLUBHOUSE)
CONSTRUCTION TYPE: TYPE V-A
BUILDING HEIGHT: 51'-0"

OCCUPANT LOAD PER BUILDING:
APARTMENT BUILDING - 362 OCCUPANTS
72,482 SF / 200 (R-2)
CLUBHOUSE BUILDING - 6 OCCUPANTS
900 SF / 50 (B)

TOTAL BUILDINGS: 2
TOTAL GROSS SF: 72,482 SF (PER BUILDING)
TOTAL LIVABLE SF: 54,912 SF
(NIC WALLS, STORAGE
AND DECK/PATIO AREAS)

STUDIO UNITS 32
1 BR UNITS 64
2 BR UNITS 48
TOTAL UNITS: 172

TOTAL BEDROOMS: 192

CLUBHOUSE TOTAL AREA: 900 SF

PARKING SUMMARY

SPACES REQUIRED:
RESIDENTS (1 PER BDRM): 192
GUEST: 20
CLUBHOUSE: 6
TOTAL 218

SPACES PROVIDED:
STANDARD SPACES: 211
ADA STALLS: 7
TOTAL 218

GOVERNING CODES:

GOVERNING CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ICC ANSI A117.1-2009
2018 INTERNATIONAL FIRE CODE (IFC)

PRELIMINARY
NOT FOR
CONSTRUCTION

STROH ARCHITECTURE, INC. Suite B
1577 Plaza West Drive, AZ 86303
Prescott, AZ 86303
(928) 771-0548

GATEWAY APARTMENTS
PRESCOTT, ARIZONA

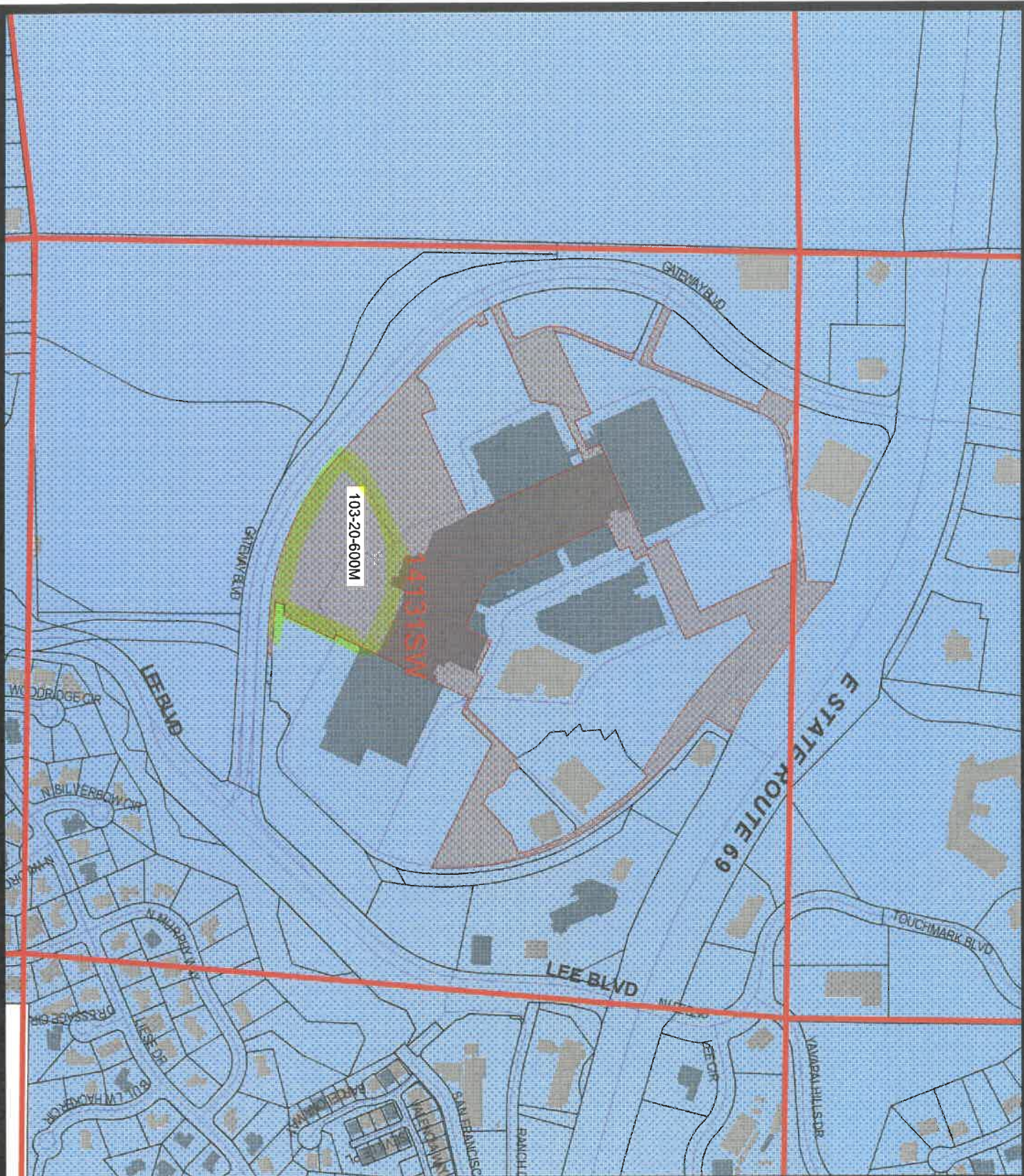
REVISION

SHEET

SITE
PLAN

PAC-1

DRAWN BY: JRK
CHECKED BY: DDS
DATE: MAY 2021
JOB NO: 21003



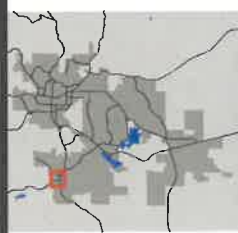
This document is a graphic representation only of best available sources.
The City of Prescott assumes no responsibility for any errors.

0' 1" = 485'



This map is a product of
The City of Prescott

GATEWAY APARTMENTS
Stroh Architecture, Inc
Platinum Equities
(boundary approximate)





COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **07- 6-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Consideration of Water Service Agreement Application No. WSA21-008: Submitted by Chris Hundelt on Behalf of Keystone Homes and Owner MJF Properties, LLC. Located on a 24.3 Acre Parcel, APN 106-13-034K, in the SW1/4, SW1/4, S13, T14N, R02W; and a 3.26 Acre Parcel, APN 106-18-067N, in the SE1/4, SE1/4, SE1/4, S14, T14N, R02W.

ITEM SUMMARY

Water Service Agreement Application No. WSA21-008 was submitted on June 15, 2021. Applicant is seeking potable water supplies to serve Predator Ridge at Prescott Lakes, a 128 single family residential rental complex, on two parcels of land. A clubhouse, pool, and site amenities are included in the project.

BACKGROUND

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within 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.

Chris Hundelt on behalf of Keystone Homes and owner MJF Properties, LLC is seeking water supplies for Predator Ridge at Prescott Lakes, a 128 single family residential complex located between Prescott Lakes Parkway and SR89. A water demand analysis was submitted by Bowman Consulting and revised on June 18, 2021. The analysis includes 128 dwelling units, exterior drought tolerant landscaping, a clubhouse, swimming pool and other amenities. Due to the steep gradient of the area, most of the surrounding landscape is to remain native vegetation; however, some exterior landscaping water use will still apply. Total estimated water demand is 23.40 acre-feet per year.

Applicant has completed the following:

Pre-Application Conference	May 13, 2021
Application Received	June 15, 2021
Submitted all Documents	June 18, 2021

Present to WIC	July 6, 2021
Present to City Council	July 27, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-008 to Council for approval.

ATTACHMENTS

1. [Application.PredatorRidge.pdf](#)
2. [ConceptualPlan.Predator.Ridge.pdf](#)
3. [Map.PredatorRidge.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: Keystone Homes Contact Person: Chris Hundelt
Address: 7550 E. McDonald Dr. Suite G City/State/Zip: Scottsdale AZ 85250
Phone: 602-999-7471 Email: chundelt@keystonehomesaz.com

Property Owner: MFJ Properties, LLC Contact Person: _____
Address: _____ City/State/Zip: _____
Phone: _____ Email: _____

PROJECT SITE

Address: Prescott Lakes (Predator Ridge) 1409 & 1411 Prescott Lakes
Current Zoning: BR/BG Proposed Zoning: Maintain current zoning

Assessor's Parcel Number(s) of Existing Property:

106-13-034K 106-18-067N _____

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

PROJECT DESCRIPTION

Is the project Residential or Commercial? 2
Please provide brief description: 128 residential homes for rent on 1 parcel. Community will include a clubhouse, pool and some site amenities.

of Proposed Units: 128 + a clubhouse # of Proposed Lots: _____

Has a Water Demand Analysis been completed (commercial)? See attached
Has a building permit application been submitted? not yet
Has a Planning and Zoning Recommendation been made? PAC meeting complete - approved for CDs

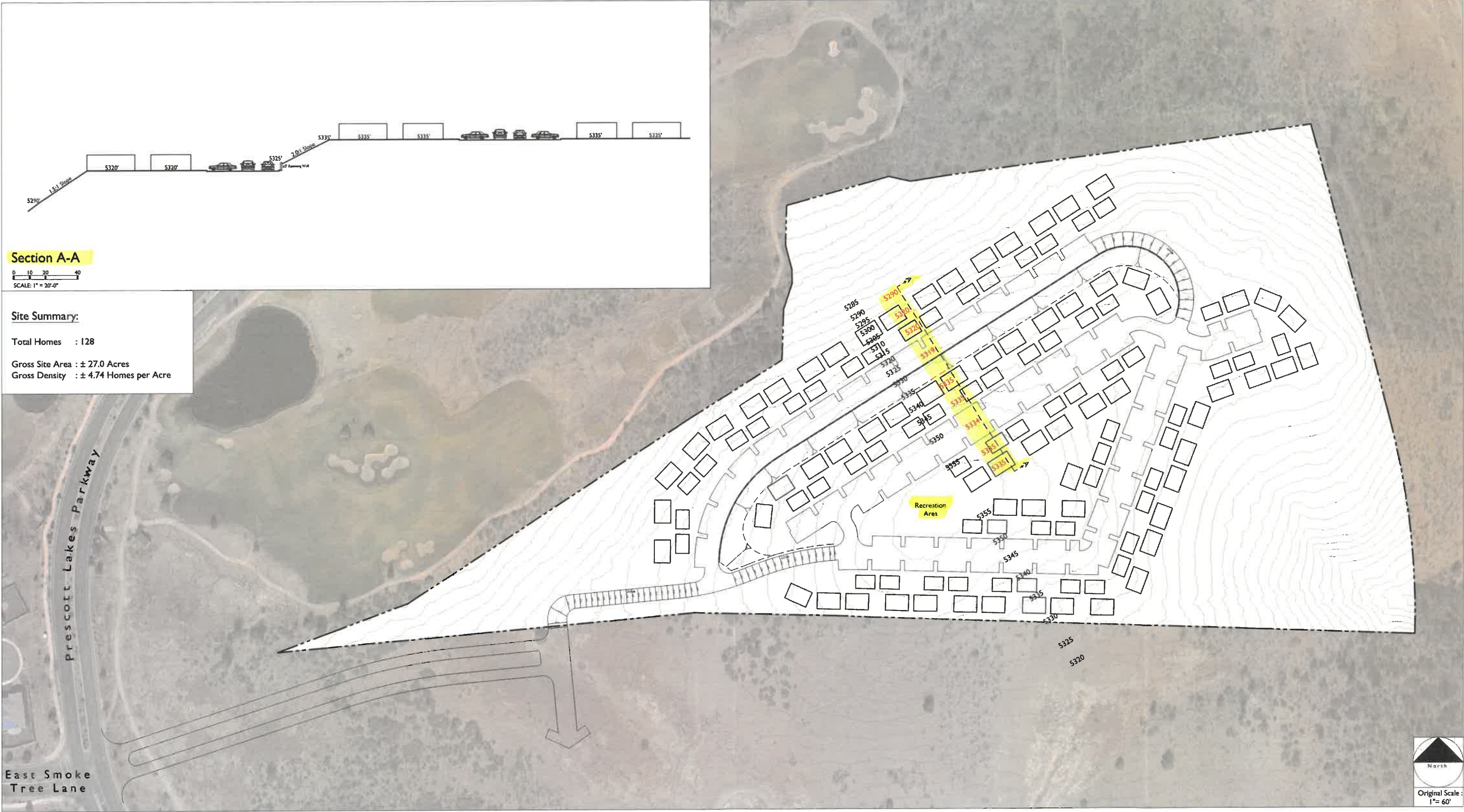
Applicant Signature: Chris Hundelt

Date: 6-15-21

OFFICE USE ONLY

Assigned Tracking No. WSA _____

Date entered _____



Section A-A

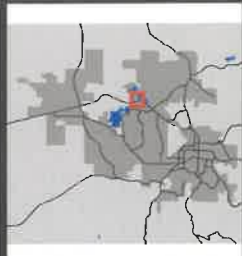
0 10 20 40
SCALE: 1" = 20'-0"

Site Summary:

Total Homes : 128

Gross Site Area : ± 27.0 Acres

Gross Density : ± 4.74 Homes per Acre

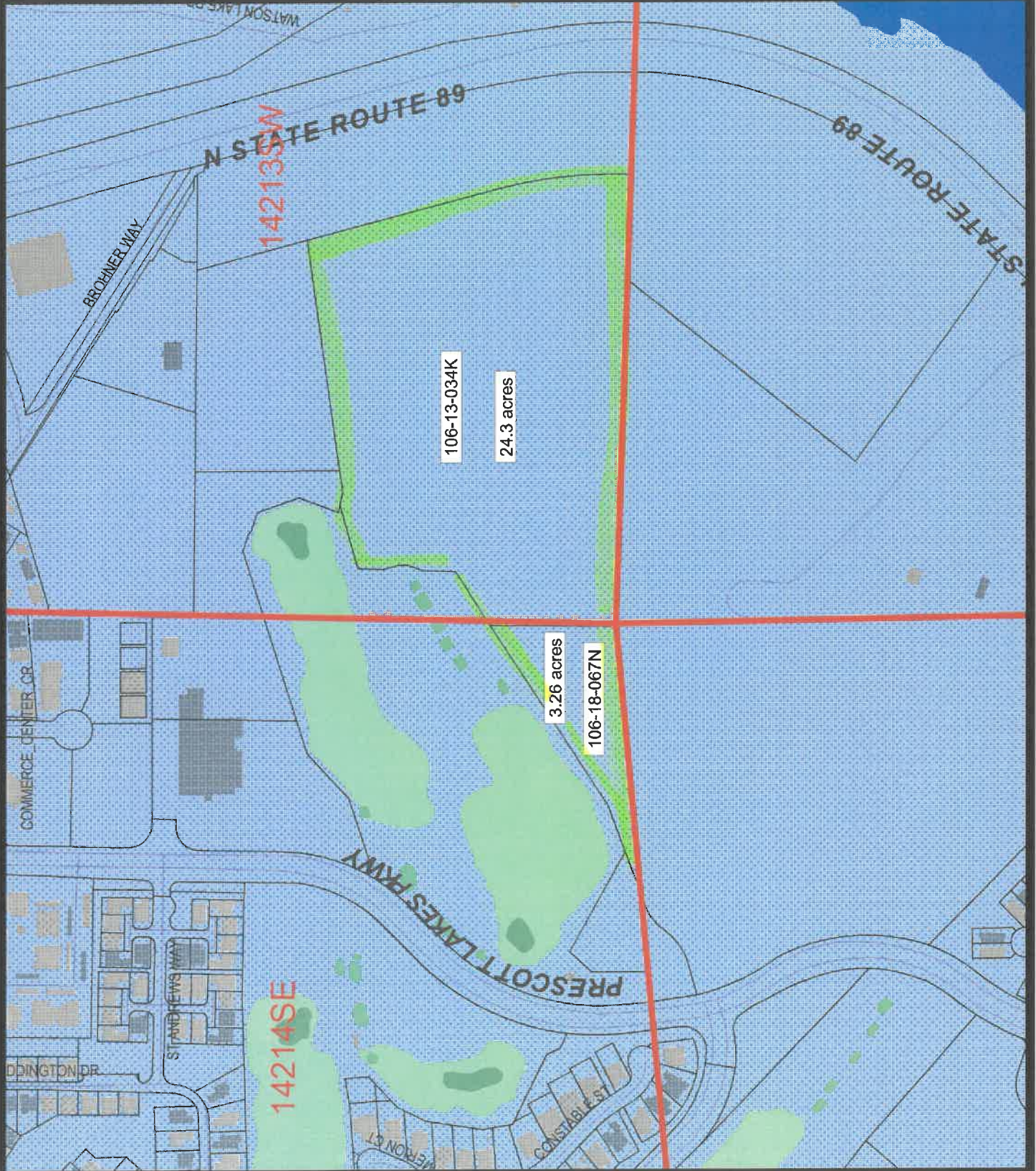


PREDATOR RIDGE
at PRESCOTT LAKES
MFJ Properties, LLC

This map is a product of
The City of Prescott



0' 1" = 412'





COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **07- 6-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Consideration of Water Service Agreement Application Number WSA21-009: Submitted by Chris Hundelt on Behalf of Keystone Homes and Owner Granite Dells Estates Properties, Inc. Located on a 9 Acre Parcel, APN 103-01-031P; and an 8.67 Acre Parcel, APN 103-69-258, at the Northeast Segment of the Roundabout at Granite Dells Parkway and Dells Ranch Road; T15N, R01W, S31, SE1/4, SE1/4.

ITEM SUMMARY

Water Service Agreement Application Number WSA21-009 was submitted on June 15, 2021. Applicant is seeking potable supplies to serve Granite Dells, a 200 single family residential rental complex on two parcels, to include a clubhouse, swimming pool and additional site amenities.

BACKGROUND

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within 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.

Keystone Homes is seeking potable water supplies for Granite Dells, located on the northeast corner of the roundabout at Granite Dells Parkway and Dells Ranch Road. A water demand analysis was submitted by Bowman Consulting. The analysis includes a 200 single family residential rental complex on two parcels, to include drought tolerant landscaping, a clubhouse, swimming pool and additional site amenities. Total estimated demand is 32.82 acre-feet per year.

Pre-Application Conference	April 15, 2021
Application Received:	June 15, 2021
Submitted all Documents:	June 18, 2021
Present to WIC:	July 6, 2021
Present to Council:	July 27, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-009 to the City Council.

ATTACHMENTS

1. [Application.GraniteDells.pdf](#)
2. [ConceptualSitePlan.GraniteDells.pdf](#)
3. [Map.GraniteDells.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:	Keystone Homes	Contact Person:	Chris Hundelt
Address:	7550 E. McDonald Dr. Suite G	City/State/Zip:	Scottsdale AZ 85250
Phone:	602-999-7471	Email:	chundelt@keystonehomesaz.com

Property Owner:	Granite Dells Estates Properties Inc.	Contact Person:	Mike Fann
Address:	PO Box 4356 Prescott AZ	City/State/Zip:	Prescott AZ
Phone:		Email:	mfann@fanncontracting.com

PROJECT SITE

Address: NE Corner of Granite Dells Parkway & Dells Ranch Rd.

Current Zoning: BR/BG Proposed Zoning: Maintain current zoning

Assessor's Parcel Number(s) of Existing Property:
103-01-031P 103-69-258 _____

Existing Water Service (Y/N): Stubbed to site Existing Sewer Service (Y/N): Stubbed to site

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

PROJECT DESCRIPTION

Is the project Residential or Commercial? 200 residential homes for rent on 1 parcel. Community will include a clubhouse, pool and some site amenities.

Please provide brief description: _____

of Proposed Units: 200 + a clubhouse # of Proposed Lots: _____

Has a Water Demand Analysis been completed (commercial)? See attached

Has a building permit application been submitted? not yet

Has a Planning and Zoning Recommendation been made? PAC meeting complete - approved for CDs

Applicant Signature: 

Date: 6-15-21

OFFICE USE ONLY

Assigned Tracking No. WSA _____ Date entered _____

Site Summary:

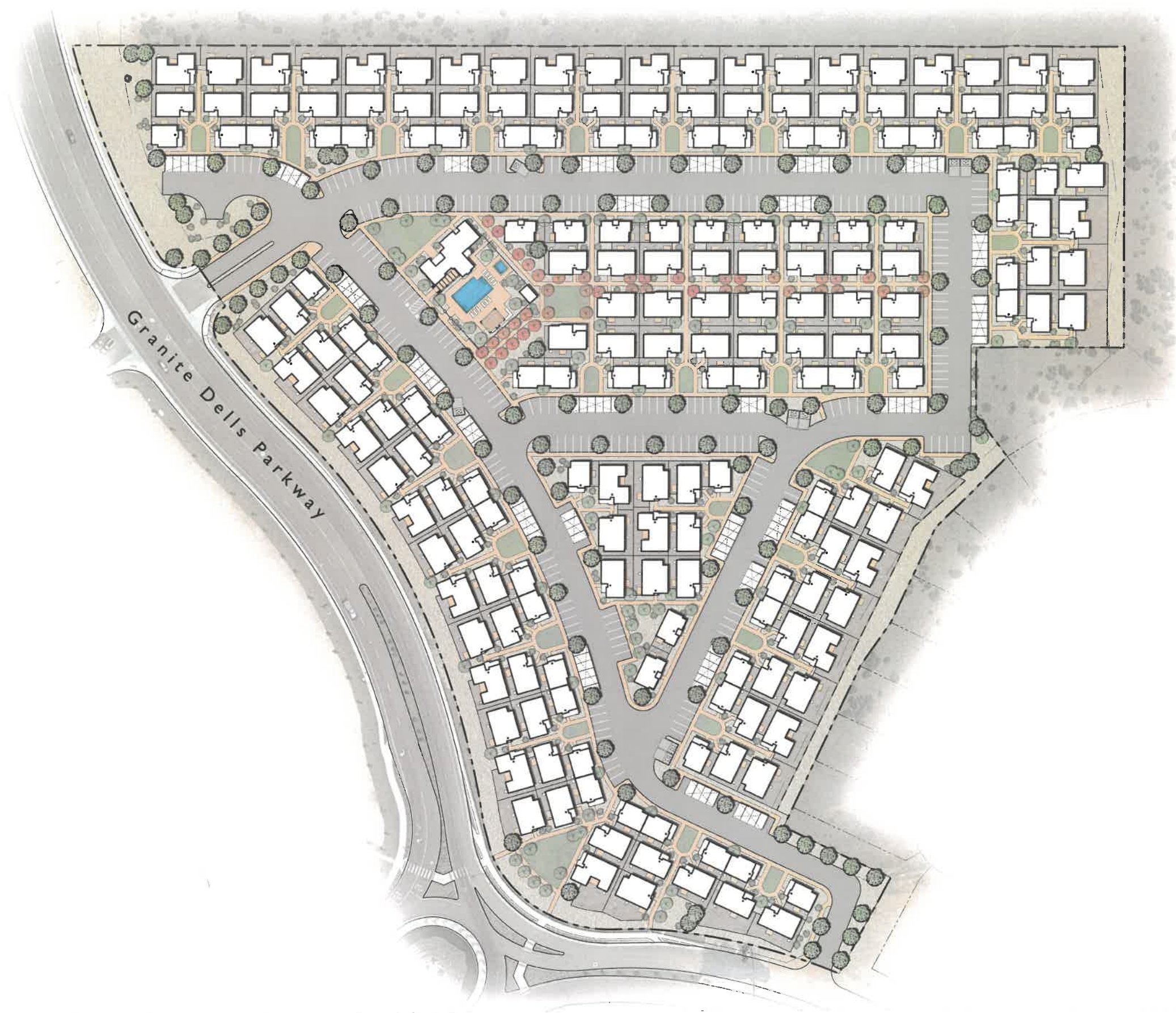
Total Homes	
Plan 1 (1BR/722 SF)	: 61
Plan 2 (1BR/804 SF)	: 11
Plan 3 (2BR/1,072 SF)	: 70
Plan 4 (2BR/1,095 SF)	: 7
Plan 5 (3BR/1,246 SF)	: 27
Plan 6 (2BR/1,418 SF)	: 24
Total	: 200
Site Area	: ± 17.67 Acres
Density	: ± 11.3 Homes per Acre

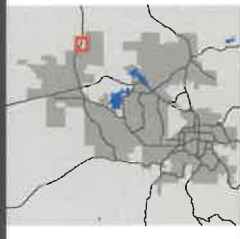
Unit Mix:	
1BR	: 72 (36.0%)
2BR	: 104 (52.0%)
3BR	: 24 (12.0%)
Total	: 200

Parking Required:	
1.0 Space / Bedroom x 352	= 352
0.5 Guest Spaces / Unit x 200	= 100
Total Required	= 452
	= 2.26:1

Parking Provided:	
Carport Spaces	= 140
Uncovered Spaces	= 260
Total Provided	= 400

Overall Parking Ratio = 2.0:1



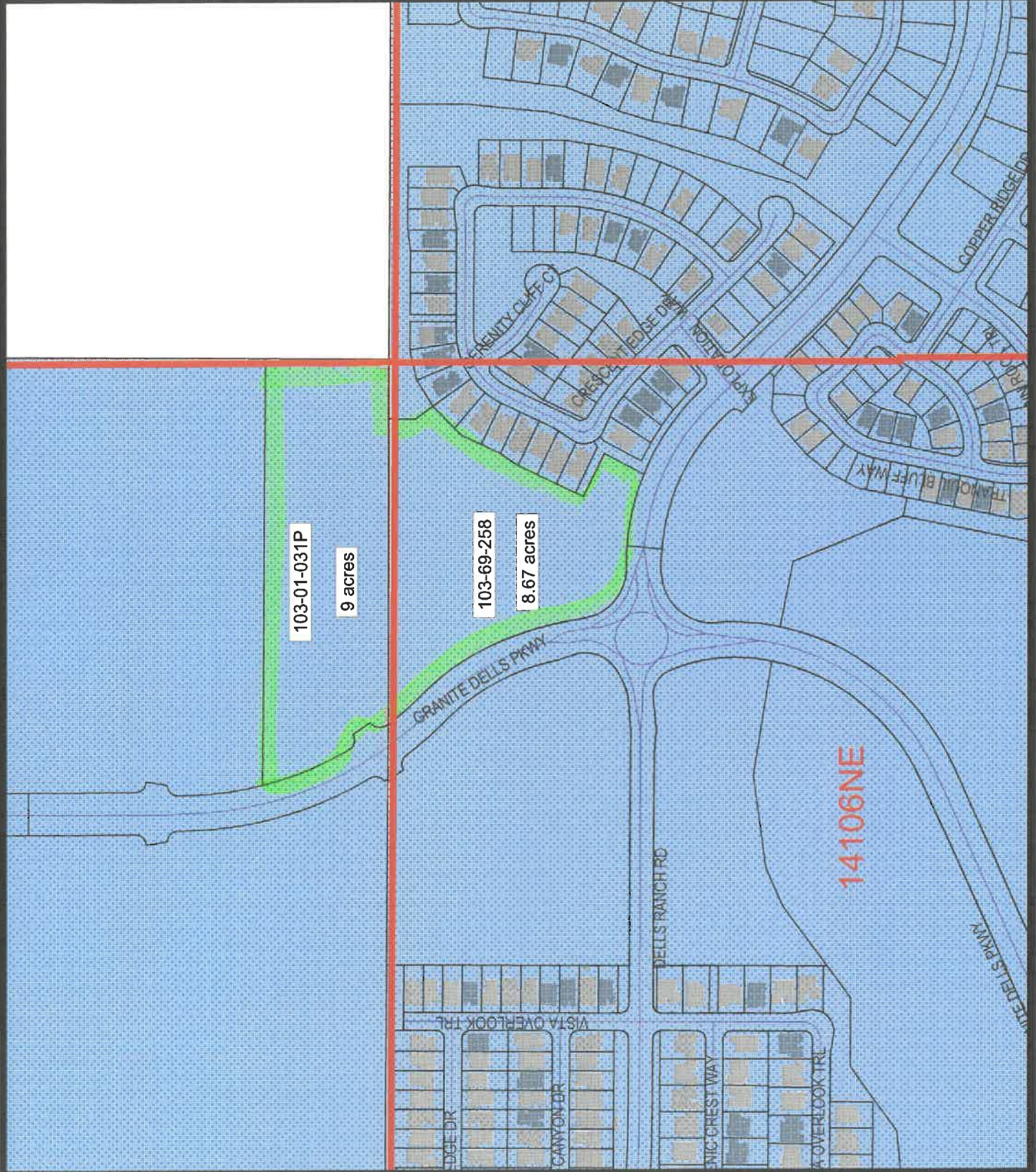


GRANITE DELLS
Keystone Homes
Granite Dells Estates Properties, Inc

This map is a product of
The City of Prescott



0' 1" = 380'



**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **07- 6-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Consideration of Water Service Agreement Application No. WSA21-010: Submitted by Jason Hersker on Behalf of Capital Development Group, Phoenix, and Owner 1800 Iron Springs Land, LLC. Located on 28+/- Acres on APNs 115-10-006, 115-10-007, and 115-10-159B, in the NE¼, NE¼, S30, T14N, R02W.

ITEM SUMMARY

Water Service Agreement Application No. WSA21-010, was submitted on June 22, 2021. Applicant is seeking potable water supplies to serve The Parks at Iron Springs, a mixed-use rental project with 203 units. The project includes one, two, and three-bedroom homes, some attached and some single dwellings. Residences will be for rent, with common open space areas. Natural beauty and topography is to be retained wherever possible.

BACKGROUND

In 2002, the City approved a Water Service Agreement (WSA) for The Preserve Apartments, City Contract No. 2002-268, which granted .35 acre feet of water for each dwelling unit, up to 250 residential units. When the condition to construct the project within 5-years of the approval of WSA2002-268 was not met, the WSA terminated in December 2007.

City of Prescott Water Management Policy (WMP), adopted November 19, 2019, includes a water connection policy. Projects within 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.

Capital Development Group is seeking water supplies for The Parks at Iron Springs, a mixed-use rental project with 203 units, featuring 1, 2, and 3 bedroom homes. The project is located south of Iron Springs Road and Williamson Valley Road. A water demand analysis was submitted by HilgartWilson on June 22, 2021 to include interior demand, high desert landscaping, and a 3,000 square foot clubhouse. Total estimated water demand is 35.51 acre-feet per year.

Applicant has completed the following:

Pre-Application Conference	February 11, 2021
Application Received	June 22, 2021
Submitted All Documents	June 22, 2021
Present to WIC	July 6, 2021
Present to Council	July 27, 2021

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA21-010 to City Council for approval.

ATTACHMENTS

1. [Application.ParksAtIronSprings.signed.6.22.21.pdf](#)
2. [ConceptualPlan.11x17.pdf](#)
3. [Map.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:	Capital Development Group	Contact Person:	Jason Hersker
Address:	2701 E. Camelback Rd. #170	City/State/Zip:	Phoenix, AZ 85016
Phone:	602-753-3836	Email:	jhersker@camcre.com

Property Owner:	1800 Iron Springs Land LLC	Contact Person:	David Wilson
Address:	1955 E Secretariat Dr.	City/State/Zip:	Tempe, AZ 85284
Phone:	602-284-2999	Email:	david.wilson@daumcommercial.com

PROJECT SITE

Address: _____

Current Zoning: BG Proposed Zoning: BG

Assessor's Parcel Number(s) of Existing Property:
115 - 10 - 159B 115 - 10 - 007 115 - 10 - 006 _____

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

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

PROJECT DESCRIPTION

Is the project Residential or Commercial? Mixed-use

Please provide brief description: We intend to develop a residential for rent product with open common area space.

Our goal is to retain the natural beauty and topography of the site while creating an amenity-rich community.

of Proposed Units: 203 # of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)? Yes

Has a building permit application been submitted? No

Has a Planning and Zoning Recommendation been made? _____

Applicant Signature: _____

Date: 06/22/2021

OFFICE USE ONLY

Assigned Tracking No. WSA _____ - _____

Date entered _____

1800 Iron Springs Conceptual Site Plan 02: Pre-Design Assumption Notes

PROPOSED LAND USE:

- 1. RESIDENTIAL = 27.9 ACRES.

GRADING:

- 2. IT IS ANTICIPATED THE NORTH HALF OF THE SITE WILL BE MASS GRADED TO REMOVE THE EXISTING HILL.
- 3. AS NOTED IN THE EXISTING "AT - RISK GRADING PLAN", DATED 11-24-08, IT IS ANTICIPATED THE ENTIRE HILL LOCATED ON THE NORTH HALF OF THE SITE WILL BE MASS GRADED WITH THE INTENT TO REMOVE THE HILL.
- 4. THE AREAS MASS GRADED WILL BE UTILIZED THROUGHOUT PORTIONS OF THE SITE FOR DEVELOPMENT OF MULTI-FAMILY USES.
- 5. IT IS ANTICIPATED AT THIS TIME THERE WILL BE NO EXPORT OF DIRT OR ROCKS FROM THIS SITE.
- 6. THIS PROPERTY IS PROPOSED TO BE DEVELOPED AS A MULTI-FAMILY COMMUNITY; THEREFORE, IT IS EXEMPT FROM THE CITY OF PRESCOTT (COP) HILLSIDE RESIDENTIAL REQUIREMENTS.
- 7. DEVELOPMENT LIMITATIONS FOR CONSTRUCTION OF AREAS IN STEEP SLOPES MAY INCLUDE EXTENSIVE CUTS AND FILL, RETAINING WALL HEIGHTS, EXCAVATION OF EXISTING ROCK OUT-CROPPINGS, AND EXISTING DRAINAGE.
- 8. A VERY PRELIMINARY STUDY FOR THE LOCATION OF ROCK OR ROCK OUT-CROPPINGS HAVE BEEN VISUALLY IDENTIFIED THROUGH THE USE OF GOOGLE EARTH. A DETAILED STUDY WILL BE PERFORMED DURING THE DEVELOPMENT PROCESS TO DETERMINE THE EXTENT OF ROCK ON THIS SITE.
- 9. IT IS ANTICIPATED THERE WILL BE EXCAVATION OF CUT AREAS SURROUNDING THE EXISTING HILL LOCATED WITHIN THE SOUTH HALF OF THE SITE AND ALONG THE PERIMETER OF THE SITE OF UP TO +/- 8 TO 10 FEET AND FILL AREAS OF APPROXIMATELY +/- 12 FEET.

PRIVATE ROADS:

- 10. A PRIVATE EMERGENCY ACCESS ROAD, 28 FEET (UP OF PAVEMENT TO LIP OF PAVEMENT) WITH PARKING ON BOTH SIDES WILL BE PROVIDED FROM THE PRIMARY GATED ACCESS FOR THE MULTI-FAMILY SITE, TO A LOCATION ALONG THE EASTERN BOUNDARY AT AN EXISTING PUBLIC ROAD KNOWN AS ADAMS AND OAK STREETS. WHERE THERE IS NO PARKING ANTICIPATED THE ROAD WILL BE EXPANDED TO 32 FEET (BACK OF CURB TO BACK OF CURB).
- 11. PRIVATE ROADS, 24 FEET IN WIDTH WITH PARKING ON BOTH SIDES WILL BE PROVIDED ON THE MULTI-FAMILY SITE.
- 12. AT THIS TIME IT IS ANTICIPATED CUL-DE-SAC STREETS WILL BE PROVIDED ON THE EAST SIDE AND THE WEST SIDE OF HILL LOCATED ON THE SOUTH SIDE OF THE PROPERTY, PROVIDING ACCESS FOR DEVELOPMENT OF UNITS AT THE SOUTH OF THE HILL.
- 13. SOME MULTI-FAMILY UNITS ALONG THE SOUTH SIDE OF THE SITE MAY POTENTIALLY BE LOCATED 150 TO 200 FEET FROM THE PARKING AREAS. IT IS ANTICIPATED THOSE UNITS WILL BE REQUIRED TO BE EQUIPPED WITH FIRE SPRINKLERS WITHIN THE UNITS.

WALLS:

- 14. RETAINING WALLS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE COP GENERAL ENGINEERING STANDARDS.
- 15. IF RETAINING WALLS ARE LOCATED WITHIN PRIVATE BACKYARDS, THEY MAY BE TIERED IN MULTIPLES OF WALLS OF APPROXIMATELY 2-4 FEET WHICH WILL INCREASE THE DEPTH OF THE TYPICAL BACKYARDS ACCORDINGLY.

STORMWATER:

- 16. IT IS ANTICIPATED AT THIS TIME ABOVE GROUND AND UNDERGROUND STORMWATER RETENTION COMBINED WILL BE PROVIDED.
- 17. EXISTING OFF-SITE STORMWATER FLOWS ENTERING THE SITE WILL NOT BE IMPDED.

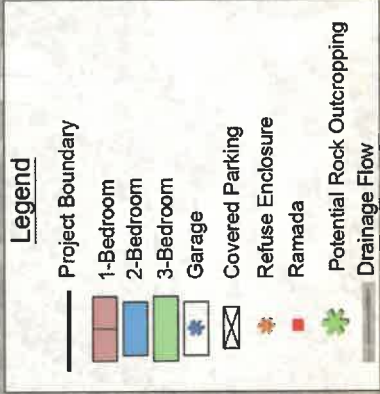
MULTI-FAMILY DEVELOPMENT:

- 18. FRONT ENTRANCEWAY STOOPS MAY NEED TO BE DEVELOPED WITH 2 TO 3 STEPS TO THE FRONT DOOR OR SIDE YARD GATES OF THE MULTI-FAMILY UNITS.
- 19. SECONDARY PEDESTRIAN ACCESS THROUGH ONE SIDE OF THE SIDE-YARD OF THE PRIVATE BACKYARD OF THE MULTI-FAMILY UNITS WILL BE PROVIDED.
- 20. CONCEPTUAL SITE PLAN - 02 MAY PROVIDE 1, 2 AND 3-BEDROOM UNITS - 28% / 59% / 15% RESPECTIVELY.
- 21. THE APPROXIMATE SQUARE FOOTAGE OF THE UNITS IS 650 SQ. FT, 1,000 SQ. FT. AND 1,300 SQ. FT RESPECTIVELY.
- 22. IT IS ANTICIPATED AT THIS TIME THE 1-BEDROOM UNITS ARE ALL ATTACHED, AND THE 2-BEDROOMS AND 3-BEDROOMS ARE RANDOMLY ATTACHED AND DETACHED.
- 23. SOME UNITS MAY HAVE COMMON REAR AND/OR SIDE PATIO FENCES.
- 24. IT IS ANTICIPATED NOT ALL OF THE RESIDENTIAL UNITS WILL BE ADA COMPLIANT.
- 25. SPECIFIC UNITS AND ASSOCIATED PARKING WILL BE ASSIGNED TO BE ADA COMPLIANT.



CONCEPTUAL SITE PLAN 02 DEVELOPMENT CONSTRAINTS AND CONSIDERATIONS DEVELOPMENT TABLE			
Area Description	Area (Ac.)	DU/Ac	
Gross Area*	27.9	7.3	
DEVELOPMENT DESCRIPTION, UNIT COUNT AND PERCENT OF UNITS			Percent of Unit Count
Unit Description	Potential Unit Count		
1-Bedroom (+/- 680 sq. ft.)	58	20%	
2-Bedrooms (+/- 1,000 sq. ft.)	114	50%	
3-Bedrooms (+/- 1,350 sq. ft.)	31	15%	
TOTAL POTENTIAL UNITS			103
PARKING SPACES REQUIRED (Per City of Prescott Tables)			
Parking Spaces Required (Perpendicular 9 x 19, Parallel 9 x 23, Compact 7.5 x 16 (15% allowed))			Number of Required Parking Spaces Per Unit
Dwelling Units, SF, Duplexes, Patio Homes, ADA Spaces (per total spaces in lot of 400-500)			9
TOTAL REQUIRED PARKING SPACES REQUIRED			415
PARKING SPACES PROVIDED			
Type of Parking Spaces Provided			Number of Parking Spaces Provided
Garage (7 Buildings, 4 stalls each)			28 (7%) **
Covered (9x19)			195
Open (Perpendicular, Parallel and Compact)			189
Sub-Total			412
ADA (10x19)			9
Electric Car Charging Station (13x19)			1
Sub-Total			10
TOTAL PARKING SPACES PROVIDED			422
ANCILLARY FACILITIES			
Mail Boxes Drive-thru			Located on primary entrance road
Refuse Enclosures			7

* Gross Area Includes Retail and Residential Parcels combined, net of Iron Springs Road.
** Percent of total parking provided.



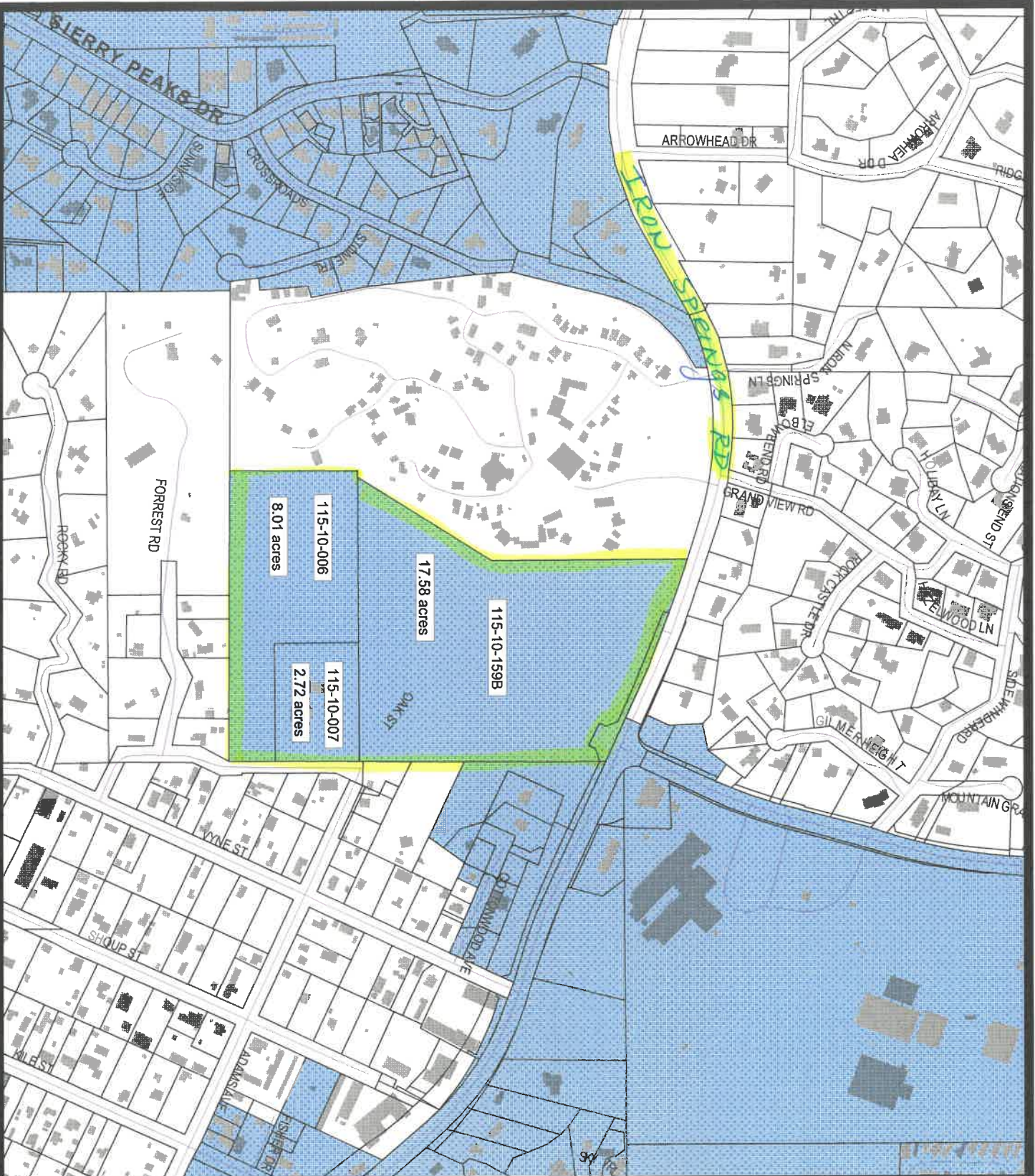
1800 IRON SPRINGS
PRESCOTT, AZ

CONCEPTUAL SITE PLAN 02



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
JUNE 2021
24X36
Scale: 1" = 80'
0' 40' 80' 160'

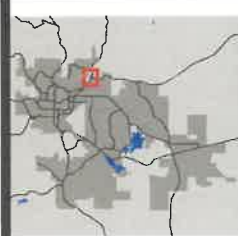
This plan is conceptual and subject to change through the planning and development process.
UP:\3003\303\133.01 Capital Development Group\PLANNING\LAND\SELESTER\1800 IRON SPRINGS CSP-2.dwg 6/22/21 4:08 PM



This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

This map is a product of
The City of Prescott

The Parks at Iron Springs
Capital Development Group
Owner: 1800 Iron Springs
Land, LLC





COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **07- 6-21**

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 wells to the recharge deliveries at the City's Underground Storage Facility (recharge facility).

The Subcommittee at their June 1st meeting reviewed a brief powerpoint on the topic of Permanent Recharge. The members sought suggestions for how this aspect of recharge could be included in future version of this agenda item. Those will be provided in the background section.

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).

See attachment for the Calendar Year 2021 pumping vs. recharge graph.

The preliminary total pumped in Calendar Year 2021 (January 1-May 31) is 2,804.14AF.

The preliminary total delivered to the recharge facility in Calendar Year 2021 (January 1 - May 31) is 1,267.89 AF. This total represents both reclaimed and surface water supplies.

In its June 1st meeting, the Subcommittee was interested in additional permanent recharge data and how often that data can be provided. For further information see City Charter, Article 1, Section 4 - Boundaries, attached. Based on feedback, the table below is offered for consideration and discussion.

Information frequency (choose 1)	Information types (choose multiple)

- Yearly as part of the City's annual report to ADWR (March 31st) - Bi-Yearly (Aug and Apr) -Quarterly (Aug, Nov, Feb, Apr)	- Volume per meter (Granite Dells Estates, Antelope, and Ruger) - Volume per area (Granite Dell Estates, Deep Well Ranch) - Number of contributing units (per meter or per area) - Previous year(s) data - Method (meter reads or calculated)
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FINANCIAL IMPACT

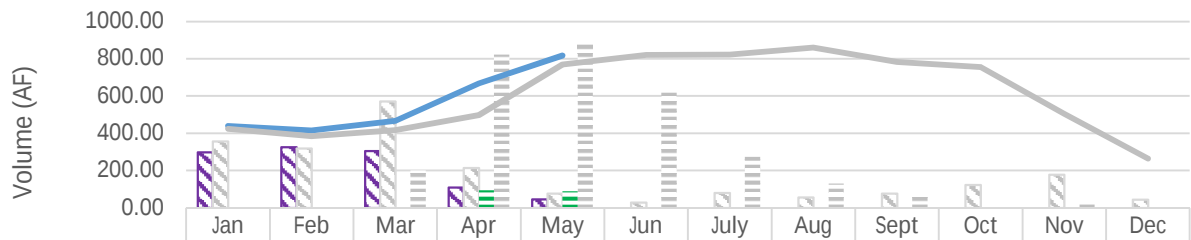
No financial impact is related to this item.

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

ATTACHMENTS

- 1.[Pumping vs Recharge_July 2021.docx](#)
- 2.[City Charter, Artilece 1 - Section 4.pdf](#)

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							
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							
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	666.91	816.38							
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: 2,804.14 AF

Total delivered to recharge: 1,26789 AF

(1,085.20 AF of reclaimed effluent, and 182.69 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%								52%

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).

ARTICLE I – Section 3 (Continued):

operation of roads, highways, parks, sewers, waterworks, public utilities and buildings (when used for public purposes), all when deemed for the best interest of the city.

The city shall have the power to require all persons, firms, or corporations responsible for new physical development within the city to provide for or furnish, or pay a fee in lieu of providing or furnishing: (1) public utility easements; (2) water production, storage and transmission; (3) sewage collection, treatment and disposal; (4) park land and development; (5) school sites; (6) dedication and improvement of public rights-of-way; (7) bike paths and other necessary transportation; (8) drainage; (9) flood control; and (10) other public facilities necessary to maintain satisfactory levels of service for said new development, as provided by ordinance which shall include definite standards basing the foregoing requirements on the needs of the inhabitants of said new development. (Amended December 11, 1979)

The city shall have all powers to operate a waste collection system and facilities, regulate waste collection, recycling, and the disposal of waste generated in the city, and to compel its removal, transportation or delivery to designated points. (Amended November 2, 2010)

The enumeration of particular powers by this charter shall not be deemed to be exclusive, and in addition to the powers enumerated herein or implied hereby, or appropriate to the exercise of such powers, it is intended that the city shall have and may exercise all powers which under the constitution of this state, it would be competent for this charter specifically to enumerate.

Section 4 - Boundaries

- a. Declaration of Policy: The people of the City of Prescott believe it is in the best interest of the city to establish additional local requirements for annexation to ensure that any future expansion of the city's boundary does not undermine the city's efforts to attain safe-yield or otherwise threaten the water supply of city residents.
- b. The boundaries of the city shall be the boundaries as established at the time this charter takes effect, or as such boundaries may be changed thereafter in the manner authorized by law, except that any increase in the corporate limits of the City of Prescott by annexation that equals or exceeds two hundred fifty (250) acres shall: 1) require an affirmative vote by three-fourths of the city council by "ayes and nays"; 2) require a public comment

ARTICLE I – Section 4 (Continued):

period of no less than sixty (60) days before a vote of the city council takes place, which shall begin at the time of a formal vote on a master plan by the planning and zoning commission; 3) require a public presentation of the public comments received To the city council by city staff; and 4) include a requirement that all effluent generated by new development in the annexed area be used for permanent recharge. The requirements of this section apply not only to single annexations of 250 acres or more, but also to multiple annexations of smaller parcels that have been owned by the same person or entity within ten (10) years from the date of the proposed annexation.

- c. Severability – If any provision of this measure is declared invalid by a court of competent jurisdiction, such invalidity does not affect other provisions that can be given effect without the invalid provision and to this end the provisions of this measure are declared to be severable.

(Adopted November 8, 2005)

Section 5 - Gender

All reference to the masculine gender includes feminine, and all reference to singular includes plural and vice versa. (Adopted December 11, 1979)

**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **07- 6-21**

DEPARTMENT: **Public Works**

AGENDA ITEM: Presentation from Staff Regarding the City of Prescott Rodeo Grounds Rainwater Harvesting Project.

ITEM SUMMARY

The City of Prescott, as part of its affiliation with the Upper Verde River Watershed Protection Coalition ("**Coalition**"), received a grant in February 2021 for the design and construction of improvements to increase rainwater harvesting at the City of Prescott Rodeo Grounds.

BACKGROUND

The Coalition, established in 2007, is comprised of the City of Prescott, the Towns of Prescott Valley and Chino Valley, Yavapai County Flood Control District, and the Yavapai-Prescott Indian Tribe. The Town of Prescott Valley, as part of the Coalition, secured a grant from the Arizona Department of Water Resources (ADWR) for three (3) rainwater harvesting projects in February 2021 in the amount of \$65,131, which includes the City of Prescott Rodeo Grounds project.

The project includes the design and construction of a below ground, aquifer recharge field. It includes four perforated pipes, approximately 70 feet in length, above 3/4" drainage rock 5.5 feet deep. Roofs near the arena will capture 2,788 square feet of rainfall.

The grant is divided into four tasks:

1. Engineering and Permitting
2. Construction
3. Semi-Annual Monitoring
4. Outreach and Final Report

Task 1, Engineering and Permitting is complete. Task 2, Construction will commence in late summer.

FINANCIAL IMPACT

Grant monies in an amount not to exceed \$30,000 and the Water Fund in the amount of \$16,000 will be used to finance the project at an estimated cost of \$56,000.

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