

AGENDA

**COUNCIL WATER ISSUES COMMITTEE
NOTICE OF PUBLIC MEETING
Tuesday, September 5, 2017
9:00 a.m.**

**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, September 5, 2017, 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 August 1, 2017, Council Water Issues Committee Meeting
- D. Alternative Water Portfolio Update
- E. Water Service Agreements
 - 1. Daniel and Whitney Olague (WSA17-017)
 - 2. Michael and Meghan Ottman (WSA17-018)
 - 3. Vibrant Building Solutions (WSA17-019)
- F. Request of Granite Dells Estates Properties, Inc., for Approval of Granite Dells Estates Master Plan Amendment MP17-002, Preliminary Plat PP17-001 for Granite Dells Estates Phase II, and Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165
- G. City of Prescott 2018 Water Education Program
- H. Discussion of Water Conservation Incentives
- 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 _____
at _____ .m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Maureen Scott, City Clerk

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, AUGUST 1, 2017
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON AUGUST 1, 2017, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Mayor Pro Tem 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
Member Steve Sischka arrived 9:08 am.

Absent/Excused

Staff Present:

Michael Lamar, City Manager
Virginia Mefford, Deputy City Clerk
Clyde Halstead, Assistant City Attorney
Craig McConnell, Regional Programs Director
Leslie Graser, Water Resource Manager

C. Approval of minutes of the July 5, 2017, Council Water Issues Committee meeting.

COUNCILMAN BLAIR MOVED TO APPROVE THE MINUTES OF THE JULY 5, 2017, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED (2-0).

D. Alternative Water Portfolio Update

Leslie Graser, Water Resource Manager presented on the Alternative Water Portfolio. In summary, for Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	<u>Budget</u>	<u>Amount of Budget Remaining</u>
1. Residential	70 acre-feet	25.56 acre-feet (AF)
2. Commercial	100 acre-feet	100 acre-feet

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

At year-end 2017, if the preceding quantities are fully allocated, 50 AF would be the opening balance for Calendar Year 2018 according to the policy adopted December 13, 2016, which identified an annual transfer of 50 AF from the vacant, residentially zoned tract reservation (until that reservation is extinguished). The actual volume recommended for 2018 may be more than 50 AF, depending upon any unallocated, year-end 2017 balance.

She said there were two Water Service Agreement (WSA) requests on the agenda and they were for the U.S.Vets and Enequist.

Mayor Pro Tem Lamerson asked if the Water Resource Division gave regular updates to the media.

Ms. Graser said it did not.

Mayor Pro Tem Lamerson commented that the items on Committee agendas are discussed in open meetings, and the media could report on them if they chose to attend.

Ms. Graser said that the Division will discuss any items with persons who have questions regarding the alternative water portfolio.

1. U.S.VETS (WSA17-009)

Ms. Graser presented a map of the area of the U.S.Vets project.

Councilman Blair said he was raised off of Whipple and asked how water was granted to this area in the first place.

Ms. Graser said it was groundwater.

Councilman Blair mentioned that there was heavy use in that area with the salons. He asked if alternative water would be used.

Ms. Graser said yes, it would be alternative water.

Councilman Blair asked why it was considered residential, and where the line is drawn between commercial and residential uses.

Craig McConnell, Regional Programs Director, responded that for water allocation purposes, if the project or use involves people living there, it's residential. He further commented that the Council could at anytime move water from commercial to residential, although a policy change might be involved in doing so.

Councilman Blair said he wanted it on the record that Council has the flexibility to move alternative water for allocation purposes if deemed necessary.

Councilman Sischka asked for clarification regarding the U.S.Vets not getting the grant for their project.

Ms. Graser said that the Division could not comment regarding specifics of the U.S.Vets grant application, but remarked that the scope of the project has since changed. Ms. Graser indicated that if alternative water is allocated to the project but not used, it would be returned to the water portfolio.

Ms. Graser said that the Division would continue to work with U.S.Vets concerning their revised application.

Mayor Pro Tem Lamerson said regardless of how they go with this, at least the veterans would have priority.

Mr. McConnell said there were alternatives for proceeding, one of which was to place the project on the agenda of a Council study session for presentation and discussion, which could eventually result in an appropriate performance standard to be included in a Water Service Agreement.

Mayor Pro Tem Lamerson said he liked the idea to review the project with Council.

Recommendation was to move forward to a Council study session.

2. John and Terri Enequist (WSA 17-006)

Ms. Graser presented a map of the area for the single-family home. She said the Water Service Agreement Application No. WSA17-016 was submitted on June 26, 2017, by John and Terri Enequist, seeking an alternative water allocation for their existing home at 2530 Copper Basin Road, previously served by a private well.

Ms. Graser gave background information on APN 108-21-007F, that is located in the City, but not within a platted subdivision. In conjunction with the Zone 19 Water Reservoir Project, the Enequists were offered service by the City, accepted, paid all applicable fees, and abandoned their private well. An allocation of 0.25 AF/year of alternative water and service to the subject property are consistent with Policy 10 of the

City's Water Management and Calendar Year 2017 Alternative Water Allocation Policy (as amended):

“Alternative water shall not be allocated for uses that will not return 50% or more wastewater to the treatment plants (e.g. new turf, commercial agriculture, residential requests without sewer connection, etc.), with the exception of certain Pre-Existing/Historical Agreements (Category 3) or as associated with Zone 19 land acquisition.”

Mayor Pro Tem Lamerson said when sewer was available they would have to connect.

3. Amendment to RAN & Associates (City Contract Nos. 2017-009 and 009A1)

Ms. Graser presented a map of the area in question. She said that on June 29, 2017, and July 18, 2017, Mark Manering submitted letters to the City requesting to amend and extend City Contract No 2017-009A1 (if approved, the revision would be City Contract No. 2017-009A2). Mr. Manering was seeking: (1) that Woodsman Properties, LLC, the current property owner, be formally recognized in said agreement; and (2) that in accordance with the City's Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, a one-time, one (1) year extension of the agreement be approved.

Ms. Graser said on December 5, 2016, and February 17, 2017, the City Council respectively approved City Contract No. 2017-009 and Amendment No. 1 thereto, City Contract No. 2017-009A1. The agreement pertains to a proposed 200-unit apartment complex, and associated total water allocation of 50 AF/year (37.5 AF of alternative water, and 12.5 AF/year of groundwater available through well abandonment).

Ms. Graser said the Water Resource Management Division has no objection to the above-described requests.

Ms. Graser said upon such approval, the new expiration date would be December 5, 2018.

Councilman Blair asked the City Attorney if the water would stay with the property.

Mr. Halstead the water would stay with the property as this would correct a larger problem.

Councilman Blair said the next item was a property change in ownership would the water would stay with the property.

Councilman Sischka said if a new owner came in and bought the property would they be able to ask for a year extension.

Mr. McConnell said only if they timely accomplished the performance requirements specified by the contract. Water allocated for a project stays with the property only if the project is completed as described by the water service agreement.

Councilman Blair said when it did a change of ownership did they have to reapply.

Mr. McConnell said that as long as it's the same project, a new application is not required.

Mayor Pro Tem Lamerson asked if they have to go to the back to the end of the line.

Mr. McConnell said they only have to reapply if the project scope changes, or the applicant did not timely accomplish the performance requirements specified by the contract. In the event of a reapplication, the new application would have no standing in line, it would be on a first-come, first-served basis.

Ms. Graser said that was why the City policy provides for a one-time extension for cases of change of ownership.

Councilman Sischka said if they were changing ownership and there were two other projects ahead of them would they have to wait.

Mr. Halstead explained that just because they did a change of ownership they would still get the water that was allocated, if the project remained the same.

Councilman Blair said he did not have a problem with the extension.

Recommended to move this forward to Council.

4. Amendment to F.L. Brown Enterprises, LLC (City Contract No. 2017-007)

Ms. Graser presented a map of the area. She said on July 21, 2017, Lee Borst, representing Willow Lakes, LLC, which has purchased the subject property, submitted a letter to the City requesting to amend City Contract No. 2017-007 with the prior owner, F.L. Brown Enterprises, LLC. The new property owner seeks a one-time extension for one (1) year in accordance with the City's Water Management and Calendar Year 2017 Alternative Water Allocation Policy.

Ms. Graser said on July 12, 2016, the City Council approved City Contract No. 2017-007, a water service agreement for a project consisting of 13 multi-family dwelling units. The applicant (Brown) executed the agreement on August 15, 2016. The total water allocation required is 3.25 AF/year (2.75 AF/year of alternative water and 0.5 AF/year of groundwater available through well abandonment). City Contract No. 2017-007 required that the applicant obtain a City building permit for the project within one (1) year. As stated in the attached letter, the new owner anticipates issuance of a building permit in late 2017, which would be within the one-year extension period.

Recommended to move this forward to Council.

Following Committee consideration of the meeting agenda, several attendees in the audience asked question pertaining to projects or other topics not listed on the agenda. Ms. Graser noted the items, and responded that the Division would look into them separately.

F. ADJOURNMENT

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of August 1, 2017, at 9:47 a.m.

JIM LAMERSON, Chairman

ATTEST:

Maureen Scott, City Clerk

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
September 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Alternative Water Portfolio Update

Approved By:

Date:

Water Resource Manager: Leslie Graser

Regional Programs Director: Craig McConnell

Summary

For Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	<u>Budget</u>	<u>Amount of Budget Remaining</u>
1. Residential	70 acre-feet	25.16 acre-feet (AF)
2. Commercial	100 acre-feet	100 acre-feet

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

At year-end 2017, if the preceding quantities are fully allocated, 50 AF would be the opening balance for Calendar Year 2018 according to the policy adopted December 13, 2016, which identified an annual transfer of 50 AF from the vacant, residentially zoned tract reservation (until that reservation is extinguished). The actual volume recommended for 2018 may be more than 50 AF, depending upon any unallocated, year-end 2017 balance.

Water Service Agreement (WSA) Requests on this Agenda

<u>Application No.</u>	<u>Applicant</u>	<u>Type of Development</u>	<u>Total Project Qty Required</u>	<u>GW¹</u>	<u>Alternative Water Reserved²</u>	<u>Not Reserved³</u>
17-017	Olague	1 SFR	0.25 AF		0.25 AF	
17-018	Ottman	1 SFR	0.25 AF			0.25 AF
17-019	Vibrant Building	1 MF	0.15 AF			0.15 AF

SFR = single-family residential MF = multi-family

¹ GW = eligibility based on current and committed groundwater or well abandonment

² Associated with a alternative water reservation (e.g. CVID) or has been administratively approved

³ Requires allocation from the remaining current calendar year alternative water budget (25.16 AF)

Recommended Committee Action: Information item.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
September 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. WSA17-017 by Daniel and Whitney Olague for APN 306-23-028Z, located within the Chino Valley Irrigation District

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

Water Service Agreement Application No. WSA17-017 was submitted July 18, 2017, by Daniel and Whitney Olague, seeking service for a new single-family residence on their property located within the Chino Valley Irrigation District (CVID). The subject parcel was split from APN 306-23-028B, from which appurtenant Irrigation Grandfather Rights (IGFR) were sold to the City by Edward O. Holmes and Carolyn Sue Holmes Revocable Trust via the 1998 Intergovernmental Agreement (IGA) between the City and CVID.

Water for eligible CVID properties is held as a reservation within the City's Water Portfolio. The Water Service Agreement is an accounting means for tracking how much has been allocated from the reservation. Accordingly, in this case, alternative water from the Calendar Year 2017 residential budget will not be required.

The IGA provides for availability of eligible CVID properties to City water on the basis of 0.25 acre-foot (AF) per acre. The Olague property is exactly 1 acre in size; hence, the effect of this water service agreement will be to reduce the reservation by 0.25 AF.

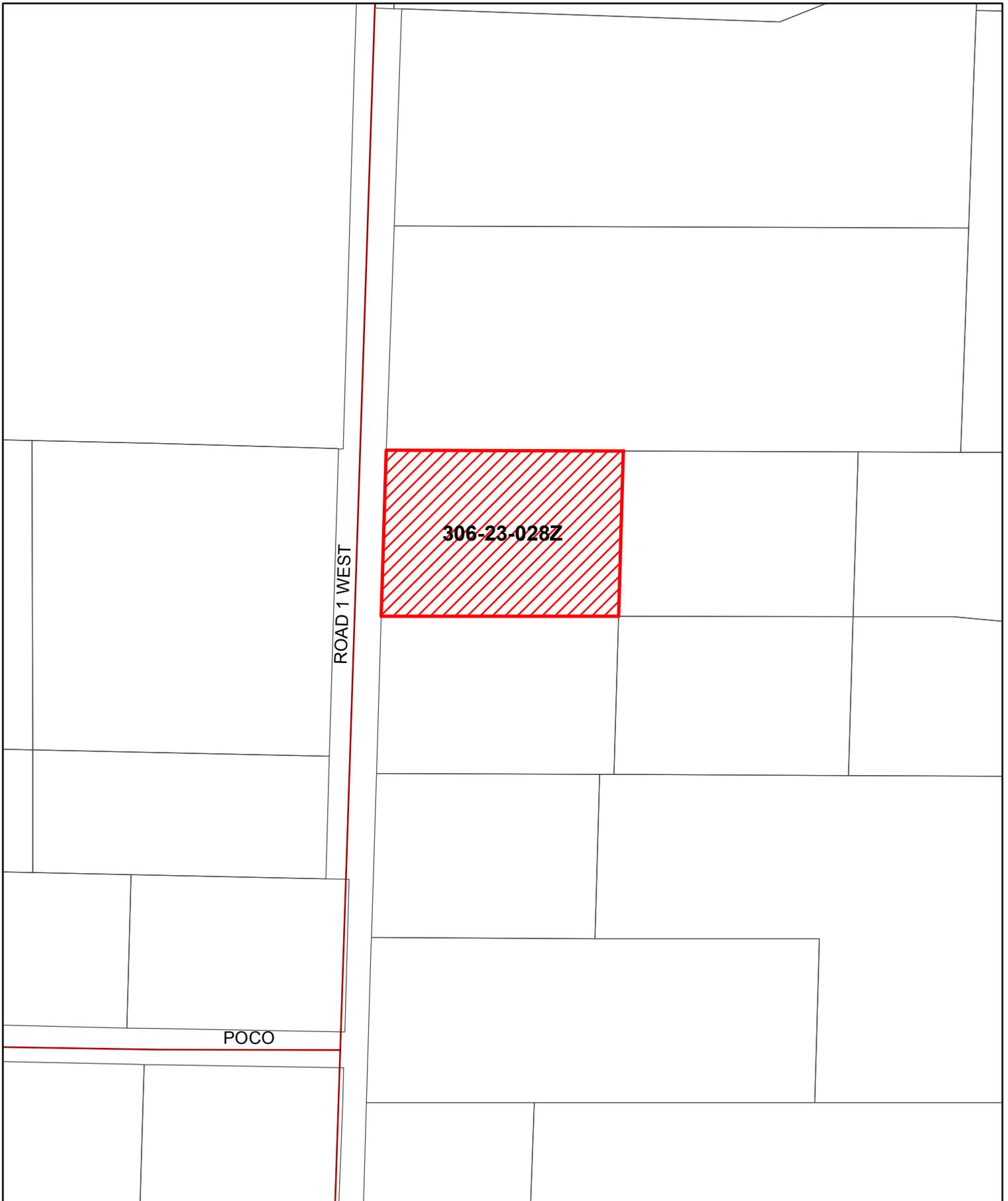
Per policy, the request may be approved administratively by the City Manager.

Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-017

Recommended Committee Action: None (for information only).

Exhibit B WAS17-017



WSA 17-017



WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

ITEM E1 Attachment 2

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.

Form with sections: APPLICANT INFORMATION, PROJECT SITE, PROJECT DESCRIPTION, FEES. Includes handwritten entries for Daniel & Whitney Olague, 741 N. Rd 1 West, Chino Valley, AZ 86323, and a fee of \$153.00 for Single Family Residence.

Applicant Signature: Whitney Olague, Date: 7-18-17, OFFICE USE ONLY section with fields for PERMIT #, FEE PAID, Trak It, and Legal Attached.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
September 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. WSA17-018 by Michael and Meghan Ottman for APNs 103-01-035B, 103-01-037D, and 103-01-037F, for a storage unit facility with one (1) single-family residence at 5430 Side Road

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

Water Service Agreement Application No.17-018 was filed by Mark Peugh, architect for the Ottmans, on July 27, 2017. One single-family residence and multiple out-buildings are presently on the site. The out-buildings will be demolished, and the single-family remodeled and connected to City water.

On APN 103-01-035B there is an existing well. Through Yavapai County procedures, the property owner has created a small, new parcel solely for the well. The well water is currently being used on a neighboring property and will not be abandoned at this time. As such, this water service agreement will require alternative supplies; the City water meter will not be installed until the service line from the well to APN 103-01-035B, 103-01-037D, 103-01-037F and 103-01-036 has been disconnected.

The project is located within the City limits, but not a platted subdivision. Allocation of 0.25 acre-foot of alternative water is necessary to provide service, which would be consistent with the Water Management and Calendar Year 2017 Alternative Water Allocation Policy.

Per policy, this request may be approved administratively by the City Manager.

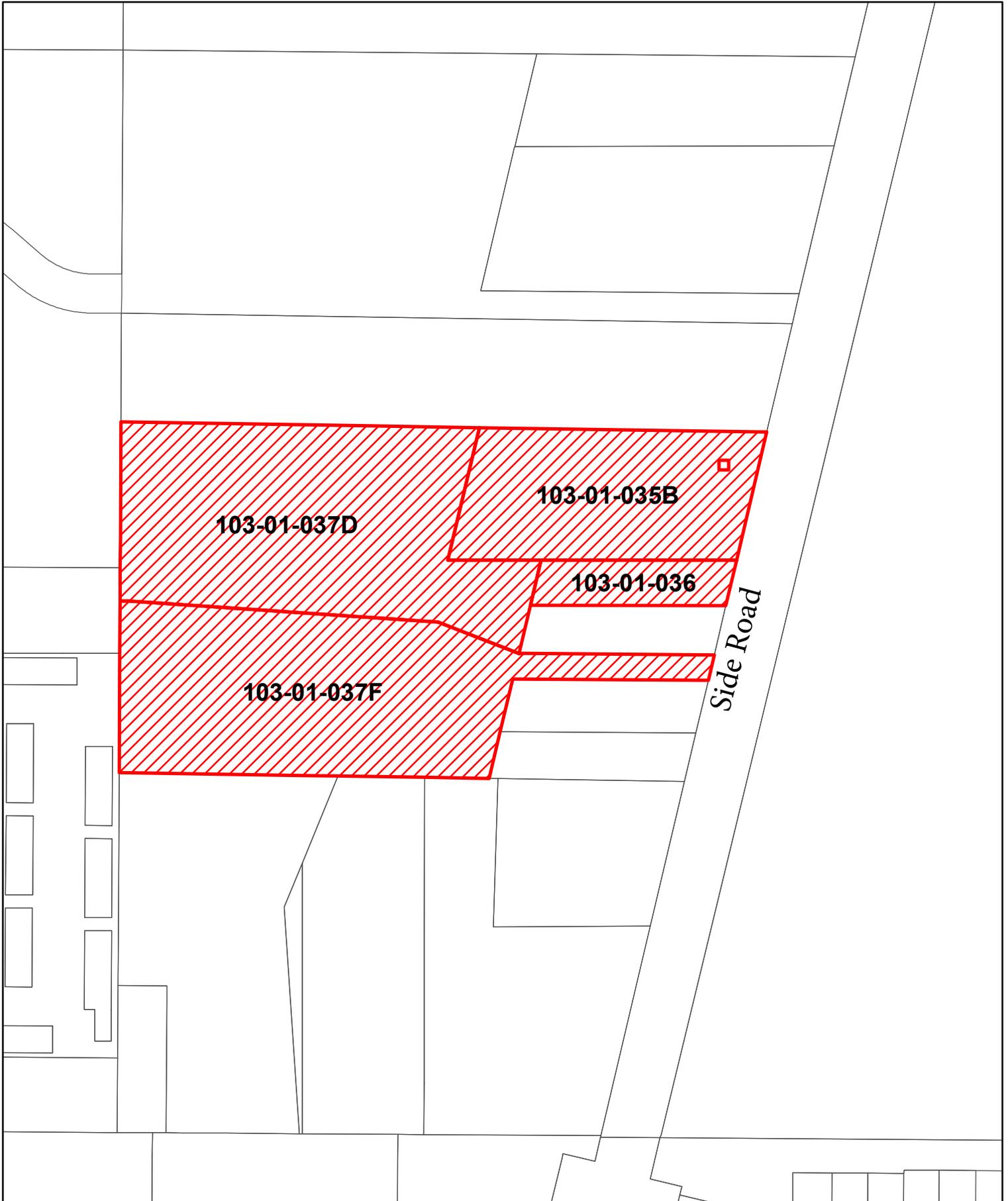
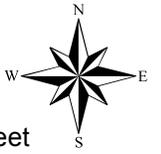
Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-018

Recommended Committee Action: None (for information only).

Exhibit B

WSA17-018





WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
 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: <u>MARK PEUGH</u>	Contact Person: <u>MARK PEUGH</u>
Address: <u>PO 11753</u>	City/State/Zip: <u>PRESCOTT AZ 86302</u>
Phone: <u>415-712-1616</u>	Email: _____
PROPERTY INFORMATION	
Property Owner: <u>MIKE OTTMAN</u>	Contact Person: <u>MIKE OTTMAN</u>
Address: <u>5430 SIDE RD</u>	City/State/Zip: <u>PRESCOTT AZ</u>
Phone: <u>928-925-3805</u>	Email: _____
PROJECT SITE	
Address: <u>5430 SIDE RD</u>	
Current Zoning: _____	Proposed Zoning: _____
Assessor's Parcel Number(s) of Existing Property: <u>103-01-005</u> _____ _____ _____	
Existing Water Service (Y/N): _____	Existing Sewer Service (Y/N): _____
Existing Well (Y/N): <u>TO BE EXPOSED</u>	If Yes, Well Registry No.: _____
PROJECT DESCRIPTION	
Is the project Residential or Commercial? <u>CARETAKER RESIDENCE</u>	
Please provide brief description: _____	
# of Proposed Units: <u>1</u>	# of Proposed Lots: <u>1</u>
Has a Water Demand Analysis been completed (commercial)? _____	
Has a building permit application been submitted? <u>YES</u>	
Has a Planning and Zoning Recommendation been made? <u>YES</u>	

Applicant Signature: [Signature]

Date: 7-27-17

OFFICE USE ONLY				
DATE:	PERMIT #: <u>WSA17-018</u>	FEE PAID:	Trak It:	Legal Attached:

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
September 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. 17-019 by property owner Vibrant Building Solutions, LLC, to add one (1) additional single-family residence at 739 Ruth Street, APN 113-05-102A

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

Water Service Agreement Application No. 17-019 was submitted August 4, 2017, by Vibrant Building Solutions, LLC, the property owner. Currently, one single-family house is on the site. Vibrant Building Solutions, LLC, will be removing another house from a lot on Cortez Street, and transporting it to 739 Ruth Street for a second dwelling unit.

The property is located in the Dameron Tract subdivision, now zoned multi-family, and an additional single-family residence is allowable by the zoning. Said parcel was split in 1995 before the 1999 Decision & Order of Assured Water Supply. It does not have sufficient area to be split into two smaller lots, unless specially approved by Council.

As a parcel with grandfathered groundwater, the current residence is eligible for 0.35 acre-foot (AF). An additional allocation of 0.15 AF is needed to support the second dwelling unit. Upon placement of the second dwelling, both units will be classified as multi-family rather than single-family.

Per policy, this request may be approved administratively by the City Manager.

Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-018

Recommended Committee Action: None (for information only).



Exhibit B WSA17-019



MERRITT

RUTH

113-05-102A

B1767-107

WSA17-019



WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
 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: <u>VIBRANT Building Solutions LLC</u>	Contact Person: <u>VINCE FORNARA</u>
Address: <u>7180 N. BRIDLE PATH</u>	City/State/Zip: <u>PRESCOTT</u>
Phone: <u>928-713-3195</u>	Email: _____
PROPERTY INFORMATION	
Property Owner: <u>VIBRANT Building Solutions, LLC</u>	Contact Person: _____
Address: <u>739 RUTH ST.</u>	City/State/Zip: <u>PRESCOTT, AZ-86301</u>
Phone: <u>928-713-3195</u>	Email: <u>vista@cableone.net</u>
PROJECT SITE	
Address: <u>739 Ruth St.</u>	
Current Zoning: <u>MF-M</u>	Proposed Zoning: <u>MF-M</u>
Assessor's Parcel Number(s) of Existing Property: <u>113-05-102A</u> _____	
Existing Water Service (Y/N): <u>Y</u>	Existing Sewer Service (Y/N): <u>Y</u>
Existing Well (Y/N): <u>N</u>	If Yes, Well Registry No.: _____
PROJECT DESCRIPTION	
Is the project Residential or Commercial? <u>RESIDENTIAL</u>	
Please provide brief description: <u>MOVE Existing Home FROM CORTEZ ST. TO 739 RUTH ST.</u>	
# of Proposed Units: <u>2-TOTAL</u>	# of Proposed Lots: <u>1</u>
Has a Water Demand Analysis been completed (commercial)? _____	
Has a building permit application been submitted? <u>YES</u>	
Has a Planning and Zoning Recommendation been made? _____	

Applicant Signature: VINCE FORNARA Date: 8/4/17

OFFICE USE ONLY			
DATE:	PERMIT #: <u>WSA17-019</u>	FEE PAID:	Trak It: _____
		Legal Attached: _____	

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO September 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Request of Granite Dells Estates Properties, Inc., for Approval of Granite Dells Estates Master Plan Amendment MP17-002, Preliminary Plat PP17-001 for Granite Dells Estates Phase II, and Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165

Approved By:	Date:
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Water Resource Manager: Leslie Graser	
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Regional Programs Manager: Craig McConnell	
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Item Summary

This item is for Committee consideration of Amendment No. 2 to the Water Service Agreement for Granite Dells Estates, City Contract No. 2008-165. The Master Plan Amendment and preliminary plats, which drive the quantity of water needed for the development, have already been addressed by the Planning & Zoning Commission.

Granite Dells Estates is a Planned Area Development (PAD) subdivision located south of State Route 89A and east of the Peavine Trail. The present mixed-use PAD includes single-family, multi-family, and commercial zoning districts on approximately 1,100 acres (Attachment 1).

The residential portion of Granite Dells Estates consists of 1,308 dwelling units and a substantial amount of open space. The owner has requested a Master Plan Amendment (Attachment 2) and approval of a Preliminary Plat that would affect Phase II of the development. Phase II is the area east of the roundabout intersection of Granite Dells Parkway and Dells Ranch Road. The proposed change would create 259 lots ranging in size from 4,000 square feet (attached single-family) to 15,000 square feet, and result in an overall increase of 91 lots for a build-out total of 1,399 residential units in Granite Dells Estates.

The current availability of alternative water for Granite Dells Estates is set forth by Amendment No. 1 to City Contract No. 2008-165, providing a maximum of 248.5 acre-feet (the "Cap"). This quantity of water was less than the total necessary for build-out of the master plan approved at that time, pending demonstration of substantial progress in developing the project. The contract further specified "That upon approval by the City of a final plat for the 400th residential unit on the Property, the Applicant may apply to the City for an allocation of water above the Cap to serve (the) additional residential units to be developed"

By Attachment 3, the owner requested that the water service agreement be amended for build-out of 1,090 single-family units and 309 multi-family units (a total of 1,399 units). At the unit allocations for residential development in effect at that time, the total water

AGENDA ITEM: Request of Granite Dells Estates Properties, Inc., for Approval of Granite Dells Estates Master Plan Amendment MP17-002, Preliminary Plat PP17-001 for Granite Dells Estates Phase II, and Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165

required for the 1,399 units was 458.75 acre-feet (an additional 210.25 acre-feet above the Cap of 248.5 acre-feet). The request was presented to the Council Water Issues Committee at their September 6, 2016, and November 1, 2016, meetings, after which the Committee referred it to the City Council Study Session of December 20, 2016. Direction was provided by the Council for the Water Resource Management Division and Community Development Department to work with the owner toward resolution of the request. Detailed background material and reference documents were provided within the agenda packets for the aforementioned Committee and Council meetings, and are available for review via the City website.

Following the December 20, 2016, Council meeting, the subject Master Plan Amendment (MP17-002) and Preliminary Plat (PP17-001) requests were considered by the Planning & Zoning Commission. At their meeting of April 13, 2017, the Commission voted to recommend approval of these items by the City Council.

By Amendment No. 1 to the "Water Management and Calendar Year 2017 Alternative Water Allocation Policy" (Resolution No. 4380-1589, May 9, 2017), the unit allocations of alternative water for residential development were revised. As it relates to the Granite Dells Estates project, the effect of the change was to reduce the alternative water required for build-out of the Master Plan Amendment (MP17-002) from 458.75 to 292.58 acre-feet, or 44.08 acre-feet above the current Cap of 248.05 acre-feet:

<u>Single-Family</u>				
Existing Phase 1A	208 Lots	.35 AF/DU	72.80 AF	
Existing Phase 1D	12 Lots	.35 AF/DU	4.20 AF	
Future Lots (< 2 acres)	780 Lots	.20 AF/DU	156.00 AF	Water Efficient Unit Allocation
Future Lots (≥2 acres)	90 Lots	.25 AF/DU	22.50 AF	
<u>Multi-family</u>	<u>309 DUs</u>	.12 AF/DU	<u>37.08 AF</u>	Water Efficient Unit Allocation
	1,399 units			
Total Water Required			292.58 AF	
Total Water Currently Vested			248.50 AF	
Difference (additional needed for build-out)			44.08 AF	

Providing the Requested Quantity from the Water Portfolio

By Attachment 3, the property owner further requested that the additional alternative water needed (at that time 210.25 acre-feet above the Cap) be allocated in blocks of 50 acre-feet per year, beginning in Calendar Year 2019. Should the Council choose to amend the Water Service Agreement to provide the reduced additional quantity of 44.08 acre-feet now necessary for build-out (augmenting the 248.50 acre-feet currently vested), the two potential sources identified in the December 20, 2016, Study Session remain available: (1) the reservation for Vacant, Residentially Zoned Tracts, the balance

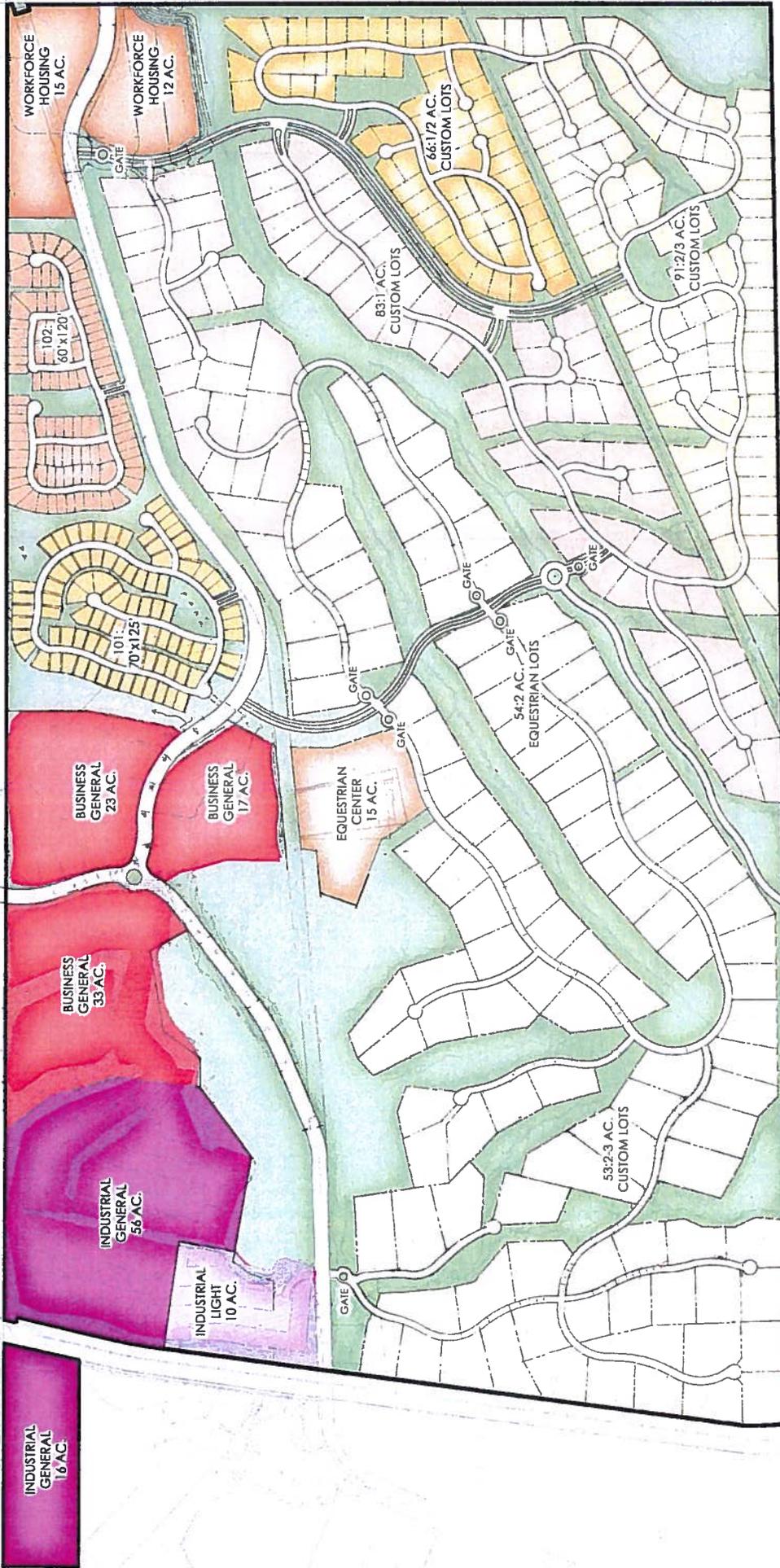
AGENDA ITEM: Request of Granite Dells Estates Properties, Inc., for Approval of Granite Dells Estates Master Plan Amendment MP17-002, Preliminary Plat PP17-001 for Granite Dells Estates Phase II, and Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165

of which was 381.3 acre-feet on January 1, 2017; and/or (2) the City's long-term storage credits account, totaling approximately 200 acre-feet. There would be no need to wait until 2019 to allocate the requested water.

Attachments

- 1) Current Master Plan (2013)
- 2) Proposed Master Plan
- 3) The Dells Prescott letter dated August 19, 2016

Recommended Committee Action: **MOVE** to forward the request of Granite Dells Estates Properties, Inc., for Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165, to the City Council for action.



1/2 AC. CUSTOM	1.3	66	19.0
2/3 AC. CUSTOM	1.0	91	26.2
1 AC. CUSTOM	0.7	83	23.9
2 AC. EQUESTRIAN	0.4	54	15.6
2-3 AC. CUSTOM	0.3	53	15.3
CUSTOM SUBTOTAL		347	100.0
RESIDENTIAL TOTAL		550	

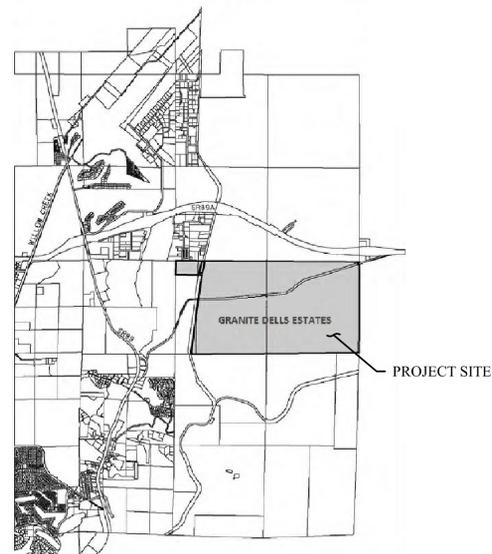
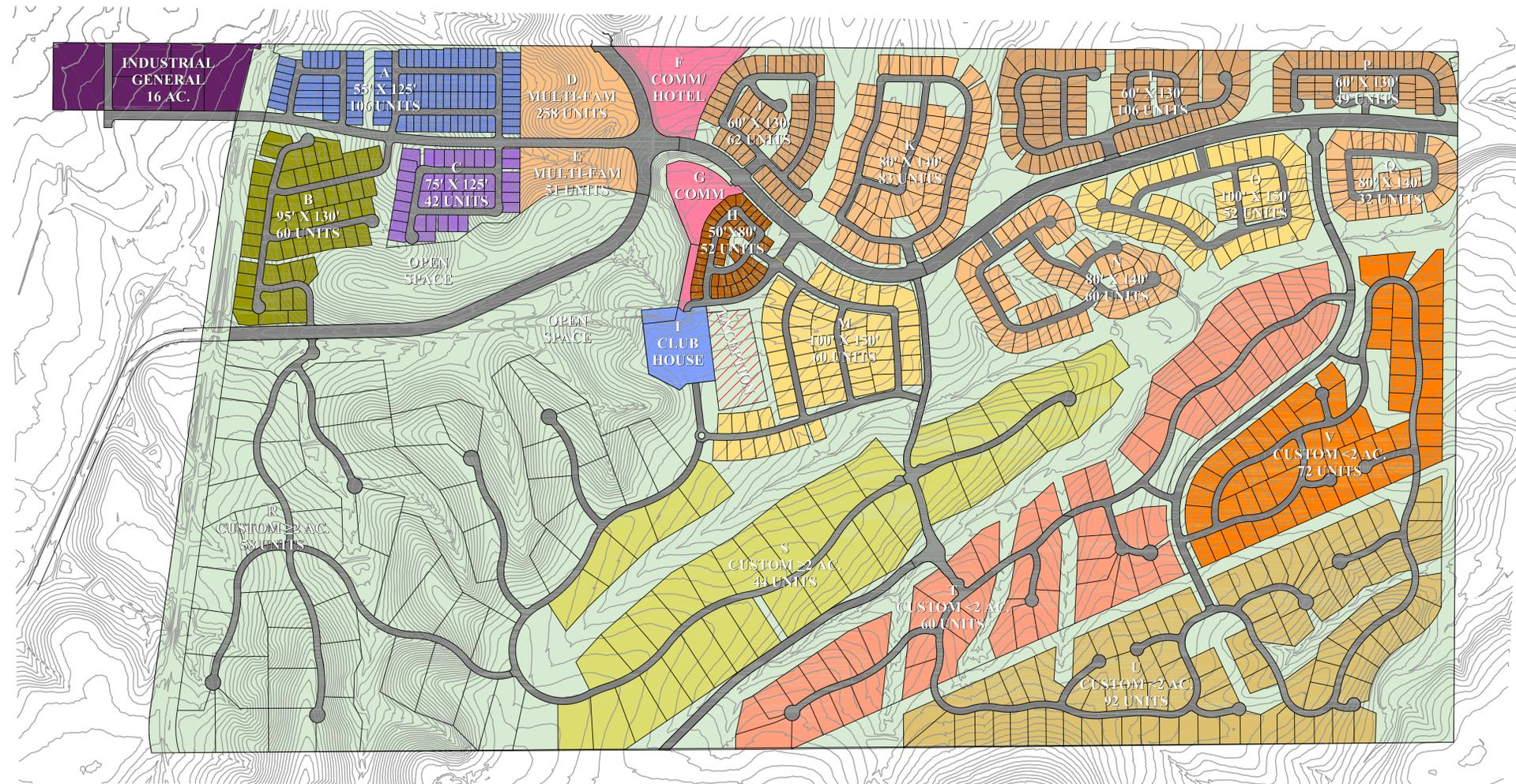
RESIDENTIAL SUMMARY			
PRODUCT	DENSITY	UNIT COUNT	PRODUCT %
60' x 120'	3.6	102	50.0
70' x 125'	3.0	101	50.0
PRODUCTION SUBTOTAL		203	100.0

GRANITE DELLS ESTATES

PRELIMINARY YIELD ANALYSIS

PUBLIC ACCESS

MASTER PLAN FOR GRANITE DELLS ESTATES AMENDED: AUGUST 2017



VICINITY MAP
NOT TO SCALE

LAND USE DATA TABLE		
PARCEL	LOT SIZE/USE	UNIT COUNT
A	55' x 125'	106
B	95' x 130'	60
C	75' x 125'	42
D	MF Apartments	258
E	MF Cluster	51
F	Comm/Hotel	0
G	Commercial	0
H	50' x 90'	52
I	Clubhouse	0
J	60' x 130'	62
K	80' x 140'	83
L	60' x 130'	106
M	100' x 150'	60
N	80' x 140'	60
O	100' x 150'	52
P	60' x 130'	49
Q	80' x 140'	32
R	Custom ≥ 2 ac	58
S	Custom ≥ 2 ac	44
T	Custom < 2 ac	60
U	Custom < 2 ac	92
V	Custom < 2 ac	72
TOTAL		1399

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____

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

ENGINEER:
 HOSKIN RYAN CONSULTANTS, INC.
 147 GROVE AVENUE, STE A
 PRESCOTT, ARIZONA 86301
 (928) 445-5595
 PROJECT CONTACT: THOMAS RYAN

 **Hoskin • Ryan Consultants Inc.**
creative engineering solutions

5050 N. 40th Street, Suite #100
 Phoenix, Arizona 85018
 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com



August 19, 2016

City of Prescott
201 S. Cortez St.
Prescott, AZ 86301

Attn: Water Issues Committee:
Mayer Pro-Tem Jim Lamerson, Chairman
Councilman Steve Blair, Member
Councilman Steve Sischka, Member

Gentlemen:

In accordance with recent conversations with City Staff, it is time to move forward into the next phase of development at Granite Dells Estates. After owning the 'The Dells' property for over ten years, it is relieving to finally be under construction and watching the sales of new homes by the builders. The infrastructure in Phases 1A and 1D are complete and there are over 30 housing starts underway. Of the 220 lots that make-up Phases 1A and 1D, 184 are sold, leaving only 36 left to sell. Accordingly, I have started conversations with the Land Planner and the Engineer to begin the planning and engineering of phases 2 and 3, along with development and construction of the community facility (clubhouse).

As you are likely aware, we have shifted from the idea of an equestrian-themed development (learning that several problems have transpired with those types of developments, including heavy water usage) and have concentrated on a 'green' theme where the trails are the primary amenity with significant open space. Construction in The Dells will strongly encourage energy efficient homes with near-xeroscape landscaping and water harvesting.

As we have attempted to start the planning of the next phase, we have run into one stark reality: How do we land-plan and engineer the remainder of the development without knowing the end game. In other words, how do we identify housing types (multi-family vs. single family), lot sizes, density and open space, drainage easements, sizing of roadways and utilities, etc. without knowing our ultimate limitations regarding a water service agreement, thereby land planning the entire property correctly.

Our current Master Plan and associated Zoning Map, adopted by Council on July 2, 2013 (copy attached), anticipates and approves a total of 1308 Domestic Units. However, Council did not approve a modification to the Water Service Agreement that is commensurate with the current Master Plan. Accordingly, although we have a Master Plan that includes 1308 Domestic Units, we have a Water Service Agreement that only approves 710 residential units, 160 of them reserved for Workforce Housing.

The current Water Service Agreement is set-up to be readdressed at the 400-unit mark to apply for the additional needed water allocation, but upon retrospect, that does not work because today's planning affects all future planning of the development. Also, although "workforce housing" is currently loosely defined, there is no process to clearly identify when a residential unit meets the criteria and if there are any other restrictions.

The Dells will not need any additional water credits for development this year nor will it likely need any for the next two years thereafter, but we do need to know how to develop the property into the future so that we may plan for it today.

Moving forward, we have interviewed the various builders and have analyzed the current market demand for housing. Adjusting for those market demands, we have generated a revised Master Plan for The Dells and attach it herewith. As can be seen, there is a slight increase in density from the 2013 approved plan, but it is relatively quite similar.

Of particular interest, we must point-out that 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 finally, residential construction. The original water demand for this development was calculated to be 412,590 GPD or 1146 single-family domestic units (copy attached). In short, the current request to modify our Master Plan and associated Water Service Agreement is only an increase of approximately 15%.

Accordingly, we propose the following:

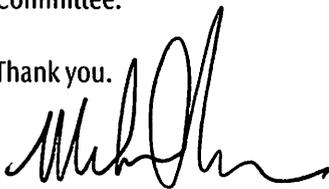
1. Modify the Water Service Agreement to allow for 1090 single-family units and 309 multi-family units or equivalent (approximately 440 acre-feet total).
2. Eliminate the workforce housing requirement (frankly, although it takes a number of assumptions that are simply not defined, I believe that we are currently meeting this requirement with our builder by offering housing for \$279,890.00 and a workforce housing value for 2016 exceeding \$300,000.00).
3. Phase-in the additional water requested (191.5 acre-feet) starting in 2019 at a rate of 50 acre-feet per year.
4. So that there is an assurance that the water is timely utilized, we would agree to return any water to the City of Prescott's water portfolio if it is not incorporated into a final plat by 2024.

I am unaware of any other development that is taking the risk and investing the significant resources as Granite Dells Estates. I am hopeful that the City recognizes that Granite Dells Estates is positioned well to help provide the revenues needed to improve the City's current budget challenges through meter fees, impact fees, permits, sales tax, etc. The builders are ready to commit to additional lots and I am ready to commit additional resources to develop those lots, but as you will likely appreciate, I need to plan for the long-term before I can proceed further.

Additionally, the development of this property will help drive and incentivize commercial development on the adjacent property to the north, providing a significant sales tax generator for our City.

In closing, I respectfully request for Granite Dells Estates be placed on the agenda for the September 6, 2016 Water Issues Committee.

Thank you.



Michael Fann
President

CC: Craig McConnell
Leslie Graser

CITY OF PRESCOTT

Special Voting Meeting

Tuesday, July 2, 2013 - 3:00 PM

ACTION TAKEN:

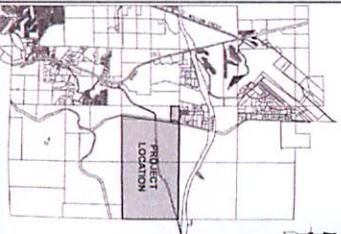
II. REGULAR AGENDA

Councilman Arnold recused himself for possible conflict of interest.

1. **ADOPTED** Resolution No. 4185-1347, a Minor Amendment to the General Plan Land Use Map. (Vote 6-0)
2. **ADOPTED** Resolution No. 4186-1348, an amendment to the Airport Specific Area Plan. (Vote 6-0)
3. **ADOPTED** Ordinance No. 4860-1317, a rezoning of 72 acres of Granite Dells Estates from Industrial General, Industrial Light, and Business General zoning districts to Single-Family 6 zoning district. (Vote 6-0)
4. **APPROVED** MP13-001, an amendment to the Granite Dells Estates Master Plan. (Vote 6-0)
5. **ADOPTED** Resolution No. 4188-1350 approving Amendment One to the Pre-Annexation Development Agreement for Granite Dells Estates (City Contract No. 2088-164 A1). (Vote 6-0)
6. **APPROVED** Alternative 1, locking in the 248.5 acre-feet entitlement to the property, but does not provide an additional allocation of water for the rezoning. The document specifies that upon approval by the City of a final plat for the 400th residential unit on the property, the property owner may apply to the City for an allocation of water above the 248.5 acre-feet cap to serve additional residential units proposed to be developed. For reference, final platting of the 400th unit would have used 140 acre-feet of the 248.5 acre-feet of water. For the First Amendment to Water Service Agreement No. WSA07-028 (City Contract No. 2008-165 A1) (Vote 5-1) Councilman Kuknyo voted no.



SUBDIVISION MASTER PLAN
**GRANITE DELLS
 ESTATES**
 LOCATION MAP
NOT TO SCALE



PRODUCT	COUNT	AREA (AC)	RESIDENTIAL DWELLING UNITS (DU)
INDUSTRIAL GENERAL	1	16 AC	
BUSINESS GENERAL	4	47 AC	
EQUESTRIAN CENTER	1	13 AC	
WORKFORCE HOUSING	1	19 AC	85 DU
MASS GRADED CUSTOM LOTS	4	58 AC	238 DU
TOTAL	11	133	238

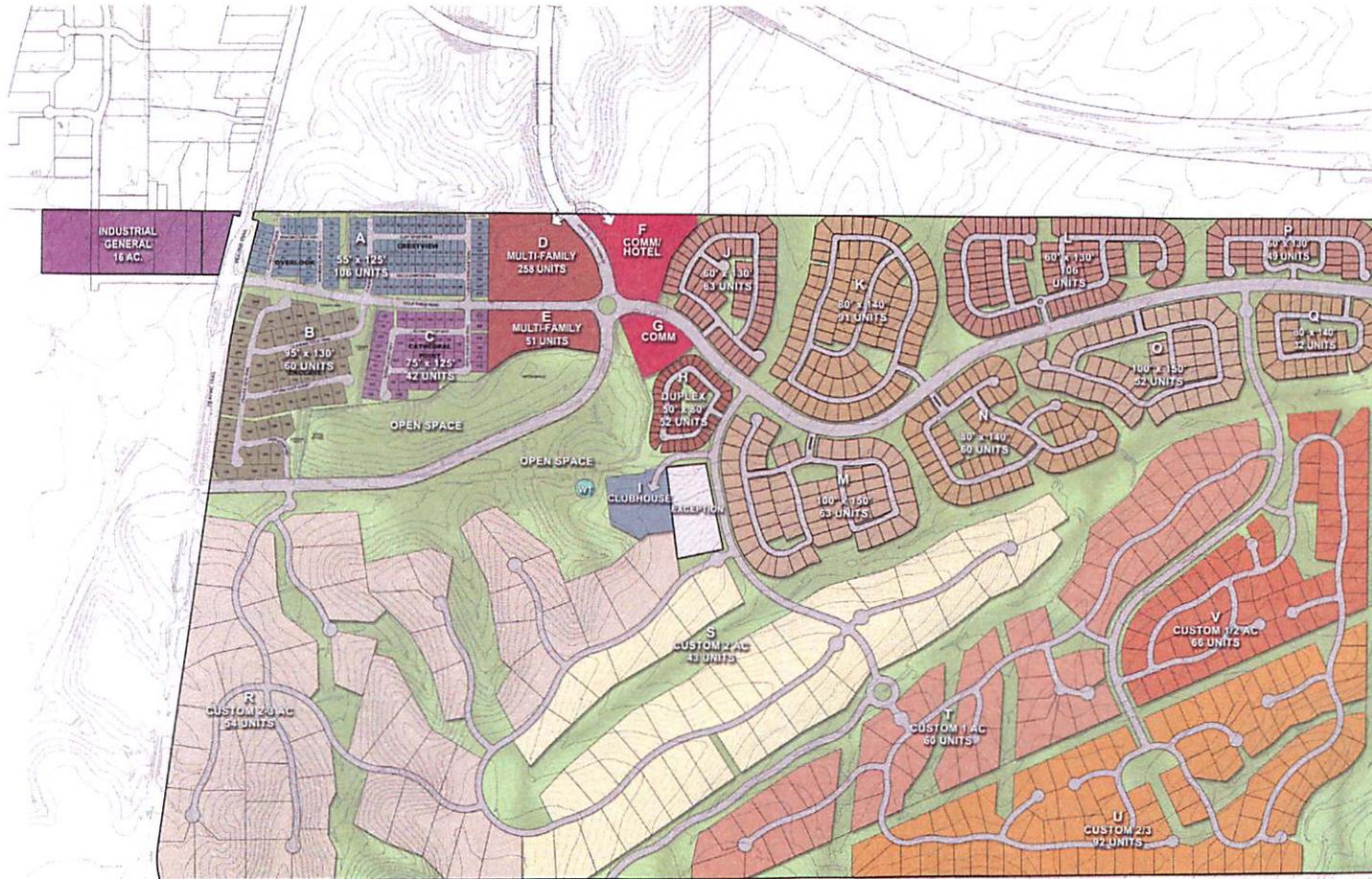
PRODUCT	COUNT	AREA (AC)	RESIDENTIAL DWELLING UNITS (DU)
INDUSTRIAL GENERAL	1	16 AC	
BUSINESS GENERAL	4	47 AC	
EQUESTRIAN CENTER	1	13 AC	
WORKFORCE HOUSING	1	19 AC	85 DU
MASS GRADED CUSTOM LOTS	4	58 AC	238 DU
TOTAL	11	133	238

OWNER
 GRANITE DELLS ESTATES PROPERTIES, INC.
 GRANITE DELLS ESTATES PROPERTIES II, INC.
 1401 INDUSTRIAL WAY
 PINE BLUFF, MISSISSIPPI 39061
 PHONE: (601) 778-0100
 PROJECT CONTACT: MICHAEL FANN
 ENGINEERS/SUPERVISORS
 GRANITE DELLS ESTATES PROPERTIES II, INC.
 DATE OF PREPARATION: 01/27/2018
 DATE OF REVISION: 01/27/2018

LE Low Engineering
 Civil Engineers and Surveyors
 800 WILLOW OAK BLVD
 SUITE 100
 FAYETTEVILLE, MISSISSIPPI 39061
 PHONE: (601) 778-0100
 FAX: (601) 778-0800

EXHIBIT
 USE
 ONLY

SHEET: 1 OF 1



Land Use Data Table			
Parcel	Lot Size/Use	Gross Ac.	Unit Count
A	55' x 125'		106
B	95' x 130'		60
C	75' x 125'		42
D	MF Apartments	13.3	258
E	MF Cluster	7.4	51
F	Comm/Hotel	10.2	0
G	Commercial	5.0	0
H	SF Duplex	11.6	52
I	Clubhouse	6.2	0
J	60' x 130'	22.9	63
K	80' x 140'	44.4	91
L	60' x 130'	38.9	106
M	100' x 150'	39.2	63
N	80' x 140'	31.1	60
O	100' x 150'	33.5	52
P	60' x 130'	18.0	49
Q	80' x 140'	16.4	32
R	Custom 2-3 ac		54
S	Custom 2 ac		43
T	Custom 1 ac		60
U	Custom 2/3 ac		92
V	Custom 1/2 ac		66
Total			1,399

THE DELLS

MASTER PLAN

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it is prepared. Its use and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 U:\1628 THE DELLS\AD\PLANNING\1628 CODE PARCEL DEV PLAN.dwg May 13, 2016

CITY OF PRESCOTT
GRANITE DELLS ESTATES
PRELIMINARY WATER REPORT

PREPARED FOR:
Granite Dells Estates Properties, Inc.
1403 Industrial Way
Prescott, AZ 86301

PROJECT CONTACT:
Michael Fann



DESIGN: Scott A. Lyon, P.E., R.L.S.
DATE: March 19, 2008



LYON ENGINEERING
Civil Engineers • Land Surveyors

3623 Crossings Drive • Prescott, AZ 86305 • 928-776-1750 • Fax: 928-776-0605

**Granite Dells Estates
Water Demand Calculations**

GDE AREA	UNIT TYPE FOR AREA	FLOW PER UNIT (GPD)	UNITS	AVE DAILY DEMAND (GPD)	AVE DAILY DEMAND (GPM)	MAX DAILY DEMAND (GPD)	MAX DAILY DEMAND (GPM)	PEAK HOUR DEMAND (GPD)	PEAK HOUR DEMAND (GPM)
Phase 1 - 161 Lots	SINGLE FAMILY HOMES	360	161	57,960	40	115,920	81	173,880	121
Phase 2 - 99 Lots	SINGLE FAMILY HOMES	360	99	35,640	25	71,280	50	106,920	74
Phase 3 - 100 Lots	SINGLE FAMILY HOMES	360	100	36,000	25	72,000	50	108,000	75
Phase 4 - 65 Lots	SINGLE FAMILY HOMES	360	65	23,400	16	46,800	33	70,200	49
Phase 5 - 91 Lots	SINGLE FAMILY HOMES	360	91	32,760	23	65,520	46	98,280	68
Phase 6 -16 Lots	SINGLE FAMILY HOMES	360	37	13,320	9	26,640	19	39,960	28
Phase 7 - 47 Lots	SINGLE FAMILY HOMES	360	47	16,920	12	33,840	24	50,760	35
Phase 8 - 28 Lots	SINGLE FAMILY HOMES	360	28	10,080	7	20,160	14	30,240	21
Phase 9 -34 Lots	SINGLE FAMILY HOMES	360	34	12,240	9	24,480	17	36,720	26
Phase 10 -50 Lots	SINGLE FAMILY HOMES	360	50	18,000	13	36,000	25	54,000	38
Industrial Lots	ACRES	1200	66	79,548	55	159,096	110	238,644	166
Commerical Lots	ACRES	1000	77	76,722	53	153,444	107	230,167	160
GDE Total				412,590	287	825,180	573	1,237,771	860

NOTE: FLOWS PER ARIZONA ADMINISTRATIVE CODE

412,590 GPD / 360 GPD/D.U. = 1,146 EQUIVALENT D.U. WATER DEMAND

<p>COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO September 5, 2017</p>
<p>DEPARTMENT: City Manager (Water Resource Management)</p>
<p>AGENDA ITEM: Calendar Year 2018 Water Education Program</p>

Approved By:	Date:
Water Resource Manager: Leslie Graser	
Regional Programs Director: Craig McConnell	

Summary

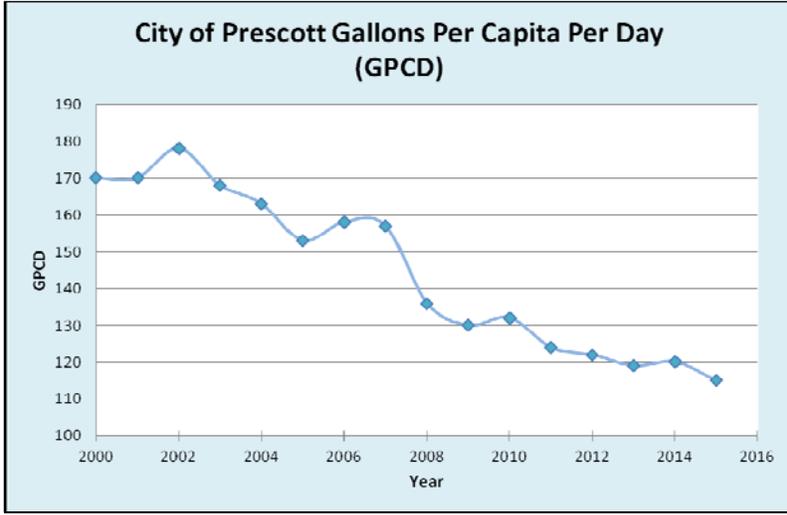
In 2018, the Water Resource Management Division will initiate a new water education campaign of monthly water and water conservation topics for print, radio, and social media dissemination. The program kickoff is January 17, 2018, in the Founders Room of the Prescott Public Library.

A brief PowerPoint will be presented outlining the City's Water Conservation Program.

Background

The Water Resource Management Division has cognizance for local administration of the City's Decision and Order of Assured Water Supply (1999, 2015, and 2009 forward) issued by the Arizona Department of Water Resources (ADWR).

Since territorial times, the City has employed conservation in its water management approach. As presented in its Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, City progress in conserving water supplies from 2002-2016 has been dramatic: reduction of water use from 180 to 115 gallons per capita per day (gpcd).



Agenda Item: Calendar Year 2018 Water Education Program
--

To date, 434,000,000 gallons have been saved through purchase and installation of retrofitted water-saving devices. Since new construction is required to comply with the international plumbing code for such devices, the actual conservation savings are much greater.

Adopted by the City in 2006, the WaterSmart-branded conservation program included a full-time Water Conservation Coordinator, whose responsibilities encompass marketing and overseeing a conservation incentives program. From 2006-2013, related campaigns were launched including WaterSmart Landscaping (formerly known as Prescott Outdoor Living). Over the past two years, the Division has been assessing this program to determine how the community might benefit from fresh information and new conservation strategies. Water Resource Management proposes to: (1) renew the WaterSmart Program; and (2) introduce WaterSmart: Drop by Drop.

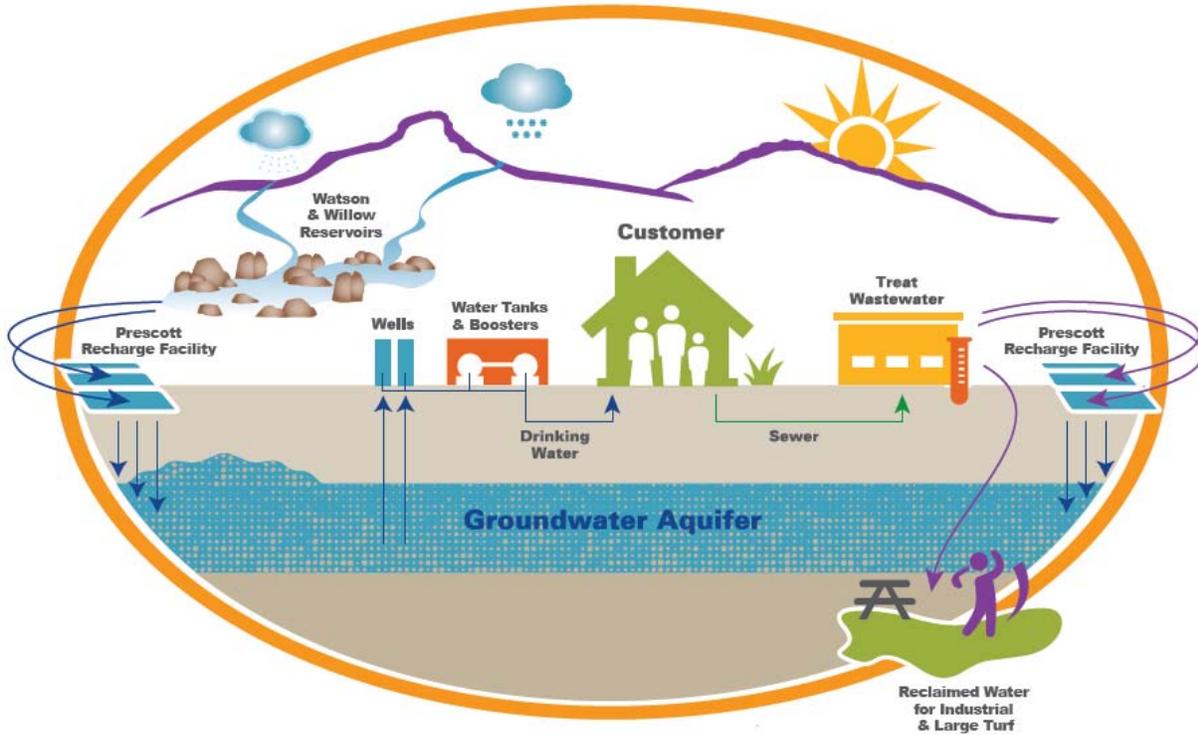
What is the renewed WaterSmart program?

The renewed WaterSmart program will now be a water education and conservation program for Prescott water customers. The overall program targets three areas, education for adults and K-12, conservation incentives, and reduction of outdoor water use (WaterSmart Landscaping).

Education

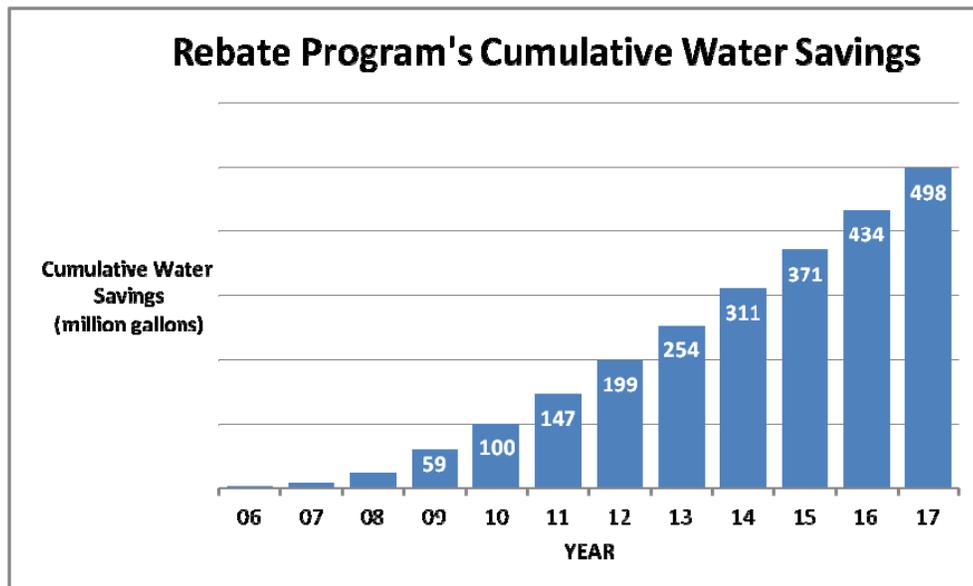
A new campaign will be introduced named, WaterSmart: Drop by Drop. The program is intended for adults and young adults. It will be a monthly series at the library. This program has planned outreach through newspaper, radio, and social media for those who may not be able to attend in person. Materials from this program will be offered on the City website and at all community events that the City participates in during April Water Awareness Month.

Water education for children is also important to the City and for many years it has been accomplished with regional cooperators, but specifically with the University of Arizona Yavapai County Cooperative Extension office. This year, the City has once again provided funding to support water education in 4th grade classrooms. The Cooperative Extension has a full-time 4-H/STEM Program Coordinator who holds a Master's Degree in Education. Among other learning units, the Coordinator has 4 hands-on education kits dedicated to water. These are presented in local classrooms at the request of the 4th grade teacher. This program is called Wild Over Water (WOW). To further support this learning opportunity the City is expanding the education opportunities to learn how the water science can be seen at the local level (or in the backyard so to speak). For example, the WOW program has a water cycle lesson. The City has prepared a companion piece known as the Prescott Urban Water Cycle showing how man-made infrastructure uses water from and returns it to the natural water cycle.



Conservation

For more than a decade, City Code has provided a water conservation incentive program. This program remains available. In the past two years, the City has invested in a new database structure to move the existing rebate data from Excel spreadsheets to software that allows for more efficient program maintenance, improved response time to customers, and the ease of customers filing their rebates online. An example of the information the City can quickly retrieve from the database is shown below.



Agenda Item: Calendar Year 2018 Water Education Program

Reduction of Outdoor Water Use (WaterSmart Landscaping)

In 2012, the City invested in an online tool and educational site for City water customers to have access to landscaping ideas and information that are consistent with the area's elevation and water availability. Below was the first communication to the public (in 2012) on this WaterSmart program which describes the utility of the website.



Today, the site is still in use with the page being update seasonally to provide City water customers timely information to apply to their home or business. The website can be accessed through the City's Water Conservation webpage or directly by www.prescottwatersmart.com

More details on the upcoming WaterSmart: Drop by Drop campaign will be available in December 2017. Contact Water Resource Management with your information needs or questions related to the City's WaterSmart Program (water education and conservation).

Recommended Committee Action: For informational purposes.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO September 5, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Discussion of Water Conservation Incentives

Approved By:	Date:
Water Resource Manager: Leslie Graser	
Regional Programs Director: Craig McConnell	

Summary

Prescott City Code 3-10-8, setting forth water conservation incentives, was last updated on September 13, 2016 (Ordinance No. 5002-150). The changes increased the rainwater cistern incentive (\$0.10/gal to \$0.50/gal) and the maximum award (to \$500.00); the minimum qualifying capacity remained at 100 gallons. Further code changes have been proposed by Councilmembers.

The purpose of today's discussion is to identify possible code changes, for subsequent refinement and transmittal to the City Council.

Background

The City has had a Water Conservation Code since November 1964 (Ordinance No. 687). A new water conservation program was adopted in 2006, and is the basis for the one presently in effect. The incentives section provides that:

The Water Conservation Coordinator and Water Issues Committee shall from time to time review the incentive program, and may recommend changes to the City Council.

At their Voting Meeting of May 9, 2017, the Council adopted Resolution No. 4380-1589, amending the "Water Management and Calendar Year 2017 Alternative Water Allocation Policy." The resolution included the following direction regarding rainwater harvesting:

Section 3 THAT the Water Resource Management Division shall conduct additional research, engage appropriate stakeholders and experts, and report to the Council Water Issues Committee, and said Committee shall provide a recommendation and/or alternatives to the Council within sixty (60) days of the date hereof, for further consideration of rainwater harvesting as it relates to unit allocations for residential development.

Water Resource Management presented findings for the 60 day milestone at the Council Study Session of July 25, 2017, and recommended revisiting City rainwater harvesting policy when one full year of data is available at 50% buildout of the Antelope Crossings subdivision.

Agenda Item: Discussion of Water Conservation Incentives

Additional discussion of the rainwater harvesting incentive ensued, and Council direction was given thereafter to review the existing code for possible updates to the rainwater harvesting provisions, and incentive program, more generally.

Attachments

- 1) Sample Water Conservation Rebate Application for a rainwater harvesting installation
- 2) Draft revisions to PCC 3-10-8 for discussion

Recommended Committee Action: For discussion purposes.



WATER CONSERVATION REBATE APPLICATION

201 S. Cortez St. Prescott, AZ 86303
 Phone (928) 777-1645; FAX (928) 777-1255
 water.smart@prescott-az.gov

APPLICANT INFORMATION: Complete all contact information.

Name: [REDACTED]
 Email: [REDACTED]
 Phone: [REDACTED]
 Address: [REDACTED]
 City/State/Zip: [REDACTED]
 Account Number: [REDACTED]

REBATE INFORMATION: Select (X) appropriate rebate and fill in blank information.

Turf Grass Removal (\$0.25/ft²) Area of turf removed: _____ ft ²	<input checked="" type="checkbox"/> Rain Water Catchment (\$0.50/gal) Storage: <u>765</u> gal
Irrigation Health Check (Certified Irrigation Audit)	Drip Irrigation System Installation
Sprinkler head replacement (min of 12) # of Installations: _____	High efficiency/ Low Flow toilets (max 1.6 gpf) # of installations: _____
Leak Repairs # of Repairs: _____	Showerheads # of installations: _____
Other Water Smart device # of installations: _____	Commercial urinals - # of installations: _____

Applications may be obtained at City Hall, 201 S. Cortez St. Prescott, AZ, from our website at www.prescott-az.gov, or you may apply online at www.waterrebates.com. For additional assistance, call (928) 777-1645. You may fax your application and receipts to (928) 777-1255.

- Turf removal rebate is applicable to landscaping which existed before January 1, 2007.
- **Toilet rebate is available only for homes built before January 1, 1995.**
- Dispose of OLD TURF to ensure it is not reinstalled. Dispose of old fixtures to ensure no reinstallation.
- I understand that the City is not responsible for selection, installation or performance of any water saving device.
- If necessary, a City representative will contact the applicant to schedule a site visit.
- Incomplete applications are subject to return.
- Program rules located at: <http://www.prescott-az.gov/services/water/conservation.php>
- Signature implies understanding of the program and agreement to conditions of the rebate program.

****INCLUDE COPY OF RECEIPTS FOR ALL PURCHASES****

Applicant Signature: [REDACTED] Date: 7/13/17

**SUBMIT YOUR APPLICATION ONLINE AT
 WWW.WATERREBATES.COM**

From: no-reply@ tank-depot.com no-reply@tank-depot.com
 Subject: Invoice for PO # 282668 Attached
 Date: July 13, 2017 at 9:43 AM
 To: gerry@wolfepub.com



Please find Invoice for PO # 282668 Attached. Please use appropriate viewing software.

TANK DEPOT.COM
 1627 S DIXIE HWY
 POMPAHO BEACH, FL 33069

INVOICE

PAGE..... 1

Phone: 866-926-5603
 Fax: 954-783-9420

INVOICE NO.... 144218

INVOICE DATE.. 4/18/17



CUSTOMER P/O NO. 282668	SHIP VIA YRC YELLOW/ROADWAY	TERMS CREDIT CARD	SHIPPED 4/18/17	LOCATION 9501	OE # 158011-000
----------------------------	--------------------------------	----------------------	--------------------	------------------	--------------------

ORDER QTY	SHIP QTY	B/O QTY	ITEM	DESCRIPTION	PRICE	U/M	AMOUNT
2.00	2.00	.00	PM-PM250RH-RED	250 Gal Rainwater Harvesting Tank Red	329.9500	EA	659.90
SUBTOTAL		SHIP/HANDLING	TAX	SUBTOTAL	DEPOSIT	BALANCE DUE	
659.90		157.00	.00	816.90	816.90	.00	

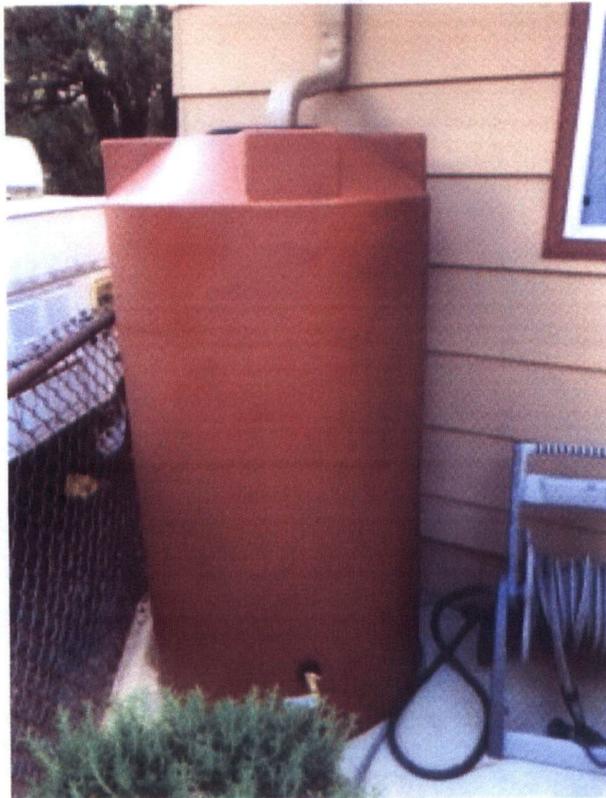
265 gal.



250 gal.



250 gal.



3-10-8 INCENTIVE PROGRAM

(A) Purpose: to encourage residents and businesses to conserve water by providing financial incentives (~~rebates~~) for retrofitting existing, less efficient water-use devices, and replacing higher water-use landscaping. This section applies to the ~~purchase and~~ installation on or after the effective date hereof, of devices to retrofit plumbing fixtures installed prior to January 1, 1995, to the removal of high water consuming landscaping which existed on or before January 1, 2007, ~~and to irrigation audit services conducted~~ and rainwater cisterns ~~purchased and~~ installed within those areas of the City served water by the City.

(B) All incentive awards require and are subject to the submittal of complete applications and determination of eligibility and qualifications by the City. Applications will be accepted only from the current property owner(s) of record.

(C) The incentive program is provided on a first come, first served basis, subject to the availability of budgeted funding. Applicants are responsible for confirming the availability of funding for incentive awards prior to submittal of their applications, which information can be obtained by contacting the Water ~~Conservation Resource~~ Coordinator or other person designated by the City of Prescott ~~Public Works Director~~ City Manager. No applicant shall be entitled to more than one-half (1/2) of the monies remaining available for this program at any time during a fiscal year. Total incentives granted for a property shall be limited to \$2,500.00.

(D) Incentive awards will be credited on water bills for the applicable properties within three billing cycles after approval.

(E) The Water ~~Conservation Resource~~ Coordinator and Water Issues Committee shall from time to time review the incentive program, and may recommend changes to the City Council.

(F) Incentives shall be administered by the Water ~~Conservation Resource~~ Coordinator or other person designated by the City Manager, in accordance with the following Incentive Awards List and qualifying criteria:

INCENTIVE AWARDS LIST

Water Efficiency Improvement Incentive¹	Incentive Award Amount
Landscape conversion to automatic drip system²	\$75.00
Landscape irrigation audit by Certified Auditor³	\$75.00
Rainwater cistern⁴	\$0.50 per gallon of storage \$500.00 maximum award
Turf removal on-site and in adjacent public right-of-way⁵	\$0.25 per square foot \$400.00 maximum award per residential account \$800.00 maximum award per non-residential account
High efficiency toilets (replacement units 1.6 gallons or less per flush; 2 units maximum per residential account)	\$50.00
Commercial urinals (replacement units 1.0 gallons or less per flush, or alternative flushless design)	\$50.00
Rotator spray head replacement (minimum of 12 heads replaced)	\$2.00 per spray head \$40.00 maximum award
Leak repairs (one time benefit per property)	\$5.00 per repaired leak \$25.00 maximum award
Showerheads (not to exceed 2.4 gallons/minute)	\$10.00
Other qualifying low flow-low tech Water Smart device	\$10.00

¹ Guideline for Incentive Awards; City Permit Requirements

Each item is a one-time award for the property, fixture, or equipment as indicated, subject to City review, approval, and issuance of permits where required.

² Landscape Conversion to Automatic Drip Systems

Eligibility for incentive award requires that the completed system include all three of the following components: an automatic timer, approved backflow prevention device, and a drip irrigation system.

~~³ Landscape Irrigation Audit by Certified Auditor~~

~~Requires applicant contact the conservation office for guidelines prior to irrigation audit being conducted. Incentive award application must include a completed and certified landscape irrigation worksheet reviewed and signed by the certified auditor and applicant, and a copy of the paid invoice signed and dated by an approved and certified landscape irrigation auditor.~~

⁴ Rainwater Cistern

Requires the installation of a minimum 100-gallon capacity rainwater catchment tank or engineered cistern. Rainwater storage systems may not be interconnected with the City potable water system. Applicants must contact the ~~conservation~~ Water Resource Coordinator ~~office~~ for guidelines prior to installation of the system.

⁵ Turf Removal

Requires conversion from irrigated turf grass to water saving landscaping, and if irrigated, installation of an automatic water timer, backflow prevention device and drip or similar system. Applicants must contact ~~conservation office~~ Water Resource Coordinator for guidelines prior to removal of turf. Minimum turf removal areas are 200 square feet for residential and 1000 square feet for non-residential.

~~(G) Incentive awards granted pursuant to this Section shall not exceed the actual cost incurred by the applicant for the water efficiency improvements.~~

(Rep. by Ord. 4446, 12-21-2004; Added by Ord. 4527, 2-28-2006; Ord. 4691, 3-10-2009; Ord. 4759, 8-31-2010; Ord. 5002-1540, 9-13-2016)