

City of Prescott

Council Subcommittee on Water Issues



May 7, 2024 | 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 a 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 April 2, 2024 Water Issues Subcommittee Meeting Minutes.

Recommended Action: MOVE to approve the minutes as presented

B. Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 2

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

C. Presentation & Discussion Regarding Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through April 17, 2024.

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

D. Water Service Application No. WSA24-017 Submitted by Owner, Leah Beck - KL HB, LLC. Location: APN 115-06-112E, Comprising 2.14 Acres, in T14N, R02W,

Section 29, NW ¼.

Recommended Action: MOVE to approve forwarding WSA24-017 to Council for approval or denial

- E. Water Service Application No. WSA24-010 & SITE24-002 Submitted by Michael Taylor Architects, on Behalf of Owner YHD 69/OBCH LLC. Location: APN 103-20-004X, Comprising 4.89 Acres, in T14N, R01W, Section 32, NE ¼.

Recommended Action: MOVE to approve forwarding WSA24-010 to Council for approval or denial

- F. Water Service Application No. WSA23-063 Submitted by Kimley Horn and Associates, on Behalf of Owner Sarti Properties Limited Partnership. Location: APN 112-05-058B, Comprising 5.04 Acres, in T14N, R02W, Section 36, NW ¼.

Recommended Action: MOVE to approve forwarding WSA23-063 to Council for approval or denial

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 5/2/24 at 9:00 a.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: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: City Clerk
ITEM #: 4.A
SUBJECT: Approval of the April 2, 2024 Water Issues Subcommittee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the April 2, 2024 meeting.

BACKGROUND

None

FINANCIAL IMPACT

None

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. April 2, 2024 WIS Minutes



City of Prescott

Council Subcommittee on Water Issues

April 2, 2024 | 9:30 AM
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 Fruhwirth
Member Gambogi

3. PUBLIC COMMENT

None.

4. DISCUSSION & ACTION ITEMS

- A. Approval of the February 6, 2024 Water Issues Subcommittee Meeting Minutes

MOTION BY MEMBER FRUHWIRTH TO APPROVE THE FEBRUARY 6, 2024, MINUTES; SECONDED BY CHAIR RUSING: PASSED (3 - 0).

- B. Presentation & Discussion Regarding a PFAS Update.

Public Works Utility Manager Steven Olfers presented upcoming rules and regulations from the EPA.

PFAS (per- and polyfluoroalkyl substances) is an emerging contaminant found everywhere in the world and in approximately 17% of public wells in Arizona. They are a large, complex group of synthetic chemicals that have been used in consumer products around the world since the 1950's.

How do we Remove PFAS?

- remove at well (drinking water)
- remove at wastewater plant
- remove before reuse/recharge

Prescott has chosen to start treatment at the well

- can use blending (Chino well field)
- on-site treatment (Airport well field)

Member Gambogi asked if anyone is looking back at causes and contributors to PFAS and is anyone working on stopping those contributors going forward.

Mr. Olfers responded that there are a lot of things going on at the Environmental Protection Agency (EPA) regarding PFAS on both the drinking water and the wastewater sides, and they are attempting to outlaw use of PFAS or control disposal of these chemicals.

Chair Rusing commented that there is PFAS in things we use every day like lotions and makeup, we need a double pronged approach, not just blending but also look at filtration.

Mr. Olfers responded that PFAS is everywhere, and it does bioaccumulate. He outlined the focus of on-site treatment at the airport wellfield due to the absence of a blending tank. Each well serves as an entry point to the distribution system (EPDS), requiring compliance with EPA regulations. In Chino these regulations apply after the tanks, all water must be mixed to serve users. Notably, each well at the airport must be treated individually. Currently, AP wells 2 and 3 show non-detect or very low-level detections, while AP5 exceeds proposed regulations by three to four times.

Member Gambogi asked if there is any idea why the airport well 5 has higher levels.

Mr. Olfers responded it is hard to say exactly where it came from, there are a number of ideas where the PFAS comes from.

Member Fruhwirth asked if this is something that over time can grow and therefore will be left to eventually remove from all the wells.

Mr. Olfers responded it is possible.

Member Fruhwirth asked if items needed to filter, and if treatment has been budgeted for.

Mr. Olfers responded that the items have been asked for in the budget.

4 Treatment Options

- GAC (granular activated carbon)
- Ion Exchange
- Microfiltration/Reverse Osmosis
- New Source Allocation

Mr. Olfers continued that they are planning on using all the treatment options except reverse osmosis. He has attended several meetings with Arizona Department of Environmental Quality (ADEQ) and is on a monthly call with them on this topic. Other entities are already implementing treatment options and we will learn from them.

Chair Rusing asked if we have a contract with an engineering firm to design something.

Mr. Olfers responded the contract was not passed by the Council so at this point they are trying to gather as much information as possible on their own.

Upcoming Maximum Contaminate Level (MCL)

- The Environmental Protection Agency (EPA) has issued a proposed rule limiting PFAS in Drinking Water to 4 ppt (parts per trillion)
- The final rule is expected to be released in April 2024
- Detection limit is around 2 ppt
- all wells are below this level except Airport Well #5
- Chino Wells are blended to ensure compliance
- Airport Well #2 and #3 are non-detect

Chair Rusing asked since we were already blending to bring down arsenic levels, has that made a difference for PFAS levels, too.

Mr. Olfers responded blending should always help and it was helpful that the infrastructure was there to be able to blend.

Member Fruhwirth asked for a description of PFOA.

Mr. Olfers responded it is a subcategory of PFAS.

Chair Rusing commented that well 5 is downstream from the airport and is a large water producer.

Mr. Olfers responded that it is ran at a reduced capacity when it was running because the distribution system could not support its full capability, we have never seen its full potential.

Member Gambogi asked where the other wells are located and if everyone is drawing from the same aquifer.

Mr. Olfers confirmed that everyone is drawing from the same aquifer.

Member Fruhwirth asked if the city should look at buying land upstream from our wells to protect our flows from industry that could be placed nearby.

Mr. Olfers responded there are a lot of challenges.

Chair Rusing commented that Arizona Department of Water Resources (ADWR) told the city need to have wells near the recharge areas.

Mr. Olfers responded that they do not see evidence from the industry contributing to PFAS in the water, and believe it is from everyday things being used by everyone.

Member Fruhwirth commented that it sounds like a better long-term strategy to treat the water when it comes out of the ground or before it goes back into the ground.

Chair Rusing commented that she would like to revisit hiring an engineering firm.

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

- C. 2022 Water Management Policy Discussion - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through March 20, 2024.

Brian Ruiz, Water Resources and Environmental Services Manager, presented the water budget.

Residential- 2 new residential projects totaling .34 acre-feet
Commercial / Non-Residential - 7 projects approved totaling 3.07 acre-feet
A total of 14 projects approved under existing contracts for residential totaling 2.46 acre-feet.

Member Gambogi asked about the Chino Valley entries on the list.

Mr. Ruiz responded they are tracked since they are in the water service area.

Chair Rusing commented that the commercial corridor in Chino Valley is serviced by City of Prescott Water, multiple areas outside the city limits are on City of Prescott water.

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

- D. Educational Series: Presentation & Discussion Regarding Water Resource Management - Prescott Water Supplies & Service Area.

Leslie Graser, Water Resources Project Manager, presented the education topic. She showed a video from Arizona Project WET, Arizona groundwater video episode 1, The Unique Hydrological Cycle of Arizona.

Member Fruhwirth asked how the public can view the video.

Ms. Graser responded that the video can be found on YouTube, search for Arizona project WET Groundwater.

Prescott Water Supplies-Physical

- Groundwater – pumped from wells in Little Chino Sub-basin aquifer
- Surface Water - captured in Watson and Willow Reservoirs
- Reclaimed - collected at City water treatment facilities
- Imported – stored in the Big Chino Sub-basin aquifer (not pumped at this time)

City's Service Area

Potable Supplies

Inside City Limits

Outside City Limits

- Yavapai-Prescott Indian Tribe,
- Portions of the Town of Chino Valley,
- Portions of unincorporated Yavapai County
- Water hauling

Non-potable Supplies – Inside City Limits only

Chair Rusing asked how many water accounts there are currently.

Ms. Graser responded that there are 23,176 accounts inside city limits and 3,495 outside city limits.

Chair Rusing commented that Chino Valley has their own wells and also has a separate water system.

Member Fruhwirth asked why so much potable water is used for construction type services instead of using non-potable water.

Ms. Graser responded that primarily, there's an attempt to utilize effluent supplies, which are then contracted out to multiple parties. While accessing these supplies isn't necessarily easy and involves costs, there's still availability. Additionally, some cases involve connections to fire hydrants, utilizing commercial, potable water.

Member Fruhwirth asked can we use more non-potable in the future for construction type uses such as dust control to save the potable for the public.

Ms. Graser responded that the water management and operations departments have a lot of information and can get more details on what types of water is used for the different purposes. Then can have a more strategic discussion down the road with the details.

Member Gambogi asked if agriculture is covered in the water usage tracking.

Ms. Graser responded that turf is covered but not agriculture since that is not a large component in our area.

Chair Rusing summarized the water usage areas.

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

E. Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 1.

Brian Ruiz presented the 2025 General Plan Water Resources Element. The first part will focus on goals and basic structure, then will bring back the document to review.

Chair Rusing questioned the deadline for the water element.

Tammy DeWitt, Community Planner, explained the process for developing the 2025 General Plan.

Chair Rusing commented that the old General Plan did not mention preserving the headwaters of Verde River or Gila River adjudications.

Mr. Ruiz responded those will be touched on.

Mr. Ruiz provided the below goals for the subcommittee's review:

Goal 1: Maintain the highest Arizona standard for water providers- Designation of Assured Water Supplies

Goal 2: Protect local supplies, potable and non-potable, and their delivery infrastructure

Goal 3: Continue forward planning to serve existing and future supplies with available or to be acquired supply types

Chair Rusing commented that it looks like a good start, The General Plan is voter approved and needs to reflect the values of the community. Need to include things accomplished in the last few years such as changing to ductile iron water mains, now having tiered water rates to encourage conservation, changing over to smart water meters to collect data and find leaks sooner. Would like to bring attention to the unprotected Big Chino water area. Should include some elements of the 2022 water management policy, maybe send a draft for public comments to the CWAG (Citizens Water Advocacy Group) group for their review and input.

Member Fruhwirth added that she would like to highlight the future, the past is great, but would rather focus on where we are going. Would like the public to focus on the future.

Chair Rusing said sustainability and resiliency standpoint is an important aspect to include.

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

5. GENERAL ANNOUNCEMENTS FROM STAFF

Kay Sydow, Water Resource Project Manager, announced that April is Water Awareness month, a display will be available in the library. 30 tips for 30 days will be on Facebook and the water conservation website with a new water tip every day. April 20th is Earth Day.

Chair Rusing commented that during a recent presentation Ms. Sydow gave to the Yavapai College Olli program, she noticed they were very engaged and may want a more comprehensive presentation.

Member Fruhwirth stated that she likes the 30 tips for 30 days.

Mr. Ruiz commented Prescott Creeks annual clean-up will also be on Earth Day.

6. ADJOURNMENT

There being no further business to discuss, Chair Rusing adjourned the meeting at 11:03 a.m.

ATTEST:

Cathey Rusing, Chair

Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: Public Works
ITEM #: 4.B
SUBJECT: Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 2

ITEM SUMMARY

Staff will present a draft version of the Water Resources element of the General Plan in order to seek feedback and comment in regard to the Water Resources element. Comments from the WIS Subcommittee regarding the draft outline and presentation provided during the April 2, 2024 WIS meeting have been incorporated into the draft document.

BACKGROUND

According to A.R.S. 9-461.05, water resources is a required element of the General Plan and must address the following:

- (a) The known legally and physically available surface water, groundwater and effluent supplies.
- (b) The demand for water that will result from future growth projected in the general plan, added to existing uses.
- (c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

The water resources element draft document has been prepared with the intent of meeting the standards of A.R.S. 9-461.05 and also addresses local requirements regarding conservation, water policy, and long-term water management. Attachment 1 provides the Water Resources element draft document to be covered in the presentation. The water resources element will be located in the Resiliency and Sustainability Chapter of the 2025 General Plan.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

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

ATTACHMENTS

1. GP_WATER RESOURCES_04292024

WATER RESOURCES

INTRODUCTION & WATER REGULATIONS

Water availability is crucial to maintaining a healthy economy and high quality of life. Groundwater pumped from the aquifer at two well field locations are the primary water source for the City. Precipitation is the natural mechanism that supplies the water in the aquifer but the City augments replenishment of the aquifer through recharge of treated effluent and surface waters from two of the City's reservoirs. Being in the Prescott Active Management Area and also having a Designation of Assured Water Supplies, the City is regulated by Arizona Department of Water Resources (ADWR).

1980 Groundwater Management Act

Under the Arizona Groundwater Management Code of 1980, the State of Arizona established five active water management areas. The City of Prescott water service area is located within the Prescott Active Management Area (PrAMA), along with Prescott Valley, Chino Valley, Dewey-Humboldt and the County. (Figure 1).

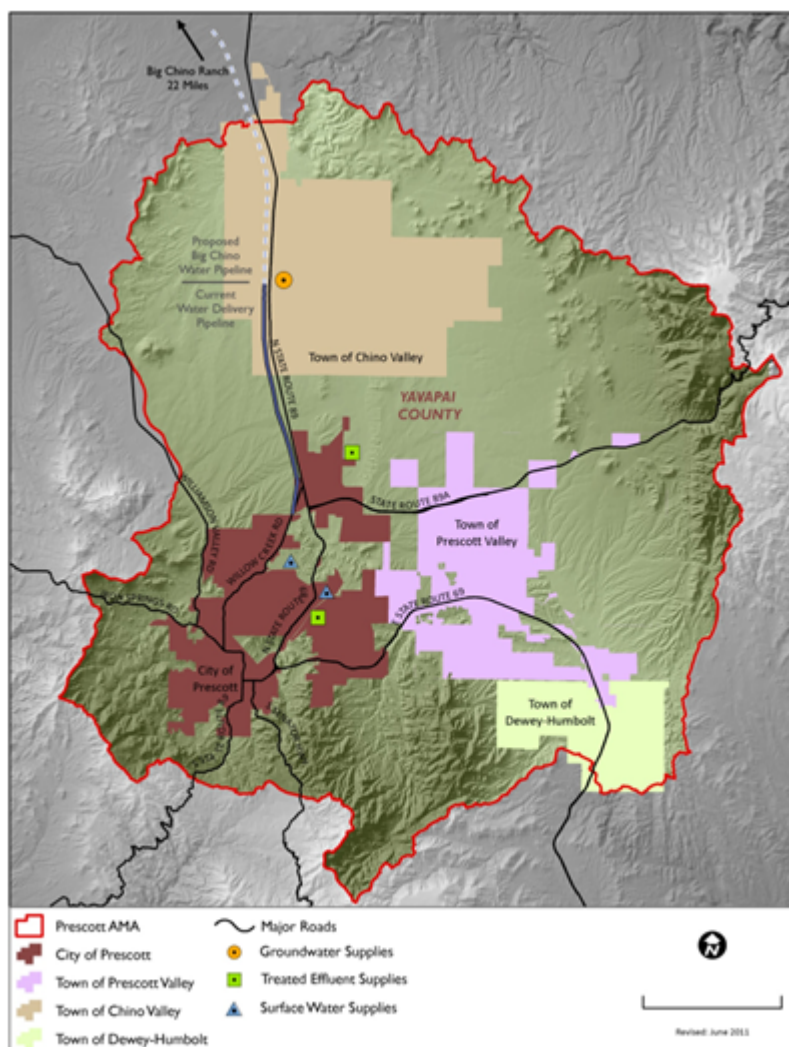


Figure 1 - Prescott AMA

Communities within active management areas withdraw groundwater based on legal rights, goals and policies established by law and must demonstrate a 100-year assured water supply (AWS) through a program directed at new development. Management plans administered by the Arizona Department of Water Resources (ADWR) establish a water management strategy emphasizing conservation, replacement of existing groundwater, renewable supplies, recharge, and water quality management by all providers within the AMA.

In 1998, ADWR determined that the PrAMA was no longer at safe yield. Safe yield is defined as a water management goal which attempts to achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in an AMA and the annual amount of natural and artificial recharged in an AMA. (A.R.S. §45-561.12) Based on ADWR projections, the current rate of net drawdown is not sustainable over the long term. The Fourth Management Plan for the PrAMA set the goal of Safe Yield by 2025. However, the PrAMA will not reach that goal by that timeline.

Private domestic wells which pump less than 35 gallons per minute (gpm) are exempt from the 1980 Groundwater Code. According to ADWR's Prescott AMA Assessment, exempt wells have increased steadily from 4,560 in 1985 to 12,900 in 2020. A majority of exempt wells are located in unincorporated portions of Yavapai County and the Town of Chino Valley. To obtain the goal of safe yield, the proliferation of exempt wells will need to be addressed through a collaborative effort within the PrAMA.

Due to the restrictions imposed by the 1980 Groundwater Management Code and the 1998 ADWR declaration of Groundwater Mining (being out of safe yield), communities within AMAs must demonstrate a 100-year assured water supply (AWS) in order to approve a new subdivision. The City can provide water within its service area due to its Designation of Assured Water Supplies.

ADWR Assured Water Supplies

Since 1999, the City has had a Designation of Assured Water Supply from ADWR. To achieve this designation the City had to prove it has a secure water supply now and in the future. The Decision and Order (D&O) sets the water portfolio for the City based on existing, committed, and projected demands within the City Service Area shown in *Figure 2* below.

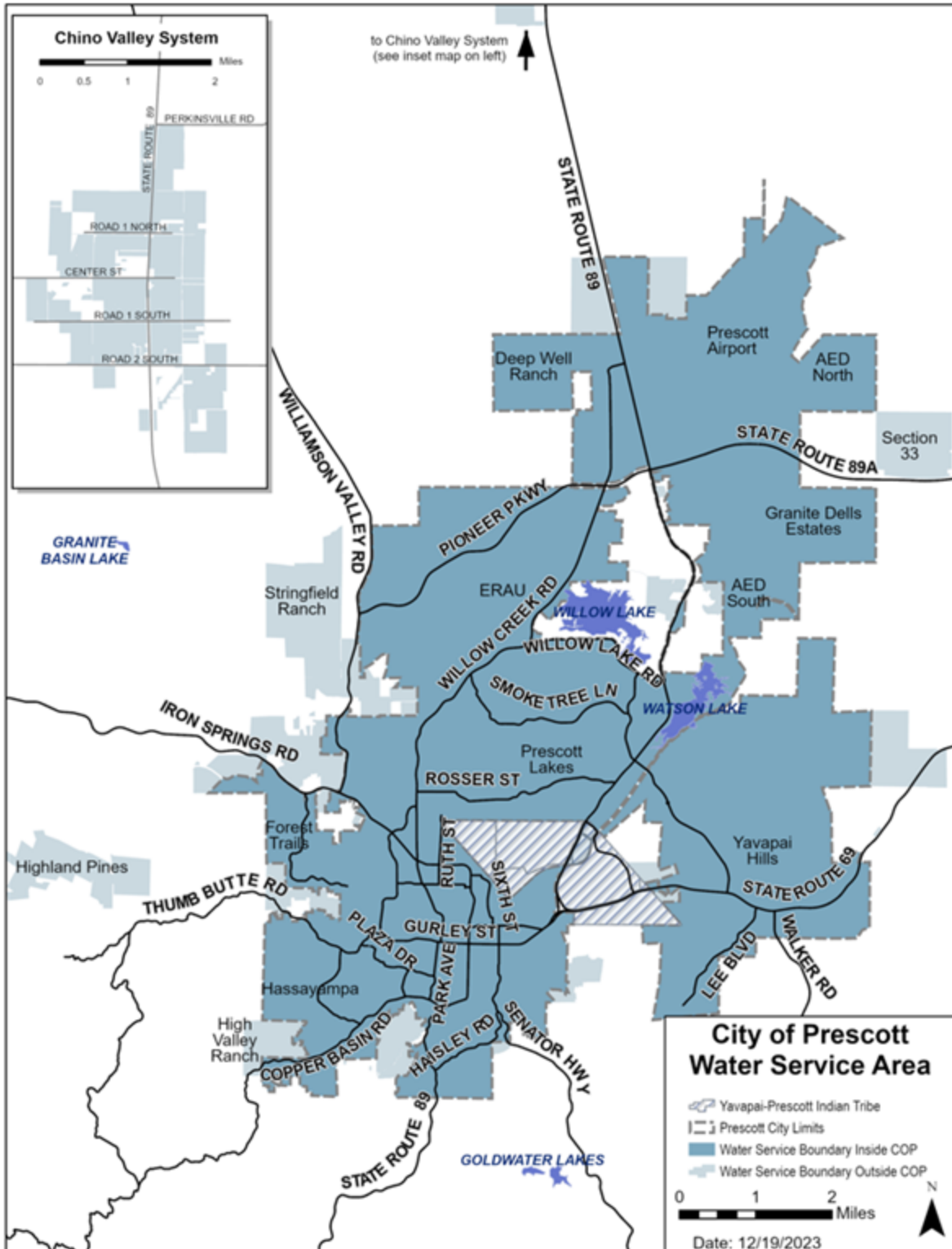


Figure 2 - Water Service Area

ADWR has seven criteria which must be met for this requirement:

1. The water supply must be physically available for 100 years.
2. The water supply must be legally available for 100 years.
3. The proposed supply must be continuously available for 100 years.
4. The water must be of adequate quality for the proposed use (regulated by ADEQ).
5. The water use must be consistent with the management goal of the AMA.
6. The water use must be consistent with the management plan of the AMA.
7. The applicant must demonstrate the financial capability to construct any necessary water storage, treatment, and delivery systems.

AWS Rules require the use of primarily renewable supplies, such as reclaimed water. However, AWS Rules do allow for a certain volume of groundwater to be used as a mechanism to help municipal providers transition from groundwater to renewable supplies.

The City's most current Designation and Order (D&O) is from 2009. A submittal to ADWR in December 2021 for a modification to the 2009 D&O is under review. Figure 3 below shows the water demands included in the modified D&O, although this is still under review by ADWR.

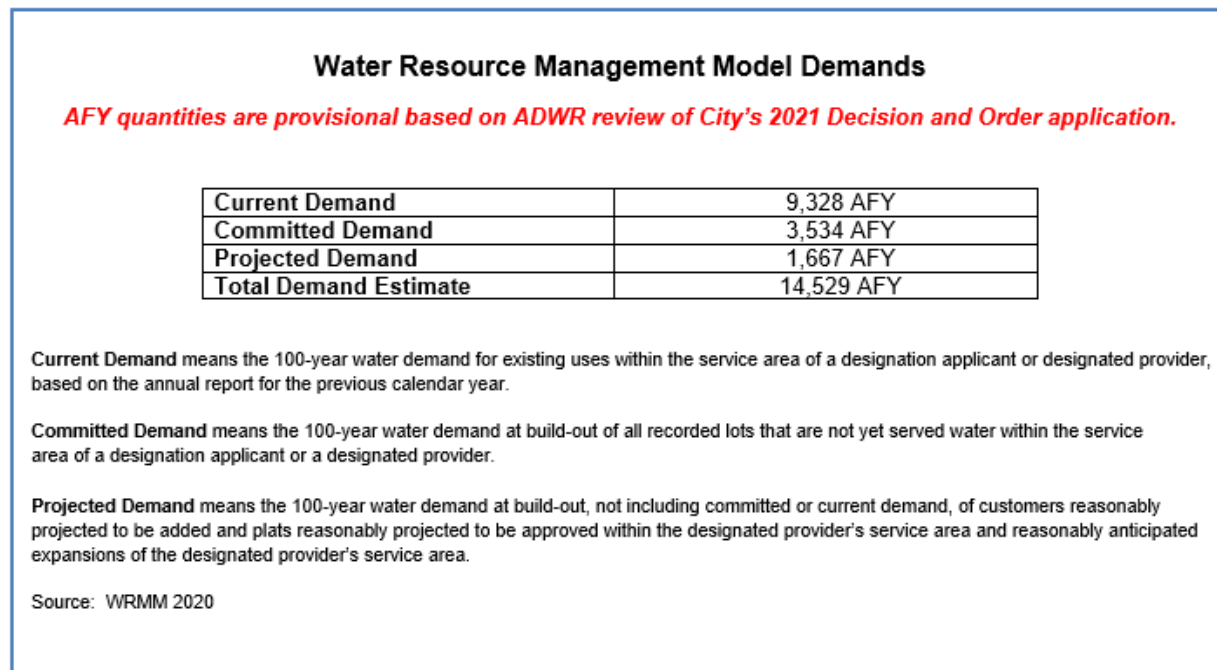


Figure 3 - 2021 D&O Demands

As discussed above, ADWR requires that water supplies are shown as continuously and legally available for 100-years to be included in the D&O. Per the 2021 modified D&O application, the City is currently showing 16,912 AFY of continuously and legally available groundwater and stored and recovered (surface water and treated effluent) supplies. There are a number of subdivisions that the City has promised water to, either through a Water Service Agreement or a Development Agreement. These commitments fall in either the committed or projected demand category, depending on whether each development has

obtained a plat or not. *Figure 4* below shows several of the larger subdivisions and master plan areas where the City has water obligations with high numbers of single-family or multi-family units that have not yet been constructed. Commercial and other supporting developments such as schools and hospitals will also be needed in these areas to support future population growth.

Subdivision/Master Plan	Total Potential Accounts	Number Existing Accounts	Number Future Accounts
Deep Well Ranch	10010	502	9508
AED	4124	0	4124
Granite Dells Estates	1272	593	679
ASLD Unplatted	912	0	912
The Peaks Unit 1&2	562	0	562
Eastwood Preliminary Plat	390	0	390
Stringfield Ranch	340	0	340
South Ranch Preliminary Plat	202	0	202
<i>Source 2023 Water Resource Management Model</i>			
Note: List shows the largest potential future demand areas but is not comprehensive of all future development			

Figure 4 - Future Development

Gila Adjudication

The Gila Adjudication refers to the legal process that addresses water rights in the Gila River Basin. The Gila River Basin is a significant watershed in the southwestern United States, encompassing parts of Arizona and New Mexico. The adjudication process involves a court proceeding where evidence is presented, and legal arguments are made to determine the rights of different parties to use water from the Gila River and its tributaries. This process aims to provide clarity and certainty regarding water allocations, which is crucial for effective water management and planning in the region. The outcome of the Gila Adjudication will have significant implications for water management, agriculture, urban development, and environmental conservation in the Gila River Basin and surrounding areas.

The City of Prescott has multiple Statement of Claimants for the Verde River Watershed which is a tributary to the Gila River. The earliest claim dates to 1864, and in all a total of 30 claims have been filed with the Arizona Department of Water Resources on September 7, 2021. The claimed rights range from 0.99 to 1000 in acre-feet and are used principally for irrigation and stock pond rights. They were assigned to the City of Prescott by J.W. Kieckhefer Foundation as part of the purchase of the Big Chino Water Ranch.

Goal 1: Maintain the highest Arizona standing for water providers – Designation of Assured Water Supplies

- Strategy 1.1 Complete renewal of Decision and Order o. 86-401501
- Strategy 1.2 Meet ADWR Regulatory requirements for permits and plans held by the City as an entity within the Prescott AMA.

LOCAL SUPPLIES & INFRASTRUCTURE

Water supplies as recognized in the City's D&O, include groundwater, surface water and treated effluent supplies used for recharge & recovery. Groundwater is the largest water supply within the City's water portfolio. The water distribution system includes the following components: Groundwater is currently pumped from 8 wells operated by the City's Public Works Water Operations division. The water distribution system includes the following components:

- Five production wells in Chino Valley
- Three production wells near the Airport
- 55 linear miles of transmission and 507 linear miles of distribution pipeline
- 37 Pump Stations
- 26 Water Storage Tanks
- Chino Valley Water Production Facility Improvements (under construction as of 2024)
- Intermediate Pump Station (under construction as of 2024)
- Eight basin Underground Storage Facility (Recharge Basins)

The Intermediate Pump Station and Chino Valley Water Production Facility improvements are scheduled for completion in the first quarter of 2025. The addition of these facilities will constitute a major capacity increase to the City's pumping and water storage capacities while also reducing water pressures by approximately half for over 75,000 feet of transmission mains.

The City has surface water supplies through its water rights associated with Watson and Willow Reservoir. The City has a legal entitlement to discharge up to 3,861.26 AFY plus 965 AFY for Transportation Losses, not to exceed 4,826.26 AFY, from the reservoirs for municipal use. The City implements this water right by routing surface water from Watson and Willow Lake reservoirs to the recharge basin facility near the WWTF. Since surface water supplies are subject to variation in precipitation in any given year and are not constant, the City's recognized water allowance in the D&O is lower than the City's water right. This provides a buffer for years of low precipitation where the City chooses to recharge lower amounts to maintain a recreational and environmental pool in the reservoirs. It is also necessary to consider potential storm water flows from storm events when gaging the reservoir levels.

Treated wastewater (effluent), like surface water supplies, are used for reducing demand on groundwater supplies. The City has supplied effluent to golf courses and civil construction contractors within the municipal service area prior to and after it was required by the 1980 Groundwater Code. Like surface water supplies, effluent not contracted for direct use by golf courses and construction/industrial users is sent to the recharge facility for underground storage and replenishment of the aquifer. The City of Prescott has operated the Sundog Wastewater Treatment Plant (WTP) since 1934.

The City has operated the Airport Water Reclamation Facility since 1988. The facility is capable of treating up to 3.75 million gallons per day (MGD) of domestic and industrial wastewater from the Airpark Industrial Area. A major expansion in 2014 added capacity for increasing wastewater flows. Class A+ effluent is produced and utilized for golf course irrigation and for recharging the aquifer through recharge facilities located on-site. Because the Sundog WTP and the Airport Water Reclamation Facility combine the effluent used to recharge the basins, the effluent is Class B+. Between Calendar Years 2000 and 2022, the

City has delivered an average of 3,759 acre-feet per year of effluent. In 2005, a voter initiated and approved Proposition 400 (Prop 400, abbreviated), requires all effluent generated by development in newly annexed areas equal to or exceeding 250 acres be used for permanent recharge.

One of the challenges that the City will face in the coming years will be the maintenance cost of keeping aging infrastructure functioning in both potable and wastewater systems. It has been standard procedure for the City to replace water and sewer lines when new roadways are constructed due to the high failure rate of the old lines after exposure and vibration due to roadway work. Leaks and failing infrastructure due to infrastructure being older than the material life expectancy is also a frequently encountered issue for the City. Each year, the City budgets monies for the replacement of aging water infrastructure to address areas of concern. Ductile iron pipe is replacing plastic pipes, thereby reducing loss.

Big Chino Water Ranch

Among the City's water portfolio is the legal right to import up to 8,068 acre-feet per year from the Big Chino Sub-basin (ARS §45-555E and F). Since 2004, the City and Town of Prescott Valley (Prescott Valley) have entered into an Intergovernmental Agreement (IGA) for the cost participation and sale of water. The City purchased the Big Chino Water Ranch in partnership with Prescott Valley in 2004. The project consists of the following elements.

- 11 Wells and 2 One Million Gallon Tanks within the Well Field
- 23 linear miles of 36" gravity pipeline
- 7 miles of 30" pressure pipeline
- Highway 89 Pump Station
- Improvement to Chino Valley Water Production Facility

Serving the anticipated population growth with potable water has been considered and incorporated in the City's Alternative Water Budget and in ADWR Management Plans for the PrAMA. Importation of Big Chino water supplies could help to balance the overdraft and assist in meeting the goal of safe-yield. However, even with importation, collaboration with all PrAMA partners to establish water strategies will be required to meet safe yield.

Construction plans were prepared and partial easements for pipelines were obtained prior to the project going on hold in 2010. In 2024 the City contracted for an update to the cost estimate and a pipeline alignment evaluation between the well field and Highway 89. The preferred alignment for the project was revised to continue on Big Chino Road through Paulden instead of routing south along N. Feather Mountain Road in the original alignment. A baseline cost of \$261,560,000 was determined in the updated cost estimate for the project. Based on the IGA between the City and Prescott Valley, \$141,503,960 would be the City's cost and \$120,056,040 would be Prescott Valley's cost per the agreement.

Significant factors bearing on the importation of water through Big Chino Water Ranch include monetary, social and environmental issues. Economic factors include the cost of infrastructure, methods of financing and legal issues over water rights. Social impacts include the effects on quality of life and public services

caused by population growth made possible by imported water. Environmental considerations include the possibility of affecting surface water flows and increased urbanization, which may in turn affect land, habitats, and air quality.

Regional Water Supply Planning

Population growth and development anywhere within the PrAMA will affect the aquifers and the PrAMA goal of reaching safe-yield. There are specific challenges to attaining and maintaining safe-yield:

- population growth and resulting increases in aquifer draw-down
- drilling of new exempt wells within the Prescott AMA

According to the Arizona Department of Water Resources, there are now over 12,900 exempt wells in the Prescott Active Management Area, estimated to serve approximately 25,000 customers. In addition, the aquifer has multiple jurisdictions drawing upon it, which complicates achieving coordinated water management policies and practices to collectively contribute to safe-yield for the entire PrAMA. Development patterns and policies in other jurisdictions within the PrAMA differ from those of the City of Prescott. The City anticipates the need to continue to work regionally to achieve and implement a successful management strategy. Multiple regional collaboration opportunities exist, such as Regional Master Water Planning and Regional Storm Water Recharge strategies.

Goal 2. Protect local supplies, potable and non-potable, and their delivery infrastructure.

- Strategy 2.1 Heighten the collaboration of City water and wastewater operations with WRMM to elevate Goal 2.
- Strategy 2.2 Seek partnerships for the development and collaboration on regional water supply planning.
- Strategy 2.3 Develop Big Chino Water Ranch land management, construction time frames, and funding strategies to offset pumping in the Prescott AMA.

PLANNING FOR THE FUTURE

Water Resources Management Model

To meet the intent of the adopted 2025 General Plan, the City and its Consultants continue to work toward long-term water resource management, updating its efforts to use more current tools and approaches. The first step was the building of a data repository that would better link land and water demands. This approach seeks the ability to run various scenarios (e.g. changes in either customer demands or available supplies, policy implications, etc.) to assess various possible futures. It is also important to incorporate available Geographic Information Systems (GIS) as a tool to manage the large datasets and be able to display them for internal use, as well as at Council-level community discussions. The Water Resource Management Model (WRMM) was created for this purpose. The initial version of the WRMM was based on the City's water service area boundary. Next a version was created which incorporated the 2025 General Plan boundary and a final version was created to handle the data as required by state statute and rules for the updating of the City's Designation of Assured Water Supply (DAWS). The WRMM is updated annually to include the previous year's billing data. Currently, the WRMM is used to aid in providing City Council information to understand supply and demand data for determination of water budgets. In the future, when more detailed procedures are developed for uses of the WRMM, it will become a more useful tool for setting water budgets, compliance with DAWS regulations, and meeting the objectives of the General Plan.

Water Policy

On April 26, 2022, the City Council approved a new water management policy as a guide for new developments and how water is allocated to them. The intent of the policy is to support responsible growth and development and to support ADWR's goals and management strategies to work towards safe-yield. Here is the link to the Water Policy Webpage to view the current water budget and projects that have been approved: <https://prescott-az.gov/water-resource-mgmt/water-policy/>

Water Conservation

The City's existing water conservation program encourages Water Smart practices. This program is currently posted on the City's website (<https://prescott-az.gov/water-resource-mgmt/conservation/>) There is also a new website devoted entirely to water conservation. Launched in March of 2023, the website, www.prescottwater.com, includes the latest rebate application, tips on how to conserve water both inside and outside the home, current events and blog posts.

Conservation measures presently yielding water savings include direct use of treated wastewater, effluent, primarily for irrigation but also industrial purposes, reducing the amount of lost and unaccounted for potable water by increasing the efficiency of the City's distribution system, maintaining financial incentives for conservation, and furthering public education. Proposed new policies will require careful formulation and subsequent adoption through a public process. Trends in water consumption show greater seasonal use in the summer. Continuing efforts are being made to reduce outdoor water use through turf replacement incentives, rain barrels, and rain gardens.

Advanced Metering Infrastructure

The City has begun the effort to update the water system to incorporate Advanced Metering Infrastructure (AMI). AMI is an integrated system of water meters, communication networks and data management systems that enables two-way communication between meter endpoints and utilities. AMI features a network of smart water meters and intelligent infrastructure that provides continuous and historical data to improve system intelligence, visibility, automation and control. These systems increase water conservation by enhancing meter reading efficiency, assuring long-term meter accuracy, improving customer service processes, and supporting security to deter tampering. In 2023 the City was awarded a three-million-dollar Water Infrastructure Finance Authority (WIFA) grant for the implementation of Advanced Metering Infrastructure (AMI) throughout the City's Water Service Area.

PFOS & PFAS

Since the Environmental Protection Agency (EPA) has released the proposed Maximum Contaminate Levels (MCLs) for chemicals known as PFAS, Utilities Staff have been evaluating the impact that this proposed rule would have if it is promulgated in its current iteration. Using guidance from the EPA, the only ground water source that may be above these proposed MCLs is Airport Well #5. Unfortunately, the PFAS concentrations in this well exceed all the proposed MCLs. The other Entry Points to the Distribution System (EPDSs) that include EPDS 11 (water from the combined wells of the Chino Wellfield), Airport Well #2, and Airport Well #3 are below the proposed MCL for all sections of the proposed rule. Even with Airport Well #5 out of

service, the system will be able to meet summer demands as of 2024.

An evaluation of the blending plan for the Chino Wellfield is currently underway. This plan will take into account the total flows of the wells, as well as the concentrations of PFAS and Arsenic. All the combinations of the different wells should not provide PFAS or Arsenic concentrations that are over the proposed MCLs for PFAS nor the current MCL for Arsenic. While this plan is still in draft, there is still some work to be completed. However, early numbers look promising.

Water Resources Long-Term Management Plan

On November 21, 2023, the Mayor's Commission for Water Policy Review and Monitoring finalized a companion recommendation to the 2024 Water Management Policy as listed below.

It is recommended the City begin the process to develop a long-term water management plan, incorporating the water resource management model and appropriate legal documents. With the Commission identifying disconnects in the 2022 policy, i.e. recommendations for or concerns with 16 of 22 policies within the documents text (pages 1-15 and attachments), as well as other comments, it is evident the City is lacking a long-range water management plan to carry the City's water health and safety when there are changes from one elected and leadership bodies to another. The 2022 policy may bridge the City while a long-term plan is developed and aligns with its pending Decision and Order of Assured Water Supply (DAWS), which is currently under review with ADWR. Alignment with the City's 2025 General Plan will also be important. Note that the City's service area extends outside of its General Plan area. The Commission requested a date for this recommendation. Staff assessed related work items and proposed a plan outline by July 31, 2024.

This recommendation was approved by City Council on March 26, 2024. The development of a comprehensive long-term water management plan will need to consider many aspects including water supplies, demands, management strategies and goals, conservation, climate change, emergent containments, and implementation and monitoring. Many of the aspects discussed in this water element will need to be included in the plan and partnership with other PrAMA members will be crucial. Some of the critical components and questions that need to be addressed and resolved by the plan include:

- Water Conservation – The City has a comprehensive water conservation program including a rebate program. What other measures and goals need to be included in the program to meet future objectives such as reduced outdoor water use? For current water conservation program information visit: <https://prescott-az.gov/water-resource-mgmt/conservation/>
- Green Storm Water Infrastructure – The utilization of vegetation to slow water has the benefit of increased water quality and enhanced recharge to the aquifer. How can the City utilize green storm water infrastructure to improve water quality and aquifer health? For more information see the Water Quality Section at <https://prescott-az.gov/wp-content/uploads/2023/11/ccr-ry2022.pdf>.
- PFAS/PFOS – In April of 2024, the EPA announced the Maximum Contaminate Levels (MCLs) for PFAS/PFOS chemicals. At that time the City was able to meet all MCLs through blending and removing one well from operations. However, moving forward what is the best

way to mitigate the potential for PFAS/PFOS in the potable drinking supply? Will the City need to treat effluent prior to recharge into the aquifer? See [epa.gov/pfas/pfas-explained](https://www.epa.gov/pfas/pfas-explained).

- Advanced Water Purification (AWP) – Being utilized throughout the world and moving forward in several communities within Arizona, AWP is an effective way to provide alternative water, reduce groundwater pumping and treat emergent containments such as PFAS/PFOS. Is AWP a future consideration for the City?
- Big Chino Water Ranch (BCWR) - This source of water could have a major impact on the water security of the City and the PrAMA. But can we overcome the challenges to allocate this water source in a manner that will be socially, environmentally, and economically acceptable?

Goal 3. Continue forward planning to serve existing and future supplies with available or to be acquired supply types.

- Strategy 3.1 Exercise and improve the City's Water Resources Management Model (WRMM) data repository and analysis tool, on a yearly basis.
- Strategy 3.2 Develop a long-term management plan that links both ADWR requirements and City needs for secure, sustainable, and sufficient water supplies.
- Strategy 3.3 Investigate and commence planning of supply types such as stormwater and reclaimed reuse.
- Strategy 3.4 Continue to develop the Water Conservation program to lower outdoor water use, identify grant opportunities for conservation programs, and develop additional metrics to measure results.



TO: MAYOR AND CITY COUNCIL
AGENDA: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: Public Works
ITEM #: 4.C
SUBJECT: Presentation & Discussion Regarding Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through April 17, 2024.

ITEM SUMMARY

Review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between January 1, 2024 and April 17, 2024.

BACKGROUND

The Amended 2022 Water Management Policy, Policy 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for January 1, 2024 through June 30, 2024 for residential projects was 25 acre-ft/year and the budget set for non-residential projects was also 25 acre-ft/year.

Between January 1, 2024 and April 17, 2024, three new residential projects were approved. The total remaining residential budget is 24.49 acre-ft.

Between January 1, 2024 and April 17, 2024 a total of 9 non-residential projects were approved. The estimated demand for each was under the threshold of 1 acre-foot/year (per previous Water Management Policy) and they were all administratively approved. The total remaining non-residential budget is 21.07 acre-ft.

Between January 1, 2024 and April 17, 2024 a total of 16 projects were approved under existing contracts. Most of these were new single-family homes located primarily within Groundwater Subdivisions. The total number of residential dwelling units approved under existing contracts was 15. Also included is a 59-unit RV park facility with a water consumption of 5.9 acre-feet year (AFY). The total volume of water administered by existing contracts is 8.53 AFY. Projects under existing contracts are not included in the water budget (Policy 9).

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Water Approval Tracking 4-17-2024

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	The Preserve	B2312-095	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-011	2/6/2024
2	RESIDENTIAL	Meadowridge	B2401-002	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-020	3/14/2024
3	RESIDENTIAL	Cliff Rose	B2308-014	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-027	4/12/2024
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							

TOTAL APPROVED	0.51
TOTAL BUDGET	25.00
TOTAL REMAINING	24.49

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	ENG2312-017	0.70	ADMIN - Commercial under 1 AFY	1/23/2024
2	Commercial	NEW COMMERCIAL	B2309-005	0.33	ADMIN - Commercial Under 1 AFY	1/29/2024
3	Commercial	NEW COMMERCIAL	PENDING	0.14	ADMIN - Commercial Under 1 AFY	1/30/2024
4	Commercial	NEW COMMERCIAL	PENDING	0.34	ADMIN - Commercial Under 1 AFY	1/30/2024
5	Commercial	NEW COMMERCIAL	PENDING	0.19	ADMIN - Commercial under 1 AFY	2/13/2024
6	Commercial	NEW COMMERCIAL	B2402-044	0.52	ADMIN - Commercial under 1 AFY	2/26/2024
7	Commercial	NEW COMMERCIAL	PENDING	0.85	ADMIN - Commercial under 1 AFY	3/11/2024
8	Commercial	NEW COMMERCIAL	WSA24-016	0.53	ADMIN - Commercial under 1 AFY	3/1/2024
9	Commercial	NEW COMMERCIAL	WSA24-004	0.33	ADMIN - Commercial under 1 AFY	1/29/2024
10						
11						
12						
13						
14						
15						
16						
17						
18						

TOTAL APPROVED	3.93
TOTAL BUDGET	25.00
TOTAL REMAINING	21.07

Please see Page 1 for Residential Projects

WATER POLICY TRACKING TABLE
APPROVED PROJECTS - UNDER EXISTING CONTRACTS

PERMIT TYPE		# OF RES UNITS	PERMIT NUMBER	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD
Residential	NEW SINGLE FAMILY	1	B2312-132	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	1/2/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	ENG2312-024	0.17	N/A Existing Contract/Agreement	MOLLIE RAE ESTATES	1/3/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2207-151	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	1/10/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	ENG2401-006	0.25	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	1/11/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	ENG2401-017	0.17	N/A Existing Contract/Agreement	MESA VIEW SOUTH	1/18/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	ENG2401-018	0.17	N/A Existing Contract/Agreement	MESA VIEW SOUTH	1/18/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2312-032	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	1/30/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2311-025	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/1/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2402-020	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2401-104	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2401-154	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2402-050	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/15/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2402-079	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	3/12/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2402-063	0.17	N/A Existing Contract/Agreement	GROUNDWATER SUBDIVISION	2/20/2024	WRMM MULTIPLIER
Residential	NEW SINGLE FAMILY	1	B2402-027	0.17	N/A Existing Contract/Agreement	ESTANCIA DE PRESCOTT	3/6/2024	WRMM MULTIPLIER
Commercial	NEW COMMERCIAL	0	ENG1901-013	5.9	N/A Existing Contract/Agreement	WSA18-00002, 1997-183-A1	4/5/2024	Other

	Number of Projects	Res Units	AF
Total Residential	16	15	8.53
Total Commercial	0	0	0.00

Existing Entitlement for water can be in the following forms:
Groundwater Subdivision - Committed demand to platted areas as of 1998
Contract - Recorded agreement with the City for an allocated amount of water for a project of project area.



TO: MAYOR AND CITY COUNCIL
AGENDA: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: Public Works
ITEM #: 4.D
SUBJECT: Water Service Application No. WSA24-017
Submitted by Owner, Leah Beck - KL HB, LLC.
Location: APN 115-06-112E, Comprising 2.14
Acres, in T14N, R02W, Section 29, NW ¼.

ITEM SUMMARY

This water service application is for a 36-site RV park. The site is located on Iron Springs Road, between Granite Shadows Dr. and Williamson Valley Rd., directly across from Vyne Street. 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 WRMM multiplier. The RV park will utilize existing trees and natural landscape as much as possible and there is little outdoor water use anticipated. The water use for the RV's and onsite facilities is estimated at 0.10 acre-feet per year for each RV hookup. The total anticipated usage estimate is 3.6-acre feet per year.

Per the existing 1965 Water Service Agreement for Iron Springs, the project is entitled to up to 15 connections based on the agreement for a total of 1.5 acre-feet per year of water. Approval of this request would provide an additional 2.1 acre-feet per year of water for the project's proposed 36 RV unit hookups. The project is located within the City of Prescott and water from the City's portfolio can be used for this purpose per the current Water Management Policy.

Applicant has completed the following:
Application Received: February 28, 2024
Submitted All Documents: February 28, 2024
Planning and Zoning Commission: April 11, 2024
Water Issues Subcommittee: May 7, 2024
City Council: May 28, 2023 (Tentative)

FINANCIAL IMPACT

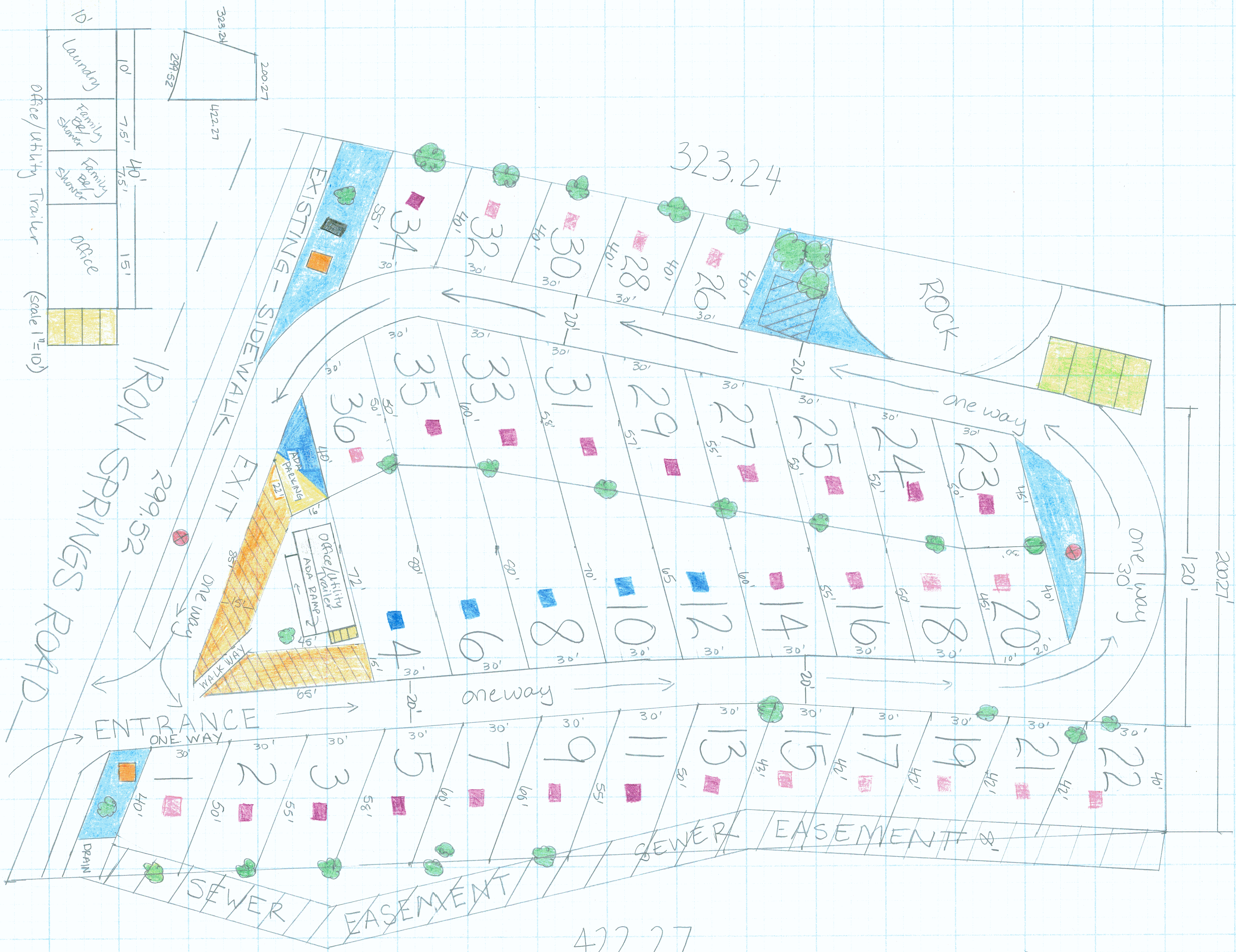
None at this time.

RECOMMENDED ACTION

MOVE to approve forwarding WSA24-017 to Council for approval or denial

ATTACHMENTS

1. Prescott RV Park Site Plan 1-1-2024
2. 36 Site RV Park Map

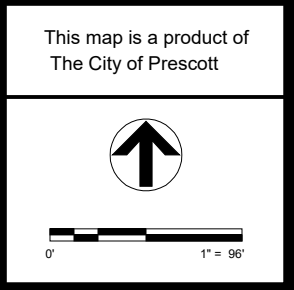


Preliminary Site Plan
Parcel 115-06-112E
Owner: KLHB, LLC / Leah Beck, member
1646 IRON SPRINGS ROAD PRESCOTT, AZ 86305
1/8/2024

- KEY
- SCALE = 3/4" = 20'
- Temporary Check-in / RV Parking
 - Fire Hydrant (2)
 - Tree
 - Gazebo / Ramada
 - Common Area
 - Bike Rack
 - 65' + parking
 - ADA parking
 - Employee Parking
 - Trash / Dumpster
 - 50' + parking
 - 40' + parking
 - Park Sign



36-site RV park
APN: 115-06-112E
2.14 Acres





TO: MAYOR AND CITY COUNCIL
AGENDA: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: Public Works
ITEM #: 4.E
SUBJECT: Water Service Application No. WSA24-010 & SITE24-002 Submitted by Michael Taylor Architects, on Behalf of Owner YHD 69/OBCH LLC. Location: APN 103-20-004X, Comprising 4.89 Acres, in T14N, R01W, Section 32, NE ¼.

ITEM SUMMARY

This water service application is for a 254-room hotel. The site is located on E State Route 69 and E Old Black Canyon Highway. The site is currently undeveloped but has recently undergone grading and drainage improvements.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application shall be submitted in conjunction with the project's formal planning application to be reviewed by either the Planning and Zoning Commission, or the Board of Adjustment. In the event the project scope does not require planning application per the Land Development Code, then the WSA application submittal package shall include a basic site-plan if exterior improvements are included in the project scope, or a basic floorplan to be reviewed by City staff. The intent of the basic site plan or floorplan is to provide enough information for staff to evaluate water demand and to assess the basic improvements associated with the site to evaluate the water request.

A demand analysis was prepared by the Applicant, using billing records. The anticipated water usage for the project includes the hotel and landscaping. Arizona Department of Water Resources recommends a multiplier of 1.5-acre feet per year for landscaping. The proposed indoor usage is 25.4-acre feet per year, and the proposed landscaping usage is 1.03-acre feet per year. The total anticipated usage estimate is 26.43-acre feet per year. Per Water Application Guideline 14, no single WSA application will be approved for water usage estimates greater than 50% of the remaining semi-annual Water Budget. Projects that request more than 50% of the remaining semi-annual water budget may:

- a. File a WSA application to be considered when the next Water Budget is available.
 - b. Appeal the 50% rule. The applicant shall demonstrate the benefits to the City such as job creation, wages, sales tax, economic impacts, or other benefits to the City.
- All such requests shall be reviewed by the Water Issues Subcommittee and the Council. If City Council grants an appeal, the amount of water granted in the appeal would be included in the annual water assessment to City Council.

The applicant has requested an appeal of the 50% rule. Attachment 3 includes the appeal letter prepared by the applicant.

Applicant has completed the following:
Application Received: January 25, 2024
Submitted All Documents: January 25, 2024
Planning and Zoning Commission: April 11, 2024

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

MOVE to approve forwarding WSA24-010 to Council for approval or denial

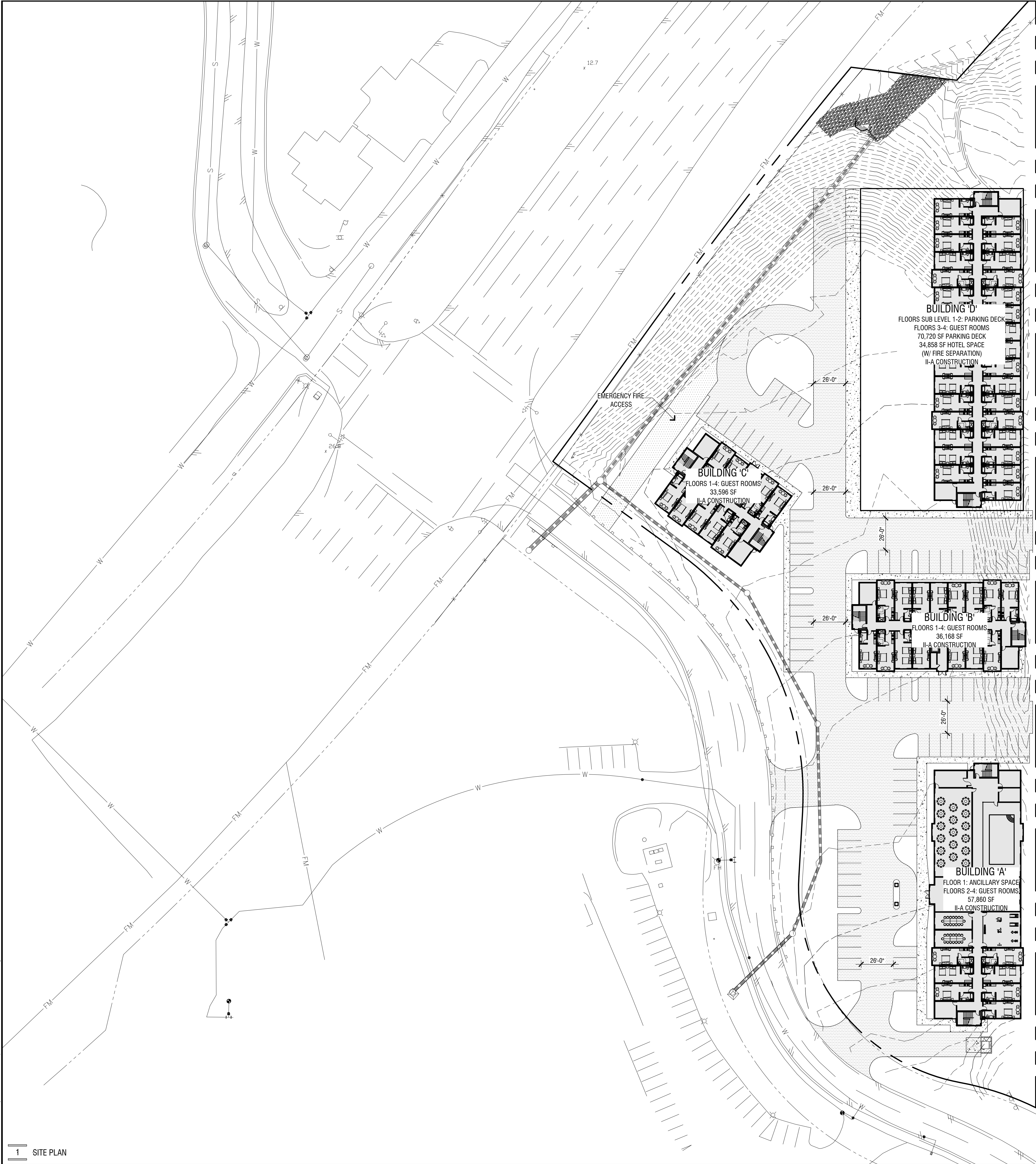
ATTACHMENTS

1. Hwy 69 Hotel Site Plan
2. Hwy 69 Hotel Map
3. WSA Appeal letter

THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON COVER SHEET, & ANY OTHER DOCUMENTATION AS SUPPLIED BY THE ARCHITECT & CONSULTING ENGINEERS. ALL OF THE PROJECT DOCUMENTS REPRESENT AN ALL ENCOMPASSING WHOLE, & SHALL BE USED IN THEIR ENTIRETY FOR BIDDING & CONSTRUCTION PURPOSES.

4/10/2024 2:55 PM JMT
C:\Users\jmtaylor\OneDrive\Documents\438 - 1242-2013 Grnobl Prescott Highway 69, LLC\1242-2013 Grnobl Prescott Highway 69, LLC.dwg

1 SITE PLAN



SCALE: 1" = 40'-0"



OWNER
YHD 69 / OBGH LLC
4700 NORTH STILLWELL PARKWAY, SUITE B
PRESCOTT VALLEY, ARIZONA 86314
(702) 241-5025

ARCHITECT
MICHAEL TAYLOR ARCHITECTS, INC.
118 SOUTH PLEASANT STREET
PRESCOTT, ARIZONA 86303
(928) 445-0626

PROJECT TEAM

PARCEL #:	103-20-003E & 103-20-004X
SUBDIVISION & LOT #:	N/A
JURISDICTION:	CITY OF PRESCOTT
ZONING:	BUSINESS REGIONAL (BR) AND PAD ZONING
SETBACKS:	10'-0" FRONT / REAR 7'-0" SIDES
ASSESSOR ACRES:	5.24 ACRES
PROJECT ADDRESS:	TBD
PARKING REQUIRED:	1 PER GUEST ROOM = 254 SPACES 1 PER EMPLOYEE ON SHIFT = 15 SPACES TOTAL PARKING REQUIRED = 269 SPACES
PARKING PROVIDED:	269 PARKING SPACES 90 STREET SPACES / 179 PARKING DECK

PROJECT DATA

GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

APPLICABLE CODES

- CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

GOVERNING CODES

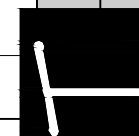
THIS PROJECT WILL DEVELOP THIS PROPERTY FOR A 254 UNIT HOTEL. THERE WILL BE A TOTAL OF FOUR BUILDINGS FOR ALL OF THE GUEST ROOMS. BUILDING 'A' WILL BE FOUR STORIES WITH ANCILLARY SPACE AND GUEST ROOMS ON THE FIRST STORY AND THE REMAINING THREE STORIES CONSISTING OF GUEST ROOMS. BUILDINGS 'B' AND 'C' WILL BE FOUR STORIES OF GUEST ROOMS. BUILDING 'D' WILL BE TWO LEVELS OF A PARKING GARAGE WITH ONE OF THE LEVELS BEING SUBTERRANEAN, AND TWO STORIES OF GUEST ROOMS ON TOP OF THE PARKING GARAGE.

PROJECT NARRATIVE

PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

MICHAEL TAYLOR
ARCHITECTS, INC.

118 SOUTH PLEASANT STREET
PRESCOTT, ARIZONA 86303
PHONE: 928. 445. 0626
WWW.MTAI.NET
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GRNOBL PRESCOTT HIGHWAY 69, LLC
& NORTHPOINT AZ, LLC

ADDRESS TBD
SUBDIVISION N/A
APN: 103-20-003E & 103-20-004X
S22-1146-R1W
BR (PAD) ZONING
PRESCOTT, ARIZONA 86301

A SCHEMATIC SITE PLAN FOR

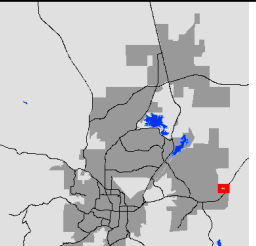
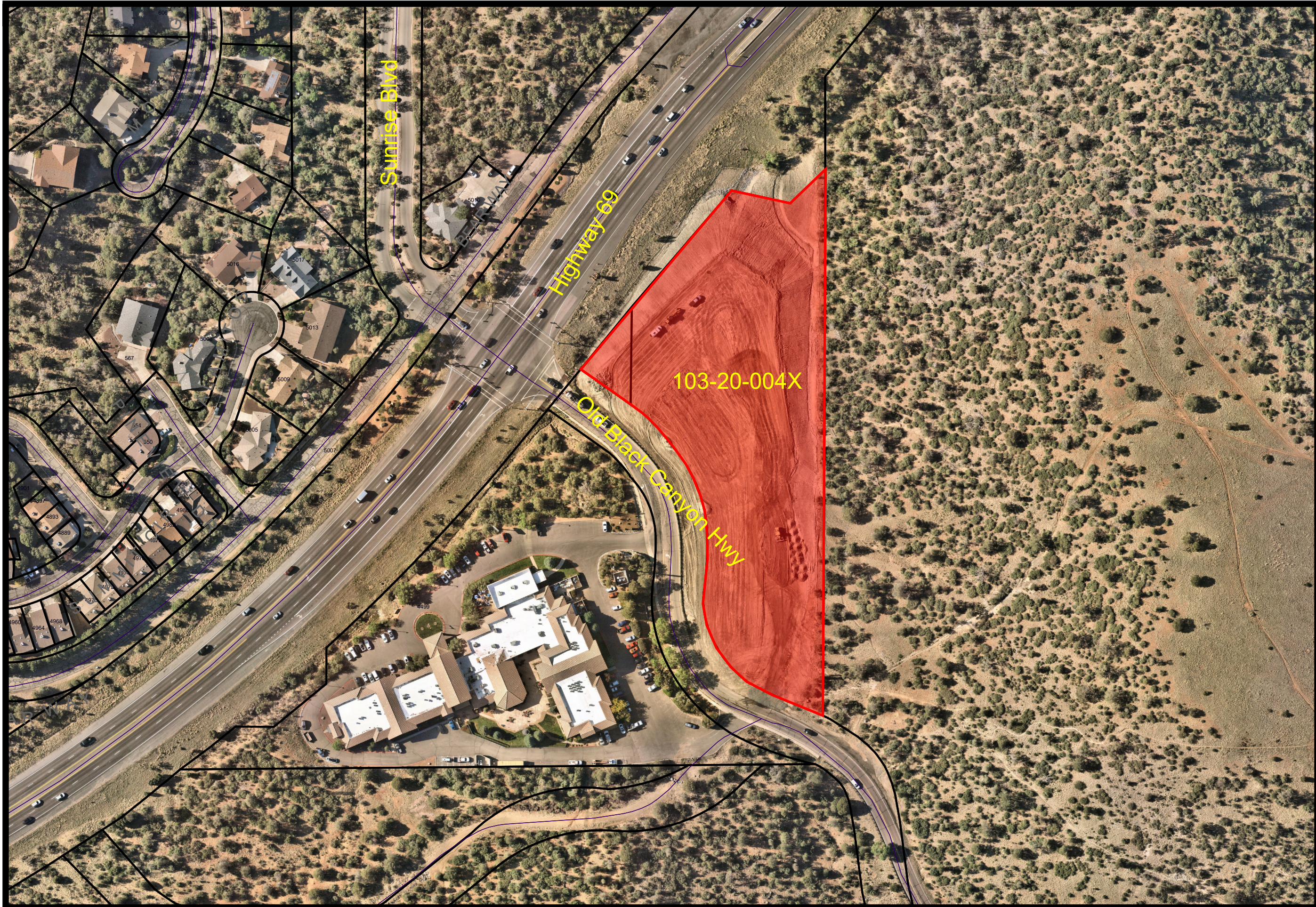
PLOT DATE: 12/14/23

MTAI PROJECT NUMBER: 23013

DATE: DESCRIPTION:

SITE PLAN

AS101

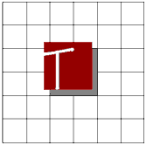


Highway 69 Hotel
APN: 103-20-004X
4.89 Acres

This map is a product of
The City of Prescott



0' 1" = 140'



Michael Taylor Architects, Inc.

April 29, 2024

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

RE: WSA24-010
APN: 103-20-003E & 103-20-004X

Gwen,

We are aware that the Water Demand for the project on the above-mentioned parcel will exceed the remaining 50% available water budget. Aside from that, we have met all other city criteria for our project. Given that, we believe that an allowance for our water budget from the city would greatly benefit both parties.

Some of these benefits for the city include:

- Tax from 15 full-time jobs.
- Additional city revenue & sales tax.
- Significant bed tax from the planned 254 rooms.

The site is zoned for Business Regional (BR) and the hotel is allowed by right. Business Regional zoning is described in the Prescott Land Development Code as a "high-intensity business district". Most projects that could be completed on this parcel that would fit into the BR category would likely need an additional water allocation as well. This project both compliments the zoning as well as the surrounding area.

Please let me know if you need any additional information.

Thank you,

Johnny Stewart, AIA
Michael Taylor Architects, Inc.



TO: MAYOR AND CITY COUNCIL
AGENDA: May 7 WIS Meeting
DATE: May 7, 2024
DEPT: Public Works
ITEM #: 4.F
SUBJECT: Water Service Application No. WSA23-063
Submitted by Kimley Horn and Associates, on
Behalf of Owner Sarti Properties Limited
Partnership. Location: APN 112-05-058B,
Comprising 5.04 Acres, in T14N, R02W, Section
36, NW ¼.

ITEM SUMMARY

This water service application is for a 5,000+ SF Convenience Store with Fuel Canopy. The site is located on E State Route 69 and Prescott Canyon Dr., just west of Lowes Hardware. The site is currently undeveloped.

BACKGROUND

Per the newly adopted City of Prescott Water Policy, in order to receive water service from the City, a Water Service Agreement (WSA) application shall be submitted in conjunction with the project's formal planning application to be reviewed by either the Planning and Zoning Commission, or Board of Adjustment. In the event the project scope does not require planning application per the Land Development Code, then the WSA application submittal package shall include a basic site-plan if exterior improvements are included in the project scope, or a basic floor-plan to be reviewed by City staff. The intent of the basic site-plan or floor-plan is to provide staff with adequate information to determine projected water usage and proper routing of the project through the water policy.

A demand analysis was prepared by the applicant, using other comparable QuickTrip stores. The anticipated water usage for the project includes the store and landscaping. Arizona Department of Water Resources recommends a multiplier of 1.5-acre feet per year for landscaping. The proposed indoor usage is 2.38-acre feet per year, and the proposed landscaping usage is 1.29-acre feet per year. The total anticipated usage estimate is 3.67-acre feet per year.

Applicant has completed the following:
Application Received: December 6, 2023
Submitted All Documents: December 6, 2023
Planning and Zoning Commission: February 28, 2024
Board of Adjustment: April 18, 2024
Water Issues Subcommittee: May 7, 2024

FINANCIAL IMPACT

None at this time.

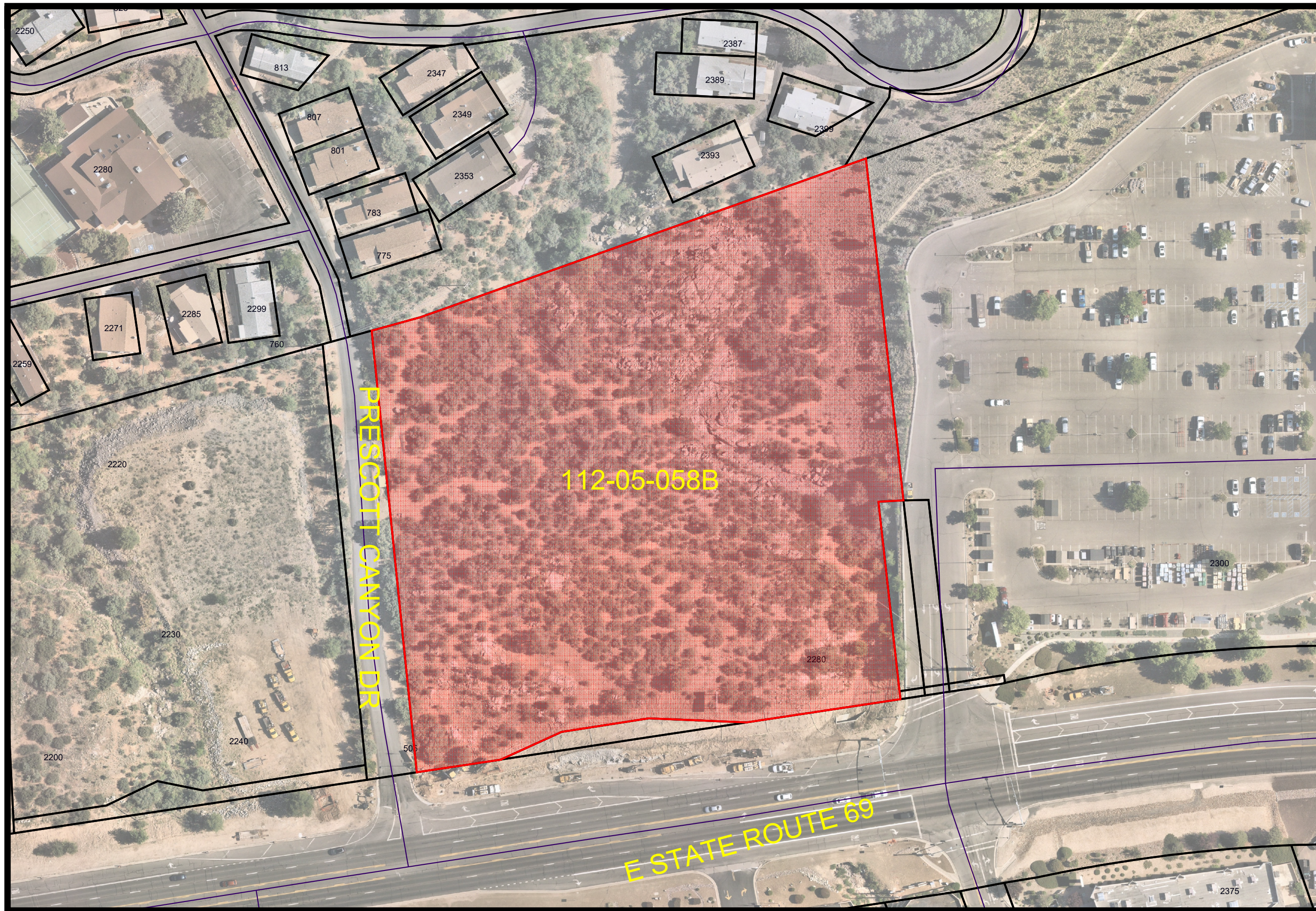
RECOMMENDED ACTION

MOVE to approve forwarding WSA23-063 to Council for approval or denial

ATTACHMENTS

1. Quicktrip Area Map
2. CUP23-006 Approved Site Plan

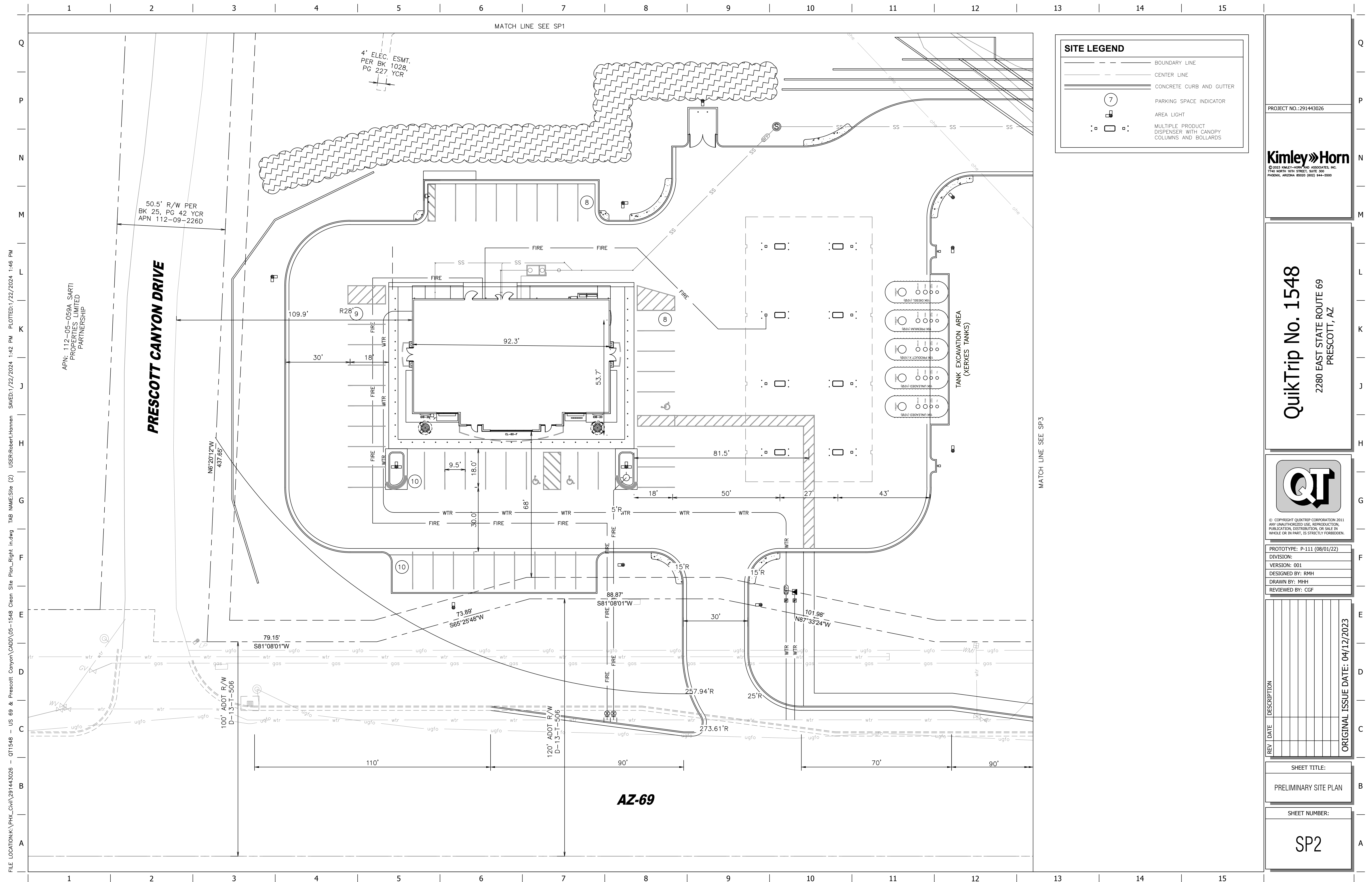
3. CUP23-006 Landscape Plan
4. 4.24.2024 Quik Trip Comparison Table



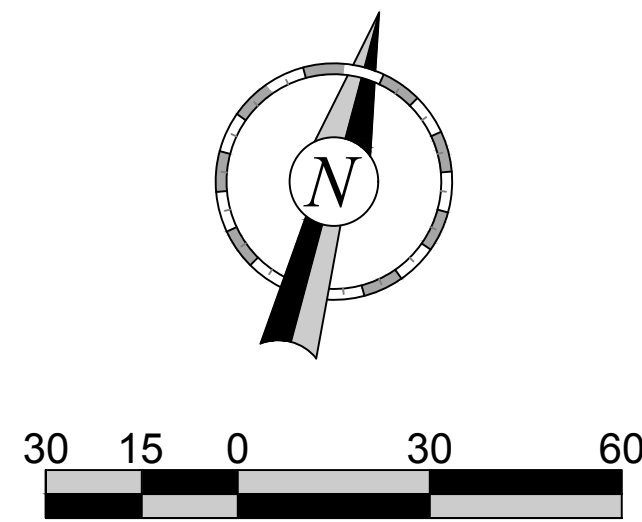
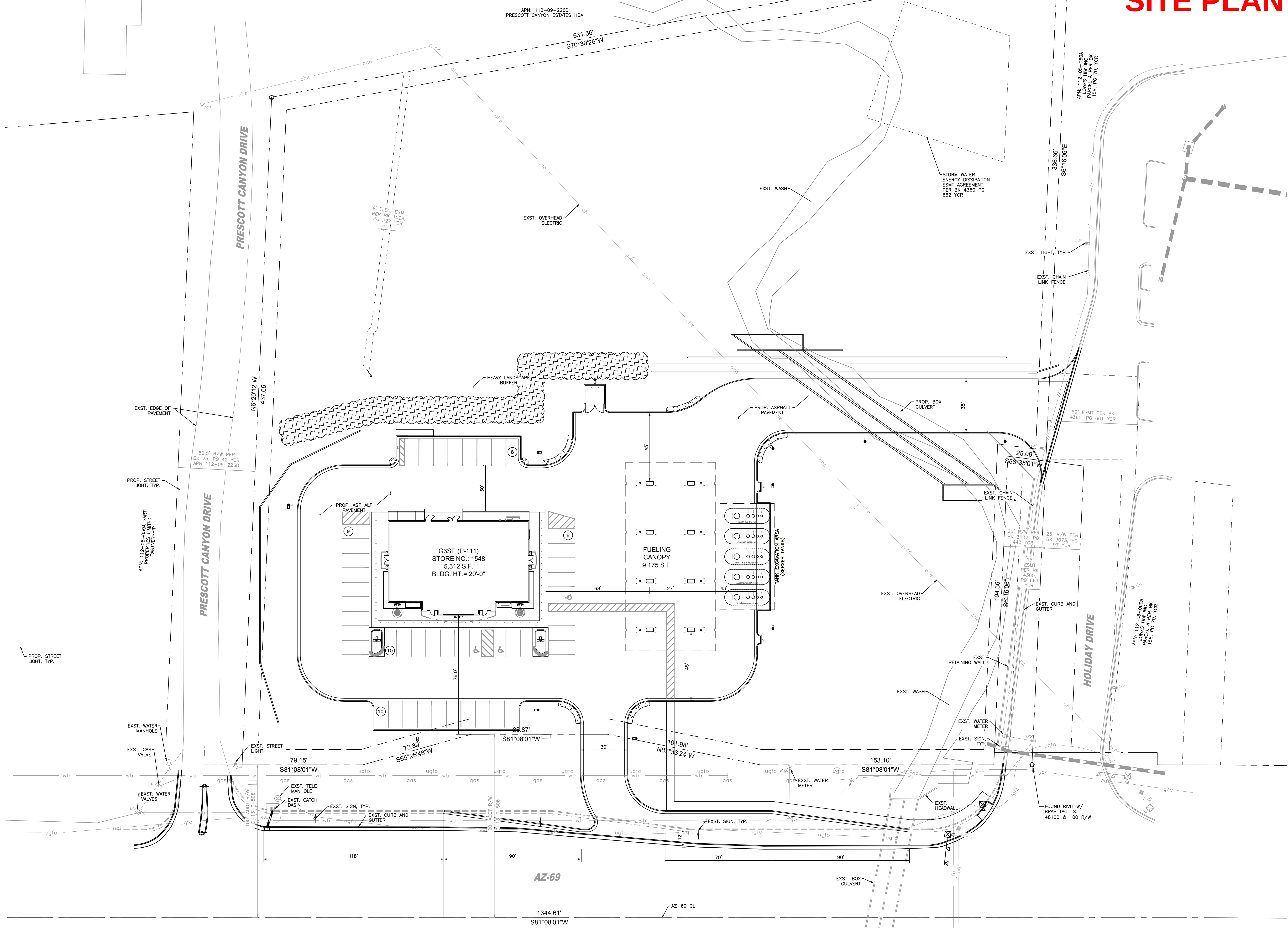
QuickTrip Store
APN: 112-05-058B
5.04 Acres

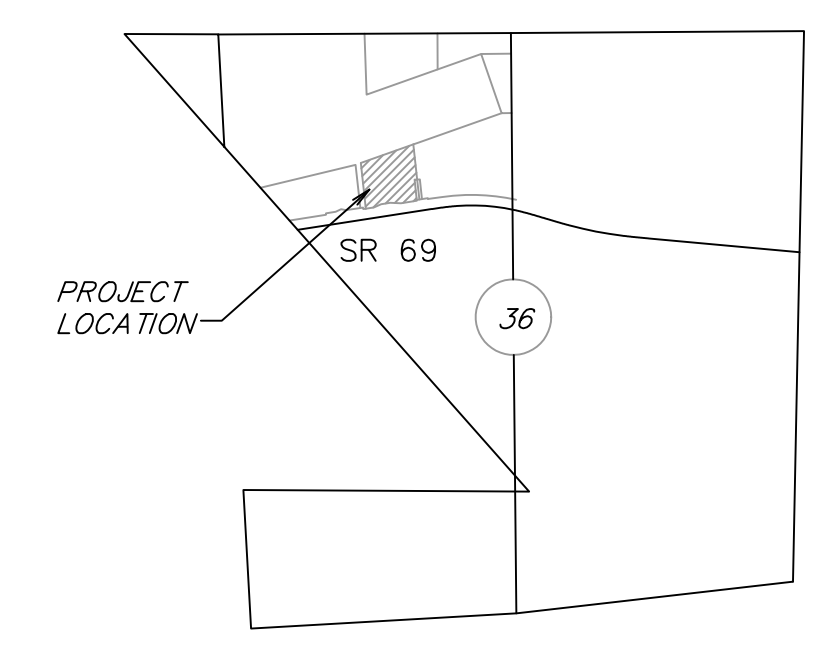
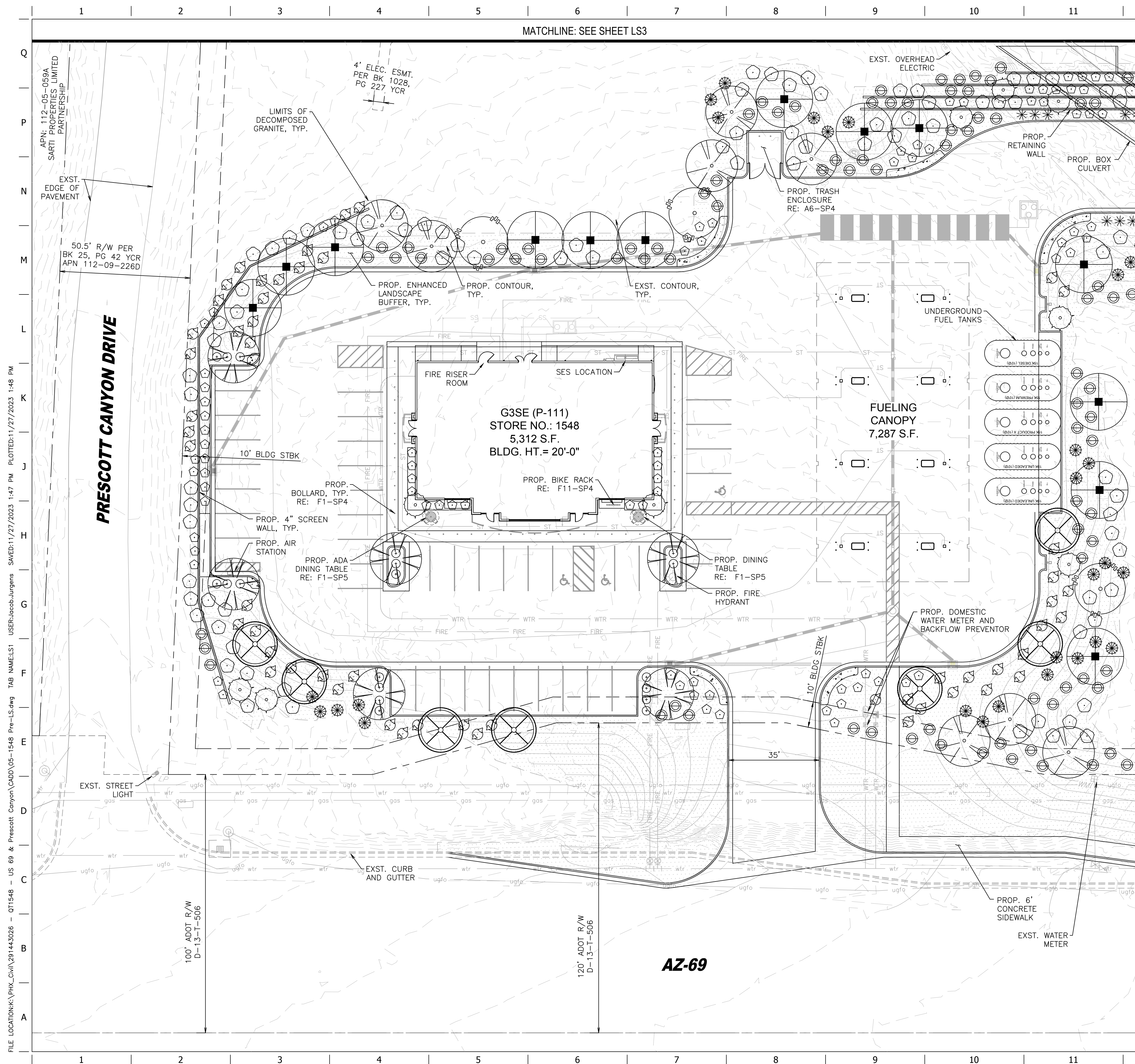
This map is a product of
The City of Prescott

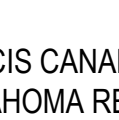
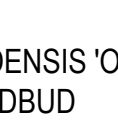
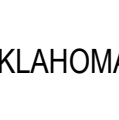
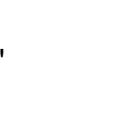
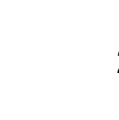
SITE PLAN #1 (1/2)



SITE PLAN #1 (2/2)

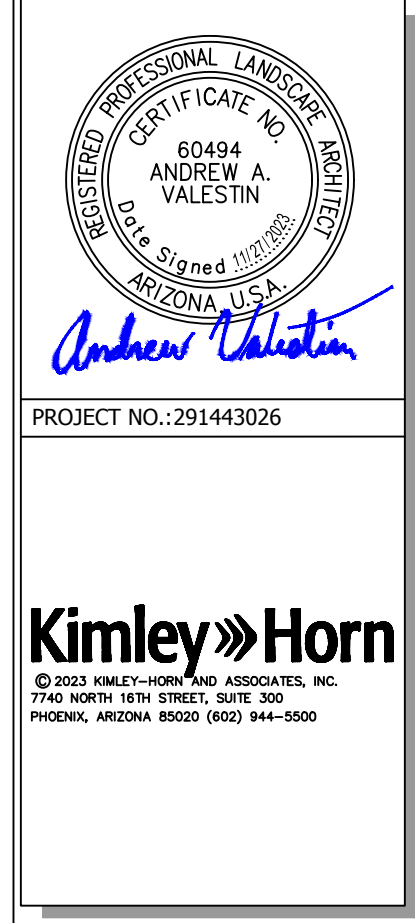
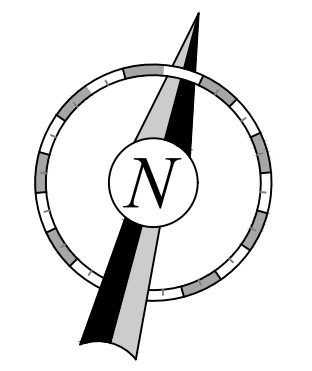




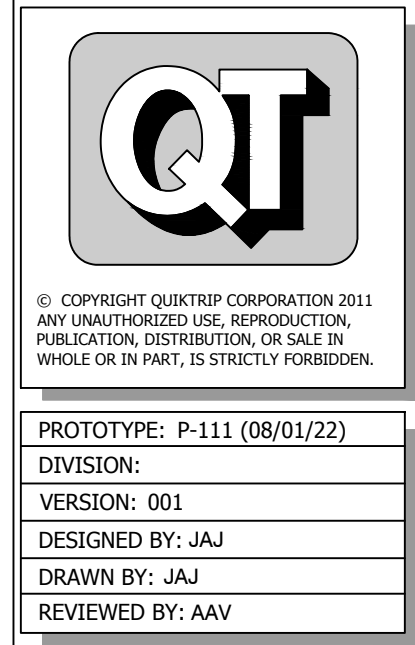
Landscape Concept Plant Materials		
<i>TREES</i>		
	CEDRUS DEODARA DEODAR CEDAR	20 GAL. 9
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	20 GAL. 7
	JUNIPERUS DEPPEANA ALLIGATOR JUNIPER	20 GAL. 4
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET ROCKY MOUNTAIN JUNIPER	20 GAL. 15
	PINUS SYLVESTRIS SCOTCH PINE	20 GAL. 16
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	20 GAL. 6
<i>SHRUBS</i>		
	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	5 GAL. 116
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUE MIST	5 GAL. 128
	DAYLIRION WHEELERI DESERT SPOON	5 GAL. 41
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	1 GAL. 133
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY	5 GAL. 41
	NOLINA MACROCARPA BEAR GRASS	5 GAL. 53
	SPIRAEA X BUMALDA 'GOLD FLAME' GOLD FLAME SPIRAEA	5 GAL. 19

GROUND COVER		Quantity
	DECOMPOSED GRANITE - MESA BROWN 1/2" SCREENED - 2" DEPTH	39,230 SF

CITY OF PRESCOTT LANDSCAPE CODE		
REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE 1 TREE PER 25 LF (961 LF) 4 SHRUBS PER 250 SF (30,460 SF)	39 TREES 488 SHRUBS	49 TREES 531 SHRUBS
BUILDING FOUNDATION 1 TREE PER 50 LF (92 LF) 4 SHRUBS PER 50 LF (92 LF)	2 TREES 8 SHRUBS	2 TREES 16 SHRUBS
PARKING LOT 1 TREE PER 10 SPACES (45 SPACES) 2 SHRUBS PER 10 SPACES (45 SPACES)	5 TREES 10 SHRUBS	6 TREES 18 SHRUBS



QuikTrip No. 1548
2280 EAST STATE ROUTE 69
PRESCOTT, AZ

[illegible]

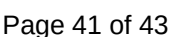
SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:

LS1

SHEET 1 OF 3



Water Use Comparison Tabel

ATTACHMENT 4

Convenience Store	APN	Address	Demand	Comment
Maverick	116-20-168	650 Whipple St	1.72000	
Circle K Gas	114-06-086C	1243 E Gurley St	1.02261	
Circle K	115-09-066D	940 Willow Creek Rd	0.74000	Irrigation account is not active
Circle K	106-21-008P	3101 Willow Creek Rd	1.03268	
Shell Oil	113-09-039C	333 Grove Ave	4.87000	Self Serve Car Wash Attached
Shell Oil	115-08-080N	1325 Iron Springs Rd	0.74000	
Good 2 Go	800-07-001S	1555 E Hwy 60	0.42000	
Good to Go	106-20-002U	3179 Willow Creek Rd	0.56905	