COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, JULY 5, 2016
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON JULY 5, 2016, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

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

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:
Chairman Jim Lamerson
Member Steve Blair (arrived at 9:07 am)
Member Steve Sischka

Staff Present:
Leslie Graser, Water Resources Manager
Clyde Halstead, Assistant City Attorney
Rhonda K. Basore, Deputy City Clerk
Craig McConnell, City Manager

C. Approval of minutes of the June 14, 2016, Council Water Issues Committee meeting.

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

D. Alternative Water Portfolio Update

Leslie Graser, Water Resources Manager, presented. She reviewed balances in alternative water categories as of July 1, 2016. She said the alternative water General Pool balance (after set asides are deducted) that was available was 219.45 AF. She said this report was an update and no action was required.

E. Water Service Agreement Applications

1. WSA 16-010 Level Vision, LLC

Leslie Graser, Water Resources Manager, presented. She said the project was for seven (7) multi-family units; the water requirement was requirement was 1.75 acre-feet (AF) (7 units x 0.25 AF/unit). The total requirement of 1.75 AF would be met by a combination of 0.5 AF of groundwater and 1.25 AF of alternative water category for workforce/multi-family/apartments/duplex. She said items completed are pre-application conference, rezone (includes Site Plan) and Water Service Agreement Application and Site Plan, Round 1 comments. Items that remain to be completed are rezone (includes Site Plan) review, Water Issues Committee recommendation and City Council approval of WSA.

Chair Lamerson said Member Blair and himself attend the Planning & Zoning meetings in order to be prepared for when item(s) become before the Water Issues Committee.

Ms. Graser continued with the presentation. She said at the P&Z meetings, when reviewing the site plans, there needs to be a level of comfort in knowing what was required within code. So knowing about grading, transportation and water availability was important.

Chair Lamerson said it was important to streamline the process and have the information available. He said the submittal, review and approval process was expensive. He did not want to put someone through the expense just to be told no because there was no water available.

Ms. Graser said the city has a portfolio of water availability. She said the portfolio shows applicants how much water was available for a project. If there was not enough water for the project, the applicant could choose to use irrigation grandfather rights to make up the difference. This keeps everyone moving forward.

Ms. Graser continued with the presentation. She said the project was located at 780 Gail Gardner Way and requires 1.75 AF. She said there was 31.1 AF remaining in the portfolio.

Member Sischka asked if the Water Issues Committee could recommend the project move forward before it was approved the Planning Department.

Ms. Graser said yes. She said if the water was available and WSA meets all the requirements the Committee could forward to the City Council.

Chair Lamerson said if the water was available and it meets P&Z requirements he supported moving the WSA forward.

IT WAS THE CONSENSUS OF THE SUB-COMMITTEE TO FORWARD THIS ITEM TO THE CITY COUNCIL.

2. WSA 16-011 Redfoot Properties

Ms. Graser presented. She said the project was for seventy (70) apartment units, which requires 17.5 AF of water. This project was subject to the available volume and requirements defined in the Workforce/MF/Duplex/Apts policy. She said items completed are pre-application conference, re-plat application (including site plan) and Water Service Agreement application, and Site Plan, Round 1 comments. Items left to be completed are re-plat application (including site plan) approval, Planning Commission recommendation, Water Issues Committee recommendation, and City Council approval of WSA. She said the applicant asked a few days prior to the P&Z meeting to defer the project to work out issues with the surrounding neighbors. She said she was working with the applicant in determining water allocation.

IT WAS THE CONSENSUS OF THE SUB-COMMITTEE TO DEFER THIS ITEM TO A FUTURE MEETING DATE.

3. WSA 16-012 Robinson Duplexes, LLC

Ms. Graser presented. She said the project consists of six (6) duplex structures, totaling twelve (12) multi-family dwelling units. The water requirement for 12 multi-family units was 3 AF. This project was subject to the available volume and requirements defined in the Workforce/MF/Duplex/Apts category. She said the water was available. She said items completed are pre-application conference, Site Plan and Water Service Agreement Application, and Site Plan, Round 1 comments. Items left to be completed are Site Plan approval, Planning Commission recommendation, Water Issues Committee recommendation and City Council approval of WSA.

Chair Lamerson said if the water was available and it meets P&Z requirements he saw no reason in not moving the WSA forward.

Member Sischka said if this project was moved forward, then the Redfoot project has a further jump to meet the water requirement. Ms. Graser said staff continuously watches the numbers. She said she notifies interested applicants of water availability and works with them on available options. Member Sischka said the available water in the portfolio was at the time applicants submit. Ms. Graser said that was correct. She said she does not hold availability of water until after the Committee makes a recommendation.

IT WAS THE CONSENSUS OF THE SUB-COMMITTEE TO FORWARD THIS ITEM TO THE CITY COUNCIL.

F. Adjournment

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of July 5, 2016, at 10:10 a.m.

JIM LAMERSON, Chairman

ATTEST:

DANA R. DeLONG, City Clerk