



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING AGENDA

TUESDAY, MARCH 1, 2022, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Mayor Pro Tem Rusing - Chairperson

Councilman Montoya - Member

Councilman 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: [Public Comment Form](#)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

4. DISCUSSION & ACTION ITEMS

A. Approval of the February 1, 2022 Meeting Minutes.

Recommended Action: MOVE to approve the February 1, 2022 minutes as presented

B. Water Service Application No. WSA21-017, Submitted by Chamberlain Development

Prescott LLC on Behalf of Property Owner JCI Investments LLC. Location: APN 106-04-001N, South Half, and APN 106-04-001L, North Half, Together Comprising Approximately 322 Acres; Property is in the North ½ of Section 4, Township 14N, R02W, GSRB&M.

Recommended Action: MOVE to recommend forwarding WSA21-017 to Council for approval or denial

C. Focus Topic - 2022 Draft Water Management Policy: Policy 11 - 14 "Water Budget".

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

5. GENERAL ANNOUNCEMENTS FROM STAFF

6. ADJOURNMENT

EXECUTIVE SESSION

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

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

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

Confidentiality

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

CERTIFICATION OF POSTING OF NOTICE

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



Sarah M. Siep, City Clerk

**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **03- 1-22**

DEPARTMENT: **City Clerk**

AGENDA ITEM: Approval of the February 1, 2022 Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the February 1, 2022 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

None.

Recommended Action: MOVE to approve the February 1, 2022 minutes as presented

ATTACHMENTS

2. [February 1, 2022 Water Issues Subcommittee Meeting Minutes.docx](#)



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES

TUESDAY, FEBRUARY 1, 2022, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Cathey Rusing, Mayor Pro Tem - Chairperson

Brandon Montoya, Councilman – Member Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON FEBRUARY 1, 2022 IN THE 201 S CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. CALL TO ORDER

Chairperson Rusing called the meeting to order at 9:33 a.m.

2. ROLL CALL

Cathey Rusing	Chairperson
Brandon Montoya	Member
Steve Sischka	Member

3. PUBLIC COMMENT

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

4. DISCUSSION & ACTION ITEMS

A. Approval of the January 11, 2022 Subcommittee on Water Issues Meeting Minutes

Member Sischka requested that his comment in Item 4.C. of the January 11th Subcommittee on Water Issues meeting minutes be changed to reflect that he said he is not blaming exempt wells for the problem.

Chairperson Rusing stated that in Item 4.C., she meant to include Prescott Valley in her request for confirmation on a statistic that Prescott is responsible for 75% of the water pumped out of the AMA.

MOTION BY MEMBER SISCHKA TO APPROVE THE JANUARY 11, 2022 MEETING MINUTES WITH REQUESTED CHANGES; SECONDED BY MEMBER MONTOYA: PASSED [3 – 0].

- B. Water Service Application No. WSA21-019, Submitted by Granite Dells Estates Properties, Inc., Prescott. Location: APN 103-04-009X, Comprising 98.87 Acres in Township 14 North, Range 01 West, Section 6, SE1/4, and SW1/4, in Part.

Deputy Public Works Director, Gwen Rowitsch provided a presentation to the Subcommittee regarding WSA21-019, explaining that this is a request for approval of water for a final plat for Granite Dells Estates Phase 5 and will be going to Council on February 22, 2022. Phase 5 consists of 67 single-family residential dwelling unit lots, is within the boundary of the procedural Pre-Annexation Agreement, Contract No. 2008-164 and both Amendments. Water will be provided through the Granite Dells Estates Contract. The Master Plan allows for 1,184 dwelling units, this will bring the number of dwelling units to 1,183. The water service contract allows for a maximum of 292 acre feet (AF), with the additional 67 lots, will be at 213.72 AF for the Granite Dells project. The additional 67 dwelling units, with no landscaping, brings the total water usage for Phase 5 to 11.39 AF/year.

Member Sischka asked about the maximum of 1,384 dwelling units, which is not what he heard in the presentation.

Ms. Rowitsch responded that Granite Dells Estates Master Plan has a maximum number of dwelling units of 1,384.

Member Montoya asked if this is the final phase of this development and asked for clarification on the amendment to the DA.

Ms. Rowitsch replied that there are still 239 undeveloped acres within the Granite Dells Estates boundary to the east and explained that the original DA had a maximum number of dwelling units and an allocation of water, under Amendment No.1 there were 700 additional dwelling units added, under amendment no. 2 the number dwelling units was predicated on the approved master plan and a maximum of 292 AF of water.

Member Montoya asked if this has changed the amount of AF of water allowed.

Ms. Rowitsch explained that an additional 48 AF of water was added in the first amendment for a total of 292 AF.

Chairperson Rusing commented that she has reviewed a copy of the Master Plan and noted that the south portion was to have only 550 dwelling units, to include commercial, industrial, and work-force housing, and asked why this item was placed on the agenda during the revamping of the water policy and water budget.

Ms. Rowitsch responded that Granite Dells Estates has a contract for water that, under the current master plan, allows up to 1,384 dwelling units, and 292 AF of water, allocated under Amendment No. 2. This project falls within those boundaries and has gone through the administrative water review process.

Member Montoya asked for confirmation that the water budget does not affect this water service application.

Ms. Rowitsch confirmed that this application is not subject to the water budget; it is bound by the rules of the DA and related amendments.

Member Sischka asked if this was originally allocated at .35 AF per dwelling unit.

Ms. Rowitsch responded that it was under the original DA but changed in varied amounts as amendments and future phases came forward. The amount for this agreement will go into the Water Resource Management Model (WRMM) as .17 AF.

Chairperson Rusing asked if there is water that can be transferred to undeveloped land.

Ms. Rowitsch stated that it can, and the developer may use any remaining water.

Member of the public Tom Rusing addressed the Subcommittee asking how much buffer is built into the .17 AF for errors in estimation. He added that a water model with no buffer is unacceptable.

Ms. Rowitsch explained that .17 AF is a city-wide average of single-family residential users and there is no buffer. The previous .35 AF had .10 AF for commercial uses that supported residential uses. Commercial use is now calculated through billing records in the WRMM for their actual usage.

Interim City Attorney Matt Podracky directed staff and the Subcommittee that they need to stay on topic and this conversation is better suited for water policy discussion.

Member of the public Howard Mechanic asked if the allocation is for a certain number of units or water, he believes it should be for number of units.

Member Montoya stated that part of the challenge is that there are existing agreements that cannot be retroactively amended.

Mr. Podracky suggested that comment is more appropriate for a later policy discussion and confirmed that existing agreements/contracts need to be honored.

Chairperson Rusing commented that the old water policy had a use it or lose it element that needs to be discussed and restored.

MOTION BY MEMBER MONTOYA TO FORWARD ITEM 4.B. TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER SISCHKA: PASSED [3 – 0].

C. Focus Topic – Introduction to Northern Arizona Municipal Water Users Association (NAMWUA), Staff Update from January 21, 2022 Board Meeting

Water Resource Project Manager Leslie Graser provided an update on the January 21, 2022 NAMWUA board meeting. She stated that Councilman Montoya has been selected as the alternate liaison. The board looked at the 2023 budget, which is just over \$5,000 for the city. During the meeting, a contract for Program Manager Ron Doba was approved by the board, and the Arizona Water Company was welcomed aboard.

Chairperson Rusing asked how long the group has been in existence.

Ms. Graser responded that the by-laws were passed in 2004.

Member Montoya stated that he enjoyed attending and will continue to do so.

This item was for discussion only. No formal action was taken.

D. Focus Topic – Introduction to Upper Verde River Watershed Protection Coalition (UVWPC), Staff Update from the January 26, 2022 Executive Meeting.

Ms. Graser provided an update on the January 26, 2022, UVWPC Executive meeting stating that nothing has changed, Steve Blair sits as the Vice Chair and there is likely no need to provide a city alternate. Budget, dues, joint board SWOT analysis, stormwater management planning, and grant projects were the items discussed at the meeting. The city's piece of the harvest/recharge grant project is at the Rodeo Grounds.

Member Montoya asked when the dues for both NAMWUA and UVWPC will come before Council for approval.

Ms. Graser replied that will be part of the annual budget review and that the fees are \$5,009 and \$60,000 respectively.

Chairperson Rusing asked for clarification on the UVWPC's regional coverage and if NAMWUA's focus is on policy.

Ms. Graser responded that UVWPC works in the Upper Verde which includes the tribes, and Yavapai County cities and towns and NAMWUA's focus is on policy.

Member Sischka asked if Ron Doba is a lobbyist.

Ms. Graser confirmed.

Member of the public Leslie Hoy addressed the Subcommittee stating that she supports being part of the coalition adding that Prescott should continue to be involved but, if at all possible, staff and officials should take a stronger leadership position in suggesting and overseeing projects. Public

involvement should be encouraged, as an example the agenda for the latest meeting was not published on the coalition's website.

Member Montoya asked who at the coalition is responsible for posting the agendas.

Ms. Graser replied there is a newer person whom she is not familiar with, but staff will look into it.

Member Sischka commented on Item 8 from the October 27th meeting UVWPC minutes stating that Ms. Hoy made the same comments just made and asked for clarification on Craig Brown's response that the solution lies with the legislature.

Ms. Graser replied that ADWR can only follow the rules that the legislature gives them.

Member of the public Tom Rusing addressed the Subcommittee stating he recommends that the city post the agendas as well. Also asked if the city can duplicate rainwater/stormwater harvesting done at the rodeo grounds elsewhere.

Ms. Graser noted that there is a difference between stormwater and rainwater harvesting. Could probably be implemented more with grant funding.

Member Montoya asked if part of the rodeo grounds project is an educational piece.

Ms. Graser explained that anytime a grant is received, there is an education outreach component.

Member Sischka asked if widespread rainwater harvesting can eventually bump up against the Salt River Project (SRP) and their goals.

Ms. Graser stated the law says that once it is in an active channel it's appropriable.

This item was for discussion only. No formal action was taken.

E. Discussion Regarding Water Outside City Limits and Water Service Area Boundary as it Relates to the Proposed 2022 Draft Water Policy

Chairperson Rusing pointed out policy numbers 17 and 18 of the draft water policy and reviewed the history of water outside city limits without annexation, which included a code change. Pointed out that Yavapai County is the 4th most populace county in the state and the City of Prescott is the main economic driver for Yavapai County. She feels is important to keep Ordinance 2-1-8 intact for the following reasons:

- No other towns or cities provide water outside their boundaries
- Our open space policies depend on annexations to provide 25% of open space
- If Prescott provides water and sewer to an unincorporated area, it can be annexed by another city like Chino Valley or Prescott Valley, then sales tax will be handed over to them
- Our commercial projects will be attracted to move and invest in Prescott
- Will encourage urban sprawl in land that won't be contiguous
- Will circumvent codes, ordinances, zoning, and city charter

- Is contrary to the General Plan
- Would cause unregulated encroachment on the airport jeopardizing expansion and FAA funding
- Would fuel unregulated, unmanaged growth
- There is no public support for it

Member Sischka commented that it is a mistake to not offer water outside city limits, and while the presumption is that if water outside the city limits is not offered, and areas are not annexed, developers won't build, that is not true. If the focus is saving our aquifer, Prescott has the best opportunity to recharge the most water back into the aquifer. He mentioned that Stringfield was not voted down, there was never a vote because the developer pulled his application; and said that he believes limiting the city's opportunities is not the way to go.

Member Montoya commented that he feels the community has spoken as to what they would like to see as policy. Believes that Prescott should create regional cooperation, suggests carrying a message to the City Manager to begin the charge. He said he disagrees with the idea that Prescott has the best policy and should take over the entire area.

Chairperson Rusing commented that Prescott has always provided water outside the service area; Ordinance 2-1-8 makes allowances for people to hook up to city water, within certain rules and regulations. She believes Prescott cannot grow sustainably without a well-crafted water policy and annexing needs to be done in a sustainable and well-planned manner.

Member of the public Leslie Hoy addressed the Subcommittee regarding her concern with section 2 of policy 19 that references ARS 11-951, which is broad; the language needs to be tightened up to specify what the city is limiting water agreements to.

Mr. Podracky commented that it was written three different ways and settled on this to avoid the creation of a special district. The way it is written will allow IGA's for developments with the Federal Government.

Member Montoya asked Mr. Podracky for confirmation that it was written this way to discourage special water districts and if he has confidence that, as is it written, would do that.

Mr. Podracky confirmed both questions.

Member Sischka stated that he is not against limiting who the city can deal with but is against limiting Council's options to do what is best for the city. Wells and septic systems that may go in for those who decide to build outside of city limits is not good for the aquifer.

Member Montoya asked if there is anything in the water policy that ties Council's hand from going outside of the policy.

Mr. Podracky replied that if 2-1-8 is amended, that is local law and beyond policy. If a policy is set up, it should be abided by, however, there can be exceptions, which should be written into the policy.

Member Montoya asked if the criteria could be that it requires a super-majority vote to approve the exception.

Mr. Podracky responded that would be Council's decision.

Chairperson Rusing commented that an annexation requires a super-majority vote, and it does not make sense that a majority vote can change the water policy.

Mr. Podracky emphasized that policy would not have the force of law, it would only govern how the existing Council operates. After the next election, the policy may change.

Member of the public Leslie Hoy addressed the Subcommittee stating that she is not sure what can be done to ensure the policy set in place by this administration stays in place, adding that we have a limited amount of water that needs to last.

Member Montoya asked if it possible to amend the charter to require a super majority to change the water policy.

Mr. Podracky replied that Council can refer a charter amendment proposal to the voters, or the voters can bring it forward with an initiative.

Member of the public Karen Aikens addressed the Subcommittee regarding her concerns about providing water outside city limits.

Member of the public Tom Rusing addressed the Subcommittee with key points and concerns from CWAG's position paper on water without annexation and encouraged Council to review it.

Member of the public Mike Fann addressed the Subcommittee and asked them to step back and take a look at Arizona laws and be cautious on how they move forward, adding that annexation will control growth and preserve the aquifer.

Member Montoya asked Mr. Fann if he is encouraging the city to keep its policy of annexation restricted but with an out and if he is saying that a policy providing water outside city limits does more harm than good.

Mr. Fann replied that he is saying that if you are going to provide water outside city limits you want to annex to receive the revenues and to have commercial facilities within city boundaries.

Member Montoya stated that he agrees that annexation is ideal in most cases and asked Mr. Podracky if the requirements Mr. Fann noted can be enforced outside of the city.

Mr. Podracky replied that it's not typically required but can be negotiated.

Member Montoya responded that there are statute limitations as to how the city can annex and as a result limits to what the city can do. What the city needs to do is work with our community partners.

Chair Rusing asked Mr. Fann for an example of a project that would be given an exception, she cannot think of a project that the city would want to provide water outside city limits to.

Mr. Fann replied that it is a unique situation, but Granite Dells Estates would have been one.

Member Montoya stated that he appreciates his words of caution and asked Mr. Podracky to speak to the state limitations for annexation.

Mr. Podracky responded that under Prop 400, large-scale annexations require a super-majority vote. Smaller annexations require some level of contiguity with the city boundaries, which requires an affirmative vote. A pre-annexation development agreement has the assumption that a DA will take effect upon an annexation, a petition is filed with the County and there is a time limit. The time limit for larger annexations under Prop 400 is extended, a cost benefit analysis is required, and there must be an assurance that effluent is returned.

Member Sischka commented that he has no issue with annexation to provide water; and asked Mr. Fann if his project had not been annexed would he have left.

Mr. Fann replied he would have had to break the land into forty-acre parcels and sell which would have been more profitable but irresponsible.

Member Montoya commented that it is better to provide water within city boundaries because of the benefits received, such as sales tax. Had Granite Dells not been annexed the city would be providing water to a community that gives back nothing in return yet leverages city resources. He asked Mr. Podracky if an area that the city agrees to provide water to can be annexed by another municipality.

Mr. Podracky replied that he does not know.

This item was for discussion only. No formal action was taken.

5. General Announcements from Staff

Due to time constraints, this Item was not discussed.

6. ADJOURNMENT

There being no further business to discuss, Chairperson Rusing adjourned the meeting at 11:30 a.m.

Cathey Rusing, Chairperson

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 11, 2022. I further certify the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2022.

AFFIX
CITY
SEAL

Jennifer Wiita, Deputy City Clerk



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **03- 1-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Application No. WSA21-017, Submitted by Chamberlain Development Prescott LLC on Behalf of Property Owner JCI Investments LLC. Location: APN 106-04-001N, South Half, and APN 106-04-001L, North Half, Together Comprising Approximately 322 Acres; Property is in the North ½ of Section 4, Township 14N, R02W, GSRB&M.

ITEM SUMMARY

Under water service application WSA21-017, the applicant is requesting to amend Hidden Hills Phases 1-3, P.A.D. to add an additional 20 lots, for a total of 171 lots.

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.

This property is encompassed within the boundary of the “Procedural Pre-Annexation Agreement, James Deep Well Ranches #1 and #2, Third Amendment to City Contract No. 2010-086.” This project will be provided potable water from the Deep Well contract. The Deep Well masterplan allows up to 10,500 dwelling units. To date, 718 dwelling units/lots have been platted and approved; with the addition of 20 lots to Hidden Hills, the total number of approved lots under the Deep Well contract will be 738.

On August 24, 2021 City Council approved WSA21-003 for Hidden Hills Subdivision, Phases 1-3, containing 151 lots, with an estimated water usage of 25.67 acre feet. This application for Hidden Hills Phases 1-3 (WSA21-017) is associated with a request to amend the preliminary plat for Hidden Hills (PLN20-005) to add an additional 20 lots.

Estimated potable demand for the additional 20 lots is **3.4 acre-feet per year**. Added to the originally

approved 25.67 acre-feet per year, the total estimated water usage for Hidden Hills Phases 1-3 is **29.07 acre-feet per year**. Open space acreage is a combination of natural vegetation and graded slopes, and will remain natural.

Pre-Application Conference: October 8, 2020

Application Received: February 2, 2021

Revised Preliminary Plat Received: August 27, 2021

Submitted All Documents: February 24, 2022

Present to Water Issues Subcommittee: March 1, 2022

Present to City Council: March 22, 2022

FINANCIAL IMPACT

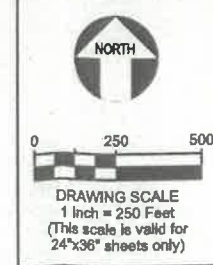
N/A

Recommended Action: MOVE to recommend forwarding WSA21-017 to Council for approval or denial

ATTACHMENTS

1. [Site Plan.pdf](#)
2. [Location Map.pdf](#)

PRELIMINARY PLAT FOR HIDDEN HILLS PHASES 1-3 P.A.D.



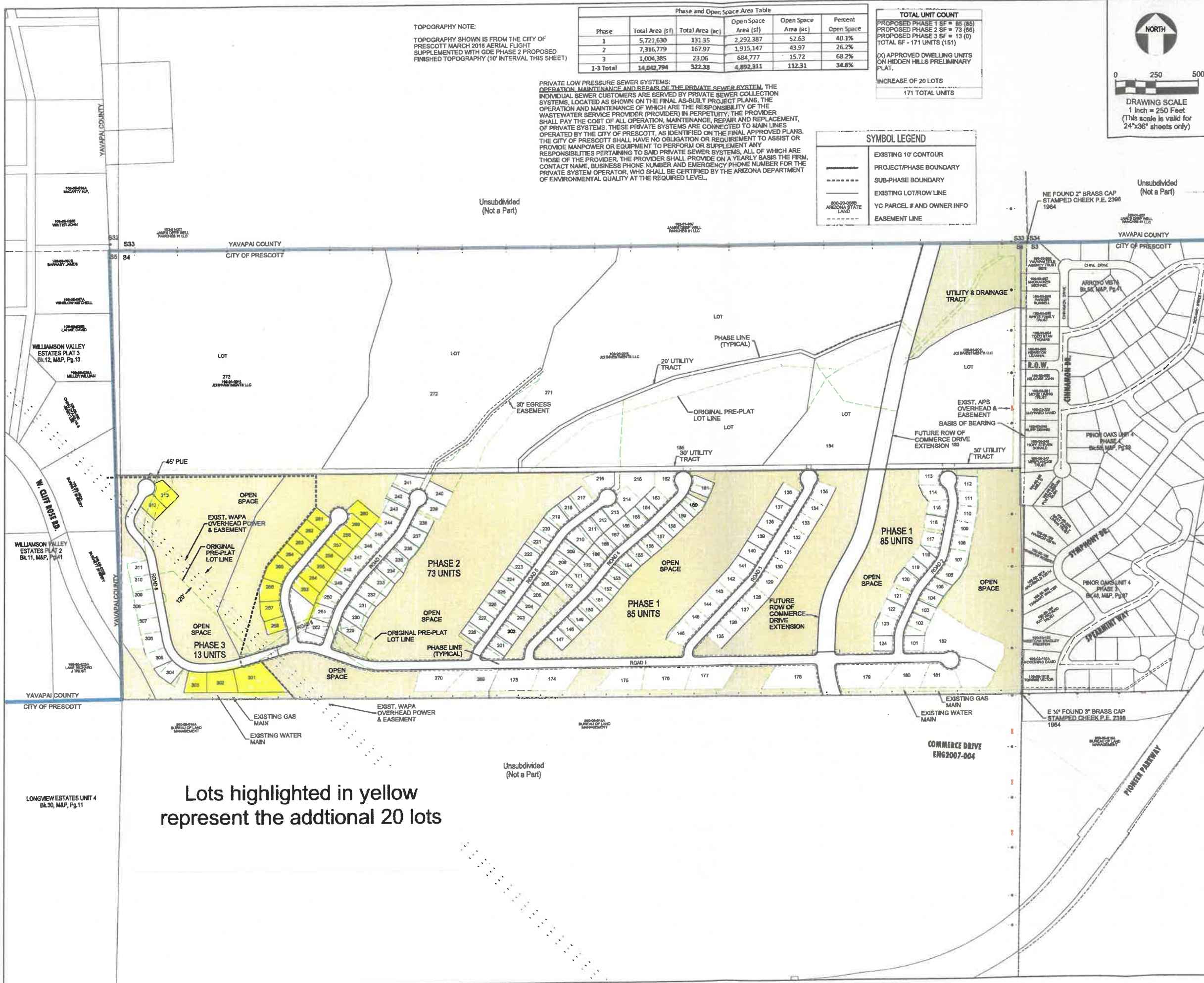
TOTAL UNIT COUNT				
PROPOSED PHASE 1 SF	85	(85)		
PROPOSED PHASE 2 SF	73	(66)		
PROPOSED PHASE 3 SF	13	(0)		
TOTAL SF	171	UNITS (151)		
(X) APPROVED DWELLING UNITS ON HIDDEN HILLS PRELIMINARY PLAT.				
INCREASE OF 20 LOTS				
171 TOTAL UNITS				

TOPOGRAPHY NOTE:
TOPOGRAPHY SHOWN IS FROM THE CITY OF PRESCOTT MARCH 2016 AERIAL FLIGHT SUPPLEMENTED WITH GDE PHASE 2 PROPOSED FINISHED TOPOGRAPHY (10' INTERVAL THIS SHEET)

Phase and Open Space Area Table				
Phase	Total Area (sf)	Total Area (ac)	Open Space Area (sf)	Open Space Area (ac)
1	5,721,630	131.35	2,292,387	52.63
2	7,316,779	167.97	1,915,147	43.97
3	1,004,385	23.06	684,777	15.72
1-3 Total	14,042,794	322.38	4,892,311	112.31

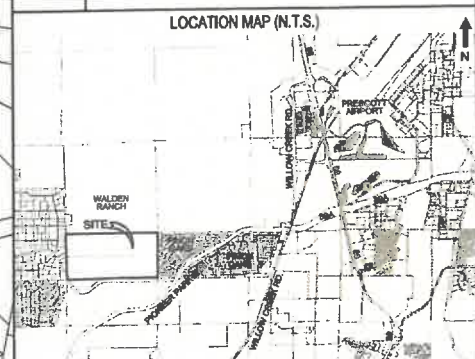
PRIVATE LOW PRESSURE SEWER SYSTEMS:
OPERATION, MAINTENANCE AND REPAIR OF THE PRIVATE SEWER SYSTEM, THE INDIVIDUAL SEWER CUSTOMERS ARE SERVED BY PRIVATE SEWER COLLECTION SYSTEMS, LOCATED AS SHOWN ON THE FINAL AS-BUILT PROJECT PLANS, THE OPERATION AND MAINTENANCE OF WHICH ARE THE RESPONSIBILITY OF THE WASTEWATER SERVICE PROVIDER (PROVIDER) IN PERPETUITY. THE PROVIDER SHALL PAY THE COST OF ALL OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, OF PRIVATE SYSTEMS. THESE PRIVATE SYSTEMS ARE CONNECTED TO MAIN LINES OPERATED BY THE CITY OF PRESCOTT, AS IDENTIFIED ON THE FINAL APPROVED PLANS. THE CITY OF PRESCOTT SHALL HAVE NO OBLIGATION OR REQUIREMENT TO ASSIST OR PROVIDE MANPOWER OR EQUIPMENT TO PERFORM OR SUPPLEMENT ANY RESPONSIBILITIES PERTAINING TO SAID PRIVATE SEWER SYSTEMS, ALL OF WHICH ARE THOSE OF THE PROVIDER. THE PROVIDER SHALL PROVIDE ON A YEARLY BASIS THE FIRM, CONTACT NAME, BUSINESS PHONE NUMBER AND EMERGENCY PHONE NUMBER FOR THE PRIVATE SYSTEM OPERATOR, WHO SHALL BE CERTIFIED BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE REQUIRED LEVEL.

SYMBOL LEGEND	
	EXISTING 10' CONTOUR
	PROJECT/PHASE BOUNDARY
	SUB-PHASE BOUNDARY
	EXISTING LOT/ROW LINE
	YC PARCEL # AND OWNER INFO
	EASEMENT LINE

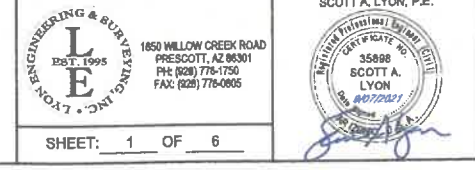


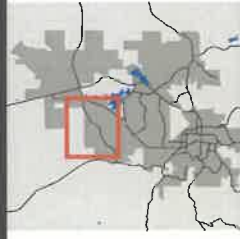
Lots highlighted in yellow represent the additional 20 lots

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	OVERALL MAP, PHASING, BOUNDARY & PROJECT DATA
2	PRELIMINARY PLAT SHEET 2 - PHASES 1-2
3	PRELIMINARY PLAT SHEET 3 - BOUNDARY GEOMETRICS & TRACT DATA
4	PRELIMINARY PLAT SHEET 4 - WATER & SEWER CONCEPTUAL PLAN
5	PRELIMINARY PLAT SHEET 5 - PHASES 1-2 GRADING/DRAINAGE
6	ROADWAY SECTIONS AND DETAILS



DESCRIPTION OF PROJECT	
HIDDEN HILLS PHASES 1-3 WILL CONSIST OF OPEN SPACE TRACTS AND 171 SINGLE FAMILY LOTS ON APPROXIMATELY 322 ACRES. THE NORTHERN 180 ACRES WILL CONSIST OF 8 LOTS AND ACCESS FROM HIDDEN HILLS.	
SITE DATA	
ACCESSORY PARCELS NUMBER: 108-04-001N & 108-04-001L NET SITE AREA = 322 ACRES OPEN SPACE = 112 ACRES (34.8%)	
ZONING	
CURRENT ZONING: SF-18 PROPOSED ZONING: SF-18 P.A.D.	
UTILITIES AND SERVICES	
ELECTRICITY: ARIZONA PUBLIC SERVICE GAS: UNISOURCE ENERGY SERVICES TELEPHONE: CENTURY LINK OR CABLE ONE CABLE T.V.: CENTURY LINK OR CABLE ONE WATER: CITY OF PRESCOTT SEWER: CITY OF PRESCOTT GARBAGE: CITY OF PRESCOTT REFUSE DISPOSAL: CITY OF PRESCOTT SUNDOO TRANSFER STATION POLICE: CITY OF PRESCOTT FIRE: CITY OF PRESCOTT	
LEGAL DESCRIPTION	
THE SOUTH HALF OF THE NORTH HALF OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA	
BASIS OF BEARING	
EAST LINE OF SECTION 4 2,856.44' AT N00°51'40"E	
BENCHMARK	
CITY OF PRESCOTT DATUM - HGS 6342 IN PRESCOTT, YAVAPAI COUNTY, COUNTY COURTHOUSE GROUNDS AT THE BUCKY O'NEIL STATUE IN THE REAR CONCRETE BASE: A UBG6 STANDARD CAP STAMPED "5345 PREC" AND RIVETED ON THE TOP OF A 3.5 IRON PIPE ELEVATION = 6367.369 NAVD 88	
OWNER	
CHAMBERLAIN DEVELOPMENT PRESCOTT LLC. PROJECT CONTACT: VIC CHAPMAN 1050 W WASHINGTON ST. STE 214 TEMPE, AZ 85281 (602) 969-2488	
ENGINEERS/SURVEYORS	
DRAWN: SAL DESIGN: SAL JOB#: 903-43	
DATE OF PREPARATION: 4/9/2021, REV: 9/07/2021	
SCOTT A. LYON, P.E.	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 PH: (928) 778-1750 FAX: (928) 778-0805	





WSA 21-017
Hidden Hills Phases 1 -3 PAD
N of Pioneer Parkway
and Commerce Drive

This map is a product of
The City of Prescott



0' 1" = 180'



**COUNCIL AGENDA MEMO**

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **03- 1-22**

DEPARTMENT: **Water Resources**

AGENDA ITEM: Focus Topic - 2022 Draft Water Management Policy: Policy 11 - 14 "Water Budget".

ITEM SUMMARY

Discussion of 2022 Draft Water Policy, specifically Policies 11-14, "Water Budget".

BACKGROUND

The City of Prescott began the review of the 2022 Draft Water Management Policy at two separate Council Study Sessions in January 2022. The draft was also placed on the City's website on January 7, 2022, for public review and comment. Portions of the draft policy related to water outside of the City limits was discussed at the Water Issues Subcommittee in February 2022. To date, staff has received many questions and comments from the general public and public officials related to the draft policy.

At the March 1st Water Issues Subcommittee meeting, the Subcommittee will specifically be discussing the "Water Budget" portion of the policy. The following is the current language being proposed:

Water Budget:

Policy 11 – The Council shall set the water budget bi-annually at its last meeting in June and December of each year.

Policy 12 - A water budget for new residential development is hereby created in the amount of ____ AF for the period of January to June. An additional water budget shall be created in the amount of ____ AF for the period of July to December. Any remaining unallocated water budget balance may be preserved and carried over to the next budget period. This water budget quantity is available for projects other than those already entitled to water by an existing contract, historic agreement or reservation. Administratively approved projects (Policy 2) shall be included in the water budget.

Policy 13 – A water budget for new commercial, industrial or institutional development is hereby created in the amount of ____ AF for the period of January to June. An additional water budget shall be created in the amount of ____ AF for the period of July to December. Any remaining unallocated water budget balance may be preserved and carried over to the next budget period. All non-residential uses with a water estimate greater than 1 AFY, will be reviewed by the Water Issues Subcommittee and then, Council for consideration, taking into account the estimated water use and the benefits to the City offered by the proposed water use. Administratively approved projects (Policy 2) shall be included in the water budget.

Policy 14 – No single residential Water Service Application will be approved that estimates water usage greater than 50% of the remaining bi-annual water budget.

FINANCIAL IMPACT

None at this time.

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