

# AGENDA

**COUNCIL WATER ISSUES COMMITTEE  
NOTICE OF PUBLIC MEETING  
Tuesday, June 6, 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, June 6, 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 May 2, 2017, Council Water Issues Committee Meeting
- D. Alternative Water Portfolio Update
- E. Rainwater Harvesting Policy Update
- F. Applications for Water Service Agreements
  - 1. W.D. Properties (WSA17-008)
  - 2. Kirk N. & Connie S. Hooper (WSA17-012)
  - 3. Satu Dewi Ltd (WSA17-014)
  - 4. Jacob Vinton (WSA17-015)
- G. Change of July meeting time/date to 9:00 am, Wednesday, July 5, 2017
- 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.

\_\_\_\_\_  
Rhonda K. Basore, City Clerk

COUNCIL WATER ISSUES  
COMMITTEE  
REGULAR MEETING  
TUESDAY, MAY 2, 2017  
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON MAY 2, 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 arrived at: 9:01a.m.  
Member Steve Sischka

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 Resources Manager

C. Approval of minutes of the April 4, 2017, Council Water Issues Committee meeting.

**COUNCILMAN SISCHKA MOVED TO APPROVE THE MINUTES OF THE MARCH 7, 2017, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED 2-0.**

D. Alternative Water Portfolio Update

Leslie Graser, Water Resource Manager, gave a presentation on the Alternative Water Portfolio.

Councilman Sischka asked how many acre-feet were budgeted for commercial, and how that was allocated.

## Water Issues Committee Meeting Minutes

Ms. Graser said it would depend on whether the quantity for a particular development proposal was 5 acre-feet or more, in which case a water service agreement approved by Council is required. The focus would be on development with relatively high estimated water use.

Councilman Sischka asked if water was budgeted but left over at the end of a calendar year, whether it could be rolled over into the next year.

Ms. Graser said that is looked at in the September-October timeframe, when initial work begins on formulating a draft alternative water budget for the subsequent calendar year. Councilman Sischka asked if any such unallocated water could be made available for residential development.

Craig McConnell, Regional Programs Director, said it was not a use it or lose it system: unallocated water remains in the Water Portfolio. He said it would be a Council decision as to future use, and further commented that as each calendar year proceeds, because according to the adopted policy no project can be allocated more than 50% of the remaining balance of the amount budgeted, allocation to larger projects can become difficult.

Ms. Graser explained the alternative water application process: every application is assigned a number, enabling tracking it throughout the process; and it is important to know who owns the property and who is submitting the application, because they are sometimes different persons or business entities.

Mayor Pro Tem Lamerson asked about when a property is designed for commercial use and operating as such, and then redeveloped as residential taxed as a commercial.

Mr. McConnell said that for water allocation purposes, the only distinguishing factor is the use made of the property: residential or non-residential, which can be commercial or industrial.

Mayor Pro Tem Lamerson asked if there was flexibility to look at these applications and if 100 acre-feet had been budgeted for commercial use, could some of it be transferred for residential use.

Mr. Halstead replied yes.

Ms. Graser noted the pending revision of alternative water unit allocations to residential development being recommended to Council for action at the May 9<sup>th</sup> voting session, and noted that subdivisions and many site plans are addressed by the Planning & Zoning Commission, which makes recommendations to Council.

Councilman Blair asked what would be the effect of the proposed changes in unit allocations.

## Water Issues Committee Meeting Minutes

Mr. McConnell replied that if the Council approved the changes in unit allocations, generally speaking, the amount of alternative water required for an apartment project would be about one-half of what it is now.

### **NO ACTION WAS TAKEN.**

#### E. Amendment No. 1 to the City of Prescott Water Management and Calendar Year 2017 Alternative Water Allocation Policy

Mr. McConnell said this item proposes additional language relating to apartments. He said the document for the May 9<sup>th</sup> Council Voting Session includes the proposed changes. He said the city was accepting applications for new apartment projects, but for water allocation purposes they would not be processed until 2018. He thought the Council might appreciate having the flexibility to look at the projects on a case by case situation during the rest of calendar year 2017.

Mayor Pro Tem Lamerson asked would this give them the flexibility and include reallocating the water that had not been used.

Mr. McConnell said the Council would have flexibility on a case by case situation for apartments to be considered now instead of waiting until 2018.

Councilman Sischka asked if the highlighted area on Policy 16 was the language they were adding.

Mr. McConnell confirmed it as correct.

Councilman Blair asked for clarification.

Mr. McConnell said that the Water Resource Management Division was suggesting that the highlighted language be added to the Committee's recommendation to the full Council regarding revisions to the water management policy, for action by the Council at their May 9th voting meeting.

Mr. Halstead questioned the definition of "particular community benefit," and commented that it was too general.

Mr. McConnell said his viewpoint was that it had to be general in order to provide flexibility to the Council.

Mr. Halstead asked when applications for apartment projects would be accepted.

Mr. McConnell said according to the policy currently in effect, applications were being accepted now, in 2017; however, if not identified in 2016, no action was being taken on the projects. With the change suggested by this item, the Water Issue Committee and Council could look at the policy criteria, and have the flexibility to make a determination

## Water Issues Committee Meeting Minutes

on a case by case basis whether to consider allocation of alternative water to certain apartment projects without waiting until 2018.

Mayor Pro Tem Lamerson asked what the criteria would be.

Mr. McConnell explained that the criterion is promoting the general health, safety, and welfare of the community. He acknowledged that this was broad, but governing bodies routinely make determinations on this basis.

Councilman Blair said that as a filter, it could be as general or as specific as needed.

Councilman Sischka said they would not be able to discriminate who would get the projects.

Mr. McConnell said the bottom line was a comfort level: if too broad, the Council would have the choice to not vote for the policy changes.

Mayor Pro Tem Lamerson said his concern was picking a winner or loser. He felt that was not a good thing.

Mr. McConnell said that the policies set up could be uniformly applied.

Mayor Pro Tem Lamerson said the city had a general plan that set policy and identified criteria. He felt that the housing study to be done would provide guidance regarding an issue that has existed for years.

Mr. Lamar commented that a community changes continuously, and the needs today may not be the same needs next year.

Mr. McConnell said this policy change was submitted to provide the flexibility to look at each application, and make a decision on a case by case basis.

Mr. Lamar said, for example, if they decided as a Council to consider applications, and one was for a needed veterans housing development, then they could vote to approve the water for the development to meet that need.

Councilman Sischka said what they did not want to do was to provide water that resulted in over-building of apartments; if the demand disappeared, the community would be left with empty apartment buildings.

Mayor Pro Tem asked Ms. Graser if they were approached by the government to build more for veterans.

Ms. Graser said that was what the water service agreement applicant wants to do.

Mayor Pro Tem Lamerson asked if there was a demand for that housing.

## Water Issues Committee Meeting Minutes

Ms. Graser said that would eventually be determined by the housing study that Council directed be done.

Mayor Pro Tem Lamerson said he understood the Committee's role was to discuss the allocation of alternative water for the highest and best benefit to the community, not community housing needs.

Councilman Blair said that investors looked at community housing demand, and if they saw a need, decided how to respond to it.

Ms. Hoy said she had a couple of concerns about the proposed policy change: would this open up the City to a lawsuit because someone did not get the answer they wanted, and whether such requests would burden the Council. She felt that policy 16 was a good thing, but was concerned that the entirety of the policy revisions that had been proposed to Council might not pass because of this one change pertaining to apartments

Councilman Sischka asked whether she thought the change would be a distraction.

Ms. Hoy said this change could end up ruining the whole thing, and she felt it was a good policy overall.

Mr. Halstead said it would be a Council decision.

Councilman Blair asked if this had to be brought up at the next Council meeting or could it wait to be vetted more by staff.

Mr. McConnell said this was only for water allocation, and that if the committee thinks the change regarding applications for apartments may become a distraction, that could be stated to the Council. Without the change, however, Council would not have the flexibility to look at the applications and process them.

Mayor Pro Tem Lamerson asked if the existing policy had been problem.

Mr. Lamar said at that moment in time they were just trying to address the application process.

Mr. McConnell concurred, and stated that it was strictly a suggestion: if a project that significantly benefited the community was submitted during the remainder of calenday year 2017, the Council could entertain and vote on it.

Mayor Pro Tem Lamerson said he thought Council already had that flexibility.

## Water Issues Committee Meeting Minutes

Mr. McConnell said that was not the case, since according to current policy, for the rest of this year a new apartment project would not be brought to Council for an alternative water allocation.

Mr. Halstead explained that the Council could do one of two things: approve the changes to the policy, or leave it as it is.

Mayor Pro Tem Lamerson said if they were not having a problem, and as the saying goes, if it's not broke then don't fix it.

Ms. Graser reiterated that under the current policy, regardless of project benefit, Council would have to wait until next year to look at it. If the policy was changed, if water was available for allocation, then they could consider approving it this year.

Mr. McConnell clarified that Council had the ability to change the water budget at any Council meeting. He said the question was whether the Council wanted to have the flexibility to look at projects as they came in.

Councilman Blair said he would prefer to see all the projects.

Mr. McConnell said under the current policy, Council would not have the flexibility to see new apartment applications this year.

Ms. Graser confirmed that such projects had to wait until next year for consideration of an alternative water allocation.

Mr. Lamar said if Council considers new apartment applications described to have particular benefit to the community on a case by case, he felt it was a reasonable approach for the rest of the year.

Councilman Blair said that was why they had professionals who would look at this and bring it back to them for recommendation.

Mr. Lamar mentioned the pending change in unit allocations of alternative water to new residential development, and said that this year was one of transition. He asked how many new applications for apartments had been received.

Ms. Graser said four had been received, with about four more waiting in the wings.

Councilman Sischka said that if some of these projects did come to Council, given the competition for alternative water which is in very short supply, there would have to be winners and losers. He did not object to the policy addendum.

Mayor Pro Tem Lamerson asked where they were on this.

Mr. McConnell replied the question for the Committee was whether the highlighted policy language would be recommended to Council for consideration.

## Water Issues Committee Meeting Minutes

Mr. Halstead recapped where they stood: keep the current policy, or add the addendum.

Mayor Pro Tem Lamerson said he did not see an advantage for changing the policy, and he did not see anything in the current policy to do any of this.

Mr. Lamar said they would either see all potential projects or not see any of them.

Mayor Pro Tem Lamerson said the way he sees it was they either did it this way or do not do it.

Ms. Graser said they had water allocations for the apartments and this policy was written so they would have choices. They were trying to make it more flexible for the Council.

**COUNCILMAN SISCHKA MOVED TO FORWARD AMENDMENT NO. 1 TO THE CITY OF PRESCOTT WATER MANAGEMENT AND CALENDAR YEAR 2017 ALTERNATIVE WATER ALLOCATION POLICY TO COUNCIL; SECONDED BY COUNCILMAN BLAIR; PASSED 2-1, WITH MAYOR PRO TEM LAMERSON VOTING NO.**

### F. Applications for Water Service Agreements

#### 1. Jeremy Hassen (WSA 17-010)

Ms. Graser presented, and showed a map regarding the area of interest. She said this application could be administratively approved by the City Manager, and explained that the quantity would be at 0.25 acre-foot if Council approves the revised unit allocations, or 0.35 acre-foot if not so approved. She said this item was for informational purposes only.

**NO ACTION WAS TAKEN.**

#### 2. U.S.VETS (WSA 17-009)

Ms. Graser presented, and showed a map regarding the area of interest.

Councilman Blair asked for clarification, the specific property U.S.VETS was interested in purchasing.

Ms. Graser pointed out the property on the map.

Councilman Blair said this was where he used to live, and asked about the quantities and types of water involved.

## Water Issues Committee Meeting Minutes

Ms. Graser said that while the overall project also includes APNs 115-09-010A and 115-09-008C, the structures to be internally renovated for multi-family residential are on APN 115-09-008D. Review of utility billing records for this parcel supports historical annual usage of two (2.0) acre-feet (AF) of groundwater.

Ms. Graser said the 60-unit project will require a total of 15 AF of water, consisting of the 2.0 AF of grandfathered groundwater, and a new allocation of 13.0 AF of alternative water from the calendar year 2017 residential budget. At the present time, depending upon Committee action on the other items on this May 2, 2017, meeting agenda, and Council action on the revised unit allocations for residential development, the U.S.VETS project could require greater than 50% of the remaining supplies, in which case, according to current policy, of the total number of units being requested could not be approved.

Mayor Pro Tem Lamerson asked what it meant for U.S.VETS and others.

Mr. Graser U.S.VETS planned to request grant funding from the Arizona Department of Housing, for a project to serve homeless, elderly homeless, homeless with SMI diagnosis, homeless veterans, and low income individuals. The estimated rental amount would be the fair market housing cost at the time of leasing.

Ms. Graser said the U.S.VETS had actively been leading the local continuum of care meetings within Yavapai County, and had sufficient experience and data available to submit a competitive application for this funding.

Mayor Pro Tem Lamerson said he did not have a problem with this kind of project in the community. He wanted to ensure the water was going to support the veterans and not just anybody.

Ms. Graser said they could not deny others but they were trying to make it for affordable housing for this sector.

Mr. Lamar said this was money for the U.S.VETS project, but it could not be restricted to veterans only according to the grant criteria.

Mr. Mechanic, in the audience, asked if this was a Veterans Administration or private sector project.

Mr. Lamar said it was not submitted by the Veterans Administration, rather U.S.VETS, a non-profit veterans advocacy organization.

Mayor Pro Tem Lamerson asked was this a project brought to the Water Issues Committee for a recommendation.

## Water Issues Committee Meeting Minutes

Ms. Graser said the project was proposed to be grant funded, and required a water supply.

Mayor Pro Tem Lamerson said they were here to discuss water allocation and he wanted to make sure the water was available. He said the general plan was very specific regarding diversity in housing types and community needs, and a project for lower income residents would be in line with the general plan.

Councilman Blair asked how long for the allocation would be for.

Mr. McConnell said performance requirements and milestones would be specified in the water service agreement, which would require Council approval. The Water Resource Management Division was recommending that the Water Issues Committee take no action at this meeting.

Councilman Blair said he wanted to make sure that if the project fell through, any water allocated would be returned, and become available for other projects.

Mr. McConnell replied that would be the case.

### **NO ACTION WAS TAKEN**

#### 3. Montezuma Partners, LLC (WSA 15-011)

Ms. Graser presented, and showed a map of the project area.

Ms. Graser recommended approval of water service agreement Application No. WSA 15-011 after Council action on the pending revision of the multi-family unit allocation recommended by the Water Resource Management Division. She said that the water was presently set aside, and could be allocated by a water service agreement upon City approval of a site plan for the project.

Councilman Sischka asked why this application would be treated any differently than the U.S.VETS one.

Mr. McConnell said this was an Exhibit A project recognized in 2016. Following action by the Planning & Zoning Commission, the site plan will be sent to Council for approval or disapproval.

### **CONSENSUS OF COMMITTEE WAS TO FORWARD THIS TO FULL COUNCIL.**

#### 4. W.D. Properties (WSA 15-008)

Ms. Graser presented, and showed a map of the project area.

Water Issues Committee Meeting Minutes

Ms. Graser said that the site plan for this project had been submitted to the Planning & Zoning Commission. She reviewed the water allocation required for the project, and recommended that the application be brought back to the next Committee meeting, following Council action on the water management policy amendment scheduled for Council consideration at their May 9th meeting.

**NO ACTION WAS TAKEN.**

G. Adjournment

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of May 2, 2017, at 10:32 a.m.

\_\_\_\_\_  
JIM LAMERSON, Chairman

ATTEST:

\_\_\_\_\_  
DANA R. DeLONG, City Clerk

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**June 6, 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	21.35 acre-feet (AF) <sup>1</sup>
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>Alternative Water</u>	
			<u>GGW<sup>2</sup></u>	<u>Reserved</u>	<u>Not Reserved<sup>3</sup></u>	
17-008	W.D. Properties	21 APTS	2.52 AF	0.35 AF		2.17 AF
17-012	Hooper	1 SFR	0.25 AF			0.25 AF
17-014	Satu Dewi Ltd	1 duplex (2 MF)	0.30 AF	0.15 AF		0.15 AF
17-015	Vinton	1 SFR + 2 APTS	0.55 AF	0.25 AF		0.30 AF

SFR = single-family residence    MF = multi-family    APTS = apartments

<sup>1</sup> 28.35 AF – 7.0 AF set aside pending U.S.VETS MF housing grant (Res. No. 4385-1596, 5/23/17)

<sup>2</sup> GGW = eligible for Pre-1998 grandfathered groundwater

<sup>3</sup> Requires allocation from remaining current calendar year alternative water budget (21.35 AF)

**Recommended Committee Action:** Information item.

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**May 6, 2017**

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

**AGENDA ITEM:** Rainwater Harvesting Policy Update

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**Regional Programs Director:** Craig McConnell

### Summary

At the Study Session of April 25, 2017, several Councilmembers expressed an interest in recognizing the contribution rainwater harvesting can make in reducing outdoor potable water use, by offering, as an additional incentive, a lesser unit allocation (enabling more units per acre-foot of water) for residences built with qualifying installations. As stated then, the subject was previously raised by the Water Issues Committee, at which time the Water Resource Management Division recommended the following:

Rainwater harvesting – *Water-Efficient Residential Development*, as described herein, relies upon EPA WaterSense® best practices, including outdoor (landscaping) improvements. No specific consideration is proposed for rainwater harvesting as a means of reducing potable outdoor water use; however, it should be noted that the City offers a conservation rebate for installing qualifying storage (<http://www.waterrebates.com/az-prescott>), and the homeowner will benefit from recurring savings on their water bill.

Some concerns were expressed at the Study Session regarding offering a lesser unit allocation as described: to what type(s) of rainwater harvesting the incentive would apply (barrels, above or below-ground cisterns), how to determine the reduction quantity (the fraction of an acre-foot offset in potable water use provided by the rainwater harvesting), whether the rainwater harvesting equipment would be properly maintained, sediment removed, etc., and consistently used in the long-term future. Additionally, it is conceivable that to the extent a property with rainwater harvesting is more extensively landscaped to take advantage of that irrigation source, in years of drought, if the rainwater harvesting storage/replenishment is insufficient to properly sustain the landscaping, an increase in potable water could actually result.

To more fully address this topic, Resolution No. 4380-1589 directed:

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.

**AGENDA ITEM:** Alternative Water Portfolio Update

A questionnaire oriented to determining how rainwater harvesting would best be treated in terms of City policy has been developed and distributed to several stakeholders, and follow-up discussion is in progress. Specific comments, findings, and recommendations from this dialogue will be presented to the Committee at next month's (July 5th) meeting.

**Recommended Committee Action:** Information item.

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**June 6, 2017**

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

**AGENDA ITEM:** Water Service Agreement Application No. WSA17-008, by W.D. Properties, for a 21 unit apartment complex, replacing an existing single-family residence on APN 113-03-005 at 620 First Street

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**Regional Programs Director:** Craig McConnell

### Summary

Water Service Agreement Application No. WSA17-008 was submitted on March 6, 2017, by W.D. Properties, seeking an alternative water allocation for a new apartment complex consisting of 21 units. The application was accepted in accordance with the Water Management and Calendar Year 2017 Alternative Water Allocation Policy. APN 113-03-005 is part of the Dameron Park Addition, and zoned Multi-family Medium (MF-M). The one (1) single-family residence now located upon the property would be removed.

Site Plan SI17-002 was also submitted for the project, and at their April 27, 2017, meeting, the Planning & Zoning Commission recommended approval of the site plan by Council.

Due to this property having one (1) existing single-family residential unit, 0.35 acre-foot (AF) of grandfathered groundwater is available to offset, in part, the water necessary for the apartments. Following Council revision of the unit allocations of alternative water required for residential development at their May 9, 2017, meeting, and with the assumption that the 21 units will be separately metered (sub-metered), a total of 2.52 AF will be necessary; applying the 0.35 AF credit, the net alternative water required would be 2.17 AF:

$$21 \text{ units} \times 0.12 \text{ AF/unit} = 2.52 \text{ AF} - 0.35 \text{ AF} = 2.17 \text{ AF}$$

### Apartments in the 2017 Water Management Policy, as Amended

The 2017 Policy, as amended by Council on May 9, 2017 (Resolution No. 4380-1589), includes the following provision pertaining to apartments:

*Policy 16 – New applications for water service agreements to serve apartments shall be accepted, but not acted upon during Calendar Year 2017, with the following exceptions: (1) it is a project for which a portion of the needed alternative water quantity was allocated in an earlier contract; or (2) the project was in process during Calendar Year 2016; or (3) the project is listed in “Exhibit A (Attachment 2); provided, however, that on a case-by-case basis, the Council may consider other apartment projects, and approve an allocation of alternative water, if available, for each such other project upon a finding of particular community benefit. The City shall prepare a*

**Agenda Item:** Water Service Agreement Application No. WSA17-008, by W.D. Properties, for a 21 unit apartment complex, replacing an existing single-family residence on APN 113-03-005 at 620 First Street

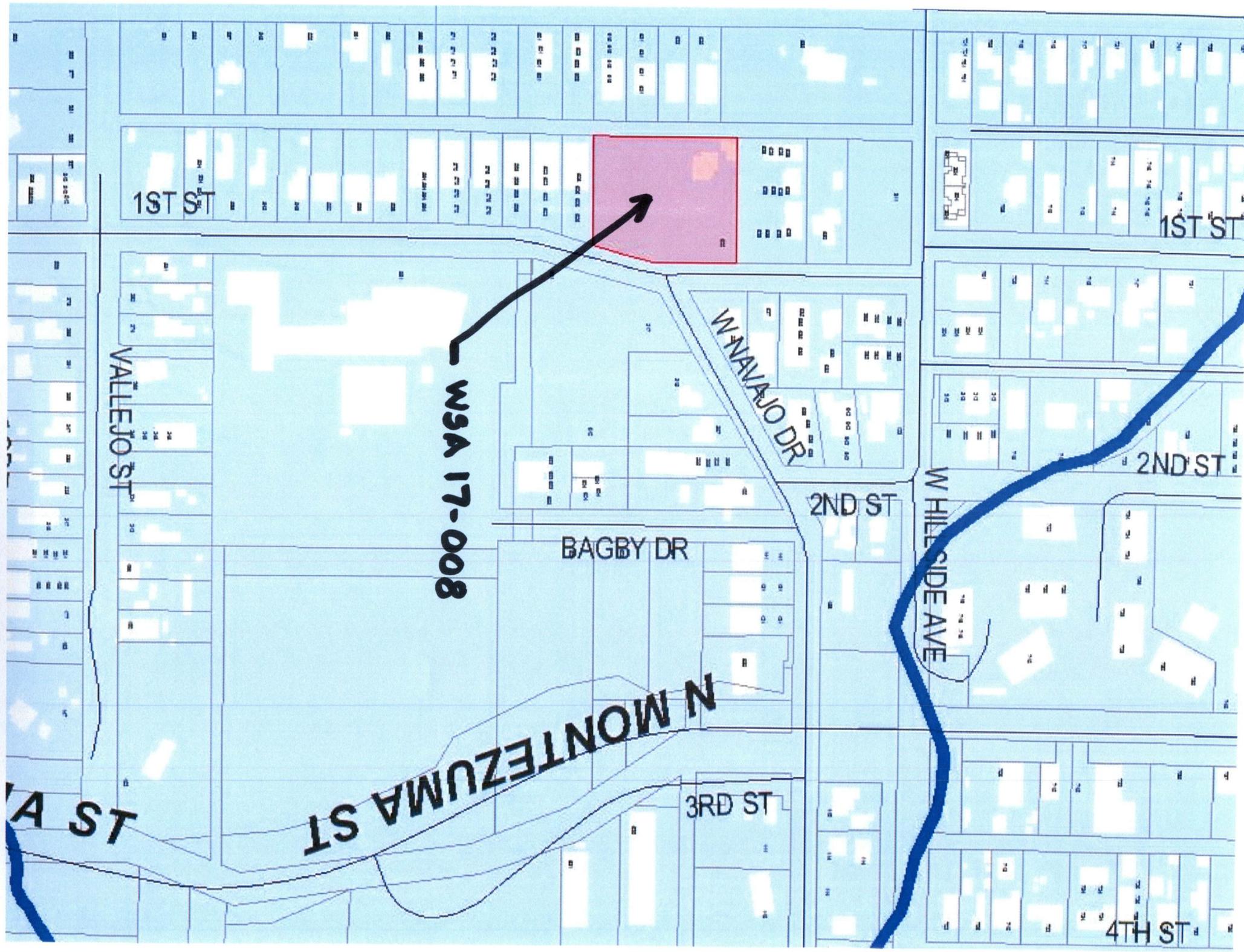
*report assessing inventories and demands for apartments and other housing types within the City limits. Findings will be reported to the City Council as input for the Calendar Year 2018 Alternative Water Allocation policy and budget.*

The W.D. Properties application does not meet any of the three *Policy 16* exemptions. Accordingly, it is deemed a new apartment application for which the Policy prescribes deferral. Alternatively, the applicant may submit to the Water Resource Management Division a statement describing the particular community benefit the project would bring, for transmittal to/review by the Committee, and subsequent consideration by the Council. The applicant has been informed of this status.

### **Attachments**

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-008

**Recommended Committee Action:** None at this time.



1ST ST

1ST ST

VALLEJO ST

WSA 17-008

W NAVAJO DR

2ND ST

2ND ST

BAGBY DR

W HILLSIDE AVE

N MONTEZUMA ST

3RD ST

A ST

4TH ST



## WATER SERVICE AGREEMENT APPLICATION

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

17 008

*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: W.D. Properties Contact Person: Virgil Doerfler  
 Address: P.O. Box 11630 City/State/Zip: Prescott, AZ 86304  
 Phone: 928-443-7590 Email: pasadenacorp@gmail.com

### PROPERTY OWNER INFORMATION

Owner: SAME Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT SITE

Address: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
 Assessor's Parcel Number(s) of Existing Property  
113 - 03 - 005  
 Existing Water Service (Y/N): Y Existing Sewer Service (Y/N): Y  
 Existing Well (Y/N): N If Yes, Well Registry No.: \_\_\_\_\_

### PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential  
 Please provide brief description: (21) One bedroom apartments

# of Proposed Units: 21 # of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)? No  
 Has a building permit application been submitted? No  
 Has a Planning and Zoning Recommendation been made? No

### 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 6-10 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 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: *Virgil Doerfler* Date: 3/21/17

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**June 6, 2017**

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

**AGENDA ITEM:** Water Service Agreement Application No. WSA17-012 by Kirk N. & Connie S. Hooper, to connect an existing single-family residence at 929 W. Gurley St., APN 111-12-151, to the City water system

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**City Manager:** Craig McConnell

### Summary

Water Service Agreement Application No. WSA17-012 was submitted April 26, 2017, seeking an alternative water allocation for an existing single-family residence on land within the City limits. For water service, the subject unit currently relies on the meter for an adjacent lot due to both parcels previously being under single ownership. The applicable City Code provision is as follows:

**2-1-24: UTILITIES DIVISION; WATER METERS:**

*All water furnished or sold by the city shall be delivered or supplied through meter only, and every separate building supplied with the city water must have its own separate service connection and meter, except that two (2) or more buildings located on the same lot or on contiguous lots under the same ownership, or property known as a court, apartment house or block covering more than one lot, may, upon written permission granted by the city manager, be supplied through the same connection and meter as long as the single ownership continues. Upon change from such single ownership, a new and separate connection shall be immediately made for the building or premises for the indirect connection. No person having a water service connection shall otherwise furnish or deliver water to any other water user, whether gratuitously or for a charge.*

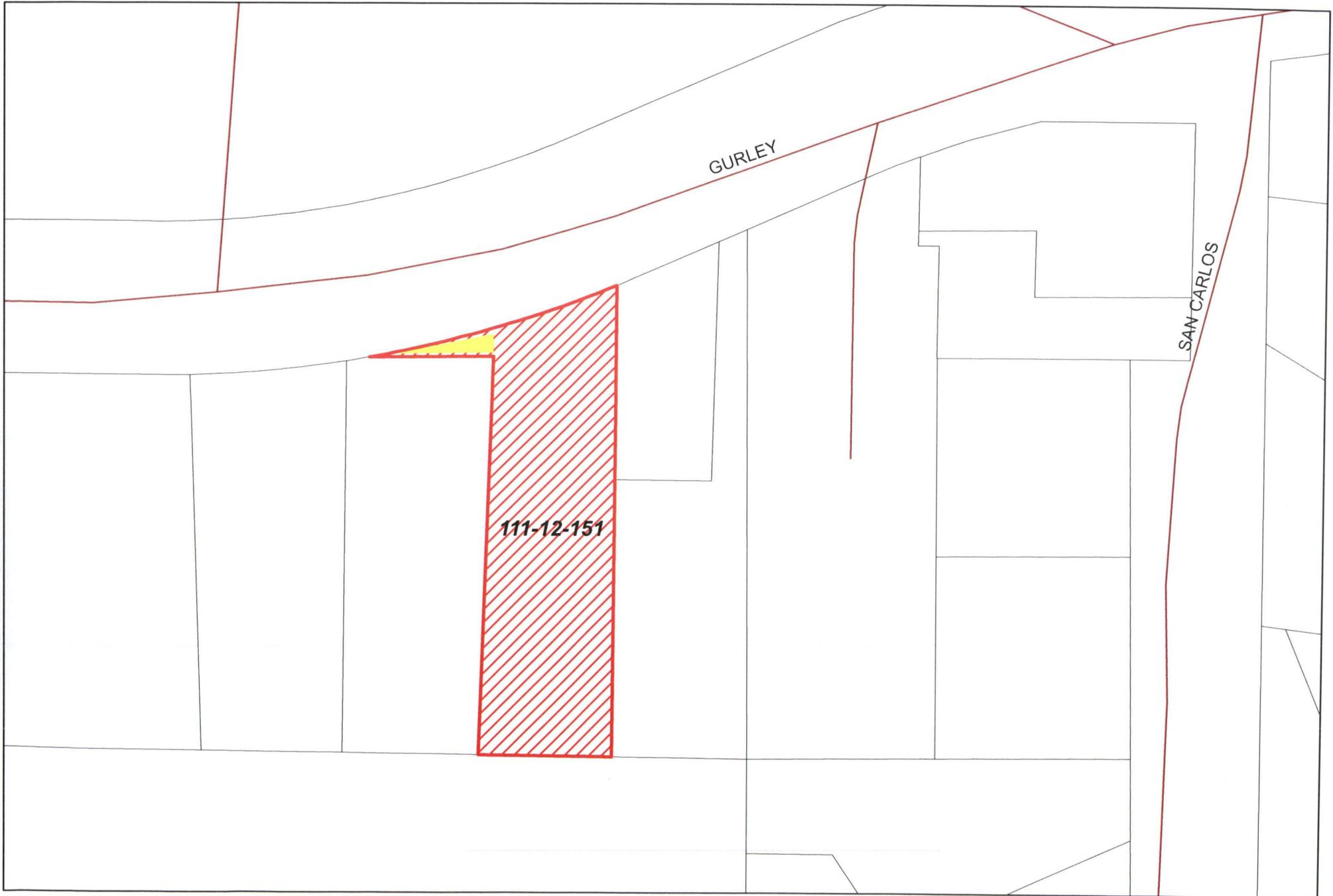
This request can be administratively approved by the City Manager. According to the 2017 Water Management Policy, as amended, an alternative water allocation of 0.25 acre-foot is required.

### Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-012

**Recommended Committee Action:** None (for information only).

# Exhibit B Hooper WSA17-012



WSA 17 - 012



**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>Kirk Hooper</u>	Contact Person: <u>Kirk Hooper</u>		
Address: <u>6361 E Evergreen St</u>	City/State/Zip: <u>Mesa AZ 85205</u>		
Phone: <u>602-818-7305</u>	Email: <u>khooper2@cox.net</u>		
<b>PROPERTY OWNER INFORMATION</b>			
Owner: <u>same</u>	Contact Person: _____		
Address: _____	City/State/Zip: _____		
Phone: _____	Email: _____		
<b>PROJECT SITE</b>			
Address: <u>929 W Gurley St, Prescott</u>			
Current Zoning: <u>BG</u>	Proposed Zoning: _____		
Assessor's Parcel Number(s) of Existing Property <u>111 - 12 - 151</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.: _____		
<u>* connected to neighbor's service (former owner)</u>			
<b>PROJECT DESCRIPTION</b>			
Is the project Residential or Commercial? <u>Residential</u>			
Please provide brief description: <u>connect to city water &amp; sewer at street to bring service to small 500 ft<sup>2</sup> cottage at back of lot</u>			
# of Proposed Units: _____		# of Proposed Lots: _____	
Has a Water Demand Analysis been completed (commercial)? _____			
Has a building permit application been submitted? <u>in process</u>			
Has a Planning and Zoning Recommendation been made? _____			
<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 checked="" 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 Change of Use</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 type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: Kirk Hooper

Date: 4/26/17

# SURVEY

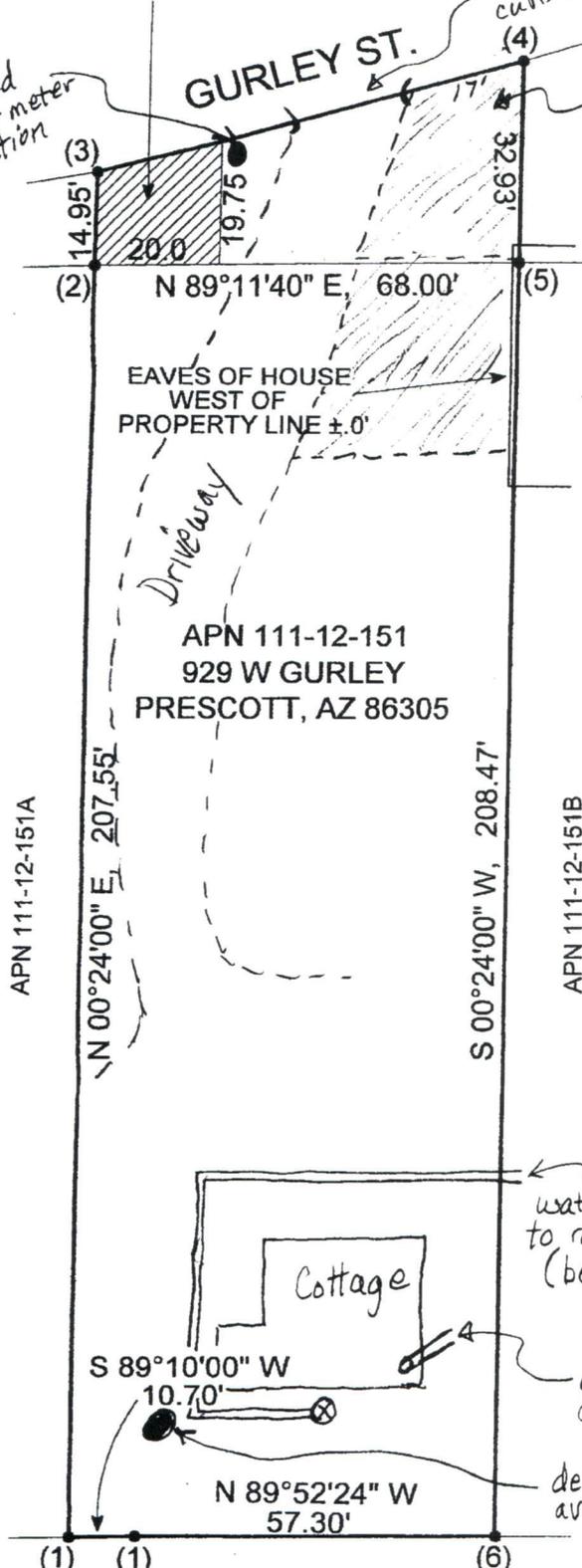
## A PORTION OF SEC. 32, T14N, R2W YAVAPAI COUNTY, ARIZONA

DRAINAGE EASEMENT AS DESCRIBED IN  
BK. 3447 OFFICAL RECORDS, PG. 898

*desired  
water meter  
location*

*current  
curb cutout*

*possible sell  
to neighbor*



- = PROPERTY CORNER AS NOTED
- (1) = FOUND NAIL IN CONCRETE WALL
- (2) = FOUND "X" CHISELED ON ROCK
- (3) = FOUND "X" CHISELED ON CONCRETE
- (4) = FOUND 1/2" REBAR W/ CAP LS 13941
- (5) = FOUND 1/2" REBAR W/ CAP LS 12005
- (6) = FOUND 1/2" REBAR W/ NO CAP OR TAG

NOTE THAT NOT ALL EASEMENTS OF RECORD MAY BE SHOWN ON THIS PLAT

SEE RECORD OF SURVEY IN BOOK 78 OF LAND SURVEYS, PAGE 46

SEE RECORD OF SURVEY IN INSTRUMENT NO. 2014-0055089

SEE RECORD OF SURVEY IN BOOK 16 OF LAND SURVEYS, PAGE 29

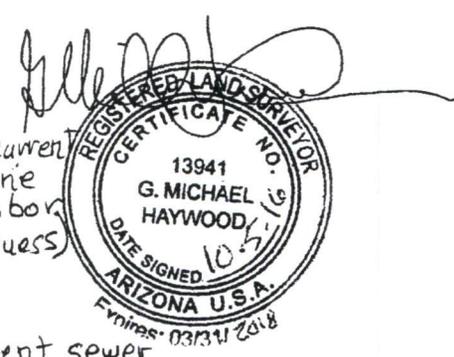
DEED RECORDED IN BOOK 4041 OF OFFICIAL RECORDS, PAGE 888

APN 111-12-151A

APN 111-12-151B

APN 111-12-151  
929 W GURLEY  
PRESCOTT, AZ 86305

APN 111-12-152



*current  
water line  
to neighbor  
(best guess)*

*Current sewer  
connection to  
neighbor*

*desire new water/sewer  
available about here  
(I can connect into cottage).*



NEXUS SOUTHWEST LLC 212 S. MARINA ST. PRESCOTT, AZ 86303 (928)778-5101	
JOB NO. 16-480	DRW: PMH
CLIENT: P.T.A.	10/5/2016
CREW: RR/CM	CHK: GMH
SCALE: N.T.S	10/5/2016

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**June 6, 2017**

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

**AGENDA ITEM:** Water Service Agreement Application No. WSA17-014 by Satu Dewi Ltd for a new duplex to be located at 939/941 12<sup>th</sup> Place, APN 115-05-031

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**City Manager:** Craig McConnell

### Summary

Water Service Agreement Application No. WSA17-014 was submitted May 22, 2017, by Steve Perry, representative for Satu Dewi Ltd, seeking an alternative water allocation for a new duplex on land within the City limits. The parcel has a current and committed groundwater supply for one (1) dwelling unit. The project will require an allocation of alternative water by the City to augment the current and committed groundwater supply in order to serve the increased water demand of two (2) dwelling units.

### Background

Per the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant submitted Water Service Agreement Application No. WSA17-014. This request can be administratively approved by the City Manager. According to the Policy, an alternative water allocation of 0.15 acre-foot is required.

### Attachments

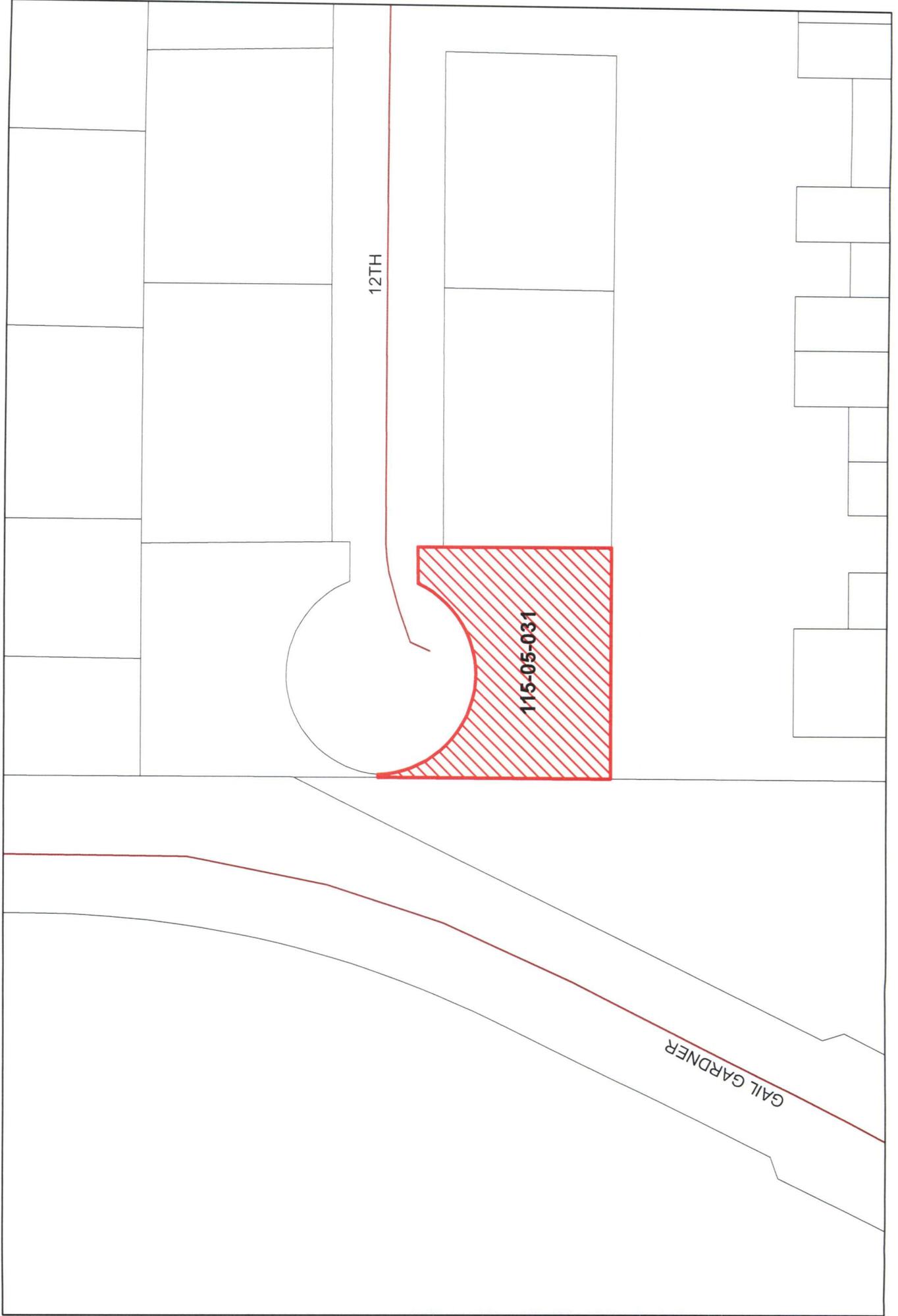
- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-014

**Recommended Committee Action:** None (for information only).



Legal Description

# Exhibit B WSA 17-014





# WATER SERVICE AGREEMENT APPLICATION

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

WSA 17 - 014

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: SS Homes Contact Person: Steve  
 Address: 3131 Pamela St City/State/Zip: Prescott, Az 86305  
 Phone: 928.713.6677 Email: Leslieandsteve@hotmail.com

### PROPERTY OWNER INFORMATION

Owner: Satu Dewi Ltd Contact Person: Ron Weber  
 Address: 939.941 12th Place City/State/Zip: \_\_\_\_\_  
 Phone: 928.227-1250 Email: \_\_\_\_\_

### PROJECT SITE

Address: 939.941.12th Place  
 Current Zoning: Commercial Proposed Zoning: multi family  
 Assessor's Parcel Number(s) of Existing Property: 115-05-031  
 Existing Water Service (Y/N): (Y) Existing Sewer Service (Y/N): \_\_\_\_\_  
 Existing Well (Y/N): (N) If Yes, Well Registry No.: \_\_\_\_\_

### PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential  
 Please provide brief description: new duplex -

# of Proposed Units: 2 # 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? 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 checked="" type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
<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
<b>Change of Use</b>	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: Steve Ray Date: 5-22-17

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO**  
**June 6, 2017**

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

**AGENDA ITEM:** Water Service Agreement Application No. WSA17-015 by Jacob Vinton for a new single-family residence and two (2) new apartment units to be located at 420 S. Granite St., APN 109-03-030

**Approved By:**

**Date:**

**Water Resource Manager:** Leslie Graser

**City Manager:** Craig McConnell

### Summary

Water Service Agreement Application No. WSA17-015 was submitted May 12, 2017, by Jacob Vinton, seeking water service for a new single-family residence and two (2) new apartment units to be located on land not presently developed for residential use within the City limits. The parcel has a current and committed groundwater supply for one (1) single-family dwelling unit. The project will require an allocation of alternative water to augment the current and committed groundwater supply, in order to serve the two apartment units: 2 units x 0.15 acre-foot (AF) per unit = 0.30 AF.

### Background

Per the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant submitted Water Service Agreement Application No. WSA17-015. This request can be administratively approved by the City Manager. As stated, an alternative water allocation of 0.30 AF will be required.

### Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA 17-015

**Recommended Committee Action:** None (for information only).



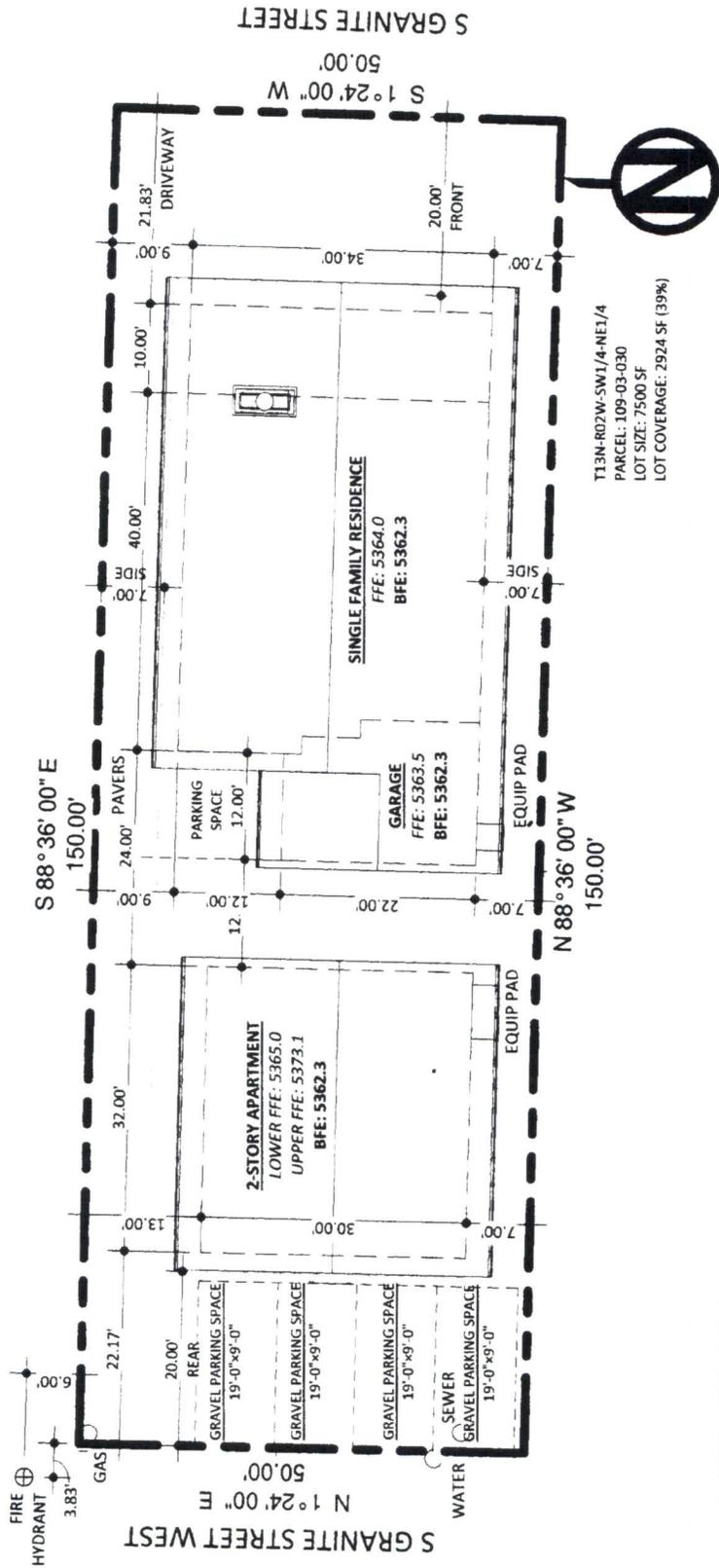
Legal Description

# Exhibit B WSA 17-015



**LEGAL DESCRIPTION**

Lot 6, Block K, CITY OF PRESCOTT, according to the plate of record in Book 4 of Maps, page 22, records of Yavapai County, Arizona



T13N-R02W-SW1/4-NE1/4  
 PARCEL: 109-03-030  
 LOT SIZE: 7500 SF  
 LOT COVERAGE: 2924 SF (39%)

**SITE PLAN**

1" = 20'-0"



# WATER SERVICE AGREEMENT APPLICATION

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

WSA 17 - 015

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: JACOB VINTON Contact Person: SAME  
Address: 333 W LEROUX ST A1 City/State/Zip: PRESCOTT, AZ 86303  
Phone: (928) 458-5135 Email: jacobvinton@corestructuregroup.com

### PROPERTY OWNER INFORMATION

Owner: SAME Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT SITE

Address: 420 S GRANITE ST  
Current Zoning: MF-H Proposed Zoning: MF-H  
Assessor's Parcel Number(s) of Existing Property: 109-03-030  
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 HOME & A DUPLEX

# of Proposed Units: 3 # of Proposed Lots: \_\_\_\_\_

Has a Water Demand Analysis been completed (commercial)? NO  
Has a building permit application been submitted? NO  
Has a Planning and Zoning Recommendation been made? \_\_\_\_\_

### FEES: Fees are subject to change.

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

Applicant Signature: Jacob Vinton

Date: 5/12/17