

AGENDA

**COUNCIL WATER ISSUES COMMITTEE
NOTICE OF PUBLIC MEETING
Tuesday, October 4, 2016
9:00 AM**

**Prescott City Hall
Lower Level Conference Room
201 South Cortez St., Prescott, Arizona
(928) 777-1100**

The following Agenda will be considered by the Council Water Issues Committee at its meeting on **Tuesday, October 4, 2016, at 9:00 a.m.** in the Lower Level Conference Room, 201 South Cortez Street, Prescott, Arizona. One or more members of the Council may be attending this meeting through the use of a technological device.

- A. Call to Order.
- B. Roll Call.

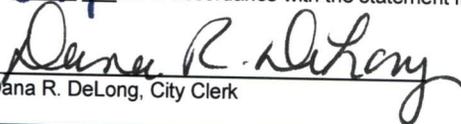
COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Chairman Jim Lamerson
Member Steve Blair
Member Steve Sischka

- C. Approval of minutes of the September 6, 2016, Council Water Issues Committee meeting
- D. Alternative Water Portfolio Update
- E. Water Service Agreements
 - 1. Hahn Catherine Miller Living Trust (WSA16-017)
 - 2. Mary S. Houston (WSA16-018)
 - 3. Dave Everson (WSA16-020)
- F. Resolution 4310-1519, Part 2
- G. Draft outline for the 2017-2020 City Water Management and Allocation Policy
- H. Comprehensive Agreement No.1, Fiscal Year 2016 Annual Report
- 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 Sept 29, 2016
at 3:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.


Dana R. DeLong, City Clerk

COUNCIL WATER ISSUES COMMITTEE
REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2016
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON September 6, 2016, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Chairman Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:

Chairman Jim Lamerson
Member Steve Blair (arrived at 9:09 am)
Member Steve Sischka

Staff Present:

Leslie Graser, Water Resources Manager
Clyde Halstead, Assistant City Attorney
Dana DeLong, City Clerk
Craig McConnell, City Manager

C. Approval of minutes of the August 2, 2016, Council Water Issues Committee meeting.

MEMBER SISCHKA MOVED TO APPROVE THE MINUTES AS WRITTEN; SECONDED BY CHAIR LAMERSON; PASSED 2-0.

D. Alternative Water Portfolio Update

Leslie Graser, Water Resources Manager, presented. She said as of May 3, 2016, 479 acre-feet of "Alternative Water" remained for new development (uncommitted by a water service agreement). She said there were two residential categories within that category (Market – 125 acre-feet; Workforce – 100 acre-feet). She said at year-end 2016, if the preceding volumes were allocated, 50 acre-feet would be the opening balance for Calendar Year 2017. She said as of August 17, 2016, of the 225 acre-feet, market and workforce budget, 141.20 acre-feet remained, with the difference of 83.80 acre-feet allocated by water service agreements. She said the total volume described in the current policy identified and categorized available supplies at 479 acre-feet. She said 100 acre-feet were set aside for a contractual obligation and 99 acre-feet for commercial projects.

Chair Lamerson said extraction of water from Big Chino that the citizens of Prescott have a right too, needed to be discussed at a future meeting.

Board Member Sischa understood the 23.50 acre-feet allocated for Market and 11.60 acre-feet allocated for Workforce was what was left for the calendar year 2016. Ms. Graser said yes.

Ms. Graser said the report was an update and no action was required.

E. Granite Dells Estates

Leslie Graser, Water Resources Manager, presented. She said the item before the Water Issues Committee was for the next phase of development at Granite Dells Estates. She said the applicant requested placement of the subject on the September 6, 2016, Council Water Issues Committee meeting agenda. She said the applicant was present to answer any questions. She said the progression was as follows:

- Pre-Annexation Development Agreement (Contract No. 2008-164)
- Agreement for Potable Water (Contract No. 2008-165)
- Amendment 1 to the Pre-Annexation Development Agreement (Contract No. 2008-164A1)
 - Minor amendment to the General Plan (Resolution No. 4185-1347)
 - Amendment to Airport Specific Area Plan (Resolution No. 4186-1348)
 - Rezoning of 72 acres from industrial to residential (Resolution No. 4860-1317)
 - Amendment of GDE Master Plan
 - Amendment 1 to the Pre-Annexation DA (Resolution No. 4188-1350)
 - Amendment 1 to the Agreement for Potable Water, selecting Alternate 1
- Amendment 1 to the Agreement for Potable Water (Contract No. 2008-165A1) – currently in effect.

Ms. Graser said the applicant is ready to move forward into the next phase of development at Granite Dells Estates. She said the proposal was for 1090 single-family units and 309 multi-family units, which resulted in the allocation of 458.75 acre-feet. She said the current Water Service Agreement was set-up to be readdressed at the 400-unit mark to apply for the additional needed water allocation.

Board Member Sischa asked when the 400th unit would be constructed.

Michael Fann said the originally approved Master Plan and associated Water Service Agreement, adopted by Council in 2008, included significant expanses of industrial parcels, commercial parcels, equestrian areas and residential construction. The original water demand for this development was calculated to be 412,590 GPD or 1146 single-family units. The request to modify the Master Plan and associated Water Service Agreement was only an increase of approximately 15%. He asked how could housing types be identified without knowing limitations regarding water.

Chair Lamerson asked how many current single-family units were constructed.

Mr. Fann said 45 were either completed or under construction at this time.

Chair Lamerson said in 2013 the following approvals were made: 1) amendment to the General Plan, 2) amendment to the Airport Specific Area Plan, 3) rezoning of 72 acres of Granite Dells Estates from Industrial General, Industrial Light and Business General zoning district to single-family zoning district, 4) amendment to Granite Dells Estates Master Plan, 5) amendment to pre-annexation development agreement and 6) approval locking in the 248.5 acre-feet water entitlement. He said specified in the agreement, approval of a final plat for the 400th residential unit, the property owner may apply to the City for an allocation of water above the 248.5 acre-feet.

Board Member Sischka asked how fast Phase II was moving forward.

Mr. Fann said planning for Phase II had started. He said it was hard to identify/plan units without knowing the availability of future water.

Chair Lamerson said the City only has a certain amount of water available.

Board Member Sischka asked how much water was guaranteed to Mr. Fann for the project. Ms. Graser said 248.5 acre-feet, which provided water for 710 units.

Chair Lamerson said the project was plotted for approximately 1,000 units. He said Mr. Fann wanted to know if water would be available in the future.

Board Member Blair said the City could consider Mr. Fann's recommendation of phasing in the additional water requested (191.5 acre feet) starting in 2019 at the rate of 50 acre-feet per year.

Chair Lamerson said by policy the City could only allocate 50% of available water each year. Ms. Graser said if the water budget was approved, 50 acre-feet would be available calendar year 2017. She said the Council would determine during budget review what allocations would be available.

Chair Lamerson asked how an agreement would be written to phase in water that might not be available.

Board Member Sischka agreed a discussion needed to happen regarding water from Big Chino and how and who would pay to have the water made available to the citizens of Prescott.

Craig McConnell, City Manager, said the Master Plan, zoning and other amendments were made to align the Master Plan with the market. He said the applicant was asking to phase-in the additional water needed (191.5 acre-feet) starting in 2019 at a rate of 50 acre-feet per year. The applicant wanted assurance that the water was available as the

development moved forward. He said the water allocations for 2016 were almost depleted, but the Water Resources Manager would be bringing forward a 2017 water allocation budget for approval. He said one way of meeting the applicant's request would be to approve water allocations from the 2017 water budget. He said the City intended to discuss development of Big Chino water resources.

Chair Lamerson asked if there were other challenges to the water portfolio.

Mr. McConnell said staff was aware the water allocations for 2016 were almost depleted and were acting accordingly.

Chair Lamerson said the committee needed to determine approvals based upon what was best for the City.

Board Member Blair said the market also determined the needs of the City.

Mr. McConnell said many aspects of what was best for the City needed to be taken into consideration when determining water allocations for the future. (Senior housing, apartments, single-family units, commercial)

Board Member Sischka asked if staff would be bringing forward a proposal to revise 0.35 acre-feet allocations. Ms. Graser said staff could bring something forward in October.

Chair Lamerson said it was important to also remember all the land mass that could be developed in Prescott. He said if the water was not available, and water was provided, it would be considered a taking from others.

Chair Sischka asked Mr. Fann if he considered smaller footprints and having deed restrictions to maintain energy efficient housing.

Mr. Fann said the development consisted of high energy efficiency homes, smaller footprints and drought resistance landscaping. He said he would consider deed restrictions. He said there was enough water available until 2019. He said he wanted to know the availability of water in the future so he could plan long term.

Board Member Blair said while visiting the development he noticed run-off water being wasted through drainage and said discussions needed to happen regarding the capture of run-off water.

Ms. Graser said this report was an update and no action was required.

F. Adjournment

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of September 6, 2016, at 9:54 a.m.

ATTEST:

JIM LAMERSON, Chairman

DANA R. DeLONG, City Clerk

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
October 4, 2016

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Alternative Water Portfolio Update

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

As of May 3, 2016, 479 acre-feet of "Alternative Water" remained for new development (uncommitted by a water service agreement).

For the balance of Calendar Year 2016 (May 3 through December 31, 2016), quantities were made available ("budgeted") in two residential categories:

1. Market **125 acre-feet**
2. Workforce **100 acre-feet**

According to policy, no one project is eligible for allocation of more than 50% of each of the preceding (market and workforce) quantities, or portions of these quantities remaining after such allocations.

At year-end 2016, if the preceding (market and workforce) quantities are fully allocated, 50 acre-feet would be the opening balance for Calendar Year 2017 due to the policy adopted May 3, 2016, which outlined a transfer of 50 acre-feet from the vacant, residentially-zoned tract reservation. This volume, 50 acre-feet, at this time, is the base water allocation budget for recommendation to Council in late 2016. Increases to the 50 acre-feet are anticipated; however, a certain volume will not be known until late 2016 due to continued requests for water supplies and placement of those supplies into contract.

As of September 27, 2016, of the 225 acre-feet, market and workforce budget above, 104.10 acre-feet remains, with the difference (120.90 acre-feet) formally allocated by water service agreements approved by the City Council. In addition, the Council Water Issues Committee and/or Planning & Zoning Commission have recommended Council consideration/approval of projects for which the combined demand is 44.70 acre-feet. This 44.70 acre-feet includes applications that have been administratively approved in accordance with the current policy. If all of these projects are approved, the Calendar Year 2016 budget balances would be:

1. Market **23.50 acre-feet**
2. Workforce **11.75 acre-feet**

Requests for alternative water for the projects on this (October 4, 2016) agenda that have not already been to the Planning & Zoning Commission and received a recommendation of approval to the City Council, if viewed favorably by the Council Water Issues Committee, would further reduce the Calendar Year 2016 budget balances above to:

1. Market **23.50 acre-feet**
2. Workforce **10.95 acre-feet**

Note that the proceeding information solely provides tracking of the market and workforce portions of the budget adopted for the May 3 to December 31, 2016, timeframe. The total volume described in the current policy identifies and categorizes available supplies at 479 acre-feet. Recall this volume, also includes:

- 100 acre-feet side aside for a contractual obligation
- 99 acre-feet for commercial projects

Committee Recommendation to Council: Update for Committee information.

ITEM E1

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO	
October 4, 2016	
DEPARTMENT: City Manager (Water Resource Management)	
AGENDA ITEM: Water Service Agreement Application No. 16-017 by Hahn Catherine Miller Living Trust, for the construction of two duplexes (a total of four multi-family units) on APN 116-06-060B at 903 Green Ln.	

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

Background

Resolution No. 4328-1537, adopted May 3, 2016, "Alternative Water Allocation Policy for Calendar Year 2016", identifies a supply for possible allocation to new projects not listed in Exhibit A thereto.

Summary

The property has an existing single family residence on a lot located in an existing groundwater subdivision plat. The zoning in the subdivision is SF-18. On August 25, 2016, Rezone Application No. RZ16-004 was filed requesting a change in zoning to Residential Office (RO). The applicant filed Water Service Agreement (WSA) Application No. 16-017 for two (2) duplex structures, totaling four (4) multi-family dwelling units. The water requirement for 4 multi-family units is 1.0 acre-feet (AF) (4 units x 0.25 AF/unit). Due to the property being located in a groundwater subdivision it is recognized for a volume of water equal to 0.35 AF. The alternative water allocation for this project is 0.65 AF.

This project is subject to the available volume and requirements defined in the Workforce/MF/Duplex/Apts column of the Category 2 table of the Policy. As proposed, this project meets the requirements for water allocation as defined in the Policy. Since the project is for less than four units, per Policy, it qualifies for administrative approval.

Status of Project

Completed

- Rezone application No. RZ16-004, August 25, 2016

Remaining to be completed

- Rezone approval
- Administrative approval of the WSA

Attachments

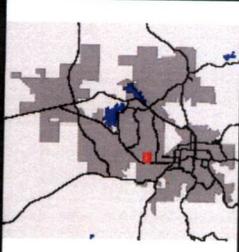
- 1) Location Map

Agenda Item: Water Service Agreement Application No. 16-017 by Hahn Catherine Miller Living Trust, for the construction of two duplexes (a total of four multi-family units) on APN 116-06-060B at 903 Green Ln.

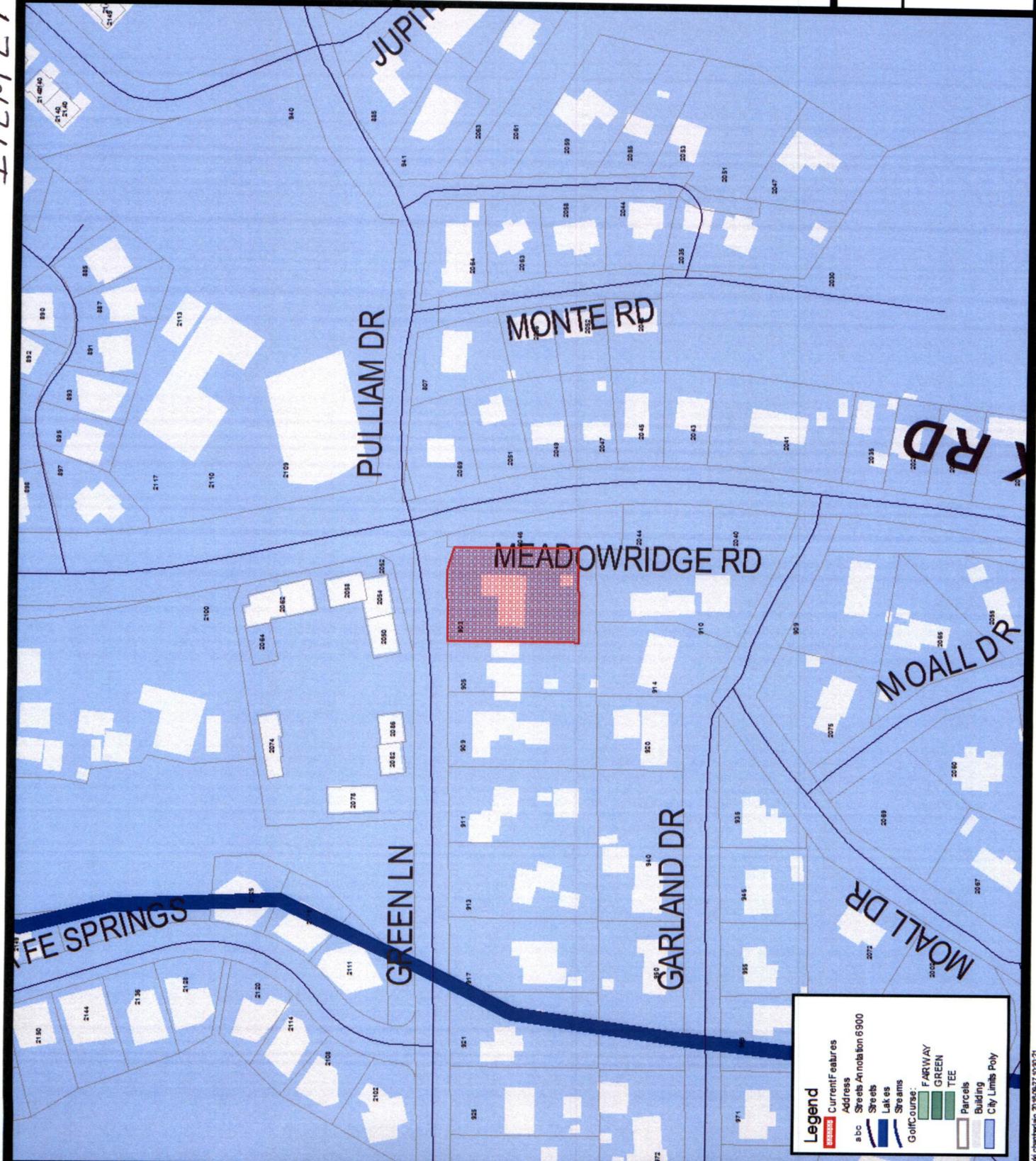
2) Rezone and Water Service Agreement Application

Committee Recommendation to Council: For informational purposes

ITEM E1 Attachment 1



This map is a product of
The City of Prescott



Legend

- Current Features
- Address
- Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building
- City Limits Poly

This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

amk/ML/charlarian, 2016/08/27 10:30:21
WSA Basig

ITEM, E1 Attachment 2
WSA/6 - 017



WATER SERVICE AGREEMENT APPLICATION

Water Resources: Annikki Chamberlain
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: Michael Taylor Architects. Inc. Contact Person: Stan Hitson
Address: 118 S. Pleasant Street City/State/Zip: Prescott, AZ 86303
Phone: 928-445-0626 Email: stan@mtai.net

PROPERTY OWNER INFORMATION

Owner: Hahn Catherine Miller Living Trust Contact Person: Frank Hahn
Address: 1343 Grey Eagle City/State/Zip: Prescott, AZ 86305-2156
Phone: 928-541-7884 Email: EngrAlternatives@hotmail.com

PROJECT SITE

Address: 903 Green Lane
Current Zoning: SF-18 Proposed Zoning: RO
Assessor's Parcel Number(s) of Existing Property
116 - 06 - 060B
Existing Water Service (Y/N): N Existing Sewer Service (Y/N): Y
Existing Well (Y/N): Y If Yes, Well Registry No.: 55-601291

PROJECT DESCRIPTION

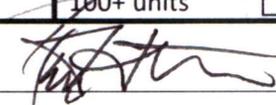
Is the project Residential or Commercial? Residential; split existing dwelling unit into two residential units and
Please provide brief description: add a two-story structure creating two additional residential units.
The property will have a total of four (4) residential units.

of Proposed Units: 4 # of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)? no
Has a building permit application been submitted? no
Has a Planning and Zoning Recommendation been made? yes per PAC-16-108

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments	Residential Subdivision	Commercial Subdivision or Individual Commercial Project
<input type="checkbox"/> \$150	2-5 units <input checked="" type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
Existing Connection	11-50 units <input type="checkbox"/> \$300 51-99 units <input type="checkbox"/> \$400	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250 >10 acre feet <input type="checkbox"/> \$300
Change of Use	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: 

Date: 8/24/2016

REZONE APPLICATION

Property Address: 903 Green Lane

Assessor's Parcel Number (s)(APN): 116-06-060B

Township S21 Section T14N Range 02W Zoning: SF-18

Subdivision Name: Victoria Subdivision

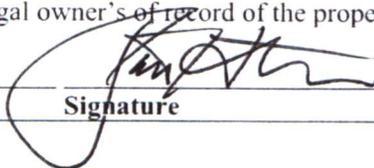
		<i>For Staff Use Only</i>
Legal Owner Name & Address: <u>Hahn Catherine Miller Living Trust</u> <u>1343 Grey Eagle</u> <u>Prescott, AZ 86305-2156</u> Phone: <u>928-541-7884</u> Fax: <u>n/a</u> Email: <u>EngrAlternatives@hotmail.com</u>		RZ# _____ Date Received: _____ Taken In By: _____ Assigned To: _____
Applicant/Agent Name & Address (If different than property owner, Agent letter must accompany submittal): <u>Michael Taylor Architects, Inc.</u> <u>118 S Pleasant Street</u> <u>Prescott, AZ 86303</u> Phone: <u>928-445-0626</u> Fax: <u>n/a</u> Email: <u>stan@mtai.net</u>		Date Application Complete: _____ Fees & Charges: _____ Receipt #/Date: _____

Detailed Description of Request: Request rezoning to RO - Residential Office, split existing dwelling unit into two residential units and add a two-story structure creating two additional residential units. The property will have a total of four residential units

Total Acres: .54 Current Zoning: SF-18 Proposed Zoning: RO
 General Plan Designation: Low-Medium Density Area Specific Plan: n/a

I/we hereby certify that I am/we are the legal owner's of record of the property described in this application.

Stan Hitson
 Name


 Signature

8/24/2016
 Date

ITEM E2

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

October 4, 2016

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. 16-018 by Mary S. Houston, for the construction of one duplex (a total of two multi-family units) on APN 113-08-129A at 566 Campbell St.

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Background

Resolution No. 4328-1537, adopted May 3, 2016, "Alternative Water Allocation Policy for Calendar Year 2016", identifies a supply for possible allocation to new projects not listed in Exhibit A thereto.

Summary

The property has an existing single family residence on a lot located in an existing groundwater subdivision plat. The zoning in the subdivision is Multi-Family Medium. On July 12, 2016, Building Permit Application No. B1607-048 was filed for one duplex. The applicant filed Water Service Agreement (WSA) Application No. 16-018 for one (1) duplex structure, totaling two (2) multi-family dwelling units. The water requirement for 2 multi-family units is 0.5 acre-feet (AF) (2 units x 0.25 AF/unit). Due to the property being located in a groundwater subdivision it is recognized for a volume of water equal to 0.35 AF. The alternative water allocation for this project is 0.15 AF.

This project is subject to the available volume and requirements defined in the Workforce/MF/Duplex/Apts column of the Category 2 table of the Policy. As proposed, this project meets the requirements for water allocation as defined in the Policy. Since the project is for less than four units, per Policy, it qualifies for administrative approval.

Status of Project

Completed

- Building permit applications No. 1607-048, July 12, 2016

Remaining to be completed

- Building permit approval
- Administrative approval of the WSA

Attachments

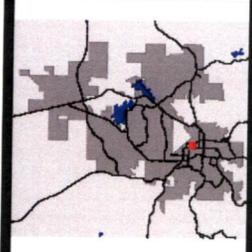
- 1) Location Map

Agenda Item: Water Service Agreement Application No. 16-018 by Mary S. Houston, for the construction of one duplex (a total of two multi-family units) on APN 113-08-129A at 566 Campbell St.

2) Building Permit and Water Service Agreement Application

Committee Recommendation to Council: For informational purposes

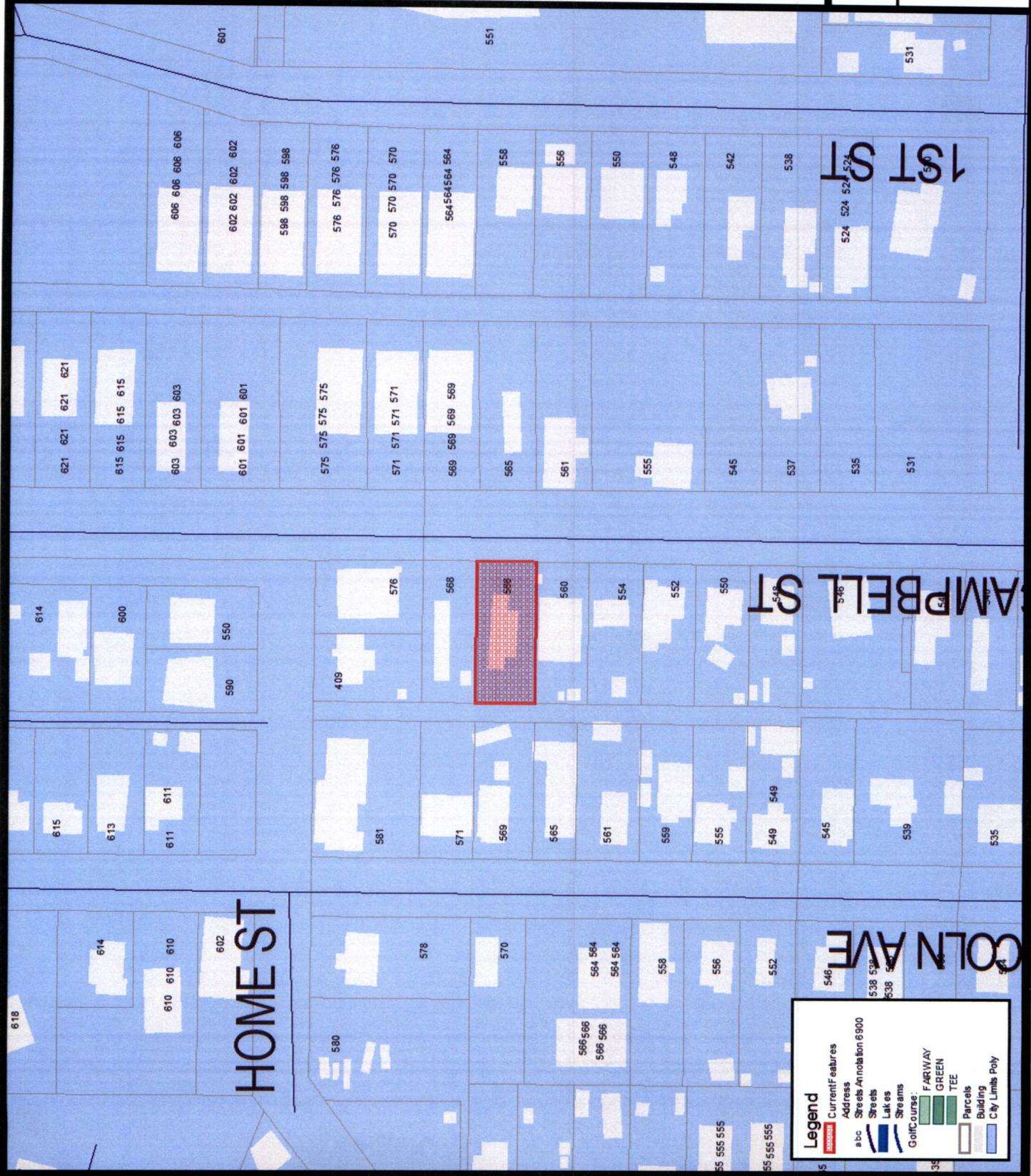
ITEM E2 Attachment 1



This map is a product of
The City of Prescott



0' 1" = 122'



Legend

- Current Features
- Address
- Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Courses
- FARWAY
- GREEN
- TEE
- Parcels
- Building
- City Limits Poly

This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

ITEM E2 Attachment 2
 WSA 16 - 018



WATER SERVICE AGREEMENT APPLICATION

Water Resources: Annikki Chamberlain
 201 S. Cortez St., Prescott, AZ 86303
 (P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: MARY S. HOUSTON Contact Person: VINCE FORNARA
 Address: _____ City/State/Zip: P.O. Box 11496
 Phone: _____ Email: PRESCOTT, AZ - 86304

PROPERTY OWNER INFORMATION

Owner: MARY S HOUSTON Contact Person: VINCE FORNARA
 Address: 5560 SHASTA LN. #A City/State/Zip: _____
 Phone: LAMESA, CA 91942 Email: vista@cableone.net

PROJECT SITE

Address: 5660 CAMPBELL ST - PRESCOTT
 Current Zoning: MULTI FAMILY Proposed Zoning: _____
 Assessor's Parcel Number(s) of Existing Property
113-08-129A
 Existing Water Service (Y/N): YES Existing Sewer Service (Y/N): YES
 Existing Well (Y/N): _____ If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? RESIDENTIAL
 Please provide brief description:
2 PLEX 2 - 2 BEM, 1 BATH UNITS UNDER ONE ROOF
 # of Proposed Units: 2 (1 BLDG) # of Proposed Lots: 1
 Has a Water Demand Analysis been completed (commercial)? _____
 Has a building permit application been submitted? YES
 Has a Planning and Zoning Recommendation been made? _____

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments	Residential Subdivision	Commercial Subdivision or Individual Commercial Project
<input type="checkbox"/> \$150	2-5 units <input checked="" type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
Existing Connection	11-50 units <input type="checkbox"/> \$300 51-99 units <input type="checkbox"/> \$400	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250 >10 acre feet <input type="checkbox"/> \$300
Change of Use	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: VINCE FORNARA Date: 8/31/16



**CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
PLOT PLAN SKETCH - 2012 CODES**

Building Permit #:

Job Address: 566 CAMPBELL AVE.

Scale: 1 inch = 20 ft.

Assessor's Parcel Number (s): 113-08-129A

City of Prescott Building Division
APPROVED

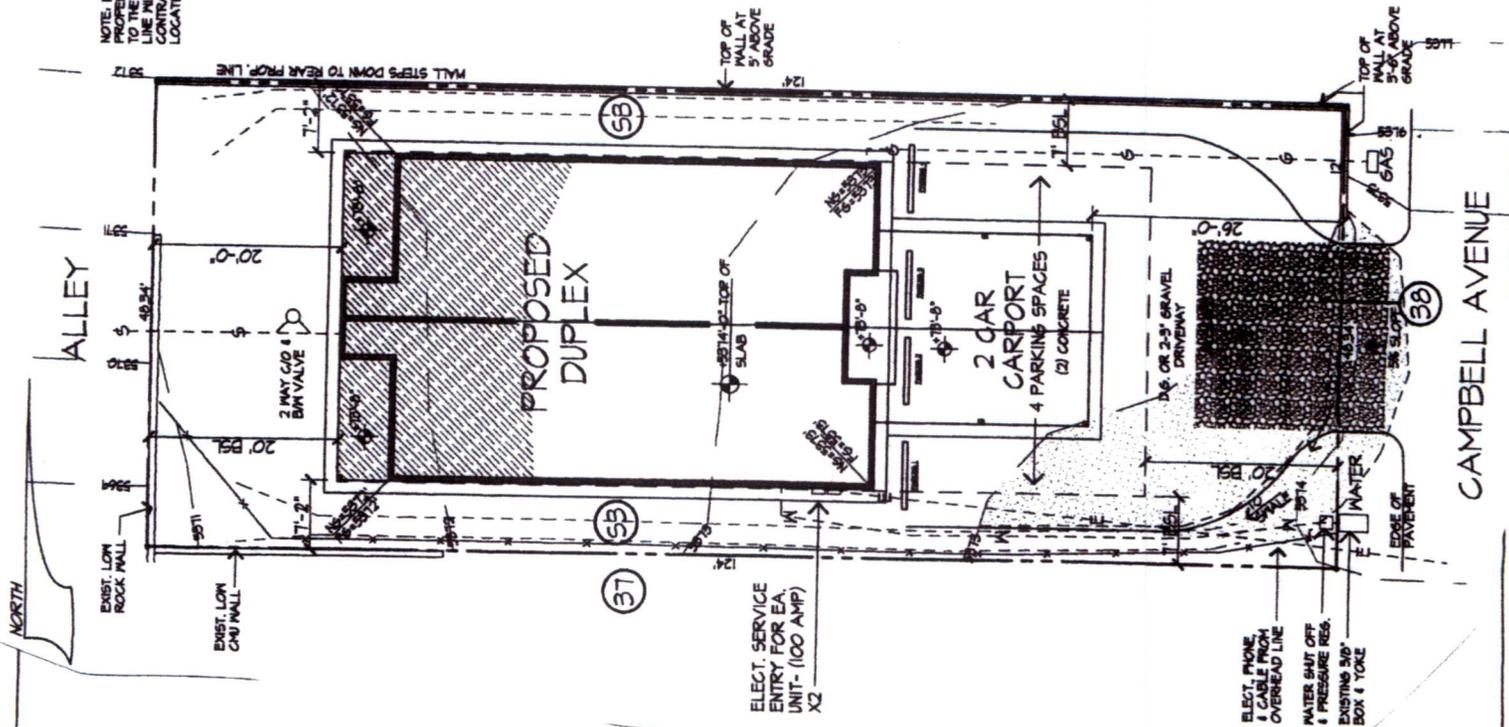
City of Prescott Planning & Zoning
APPROVED

City of Prescott Engineering
APPROVED

City of Prescott Fire Department
APPROVED

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
 2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
 3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
 4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.

NOTE: EXISTING SEWER LINE ON PROPERTY EXISTS AT THE REAR TO THE ALLEY. THE NEW SEWER LINE SHALL TIE-IN TO THIS LINE. CONTRACTOR TO VERIFY SIZE, LOCATION & CONDITION.



I, JESSE WEBER, the owner's agent or the owner of record, for the structure to be located at: 566 CAMPBELL AVE., parcel number 113-08-129A, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.

Jesse Weber
Owner/Contractor Signature

8/16/16
Date

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**October 4, 2016****DEPARTMENT:** City Manager (Water Resource Management)**AGENDA ITEM:** Water Service Agreement Application No. 16-020 by Dave Everson for a lot split of APN 106-07-002F at 409 Robin Dr.**Approved By:****Date:****Water Resource Manager:** Leslie Graser**City Manager:** Craig McConnell**Background**

Resolution No. 4328-1537, adopted May 3, 2016, "Alternative Water Allocation Policy for Calendar Year 2016", identifies a supply for possible allocation to new projects not listed in Exhibit A thereto.

Summary

The property is 4.63 acres with an existing well. The property owner is seeking to split the property; however, until the end of the calendar year, only under certain conditions does the City Water Policy allow for alternative water allocation. This property doesn't meet those conditions. A land split application has been filed, LS16-006, seeking to create three (3) lots. The property owner prefers to drill wells to serve the land splits and is seeking a letter from the City stating that it will not serve the lands in accordance with A.R.S. §45-454.

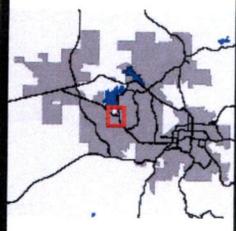
The City will provide a letter referencing the WSA application as evidence of their written request for seeking serve per the aforementioned statute, and refund the application fee.

Attachments

- 1) Location Map
- 2) LS 16-006 and WSA16-020

Committee Recommendation to Council: For informational purposes
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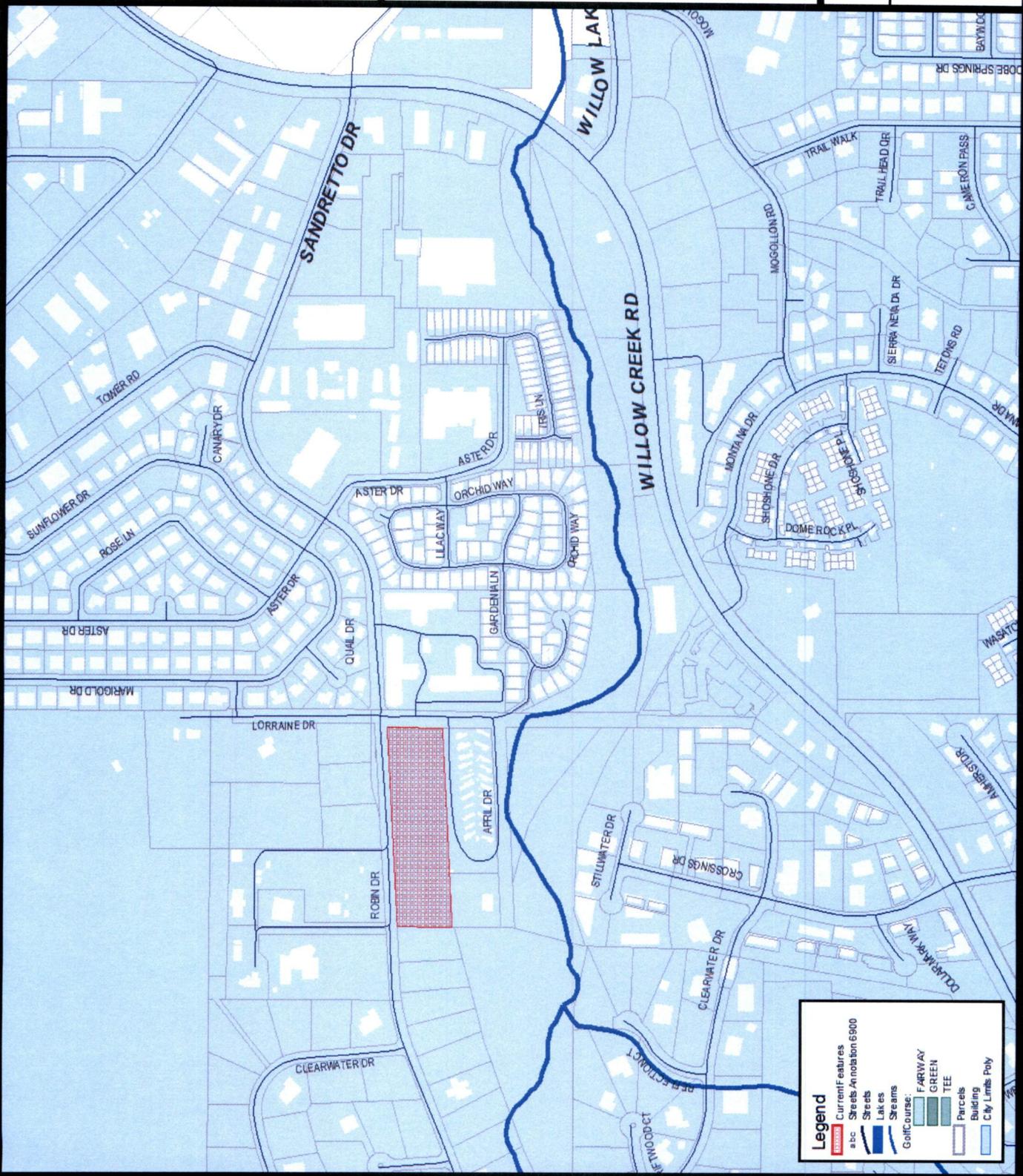
Item E2 Attachment 1



This map is a product of
The City of Prescott



1" = 678'



Legend

- Current Features
- Streets Annotation 6800
- Streets
- Lakes
- Streams
- Golf Course:
 - FARWAY
 - GREEN
 - TEE
- Parcels
- Building
- City Limits Poly

This document is a graphic representation only of best available source data. The City of Prescott assumes no responsibility for any errors.



Attachment 2
Item E3

LAND SPLIT/REPLAT APPLICATION

LS# 16-006

RE# _____

Subdivision Plat Name: NONE

Current Assessor's Parcel Number (s)(APN): 106-07-002 F

Township 14N Section 9 Range 2W Zoning: SF. 35

		<i>For Staff Use Only</i>
Owner Name & Address: <u>DAVE & KRISTY EVERSON</u> <u>505 ROBIN DR</u> <u>PRESCOTT AZ 86305</u> Phone: <u>(928) 277-4817</u> Fax: _____ Email: <u>DAVE@MANDALAYHOMES.COM</u>		Date Received: _____ Taken In By: _____ Assigned To: _____ Date Application Complete: _____ Fees & Charges: _____ Receipt #/Date: _____ P&Z Study: _____ P&Z Vote: _____ Council Study _____ Council Vote: _____
Applicant/Agent Name & Address (If different than property owner, Agent letter must accompany submittal): <u>WILLIAM W. WATSON</u> <u>3300 N. TOVATRAIL</u> <u>PRESCOTT, AZ 86305</u> Phone: <u>(928) 237-3691</u> Fax: _____ Email: <u>WWWATSON13@YAHOO.COM</u>		
Location of Property(Address): <u>409 ROBIN DR.</u> Description of request: <u>3-WAY SPLIT</u>		
Total Acres: <u>4.5933</u> Total Lots: <u>3</u> Min. Lot Size: <u>0.8050</u> Max. Lot Size: <u>2.9833</u> Average Lot Size: <u>1.5311</u> Existing Zoning: <u>SF. 35</u> Is project in a Reimbursement District: _____ If yes, what type: _____		
<u>Bill Watson</u>	<u>Bill Watson</u>	<u>9-7-16</u>
Name	Signature	Date

Item 63 Attachment 2



WATER SERVICE AGREEMENT APPLICATION

Water Resources: Annikki Chamberlain
 201 S. Cortez St., Prescott, AZ 86303
 (P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: WILLIAM WATSON Contact Person: BILL WATSON
 Address: 3300 N. TOVA TRAIL City/State/Zip: PRESCOTT, AZ 86305
 Phone: (928) 237-3691 Email: WILLWATSON13@YAHOO.COM

PROPERTY OWNER INFORMATION

Owner: DAVE & KRISTY EGERSON Contact Person: _____
 Address: 595 ROBIN DR. City/State/Zip: PRESCOTT, AZ 86305
 Phone: (928) 277-4817 Email: DAVE@MANDALAYHOMES.COM

PROJECT SITE

Address: 409 ROBIN DR.
 Current Zoning: SF-35 Proposed Zoning: SF-35
 Assessor's Parcel Number(s) of Existing Property
106-07-002F
 Existing Water Service (Y/N): _____ Existing Sewer Service (Y/N): _____
 Existing Well (Y/N): _____ If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? RESIDENTIAL
 Please provide brief description: 3-WAY LAND SPLIT

of Proposed Units: 3 # of Proposed Lots: 3

Has a Water Demand Analysis been completed (commercial)? _____
 Has a building permit application been submitted? _____
 Has a Planning and Zoning Recommendation been made? _____

FEES: Fees are subject to change.

Single Family Residence	<u>Multi-Family/Apartments</u>	Residential Subdivision	Commercial Subdivision or Individual Commercial Project
<input type="checkbox"/> \$150	2-5 units <input checked="" type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
Existing Connection	11-50 units <input type="checkbox"/> \$300 51-99 units <input type="checkbox"/> \$400	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250 >10 acre feet <input type="checkbox"/> \$300
Change of Use	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: _____ Date: _____

ITEM F.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO	
October 4, 2016	
DEPARTMENT:	City Manager (Water Resource Management)
AGENDA ITEM:	Status of Resolution 4310-1519, Part 2

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

Background

Resolution No. 4310-1519 adopted November 10, 2015, to set forth a timeframe for a temporary suspension for the submittal of water service agreement applications. It also identified work plans for policy amendments in two parts, Part 1 (interim) and Part 2 (longer term). The temporary suspension was lifted on May 3rd with interim actions applied in the current City water policy, "Alternative Water Allocation Policy for Calendar Year 2016." Changes made to certain items of Part 2, may have greater timetables to assess and apply to the City's policies.

Summary

The items identified as Part 2 (longer term) are listed below.

1. Determine the availability of alternative water corresponding to the 0.1 AF markup on residential development, and manage this quantity separately to support commercial and industrial development.
2. Prohibit connection to City water without well abandonment
3. Prohibit well drilling on properties served or to be served with City water
4. Require new development to connect to City sewer, whether served by groundwater or alternative water (if not otherwise contractually entitled to water service)
5. Adopt City Code changes, where required, to implement the foregoing actions
6. Continue to research and evaluate historical agreements for commitments to serve; determine whether some subdivisions or other allocations covered by historical agreements can be shifted to Current and Committed groundwater demand
7. Review and adjust availability and pricing of water at the EZ Street water station

Agenda Item: Status of Resolution 4310-1519, Part 2

8. Develop policy for accepting Assured Water Supply Certificates brought to the City (pledged IGFRs)
9. Review current allocation volumes of 0.35 and 0.25 AF (having already identified and removed the 0.1 AF markup for commercial/industrial) applicable to single family and multi-family residential, respectively, and determine the feasibility of modifying said volumes for water conserving development.

Committee Recommendation to Council: For information and discussion purposes only

ITEM G

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

October 4, 2016

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Draft outline for the 2017-2020 City Water Management and Allocation Policy

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Background

Resolution No. 4328-1537, adopted May 3, 2016, "Alternative Water Allocation Policy for Calendar Year 2016", reset the volume of alternative water supplies to be made available in the remainder of Calendar Year 2016 (CY16). It also set forth use categories (Market, Workforce/MF/Apts, and Commercial) with specific policies. The supply made available through CY16 was a combination of: 1) remainders from the City's 1999 and 2005 Decision and Orders of Assured Water Supply (D&O); 2) transfers from the vacant, residentially-zoned tracts reservation; and 3) allocations of limited quantities from the 2009 D&O, reclaimed supplies for recharge and recovery.

Summary

Water Resource Management will provide a status report on the City's water portfolio and forthcoming 2017 through 2020 draft policy.

- Review the blocks of water within the City's portfolio
- Restate the challenges within the portfolio
- Identify both existing and anticipated water requests in the coming year
- Address Committee requests on September 6, 2016 for additional and specific information related to the portfolio and the allocation thereof
- Provide the outline and anticipated timetable for the 2017-2020 City Water Management and Allocation Policy

Attachment

- 1) Draft Table of Contents

Committee Recommendation to Council: For information and discussion purposes only

Table of Contents

Section 1: Introduction

Section 2: State and City requirement for water supply management

- Section 2.a. State requirements
 - Prescott AMA
 - Assured Water Supply (D&O)
- Section 2.b. City requirements
 - City Codes
 - City Water Management Policy

Section 3: Physical Supplies

Section 4: Water Management – *integrating physical supplies and water supply management requirements*

- Section 4.a. City's Assured Water Supply and the General Plan
- Section 4.b. City's Assured Water Supply and Water Conservation Planning
- Section 4.c. City's Assured Water Supply and Drought Planning
- Section 4.d. City's Assured Water Supply and Water loss
- Section 4.e. City Assured Water Supply and infrastructure planning

Section 5: City's D&O and Calendar Year 2017 supply allocation

- Section 5.a. Summary of allocations from 1999-2015
- Section 5.b. Summary of allocations made from the Water Allocation Policy for Calendar Year 2016
- Section 5.c. Calendar Year 2018 and forward allocations

Section 1: Introduction

The City manages its water resources to ensure supplies are sufficient for current and future demand. These supplies are managed by a team of professionals who operate infrastructure (wells, pipes, storage tanks), monitor physical resources (groundwater, surface water, and reclaimed water), and integrate physical supplies with State and City water management requirements (i.e. Assured Water Supply document and City Codes). In order to coordinate the movement and quantity of physical water supplies with regulatory requirements, the City of Prescott Water Resource Portfolio is managed similar to financial accounting principles, including account deposits, withdrawals, creation of savings and subaccounts, and allocations. *While, this Water Management Policy references infrastructure and physical supplies, it is intended to serve as a Water Resource Management document providing information on the policies that guide water supply protection and use, basic physical supply information, water allocation to new and existing development, and how those are integrated to ensure healthy and stable water supplies for the community.*

ITEM H.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

October 4, 2016

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Comprehensive Agreement No.1, Fiscal Year 2016 Annual Report

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Background

On September 19, 2012, Council approved Comprehensive Agreement No. 1 (CA1) with Salt River Project (SRP) and the Town of Prescott Valley, providing for implementation of an enhanced groundwater and surface water monitoring system generating data for a more refined (“nested”) groundwater model to be developed for the Big Chino Sub-basin and its connection to the Upper Verde River. According to contract, an annual report is prepared to summarize each fiscal year (July 1st to June 30th).

Summary

The Annual Report for FY 2016 contains project accomplishments, finances, and plans for the next fiscal year. This report will be available on the City’s webpage.

Committee Recommendation to Council: For information and discussion purposes only