



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, June 28, 2012
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, June 28, 2012, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Tom Menser, Chairman
Ken Mabarak, Vice Chairman
Joseph Gardner
Timothy Greseth

George Sheats
Don Michelman
Terry Marshall

III. REGULAR ACTION ITEMS

1. Consider approval of the minutes of the June 14, 2012 regular meeting
2. LDC12-002, Amend Land Development Code, Sections 6.12 and 11.2. Related to electronic changeable copy signage
3. Checkpoint review and discussion of Draft Water Element - Prescott General Plan

IV. PUBLIC HEARING ITEMS

1. GP12-001, Township 15, Range 2, Section 23 & 24 east of SR 89. A portion (586 acres) of APN 102-01-213Q, 002A, B, 102-02-004B and 005. Request is for a minor General Plan Map amendment from Agricultural / Ranching to Commercial / Employment. Owner is James Deep Well Ranches #1 LLC.

- V. CITY UPDATES
- VI. SUMMARY OF CURRENT OR RECENT EVENTS
- VII. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on June 22, 2012 at 10:00 a.m. in accordance with the statement filed with the City Clerk's Office.


Suzanne Derryberry, Administrative Specialist
Community Development Department



**PLANNING & ZONING COMMISSION
 REGULAR MEETING / PUBLIC HEARING
 June 14, 2012
 PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on June 14, 2012 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

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

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Community Development Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Tim Greseth	Suzanne Derryberry, Administrative Specialist
Don Michelman	Ryan Smith, Community Planner
George Sheats	Matt Podracky, Senior Assistant City Attorney
Joe Gardner	
Terry Marshall	COUNCIL PRESENT
	Len Scamardo

III. REGULAR ACTION ITEMS

1. Consider approval of the minutes of the May 10, 2012 regular meeting

Mr. Michelman, MOTION: to approve the minutes. Mr. Menser, 2nd. VOTE 7-0

2. GP12-001-Request of a Minor General Plan Land Use Map amendment from Agricultural/Ranching to Commercial/Employment of 586 acres.

Mr. Smith reviewed the staff report and indicated that there had been a Major General Plan Amendment in 2008 which caused an area west of the Airport to become incorporated into the General Plan Land Use Map. He continued by introducing a General Plan Land Use Map Minor Amendment to include another area west of the Airport.

Mr. Smith displayed the parcels on the overhead projector and noted that the entire area for the minor amendment encompasses 586 acres; it is within the planning area and it's also included in the 2009 Airport Master Plan as it is within the airport influence area. The minor amendment was prompted after having conversations with Yavapai Regional Medical Center and Deep Well Ranches who offered to donate land to the medical center. Mr. Smith noted that Yavapai Regional Medical Center did not have immediate plans for development but they were attempting to plan for the future.

Mr. Smith informed the commissioners that the item was scheduled to be brought back to them for the June 28th public hearing and there would also be a presentation given by Yavapai Regional Medical Center at that time. He added that if the area does get annexed that it would be very likely that there would be a rezoning application occurring at the same time

Mr. Mabarak asked for an explanation of the annexation process. Mr. Smith stated that if everything goes as planned they would expect the process to take about twelve to sixteen weeks and it is very similar to a rezoning process; there are at least four public hearings. The state statute requires that when you annex a property you annex it under the same zoning according to the county's listing. Mr. Sheats discussed commercial allocation of water. Mr. Smith stated that the Deep Well Ranches land has water, however, whoever develops the land would have to apply for a water service agreement and go through that process.

3. General Plan Committee update

Mr. Smith provided a summary of the General Plan Committee and noted that they began meeting in May of 2011. They looked at public input gathered mostly from their website located on the city website. The survey results from the website were presented to the committee. Mr. Smith provided the dates and times of the meetings and noted that the committee encourages the public to attend. Mr. Smith discussed the adoption of a timeline discussing how the committee would plan to accomplish each element of the plan. The committee is hoping to complete the update of the General Plan by the end of 2012; they are currently about half way through.

Miriam Haubrich, member of the General Plan Committee, gave a brief summary regarding the committee and noted that they had been a little behind schedule but they were currently back on track.

Daniel Mattson, member of the public, stated that he attends all of the General Plan Committee meetings and added that in many of the meetings he is usually the only member of the public. He added that it is unfortunate that there is not more participation from members of the community.

Mr. Smith stated that the Planning and Zoning Commission is the ultimate authority according to the Arizona Revised Statutes and that staff will begin bringing the draft elements to the commission one by one.

IV. PUBLIC HEARING ITEMS

1. Proposed Land Development Code Amendments

Mr. Worley discussed the Unified Development Code Committee which was made up of individuals from City Council, Planning and Zoning and the Board of Adjustment. The purpose of the committee was to review potential code changes and to provide staff with direction. He added that staff had been using the committee to look at a number of different aspects of the Land Development

Code to help simplify it and in some cases to remove requirements that they believed to be unnecessary.

- a. Amend financial assurance requirements for subdivisions; Section 7.6.1.

Mr. Worley discussed the meaning of financial assurance and indicated that the current code language is rather strict and specifically stated that if you give the city financial assurance, that until the project is complete, the city keeps the money; there is no provision to allow partial releases of financial assurance as infrastructures are completed in different phases.

Staff proposed modification to Section 7.6.2, which addressed the allowance for partial releases so that the Engineering Services Department can determine whether or not sufficient monies are held back and if some of them can be released. Under the current economy it would be beneficial to developers and property owners to allow partial releases.

Mr. Mabarak wanted to know if staff had spoken to lenders to see what their legal departments felt about the proposal. Mr. Worley stated that they had not spoken to lenders only developers. Mr. Mabarak suggested that the proposal should be discussed with lenders to obtain their opinions on the matter. Mr. Worley stated that he would pass along the recommendation to the Public Works Director.

Councilman Scamardo indicated that the proposal was actually lender driven. He continued to discuss the process of developers and how it corresponds with the Public Works Department.

Mr. Menser made a call to the public; there were no comments.

Mr. Michelman, MOTION to approve the Land Development Code tax amendment for financial assurances to go to City Council.

Mr. Sheats, 2nd VOTE: 7-0

- b. Modify guest quarters and methods of attachment; Table 2.3 and Section 2.5.2.F.

Mr. Worley stated that staff had some concerns with the language used in the code addressing guest quarters. He noted that detached guest quarters require a Conditional Use Permit that must be obtained through the Board of Adjustment, but attached guest quarters do not. In order to avoid the additional complexity of obtaining a Conditional Use Permit, builders tend to attach what would otherwise be detached buildings to the main building.

Staff's suggestion would be to remove the requirement for the Conditional Use Permit and to modify the definitions should someone chose to attach a building; there needs to be some clarity as to how that would occur.

Mr. Mabarak was concerned about detached buildings and setback issues. Mr. Worley stated that very often the attached/detached situation usually goes along with a variance request which goes to the Board of Adjustment to reduce setbacks; that variance would still be necessary if the property owner could not meet the setback requirements.

Mr. Gardner, MOTION to approve item B. Mr. Mabarak, 2nd. VOTE 7-0

- c. Amend Land Development Code Sections 6.2.4B and 6.2.59; RV's on Single-family lots.

Mr. Worley stated that there were questions about the ability to park an RV on a vacant lot and use it for camping purposes, camping being defined by the City Code rather than the Land Development Code. He added that there were conflicting code provisions. City Codes allow camping (including in an RV) on any parcel with the property owner's permission. Since the more specific regulation generally prevails where a conflict occurs, the Land Development Code would not allow camping in an RV on a lot subject to the Land Development Code requirements, which would be one with a house on it. Essentially meaning that someone could camp in an RV on a vacant lot but not on a lot that contains a house.

Mr. Worley stated that the Unified Development Code Committee shied away from making any changes to the City Code definition of camping because it was significant. Instead, staff recommended that they modify the allowance for RV's on single family lots and take away the one exclusion stating that it shall not be used for sleeping or habitation purposes.

Mr. Mabarak asked for the definition of camping when it's associated with a time limit. Mr. Worley stated that there is not a time limit established in the code; it is determined as a temporary living situation.

Mr. Gardner, MOTION to approve item C; RV's on single-family lots as proposed in the staff report. Mr. Michelman voice his concerns regarding the use of "temporary" being used without there being a clear definition of temporary. The commission members wished to move forward to discuss item d. before making a final motion on item c.

Mr. Worley read from the staff report to reiterate the suggested proposal and noted that the suggestion was to remove the criteria stating that it shall not be used for sleeping or habitation purposes; there is no intent to enforce a time frame.

Mr. Gardner repeated his motion. Mr. Sheats, 2nd. VOTE 6-1 (Mr. Mabarak opposed)

- d. Modify Land Development Code 2.4.31.I to allow RV's in manufactured home parks.

Mr. Worley stated that the Unified Development Code Committee decided on a recommendation of a timeframe for the determination of long term parking which would be for vehicles to stay for 90 days or longer. He added that it's not really defined as an enforceable criteria; rather a guide for owners on how is could allow an RV to park. Mr. Menser added that it would give owners new rights; it wouldn't affect the private contracts that were in place for permanent residences.

Mr. Mabarak stated that it may not be possible to bring in newer manufactured homes due to smaller lot sizes in the older manufactured home communities. Mr. Scamardo pointed out that there may be some misunderstandings regarding manufactured homes being confused with mobile homes as they are two different things.

Mr. Michelman voiced his concerns regarding the use of temporary without there being a definition of the length of temporary. Mr. Worley stated that the use of an RV on a single family lot is in effect the same as a guest quarters. Mr. Menser added that it is the same as having an RV on a vacant lot and if there are no restrictions for the length of time on a vacant lot then there shouldn't be a time limit on single-family lots either.

Mr. Sheats. MOTION to approve RV's in manufactured home parks as noted in the staff report. Mr. Mabarak 2nd. VOTE 7-0

V. CITY UPDATES

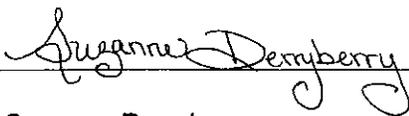
Mr. Worley informed the commissioners that they would be seeing more Land Development Code amendments in the future. He also noted that during the previous meeting the commissioners approved two comprehensive sign plans which were approve by the City Council without any changes to their recommendations.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None

VII. ADJOURNMENT

Chairman Menser adjourned the meeting at 10:23 a.m.



Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

item # 2

LDC12-002 Land Development Code Amendment
Electronic Changeable Copy Signs

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION

PLANNING AND ZONING COMMISSION for June 28, 2012

STAFF REPORT – UPDATE

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 
Ruth Hennings, Community Planner 

DATE: June 28, 2012

FILE NO: LDC12-002

SUBJECT: Consideration of standards for electronic changeable copy signs

ITEM SUMMARY: A changeable copy sign is any sign with the capability of changing the message or text. These signs may be manual (e.g. a marquee) or electronic (e.g. LED, LCD, etc.). Due to new and changing technologies, the current Land Development Code sign standards no longer effectively address the capabilities of electronic signage.

BACKGROUND: This item was brought before the UDC on January 25 and May 10, 2012. The Committee recommended approval of the amendment to the Planning and Zoning Commission.

Based on research and contributions from the International Sign Association and local sign companies, staff recommends applying standards to electronic changeable copy signage in four areas: size, time intervals, transition methods, and brightness and dimming.

1) Size (measured in square feet)

Current standards: Section 6.12.8 of the LDC prohibits changeable copy signs greater than 12 square feet. The intent of this standard was to allow 50% of a typical freestanding sign (24 square feet for single businesses) to be converted to a changeable copy sign.

Proposed standards: While many businesses are limited to 24 square feet of freestanding signage, there are exceptions. Because of the variation in the size of a freestanding sign, it is recommended to allow 50% of any freestanding sign to be converted to changeable copy,

up to a maximum of 50 square feet. This would allow signs greater than 24 square feet to have an electronic message area in proportion to the overall sign.

2) Time intervals (time between messages, measured in minutes or seconds)

Current standards: In order to avoid the appearance of flashing or other movement, staff currently suggests an interval minimum of 30 seconds to one minute.

Proposed standards: It is recommended that the minimum time interval remain at 30 seconds. This time interval is such that a driver might see one or two messages depending on the speed limit, but will not create adverse visual impacts on pedestrian and bicycle traffic.

3) Transition methods (method of transitioning between messages, for example, scroll / fade)

Current standards: The LDC currently prohibits animated and moving signs, or any illusion of movement. Staff has interpreted this to prohibit video messages or moving backgrounds, as well as transition methods other than static message replacement.

Proposed standard: It is recommended that allowable transition methods be limited to static message replacement. The intent is to avoid impacts to drivers, pedestrians, and bicyclists.

4) Brightness / dimming (measured in foot candles, affected by ambient light conditions)

Current standards: There are currently no standards related to brightness and dimming. White backgrounds are not permitted due to night time lighting requirements.

Proposed standards: Brightness is a critical balance in electronic signs, whose purpose is to communicate a message by emitting light. Signs that are either too bright or not bright enough will be difficult to read, and may degrade quickly. Because ambient light conditions significantly affect the readability of the sign, the technology used should have the capability to adjust its brightness automatically using a sensor. The industry recommended brightness level is 0.3 foot candles above ambient light conditions.

STAFF RECOMMENDATION: The intent of the proposed amendment is to maintain relevance given the emerging technological capabilities and to offer businesses the advantage of electronic signage, without compromising the traditional character of the City of Prescott.

Staff recommends the following definitions and standards as amendments to the Land Development Code:

Sign, Changeable Copy: A sign that is capable of regular and routine change of copy, which may be other than the name of the business advertised. There are two types of changeable copy signage permitted:

1. *Manual:* utilizes a manual means of changing copy. May or may not be internally illuminated. Also referred to as a reader board or marquee.

2. *Electronic*: Utilizes an electronic means of changing copy, either remotely or by automatic means. These signs include, but are not limited to, displays using incandescent lamps, LEDs, LCDs, or a flipper matrix. Also referred to as electronic message centers and electronic message boards.

Changeable copy signage is subject to the following development standards:

1. Changeable copy signs are permitted up to a maximum of 50 square feet and shall encompass no more than 50% of the allowable freestanding sign area.
2. Minimum time interval between copy changes is 30 seconds.
3. Transition methods are limited to static message replacement.
4. Allowable brightness is 0.3 foot candles above ambient light conditions. An automatic dimming sensor is required to appropriately adjust brightness.

SUGGESTED MOTION: Move to recommend approval of LDC12-002, an amendment to Sections 6.12 and 11.2 of the Land Development Code, related to changeable copy signage.

Draft General Plan Water Element - Committee Checkpoint

AGENDA

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Report

Planning Commission Dates: June 28, 2012

TO: Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Ryan Smith, Community Planner *RS*

DATE: June 21, 2012

Applicant: 2011 General Plan Committee and the City of Prescott
201 S. Cortez Street
Prescott, AZ 83001

Background:

The General Plan Committee has completed initial draft edits to the Water Element. The Committee agreed that water should be the initial element to be revised. Committee preparation included staff presentations regarding the water system, sewer system, street infrastructure, finance and water availability. Several General Plan Committee members regularly attend local citizen water committee meetings. Edits included public opinions, knowledge and experience to the discussion. City staff provided information and guidance, particularly regarding the appropriateness of goals and strategies. It was emphasized that the General Plan is not a strategic plan and that goals and strategies must be measurable and implementable by Council. The General Plan cannot change state water laws, AMA regulations or influence other municipalities. The result of the Committee discussions is a more compact and implementable water element with appropriate goals and strategies.

P&Z Commission Action:

Attached is the General Plan Committee's draft Water Element, which is presented as a checkpoint to the P&Z Commission. There may be additional discussion and final edits by the General Plan Committee when the full draft General Plan returns to them as a completed document. By state statutes, the P&Z Commission is the formal editing authority when updating the General Plan. Therefore, staff is asking the P&Z Commission to hold its comments until the Committee has made its final edits. This is to avoid conflicting Committee changes to P&Z Commission edits. The draft element is presented now for informational purposes to keep the P&Z Commission apprised of Committee activities. The P&Z Commission will receive a final draft for comment at a later date.

10.0 WATER RESOURCES ELEMENT

10.1 EXISTING CONDITIONS

Water availability is crucial to maintaining a strong economy and good quality of life. Precipitation supplies the water in the aquifer which serves as the primary source of water for the City of Prescott.

Under the Arizona Groundwater Management Code of 1980, the State of Arizona established five active water management areas to prevent groundwater depletion beyond the level being recharged, a condition defined as "safe-yield." The City of Prescott water service area is located within the Prescott Active Management Area (AMA), along with Prescott Valley, Chino Valley, the Yavapai-Prescott Indian Tribe, Dewey-Humboldt and county areas (figure 10-1).

Communities within the AMA draw groundwater based on rights, goals and policies established by the groundwater law and must demonstrate a 100-year assured water supply (AWS) through a program directed at new development. Management plans administered by the Arizona Department of Water Resources (ADWR) establish a water management strategy emphasizing conservation, replacement of existing groundwater, renewable supplies, recharge, and water quality management by all providers within the AMA. Safe yield is the goal by the year 2025. Private domestic use wells are exempted from the 1980 Groundwater Code. According to the ADWR Prescott AMA Assessment, exempt wells have increased steadily from 4,560 in 1985 to 11,035 in 2006.

In 1998 the ADWR determined that the Prescott AMA was no longer in a state of safe yield. This determination capped the amount of groundwater which could be used by the respective jurisdictions within the AMA as a source of assured water for new development.

The City of Prescott water service area accounts for about 8.6% of the land within the Prescott AMA. The groundwater basin aquifers within the AMA are interconnected. Therefore, drawdown in other parts of the Prescott AMA will contribute toward decreased water tables in the Prescott water service area.

Prescott is in a region of relatively moist cool upland slopes below timberline dominated by large coniferous trees. Other areas of the AMA are within the High Desert area of the state's Central Highlands region. Rainfall continues to be below average, with drought conditions being reported by various scientific institutions.

The State's AMA safe-yield is a groundwater management goal, which attempts to achieve and maintain a long-term balance between the amount of groundwater withdrawn and the annual amount of natural and artificial recharge in the AMA (see ARS §45-561.12). The Prescott AMA has not achieved safe-yield, therefore, the current rate of drawdown is not sustainable over the long term.

A.R.S. 9-461.05.

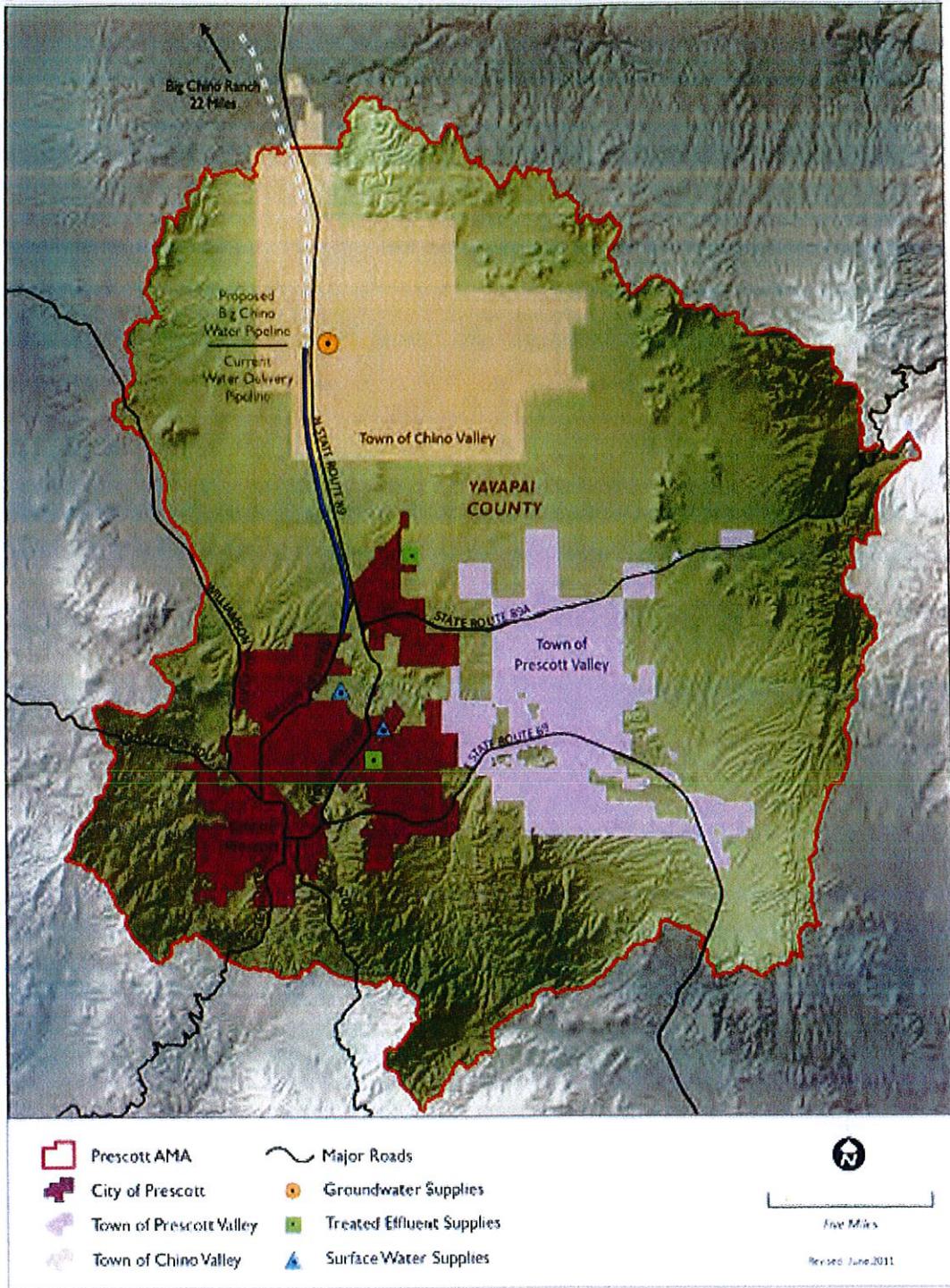
5. A water resources element that addresses:

(a) The known legally and physically available surface water, groundwater and effluent supplies.

(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.

(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

Figure 10-1 Prescott Active Management Area



10.2 LEGALLY AND PHYSICALLY AVAILABLE WATER

10.2.1 Legal Availability

Due to the restrictions imposed by the 1980 Groundwater Management Code and the 1998 ADWR declaration of water mining, communities within the AMA must develop additional water supplies to demonstrate the 100 year assured water supply in order to approve new development. Additional water rights acquired must meet standards of legal and physical availability as recognized by the state water code. Water supply is available under State Law when legal documentation exists securing the rights to a specific amount and source of water. The City's current legal document regarding water supplies is known as the 2009 Decision and Order (D&O) authorized and signed by ADWR.

10.2.2 Physical Availability

The physical availability of water resources is dependent upon natural conditions such as the amount of precipitation, evaporation, natural recharge and geology. It is also dependent on the demand placed on the resource by all water users. Since the water policies pursued by an individual jurisdiction affect all jurisdictions in the AMA, water policies are a topic of regional interest. Regional cooperation and coordination will be necessary to maintain an assured water supply for the City and the region. The Yavapai County Water Advisory Committee has been established as a regional coordinating body, with members representing the AMA and other local jurisdictions.

The City of Prescott has pursued an aggressive water management policy since 1985 and has invested in numerous strategies to secure both the legal and physical availability of water for existing and projected water users within the City of Prescott water service area. These resources, as recognized in the City's D&O, include groundwater, surface water and treated effluent supplies used for recharge & recovery. Among the City's water portfolio is the legal right to import up to 8068 acre-feet per year from the Big Chino sub basin (ARS §45-555E and F). The current water resources legally and physically available to the City are presented in Figure 10-2.

Figure 10-2 Current water supplies as allowed by the 2009 D&O.

Groundwater	9,466 af/yr
Treated effluent (recharge and recovery and direct use)	5,446 af/yr
Surface Water (recharge and recovery) Granite & Willow Creeks (net)	1,733 af/yr
Imported Groundwater*	8,068 af/yr
Total legally and physically available water supply	24,713 af/yr

*Imported groundwater is subject to the initiation and completion of infrastructure. City Charter Article VI, Section 16, also requires voter approval for certain high value projects. Of this quantity of imported groundwater 45.9% is committed by intergovernmental agreement to the Town of Prescott Valley. Note: The City holds additional groundwater rights and surface water claims that are not provided for in the 2009 D&O. These rights and claims are held in reserve.

Without tapping importation rights, the city's current legal and physical availability of groundwater and alternative water sources can cover existing uses and projected allocations to all platted parcels in the water service area. This takes into consideration water demand that had been previously committed for preliminary subdivision plats approved prior to August 1998.

Since the declaration that the AMA is not in safe-yield, the City has taken a conservative approach to the allocation of water to new development through a "water budget" process specifying quantities to be made available. This budget and the policies underpinning it are reviewed and updated by the City Council each year.

10.3 FUTURE GROWTH AND WATER DEMAND

Population growth and development anywhere within the AMA will affect the aquifers and the AMA goal of reaching safe-yield. There are a number of specific threats to safe-yield:

- population growth and resulting increases in aquifer draw-down
- commitment of groundwater to non-residential uses
- drilling of new exempt wells within the AMA

In addition, the aquifer has multiple jurisdictions drawing upon it, which complicates achieving coordinated water management policies and practices which can collectively contribute to safe-yield for the entire AMA. Development patterns and policies in other jurisdictions within the AMA differ from those of the City of Prescott. The City anticipates the need to continue to work with regional water forums to implement a regional coordination strategy.

Meeting the water needs of future residents will require that the City optimize existing groundwater supplies through conservation and maximize alternative water supplies such as reuse or recharge of treated effluent. To meet the demands of the growing population and contribute to the safe-yield goal for the AMA, the City of Prescott anticipates the need to develop additional water sources including importation. To this end, water rights have been secured and infrastructure has been designed for the importation of water from the Big Chino Sub-basin located just north of the Prescott AMA.

Significant aspects relating to the importation of water include monetary, social and environmental issues. Economic factors include the costs of infrastructure, methods of financing and legal issues over water rights. Social impacts include the effects on quality of life and public services caused by population growth made possible by imported water. Environmental considerations include the possibility of affecting surface water flows and increased urbanization, which may in turn affect land, habitats, and air quality.

10.3.1 Treated Effluent Supplies

Treated effluent has become an important water resource for the City of Prescott. When treated, the effluent from the City's water reclamation plants can be used for certain applications, such as irrigation of large turf areas, reducing demand on groundwater supplies. The City supplies effluent to golf courses within the municipal service area. Treated effluent is also used to recharge the aquifer through infiltration basins, where treated effluent water is allowed to percolate into the ground, to be further cleansed through natural processes. The City of Prescott has operated an effluent recharge facility near the airport since 1988. Between 2000 and 2010 the City has recharged an average of 2,500 acre feet per year of effluent. Future plant expansions are planned. Using current techniques for wastewater treatment, the effluent is expected to be treated to A+ federal standards. This is a healthier standard and will allow treated effluent to be available for a wider range of uses.

Work on both of the City's water reclamation plants is included in the 5-year Capital Improvement Plan with the first phase to be completed in early 2014. Class A+ water is an Arizona Department of Environmental Quality requirement for plants that are of 0.25 mgd (million gallons per day) capacity or greater. The Reclaimed Water Quality Standards include two "+" categories of reclaimed water, Class A+ and Class B+. Both categories require treatment to produce reclaimed water with a total nitrogen concentration of less than 10 mg/l (milligrams per liter). These categories of reclaimed water will minimize concerns over nitrate

contamination of groundwater beneath sites where reclaimed water is applied. It will allow for effluent landscape irrigation of areas open to public access. (Source: *Sundog WWTP and Airport WRF Capacity and Technology Master Plan, October 2010 and ADEQ website.*)

Additional methods to optimize this resource include increasing the amount of treated effluent available for recharge by limiting the amount of new turf that must be irrigated, periodic review of effluent pricing, possible financial penalties to customers who exceed their allotment, and improved collection of wastewater in areas currently on septic systems.

10.3.2 Surface Water Supplies

Watson and Willow Lakes and their associated water rights were purchased in 1998. These supplies are an important resource for City water customers. As with treated effluent, lake water is diverted to the City's recharge facility for storage and recovery purposes. This source is recognized in the City's 2009 D&O. The water level of the lakes is contingent upon weather patterns, therefore an inherent uncertainty from year to year exists with this supply. All water supplies require careful management strategies, however, lake water supplies differ due to the need to balance their water supply with open space and recreation functions.

10.3.3 Water Conservation

The City's existing water conservation program encourages Water Smart practices. This program is currently posted on the City's website (www.cityofprescott.net). Other conservation measures that could yield water savings include limiting the sale of additional quantities and direct use of effluent primarily for irrigation purposes, reducing the amount of lost and unaccounted for water by increasing the watertight integrity of the City's distribution system, maintaining financial incentives for conservation, and further public education. Proposed new policies will require careful formulation and subsequent adoption through a public process. Trends in water consumption show greater seasonal use in the summer. Continuing efforts are being made to reduce outdoor water use during the hotter months.

10.3.4 Additional Water Supplies

Serving the anticipated population growth with water has been considered and incorporated in the City's Alternative Water Budget and in ADWR Management Plans for the Prescott AMA. Importation could balance the overdraft and assist in meeting the goal of safe-yield, however, even with importation, a degree of uncertainty exists. The current drought and its potential duration is relevant in ongoing water resources management.

Drought could cause water sources to literally dry up or be challenged legally, placing the community and a larger future population relying upon imported resource in jeopardy of water supply shortfalls. Due to climate related factors and ongoing stream adjudication legal proceedings, our water supply cannot be completely controlled by the City of Prescott.

10.4 WATER RESOURCES LONG TERM MANAGEMENT PLAN

In 2011 litigation ended resulting in recognition of the City of Prescott 2009 Decision & Order (D&O) as the official document defining water availability from the ADWR, which enumerates the sources of water to which the City is entitled. The D&O is based on ADWR examination of water that is physically, legally, and continuously available for 100 years. Now that the City's current and future water rights have been determined, formulation of a long-term water management plan can occur to apply those resources to the City's needs. This plan will take into account all supplies recognized in the D&O, groundwater, surface water, treated effluent, and imported supplies, as well as conservation and an appropriate contribution by Prescott toward meeting safe yield in the AMA. All supplies will need to be assessed for their best use and to secure water for future generations.

10.4.1 Water Availability For Future Development

As discussed earlier, water currently available for the City's future growth is defined by the 2009 Decision & Order (D&O). The amount of unallocated water available for future growth is defined in an earlier D&O from 2005 where approximately 355 acre feet (AF) remains as of December, 2011. This quantity would support approximately 1014 new homes. The most recent D&O has an additional 1,472 acre-feet which could serve 4,205 residential lots. Should water from the Big Chino Sub-basin be imported this number would increase. Specific reservations have already been made for previously approved and unbuilt residential subdivisions and for tracts of vacant residentially zoned property within the current city limits. Considering that, in 2010, the Census found 22,159 total housing units in Prescott, the following estimate quantifies future growth constrained by water availability:

1998 Plats - Grandfathered Groundwater	
Final Plats	3,398
Preliminary Plats	3,456
Reservation for Residentially Zoned Unwatered Tracts	1,920
Current Alternative Water Balance (355 AF)	1,014
2009 Decision and Order	
Alternative Water (1,472 AF additional)	4,205
TOTAL	13,993 housing units

The legal, physical and economic availability of water from sources which are known or can be reasonably anticipated, including the costs of water rights and infrastructure to access and deliver water, will be a limiting factor in the future development of Prescott. Even with a strong market demand, the availability of water and capital will determine the long-term growth of the City.

10.5 EMERGING CONTAMINANTS

As defined by the United States Geological Survey, "emerging contaminants" are commonly derived from municipal, agricultural, and industrial wastewater sources and pathways. These newly recognized contaminants represent a shift in traditional thinking as many are produced industrially yet are dispersed to the environment from domestic, commercial, and industrial uses. Emerging contaminants can be broadly defined as any synthetic or naturally occurring chemical or any microorganism that is not commonly monitored in the environment but has the potential to enter the environment and cause known or suspected adverse ecological and(or) human health effects. In some cases, the release of emerging chemical or microbial contaminants to the environment has likely occurred for a long time, but may not have been recognized until new detection methods were developed. In other cases, synthesis of new chemicals or changes in use and disposal of existing chemicals can create new types of emerging contaminants.

10.6 WATER RESOURCES GOALS AND STRATEGIES

Goal 1. Provide a reliable water supply for the city adequate for implementation of this General Plan.

Strategy 1.1 Develop a Long-Term Water Management Plan.

Strategy 1.2 Review annually the city water budget and balance new allocations with available resources in accordance with the City's water management plan.

- Strategy 1.3** Reduce lost and unaccounted for water through monitoring, more accurate reporting, and system improvements.
 - Strategy 1.4** Continuously seek, evaluate, and implement additional measures for the City's Water Conservation Program.
 - Strategy 1.5** Maintain a water rate structure aligned to conservation.
- Goal 2.** Maintain water supply reliability by optimizing use of the effluent resource component.
- Strategy 2.1** Maximize recharge of renewable resources, treated effluent and surface water.
 - Strategy 2.2** Encourage extension of sanitary sewers into areas presently served by septic or other alternative disposal systems where feasible to increase return flow to water reclamation plants.
- Goal 3.** Augment City water supplies.
- Strategy 3.1** Seek additional water resources to reduce depletion of local ground water reserves and contribute to the achievement of "safe-yield" in the AMA.
 - Strategy 3.2** Develop funding strategies to finance new water sources and technologies.
 - Strategy 3.3** Investigate opportunities for enhancing infiltration within watercourses for groundwater replenishment and rainwater macro-harvesting technologies for application within the City of Prescott and the Prescott AMA to increase water supply.
 - Strategy 3.4** Operate City-owned lakes to maximize storage for surface water recharge while maintaining a balance with recreational and habitat values.
- Goal 4.** Increase public information, awareness, and involvement in water management.
- Strategy 4.1** Promote public participation in water policy and initiatives through media outreach and public informational dissemination.
- Goal 5.** Maintain participation in regional water resource and management efforts.
- Strategy 5.1** Jointly formulate a plan to achieve safe yield within the Prescott AMA with other jurisdictions.
 - Strategy 5.2** Partner with other jurisdictions and contribute funding, where necessary, for development of intergovernmental water management programs.
 - Strategy 5.3** Work with regional partners to influence and modify Arizona state water laws and regulations of significant importance to the city and AMA.

elens # 4

GP12-001
Minor General Plan Map Amendment

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
Meeting Date: June 28, 2012

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Ryan Smith, Community Planner *RS*

Date: June 21, 2012

Request: Minor General Plan Land Use Map Amendment - 586 acres

Location: A portion of APN 102-01-213Q, 002A,B, 102-02-004B and 005. Northwest of the Prescott Airport

Owners: Deep Well Ranches **Applicant/Agent:** City of Prescott

Request Summary:
A minor General Plan Land Use Map Amendment of 586 acres northwest of the Prescott Airport. The area is currently designated on the General Plan Land Use Map as Agricultural/Ranching and is proposed to be designated as Commercial/Employment.

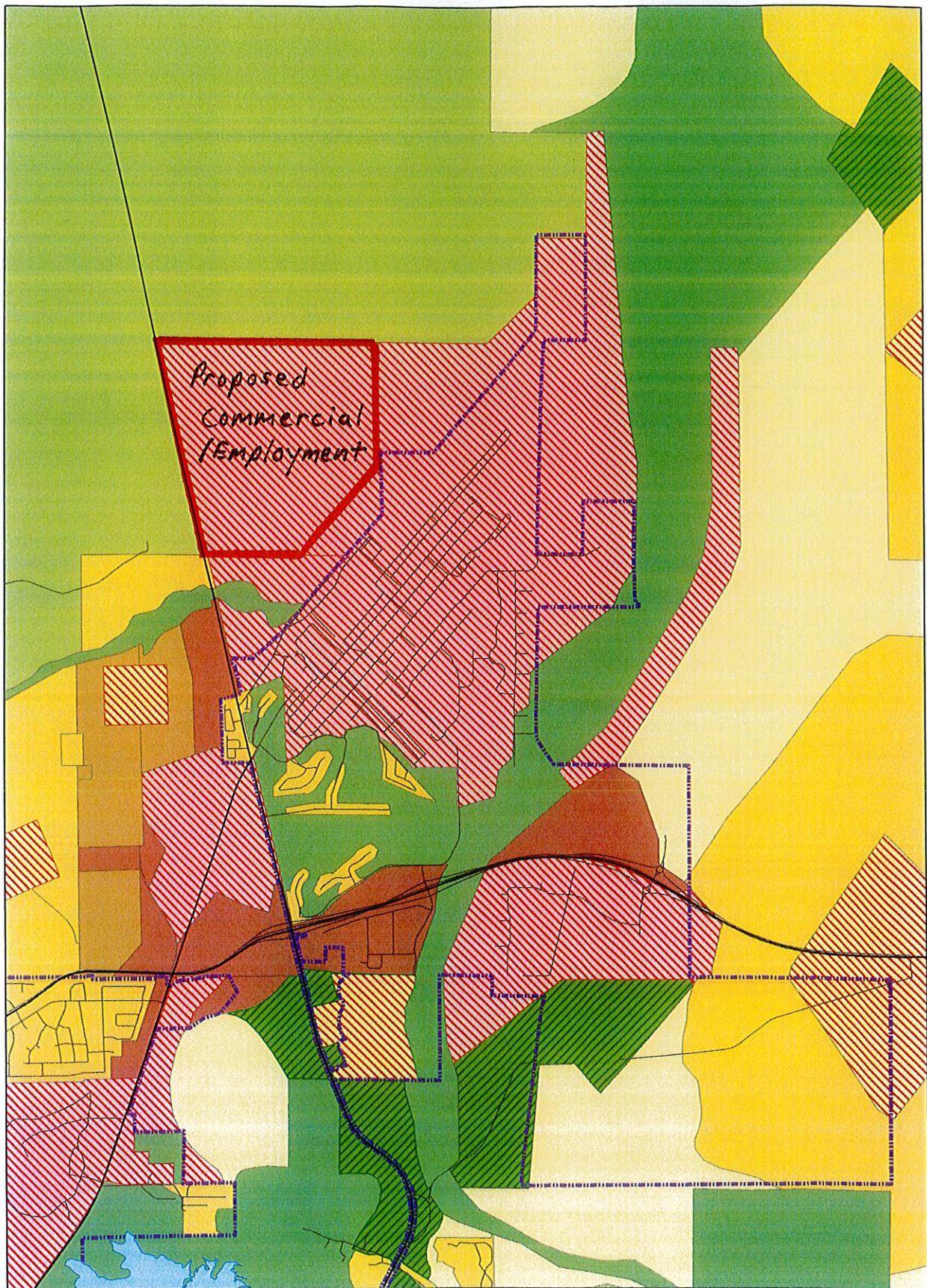
The request is made, in part, due to discussions with Deep Well Ranches and the Yavapai Regional Medical Center, who has expressed an interest in this area as a regional medical campus. An amendment of the General Plan Land Use Map will facilitate needed infrastructure analysis of the area in preparation for potential future annexation.

Public Comments:
Notifications have been sent out. No public comments have been received as of this writing.

Additional Information:
The Yavapai County General Plan Land Use Map shows this area as within the Prescott Municipal Growth Area, which defers proposed land uses to the City.

Staff Suggested Motion:
Staff is recommending a positive recommendation to Council for GP12-001.

Attachments: Proposed General Plan Land Use Map



City of Prescott
2012 Land Use General Plan

- | | | |
|-----------------------|---------------------------------------|-------------------------------------|
| — Major Streets | Commercial/Employment | Mixed Use |
| — Local Streets | Commercial/Recreation | Recreation/Open Space |
| City Limits | Industrial | Very Low Density Res. (<1 DU/Acre) |
| Agricultural/Ranching | Low-Medium Density Res. (1-7 DU/Acre) | Yavapai-Prescott Indian Reservation |
| Commercial | Med-High Density Res. (8-32 DU/Acre) | |

