

# AGENDA

**COUNCIL WATER ISSUES COMMITTEE  
NOTICE OF PUBLIC MEETING  
Tuesday, February 7, 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, February 7, 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 January 3, 2017, Council Water Issues Committee meeting
- D. Alternative Water Portfolio Update
- E. Water Service Agreements
  - 1. Prescott Lakes Villas (WSA 17-001)
  - 2. Creekside Village Apartments (WSA 17-002)
  - 3. Don Biele (WSA 17-003)
- F. Unit allocations of alternative water for residential development
- G. NAMWUA dues
- H. 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.

\_\_\_\_\_  
Dana R. DeLong, City Clerk

COUNCIL WATER ISSUES  
COMMITTEE  
REGULAR MEETING  
TUESDAY, JANUARY 3, 2017  
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON JANUARY 3, 2017, 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, absent  
Member Steve Sischka

Staff Present:

Michael Lamar, City Manager  
Dana DeLong, City Clerk  
Clyde Halstead, Assistant City Attorney  
Craig McConnell, Regional Program Director  
Leslie Graser, Water Resources Manager

C. Approval of minutes of the December 6, 2016, Council Water Issues Committee meeting

**COUNCILMAN SISCHKA MOVED TO APPROVE THE MINUTES OF THE DECEMBER 6, 2016, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED 2-0.**

D. Alternative Water Portfolio Update

Leslie Graser, Water Resources Manager presented. She gave background on the policy, and that there were no new pending water service agreements.

No action was taken.

- E. Water Service Agreements
  - 1. Storm Ranch amendment (WSA08-013)

Leslie Graser, Water Resources Manager, presented. She said that LandCor Group had submitted a letter to the City requesting to amend its existing water service agreement. They sought a one-time extension for one year in accordance with the City's Water Management and Calendar year 2017 Alternative Allocation Policy. She gave background information on the 2007 Development Agreement and the Water Service Agreement.

Councilman Sischka asked what would happen if they did not get done what they needed to this year. Ms. Graser said it would expire.

Mayor Pro Tem Lamerson said they would then have the option to extend it a year.

Ms. Graser said it had been quiet for awhile, but they were working on the project, so that was why they were asking for a one year extension.

**MAYOR PRO TEM LAMERSON MOVED TO FORWARD THE REQUEST TO THE FULL COUNCIL FOR CONSIDERATION; SECONDED BY COUNCILMAN SISCHKA; PASSED 2-0.**

- F. Big Chino Water Ranch, Comprehensive Agreement No. 1 Update

Leslie Graser, Water Resources Manager, presented. Ms. Graser gave an update on the Big Chino Water Ranch and said it would be a standing item on the agenda from now on.

Councilman Sischka asked what a Geochemical contract was. Ms. Graser said geochemistry was done to look at source water and flowpath.

Ms. Graser said the contracts were necessary in order to collect new data for the groundwater flow model. Currently, they were engaged with a firm who was preparing a proposal, and hoped to have it in front of Council by February. The document would then be placed on the City website – Big Chino Water Ranch page

Mayor Pro Tem Lamerson asked if they were working in concert with ADEQ, ADWR, and with EPA. He thought the various agencies needed to be aware of this.

Ms. Graser said, yes, over the past two years they had meetings, and ADWR did all the water data collecting for us. They had done mutual agreements with Yavapai County.

Mayor Pro Tem Lamerson wanted to make sure that was what they were doing.

Mayor Pro Tem Lamerson said they had the two lakes and were working with the entities to get to where they needed to get to. Ms. Graser thought that was reflective in the latest water policy that was adopted by Council.

Councilman Sischka said the process would ensure that there was no ground they should not be crossing, and to keep everyone aware of what was going on.

Michael Lamar, City Manager, asked what other technical analysis was pending for the year. Ms. Graser said they should have all the data development so that should be everything that was pending. Monitor well drilling would come in later in the year when site assessment was completed.

Mayor Pro Tem Lamerson asked the purpose for the wells. Ms. Graser said they were an early warning system.

Mayor Pro Tem Lamerson said there were arbitrary numbers assigned, and this was no longer a valid assumption. In order for them to meet the objection of the State of Arizona there was no way the City could do that without importing water. He said that importation was not all new growth, but for people who were already here. This was from the General Plan and it was very important for the public to know.

Mr. Lamar did not think it would just be this position, and was under the assumption that more outreach and communication was expected.

Councilman Sischka asked if the active irrigation wells in Big Chino were being monitored.

Ms. Graser said somewhat, but it depended on if they were private land or State land. She said the State and others monitor wells on different cycle (daily, yearly, or every 5 years).

#### G. Upcoming NAMWUA Discussion of Non-Indian Agricultural (NIA) Water

Leslie Graser, Water Resources Manager, presented. She said the water in the Big Chino that resulted in the Big Chino Water Ranch purchase was based on an original CAP water allocation. The City sold that off. Now, there was another block of water termed NIA. In 2004, the Arizona Settlements Act was passed and there was a CAP reallocation of over 96,000 acre-feet of agricultural rights to priority water to be held for further allocation. She said at that time the Water Resources Manager indicated he wanted to see a portion of this go to rural Arizona. In 2012, they began the reallocation of the water. She gave a brief history of the agreement.

Craig McConnell, Regional Programs Director, said the water being discussed was surface water from the Colorado River. He said as the levels dropped in the dams there could be some uncertainty on the availability on that water. He said it was about water rights that you can touch, but it could be less or more over a long period of time.

Councilman Sischka asked if the water had to be used for agricultural purposes. Ms. Graser said it could be reallocated for municipal use, but it was lower priority water and if the Colorado River was low it would be the first to not be made available. She said she continued to look at it because they have to look at options. She said if the City had not made efforts for the CAP water they probably would not have the supplies located in the Big Chino. She brought this forward because the City did participate in NAMWUA and Councilman Blair represents the City on the Board. There were a lot of steps for the NIA supplies and they would need to review the scope of services that the NAMWUA Board approved to be drafted.

Councilman Sishka asked if they were acquiring real water or paper water.

Mr. McConnell said it was making it physically available.

Ms. Graser said it would have to be a contract just like the CAP. She was bringing this to the Committee's attention and that it would be discussed at a NAMWA at the January meeting.

Mr. McConnell said the City was a member of NAMWUA, and the City was engaging in a dialogue.

Ms. Graser said this item was informational and then would bring it back.

Mayor Pro Tem Lamerson thought it should be taken to the Council so they knew what was going on. He asked if Prescott Valley was a member of NAMWUA. Ms. Graser said yes.

Councilman Sischka said it sounded like a moving target, because of the levels of the dam. Ms. Graser said she would have to come back with more information.

H. Council Water Issues Committee 2017 meeting calendar.

Ms. Graser, Water Resources Manager, presented the calendar for 2017. She noted that the Fourth of July fell on the first Tuesday of July and asked if the committee would like to move the meeting to a different date. She said the meetings would stay at 9:00 am.

Mayor Pro Tem Lamerson said they could move it to a different date when it got a little closer.

H. Adjournment

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of January 3, 2016, at 9:40 a.m.

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JIM LAMERSON, Chairman

ATTEST:

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DANA R. DeLONG

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**February 7, 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), quantities were made available ("budgeted") by Council in two categories:

1. Residential        70 acre-feet
2. Commercial       100 acre-feet

According to policy, no single project is eligible for allocation of more than 50% of each of the preceding (residential and commercial) quantities, or the remaining balances of these quantities during the calendar year.

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

As of January 30, 2017, of the 70 acre-feet residential budget above, 70 acre-feet remain. One application has been received that meets the requirements for administrative approval (3 units or less), but no quantity has yet been placed into contract.

Requests for alternative water associated with the projects on this (February 7, 2017) agenda, if viewed favorably by the Council Water Issues Committee, would reduce the Calendar Year 2017 budget balances above to:

1. Residential        32.40 acre-feet
2. Commercial       100.00 acre-feet

**AGENDA ITEM:** Alternative Water Portfolio Update

Note that the preceding information is solely for tracking purposes, for Calendar Year 2017. Recall that an additional 100 acre-feet has also been set aside for a specific contractual obligation (Lee/Bullwhacker apartments).

**Committee Recommendation to Council:** Update for Committee information.

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**February 7, 2017**

**DEPARTMENT:** City Manager (Water Resource Management)

**AGENDA ITEM:** Water Service Agreement Application No. 17-001 by Prescott Lakes Villas, for construction of a 200-unit apartment complex on APN 106-13-031H at 2051 Willow Lake Road

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**City Manager:** Craig McConnell

### Summary

On January 3, 2017, Water Service Agreement application (WSA 17-001) was submitted by Prescott Lakes Villas seeking the balance of alternative water needed for the 200-unit apartment complex, in the amount of 25.25 acre-feet. On September 13, 2016, Water Service Agreement Application No.16-008, City Contract No. 2017-009, was approved by Council for Phase 1 (12.25 acre-feet for 99 of the 200 total units).

### Background

This project is a 200-unit apartment complex; the total water required is 50 acre-feet (AF) (200 units x 0.25 AF/unit). The property is currently served by a well. Per Arizona Department of Water Resources Decision and Order No. 86-401501.0001 (the "D&O"), Attachment A.3.b.vi.:

"If any residential groundwater uses, including residential groundwater uses served by any exempt well, in existence on August 21, 1998, have been replaced by permanent water service from the applicant after August 21, 1998, multiply one-half acre-foot of groundwater by the number of housing units receiving the service, and then multiply that product by 100."

Therefore, if a property was served by a well in 1998 and a connection to City water replaces the well, the City can apply for a groundwater allocation increase of 0.5 AF/residence. The 0.5 AF credit will be applied to the property for the apartment project as committed groundwater demand.

In order to maintain consistency with the D&O and among projects, Water Resources reviewed the number of residential units served by the well in 2007, because it is the most recent date ADWR reviewed City water use in the Application to Modify the D&O. According to aerial photography, in 2007 the property had twenty-five (25) residential units served by the well; therefore, this property is eligible for a total credit of twelve and one-half (12.5) AF of committed groundwater.

As mentioned Council has already approved 12.25 AF of alternative water for Phase 1. An additional 25.25 acre-feet is needed to build out the 200-unit apartment project:

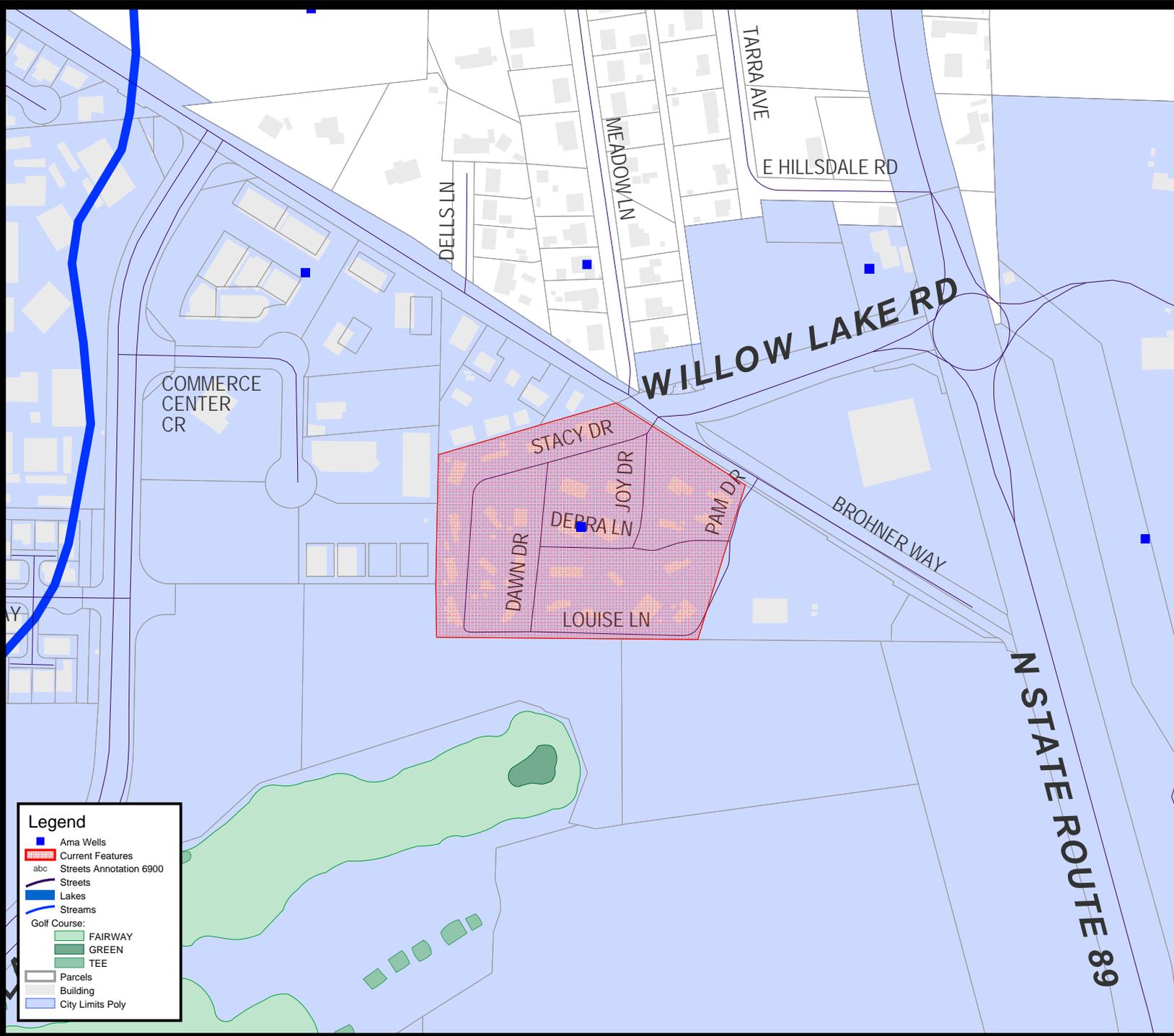
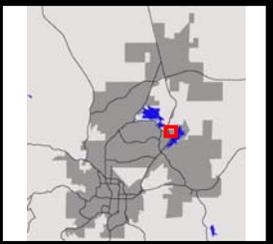
**Agenda Item:** Water Service Agreement Application No. 17-001 by Prescott Lakes Villas, for construction of a 200-unit apartment complex on APN 106-13-031H at 2051 Willow Lake Road

Phase 1 alternative water (99 units)	12.25 acre-feet
Phase 2 alternative water (101 units)	25.25 acre-feet
Groundwater credit	<u>12.50 acre-feet</u>
<i>Total required to serve the project:</i>	<i>50.00 acre-feet</i>

### **Attachments**

- 1) Location Map
- 2) Water Service Agreement Application No. 17-001
- 3) Council minutes dated September 13, 2016

**Committee Recommendation to Council:** The Committee recommends (or does not recommend) consideration of approval of the water service agreement for Phase 2 (25.25 acre-feet for 101 apartment units) by the Council.



**Legend**

- Ama Wells
- REPRESENT Current Features
- abc Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:
  - FAIRWAY
  - GREEN
  - TEE
- Parcels
- Building
- City Limits Poly



This map is a product of  
The City of Prescott



**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.

<b>APPLICANT INFORMATION</b>			
Applicant: <u>PRESCOTT LAKE VILLAGES</u>		Contact Person: <u>RICK A. NESTOR</u>	
Address: <u>6170 CAMINITO PLATA</u>		City/State/Zip: <u>SAN DIEGO, CA 92120</u>	
Phone: <u>858.382.4050</u>		Email: <u>RICKANESTOR@EARTHINK.NET</u>	
<b>PROPERTY OWNER INFORMATION</b>			
Owner: _____		Contact Person: _____	
Address: _____		City/State/Zip: _____	
Phone: _____		Email: _____	
<b>PROJECT SITE</b>			
Address: <u>2051 WILLOW LAKE ROAD</u>			
Current Zoning: <u>MF-H</u>		Proposed Zoning: _____	
Assessor's Parcel Number(s) of Existing Property: _____			
Existing Water Service (Y/N): <u>NO</u>		Existing Sewer Service (Y/N): <u>NO</u>	
Existing Well (Y/N): <u>YES</u>		If Yes, Well Registry No.: _____	
<b>PROJECT DESCRIPTION</b>			
Is the project Residential or Commercial? <u>RESIDENTIAL</u>			
Please provide brief description: <u>THE PROJECT CONSISTS OF A 101 UNIT MULTI-FAMILY APARTMENT/CONDO PROJECT</u>			
# of Proposed Units: <u>101</u>		# of Proposed Lots: _____	
Has a Water Demand Analysis been completed (commercial)?		<u>YES</u>	
Has a building permit application been submitted?		<u>NO</u>	
Has a Planning and Zoning Recommendation been made?		<u>YES</u>	
<b>FEES: Fees are subject to change.</b>			
<b>Single Family Residence</b>	<b>Multi-Family/Apartments</b>	<b>Residential Subdivision</b>	<b>Commercial Subdivision or Individual Commercial Project</b>
<input type="checkbox"/> \$150	2-5 units <input 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
<b>Existing Connection</b>	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
<input type="checkbox"/> \$150	100+ units <input checked="" type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: [Signature]

Date: 12/31/16

PRESCOTT CITY COUNCIL  
VOTING MEETING  
TUESDAY, SEPTEMBER 13, 2016  
PRESCOTT, ARIZONA

MINUTES OF THE VOTING MEETING OF THE PRESCOTT CITY COUNCIL HELD ON SEPTEMBER 13, 2016, in the COUNCIL CHAMBERS located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

◆ **CALL TO ORDER**

Mayor Oberg called the meeting to order at 3:00 p.m.

◆ **INTRODUCTIONS** none

◆ **INVOCATION** by Father Ralph, Sacred Heart Catholic Church

◆ **PLEDGE OF ALLEGIANCE** by Councilman Blair

◆ **ROLL CALL:**

Present:

Mayor Oberg  
Mayor Pro Tem Lamerson  
Councilman Blair  
Councilman Lazzell  
Councilwoman Orr  
Councilwoman Wilcox

Absent/Excused:

Councilman Sischka

◆ **ANNOUNCEMENTS**

There were no announcements.

◆ **PROCLAMATIONS**

A. Proclaiming September 17, 2016, as Constitution Week

Mayor Pro Tem Lamerson presented the proclamation to Sharon Johnson.

B. Proclaiming September 24, 2016, as First Responders Appreciation Day

Councilman Blair presented the proclamation to Kevin and Jenise Edwards, Champions for Children Foundation.

educating the public, encouraged citizen participation, and advocated responsible governmental decision making. She said CWAG supported the proposed increase in rain water harvesting cistern rebate program and lowering the minimum qualifying capacity to 100 gallons. She read from the council memo "research indicates rainwater harvesting is an effective tool for promoting water conservation and acts as a catalyst to increase citizen awareness of individual water use." She said at a recent CWAG meeting a rain water harvesting presentation was well attended. She said CWAG supported rain water harvesting. She said more information and "how to" instructions were located at [www.cwagaz.org](http://www.cwagaz.org). She invited the Council and community to attend the CWAG October 8, 2016, meeting.

**MAYOR PRO TEM LAMERSON MOVED TO ADOPT ORDINANCE NO. 5002-1540;  
SECONDED BY COUNCILMAN BLAIR; PASSED 6-0.**

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- B. Approval of SI16-002, Site Plan for a 200-unit phased multi-family apartment complex at 2051 Willow Lake Road, and Water Service Agreement No.16-008 for Phase I, (City Contract No. 2017-009) [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

Tom Guice, Director of Community Development, presented. He said the project permitted up to 240 apartment units. The site was contiguous to the Temple B'rith Shalom synagogue to the east, Basis School to the south, and the Prescott Lakes Commerce Center to the west. He said the current use of the property was the Dells View Mobile Home Park, which was listed on the distressed mobile parks list. The site plan for the proposed project was comprised of six buildings, which were proposed to be phased in. He said the applicant was aware that the allocation of water for Phase 1 did not obligate the City to provide water for Phase 2. He said Mr. Nestor, applicant, was available to answer questions.

Councilman Lazzell asked if the concerns regarding secondary fire egress had been addressed and was there enough water available. Mr. Guice said the secondary fire egress issue had been addressed and Water Issues Committee Members stated they had reviewed and recommended forwarding the Water Service Agreement to the Council.

Councilwoman Wilcox asked about parking availability and playground areas.

Mr. Nestor said ample parking spaces would be placed around the buildings and perimeter and playgrounds would be placed in and around the development.

Councilwoman Orr said she has heard concerns regarding additional traffic flowing onto Willow Lake Road.

Phil Goode, Prescott Planning Commission Member, said the project was a major improvement to the area. His personal concern was the impact the project would have

Doug Horsley, citizen, said his concern was with traffic. He said the Willow Lake and Watson Lake areas were already congested. He felt it was a shame to allow the construction of high density projects in the area that would have a negative impact on the residents.

Charlene Norman, citizen, said the people in the mobile home park had been there for a long time. She said the mobile home residents had 99½ year leases. She said the owner had not taken care of the park. She asked the Council to consider the needs of the residents in the park.

Sharon Reed, citizen, said the residents in the mobile home park needed time to relocate. She said the project would increase traffic, which would be a nightmare for residents in the area. She felt the item should be tabled to allow more time for residents to consider options.

Councilman Lazzell asked if legal action had been taken against the owner.

Charlene Norman, citizen, cited two legal cases.

**COUNCILWOMAN ORR MOVED TO APPROVE SITE PLAN SI16-002; SECONDED BY COUNCILWOMAN WILCOX; PASSED 6-0.**

**COUNCILWOMAN ORR MOVED TO APPROVE WATER SERVICE AGREEMENT NO. 16-008 (CITY CONTRACT NO. 2017-009); SECONDED BY COUNCILWOMAN WILCOX; PASSED 6-0.**

- C. Approval of PP16-001, Preliminary Plat for Antelope Crossing (Deep Well Ranch Estates) P.A.D., a 255 lot single-family workforce housing Planned Area Development (PAD), and Water Service Agreement No. WSA16-007 (City Contract No. 2017- 018) [Zoning: Multi-Family High (MF-H); Business Regional (BR); Industrial Light (IL); APN 102-04-001H, 102-04-010L, 102-04-010J, 102-04-010G; Property Owner: James Deep Well Ranches #1, LLC]; and overview of development plan for adjacent lands

Tom Guice, Community Development Director, introduced Trevor Barger, Espiritu Loci Planning Firm, Scottsdale, Az, hired to master plan the property.

Mr. Barger provided an overview of the development.

Vic Chapman, representative for Jim Chamberlain, said the proposed Antelope Crossing project was for a 255 single-family residential Planned Area Development (PAD) located on 50 acres, 11 acres would be designated as open space. He spoke on the workforce housing element of the project. He said the majority of the lots proposed ranged in size from 4,300 square feet to 10,000 square feet; the proposed local street section consisted of a 44 foot wide right-of-way with 28 feet of pavement permitted

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**February 7, 2017**

**DEPARTMENT:** City Manager (Water Resource Management)

**AGENDA ITEM:** Water Service Agreement Application No. 17-002 by Bethel Development, Inc., for construction of a 70 unit workforce housing apartment complex (Creekview Village) on APNs 113-07-070 and 113-07-071B at 519 Miller Valley Road

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**Regional Programs Director:** Craig McConnell

### Summary

On January 3, 2017, Water Service Agreement application (WSA 17-002) was submitted by Bethel Development seeking the balance of alternative water needed (12.0 acre-feet) for the 70 unit workforce housing apartment complex. On December 20, 2016, Water Service Agreement Application No. 16-025, City Contract No. 2017-205, was approved by Council for allocation of 5.5 acre-feet for Phase 1 (22 apartment units) of the 70-unit apartment complex.

### Background

The subject property is a 4.97 acre undeveloped site on Miller Valley Road. On December 20, 2016, Council approved SI 16-007 contingent upon adoption of a General Plan amendment for rezoning the property from Industrial to Business Regional. Included was approval of WSA No. 16-025 (City Contract No. 2017-205) for Phase 1 alternative water in the amount of 5.5 acre-feet for 22 dwelling units. On January 24, 2017, the Council adopted Resolution No. 4359-1568 and Ordinance No. 5019-1557 for the General Plan amendment and rezoning, respectively.

### Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. 2017-002
- 3) City Council minutes dated December 20, 2016

**Committee Recommendation to Council:** The Committee recommends (or does not recommend) consideration of approval of the water service agreement for Phase 2 (final phase) of Creekview Village (12.0 acre-feet for 48 apartment units) by the Council.

Parcel Report for APN: 113-07-070

Site Address:

Owner:  
WTBP LLC  
222 W GURLEY ST  
PRESCOTT AZ 86301

Subdivision Name:

Max. Lot Coverage: -  
Max. Bldg Height: -  
Setbacks

Front: -  
Side: -  
Rear: -  
Corner: -

Acres: 4.2 acres  
Square Ft. sq.ft.  
TRS: T14 R2 S33

DOR Usage Code: Com Vacant Land  
Description: 0021-VACANT COMMERCIAL

**Zoning Information**

Zoning: IL

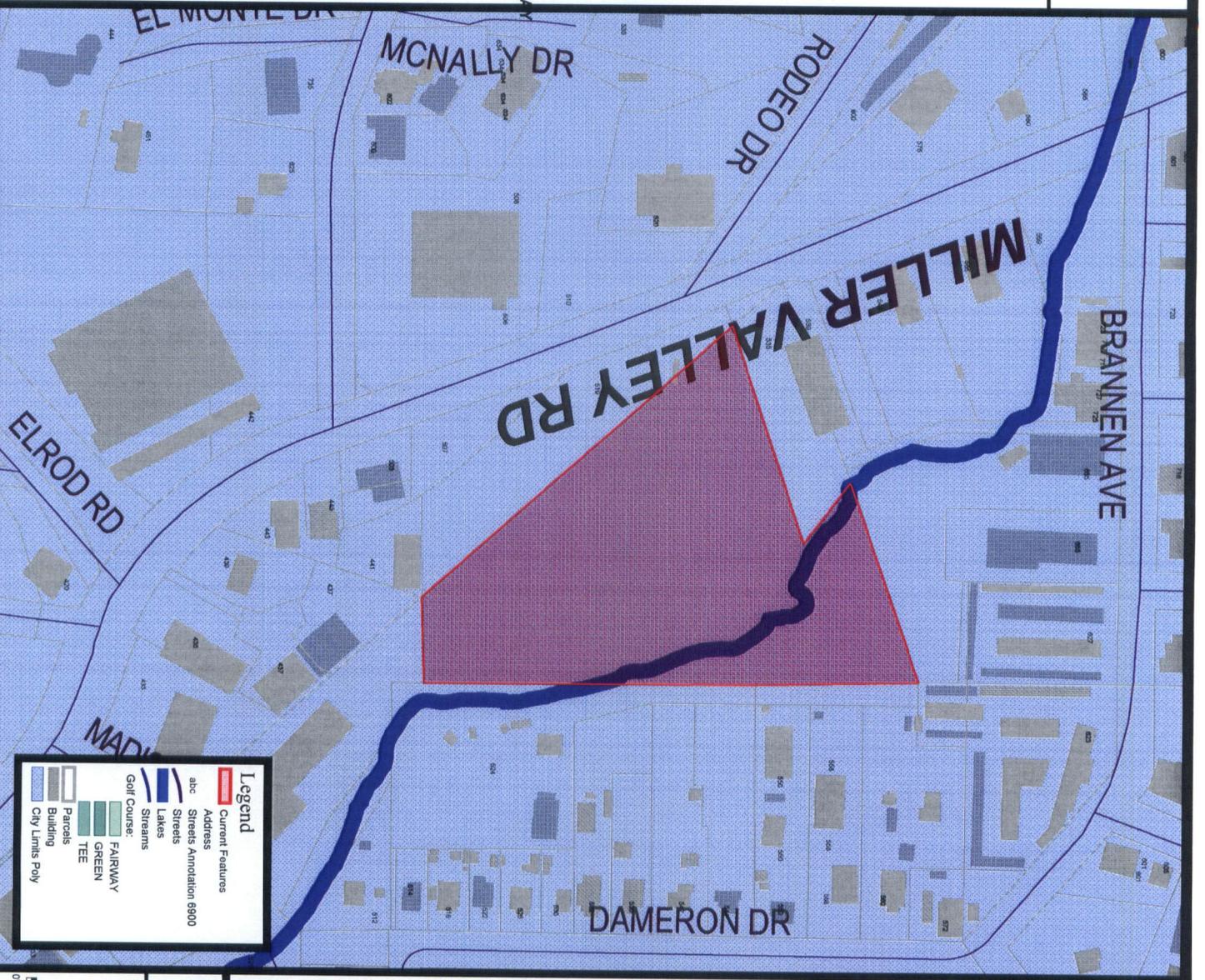
Flood Zone: 0.2 PCT CHANCE, AE, AE, X, FLOODWAY  
FIRM Panel: 04025C2061G

**Overlay District Information**

HPD District: Outside  
NR District: Outside  
Willow Creek District: Outside  
Wiggle-Zuma District: Outside  
Hwy 69 District: Outside  
Prescott East Area Plan: Outside  
Prescott Enterprise: Outside  
Airport Noise District: Outside  
Wildlife Urban Interface: Outside

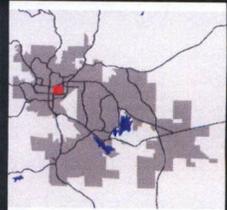
**Planner's Actions:**

V-8329: Variances  
NONE  
V-8724: Variances  
NONE



**Legend**

- Current Features
- Address
- Streets Annotation 8900
- abc Streets
- Lakes
- Streams
- Golf Course:
- FAIRWAY
- GREEN
- TEE
- Parcels
- Building
- City Limits Poly



This map is a product of The City of Prescott



0 1" = 213'



WSA 16 - 026



### 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: BETHEL DEVELOPMENT Contact Person: MARK SHOENMAKER  
Address: 210 BRADENTON #120 DUBLIN, OH City/State/Zip: DUBLIN, OH 43017  
Phone: 520-906-3093 Email: \_\_\_\_\_

#### PROPERTY OWNER INFORMATION

Owner: WTBP LLC % JT FORVIS Contact Person: \_\_\_\_\_  
Address: 140 N. MONTBZUMA #300 City/State/Zip: PRESCOTT AZ 86301  
Phone: 928-445-7000 Email: JT@CP-NA.COM

#### PROJECT SITE

Address: 519 MILLER VALLEY RD  
Current Zoning: IL Proposed Zoning: BR  
Assessor's Parcel Number(s) of Existing Property: 113-07-071B 113-07-070  
Existing Water Service (Y/N): N Existing Sewer Service (Y/N): N  
Existing Well (Y/N): N If Yes, Well Registry No.: N

#### PROJECT DESCRIPTION

Is the project Residential or Commercial? COMMERCIAL - MULTI FAMILY  
Please provide brief description: 72 UNIT WORKFORCE HOUSING DEVELOPMENT

# of Proposed Units: 72 TOTAL (50w/THIS APPLICATION) # of Proposed Lots: 1  
Has a Water Demand Analysis been completed (commercial)? \_\_\_\_\_  
Has a building permit application been submitted? NO  
Has a Planning and Zoning Recommendation been made? YES

#### 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 type="checkbox"/> \$150	6-25 lots <input type="checkbox"/> \$300	<2 acre feet <input type="checkbox"/> \$150
	6-10 units <input type="checkbox"/> \$200	26-100 lots <input type="checkbox"/> \$500	2-4.9 acre feet <input type="checkbox"/> \$200
<b>Existing Connection</b>	11-50 units <input checked="" type="checkbox"/> \$300	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250
<b>Change of Use</b>	51-99 units <input type="checkbox"/> \$400		>10 acre feet <input type="checkbox"/> \$300
<input type="checkbox"/> \$150	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: Mark Shumaker Date: 12/29/16

**WATER ALLOCATION CRITERIA SYSTEM**

Effective December 31, 1998, all residential development within the City's water service area desiring to utilize the City's water system and not having a 100 year Assured Water Supply certification, shall be required to obtain a Water Service Agreement (WSA). Such an agreement shall be required as part of the approval of a preliminary subdivision plat, including commercial and residential subdivisions, or the amendment of a previously approved preliminary or final subdivision plat in which the amendment increases the number of residential lots or residential units. Such an agreement shall also be required prior to the issuance of any building permit for multiple family housing (defined as two or more residential units), mobile home parks, residential subdivisions approved by other governmental jurisdictions, or any other residential development not subject to the City of Prescott's preliminary and final subdivision platting approval process.

Water service shall only be made by agreement approved by the Prescott City Council for four (4) or more lots, or Administered by staff for 1-3 lots. Such agreements may set forth the terms and conditions of water service, including, but not limited to: volume of approved water; time periods to use or lose the water allocation; third party approval requirements; City sewer use and effluent ownership and use rights; any special fees or assessments; and stipulations and requirements regarding the use of the property to be developed as set forth in a residential development plan. Agreements for water service shall only be approved within the limits of the approved Prescott Water Budget, unless amended or waived by the Prescott City Council.

Agreements for water service shall only be approved for residential development plans, or for a commercial/industrial projects determined by the Prescott City Council to be in compliance with all applicable City development regulations, to be consistent with and conform to the City's adopted General Plan, and to be consistent with and conform to any and all adopted and applicable plans:

- (A) Specific Area Plan;
- (B) Neighborhood Plan;
- (C) Local Historic District Plan;
- (D) Circulation Plan;
- (E) Open Space, Trail, Park or Recreation Plan;
- (F) Growth Planning or Growth Management Plan;
- (G) Capital Improvement Plan;
- (H) Redevelopment Plan; and/or
- (I) Other adopted, applicable City Plan or Policy.

In determining whether a development is consistent with and conforms to the General Plan and any of the identified other applicable and adopted plans or policies, the overall intent and goals of the applicable plan or policy shall be considered, and the development plan shall also be evaluated as to whether it furthers the implementation of, and is not contrary to, the policies, goals, objectives, strategies and applicable elements of the plans and policies.

**CITY PLANS EVALUATION**

City Council policy is that water service be evaluated for given projects that are consistent with and further the implementation of adopted City Plans. These include the 2015 General Plan, Specific Area Plans, Historic District Plans, Circulation Plans, Neighborhood Plans, Overlay Districts and Open Space and Trail Plans. Some examples of activities that would be consistent with and further the implementation of plans are:

**2015 GENERAL PLAN**

Protection of natural features Work  
force housing

Creation of employment that exceeds Yavapai County median wage Continuation  
or creation of public trails

Provision of alternative transportation amenities such as bike racks and bus pull-outs

Provision of pedestrian amenities such as sidewalks separated from roads and paths and walkways  
connecting neighborhoods.

**CIRCULATION PLANS**

Street extensions consistent with a plan

Provision of additional emergency access

Creation of shared access points Minimization  
of curb cuts

ROW landscaping

Provision of traffic calming devices

**DOWNTOWN MASTER PLAN**

Compatible architecture

Establishment of street trees

Setbacks consistent with a block

Mixed uses such as residential above retail

**SPECIFIC AREA PLANS**

Consistent land use or rezone to recommended use Street  
creations or extensions

Infrastructure extensions Protection  
of natural features

Preservation of open space consistent with plan

**UTILITY PLANS**

Water Model & Master Plan (Main extension, main size, storage & pumping)

Sewer Model & Master Plan (Main extension, main size, pretreatment, pumping, etc.)

# CITY OF PRESCOTT

Regular Voting Meeting

Tuesday, December 20, 2016 – 3:00 PM

## ACTION TAKEN:

8. **CONSENT AGENDA** (Vote Passed 7-0 on Items 9.A.- 9.G.)
  - A. **Approved** the annual support and maintenance for the OnBase document imaging system by Databank IMX in the amount of \$37,781.94
  - B. **Appointed** Melissa Fousek, as the City of Prescott Yavapai Combined Trust Board Trustee alternate
  - C. **Adopted** Resolution No. 4370-1579. for an Intergovernmental Agreement (City Contract No. 2017-210) and Memorandum of Understanding (2017-211) with the Prescott Unified School District
  - D. **Approved** for Police Department to accept and spend reallocated grant funds in the amount of \$6,798.00.
  - E. **Approved** Fire Department to purchase Thermal Imaging Cameras from L.N. Curtis & Sons in the amount of \$22,500.00 (City Contract No. 2017-208)
  - F. **Awarded** City Contract No. 2017-204 to D&K Farming Enterprises in an amount not to exceed \$729,300.00
  - G. **Adopted** Resolution No. 4361-1570 setting the annual vacation rental registration fee
10. A. **New License**
  1. **Approved** a new liquor license application for a Series 12, Restaurant liquor license from Hui Ling Cai, applicant for Yee Mee Lou, loated at 109 McCormick Street (Vote 7-0)
11. A.. **Adopted** Ordinance No. 5016-1554 amending City Code Chapter 7-4-25, Solid Waste Fees (Vote 6-1, with Councilwoman dissenting)
  - B. **Ratified** City Contract No. 2017-201 in the amount of \$17,055.57 for Empire CAT (Vote 7-0)

- C. **Approved** City Contract No. 2017-214 with TriTech Software Systems in an amount not to exceed \$1,813,601.00 (Vote 7-0)
- D. **Separate Actions:** **1. APPROVED** Site Plan SI16-007 contingent upon the site being rezoned to Business Regional including an amendment to the 2015 General Plan Lane Use designation from “Industrial” to “Commercial; and **2. APPROVED** Water Service Agreement 16-025 (Vote 7-0)
- E. **Approved** the acquisition of easements on Arizona State Trust lands (Vote 7-0)
- F. **Approved** City Contract No. 2017-149 with Buxton Company in the amount of \$48,000.00 *with the change that administrative renewals be subject to Council approval* (Vote 7-0)

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**February 7, 2017**

**DEPARTMENT:** City Manager (Water Resource Management)

**AGENDA ITEM:** Water Service Agreement Application No. 17-003 by Don Biele, for construction of a single-family residential unit on APN 111-12-127G at 951 Norris Drive

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**Regional Programs Director:** Craig McConnell

**Summary**

On January 20, 2017, Water Service Agreement application (WSA 17-003) was submitted by Don Biele seeking an alternative water allocation for one (1) single-family dwelling. The submittal is in accordance with the Water Management and Calendar Year 2017 Alternative Water Allocation Policy.

**Background**

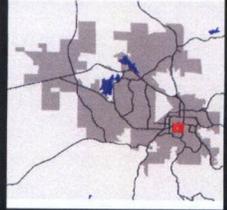
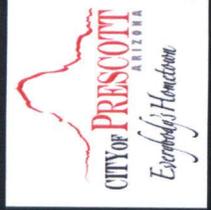
The subject property is a 1.36 acre lot. On March 26, 2010, the property owner entered into a prior agreement for water, City Contract No. 2010-150. That contract expired on March 26, 2013.

The City Manager has authority to administratively approve a new water service agreement to enable construction of, and water service to, the proposed single-family dwelling, subject to a performance requirement of a certificate of occupancy being issued within three (3) years.

**Attachments**

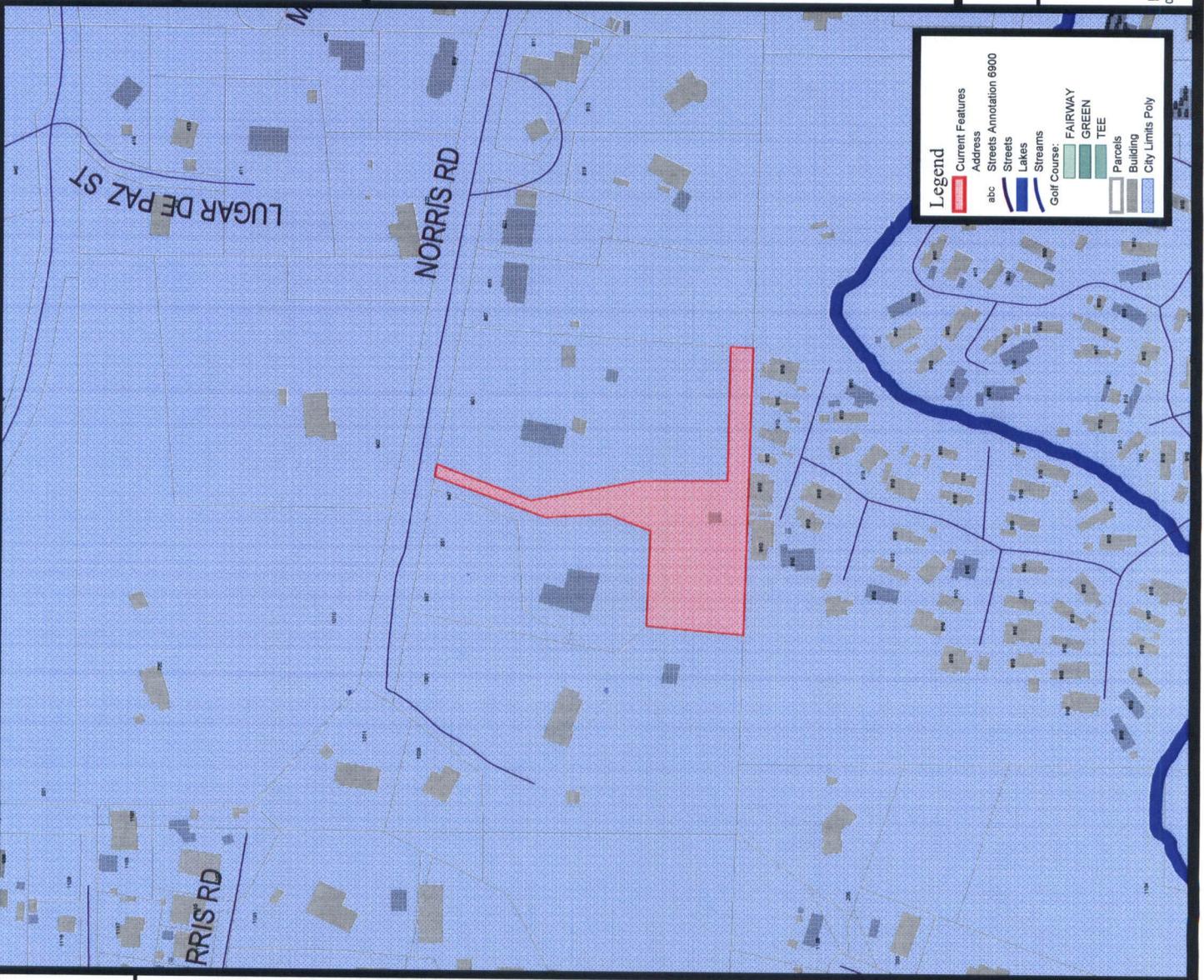
- 1) Location Map
- 2) Water Service Agreement Application No. 2017-003

**Committee Recommendation to Council:** For information of the Committee; no action necessary.



947 NORRIS RD

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

Parcel Report for APN: **111-12-127G**  
 Site Address: -

Owner:  
**BIELE DONAL H REVOCABLE TRUST**  
 951 NORRIS RD  
 PRESCOTT AZ 863052931

Subdivision Name:  
 Max. Lot Coverage: **30%**  
 Max. Bldg Height: **35 ft**  
 Setbacks  
 Front: **30 ft**  
 Side: **12 ft**  
 Rear: **30 ft**  
 Corner: **20 ft**

Acres: **1.4 acres**  
 Square Ft: **sq.ft.**  
 TRS: **T14 R2 S32**

DOR Usage Code: **Residential**  
 Description: **0140-SFR-GOOD/GOOD PLUS**

**Zoning Information**  
 Zoning: **SF-35**

Flood Zone: -  
 FIRM Panel: -

**Overlay District Information**

- HPD District: **Outside**
- NR District: **Outside**
- Willow Creek District: **Outside**
- Wipple-Zuma District: **Outside**
- Hwy 69 District: **Outside**
- Prescott East Area Plan: **Outside**
- Prescott Enterprise: **Outside**
- Airport Noise District: **Outside**
- Wildlife Urban Interface: **Inside**

**Planner's Actions:**

WSA17-003



WATER SERVICE AGREEMENT APPLICATION

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

B1611-084

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: B's Contractors, LLC
Address: 1510 Conner Tr.
Phone: 928-771-9240
Contact Person: BRIAN
City/State/Zip: Prescott, AZ 86305
Email: brian@bscontractorsllc.com

Property Owner: DON BEELE
Address: 951 NORRIS DR.
Phone: 928-713-2375
Contact Person: DON
City/State/Zip: Prescott, AZ 86301

PROJECT SITE

Address: 951 NORRIS DR.
Current Zoning: SF-35 Proposed Zoning: SF-35
Assessor's Parcel Number(s) of Existing Property: 111-12-1276
Existing Water Service (Y/N): N Existing Sewer Service (Y/N): N
Existing Well (Y/N): N If Yes, Well Registry No.:

PROJECT DESCRIPTION

Is the project Residential or Commercial? RESIDENTIAL
Please provide brief description: SINGLE FAMILY RESIDENCE

# of Proposed Units: 1 # 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: subject to fees in effect at that time of application submittal

Single Family Residence \$150.00
Residential Subdivision
Commercial Project
Multi-Family Residence, Mobile Home Park
Commercial Subdivision
Change of Use

Applicant Signature: [Signature] Date: 1/4/17

OFFICE USE ONLY

PERMIT #: WSA16- FEE PAID: Trak It: Legal Attached:

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**February 7, 2017**

**DEPARTMENT:** City Manager (Water Resource Management)

**AGENDA ITEM:** Unit allocations of alternative water for residential development

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**Regional Programs Director:** Craig McConnell

### Summary

This item is to introduce the subject of unit allocations of alternative water to residential development, for more detailed discussion by the Committee at upcoming meetings, and formulation of changes, if any, for City Council consideration.

From 2000 to present, the unit allocations have been 0.35 acre-foot for single-family, and 0.25 acre-foot for multi-family dwellings. Each of these unit allocations includes a 0.1 acre-foot markup for development of non-residential/community support businesses and other facilities eventually serving the new residents.

Discussion of the unit allocations is timely for several reasons: (1) depletion of the balance of available, unreserved alternative water from renewable and/or imported sources, as distinct from grandfathered groundwater; (2) actual average annual usage (demand) for the residential accounts among the City's 23,000 water customers is well below the aforementioned unit allocations; (3) water conserving plumbing codes are in effect; (4) water conserving (Water Smart™) landscaping is now widely used; (5) a water conservation rate structure has been in place for several years; and (6) separate accounting and allocation of alternative water for non-residential development may be more prudent on an individual project basis, rather than the nominal markup of 0.1 acre-foot on each residential unit that is presently being made.

### Background

The City of Prescott became a Designated Provider of Assured Water Supply (AWS) in 1999. "Alternative supplies" in the City's water portfolio, as recognized by the Arizona Department of Water Resources, are those to support new development from sources other than additional groundwater pumping. The use of alternative supplies for such development is a requirement of State of Arizona AWS Rules applicable to the Prescott Active Management Area.

In 1999, the City commenced allocation of alternative water at a rate of 0.36 acre-foot per residential unit (both single-family and multi-family). The 0.36 acre-foot included a 0.1 acre-foot markup for community support services (e.g., restaurants, automotive shops, grocery stores, and other retail development). A year later (2000), separate unit allocations for each of the single-family (0.35 acre-foot) and multi-family (0.25 acre-foot) housing types were adopted, both of which included the 0.1 acre-foot markup.

**Agenda Item:** Unit allocations of alternative water to residential development

City Council Resolution No. 4310-1519, adopted in 2015, identified the allocation of alternative water as a topic for collection and assessment of data, and subsequent discussion relative to the most effective, efficient use of that resource, and any related policy updates that might be prudent to consider.

**Committee Recommendation to Council:** For information purposes and discussion.

<b>COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO</b> <b>February 7, 2017</b>	
<b>DEPARTMENT:</b> City Manager (Water Resource Management)	
<b>AGENDA ITEM:</b> Northern Arizona Municipal Water Users Association (NAMWUA) dues	

<b>Approved By:</b>	<b>Date:</b>
<b>Water Resource Manager:</b> Leslie Graser	
<b>Regional Programs Director:</b> Craig McConnell	

**Summary**

The City of Prescott has been a member of the Northern Arizona Water Users Association (NAMWUA) since its inception (2002). NAMWUA represents a group of northern Arizona municipalities that cooperate as a collective voice for water policy, and work together to develop a sustainable regional water supply. The City’s annual dues have been \$3,068.98 of the overall Association budget of about \$20,000.00. NAMWUA members are considering a dues increase in order to participate in preparation of a Non-Indian Irrigation Allocation (NIA) water reallocation report.

**Background**

A financial model has been developed by the NAMWUA Program Manager and reviewed by the TAC to determine the dues increases necessary to include funding of the NIA water reallocation report. For the City of Prescott, these would be \$6418.18 and \$2005.68, respectively, for the next two years, resulting in FY18 dues of \$9,151.54 and FY19 dues of \$4,789.04. All such dues are paid from the City’s Water Fund.

In July of 2016, the Board authorized Herb Dishlip to assist the TAC in developing a scope of work for a report that would be used for decision-making regarding the NIA water reallocation in 2021 by ADWR. The reallocation involves 17,333 AF of NIA CAP water that will be available to water providers outside the three-county CAP service area. The draft scope of work was presented to the NAMWUA Board at their October 2016 meeting. The tasks of the proposed scope of work include the following:

- Describe and evaluate the characteristics of the CAP NIA water supplies
- Describe and evaluate the cost components associated with holding an allocation of CAP NIA water
- Describe the process for requesting a CAP NIA allocation. Describe the probable evaluation criteria to be used in assessing those requests.
- Compile data from individual NAMWUA member communities related to the information necessary to make a request for a CAP NIA allocation.
- Evaluate options and opportunities for individual NAMWUA members to make beneficial use of CAP NIA water supplies
- Describe and evaluate opportunities to enter into partnerships or other types of arrangements to assist in funding and water delivery

**Agenda Item:** Northern Arizona Municipal Water Users Association (NAMWUA) dues

- Prepare an executive summary of findings and conclusions

**Committee Recommendation to Council:** For Committee information and discussion.