

City of Prescott

Council Subcommittee on Water Issues



October 1, 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. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the September 3, 2024 Water Issues Subcommittee Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & NonResidential Water Budget Overview for July 1, 2024 through September 23, 2024.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - C. **WSA24-035:** A Water Service Application Submitted by Kelley/Wise Engineering, on Behalf of Owner Michael Lafferty. Location: APN 103-20-008D, Comprising 5.63 Acres, in T14N, R01W, Section 31, SE 1/4.
Recommended Action: MOVE to recommend forwarding WSA24-035 to Council for approval or denial
 - D. Presentation & Discussion Regarding an Update on the Automatic Meter-Reading Infrastructure (AMI) Program.
Recommended Action: This item is for discussion only. No formal action will be taken.

- E. Presentation & Discussion Regarding ADEQ Storm Water Quality Requirements.
Recommended Action: This item is for discussion only. No formal action will be taken.

4. GENERAL ANNOUNCEMENTS FROM STAFF

5. 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 9/25/24 at 1:15 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: October 1 WIS Meeting
DATE: October 1, 2024
DEPT: City Clerk
ITEM #: 3.A
SUBJECT: Approval of the September 3, 2024 Water Issues Subcommittee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the minutes from the September 3, 2024 Council Subcommittee on Water Issues meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. September 3, 2024 WIS Minutes



City of Prescott

Council Subcommittee on Water Issues

September 3, 2024 | 9:30 AM

201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Cathey Rusing, Chairperson
Lois Fruhwirth, Member (Absent)
Ted Gambogi, Member

3. PUBLIC COMMENT

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

4. DISCUSSION & ACTION ITEMS

A. Approval of the July 2, 2024 Water Issues Subcommittee Meeting Minutes.

MOTION BY MEMBER GAMBOGI TO APPROVE THE JULY 2, 2024 MINUTES; SECONDED BY CHAIRPERSON RUSING: PASSED (2 - 0).

B. Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2024 through August 22, 2024.

Brian Ruiz Water Resources and Environmental Services Manager presented the topic for discussion and reviewed the water policy tracking table showing one residential project of 0.17 AFY (acre-feet per year), two non-residential projects totaling 0.75 AFY and nine projects under existing water contracts/agreements totaling 1.60 AFY approved during the timeframe. Water remaining in the residential and non-residential budgets were 49.83 acre-ft/year and 24.25 acre-ft/year respectively.

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

C. WSA24-041: A Water Service Agreement Application Submitted by Augie's, on Behalf of Owner Espire Sports, LLC. Location: APN 102-03-598P, Comprising 6.97 Acres, in T14N, R01W, Section 31, SW 1/4.

Mr. Ruiz presented the water service application for Augie's restaurant in the Espire Sports Complex within the mall located at East State Route 69 and Gateway Boulevard. The restaurant, about 6,300 square feet, was previously in

the Frontier Village shopping center and has moved to this new location. The project didn't require formal planning approval and only needed water service agreement processing. The estimated water demand for the restaurant is 1.67 acre-feet per year, lower than the previous 2.35 acre-feet due to the absence of landscaping at the new location.

Chairperson Rusing asked the applicant to provide more details regarding his restaurant's new location.

Augie Perry, restaurant owner, said they have just started the process, completed some architectural drawings and plan to submit them to the city for approval next week. He is hoping for an opening date by late this year or January next year. The restaurant will continue with the same brand, operating daily for lunch and dinner, similar to before but on a larger scale in a modern facility.

MOTION BY MEMBER GAMBOGI TO FORWARD WSA24-041 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRPERSON RUSING: PASSED (2 - 0).

- D. WSA24-049: A Water Service Agreement Application Submitted by Distinctive Homes and Architecture, on Behalf of Owners Dave & Kristen Deborde. Location: APN 102-03-061, Comprising 1.3 Acres, in T15N, R02W, Section 25, NE 1/4.

Mr. Ruiz introduced the item for an approximately 3,000 square foot building to manufacture concrete blocks and pavers, located near the airport. The facility will have minimal landscaping, with a 10-foot strip along Cirrus Drive, while most of the area will be used for storage and operations. A water demand analysis estimated usage at 1.85 AFY for manufacturing, with an additional 0.05 acre-feet for landscaping, totaling 1.9 acre-feet annually.

Tom Terry, Architect with Distinctive Homes stated that they are working to bring manufacturing to the area, specifically with a small-scale paver plant operation. The manufacturing will take place entirely within a simple metal building. The project is for a local landscaper who wants to manufacture his own pavers for use in his landscaping jobs.

Chairperson Rusing commented she is excited to see another occupant in the industrial park and this is a wonderful addition to the commercial business community. She asked for more details on the drainage plan for the property.

Mr. Terry responded that storm runoff will follow the drainage swale down to the detention basin for natural drainage.

MOTION BY MEMBER GAMBOGI TO FORWARD WSA24-049 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRPERSON RUSING: PASSED (2 - 0).

- E. Presentation & Discussion Regarding the 2023 Consumer Confidence Report.

Steve Olfers, Utility Manager, presented the report and reviewed the document for the Subcommittee and audience. He explained the water treatment process involves pumping water from wells, adding chlorine, and using a polishing process at one well to remove arsenic. Five wells are operated in Chino Valley

and three at the airport. Water sampling occurs throughout the year, measuring over 100 substances, with monthly tests for coliform and arsenic. EPA regulations require a report on any detected contaminants, with specific guidelines they must follow. The report includes ranges for contaminant levels and details on unregulated contaminant monitoring, including recent testing for lithium and PFAS compounds. Copies of the report are available on the city's website, at Public Works, the City Library and City Hall.

Member Gambogi asked if Prescott adds fluoride to the water.

Mr. Olfers responded only naturally occurring fluoride is in the City of Prescott's water, it is a policy decision whether to add fluoride or not.

Member Gambogi asked if there is a source that arsenic comes from.

Mr. Olfers responded that arsenic comes from natural sources subject to the groundwater sitting in the aquifer.

Member Gambogi asked for clarification on PFAS and PFOS.

Mr. Olfers responded the difference is that PFOA and PFOS are subcategories of PFAS.

Member Gambogi asked what the argument is for or against softening water.

Mr. Olfers responded that people generally prefer the taste of soft water, he does not believe there is anything overly negative about softened water.

Chairperson Rusing commented that the brochure points out that the City of Prescott met all applicable state and federal drinking water standards. She added that PRVs (Pressure regulator valves) are the responsibility of the homeowner and a good thing to check. She suggested advertising the data in the newspaper on the 100 water contaminants the city tests for. She added that we test for coliform (E. coli), which signals fecal contamination and can spread diseases like hepatitis, especially in areas with wells near septic systems, while our community hasn't had issues, we do monitor for E. coli. She asked if the city also tests for protozoa, which have caused serious health issues elsewhere, like in Phoenix.

Mr. Olfers responded it is not a requirement for our groundwater system, protozoa's and viruses are often found in surface water systems, open ponds, lakes and streams, having the correct concentration of chlorine takes care of protozoa's, viruses and bacteria.

Member of the public Peter Kroopnick addressed the Subcommittee as a member of the CWAG (Citizens Water Advocacy Group) and asked with what is the affect on available water supply with the airport well out of service due to PFAS compounds. He also asked if we monitor recharge water that is put back into the aquifer, and if biosolids are tested for PFAS.

Mr. Olfers responded that the city just went through our high demand season and

there were no problems meeting production levels without the airport well. Testing recharge is currently not a requirement at this time but may change in the near future. City biosolids go to the landfill and has been tested and there are some level of PFAS.

Member of the public Tom Sands and member of CWAG commented on water usage calculations. He asked if our landfills are lined if the biosolids are placed in the landfills. Fluoride is available in toothpaste if it is a personal concern. One downside of soft water is that people on a low sodium diet need to drink other water.

Mr. Olfers responded he is not sure if the landfills are lined.

Chairperson Rusing would like to see a question for chemicals added to the water service application.

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

F. Presentation & Discussion Regarding Recommended Study of Landscape Water Use and Wastewater Return Flow.

Leslie Graser, Water Resource Project Manager, provided a presentation to the Subcommittee regarding a recommendation brought forward from the recently dissolved Mayor's Commission for Water Policy Review and Monitoring, and approved by Council in March 2024. She reviewed the draft report concepts on landscape water use and wastewater return flows, and shared recommendations stemming from a 75% return flow requirement in the 2022 Water Management Policy, that was removed from the Amended 2022 Water Management Policy. Also, she reviewed A map showing various intensities of outdoor watering that occur within the city's water service area.

Chairperson Rusing asked if the golf courses use reclaimed water for watering.

Ms. Graser confirmed. She continued with a review of a map from the WRMM (water resource management model) showing the 461 irrigation meters. No return flows from Chino Valley and non-sewered areas. Ms. Graser displayed the areas that are in the required permanent recharge areas from Prop400 and shared a table showing the wastewater return flow analysis.

Chairperson Rusing thanked Ms. Graser for her presentation and collection of information. She commended her for her comment that we need to balance quality of life with our trees and plants.

Member Gambogi asked what people can do to not create more PFAS. The city has incentives to save water and wonders how widespread the knowledge is on those incentives. Education can be helpful.

Ms. Graser responded education is key and using water effectively is important.

Chairperson Rusing added that our water conservation program is very robust. We like to incentivize lower water usage and low maintenance landscaping.

Member of the public Peter Kroopnick asked if recreation services changed auto meters in parks and wondered how much water that saved.

Ms. Graser responded that they are in constant communication with the recreation services department to periodically review the city park's water usage and amount of turf that might be an opportunity to switch to native vegetation.

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

5. GENERAL ANNOUNCEMENTS FROM STAFF

Ms. Graser announced a grant for Water Management Planning from the Bureau of Reclamation was applied for and selected for award, funds of \$40,000 should be received around December 2024.

Mr. Ruiz thanked Ms. Graser for doing the work to get the grant and in turn doubled the funding.

Member Gambogi added that developers are required to use native landscape but homeowners are not held to the same standard, this could be an opportunity for incentive and education.

Mr. Sands commented that he heard that artificial turf contains PFAS and congratulated the award of the grant, CWAG is available to assist on the water management planning and offered his personal assistance as well.

Chairperson Rusing added that she is glad to see the collaboration between CWAG and City Council.

6. ADJOURNMENT

Chairperson Rusing adjourned the meeting at 11:03 a.m.

Cathey Rusing, Chairperson

ATTEST:

TOREY DAWSON, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: October 1 WIS Meeting
DATE: October 1, 2024
DEPT: Public Works
ITEM #: 3.B
SUBJECT: Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & NonResidential Water Budget Overview for July 1, 2024 through September 23, 2024.

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, 2024, and September 23, 2024.

BACKGROUND

The Amended 2022 Water Policy, Policy 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for July 1, 2024, through December 31, 2024, for residential projects was 50 acre-ft/year and the budget set for non-residential projects was 25 acre-ft/year. Between July 1, 2024, and September 23, 2024, a total of 2 residential projects were approved. These projects were each single family residential units and per policy were administratively approved. This equated to 0.34 acre-ft/year being approved. The total remaining residential budget is 49.66 acre-ft/year.

Between July 1, 2024, and September 23, 2024, a total of 2 non-residential projects were approved. Each of these projects requested less than 1.5 acre-ft/yr and per policy were administratively approved. This equated to 0.75 acre-ft/year being approved. The total remaining non-residential budget is 24.25 acre-ft/year.

Between July 1, 2024, and September 23, 2024, a total of 14 projects were approved under existing contracts. Twelve new single-family homes and one duplex housing unit were located within Groundwater Subdivisions. Additionally, there was 1 single-family residential project approved under the existing contract for Highland Pines. The total number of residential dwelling units approved under existing contracts was 15. The total water volume approved under existing contracts was 2.45 acre-ft/year. Projects under existing contracts 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. Oct 2024 Water Budget Update

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	SFR - Preserve at Prescott	B2406-083	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-042	7/11/2024
2	RESIDENTIAL	SFR - Lafferty	B2305-081	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-048	8/27/2024

TOTAL APPROVED	0.34
TOTAL BUDGET	50.00
TOTAL REMAINING	49.66

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

NON-RESIDENTIAL PROJECTS						
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	New Storage Facility	PENDING	0.05	ADMIN - Commercial Under 1 AFY	7/25/2024
2	NON-RESIDENTIAL	New Steel Building	B2407-176	0.70	ADMIN - Commercial Under 1 AFY	8/9/2024

TOTAL APPROVED	0.75
TOTAL BUDGET	25.00
TOTAL REMAINING	24.25

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

City of Prescott
Public Works Department
928-777-1130

	PERMIT TYPE		# OF RES UNITS	PERMIT NUMBER	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD
1	RESIDENTIAL	SFR - Newport Heights	1	B2404-025	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/5/2024	WRMM Multiplier
2	RESIDENTIAL	SFR - Preserve at Prescott	1	B2407-033	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/23/2024	WRMM Multiplier
3	RESIDENTIAL	SFR - PINNACLE AT PRESCOTT	1	B2407-100	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/24/2024	WRMM Multiplier
4	RESIDENTIAL	SFR - PARCEL C2 AT HASS	1	B2407-080	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/29/2024	WRMM Multiplier
5	RESIDENTIAL	SFR - Preserve at Prescott	1	B2407-168	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/31/2024	WRMM Multiplier
6	RESIDENTIAL	SFR - PINNACLE AT PRESCOTT	1	B2407-134	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/1/2024	WRMM Multiplier
7	RESIDENTIAL	SFR - HIGHLAND PINES	1	ENG2408-010	0.17	N/A EXISTING CONTRACT/AGREEMENT	Highland Pines	8/20/2024	WRMM Multiplier
8	RESIDENTIAL	DUPLEX	2	B2407-160	0.24	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/21/2024	WRMM Multiplier
9	RESIDENTIAL	SFR - East Prescott Add	1	B2408-021	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/21/2024	WRMM Multiplier
10	RESIDENTIAL	SFR - Summit Pointe	1	B2408-110	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/23/2024	WRMM Multiplier
11	RESIDENTIAL	Addition to SFR	1	B2407-049	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/29/2024	WRMM Multiplier
12	RESIDENTIAL	SFR - Preserve at Prescott	1	B2408-128	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/29/2024	WRMM Multiplier
13	RESIDENTIAL	SFR - Ranch at Prescott U	1	B2407-172	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/30/2024	WRMM Multiplier
14	RESIDENTIAL	SFR - Chino Valley	1	ENG2408-013	0.17	N/A EXISTING CONTRACT/AGREEMENT	2007-278 Mollie Rae	9/3/2024	WRMM Multiplier

	Number of Projects	Res Units	AF
Total Residential	14	15	2.45
Total Non-Residential	0	0	0.00
Totals	14	15	2.45

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: October 1 WIS Meeting
DATE: October 1, 2024
DEPT: Public Works
ITEM #: 3.C
SUBJECT: **WSA24-035:** A Water Service Application Submitted by Kelley/Wise Engineering, on Behalf of Owner Michael Lafferty. Location: APN 103-20-008D, Comprising 5.63 Acres, in T14N, R01W, Section 31, SE 1/4.

ITEM SUMMARY

This Water Service Agreement application is for an 82-unit multi-family apartment complex. The site is located on E State Route 69 and Walker Rd., across from Costco.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application was submitted for this project for review of estimated water usage. The project (REZ24-005) was recommended for approval by the Planning and Zoning Commission on September 12, 2024. Attachments 1 and 2 provide a vicinity map and site plan for the proposed project.

A demand analysis was prepared by Kelley/Wise Engineering, using water demand multipliers provided by the City. The project consists of 82 apartment units. Each unit is assumed to use 0.12 acre-feet/year based on the average demand for multi-family units within the Water Resources Management Model (WRMM). The total residential demand is 9.84 acre-feet/year. The ADWR recommended multiplier of 1.5 acre-ft/year was used to estimate water demand from approximately 0.6 acres of irrigated landscaping and a small pool giving 0.9 acre-feet/year for estimated outdoor water use. 10.74 acre-feet/year is the total-estimated demand for the project.

Applicant has completed the following:
Application Received: June 04, 2024
Submitted All Documents: June 4, 2024
Planning and Zoning Commission: September 12, 2024
Water Issues Subcommittee: October 1, 2024
City Council: October 22, 2024

FINANCIAL IMPACT

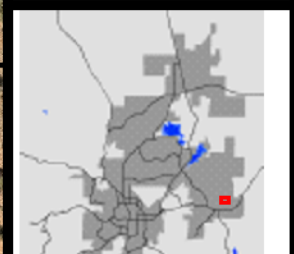
There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to recommend forwarding WSA24-035 to Council for approval or denial

ATTACHMENTS

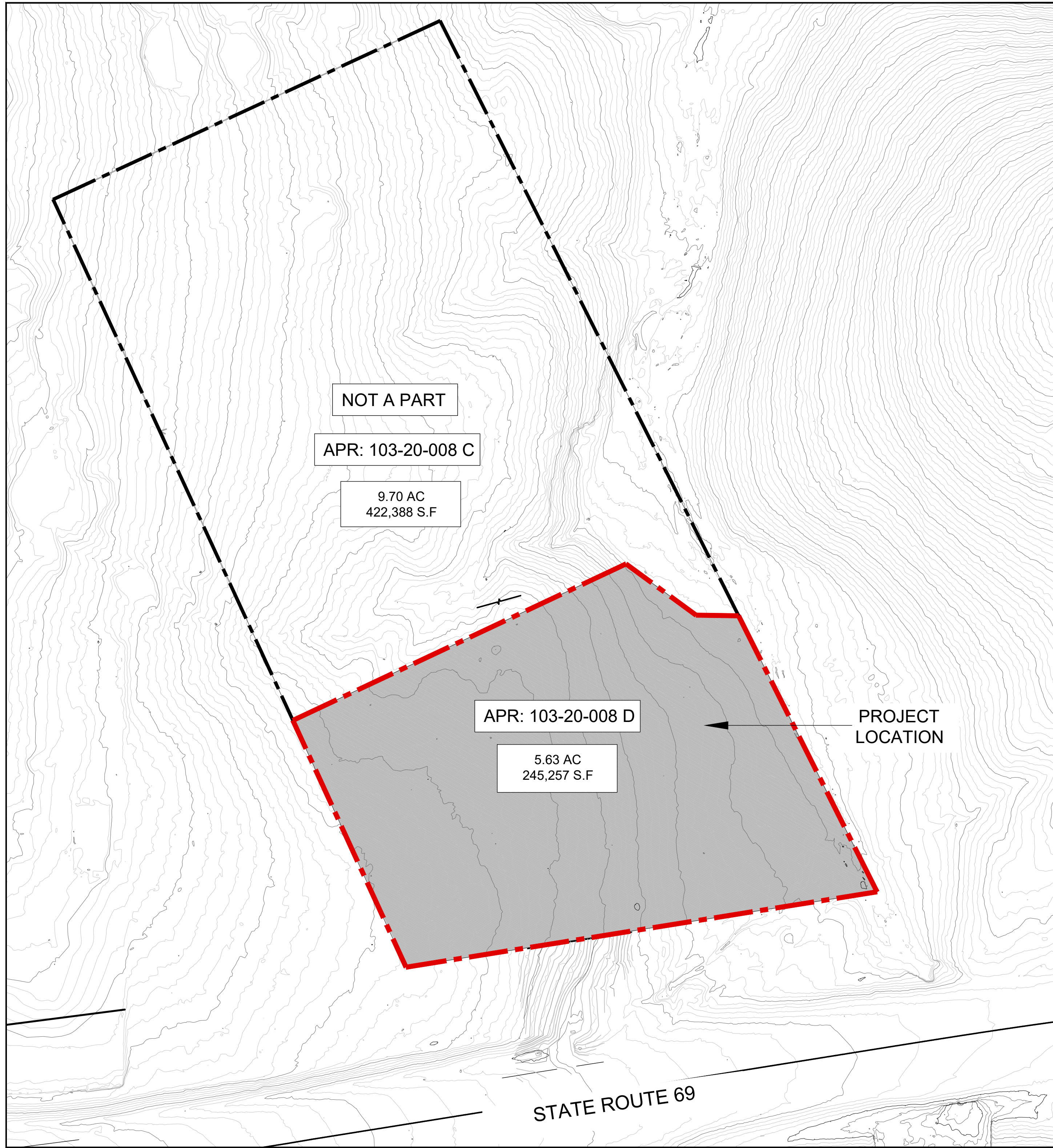
1. Attachment 1 -Vicinity Map
2. Attachment 2 -Site Map



L Reserve
103-20-008D
5.63 Acres

This map is a product of
The City of Prescott

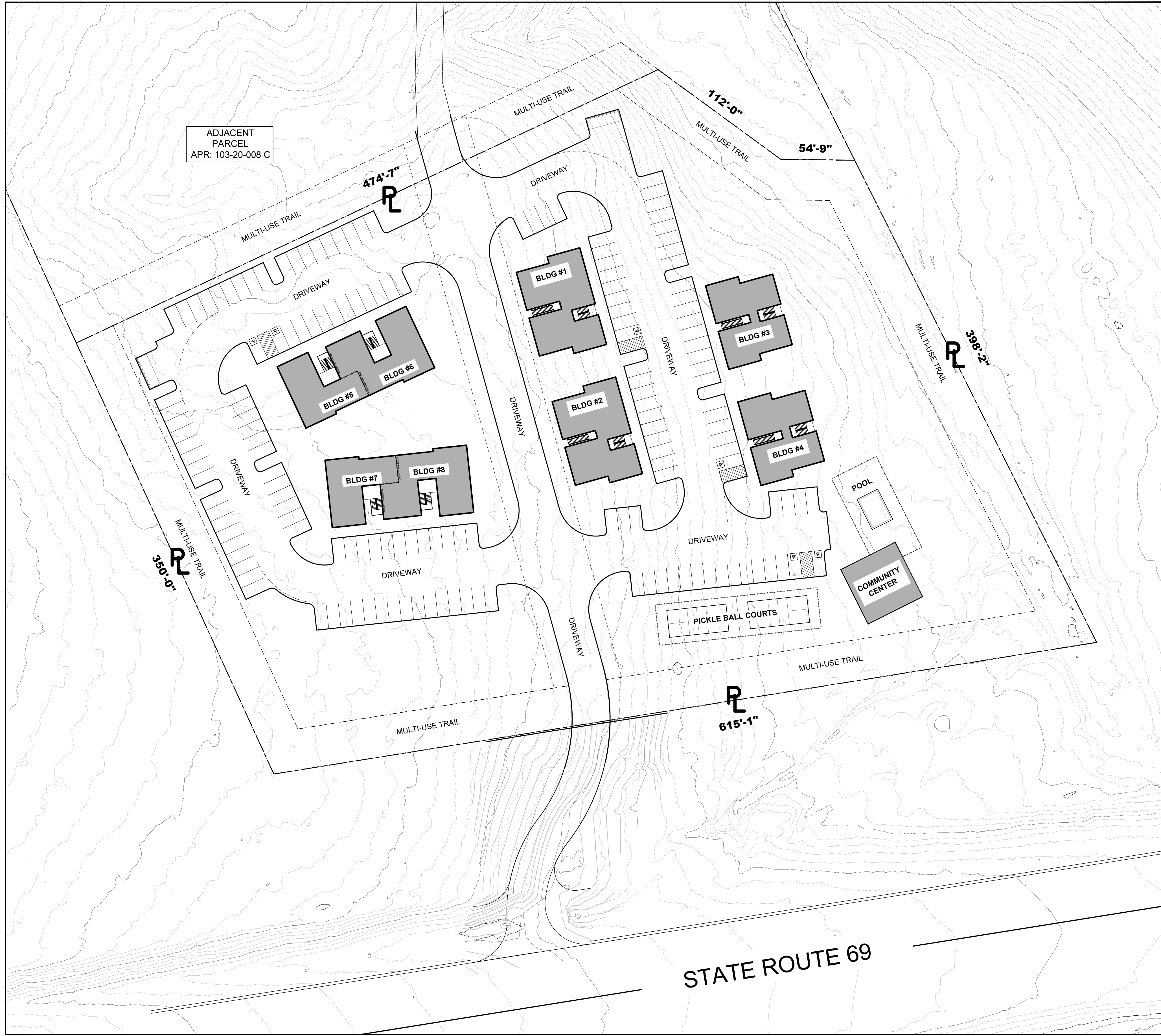




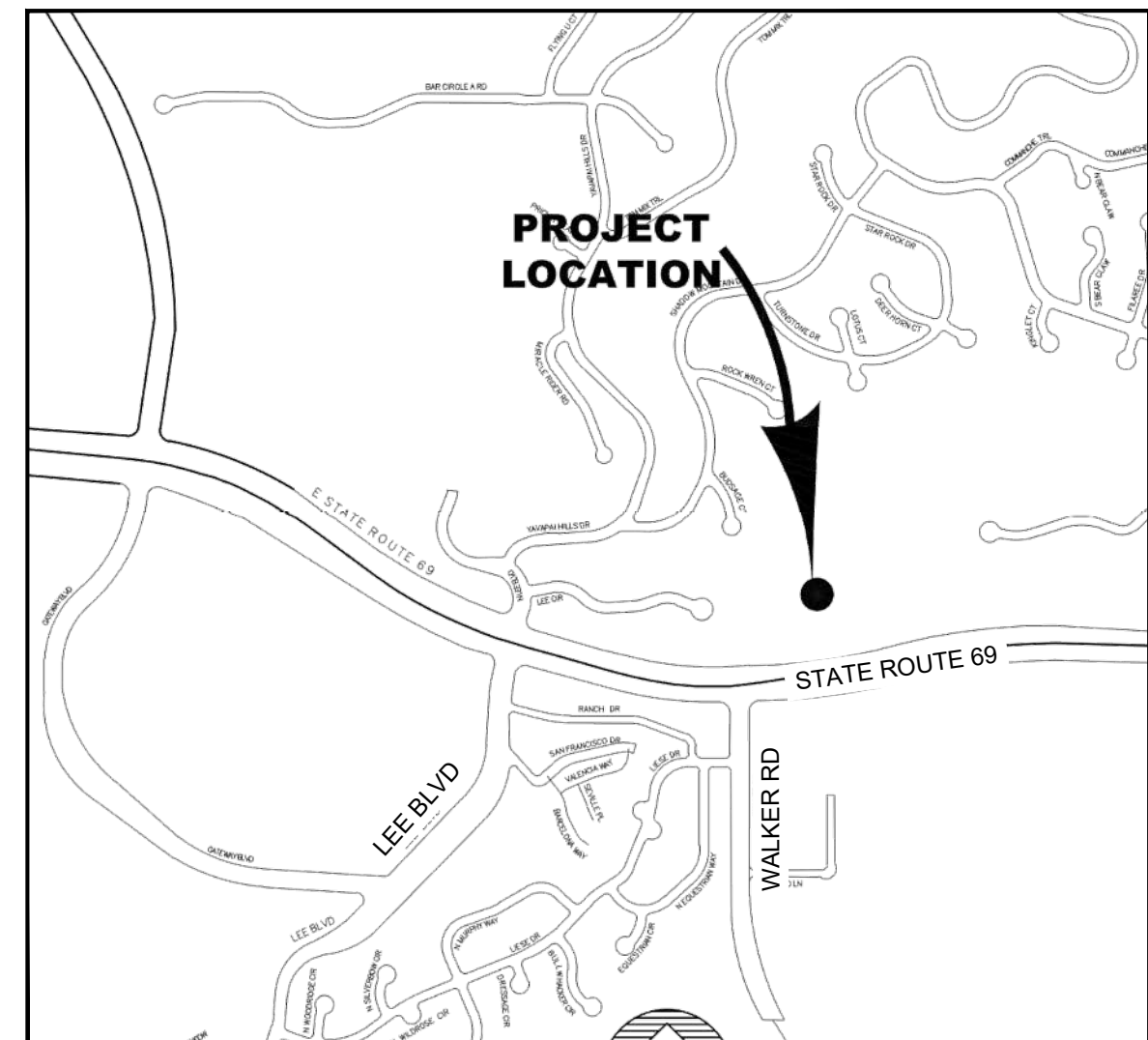
1 OVERALL SITE - PARCELS: 103-20-008C & 103-20-008D
N.T.S.



3 AERIAL MAP
WITH PROPOSED OVERLAY
N.T.S.



2 ENLARGED SITE PLAN
PARCEL: 103-20-008D
scale: 1" = 40'-0"



VICINITY MAP
N.T.S.

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
1	PAC SUBMITTAL	04-20-2023
2	2nd PAC SUBMITTAL	01-19-2024
3	2nd PAC SUBMITTAL REV.	02-12-2024
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



PROJECT INFORMATION

OWNER:

3910-S LLC
1201 EAST JEFFERSON STREET
SUITE 2
PHOENIX, AZ 85034

CONTACT: MICHAEL LAFFERTY
TEL: 602.220.9696
EMAIL: mlafe@laffertyco.com

ARCHITECT:

AAK ARCHITECTURE & INTERIORS, INC.
7585 EAST REDFIELD ROAD
SUITE 106
SCOTTSDALE, AZ 85260

CONTACT: ART KNAJIAN, AIA
TEL: 480.588.5552
EMAIL: art@askaii.com

CIVIL ENGINEER:

KELLEY / WISE ENGINEERING INC
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301

CONTACT: GARY KELLEY
TEL: 928.771.1730
EMAIL: gkelley@kelleywise.com

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 103-20-008D
STREET ADDRESS: 3910 EAST STATE ROUTE 69
PRESCOTT, AZ 86314
SECTION TOWNSHIP RANGE: S31-T14N-R01W
EXISTING ZONING: RE-2acre
PROPOSED ZONING: MF-M
SETBACKS: REQUIRED PROVIDED
FRONT 20 FEET 40 FEET - SOUTH
REAR 20 FEET 70 FEET - NORTH
SIDE 7 FEET 01.9 FEET - EAST
CORNER 10 FEET N/A
MAXIMUM BLDG. HEIGHT: REQUIRED PROPOSED
35 FEET 34'-8"

PROJECT SITE AREA:
5.63 ACRES OR 245,242 S.F.
DENSITY ALLOWED:
3 UNITS IN 7,500 S.F.
1 UNIT PER 2,200 S.F. THEREAFTER
245,242 / 2,200 = 111.47
237,742 / 2,200 = 108
3 + 108 = 111
MAXIMUM NUMBER OF UNITS ALLOWED: 111 UNITS
DENSITY PROPOSED: 82 UNITS
LOT COVERAGE ALLOWED: 50 %
LOT COVERAGE PROPOSED: 10.1%
(24,700 / 245,242 = 10.07)
CONSTRUCTION TYPE: V-B
OCCUPANCY: R-2 (BUILDINGS 1-8)
A-2 & B (COMMUNITY CENTER BLDG)
FIRE SPRINKLERS: NFPA 13R

BUILDING INFORMATION

BLDG TYPE	STUDIOS	1 BDRM	2 BDRM
TYPE A	6	4	NA
TYPE B	3	4	3A
TYPE C	6	6	NA
TYPE D	6	3	NA

BLDG TYPE	TOTAL No OF UNITS	BLDG FOOTPRINT	TOTAL BLDG AREA	NUMBER OF FLOOR
TYPE A	10	2,950 S.F.	7,375 S.F.	3*
TYPE B	10	3,450 S.F.	8,625 S.F.	3*
TYPE C	12	2,186 S.F.	6,558 S.F.	3
TYPE D	9	2,764 S.F.	8,292 S.F.	3

* BUILDING TYPES A AND B HAVE 2 FLOORS ON THE WEST SIDE AND 3 FLOOR ON THE EAST SIDE
NOTE:
ON SITE WE HAVE A TOTAL OF
8 BUILDINGS
2 X TYPE A BLDGS, 2 X TYPE B BLDGS,
2 X TYPE C BLDGS, 2 X TYPE D BLDGS.

1 SITE PLAN

scale: 1"= 20'-0"

20 10 0 20 40 60

SCALE : 1" = 20'

PROJECT DATA CONTINUED

TOTAL BUILDING FOOTPRINT AREAS: BUILDING TYPE "A": 2,950 S.F. BUILDING TYPE "B": 3,450 S.F. BUILDING TYPE "C": 2,186 S.F. BUILDING TYPE "D": 2,764 S.F. COMMUNITY CENTER: 2,000 S.F. TOTAL: 24,700 S.F. (2,950X2)+(3,450X2)+(2,186X2)+(2,764X2)+2,000	DWELLING UNIT DISTRIBUTION: APARTMENT DISTRIBUTION: STUDIO 42 1 BR 34 2 BR 06 TOTAL 82 TOTAL UNITS ON SITE: 82 DWELLING UNITS PARKING REQUIRED: PROPOSED APARTMENT: (1 PER BEDROOM + 0.50 GUEST SPACES PER UNIT, UP TO 20 SPACES MAXIMUM) GUEST PARKING: TOTAL PARKING REQUIRED: 108 PARKING SPACES (88+20=108)	PARKING PROVIDED: SURFACE PARKING: REGULAR ADA: TOTAL PARKING PROVIDED: 155 PARKING SPACES ADDITIONAL NOTES: FOR APARTMENT BUILDING: ICC-A117.1 - 2009 (ANSI) ACCESSIBILITY STANDARDS: 1. ALL GROUND FLOOR UNITS REQUIRED TO BE TYPE "B" 2. 2% REQUIRED TO BE TYPE "A" (82 D.U. x 0.2 = 1.64) 2 UNITS	AMENITIES: AMENITY #1 POOL AREA (WITH BBQ AND SEATING AREA) ± 2,500 S.F. AMENITY #2 PICKLEBALL COURTS ± 3,600 S.F. AMENITY #3 COMMUNITY CENTER ± 2,000 S.F. AMENITY #4 30 FEET MULTI-USE TRAIL SYSTEM (AT EAST, SOUTH AND WEST SIDE OF PROPERTY CONTINUES AT NORTH SITE AT ADJACENT PROPERTY)
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L' RESERVE
APARTMENT COMMUNITY
3910 EAST STATE ROUTE 69
PRESCOTT, AZ 86314



PRE-CONSTRUCTION PHASE	
NO.	ISSUED FOR: DATE
1	PAC SUBMITTAL 04-20-2023
2	2nd PAC SUBMITTAL 01-19-2024
3	2nd PAC SUBMITTAL REV. 02-12-2024

CONSTRUCTION PHASE	
REV.	BULLETIN # DATE



SHEET TITLE:

PROPOSED
SITE PLAN
1"=20' SCALE

SCALE: 01/19/2024
DATE: 2328-00
JOB NUMBER:

A02



TO: MAYOR AND CITY COUNCIL
AGENDA: October 1 WIS Meeting
DATE: October 1, 2024
DEPT: Public Works
ITEM #: 3.D
SUBJECT: Presentation & Discussion Regarding an Update on the Automatic Meter-Reading Infrastructure (AMI) Program.

ITEM SUMMARY

Utilities is currently installing new water meters that feature wireless technology to centralize data collection and billing options.

BACKGROUND

In FY2024, the City Council approved a \$12.5 million, 5-year project to replace the entirety of the water system's 25,000+ water meters and move to a cellular data collection process that eliminates the need for manual and drive-by meter reads. This program has been awarded a \$3,000,000 Water Infrastructure Finance Authority (WIFA) grant to assist with its completion. The program initially kicked off on March 15, 2024, and to date over 3300 meters have been replaced. The on-line customer interface, Eye-on Water, has been launched, allowing customers to view their usage on a daily basis and set usage alarms. This discussion will provide an update as to the progress of the project, public interaction, and lessons learned.

FINANCIAL IMPACT

No financial impact

RECOMMENDED ACTION

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

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: October 1 WIS Meeting
DATE: October 1, 2024
DEPT: Public Works
ITEM #: 3.E
SUBJECT: Presentation & Discussion Regarding ADEQ Storm Water Quality Requirements.

ITEM SUMMARY

Staff will review the FY24 accomplishments and current requirements of the City's Municipal Separate Storm Sewer System (MS4) Program. This program focuses on improving the surface water quality of our creeks and lakes.

BACKGROUND

The MS4 Program, administered by the Arizona Department of Environmental Quality (ADEQ), is a local extension of the Federal Clean Water Act. This program focuses on reducing the flow of pollutants from City streets and stormdrains into our local surface waters. Within Prescott, we have one lake and twelve creeks that have been designated as *Impaired* by ADEQ and the Environmental Protection Agency. The MS4 Program is the regulatory mechanism by which systemic improvements may be made to our local water bodies.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

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

ATTACHMENTS

None