

City of Prescott

Council Subcommittee on Water Issues



November 7, 2023 | 9:30 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

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: [City of Prescott Public Portal](#)

Public comments for Council may be submitted through the City website: [Public Comment Form](#)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

4. DISCUSSION & ACTION ITEMS

A. Approval of the October 3, 2023 Water Issues Subcommittee Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented

B. Presentation & Discussion Regarding the 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2023 through October 18, 2023.
Recommended Action: This item is for discussion only. No formal action will be taken.

C. WSA23-036 a Water Service Application Submitted by Sport Hotel Development LLC, on Behalf of Owner Espire AZ LLC. Location: APN 103-20-598J, Comprising 9.97 Acres, in T14N, R01W, Section 31, SW ¼.
Recommended Action: MOVE to recommend forwarding WSA23-036 to Council for approval or denial

- D. WSA23-040 a Water Service Application Submitted by Michael Taylor Architects, on Behalf of Owner Lakeview Plaza LLC. Location: APN 106-20-509, Comprising 1.01 Acres, in T14N, R02W, Section 15, NW ¼.
Recommended Action: MOVE to recommend forwarding WSA23-040 to Council for approval or denial
- E. Approval of City Contract No. 2005-294A1, an Extension of Water Service Agreement.
Recommended Action: MOVE to approve City Contract No. 2005-294A1
- F. Presentation & Discussion Regarding Comprehensive Agreement No. 1 Tenth Annual Report.
Recommended Action: This item is for discussion only. No formal action will be taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

6. ADJOURNMENT

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)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 11/1/23 at 12:00 p.m. in accordance with the statement filed by the

Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: City Clerk
ITEM #: 4.A
SUBJECT: Approval of the October 3, 2023 Water Issues Subcommittee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the October 3, 2023 meeting.

BACKGROUND

None

FINANCIAL IMPACT

None

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. October 3, 2023 WIS Meeting Minutes



City of Prescott

Council Subcommittee on Water Issues

October 3, 2023 | 9:30 a.m.
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Rusing called the meeting to order at 9:30 a.m.

2. ROLL CALL

Chairperson Rusing
Member Montoya
Member Sischka

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 August 1, 2023 Water Issues Subcommittee Meeting Minutes.

Chairperson Rusing requested the following changes to the August 1, 2023 Water Issues Meeting minutes:

Item 4C - add stormwater and phase two comments regarding accessibility and approval of phase one.

MOTION BY MEMBER SISCHKA TO APPROVE THE AUGUST 1, 2023 MEETING MINUTES WITH THE NOTED CHANGES; SECONDED BY MEMBER MONTOYA: PASSED (3-0).

- B. Presentation & Discussion Regarding the Current Residential & Non-Residential Water Budget Overview for July 1, 2023, through September 19, 2023.

Water Resources Manager Brian Ruiz provided a presentation to the Subcommittee regarding the current residential and non-residential water budget overview.

Residential

Between July 1, 2023, and September 19, 2023, four (4) residential projects were approved, totaling 2.16 acre-feet (AF). Three (3) projects were administratively approved, and one (1) was Council approved.

Total AF Budgeted – 25 AF
Total AF Approved – 2.16 AF
Total AF Remaining – 22.84 AF

Non-Residential

Between July 1, 2023, and September 19, 2023, five (5) non-residential projects were approved, totaling 1.97 AF. All the projects were administratively approved.

Total AF Budgeted – 25 AF
Total AF Approved – 2.21 AF
Total AF Remaining – 23.03 AF

Projects Under Existing Contracts

Between July 1, 2023, and September 19, 2023, there were 13 projects currently under existing contracts totaling 2.29 AF. All were single-family residences.

C. Presentation & Discussion Regarding the Surface Water and Municipal Separate Storm Sewer System (MS4) Program.

Public Works Environmental Coordinator Matt Killeen provided a presentation to the Subcommittee regarding the Surface Water and Municipal Separate Storm Sewer System (MS4) program, stating that the Arizona Department of Environmental Quality (ADEQ) is required to provide a listing to the Environmental Protection Agency (EPA) every two to three years on their recommended actions for additional listings or delisting of water bodies due to impairments. Currently, there are 16 impairments on 14 creeks, with Granite Creek counted multiple times; every water body upstream of Watson Lake and Willow Lake has an associated impairment. Mr. Killeen noted that ADEQ has proposed Willow Lake for delisting of its impairment due to a decrease in ammonia levels and is awaiting EPA approval. No other impairments have been requested for delisting. Mr. Killeen continued, explaining that Lynx Creek has newly listed impairments due to mining at its headwaters; ADEQ is working with the Forest Service to address some of those concerns.

Member Montoya asked about a timeline for the EPA approval.

Mr. Killeen responded that there is no timeline; it has been highly variable in the last few years, but more recently, the EPA has responded promptly, so unless there are any significant challenges, he expects approval within a year.

Chairperson Rusing asked about the danger of drinking water contamination from surface or stormwater runoff.

Mr. Killeen stated that the pollutant of concern for the creeks is E. coli; however, he is not concerned that it would become an aquifer issue, and he is unaware of any cases of detection in groundwater samples. Of more concern are the lakes, and staff is taking strides to address those concerns.

Mr. Killeen reviewed the city's surface water permit and FY23 lake and creek water quality statistics. There are six (6) core areas referred to as minimum control measures (MCM) that are considered when staff plans any activity:

1. Education
2. Public Involvement
3. Pollution
4. Construction
5. Post Construction
6. Good Housekeeping

Mr. Killeen continued with the FY Statistics:

1. 140 Drainage Calls
2. 287 Plan Reviews
3. 57 Outfall Inspections
4. 113 Site Inspections
5. 33 Pollution Cases
6. 287 Surface Water Quality Samples
7. 630 Total Inspections/ Investigations

Mr. Killeen stated that complete updates to the Council are upcoming, and staff is moving forward with lake health issues and has treatment processes in development to include aeration, herbivorous fish, and the application of phosphorous binding,

Chairperson Rusing asked if there were any future projects.

Mr. Killeen responded that the Green Stormwater Infrastructure will have shovel-ready projects, adding that the funds just became available.

Member of the public Peter Kroopnick addressed the Subcommittee, asking about the swimming ban at the lakes.

Mr. Killeen replied that this is one of his personal goals and that his part is to ensure the water is safe to swim in; from there, it is the prevue of the Recreation staff and the Legal team to decide if and when swimming will be reinstated.

Member of the public Dorian Bruffett asked how young people can help with the water quality.

Mr. Killeen responded that public involvement opportunities are available, such as creek cleanups, which are posted on social media. Another way is to report pollution; there is a pollution reporting form, and the public can call the city to report pollution.

D. Presentation & Discussion Regarding Comprehensive Agreement No. 1 Updates.

Water Resources Project Manager Leslie Graser provided a presentation to the Subcommittee regarding Comprehensive Agreement No.1 updates, focusing on the groundwater modeling contract.

Ms. Graser began with an overview of the abbreviated timeline for CA1 Groundwater Flow model that covered actions from 2012-2023 and continued with the path forward, tasks, and timelines, stating that biggest

challenge was the recharge side. However, task was completed on schedule. Ms. Graser noted that the next step is to run scenarios on the model.

Chairperson Rusing asked if it would be beneficial to test for arsenic or PFOS.

Ms. Graser responded that she has a report available and will make that accessible. Spending more money on quality testing would be ideal closer to when there are plans to use the water supplies as a potable resource; now, the wells are used only for irrigation.

Mr. Ruiz added that staff is working on the Big Chino Water Ranch cost updates, and the components for arsenic testing and treatment procedures are included in the cost estimate.

Member Montoya asked if the scenarios being run through the model include precipitation variances and how many scenarios there will be.

Ms. Graser stated that previously there are three (3) different scenarios, and while precipitation variances could be part of the scenario package, previously scenarios were looking at how pumping will impact the Verde as the primary focus.

Mr. Ruiz also added that another vital component of pumping is that these scenarios will look at pumping from all sources, not just the Big Chino Water Ranch.

Member Montoya asked if pumping and immediate recharge would be considered.

Mr. Ruiz replied that it was definitely on the table.

Member of the public Peter Kroopnick addressed the Subcommittee on behalf of the Citizens Water Advocacy Group (CWAG), stating that he hopes that as reports and documents are completed, they are made available to the public.

5. GENERAL ANNOUNCEMENTS FROM STAFF

Water Resources Project Manager Kay Sydow provided General Announcements to the Subcommittee:

- AZ Project WET – Arizona Water Festival on 10/5/23 7-2:30 p.m. at Kuebler Park
- Ningaloo: Australia's other great reef 10/20/23 from 6–7 p.m. and 10/21 from 2-3 p.m. at Embry Riddle Aeronautical University

Chairperson Rusing commented that teaching the younger generation about water awareness is critical.

Mr. Ruiz provided the Water Resources Monthly Recap stating that both committees have a directive to provide recommendations to the Governor by 12/23:

- Groundwater User Advisory Council - met 09/25/23
- Governors' Water Policy Council
 - The Rural Groundwater Committee met on 09/14/23

- Assured Water Supply Committee met on 09/27/23

6. ADJOURNMENT

There being no further business to discuss, Chair Rusing adjourned the meeting at 10:21 a.m.

ATTEST:

Cathey Rusing, Chairperson

Jennifer Wiita, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: Public Works
ITEM #: 4.B
SUBJECT: Presentation & Discussion Regarding the 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2023 through October 18, 2023.

ITEM SUMMARY

Review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between July 1, 2023 and October 18, 2023.

BACKGROUND

The 2022 Water Policy, Policy 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for July 1, 2023 through December 31, 2023 for residential projects was 25 acre-ft/year and the budget set for non-residential projects was also 25 acre-ft/year.

Between July 1, 2023 and October 18, 2023 a total of 6 residential projects were approved. These projects totaled 2.7 acre-ft. Five projects did not exceed the administrative approval threshold and were administratively approved. One project exceeded the administrative approval threshold and was subsequently reviewed and approved by the Water Issues Subcommittee and City Council. The total remaining residential budget is 22.3 acre-ft/year.

Between July 1, 2023 and October 18, 2023, seven non-residential projects were approved. All seven were under the administrative approval threshold and were administratively approved. The total remaining non-residential budget is 22.79 acre-ft/year.

Between July 1, 2023 and October 18, 2023, fifteen projects were approved under existing contracts. All fifteen were single family residences. Projects under existing contract are not included in the water budget (Policy 9).

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Water Approval Tracking 10-18-2023

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	NEW SINGLE FAMILY	B2305-105	0.17	ADMIN - SINGLE FAMILY RESIDENTIAL	WSA23-039	7/11/2023
2	RESIDENTIAL	NEW SINGLE FAMILY	105-09-387	0.17	ADMIN - SINGLE FAMILY RESIDENTIAL	WSA23-042	7/17/2023
3	RESIDENTIAL	NEW SINGLE FAMILY	B2307-176	0.17	ADMIN - SINGLE FAMILY RESIDENTIAL	WSA23-045	8/16/2023
4	RESIDENTIAL	NEW-MULTI FAMILY	B2306-050	1.65	COUNCIL	WSA23-014	8/22/2023
5	RESIDENTIAL	NEW SINGLE FAMILY	PENDING	0.37	ADMIN SINGLE FAMILY RESIDENTIAL	WSA23-053	10/2/2023
6	RESIDENTIAL	NEW SINGLE FAMILY	ENG2302-021	0.17	ADMIN - SINGLE FAMILY RESIDENTIAL	WSA23-033	10/13/2023
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							

TOTAL APPROVED	2.70
TOTAL BUDGET	25.00
TOTAL REMAINING	22.30

Please see Page 2 for Non-Residential Projects

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

COMMERCIAL PROJECTS						
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	DATE APPROVED
1	COMMERCIAL	NEW COMMERCIAL	B2306-082	0.90	ADMIN - Commercial Under 1 AFY	7/17/2023
2	COMMERCIAL	NEW COMMERCIAL	ENG2307-011	0.10	ADMIN - Commercial Under 1 AFY	7/27/2023
3	COMMERCIAL	REMODEL EXISTING/CHANGE IN US	PENDING	0.32	ADMIN - Commercial Under 1 AFY	8/31/2023
4	COMMERCIAL	REMODEL EXISTING/CHANGE IN US	PENDING	0.13	ADMIN - Commercial Under 1 AFY	8/31/2023
5	COMMERCIAL	NEW COMMERCIAL	B2309-027	0.52	ADMIN - Commercial Under 1 AFY	9/11/2023
6	COMMERCIAL	REMODEL EXISTING/CHANGE IN US	CUP23-002	0.24	ADMIN - Commercial Under 1 AFY	9/20/2023
7	COMMERCIAL	REMODEL EXISTING/CHANGE IN US	PENDING	0.00	ADMIN - Commercial Under 1 AFY	10/2/2023
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						

TOTAL APPROVED	2.21
TOTAL BUDGET	25.00
TOTAL REMAINING	22.79

Please see Page 1 for Residential Projects

	Number of Projects	Res Units	AF
Total Residential	15	15	2.63
Total Commercial	0	0	0.00

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TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: Public Works
ITEM #: 4.C
SUBJECT: WSA23-036 a Water Service Application Submitted by Sport Hotel Development LLC, on Behalf of Owner Espire AZ LLC. Location: APN 103-20-598J, Comprising 9.97 Acres, in T14N, R01W, Section 31, SW ¼.

ITEM SUMMARY

This water service application is for a 110-room sports hotel. The site is located at the Gateway Mall, east of the former Sears building, which is now Espire Sports. The site is currently a parking area for the mall.

BACKGROUND

Per the newly adopted City of Prescott Water Policy, any application that requires a water service application also requires a Site Plan application to be reviewed by the Planning and Zoning Commission. The intent of the Site Plan review is to ensure that all developments have functional, well-designed, and user-oriented special requirements.

A demand analysis was prepared for the applicant, using 3 years of water billing for a comparable hotel built by the applicant. From the billing records provided, an annual water use per room was determined and multiplied by the 107 hotel rooms to determine the total anticipated water use. The total anticipated usage estimate is 11.44-acre feet per year.

Applicant has completed the following:
Application Received: June 23, 2023
Submitted All Documents: June 23, 2023
Planning and Zoning Commission Approval: September 28, 2023
Water Issues Subcommittee: November 7, 2023
City Council: November 28, 2023

3400 Gateway Blvd
103-20-598J
9.97 Acres

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

MOVE to recommend forwarding WSA23-036 to Council for approval or denial

ATTACHMENTS

1. Espire Sports Hotel Site Plan

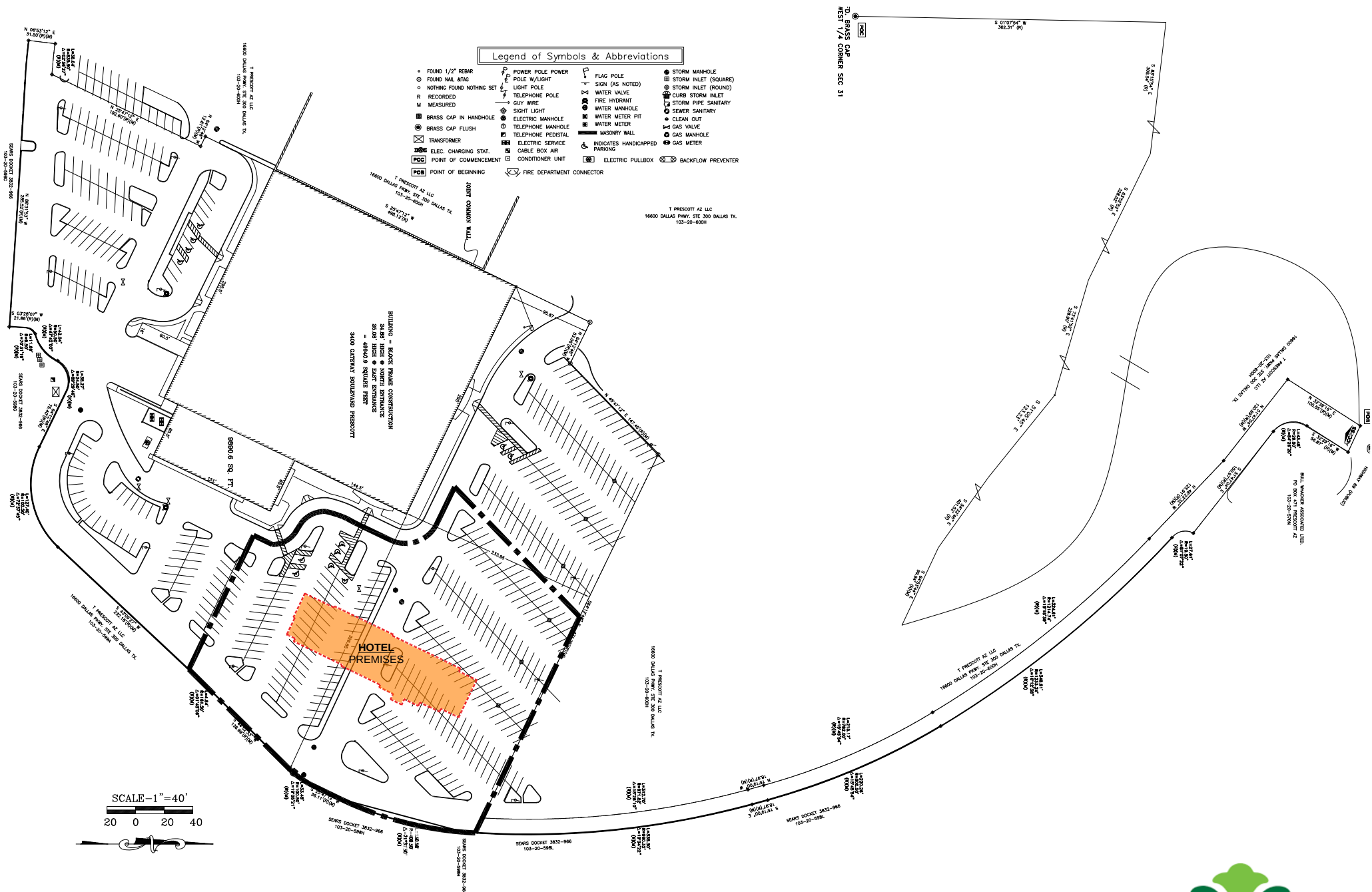


CONCEPTUAL SITE PLAN
FOR REFERENCE ONLY

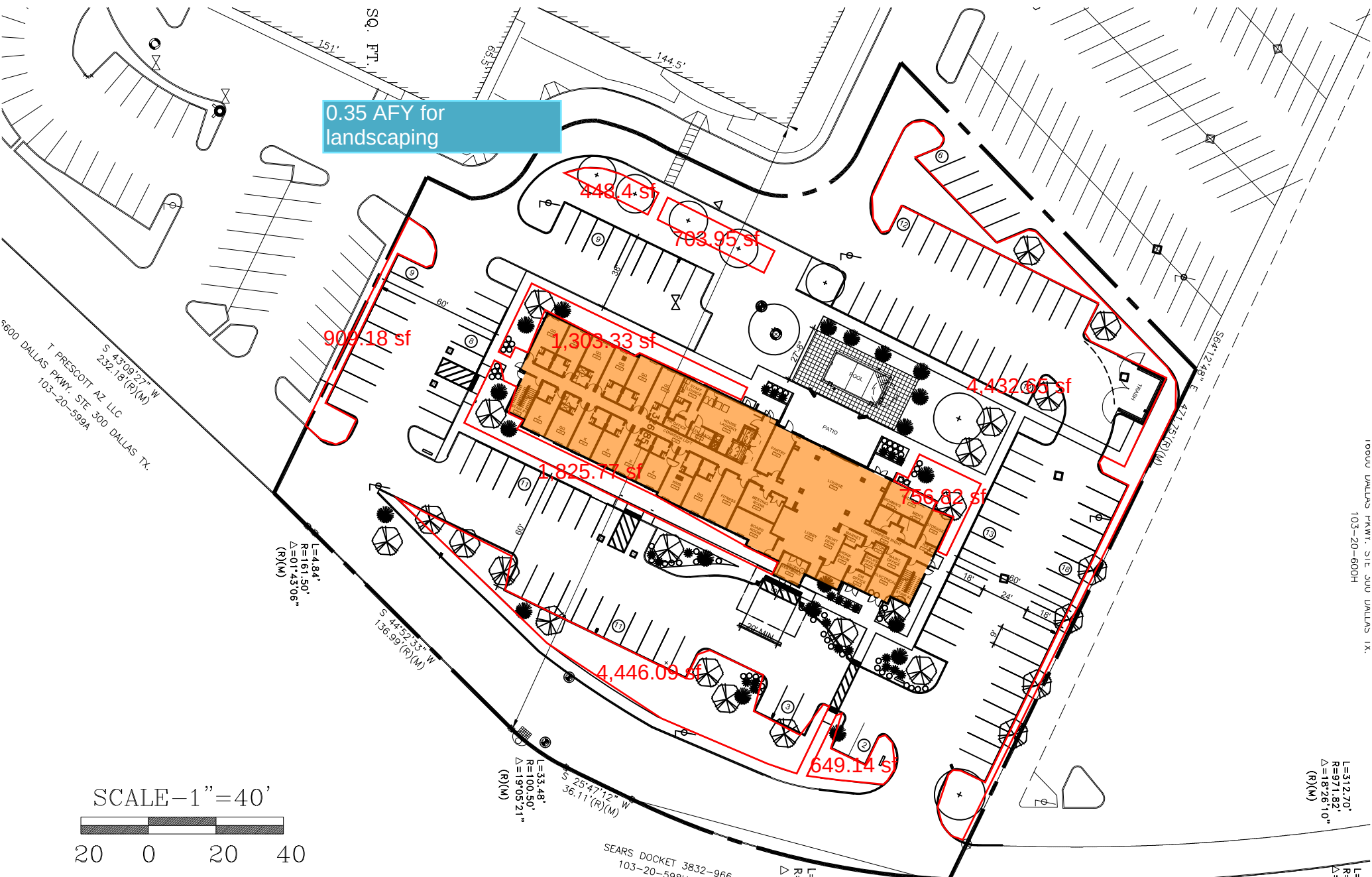


HOTEL
PREMISES

CONCEPTUAL SITE PLAN
FOR REFERENCE ONLY

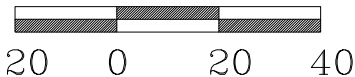


**CONCEPTUAL SITE PLAN
FOR REFERENCE ONLY**

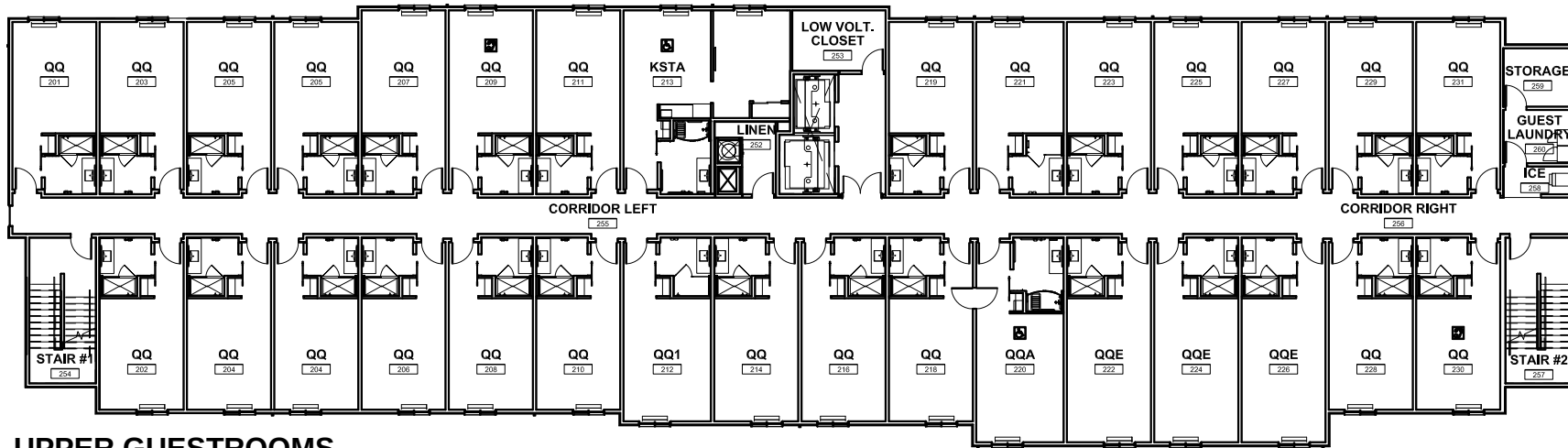


0.35 AFY for landscaping

SCALE-1"=40'

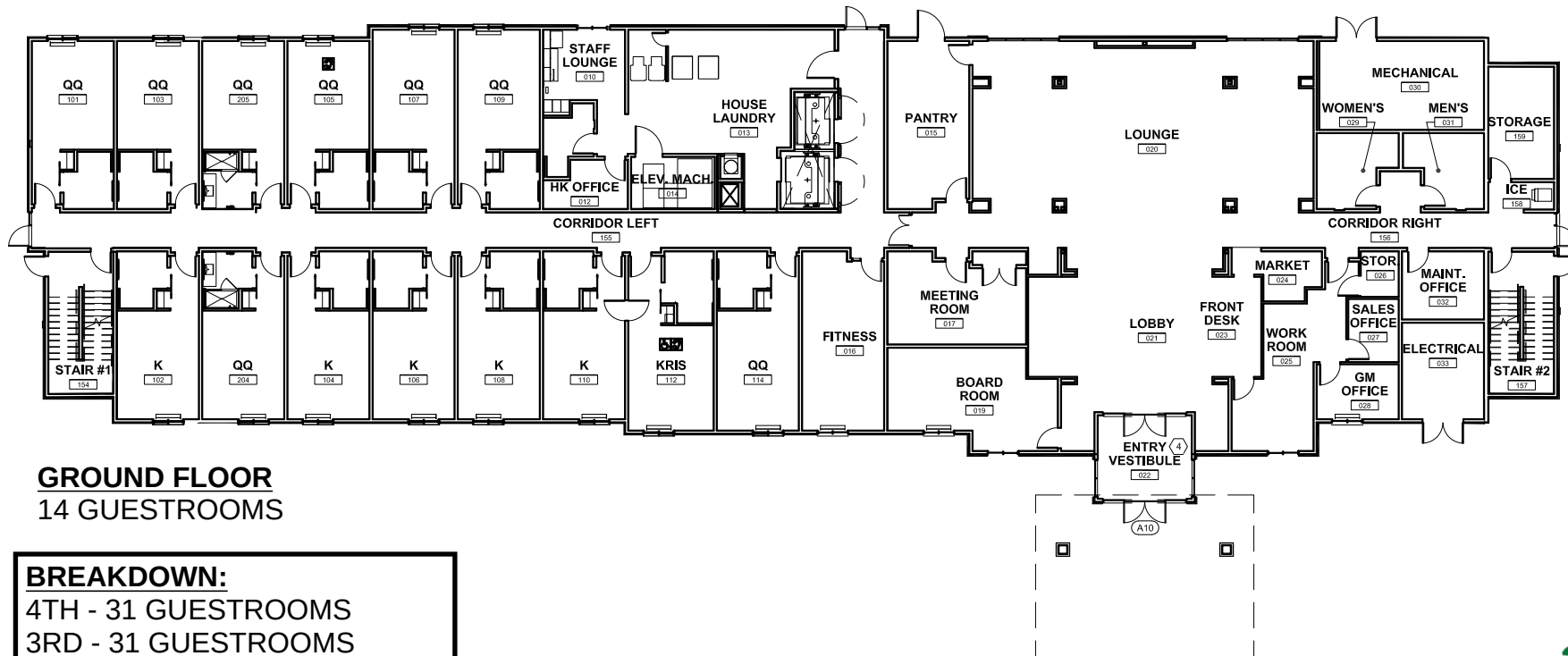


CONCEPTUAL SITE PLAN
FOR REFERENCE ONLY



UPPER GUESTROOMS

31 GUESTROOMS



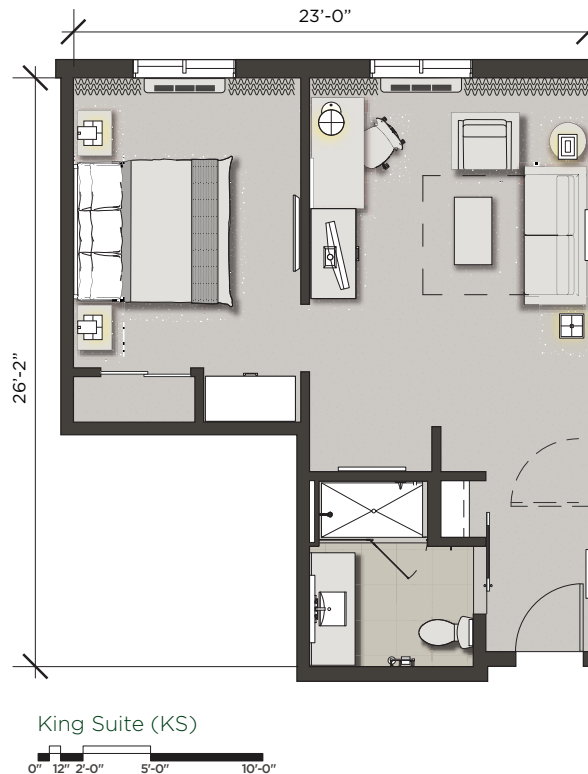
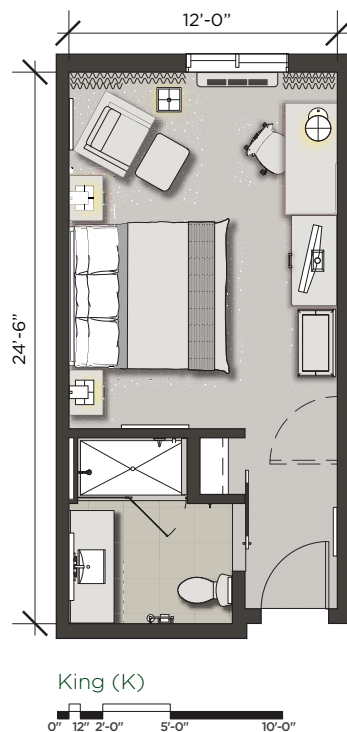
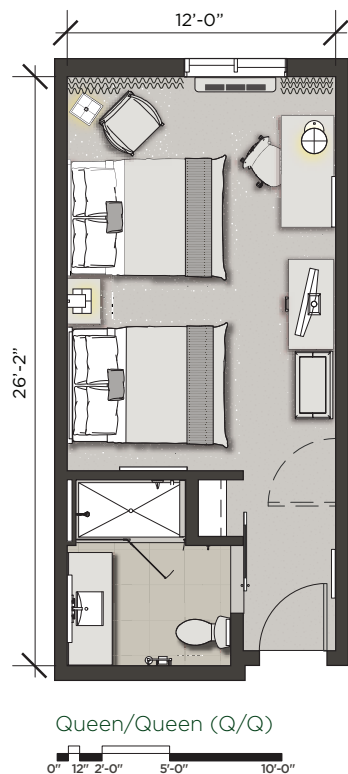
GROUND FLOOR

14 GUESTROOMS

BREAKDOWN:

4TH - 31 GUESTROOMS
 3RD - 31 GUESTROOMS
 2ND - 31 GUESTROOMS
 1ST - 14 GUESTROOMS
 NO.#107 GUESTROOMS

PROTOTYPICAL FLOOR PLAN
 FOR REFERENCE ONLY



GUESTROOMS	ROOM MIX PERCENTAGE %
King Studio (KS)	57%
King Studio 13' Bay (KS1)	3%
Q/Q Studio (QQS)	21%
Q/Q Studio Extended (QQE)	9%
Q/Q Studio 13' Bay (QQS1)	1%
Q/Q Studio Extended 13' Bay (QQE1)	2%
King Suite	2%
Acc. K Studio Tub (KSA)	2%
Acc. K Studio RIS (KRIS)	1%
Acc. Q/Q Studio Tub (QQSA)	1%
Acc. K Suite Tub (KSTA)	1%
TOTAL	100%



INTERIOR LOBBY
FOR REFERENCE ONLY



PROTOTYPICAL GREATROOM
FOR REFERENCE ONLY



PROTOTYPICAL CORRIDOR
FOR REFERENCE ONLY



PROTOTYPICAL BATHROOM
FOR REFERENCE ONLY



PROTOTYPICAL GUESTROOM
FOR REFERENCE ONLY



Front Elevation: 4 story





**HOTEL
PREMISES**

VIEW FROM ACCESS DRIVE
FOR REFERENCE ONLY



PROTOTYPICAL 3D RENDERING
FOR REFERENCE ONLY

PROTOTYPE: DEVELOPMENT SUMMARY



GUESTROOMS	ROOM MIX PERCENTAGE %	UNIT(S)	AREA (SF)	TOTAL (SF)
King Studio (KS)	57%	56	317 SF	17,752 SF
King Studio 13' Bay (KS1)	3%	3	329 SF	987 SF
Q/Q Studio (QQS)	21%	21	338 SF	7,098 SF
Q/Q Studio Extended (QQE)	9%	9	375 SF	3,375 SF
Q/Q Studio 13' Bay (QQS1)	1%	1	351 SF	351 SF
Q/Q Studio Extended 13' Bay (QQE1)	2%	2	390 SF	780 SF
King Suite	2%	2	527 SF	1,054 SF
Acc. K Studio Tub (KSA)	2%	2	351 SF	702 SF
Acc. K Studio RIS (KRIS)	1%	1	351 SF	351 SF
Acc. Q/Q Studio Tub (QQSA)	1%	1	390 SF	390 SF
Acc. K Suite Tub (KSTA)	1%	1	527 SF	527 SF
TOTAL	100%	99	4,246 SF	33,367 SF

GUESTROOM SUPPORT	PER FLOOR	AREA (SF)	TOTAL (SF)
Corridors (Main)	1	1,478 SF	1,478 SF
Corridors (Upper)	1	1,335 SF	4,005 SF
Stairs	2	235 SF	1,880 SF
Elevators	2	144 SF	576 SF
Linen Storage (Upper Floors Only)	1	70 SF	210 SF
Ice/Vending	1	51 SF	204 SF
Guest Laundry (Second Floor)	1	88 SF	93 SF
Mechanical/Electrical (Upper Floors)	1	129 SF	387 SF
Storage (Main Floor)	1	187 SF	187 SF
Storage (Second Floor)	1	99 SF	99 SF
Storage (Upper Floors)	1	187 SF	374 SF
TOTAL GUESTROOM ROOM SUPPORT/CIRCULATION			9,493 SF

FRONT OF HOUSE	TOTAL (SF)
FOOD & BEVERAGE	
Dining/Lounge	1,297 SF
Market	111 SF
TOTAL	1,408 SF
FUNCTION	
Meeting Room & Storage	286 SF
Board Room	348 SF
TOTAL	634 SF
RECREATION	
Exercise Room	330 SF
TOTAL	330 SF
PUBLIC CIRCULATION	
Lobby/Reception	707 SF
Vestibule	184 SF
Public Toilets	252 SF
TOTAL	1,143 SF
TOTAL FOH	3,515 SF

BACK OF HOUSE	TOTAL (SF)
ADMINISTRATION	
Management Office	188 SF
Work Area/Storage	409 SF
TOTAL	597 SF
LAUNDRY	
Main Laundry	559 SF
Housekeeping Office	86 SF
TOTAL	645 SF
FOOD & BEVERAGE	
Pantry	309 SF
TOTAL	309 SF
MISCELLANEOUS	
Mechanical /Electrical Room	531 SF
Elevator Equipment Room	107
Maintenance Office	131
TOTAL	769 SF
TOTAL BOH	2,320 SF



Optional LEED-certifiable drawings and specification documents are included.



TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: Public Works
ITEM #: 4.D
SUBJECT: WSA23-040 a Water Service Application Submitted by Michael Taylor Architects, on Behalf of Owner Lakeview Plaza LLC. Location: APN 106-20-509, Comprising 1.01 Acres, in T14N, R02W, Section 15, NW ¼.

ITEM SUMMARY

This water service application is for a 90-unit apartment complex. The site is located behind the Ocean Blue Car Wash, near the intersection of Willow Creek Rd and Willow Lake Rd. The site is currently undeveloped.

BACKGROUND

Per the newly adopted City of Prescott Water Policy, any application that requires a water service application also requires a Site Plan application to be reviewed by the Planning and Zoning Commission. The intent of the Site Plan review is to ensure that all developments have functional, well-designed, and user-oriented special requirements.

A demand analysis was prepared by the Applicant, using Unit Design Flows for water per GES Table 4-1 (0.12 AFY/unit). The anticipated water usage for the project includes 90 apartment units yielding an estimated water demand of 10.8 acre feet per year. Arizona Department of Water Resources recommends a multiplier of 1.5-acre feet per year for landscaping yielding an estimated landscape water demand of 0.975-acre feet per year. The total anticipated usage estimate is 11.78-acre feet per year.

Per Water Policy 14, no single Water Service Application will be approved for water usage estimates greater than 50% of the remaining semi-annual Water Budget. At the time of evaluation of this application, the remaining water budget was 22.30 acre-feet. Based on the applicant's water demand analysis, the request constitutes 52.8 percent of the remaining water budget. Per Water Policy 14, the applicant can appeal the 50% rule which the applicant has chosen to do at this time. A letter of appeal from the applicant has been attached.

Applicant has completed the following:
Application Received: July 06, 2023
Submitted All Documents: July 19, 2023
Planning and Zoning Commission: September 28, 2023
Water Issues Subcommittee: November 7, 2023
City Council: November 28, 2023

3111 Lakeview Plaza
106-20-509
1.01 Acres

FINANCIAL IMPACT

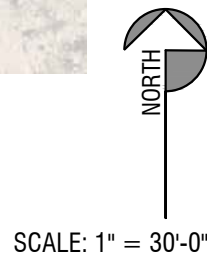
N/A

RECOMMENDED ACTION

MOVE to recommend forwarding WSA23-040 to Council for approval or denial

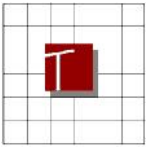
ATTACHMENTS

1. Lakeview Plaza Apartments Site Plan
2. WSA Appeal letter 10-25, 2003
3. Lakeview Plaza Apartments Area Map



KEYNOTES

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Michael Taylor Architects, Inc.

October 25, 2023

Gwen Rowitsch, Director
City of Prescott Public Works
433 N. Virginia Street
Prescott, Arizona 86301

RE: WSA for The Willow Apartments
APN: 106-20-506A, 106-20-507A, 106-20-508, 106-20-509

Gwen,

As you are aware, we submitted our water service agreement paperwork on the above referenced project on July 7, 2023. Given that we were requesting 11.78 acre feet (nearly $\frac{1}{2}$ of the current allotment) we submitted as early as possible to secure water for this project.

Our project was delayed through the approval process due to meetings being cancelled for a variety of reasons including no quorum. Our WSA wasn't heard until the September 28th P&Z meeting and, by that time, several other WSA's submitted after ours were administratively approved. This reduced the available water allocation such that our project was now asking for more than half of the remaining water budget.

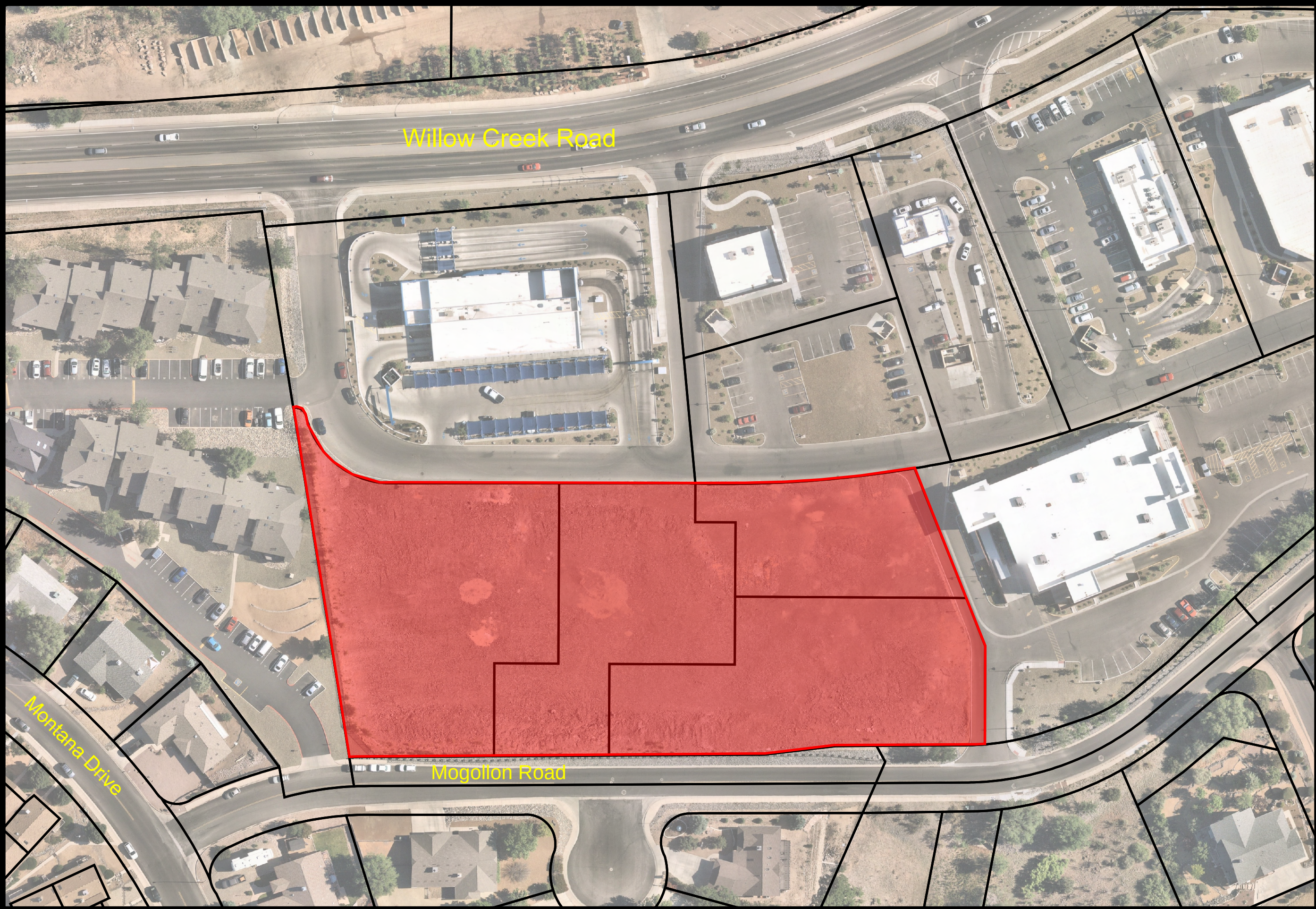
This project fulfills the criteria for an appeal as it benefits the City by creating jobs (both construction of the buildings and operations), it will generate rental tax revenue and will provide much needed housing in this north Prescott/Sandretto area of town.

We therefore respectfully request granting an appeal to the policy requirement that we can not ask for more than $\frac{1}{2}$ of the remaining budget and that our WSA be approved.

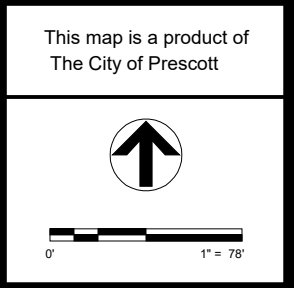
Please let me know if you need any additional information.

Thanks,

Michael Taylor, AIA
Michael Taylor Architects, Inc.



Lakeview Plaza Apartments
APN: 106-20-506A, 507A, 508, 509
2.98 Total Acres





TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: Public Works
ITEM #: 4.E
SUBJECT: Approval of City Contract No. 2005-294A1, an Extension of Water Service Agreement.

ITEM SUMMARY

TC Development Inc. has provided a written request to extend the termination date for the Water Service Agreement (City Contract No. 2005-294A1) for Phase 2 of the Sterling Ridge sub-division (City Contract No. 2005-294A1) which expires on December 31, 2023 for an additional 3-years. Based on the 2022 Water Policy, the approval of this request would set aside 4.93 acre-feet of potable water annually to serve the Sterling Ridge sub-division.

BACKGROUND

Water Service Agreement-City Contract No. 2005-294 was passed, approved and adopted by the Mayor and Council on December 13, 2005 for the Carrington Homes-Sterling Ridge sub-division. The original Water Service Agreement was for 32 single-family lots based on a unit allocation of 0.35 acre-feet per year, totaling 11.2 acre-feet annually. This contract was amended on January 8, 2019 with City Contract No. 2005-294A1 which reduced the single-family lot count from 32 to 29 and reduced the unit allocation from 0.35 to 0.25 acre-feet per year. This reduced the total water allocation from 11.2 to 7.25 acre-feet annually.

Currently, 14 of the 29 lots have been developed as single-family homes and 15 undeveloped lots remain as Phase 2 of the sub-division. Based on the 2022 Water Policy, the approval of the 3-year extension would revise the Water Service Agreement based on the current unit allocation of 0.17 acre-feet per year resulting in 4.93 acre-feet of potable water being set aside annually to serve the subdivision.

FINANCIAL IMPACT

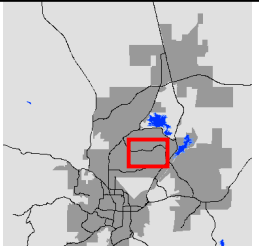
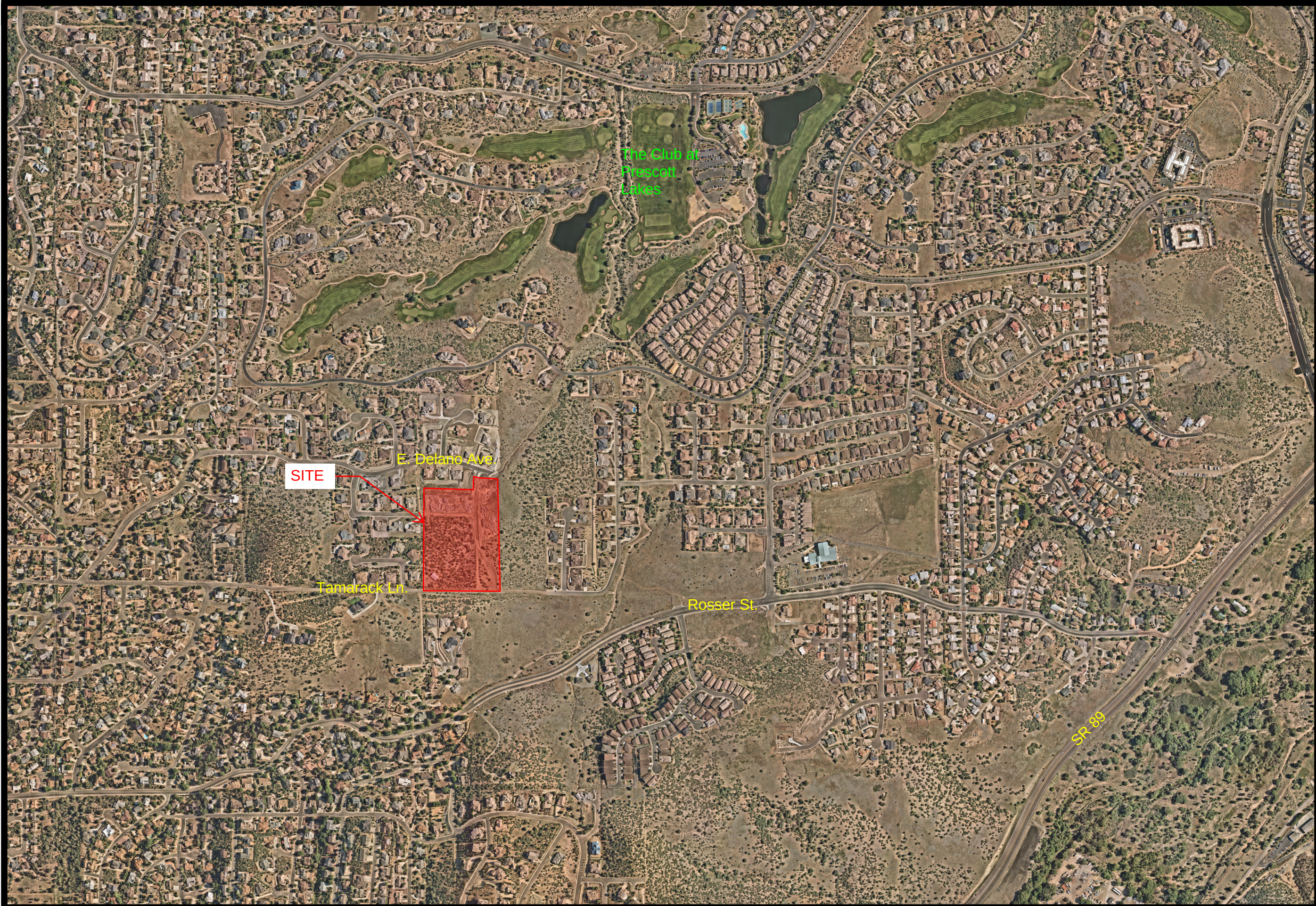
None

RECOMMENDED ACTION

MOVE to approve City Contract No. 2005-294A1

ATTACHMENTS

1. Vicinity Map 1
2. Carrington Homes_20230918_115139
3. Email Addendum



STERLING RIDGE PHASE 2
(CITY CONTRACT NO. 2005-294A1)

This map is a product of
The City of Prescott



September 18, 2023

City of Prescott
433 N. Virginia Street
Prescott, AZ 86301

Re: Sterling Ridge Water Service Agreement #2005-294 A1

Brian Ruiz,

We are requesting an extension to the above water agreement, as it pertains to Phase 2.

Sterling Ridge Phase 1 is complete along with 14 finished homes (see attached). Sterling Ridge Phase 2 was approved, but due to COVID, sky rocketing prices, material delays and uncertain economic times, it was not developed. The approved plat for Sterling Ridge Phase's 1 & 2 consists of 29 custom type lots zoned R-18.

Hopefully, this is a reasonable request. Sterling Ridge Phase 2 is an 'infill' piece of property that is ideal for the surrounding land uses. The development of Phase 2 will also help extend Tamarack Lane and loops the water.

Thanks for your consideration,



Mike Crimmins

T.C. Development

PO Box 2335

Prescott, AZ 86302

928-713-6262

mikechi@earthlink.net

(1) attachment

SITE PLAN MAP | STERLING RIDGE, PHASE 2, PRESCOTT, AZ

Capri Barney | 928.445.4457 | www.landadvisors.com



Brian Ruiz

From: Mike Crimmins <mikechi@earthlink.net>
Sent: Tuesday, October 24, 2023 1:40 PM
To: Brian Ruiz
Subject: Sterling Ridge phase 2 water service agreement

Mr. Ruiz,

As an addendum to our letter dated September 18, 2023.

TC Development is requesting a three year extension to the existing water service agreement for Sterling Ridge phase 2.

Thank you

Sent from my iPhone



TO: MAYOR AND CITY COUNCIL
AGENDA: November 7 Water Issues Subcommittee Meeting
DATE: November 7, 2023
DEPT: Public Works
ITEM #: 4.F
SUBJECT: Presentation & Discussion Regarding Comprehensive Agreement No. 1 Tenth Annual Report.

ITEM SUMMARY

Staff will provide a presentation regarding the Comprehensive Agreement No. 1 Tenth Annual Report.

BACKGROUND

In accordance with the three-party agreement among the City of Prescott, the Town of Prescott Valley, and the Salt River Project Agricultural Improvement and Power District (SRP) known as Comprehensive Agreement No. 1 (City Contract No. 2013-058), the Monitoring Committee must prepare an annual report containing, "...monitoring data, summaries, and analysis..." Similarly, the Modeling Committee, "Upon completion of the model runs...shall prepare a written report containing the monitoring data, summaries, analysis, and any recommendations for future enhancements to the model." Since the date of modeling contract execution, modeling status has been incorporated into the annual report. Please be aware, subsequent to model completion and model runs (scenarios), the Parties will determine the approach to memorialize and guide future coordinated activities.

The City maintains all the annual reports, currently one through ten, on its website at www.prescott-az.gov/water-sewer/water-management/big-chino-water-ranch-project/project-documents/

City of Prescott Staff will provide an overview of the modeling and monitoring efforts, accomplishments, and financial aspects of the annual report.

FINANCIAL IMPACT

All funding has been provided by the Parties as of Calendar Year 2020.

RECOMMENDED ACTION

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

ATTACHMENTS

None