CITY OF PRESCOTT
Everybody's Hometown

AGENDA

Council Water Issues Committee
NOTICE OF PUBLIC MEETING
Tuesday, April 30, 2013
10:30 a.m.

Prescott City Hall
201 S. Cortez St.
Prescott, Arizona

The Council Water Issues Committee will hold a meeting on **Tuesday, April 30, 2013, at 10:30 a.m.** in the Prescott City Hall Downstairs Conference Room, 201 S. Cortez, Prescott, Arizona. The agenda is as follows:

A. Call to Order.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Chairman Jim Lamerson
Member Steve Blair
Member Charlie Arnold

C. The Alternative Water Portfolio - resource availability and management policy

D. Granite Dells Estates: application for rezoning a tract from industrial to residential; existing water service agreement and request for a new water allocation

E. Yavapai Regional Medical Center Pre-Development Agreement: request for a new water allocation

F. Senator Heights Subdivision: request for renewal of expired water contracts 2004-211A, 2004-213A, 2004-214A and 2004-215A

G. Highland Pines Domestic Water Improvement District: request for annexation of property into the District (APN 100-01-034B)

H. Touchmark at the Ranch; discussion of anticipated request for a new water allocation

I. Adjournment

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 5:00 PM at 4/25/13 in. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Lynn Mulhall

Lynn Mulhall, City Clerk

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013	
DEPARTMENT: City Manager (Water Resource Management)	
AGENDA ITEM: The Alternative Water Portfolio - resource availability and management policy	
Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Overview of the Alternative Water Portfolio (Non-Groundwater Renewable Supplies)

Terminology

Allocation: Strictly speaking, this is the volume of water that recognized by ADWR as available to the City in the legal documents know as Decision and Orders (D&O).

Water Budget: This is the volume of water the City Council made available from ADWR allocations for the purpose of serving new development in accordance with adopted Water Management Policies.

Water contract: A fully executed legal agreement between the City and a water user which identifies a volume of water made available, and associated terms and conditions.

Current Total (see attached tables)

The total volume of water available to the City to allocate to new development or other demand, after subtracting quantities committed via water contracts, is 4,640.26 acre-feet/year. This amount consists of: 437.78 acre-feet/year remaining from the 1999 and 2005 Decision and Orders, and from the 2009 Decision and Order 737.98 acre-feet/year of additional treated effluent supplies and 3,464.50 acre-feet/year of imported Big Chino water.

The quantity of renewable supply identified by the Decision and Order in effect at the time is subject to review and updating over the long term. This is due to the fact that the amount reflects projections of future treated effluent and surface water recharge which may or may not be achieved. Other items to be considered are adjustments which will have to be made regarding Proposition 400 annexations/development for which the recharged effluent must "stay in the ground" and cannot be pledged for Assured Water Supply; and an appropriate contribution by the City to achieving safe yield in the Prescott AMA. These factors reinforce the crucial importance to the City and its economy of ongoing comprehensive water management.

Agenda Item: The Alternative Water Portfolio - resource availability and management policy

The 2005-2010 Water Management Policy, as Extended

The Policy provides that water service agreements be made for each allocation of alternative water to new residential demand, and nonresidential development project requests with demand over 5 acre-feet/year.

Reservations of Water for Vacant Unwatered Parcels

Considering the limited quantity of alternative water available for allocation to serve new demand within Prescott and to assure that said quantity is not unduly depleted by increased reservations for Vacant Residential Unwatered Parcels for which no development plans have been submitted, Resolution No. 4017-1141 (March 22, 2011) amended the Water Management Policy, to provide for the following:

> SECTION 1. THAT from the effective date hereof, in the event the zoning of a property within the city limits classified as a Vacant Residential Unwatered Parcel is changed which would increase the number of residential dwelling units, the reservation of water for said property shall not be increased at the time of such rezoning to reflect the additional demand corresponding to the increase in dwelling units; and any existing reservation shall remain in force.
>
> SECTION 2. THAT the record of the rezoning proceedings described in SECTION 1 shall include a notation that the water reservation has not been increased, and no entitlement to additional water to serve the rezoned property corresponding to the increase in dwelling units is created by the rezoning approval.
>
> SECTION 3. THAT the legal entitlement to water for a property is created solely by approval of a water service agreement approved by the City Council pursuant to the City Code and 2005-2010 Water Management Policy for the City of Prescott, as extended.

While this resolution specifically pertains to existing vacant residentially zoned unwatered parcels (for which a reservation was made based upon the current zoning), the approach is valid for rezonings of nonresidential parcels to residential.

Attachment - Overview of Alternative Water Portfolio

Committee Recommendation to Council: N/A - reference information for discussion of other items on the meeting agenda.

Attachment – Overview of Alternative Water Portfolio

Analysis of the 1999 and 2005 D&Os and the water budgeted or reserved by Council

ACTION	VOLUME (AF)
1999 D&O allocation	1,085.00
2005 D&O allocation	2,484.00
Total allocation	3,569.00
Water budgeted by Council 1999	1,000.00
Water budgeted by Council 2005	1,085.00
Total water budgeted by Council	2,085.00
Volume of water in contract (1999-2012)[1, 2, 3]	1446.72
Reservation – approx. remaining vacant resident	672.00
Reservation – approx. remaining for historical agreements	58.50
Reservation –approx. remaining CVID	504.00
Reservation – Deep Well First Increment	450.00
Total Committed/Contracted water from the 1999 and 2005 allocations	3,131.22
Approximate Remaining volume from 1999 and 2005 D&O, less total committed/contracted (3,569.00-3,131.22)	437.78

[1] Granite Dells Estates Water Service Agreement - City Contract No. 2008-165

[2] Water Contracts 2004-211A, 213A, 214A and 215A (now known as Senator Heights Subdivision) are expired and the volumes have been returned to the portfolio. Renewal would require a new water service agreement/contract allocation, however, the property, outside the City limits, has no sewer service at present and would therefore be ineligible for water service per the City Code.

[3] Deep Well Ranch Water Settlement - City Contract No. 2009-091

Analysis of the 2009 D&O and the water budgeted or reserved by Council

ACTION	VOLUME (AF)
2009 D&O allocation (treated effluent only)	1,471.98
Total allocation	1,471.98
Volume of water in contract	0.00
Reservation – vacant State Lands in City limits	234.00
Reservation – Deep Well Second Increment	500.00
Total Committed/Contracted water from the 2009 allocation	737.98
Remaining volume from 2009 D&O (treated effluent only), less total committed/contracted	734.08

ACTION	VOLUME (AF)
2009 D&O allocation (imported Big Chino water only)	8067.40
Total allocation	8067.40
Volume of water in contract – Town of Prescott Valley IGA, 2004-255	3,702.90
Reservation – Deep Well Third Increment	900.00
Total Committed/Contracted water from the 2009 allocation	4,602.90
Remaining volume from 2009 D&O (imported Big Chino water only), less total committed/contracted	3,464.50

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Granite Dells Estates: application for rezoning a tract from industrial to residential; existing water service agreement and request for a new water allocation

Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Background

Water Service Agreement - City Contract No. 2008-165 (November 30, 2007)

A total volume of 248.50 acre-feet/year was identified by the contract and remains reserved: 192.5 acre-feet/year from the water budget market category and 56 acre-feet/year from workforce. The contract remains in effect until Year 2022, and includes a provision that it will terminate if a change of use of the property occurs that exceeds 550 "market" and 160 "workforce" residential dwelling units, a total of 710 residential units. In the event the subject rezoning is approved, this provision necessitates amendment of City Contract No. 2008-165 to create a new cap on the residential dwelling units.

Current Rezone Request and Additional Water Demand/Allocation

Rezone a portion of the property, approximately 72 acres, from Industrial and Business General to Residential SF-6 for 212 additional SF dwelling units and a possibility of an additional 388 multi-family dwelling units (600 total residential units). Estimated new water contract volume would be 210 acre-feet/year (600 units x 0.35 acre-feet/unit).

Alternatives to Consider for Further Discussion

Alternative 1

If the rezoning is approved, amend the current Water Service Agreement to reflect the number of additional residential units, and allocate the associated demand from the Alternative Water Budget.

Since creation of the Alternative Water Budget, 200 acre-feet/year have been budgeted annually for new residential use, presently divided into 160 acre-feet for market use and 40 acre-feet for workforce. The volume requested by this rezoning (210 acre-feet) would be made available over at least two years of the Alternative Water Budget.

This alternative would permanently tie-up 210 acre-feet/year without any requirement for development performance, contrary to the policy of Resolution No. 4071-1141.

Agenda Item: Granite Dells Estates: application for rezoning a tract from industrial to residential; existing water service agreement and request for a new water allocation

Alternative 2

- The current contract quantity of 248.50 acre-feet/year is not increased to reflect the 600 additional residential units being requested.
- A new Water Service Agreement recognizes the 600 additional residential units, providing for a new cap of 710 + 600 = 1,310 residential units.
- Residential units are constructed and served with water up to the contract quantity of 248.50 acre-feet/year.
- Water demand beyond the 248.50 acre-feet/year created by the construction of additional residential units will require an allocation from the Decision and Order quantity remaining at that time, if any, through the Alternative Water Budget process, or construction of the Big Chino Project.
- The maximum number of residential units (1,310) is recognized by the new Water Service Agreement, but with an acknowledgment that service for any demand beyond the original contract quantity of 248.50 acre-feet/year may necessitate construction of the Big Chino Project.

Attachments

1. Preliminary Plat Granite Dells Estates (March 2009)
2. Subdivision Master Plan Granite Dells Estates (current rezone request)

Committee Recommendation to Council: For consideration of alternatives only at this time, for additional discussion as the rezoning request proceeds through P&Z and to the City Council for action on both the rezoning and amendment/replacement of the Water Service Agreement City Contract No. 2008-165.

ORIGINAL

PRELIMINARY PLAT INTERSECTION LEGEND

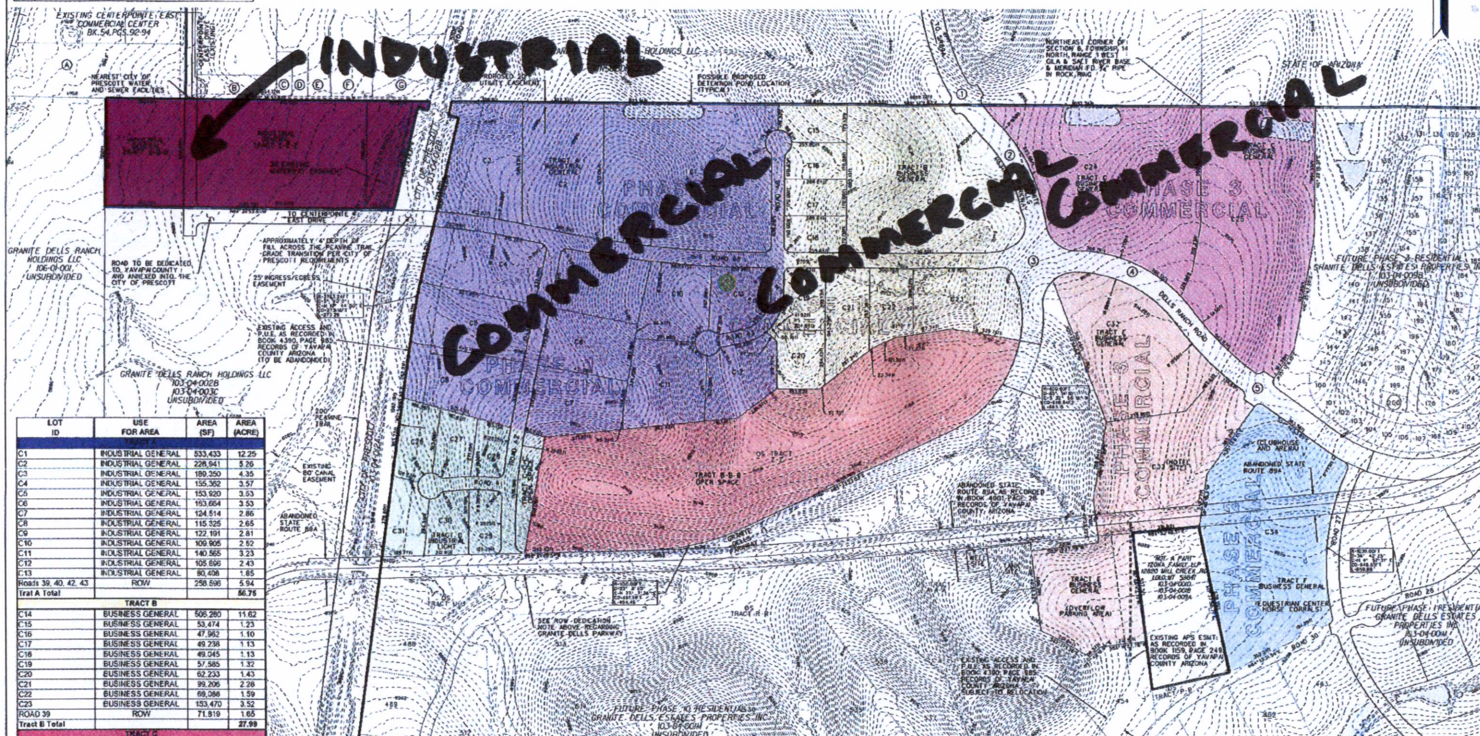
①	FUTURE SIGNALIZED INTERSECTION
②	POTENTIAL NORTHBOUND RIGHT IN / RIGHT OUT SPACED MINIMUM 330' FROM INTERSECTION (FEASIBILITY TO BE DETERMINED DURING FINAL DESIGN BASED ON SIGHT DISTANCES AND VERTICAL DESIGN)
③	ROUNDABOUT
④	POTENTIAL EASTBOUND RIGHT IN / RIGHT OUT SPACED MINIMUM 330' FROM INTERSECTION (FEASIBILITY TO BE DETERMINED DURING FINAL DESIGN BASED ON SIGHT DISTANCES AND VERTICAL DESIGN)
⑤	FUTURE SIGNALIZED INTERSECTION

PRELIMINARY PLAT LAND OWNERSHIP LEGEND

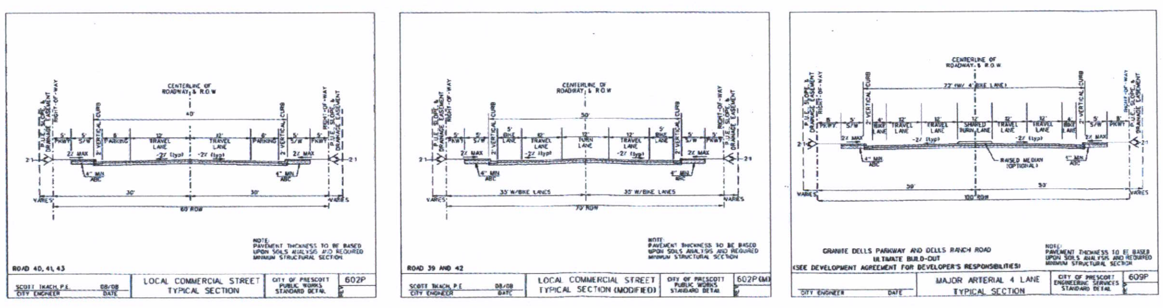
ID	OWNER	A.P.N.	BOOK AND PAGE
Ⓐ	TNT MAKELA FAMILY LP UI	103-01-582	BK. 54, PGS. 92-94
Ⓑ	CARLSON PAUL W	103-01-579C	BK. 54, PGS. 92-94
Ⓒ	CONERY SHARON R TRUST	103-01-042	BK. 3001, PG. 339
Ⓓ	CONERY SHAREN TRUST	103-01-043	BK. 3001, PG. 340
Ⓔ	KNOV KIRBY	103-01-040R	N/A
Ⓕ	HECKETHORN THOMAS DAVID & BETTY C JT	103-01-040Q	N/A
Ⓖ	HECKETHORN THOMAS DAVID & BETTY C JT	103-01-040K	N/A

RIGHT-OF-WAY DEDICATION NOTE:

ALTHOUGH ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS ARE NOT PROPOSED FOR GRANITE DELLS PARKWAY SOUTH OF THE ROUNDABOUT AS A PART OF THE PHASE 1 IMPROVEMENTS, A 100' RIGHT-OF-WAY FOR FUTURE GRANITE DELLS PARKWAY EXTENDING TO THE WEST PROPERTY BOUNDARY WILL BE DEDICATED AS A PART OF THE PHASE 1 COMMERCIAL FINAL PLAT PER THE CITY'S REQUEST.



LOT ID	USE FOR AREA	AREA (SF)	AREA (ACRE)
TRACT A			
C1	INDUSTRIAL GENERAL	533,433	12.25
C2	INDUSTRIAL GENERAL	228,941	5.26
C3	INDUSTRIAL GENERAL	189,350	4.35
C4	INDUSTRIAL GENERAL	155,362	3.57
C5	INDUSTRIAL GENERAL	153,920	3.53
C6	INDUSTRIAL GENERAL	153,664	3.53
C7	INDUSTRIAL GENERAL	124,514	2.86
C8	INDUSTRIAL GENERAL	115,325	2.65
C9	INDUSTRIAL GENERAL	122,191	2.81
C10	INDUSTRIAL GENERAL	109,905	2.52
C11	INDUSTRIAL GENERAL	140,565	3.23
C12	INDUSTRIAL GENERAL	105,696	2.43
C13	INDUSTRIAL GENERAL	80,408	1.85
Roads 39, 40, 42, 43	ROW	258,596	5.94
Trat A Total			56.75
TRACT B			
C14	BUSINESS GENERAL	506,280	11.62
C15	BUSINESS GENERAL	53,474	1.23
C16	BUSINESS GENERAL	47,962	1.10
C17	BUSINESS GENERAL	49,238	1.13
C18	BUSINESS GENERAL	49,045	1.13
C19	BUSINESS GENERAL	57,585	1.32
C20	BUSINESS GENERAL	62,233	1.43
C21	BUSINESS GENERAL	99,206	2.28
C22	BUSINESS GENERAL	69,088	1.59
C23	BUSINESS GENERAL	153,470	3.52
ROAD 39	ROW	71,819	1.65
Tract B Total			27.99
TRACT C			
C24	BUSINESS GENERAL	587,487	13.49
C25	BUSINESS GENERAL	609,338	13.99
Tract C Total			27.48
TRACT D			
C26	INDUSTRIAL LIGHT	64,560	1.48
C27	INDUSTRIAL LIGHT	53,446	1.23
C28	INDUSTRIAL LIGHT	39,913	0.92
C29	INDUSTRIAL LIGHT	45,477	1.04
C30	INDUSTRIAL LIGHT	57,885	1.33
C31	INDUSTRIAL LIGHT	64,033	1.47
TRACT C-C-C	OPEN SPACE	44,663	1.03
ROADS 41, 42	ROW	69,824	1.60
Tract D Total			10.10
TRACT E			
C32	BUSINESS GENERAL	325,016	7.46
C33	BUSINESS GENERAL	564,659	12.96
Trat E Total			20.42
TRACT F			
C34	BUSINESS GENERAL	582,876	13.38
Tract F Total			13.38
OPEN SPACE TRACTS			
TRACT B-B-B	OPEN SPACE	1,166,262	26.77
Open Space Total			26.77
INDUSTRIAL GENERAL TRACTS			
TRACT D-D-D	INDUSTRIAL GENERAL	191,177	4.39
TRACT E-E-E	INDUSTRIAL GENERAL	502,529	11.54
CPE EAST DRIVE	ROW	30,192	0.69
Industrial General Tracts Total			16.62
PHASE 1 RESIDENTIAL RIGHT OF WAY			
DRR AND GDP	ROW	680,355	15.62
Phase 1 ROW Total			15.62
TOTAL PAC AREA			215.13

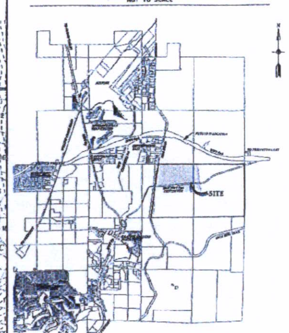


PRELIMINARY PLAT

GRANITE DELLS ESTATES COMMERCIAL P.A.D.

LOCATION MAP

NOT TO SCALE



DESCRIPTION OF PROJECT

GRANITE DELLS ESTATES COMMERCIAL WILL CONSIST OF 34 INDUSTRIAL GENERAL, BUSINESS GENERAL, AND INDUSTRIAL LIGHT SITES ON APPROXIANTELY 215 ACRES.

SITE DATA

ACCESSOR PARCELS NUMBERS: 103-04-001M, 103-04-001L, 103-04-009B, 103-04-001O, 103-04-009C, 103-04-003B, 103-04-002A

NET SITE AREA = 215.13 ACRES
OPEN SPACE AREA = 27.80 ACRES (12.92%)

15 BUSINESS GENERAL LOTS
13 INDUSTRIAL GENERAL LOTS
6 INDUSTRIAL LIGHT LOTS
2 OPEN SPACE TRACTS
2 INDUSTRIAL GENERAL TRACTS

ZONING

CURRENT ZONING: IG, IL, BG

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: QWEST
CABLE T.V.: CABLE ONE
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT
GARBAGE: CITY OF PRESCOTT

LEGAL DESCRIPTION

PORTIONS OF SECTION 5 AND 6, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

PAC PLAN SYMBOL LEGEND

	POSSIBLE PROPOSED DETENTION POND LOCATION
	EXISTING 2' CONTOUR
C1	LOT ID
	AREA OF PAC
	APPROXIMATE LOCATION OF IDENTIFIED ARCHAEOLOGICAL SITE

OWNER

GRANITE DELLS ESTATES PROPERTIES, INC.
GRANITE DELLS ESTATES PROPERTIES II, INC.
1403 INDUSTRIAL WAY
PRESCOTT, ARIZONA 86301
(928) 778 - 0170
PROJECT CONTACT:
MICHAEL FANN

ENGINEERS/SURVEYORS

DATE OF PREPARATION: 01/23/2009
DATE OF REVISIONS: 3/11/2009

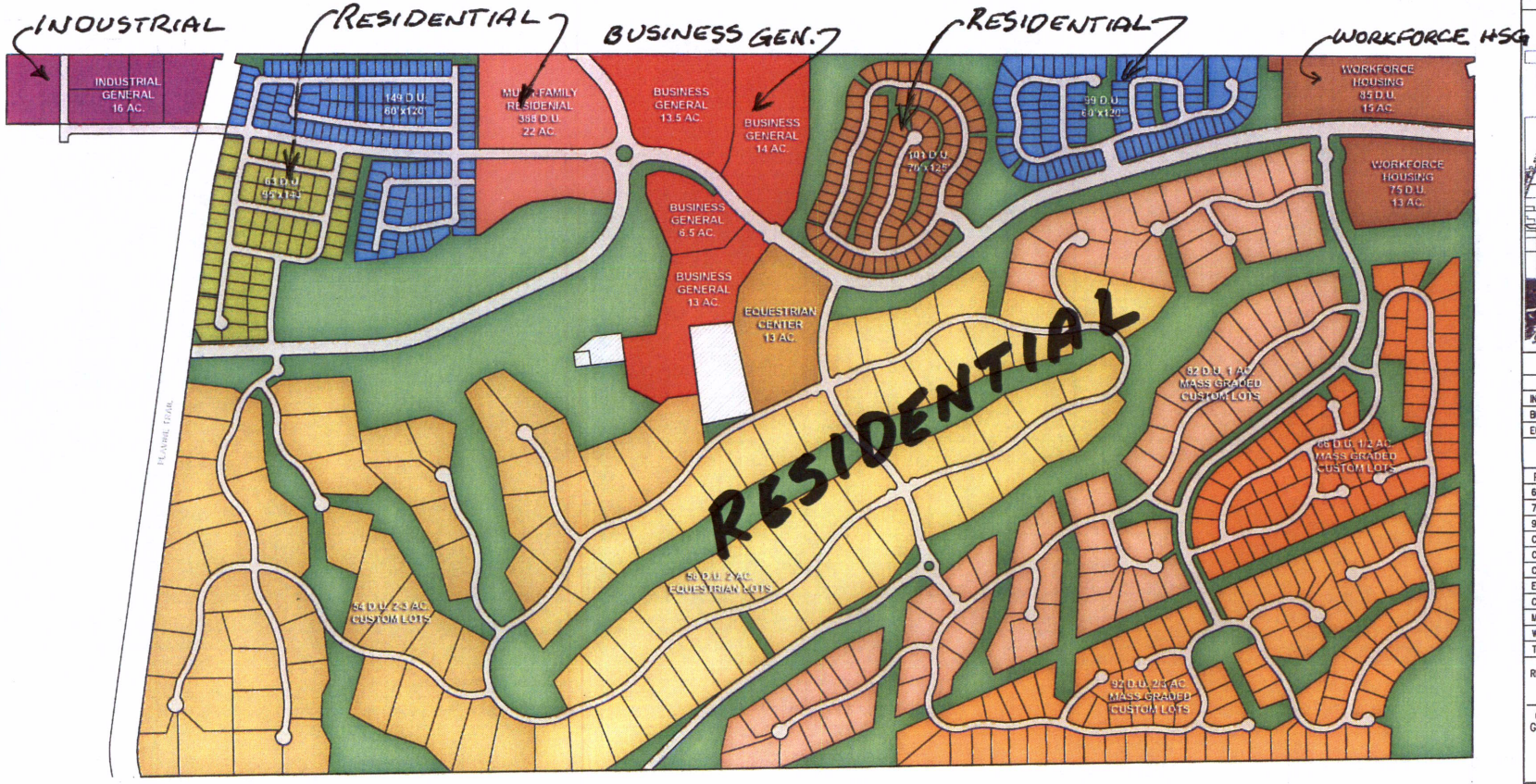
SCOTT A LYON, P.E.

LYON ENGINEERING
Civil Engineers • Land Surveyors
3623 CROSSINGS DRIVE
PRESCOTT, AZ 86305
(928) 776-1750
FAX (928) 776-0605

SHEET: 1 OF 1

MARCH 2009

NEW MASTER PLAN PROPOSAL

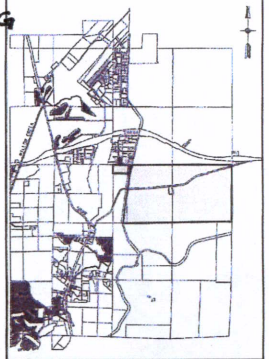


SUBDIVISION MASTER PLAN

GRANITE DELLS ESTATES

LOCATION MAP

NOT TO SCALE



NON-RESIDENTIAL

PRODUCT	AREA
INDUSTRIAL GENERAL	16 AC.
BUSINESS GENERAL	47 AC.
EQUESTRIAN CENTER:	13 AC.

RESIDENTIAL DWELLING UNITS (D.U.)

PRODUCT	COUNT	AREA	MASS GRADED
60'x120'	248	0.17 AC.	YES
70'x125'	101	0.20 AC.	YES
95'x140'	63	0.30 AC.	YES
CUSTOM	66	0.50 AC.	YES
CUSTOM	92	0.75 AC.	YES
CUSTOM	82	1 AC.	YES
EQUESTRIAN	56	2 AC.	NO
CUSTOM	54	2-3 AC.	NO
MUTI-FAMILY	388	22 AC.	YES
WORKFORCE	160	28 AC.	YES
TOTAL:	1,310		

REQUESTED WATER ALLOCATION = 1,310 D.U.

OWNER

GRANITE DELLS ESTATES PROPERTIES, INC.
GRANITE DELLS ESTATES PROPERTIES II, INC.
1403 INDUSTRIAL WAY
PRESCOTT, ARIZONA 86301
(928) 778 - 0170
PROJECT CONTACT: MICHAEL FANN

ENGINEERS/SURVEYORS

DRAWN: RJW DESIGN: KDH JOB#: 614-18

DATE OF PREPARATION: 3/20/2013
DATE OF REVISIONS:

LEON ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 778-1750
FAX: (928) 776-0605

FOR REVIEW ONLY

SHEET: 1 OF 1

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Yavapai Regional Medical Center (YRMC) Pre-Development Agreement: request for a new water allocation

Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Background

YRMC is requesting an allocation of water to serve buildout of a 180 acre campus within the North Airport Annexation Area. In order for YRMC to close on the property, presently owned by Deep Well Ranch, an Annexation Agreement, Rezoning Ordinance, and Water Service Agreement will be required. The Procedural Pre-Development Agreement for YRMC is anticipated to come before Council in May 2013, followed by the three other aforementioned items later in Calendar Year 2013.

Because of the health care and economic benefits which would afforded to the community by this medical campus, YRMC is requesting an allocation from the Alternative Water Budget separate from the quantities set forth in the prior Water Settlement Agreement between the City and Deep Well Ranch, City Contract No. 2009-091.

Water Demand at Buildout

A draft Procedural Pre-Development Agreement for the prospective YRMC property includes the following provision regarding water, identifying a buildout demand of 127 acre-feet/year:

> 11. Agreement to Provide Water to the YRMC Property. Subject to annexation of the Annexation Area, including the YRMC Property, and a Water Service Agreement incorporating the mutual understandings, quantity of potable water, and other provisions herein, the City will set aside from its Assured Water Supply portfolio and make available to the YRMC Property from its water management budget the quantity of one hundred and twenty-seven (127) acre-feet per year, which quantity the Parties have identified and hereby agree is the estimated water demand at buildout for the YRMC Property. This quantity of potable water shall be reserved by the City solely for use on the YRMC Property by YRMC, its successors in interest and assigns, subject to the terms of this Agreement, and in accordance with the adopted water management policies, codes, and regulations of the City including, where applicable, approval of water service agreements separate from this Agreement. Nothing shall preclude YRMC, its successors in interest and assigns, from applying in the future for additional water from any sources of the City made available generally for development within the City provided, however, that the City makes no representation regarding the future availability of any such additional water for the YRMC Property.

Agenda Item: Yavapai Regional Medical Center (YRMC) Pre-Development Agreement: request for a new water allocation

Water Credit from Deep Well Ranch

A draft Procedural Pre-Annexation Agreement re James Deep Well Ranches #1 and #2, First Amendment to City Contract No. 2010-086, includes the following provision identifying a credit of 29 acre-feet/year (to be deducted) from the quantity set forth in the aforementioned Water Settlement Agreement, City Contract No. 2009-091:

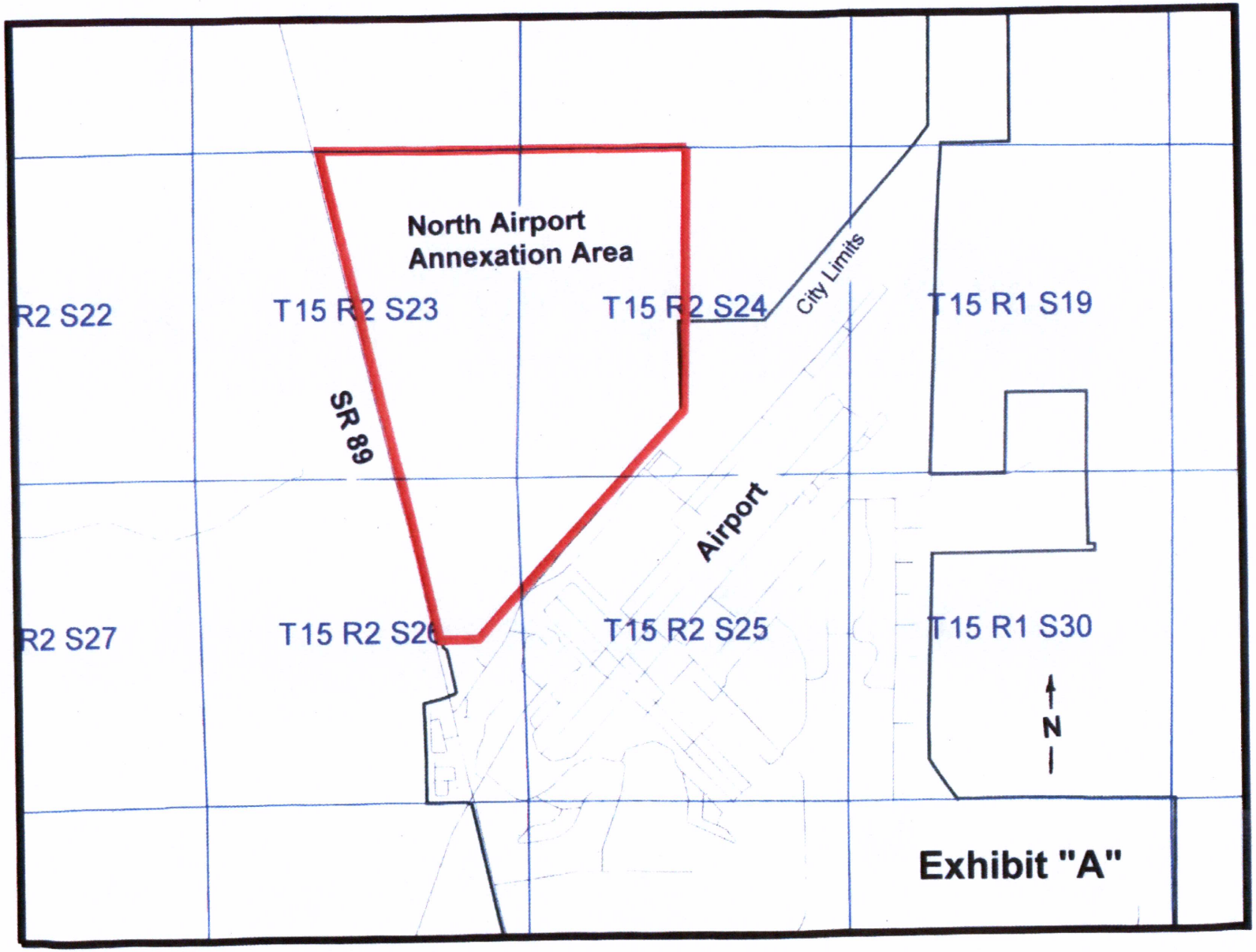
> SECTION 5. THAT the Owner will provide a water credit of 29 acre-feet/year to offset the potable water demand of the YRMC Property, which credit quantity is to be deducted from the 950 acre-feet/year total of the "First Increment of 450 acre-feet" and "Second Increment of 500 acre-feet" settlement quantities set forth by the Agreement, and arose from a total credit of 58 acre-feet/year associated with the sale of certain other real property by the Owner to CFCHINO INVESTMENT, LLC, RCCHINO INVESTMENTS, LLC, AND BCCCHINO INVESTMENTS, LLC, and City Contract No. 2009-091 approved December 9, 2008, and recorded in Book 4637 Page 508, Records of Yavapai County, Arizona. Said credit of 29 acre-feet/year will be incorporated into and applied within the water service agreement for the YRMC Property identified in Section 4 herein.

Net Request from the Alternative Water Portfolio for the YRMC North Campus

The net request by YRMC is for 127 - 29 = 98 acre-feet/year.

Attachments
- Exhibit "A" Map of North Airport Annexation Area
- Exhibit "B" Preliminary Development Master Plan (portion of the North Airport Annexation Area)
- Exhibit "C" Preliminary Development Master Plan for the YRMC Planning Area

Committee Recommendation to Council: (to be determined by the Committee at the meeting)


North Airport
Annexation Area
R2 S22
T15 R2 S23
T15 R2 S24
City Limits
T15 R1 S19
SR 89
Airport
R2 S27
T15 R2 S26
T15 R2 S25
T15 R1 S30
N
Exhibit "A"

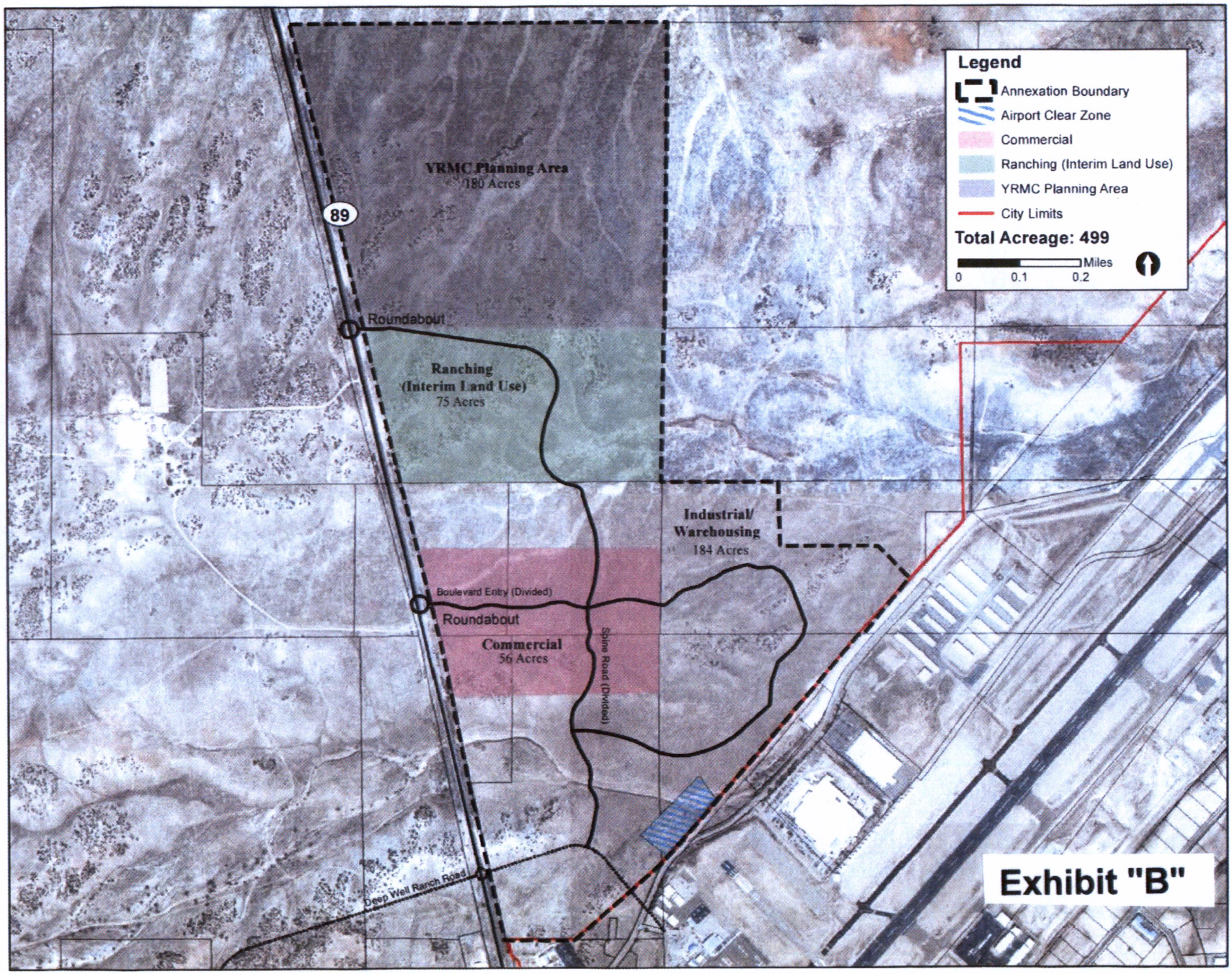

Legend
Annexation Boundary
Airport Clear Zone
Commercial
Ranching (Interim Land Use)
YRMC Planning Area
City Limits
Total Acreage: 499
Miles
0
0.1
0.2
YRMC Planning Area
180 Acres
89
Roundabout
Ranching
(Interim Land Use)
75 Acres
Industrial/
Warehousing
184 Acres
Boulevard Entry (Divided)
Roundabout
Commercial
56 Acres
Spine Road (Divided)
Deep Well Ranch Road

Exhibit "B"

YRMC: North Campus Planning Scenarios

Parcel: 180.01 acres

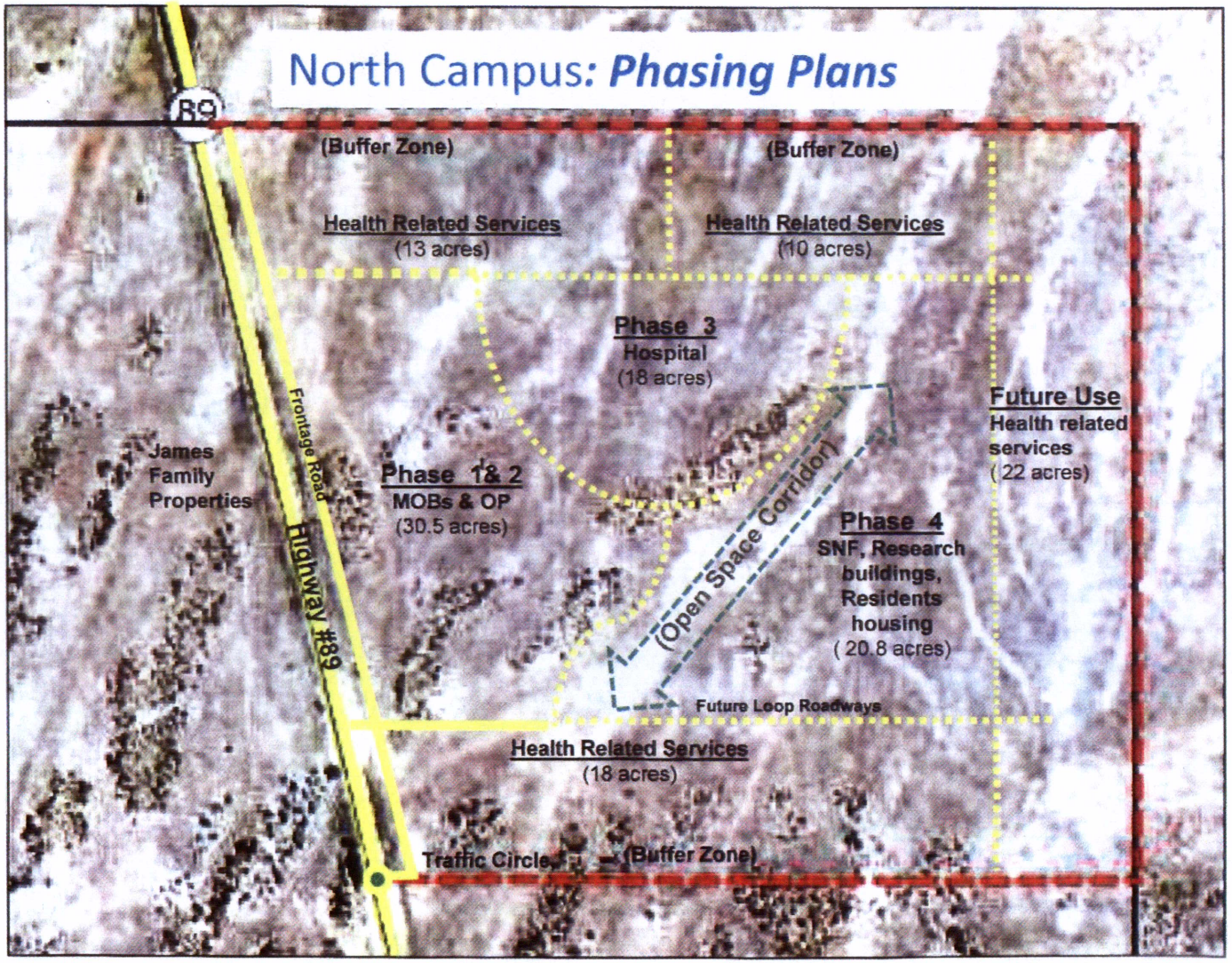


Exhibit "C"

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Senator Heights Subdivision: request for renewal of expired water agreements Nos. 2004-211A, 2004-213A, 2004-214A, and 2004-215A

Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Background

In 2004 City water service was requested for five (5) parcels located outside the City limits, and contracts were executed for each lot under authorization of City Code Section 2-11-4 (Provision of Water to Areas Outside of the City Limits) which was in effect at that time. In September 2007 the expiration date for each of the contracts was extended from October 2007 to September 2010. As of April 2013, one dwelling unit has been completed and is presently served with City water. The four other contracts, for unbuilt lots, expired in 2010, and 1.4 acre-feet/year (4 x 0.35 acre-feet/year) was returned to the Alternative Water Portfolio.

These parcels were to be included in a subdivision proposed to be annexed into the City; however, in 2003 the annexation was rejected. In March 2005 Yavapai County approved the Senator Heights subdivision plat.

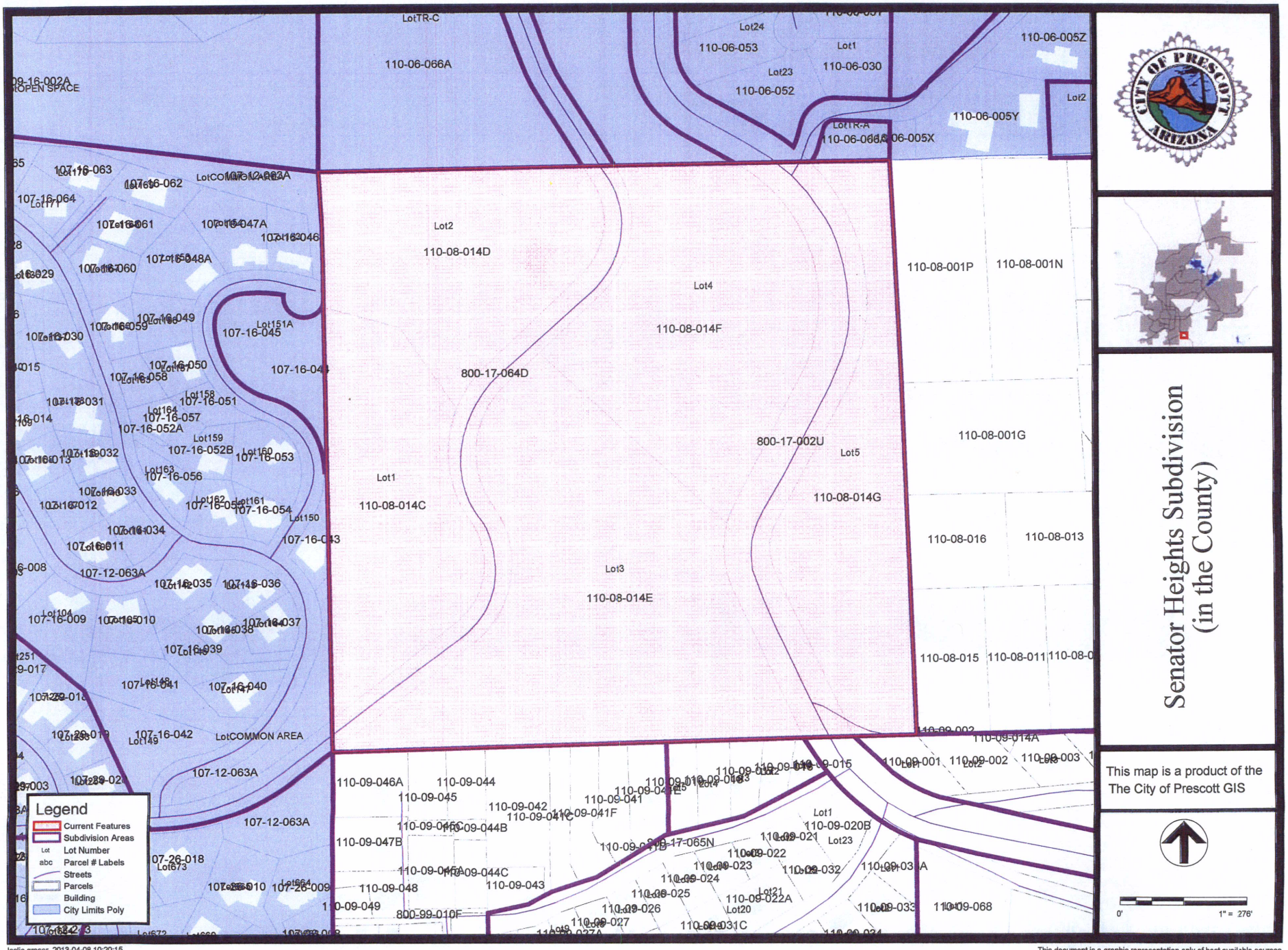
On October 25, 2005, City Ordinance No. 4503 was approved which requires that, "... as a condition to obtaining water service ... any such property must also connect onto the City's sanitary sewer main at the property owner's cost." This ordinance, modifying and superseding prior City Code Section 2-11-4, was codified as City Code Section 2-1-8.

Since the subject water service contracts have expired, and no sewer is in place to serve them, the City Code precludes the provision of City water.

Bud Beshers, Crystal Creek Homes, has requested that the expired contracts be amended to extend them retroactively.

Attachments - Senator Heights Subdivision location map
- City Code Section 2-1-8

Committee Recommendation to Council: (to be determined by the Committee at the meeting)



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City Code 2-1-8

2-1-8 UTILITIES DIVISION; PROVISION OF WATER TO AREAS OUTSIDE OF THE CITY LIMITS; RULES AND REGULATIONS:

(A) Water Service To Areas Outside The City Limits: No property outside of the city limits shall be served water, nor shall any main extensions outside of the city limits be allowed. (Ord. 3527, eff. 9-12-1996; amd. Ord. 4317, 5-27-2003, eff. 7-1-2003)

Notwithstanding the foregoing, the following are exempt from the provisions of this subsection:

1. Where the city has previously entered into a valid contractual agreement to provide water service to a specific property, in which event water service or a main extension shall only be allowed to the extent necessary to allow the city to comply with its contractual obligations. (Ord. 2133, 11-28-1989; amd. Ord. 4317, 5-27-2003, eff. 7-1-2003)

2. Where there is a city water main fronting residential property desiring to be served on or before October 4, 2005, and there is sufficient capacity in the existing main to allow service to the property, and the service connection does not exceed one hundred feet (100'), and the environmental services director determines that there will be no adverse impact upon the city's water system nor upon the city's ability to deliver sufficient water at sufficient pressure to existing water customers and expected future customers within the city limits; provided, however, that as a condition to obtaining water service pursuant to this subsection, any such property must also connect onto the city's sanitary sewer main at the property owner's cost. (Ord. 4305, 4-8-2003; amd. Ord. 4317, 5-27-2003, eff. 7-1-2003; Ord. 4503, 10-25-2005, eff. imm.)

3. If water service is provided for pursuant to an intergovernmental agreement.

(B) Rules and Regulations: Water will be furnished subject to rules and regulations of the city, which rules and regulations are made a part of every application, contract, agreement or license entered into between the property owner or consumer and the city. (Ord. 2133, 11-28-1989; amd. Ord. 4317, 5-27-2003, eff. 7-1-2003)

(C) Unless otherwise required pursuant to Subsections 2-1-8(A)(1), (2) or (3), if potable water is provided to property outside of the City limits in accordance with this Section 2-1-8, then and in that event no more than one residential dwelling unit per parcel of property shall be provided potable water. The phrase "parcel of property", as used herein, shall mean all of that real property which was contiguous and under common ownership at any time on or after October 4, 2005. (Ord. 4503, 10-25-2005, eff. imm.)

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Highland Pines Domestic Water Improvement District: request for annexation of property into the District (APN 100-01-034B)

Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Background

The owner of APN 100-01-034A (a vacant lot presently within the Highland Pines Domestic Water Improvement District) and APN 100-01-034B (a lot with a residence on it, but not within the District), is seeking to combine these two lots into one new parcel. The Highland Pines Board concurs with the annexation of 034B into the District, with the provision that the combined parcel not be split or subdivided in the future. City Council action (adoption of a resolution) is needed to recognize the annexation of 034B into the District boundaries. Following that action, the lots can be combined since, being within the District, they will then have identical tax coding.

Highland Pines is served City water according to a 1997 water contract, which includes the following:

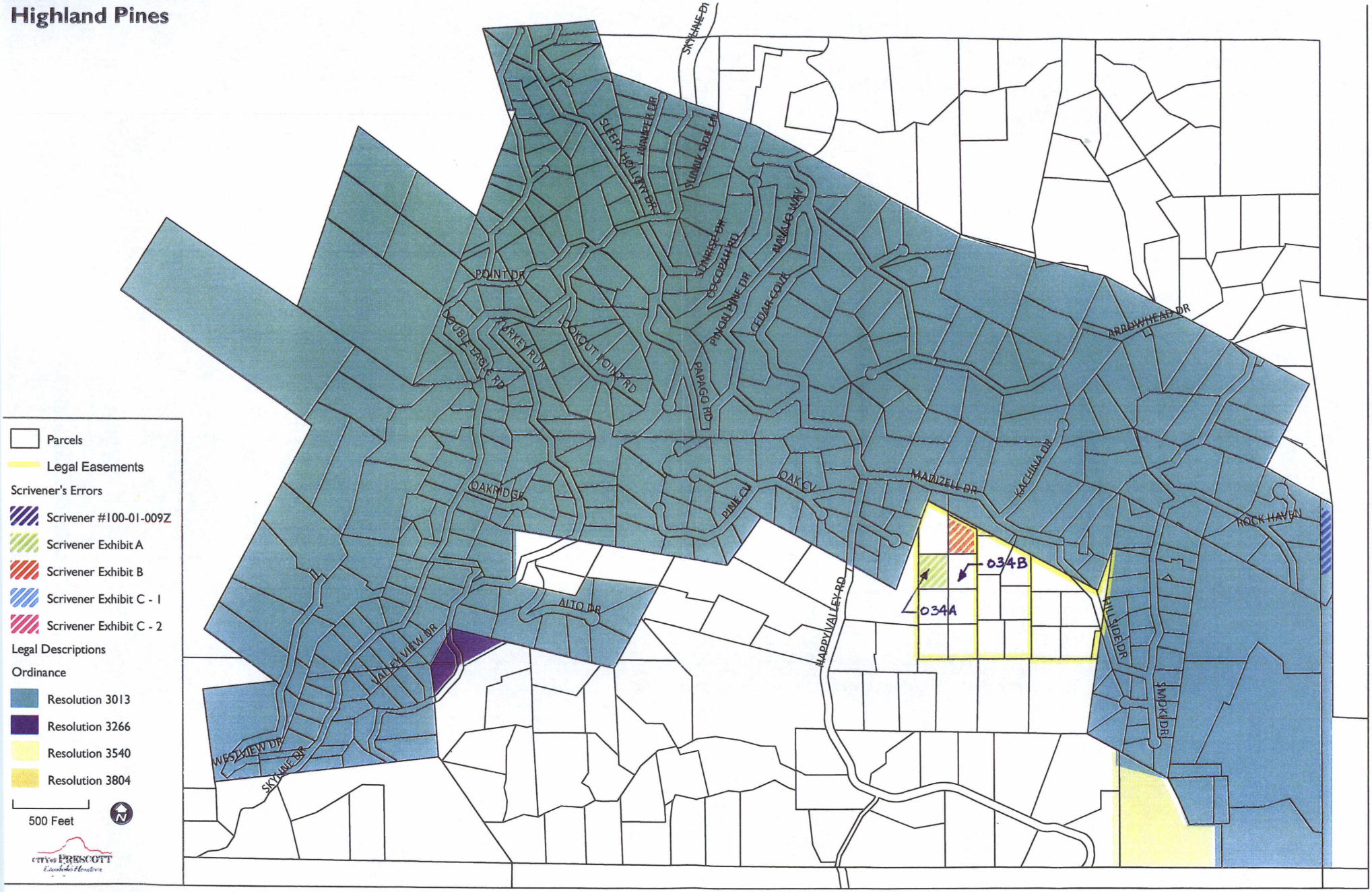
> Upon the effective date of this Agreement, the District will allow only persons or entities to hook up to its existing water distribution system who have made proper application, paid applicable fees to the District, and received necessary permits from the City. The District will collect buy-in fees due the City from the applicant and forward to the City fees due the City under the applicable City Code provisions prior to the City issuing any permits.

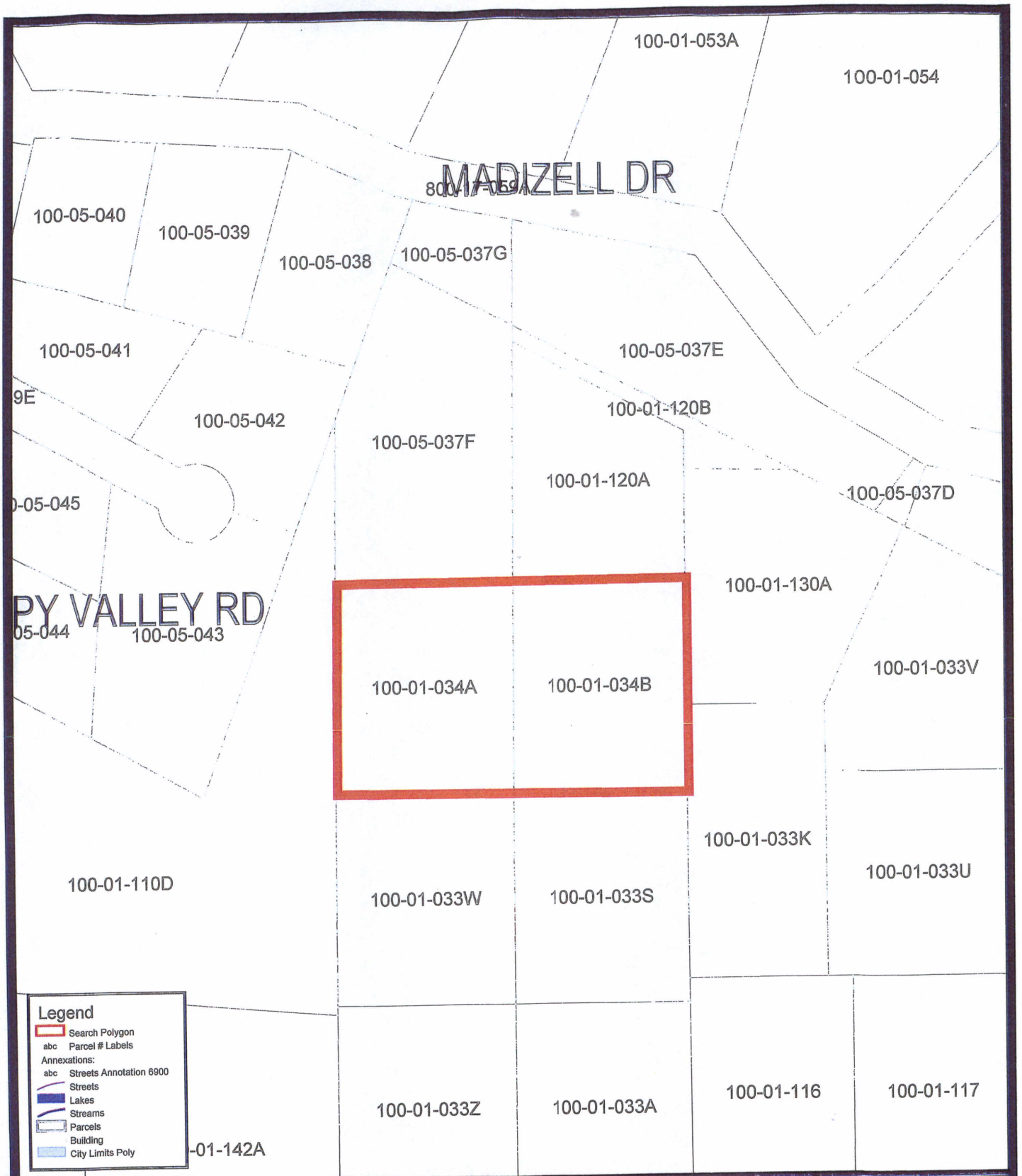
Highland Pines is provided City water through a master meter. Their customers are served via the District's (non-City) distribution system and meters. Applicable City fees are required to be paid by the owner of the subject parcels for initiation of service.

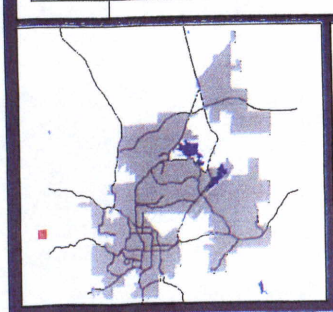
Attachments - District map
- Map of the subject parcels

Committee Recommendation to Council: (to be determined by the Committee at the meeting.

Highland Pines







Property 100-01-034A and B

This map is a product of the The City of Prescott GIS

0' 1" = 146'

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COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO – April 30, 2013
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Touchmark at the Ranch: discussion of anticipated request for a new water allocation

Approved By:	**Date:**
Water Resource Specialist: Leslie Graser	
City Manager: Craig McConnell	

Background

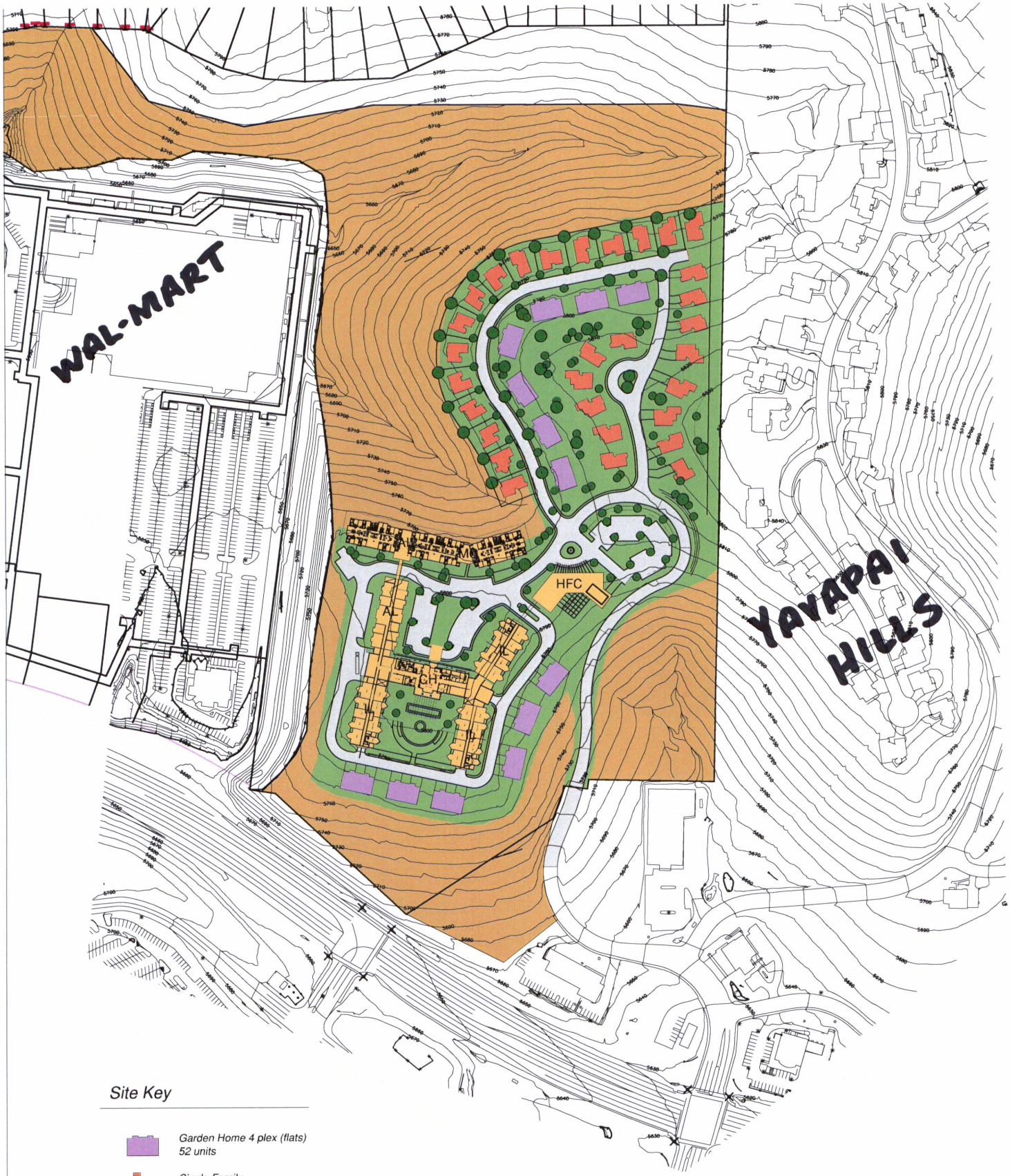
A City pre-application (pre-development) conference (PAC13-028) was held on April 18, 2013, with representatives of Touchmark at the Ranch. This project is a proposed master planned retirement community with 250 multi-family units for independent, assisted living, and memory care residents in 3 and 4 story buildings, and 85 other units as a mix of single family, duplexes, and four-plexes.

This project is within the City limits on the north side of SR 69 across from Gateway Mall, between Wal-Mart and Yavapai Hills. Review of the site, relative to the reservation within the Alternative Water Portfolio previously made for vacant unwatered, residentially zoned property within the City limits, this property would be entitled to approximately 53 acre-feet/year.

Estimated water demand based on the description from PAC13-028 is in the range of 52 to 69 acre-feet/year, which is comparable to the aforementioned reservation. Should the project go forward to development approval, a water service agreement would be required. This would involve reducing the reservation for vacant unwatered, residentially zoned property by 53 acre-feet/year, and making up any difference between the demand for the approved number of units from the Annual Water Budget.

Attachment - Site Plan

Committee Recommendation to Council: (to be determined by the Committee at the meeting).



Site Key

Garden Home 4 plex (flats)
52 units

Single Family
30 units

Main Building (IL, AL, MC, HFC)
266 units +/-

TOUCHMARK
SINCE 1980

Touchmark at the Ranch

SITE PLAN

April 10, 2013

0 50' 100' 200'

N