



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES

TUESDAY, MARCH 9, 2021, 10:30 AM

201 S. Cortez Street
Prescott, AZ 86303
Council Chambers

Steve Blair, Chairman

Steve Sischka, Member

Phil Goode, Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON MARCH 9, 2021, IN THE 201 S. CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. CALL TO ORDER

Chairman Blair called the meeting to order at 10:32 a.m.

2. ROLL CALL

Steve Blair Chairman

Steve Sischka Member

Phil Goode Member

3. PUBLIC COMMENT

Public comment will be accepted following each agenda item and limited to three (3) minutes. Please complete a comment card and return to the City Clerk, speakers will be called in order received.

4. Discussion and Action Items

A. Water Service Agreement Application WSA21-002, Submitted by Dorn Homes, Inc., on Behalf of Property Owner Chamberlain Development Prescott, LLC, Parcel Numbers 102-19-001C (2.97 Acres), 102-19-001D (26.83 Acres) and 102-04-001T (8.89 Acres) for a Total of 38.69 Acres.

Public Works Director Craig Dotseth provided a presentation to the Subcommittee regarding WSA21-002 which is returning for review following previous issues related to water demand calculations.

Public Works Administration Support Services Manager Gwen Rowitsch continued stating that WSA21-002 is for 108 dwelling units within the boundary of the Procedural Pre-Annexation Agreement for James Deep Well Ranches #1 and #2. This is the third amendment to City Contract No 2010-086, and the project allows for the provision of potable water to a maximum of 10,500 homes under the Deep Well Master Plan. To date the City has approved 477 dwelling units. Estimated water usage is approximately 18.36 acre feet per year, average water usage estimated by our Water Resource Management Model (WRMM) is .17 acre feet per dwelling unit per year. Actual use is measured after 3 years of water billing. The applicant completed the pre application conference in August 2020, the application was received on November 9, 2020 and all documents were submitted on Feb 9.

Member Goode asked about the 477 homes and how many have received Certificate of Occupancy.

Ms. Rowitsch responded that she did not have that number but can obtain the details and provide that to Member Goode via email.

MOTION BY MEMBER SISCHKA TO RECOMMEND WSA21-002 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

- B. Water Service Agreement Application No. WSA21-003 Submitted by Chamberlain Development Prescott LLC on Behalf of Property Owner JCI Investments LLC, on Parcel Numbers 105-04-001N and 106-01-001L, Containing 320.17 Acres.

Ms. Rowitsch provided a presentation to the Subcommittee regarding WSA21-003. The applicant is seeking potable water supplies to serve the Hidden Hills subdivision, approximately 151 dwelling units, just west of Pinion Oaks. Property is encompassed within the boundary of the procedural annexation agreement James Deep Well Ranches #1 and #2. This is the third amendment to City Contract No. 2010-086 and the Deep Well master plan allows for a maximum of 10,500 dwelling units. To date the City has approved 477 dwelling units. Estimated water use is approximately 25.67 acre feet per year, average water usage estimated by our Water Resource Management Model (WRMM) is .17 Acre Feet per dwelling unit per year. The applicant completed the pre-application conference in October 2020, the application was received in February 2020, and all documents were submitted in February.

Member Goode noted that on the map phase 1 is at 55 units and phase 2 at 103 units, this totals 158 but we are asking for 151 on proposed lots. He asked if this is an error.

Ms. Rowitsch answered that the application is for 151 lots, so that is what she advises the Subcommittee to consider.

Member Goode asked if they will be redesigning some phases.

Ms. Rowitsch responded that they most likely will, it is a preliminary and it not uncommon for the lot numbers to change, if they exceed 150 we will be back asking for additional water.

Councilman Goode asked about emergency exits and how those are handled before the emergency egress are constructed.

Chairman Blair asked if these questions will be addressed to the Planning Commission based upon the preliminary plat.

Ms. Rowitsch responded yes, this will be brought to the Planning Commission on March 25, 2021.

Member Sischka asked if the city committed to water 10,500 homes would Deep Well has the opportunity to build or if a certain amount of water has been allocated.

Ms. Rowitsch described the multiple land use types and how some of that water can be used and stressed at no point can it exceed 18,500 acre feet.

Member Sischka asked if all will be quantified through the WRMM, and asked if any water left can be moved to something or somewhere else.

Mr. Dotseth responded no, there are limitations in the DA and the Masterplan.

Chairman Blair commented on how similar that is to Prescott Lakes where these types of issues existed previously. Member of the public Leslie Hoy addressed the Subcommittee and asked if after 3 years the WRMM shows actual use more than .17 AF per year, what would be done. And she asked if some of the water is for commercial use at a certain number of acre feet.

Mr. Dotseth responded if they use more, then the number of rooftops could potentially be limited to less than 10,500. He added that the 3rd amendments states commercial development can request water from the city's portfolio.

Member Sischka commented that the beauty of this is that the WRMM will quantify this.

MOTION BY MEMBER SISCHKA TO RECOMMEND WSA21-003 BE FORWARDED TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].


5. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 10:49 A.M.



STEVE BLAIR, Chairman

ATTEST:



SARAH M. SIEP, City Clerk