



December 10, 2021

Re: Final Plat Approval for Astoria Phases 2A and 2B, 100 lots
Request for Increase in Allowable Groundwater Allocation

The City of Prescott requests the Arizona Department of Water Resources to increase the City's allowable groundwater allocation based upon the recording of the final plats for Astoria Phases 2A and 2B at Prescott Lakes, dated October 4, 2021.

As specified in Condition 8 of Decision and Order of the Director, No. 86-401501.0001, the City submits the following information for the Department's review with regard to the above referenced subdivision:

Submittals Required as per Condition 8 of Decision and Order No. 86-401501.0001	Attachments
1. A request to increase the groundwater allocation.	This letter serves as the request.
2. Reference to the subdivision in Exhibit B of the D&O for this request.	Attachment 1
3. A copy of Preliminary Plat Of The Peaks at Prescott Lakes, dated 1998	Attachment 2
4. Preliminary Plat of the Peaks at Prescott lakes was approved by City Council on July 28, 1998	Attachment 3
5. "Final Plat" Astoria Phases 2A and 2B, dated October 4, 2021, by Lyon Engineering. Final Recordation will be in 2022.	Attachment 4
5. Subcommittee on Water Issues approves "Final Plat" dated October 4, 2021 by Lyon Engineering. Meeting Minutes attached, pages 6-7. Final Recordation will be in 2022.	Attachment 5
6. City Council at its Voting Meeting approves "Final Plat" dated October 4, 2021, by Lyon Engineering, on October 26, 2021. Minutes attached, p 3.	Attachment 6
7. a) A calculation of projected groundwater use for the Final Plat b) Include landscaping plans for Open Space c) CC&Rs related to water use, and d) Any commercial properties included within the Subdivision.	a) Attachment 7 b) Attachment 8 c) Attachment 9 d) N/A

Attachment B: Subdivisions Eligible to Receive the Groundwater Allowance

Subdivision Name	Number of Lots on Preliminary Plat	Number of Lots on Final Plats Submitted to ADWR	Remaining Lots that Can Receive Groundwater Allowance Increase
Cliff Rose, Unit 3	21	0	21
Dells at Prescott Lakes	167	101	66
Lakeside@ Prescott Lakes	240	35	205
Mason Ridge	14	0	14
Peaks Unit I @ Prescott Lakes	665	0	665
Peaks Unit II @ Prescott Lakes	150	124	26
Prescott Lakes: Estates Unit 2	239	163	76
Prescott Lakes: Estates Unit 3	12	0	12
Prescott Lakes: Pines	231	216	15
Prescott Lakes: Pinnacle Unit 1	62	0	62
Prescott Lakes: Pinnacle Unit 2	340	0	340
Summit Unit 2	227	133	94
The Club at Forest Trails	49	0	49
Yavapai Hills	1,632	239	1,393
Yavapai Hills in Prescott Valley	489	0	489
Total	4,538	1,011	3,527

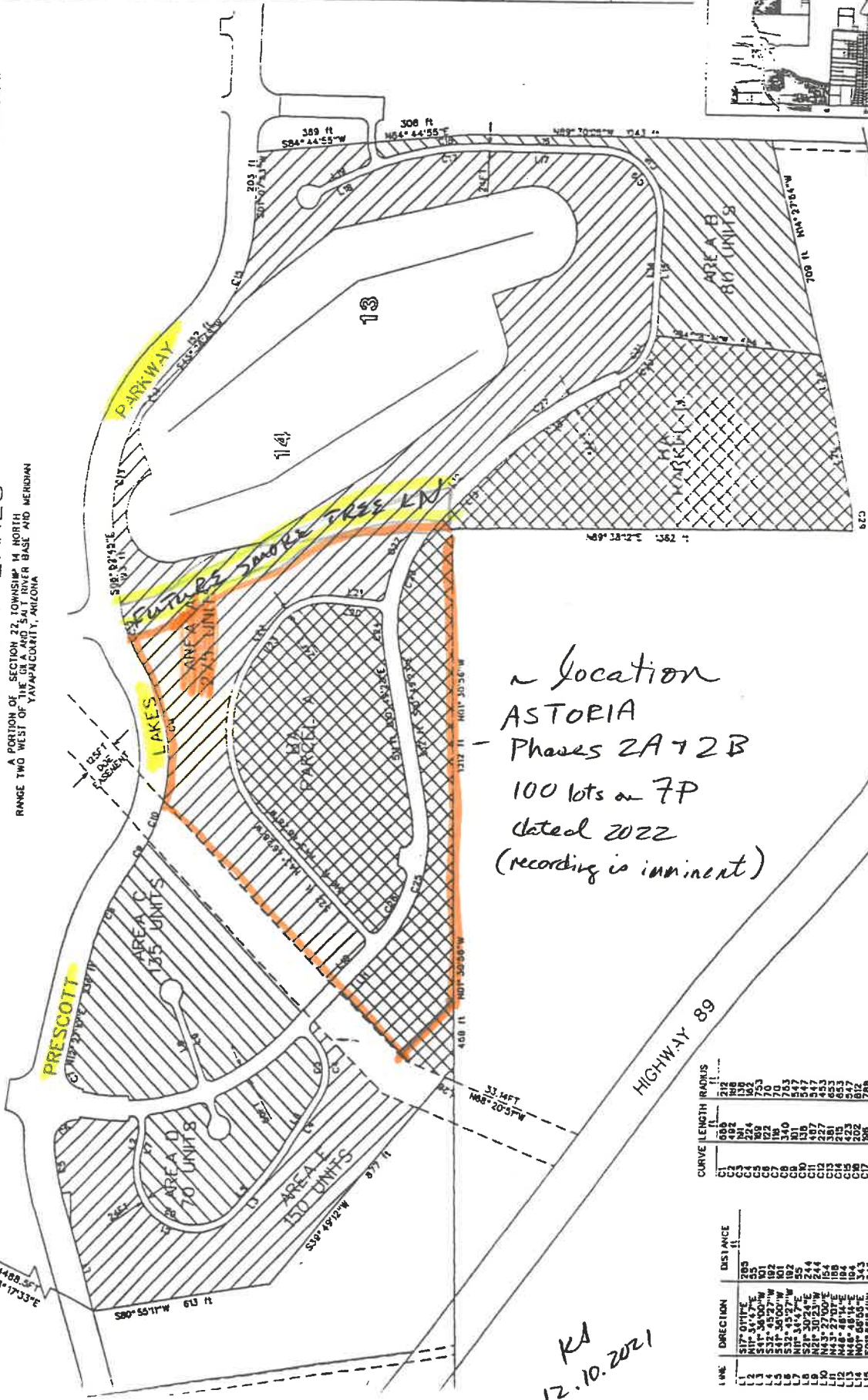
PRELIMINARY PLAT OF THE PLAKS AT PRESCOTT LAKES

A PORTION OF SECTION 22 TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE 6A AND SALT RIVER BASIN AND MENDIAN
YAVAPAI COUNTY, ARIZONA

SETBACKS
MINIMUM SETBACKS FOR DISTURBING
AND NON-DISTURBING PLANT TO CODE
WITH FINAL P.L.T.



SITE DATA	
NET SITE AREA - 101.4 ACRES	ONLY 6
101.4 ACRES	101.4 ACRES
PARKING SPACES - 108	108
AREA A - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 115	115
AREA B - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 120	120
AREA C - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 125	125
AREA D - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 130	130
AREA E - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 135	135
AREA F - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 140	140
AREA G - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 145	145
AREA H - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 150	150
AREA I - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 155	155
AREA J - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 160	160
AREA K - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 165	165
AREA L - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 170	170
AREA M - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 175	175
AREA N - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 180	180
AREA O - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 185	185
AREA P - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 190	190
AREA Q - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 195	195
AREA R - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 200	200
AREA S - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 205	205
AREA T - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 210	210
AREA U - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 215	215
AREA V - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 220	220
AREA W - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 225	225
AREA X - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 230	230
AREA Y - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 235	235
AREA Z - 101.4 ACRES	101.4 ACRES
PARKING SPACES - 240	240



CURVE	LENGTH	RADIUS
C1	680	212
C2	224	138
C3	224	138
C4	224	138
C5	224	138
C6	224	138
C7	224	138
C8	224	138
C9	224	138
C10	224	138
C11	224	138
C12	224	138
C13	224	138
C14	224	138
C15	224	138
C16	224	138
C17	224	138
C18	224	138
C19	224	138
C20	224	138
C21	224	138
C22	224	138
C23	224	138
C24	224	138
C25	224	138
C26	224	138
C27	224	138
C28	224	138
C29	224	138
C30	224	138

LINE	DIRECTION	DISTANCE
L1	S17° 01' 17" E	280
L2	N17° 31' 47" E	280
L3	S17° 31' 47" E	280
L4	N17° 31' 47" E	280
L5	S17° 31' 47" E	280
L6	N17° 31' 47" E	280
L7	S17° 31' 47" E	280
L8	N17° 31' 47" E	280
L9	S17° 31' 47" E	280
L10	N17° 31' 47" E	280
L11	S17° 31' 47" E	280
L12	N17° 31' 47" E	280
L13	S17° 31' 47" E	280
L14	N17° 31' 47" E	280
L15	S17° 31' 47" E	280
L16	N17° 31' 47" E	280
L17	S17° 31' 47" E	280
L18	N17° 31' 47" E	280
L19	S17° 31' 47" E	280
L20	N17° 31' 47" E	280
L21	S17° 31' 47" E	280
L22	N17° 31' 47" E	280
L23	S17° 31' 47" E	280
L24	N17° 31' 47" E	280
L25	S17° 31' 47" E	280
L26	N17° 31' 47" E	280
L27	S17° 31' 47" E	280
L28	N17° 31' 47" E	280
L29	S17° 31' 47" E	280
L30	N17° 31' 47" E	280

KA
12.10.2021



FALCON POINT II
AGREEMENT FOR POTABLE WATER
(Canavest – Mixed Use Parcel 3 - Prescott Lakes)

#05-698

WHEREAS Canavest Holdings, L.L.C., an Arizona limited liability company (hereinafter referred to as "Applicant") is under contract to purchase certain real property within the City limits legally described on **Exhibit "A"** attached hereto; and

WHEREAS Applicant wishes to confirm its entitlement to the provision of potable water for the foregoing property from the City of Prescott (hereinafter referred to as "City") as a part of the City's committed groundwater demand as of September 11, 1998; and

WHEREAS the water allocation for the property described herein is comprised of water units from the following preliminary plats: **"Preliminary Plat of the Peaks at Prescott Lakes"**, which was approved by the Prescott City Council on July 28, 1998; and

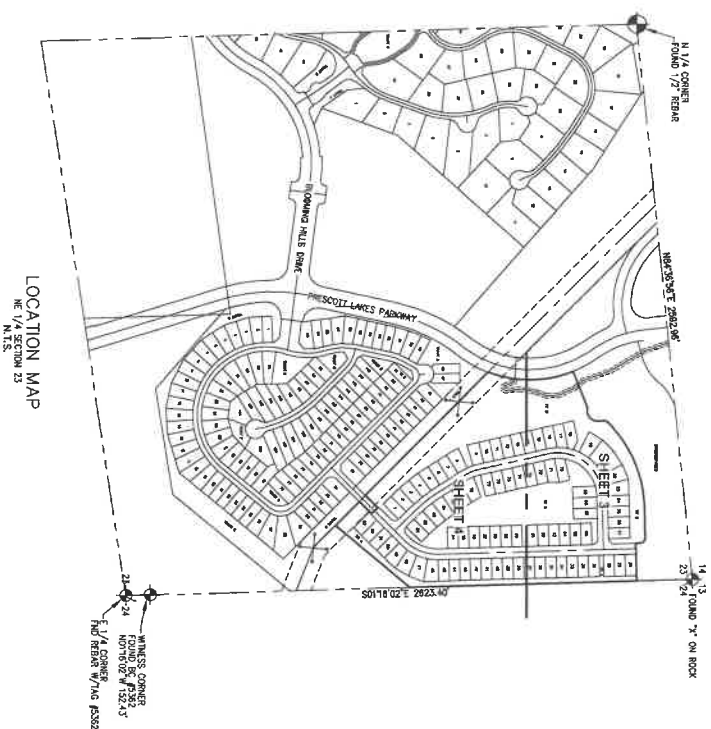
WHEREAS the Applicant contemplates subdividing the foregoing property into no more than 130 residential units; and

WHEREAS the City Council finds that compliance with this Agreement by the Applicant shall result in:

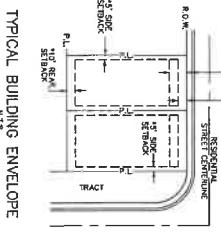
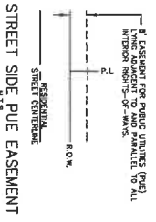
1. The project or development being consistent with and conforming to, and furthering the implementation of, and is not contrary to, the adopted Water Management Policy;
2. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to the adopted General Plan;
3. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to any applicable adopted plans, including but not limited to Specific Area Plans, Circulation Plans, Capital Improvement Plans, Open Space and Trail Plans, Neighborhood Plans, Local Historic District Plans, growth planning or growth management plans, and redevelopment plans.
4. The project being in accord with the duly adopted Prescott Water Budget.
5. The project being entitled to potable water from the City's committed groundwater demand as of September 11, 1998.

NOW, THEREFORE, in consideration of the covenants contained herein, and for

FINAL PLAT OF
ASTORIA PHASE 2A
LOCATED IN SECTION 23, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.



LEGEND:
 SECTION LINE
 RIGHT OF WAY
 YAVAPAI COUNTY RECORDS OFFICE
 NOT TO SCALE



EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	30.00	N88°43'58"E
E2	30.00	N01°16'02"W
E3	30.00	N88°43'58"E
E4	30.00	N01°16'02"W
E5	30.00	N88°43'58"E
E6	30.00	N01°16'02"W
E7	30.00	N88°43'58"E
E8	30.00	N01°16'02"W
E9	30.00	N88°43'58"E
E10	30.00	N01°16'02"W
E11	30.00	N88°43'58"E
E12	30.00	N01°16'02"W
E13	30.00	N88°43'58"E
E14	30.00	N01°16'02"W
E15	30.00	N88°43'58"E
E16	30.00	N01°16'02"W
E17	30.00	N88°43'58"E
E18	30.00	N01°16'02"W
E19	30.00	N88°43'58"E
E20	30.00	N01°16'02"W
E21	30.00	N88°43'58"E
E22	30.00	N01°16'02"W
E23	30.00	N88°43'58"E
E24	30.00	N01°16'02"W
E25	30.00	N88°43'58"E
E26	30.00	N01°16'02"W
E27	30.00	N88°43'58"E
E28	30.00	N01°16'02"W
E29	30.00	N88°43'58"E
E30	30.00	N01°16'02"W

TRACT AREA

TRACT	AREA (ACRE)
A	121.064.02
B	121.064.02
C	121.064.02

LOT AREA

LOT AREA (SF)	LOT AREA (SF)
1	5000.00
2	5000.00
3	5000.00
4	5000.00
5	5000.00
6	5000.00
7	5000.00
8	5000.00
9	5000.00
10	5000.00
11	5000.00
12	5000.00
13	5000.00
14	5000.00
15	5000.00
16	5000.00
17	5000.00
18	5000.00
19	5000.00
20	5000.00
21	5000.00
22	5000.00
23	5000.00
24	5000.00
25	5000.00
26	5000.00
27	5000.00
28	5000.00
29	5000.00
30	5000.00
31	5000.00
32	5000.00
33	5000.00
34	5000.00
35	5000.00
36	5000.00
37	5000.00
38	5000.00
39	5000.00
40	5000.00
41	5000.00
42	5000.00

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DISTANCE
E1	30.00	8000.00	54.4317'E	32.43
E2	30.00	8000.00	54.4317'E	32.43
E3	30.00	8000.00	54.4317'E	32.43
E4	30.00	8000.00	54.4317'E	32.43
E5	30.00	8000.00	54.4317'E	32.43
E6	30.00	8000.00	54.4317'E	32.43
E7	30.00	8000.00	54.4317'E	32.43
E8	30.00	8000.00	54.4317'E	32.43
E9	30.00	8000.00	54.4317'E	32.43
E10	30.00	8000.00	54.4317'E	32.43
E11	30.00	8000.00	54.4317'E	32.43
E12	30.00	8000.00	54.4317'E	32.43
E13	30.00	8000.00	54.4317'E	32.43
E14	30.00	8000.00	54.4317'E	32.43
E15	30.00	8000.00	54.4317'E	32.43
E16	30.00	8000.00	54.4317'E	32.43
E17	30.00	8000.00	54.4317'E	32.43
E18	30.00	8000.00	54.4317'E	32.43
E19	30.00	8000.00	54.4317'E	32.43
E20	30.00	8000.00	54.4317'E	32.43
E21	30.00	8000.00	54.4317'E	32.43
E22	30.00	8000.00	54.4317'E	32.43
E23	30.00	8000.00	54.4317'E	32.43
E24	30.00	8000.00	54.4317'E	32.43
E25	30.00	8000.00	54.4317'E	32.43
E26	30.00	8000.00	54.4317'E	32.43
E27	30.00	8000.00	54.4317'E	32.43
E28	30.00	8000.00	54.4317'E	32.43
E29	30.00	8000.00	54.4317'E	32.43
E30	30.00	8000.00	54.4317'E	32.43

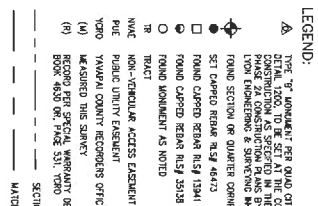
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	14.79	2000.00	28.0831°	54.4317'E	10.3
C2	14.79	2000.00	28.0831°	54.4317'E	10.3
C3	14.79	2000.00	28.0831°	54.4317'E	10.3
C4	14.79	2000.00	28.0831°	54.4317'E	10.3
C5	14.79	2000.00	28.0831°	54.4317'E	10.3
C6	14.79	2000.00	28.0831°	54.4317'E	10.3
C7	14.79	2000.00	28.0831°	54.4317'E	10.3
C8	14.79	2000.00	28.0831°	54.4317'E	10.3
C9	14.79	2000.00	28.0831°	54.4317'E	10.3
C10	14.79	2000.00	28.0831°	54.4317'E	10.3
C11	14.79	2000.00	28.0831°	54.4317'E	10.3
C12	14.79	2000.00	28.0831°	54.4317'E	10.3
C13	14.79	2000.00	28.0831°	54.4317'E	10.3
C14	14.79	2000.00	28.0831°	54.4317'E	10.3
C15	14.79	2000.00	28.0831°	54.4317'E	10.3
C16	14.79	2000.00	28.0831°	54.4317'E	10.3
C17	14.79	2000.00	28.0831°	54.4317'E	10.3
C18	14.79	2000.00	28.0831°	54.4317'E	10.3
C19	14.79	2000.00	28.0831°	54.4317'E	10.3
C20	14.79	2000.00	28.0831°	54.4317'E	10.3
C21	14.79	2000.00	28.0831°	54.4317'E	10.3
C22	14.79	2000.00	28.0831°	54.4317'E	10.3
C23	14.79	2000.00	28.0831°	54.4317'E	10.3
C24	14.79	2000.00	28.0831°	54.4317'E	10.3
C25	14.79	2000.00	28.0831°	54.4317'E	10.3
C26	14.79	2000.00	28.0831°	54.4317'E	10.3
C27	14.79	2000.00	28.0831°	54.4317'E	10.3
C28	14.79	2000.00	28.0831°	54.4317'E	10.3
C29	14.79	2000.00	28.0831°	54.4317'E	10.3
C30	14.79	2000.00	28.0831°	54.4317'E	10.3
C31	14.79	2000.00	28.0831°	54.4317'E	10.3
C32	14.79	2000.00	28.0831°	54.4317'E	10.3
C33	14.79	2000.00	28.0831°	54.4317'E	10.3
C34	14.79	2000.00	28.0831°	54.4317'E	10.3
C35	14.79	2000.00	28.0831°	54.4317'E	10.3
C36	14.79	2000.00	28.0831°	54.4317'E	10.3
C37	14.79	2000.00	28.0831°	54.4317'E	10.3
C38	14.79	2000.00	28.0831°	54.4317'E	10.3
C39	14.79	2000.00	28.0831°	54.4317'E	10.3
C40	14.79	2000.00	28.0831°	54.4317'E	10.3
C41	14.79	2000.00	28.0831°	54.4317'E	10.3
C42	14.79	2000.00	28.0831°	54.4317'E	10.3
C43	14.79	2000.00	28.0831°	54.4317'E	10.3
C44	14.79	2000.00	28.0831°	54.4317'E	10.3
C45	14.79	2000.00	28.0831°	54.4317'E	10.3
C46	14.79	2000.00	28.0831°	54.4317'E	10.3
C47	14.79	2000.00	28.0831°	54.4317'E	10.3
C48	14.79	2000.00	28.0831°	54.4317'E	10.3
C49	14.79	2000.00	28.0831°	54.4317'E	10.3
C50	14.79	2000.00	28.0831°	54.4317'E	10.3

LINE TABLE

LINE	LENGTH	BEARING
L1	5.00	S44°48'17"E
L2	20.00	S44°48'17"E
L3	20.00	S44°48'17"E
L4	13.00	S45°17'43"E
L5	13.00	S45°17'43"E
L6	13.00	S45°17'43"E
L7	20.00	N01°16'02"W
L8	13.00	N01°16'02"W
L9	13.00	N01°16'02"W
L10	13.00	N01°16'02"W
L11	6.49	N42°37'14"E
L12	20.00	N45°11'43"E
L13	13.00	N45°11'43"E
L14	13.00	N45°11'43"E
L15	7.99	N45°11'43"E
L16	6.49	N42°37'14"E

JASON GIBSON, P.L.S.
 1650 MELLOW CREEK
 PHOENIX, AZ 85024
 DATE: 05-08-21
 JOB NO: 291-29
 SHEET 2 OF 5



△

DE 33

Figure 1

□ ●
5 8

50 50

TR	TF
NYAT	NO

PUE	PL
YCPD	YA

(M)	Mg
(R)	R ₈

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LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK
PRESCOTT, AZ 86301
(928) 776-1177

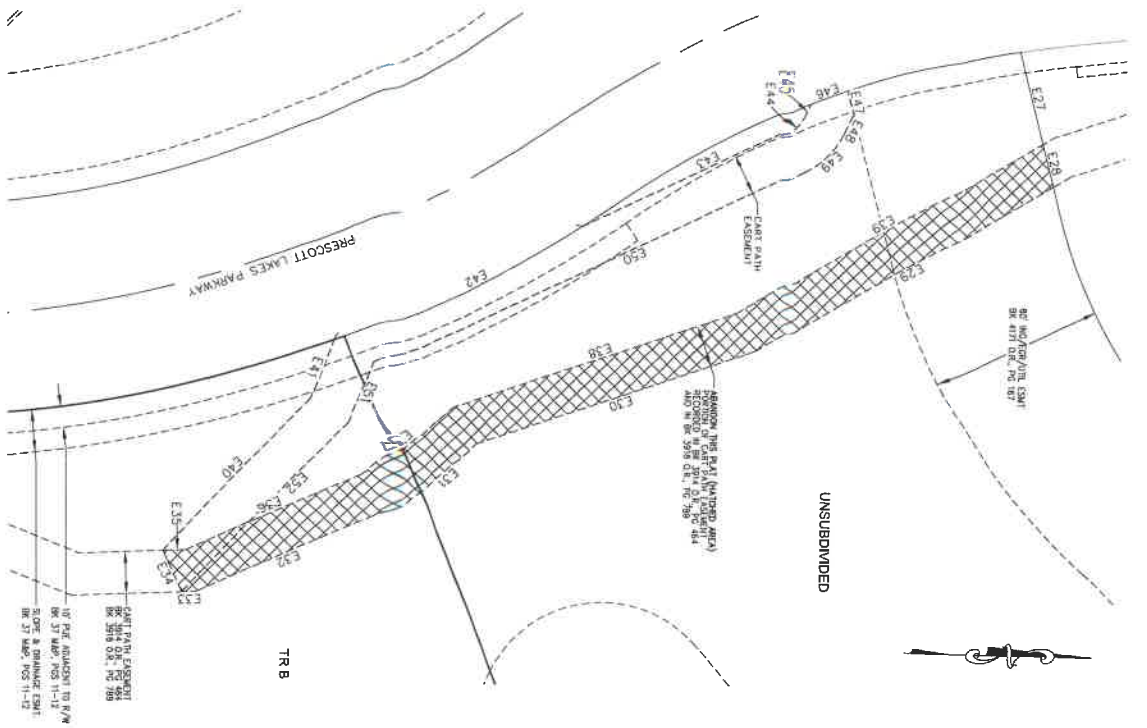
ASTORIA
PHASE 2A

DATE: 05-08-21 DSW
JOB NO: 281-29 CHC

SHEET 4 OF 5

EXP. DATE 6/30/2

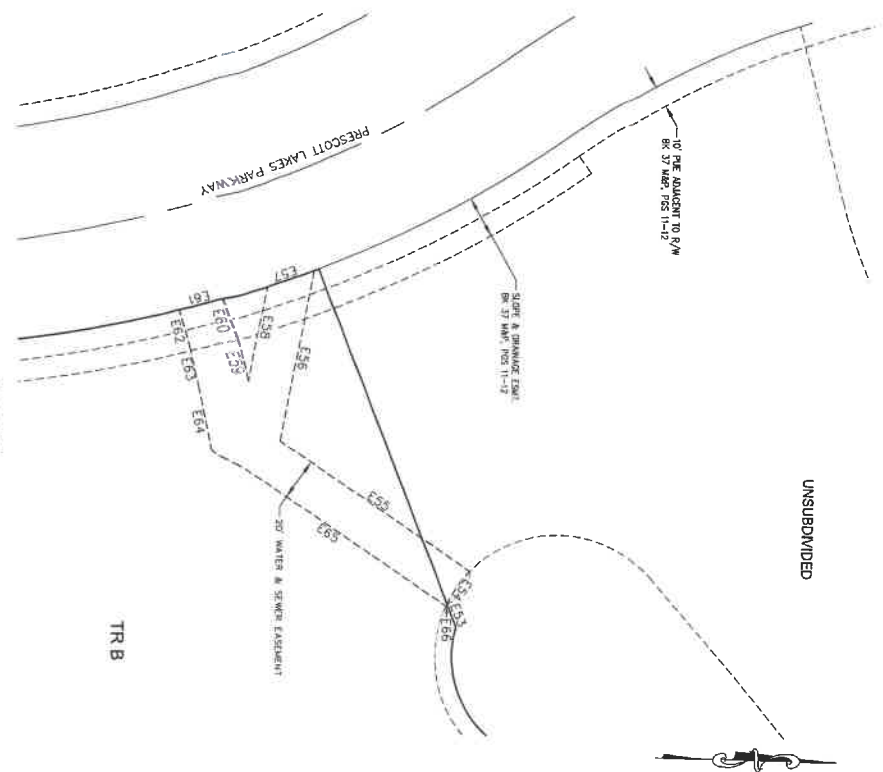
DETAIL "A"
CART PATH EASEMENT
SCALE 1"=50'

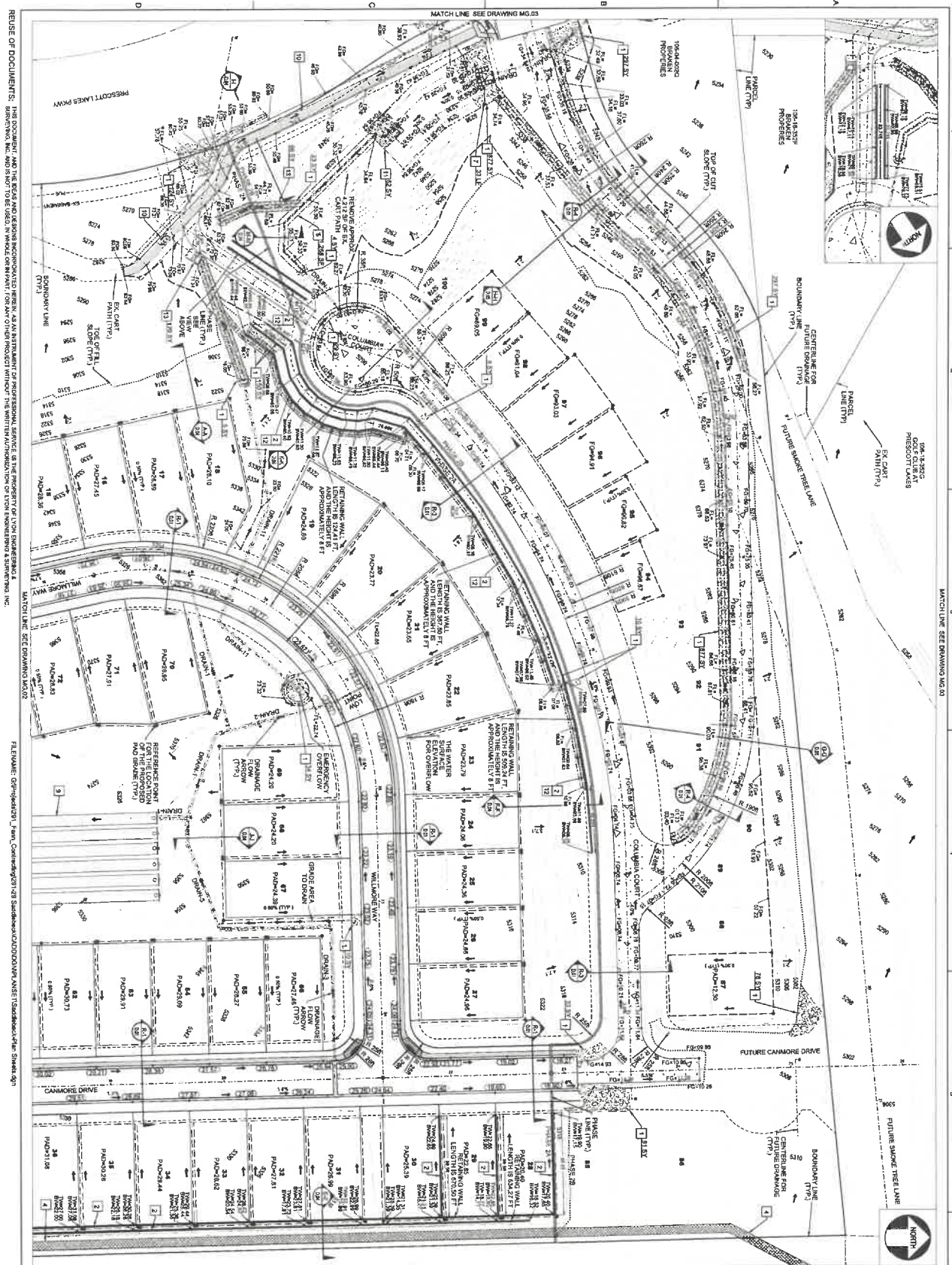


LINE	LENGTH	BEARING
E27	45.08	N75°04'07"E
E28	15.85	N75°04'07"E
E29	138.94	S79°56'35"E
E30	138.94	S79°56'35"E
E31	46.71	S42°50'46"E
E32	95.30	S24°03'25"E
E33	61.89	S30°37'21"E
E34	21.64	S60°59'08"W
E35	10.89	N01°37'27"W
E36	88.02	N24°03'53"W
E37	47.63	N42°50'46"W
E38	154.44	N11°58'58"W
E39	159.69	N37°27'43"W
E40	99.86	N46°32'23"W
E41	30.16	N48°38'00"W
E42	103.19	N63°42'45"W
E43	11.55	N73°04'07"E
E44	11.55	N73°04'07"E
E45	10.93	S84°41'39"E
E46	212.19	S29°42'55"E
E47	30.58	S89°18'00"E
E48	11.50	S86°42'43"E
E49	108.68	S24°08'22"W
E50	82.45	N79°27'14"W
E51	45.56	S79°27'14"W
E52	18.78	S43°08'42"W
E53	18.17	N79°08'27"E
E54	30.29	N79°08'27"E
E55	135.35	N45°08'22"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
E46	163.52	54,000	62°33'37"	62,708.22'W	16.25
E47	113.22	36,000	38°59'37"	38,512.24'W	13.20
E48	18.20	453,000	0°21'07"	182,008.69'W	18.20
E49	25.86	38,000	38°59'04"	34,617.27'W	25.86
E50	18.90	56,000	18°40'31"	18,511.29'W	18.92
E51	28.90	54,000	0°21'07"	51,744.81'E	20.29
E52	18.78	453,000	0°21'07"	182,008.69'W	18.78
E53	18.17	453,000	0°21'07"	182,008.69'W	18.17
E54	30.29	54,000	0°21'07"	182,008.69'W	18.17

DETAIL "B"
SEWER EASEMENT
SCALE 1"=50'





MASS GRADING
KEY NOTES & LEGEND

1	PER D-4 ON DRAWING D.03
2	INSTAL. RETAINING WALL A. ELEVATIONS, D.03 B. PLAN, D.03 PER DRAWINGS S-01, S-04
3	INSTAL. 6" A.C. TYPAL, 8" PER D-4 ON DRAWING D.03
4	INSTAL. SINGLESIDE D-11 ON DWG. D.03
5	INSTAL. 3X3X3 GARBOL D-11 ON DWG. D.03
6	INSTAL. 1" CAP CLAMBER SYSTEM, 1" CAP ON DWG. D.03
7	INSTAL. 4" CAP CLAMBER SYSTEM, 4" CAP ON DWG. D.03
8	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03
9	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03
10	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03
11	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03
12	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03
13	INSTAL. 12" MAN. D50 D-11 ON DWG. D.03

NOTES

ALL PADS TO BE SLOPE AT 0.50% TO THE FRONT OF THE LOT AS SHOWN ON THE PLANS

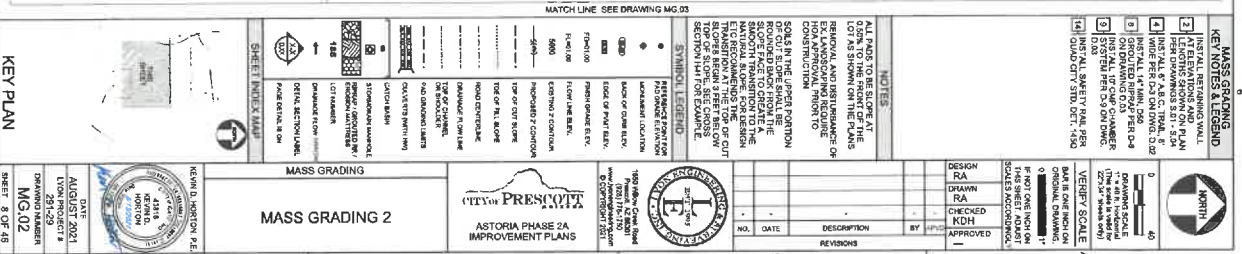
REMOVAL AND DISTURBANCE EX. LANDSCAPING REQUIRE HQ APPROVAL PRIOR TO CONSTRUCTION

SOME S IN THE UPPER PORTION OF CUT SLOPE SHALL BE ROUNDED BACK FROM THE SLOPE TO A MINIMUM OF 5 FEET TO ALLOW PLANTING TO THE NATURAL SLOPE FOR DESIGN ETC RECOMMENDATIONS

[illegible][illegible]

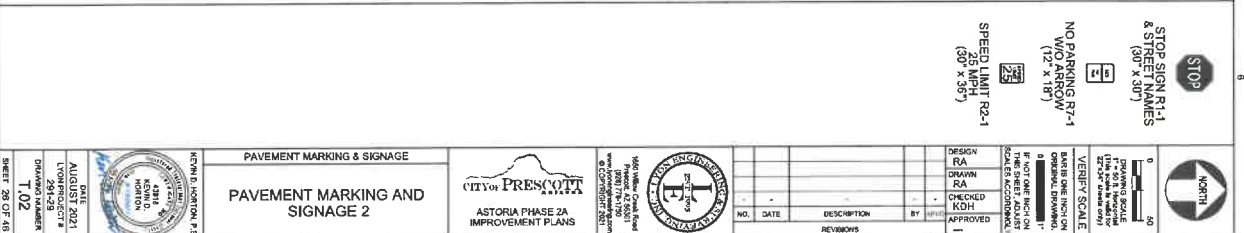
1.155	LOT NUMBER	ON QUANTITY ON DW
1.156	DETAIL SECTION LABEL	MAJOR DETAIL SECTION
1.157	8 SHEET INDEX MAP	

KEY PLAN



FILENAME: G:\Projects\291_Farm_Contracting\291-1-29 Saddleback\CADD\DWG\PLANS\1-Saddleback-Farm Sheets.dwg

SCALE: 1:40





COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE

MEETING MINUTES

TUESDAY, OCTOBER 5, 2021, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Steve Blair, Councilman - Chairman

Phil Goode, Councilman – Member

Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL
SUBCOMMITTEE ON WATER ISSUES HELD ON OCTOBER 5, 2021, IN THE 201 S CORTEZ STREET
PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

The following Agenda will be considered by the Prescott Council Subcommittee on Water Issues at Regular Subcommittee Meeting pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

1. CALL TO ORDER

Chairman Blair called the meeting to order at 9:30 a.m.

2. ROLL CALL

Chairman Steve Blair
Member Steve Sischka
Member Goode

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 it to the City Clerk, speakers will be called in the order received.

4. ACTION ITEMS

A. Approval of the September 7, 2021 Meeting Minutes.

MOTION BY MEMBER SISCHKA TO APPROVE ITEM 4.A; SECONDED BY MEMBER GOODE: PASSED [3-0].

B. Consideration of WSA21-013, a Water Service Agreement Application Submitted by KW PRS, LLC, on Behalf of Property Owner City of Prescott. Location: Assessor's Parcel No. 103-01-021H; comprising 26.28 Acres in T15N, R01W, Section 19, SW1/4, SE1/4.

Water Resources Project Manager Kay Sydow provided a presentation to the Subcommittee regarding WSA21-013 from KW PRS, LLC, for a 217,233 square foot distribution center located near the city's regional airport. A water demand analysis was submitted by Kent Norcroft of Dibble Engineering with a total estimated demand of 4.21 Acre Feet (AF) per year.

Chairman Blair asked for an explanation of what is located around the property.

Ms. Sydow replied that the distribution center, located on a little over twenty-six (26) acres, is near the wastewater treatment facility.

Chairman Blair added that this is the AED property that the city negotiated on and pointed out where the extension of the runway will be.

Member Sischka asked if the 4.21 acre feet (AF) per year is an estimate and if the Water Resource Management Model (WRMM) will tell staff what the actual use is over time.

Ms. Sydow confirmed and noted that the estimate was based on a similar plant's water usage.

Member Goode noted that with such a large building and staff working 24/7, the estimated water demand is quite reasonable and will have a beneficial impact to the community; is a positive cost benefit scenario given the distribution center.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-013 to COUNCIL FOR APPROVAL; SECONDED BY MEMBER GOODE: PASSED [3-0].

- C. Consideration of WSA21-014, a Water Service Agreement Application for The Cottages at Rosser; Filed by Copper Tree Construction Group, LLC, on Behalf of Owner Mary J Swing Trust; Location: Assessor's Parcel No. 105-03-004G, 4.61 Acres in Township 14N, R02W, Section 22, SE1/4, NE1/4, SE1/4.

Ms. Sydow provided a presentation to the Subcommittee regarding WSA 21-014 for the Cottages at Rosser, a 36-unit single family (SF) rental residence located on Blooming Hills Dr., each with two bedrooms and two baths. Each unit will have its own water meter, landscaping will be served by a separate water meter. Applicant has requested a re-zoning from SF-35,000 square feet to Multi-Family Medium Density. The total estimated demand is 8.5 AF per year.

Chairman Blair asked what the land on the south side of Rosser is zoned as.

Planning Manager George Worley replied that that property is zoned Neighborhood Oriented Business (NOB) and to the West is SF-9 PAD zoning.

Member Sischka asked Interim City Attorney Matt Podracky why this item has come to the Water Issues Subcommittee if it was turned down at the last Planning and Zoning Commission meeting.

Mr. Podracky replied that the Planning and Zoning Commission is a recommending body only, as is the Water Issues Subcommittee, City Council makes the final determination.

Member Sischka asked if the Subcommittee on Water Issues' duty is to recommend a certain allocation of water or to recommend whether or not to forward the applications to Council, and what would happen if recommended to not forward to Council.

Member Sischka asked for clarification that the applicant has the right and asked if the application needs to go through P&Z.

Mr. Podracky confirmed that this applicant does have the legal right under BG Zoning to build multi-family housing and does not have to go through P&Z.

Member Goode noted that he has looked at the public safety response in this area and there are substantial challenges including traffic which is already a challenge due to Basis School. He added that he does not support this massive density increase.

Member of the Public Jim Joannes addressed the Subcommittee and provided the current Development Agreement (DA) between the city, Prescott Lakes Community Association and the land owner. He stated that the property owner needs provide a City Council approved, updated plat to change zoning.

Chairman Blair asked if Council has the right to send it back to P&Z for a full review if there is a substantial change and added that he has not seen the presented DA until today.

Mr. Worley stated that he believes the Land Development Code grants that right to Council, however, is unfamiliar with the DA Mr. Joannes presented and cannot say if it mentions approval by city staff or City Council.

Member Sischka stated that he is very uncomfortable with this situation and does not feel the Subcommittee has the basis to approve or disapprove this water service agreement. Would like to have the DA language presented by Mr. Joannes clarified by Legal.

Mr. Worley agreed.

Chairman Blair asked how much latitude Council has to send it back to P&Z when there is such a substantial change to a master planned community.

Mr. Podracky asked Mr. Joannes which section in the DA he is referring to and responded that he will not give an off-the-cuff legal opinion at this time.

Member Goode stated that based on the material presented it is premature to consider much less vote on this item, his recommendation is to forward this to P&Z.

Chairman Blair responded that it will have to go to Council first, which won't happen until reviewed by the Subcommittee, and they can send to Council as a denial or approval, but prefers to postpone until next month rather than send it as a denial.

Member Goode agreed as it is certainly a significant change in use.

Member Sischka agreed that this issue needs to be addressed and not with a certain result in mind, rather to be sure everyone is on the same page.

Property owner David Parker addressed the Subcommittee with a timeline of the property's development and shared a copy of a finding dated March 6, 2019 sent by Community Development Director Bryn Stotler that stated residential multi-family uses can be developed at up to 32 dwelling units per acre under BG Zoning. There is enough land area and water to build 223 units. The apartments will be upscale luxury apartments, with good views. There may need to be some adjustments made to accommodate traffic but there will be two exits.

Chairman Blair stated that he does not disagree with the project, just needs clarity. Would like to know how many acre feet of water is remaining from the original Prescott Lakes master plan.

Developer Michael Lafferty addressed the Subcommittee stating that everyone in the area is fixed on the fact that this property was slated for an office project and stated that in terms of traffic, an office development is more impactful than any residential community and added that he has agreed to do a traffic study. Finds this very political with the people in attendance and feels the opponents are not grounded. Came to this meeting to explain the development which he did not have to do but wants the subcommittee and public to know that he is aware of the city's water concerns. Prescott is a beautiful growing city that needs housing. Mr. Lafferty asked Member Goode to reconsider his thoughts on development in Prescott and to allow water-conscious projects.

Chairman Blair responded that although he does not disagree, the zoning does allow for the project, but he has questions that need to be answered. Appreciates the willingness to wait until next month.

Member of the public Jim Garing addressed the Subcommittee and stated that this development is requesting about 60 gallons per capita per day. Should consider that the people moving in will use water where they work as well. An office park would use 1/8th of the amount the apartments will use. The city wells are dropping at an average of just shy of two feet per year, and accelerating.

Member of the public Ken Janacek addressed the Subcommittee and stated that given the large number of water requests, they should wait for clarity on the Decision and Order delivered by Arizona Department of Water Resources (ADWR) before making any further water commitments and decisions.

Member of the public Michael Broggie addressed the Subcommittee and stated that there is a study group that has looked at the master plan and Mr. Lafferty's proposal and will come back at the next meeting with a comprehensive white paper providing information necessary to the subcommittee.

Member of the public Hojat Askari addressed the Subcommittee and commented that he wanted to build a skilled nursing or rehabilitation facility, but was approached by Highgate who did not want the competition. He was given approval by the city in March 2019 to build about 200 apartments as well as a commercial restaurant or coffee shop. Will leave the decision to the subcommittee's and the community. Asked that there be no fighting, wants to do it together, however is upset because he is paying the price and is stuck between the city, the Council, the buyer and the community.

MOTION BY CHAIRMAN BLAIR TO POSTPONE RECOMMENDATION OF WSA21-015 TO COUNCIL UNTIL THE NOVEMBER 2, 2021 WATER ISSUES SUBCOMMITTEE MEETING; SECONDED BY MEMBER SISCHKA: PASSED [3-0].

- E.** Consideration of WSA21-016, a Water Service Agreement Application Submitted by Astoria II, LLC, on Behalf of Property Owner Michael Fann. Location: Assessor's Parcel No. 105-04-002T, Comprising 29.65 Acres, in T14N, R02W, Section 23, NE¼, NE¼, NE¼; and 106-18-067N Comprising 3.26 acres, in T14N, R02W, Section 14, SE¼, SE¼, SE¼.

Ms. Sydow provided a presentation regarding WSA 21-016 for Astoria Phase IIA comprised of 84 single-family lots and Astoria Phase IIB comprised of ~~15~~¹⁰⁰ single-family lots for a total of ~~99~~¹⁰⁰ lots. A water analysis was submitted by Kevin Horton of Lyon Engineering and Surveying at 16.83 AF per year for the residential portion, open space tracks A,B and C on 9.97 acres is estimated at 14.96 AF per year.

Applicant has stated artificial turf will be used if possible to bring that estimate down. Total estimated water demand is 31.79 AF per year.

Member Sischka asked if this is a formality or is this a request for more of something that has already been approved.

Ms. Rowitsch responded that this is not a new request outside of the existing DA and that under the DA they have the right to develop a maximum number of lots.

Chairman Blair asked if this request is part of their allotted amount.

Ms. Rowitsch confirmed.

Member Goode stated he would like to look at the total allotted amount of water for the master planned community, and asked how many dwelling units and acre feet are going to be provided for the entire DA.

Ms. Rowitsch responded that staff does have that number but recommends legal go through their analysis.

Member Goode commented that there will be a period of time where there is only one ingress and egress and asked if the units will be sprinkled.

Ms. Rowitsch confirmed the sprinklers and added that the limited egresses will be an interim condition until phase IIB.

Developer Mike Fann addressed the Subcommittee stating that although he would like to build the whole thing initially the access is through someone else's property, has spoken to a representative but owner is not interested in building it. He has offered to fund it and be re-paid, but was denied and has done everything in his power to make it happen. Has come up with a plan to build an all-weather secondary access off of Smoketree for fire and construction crews. Will probably set up a re-imbursement district so the landowner can pay their fair share.

Member of the public Jim Garing addressed the Subcommittee and stated that this new configuration is inconsistent with the master plan; has not gone through the process that the DA requires.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-016 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

5. DISCUSSION ITEMS

A. Focus Topic - Decision and Order No. 86-401501.0001 Modification Update Presentation

Water Resources Project Manager Leslie Graser provided a presentation to the Subcommittee regarding the Decision and Order Modification update.

CITY OF PRESCOTT

Regular Voting Meeting

Tuesday, Oct. 26, 2021 – 3:00 PM

ACTION TAKEN:

7. CONSENT AGENDA

- A. **Approved** Minutes from the October 12, 2021 Executive Session, the October 12, 2021 Study Session and the October 12, 2021 Voting Meeting.
- B. **Approved** City Contract No. 2022-049 with ProPipe for Retroactive Approval of Two Cured-in-Place Pipe Linings Associated with the Small Water Main Improvements Project in the Amount of \$29,500. Funding is Available in the Water Fund.
- C. **Approved** City Contract No. 2022-093 for the Purchase of One (1) 2023 Freightliner Commercial Container Delivery Vehicle from Freightliner of Arizona using Arizona State Contract No. CTR41810 Pricing in the Total Amount of \$137,451.98. Funding is Available in the Solid Waste Fund.
- D. **Approved** Multiple On-Call Contracts for Operated Equipment Services in the Amount of \$50,000 Each Annually as Follows: 1) City Contract No. 2022-094 with Asphalt Paving & Supply, Inc.; 2) City Contract No. 2022-095 with Earth Resources Corporation; 3) City Contract No. 2022-096 with Fann Contracting, Inc.; 4) City Contract No. 2022-097 with Mulcaire & Sons Contracting, LLC; and 5) City Contract No. 2022-098 with Swept Away AZ, LLC. Funding is Available in the Streets, Water and Wastewater Funds.
- E. **Approved** of Multiple Contracts for the Purpose of Waterworks as Follows: 1) City Contract No. 2022-100 with Core & Main LP in the Amount of \$150,000 Annually; 2) City Contract No. 2022-099 with Dana Kepner Company in the Amount of \$175,000 Annually; and 3) City Contract No. 2022-101 with Ferguson Waterworks, LLC in the Amount of \$175,000 Annually. Funding is Available in the Water and Wastewater Funds.
- F. **Approved** City Contract No. 2022-105 for the Purchase and Installation of Seven (7) HVAC Units from HACI Services LLC using Yavapai College Job Order Contract No. 21-328 in the Amount of \$60,243.50. Funding is Available in the Risk Management Fund.
- G. **Adopted** Multiple Resolutions Related to Deferred Compensation Programs as Follows: 1) Resolution No. 2021-1795 Approving Participation in a Deferred Compensation Program Through the Arizona State Retirement System (ASRS); 2) Resolution No. 2021-1800 Affirming and Confirming Participation in the Nationwide Deferred Compensation Plan; and 3) Resolution No. 2021-1801 Affirming and Confirming Participation in the MissionSquare Deferred Compensation Plan.
- H. **Approved** City Contract No. 2022-075 to Arizona Public Service, Inc. (APS) for Electrical Service Upgrades at the Water Production Facility in the Amount of \$320,323.05. Funding is Available in the Water Fund.

Councilman Sischka moved to approve Consent Agenda Items 7.A. through 7.H., excluding Items 7.F. and 7.G., seconded by Councilman Tenney. (Passed 7-0)

Councilman Goode moved to approve Consent Agenda Item 7.F., seconded by Councilman Sischka. (Passed 7-0)

Councilman Goode moved to adopt Resolution No. 2021-1795, seconded by Councilman Sischka. (Passed 7-0)

Councilman Goode moved to adopt Resolution No. 2021-1800, seconded by Councilman Sischka. (Passed 7-0)

Councilman Goode moved to adopt Resolution No. 2021-1801, seconded by Councilman Sischka. (Passed 7-0)

8. CONSENT ORDINANCE

A. Adoption of Ordinance No. 2021-1783 Authorizing the Acceptance of an Ingress and Egress Easement Agreement from Religious Science Church of Prescott.

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE ACCEPTANCE OF AN INGRESS AND EGRESS EASEMENT AGREEMENT FROM RELIGIOUS SCIENCE CHURCH OF PRESCOTT, AND AUTHORIZING THE MAYOR AND STAFF TO EXECUTE ANY AND ALL DOCUMENTS TO EFFECTUATE SAID ACCEPTANCE

Councilman Sischka moved to adopt Consent Agenda Item 8.A., seconded by Councilman Tenney. (Passed 7-0)

9. REGULAR AGENDA

A. Approval of WSA21-011, a Water Service Agreement Application Submitted by Kimley-Horn on Behalf of the Owner Shipping Yard, LLC, Prescott. Location: APN 113-15-059 and 113-15-061, Comprising of 0.35 Acres in Township North, Range 02 West, Section 33 SE1/4, SW1/4, NE1/4.

Councilman Goode moved to approve Item 9.A., seconded by Councilman Sischka. (Passed 7-0)

B. Approval of WSA21-012, a Water Service Agreement Application Submitted by Michael Lafferty on Behalf of Property Owner Dells View Apartments and City Contract No. 2017-009A3, an Amendment to City Contract No. 2017-009. Location: 2051 Willow Lake Road, APN 106-13-031H, Comprising of 7.47 Acres in Township 14 North, Range 02 West, Section 13 SW1/4, NW1/4, SW1/4.

Councilman Sischka moved to approve WSA21-012, seconded by Councilman Tenney. (Passed 7-0)

Councilman Tenney moved to approve City Contract No. 2017-009A3, seconded by Councilman Blair. (Passed 7-0)

C. Approval of WSA21-013, a Water Service Agreement Application Submitted by KW PRS, LLC on Behalf of Property Owner City of Prescott. Location: APN 103-01-021H, Comprising 26.28 Acres in T15N, R01W, Section 19 SW1/4, SE1/4.

Councilman Blair moved to approve Item 9.C., seconded by Councilman Sischka. (Passed 7-0)

D. Approval of WSA21-016, a Water Service Agreement Application Submitted by Astoria II, LLC on Behalf of Property Owner Michael Fann. Location: APN 105-04-002T, Comprising 29.65 Acres, in T14N, R02W, Section 23, NE1/4, NE1/4, NE1/4 and APN 106-18-067N Comprising 3.26 Acres in T14N, R02W, Section 14, SE1/4, SE1/4, SE1/4.

Councilman Blair moved to approve Item 9.D., seconded by Councilman Sischka. (Passed 6-1) (Councilmember Rusing Dissenting)

E. Approval of City Contract No. 2022-082 with Kimley-Horn to Provide Engineering Services for the Streets Division Snow Equipment Facility in the Amount of \$123,750. Funding is Available in the Streets Fund.

Councilman Sischka moved to approve Item 9.E., seconded by Councilman Tenney. (Passed 7-0)

F. Approval of City Contract No. 2022-104 with AUI, Inc. for the City's Annual Maintenance Program, Utilizing Pipe Bursting in an Amount not to Exceed \$748,900. Funding is Available in the Wastewater Fund.

Councilman Blair moved to approve Item 9.F., seconded by Councilman Tenney. (Passed 7-0)

G. Approval of City Contract No. 2022-090 with Fann Contracting Inc. for the Rodeo Grounds Rainwater Harvesting and Aquifer Recharge Project in the Amount of \$96,763.65. Funding is Available in the Water Fund.

*****Mayor Mengarelli recused himself from discussion on this item due to a conflict of interest*****

Councilman Sischka moved to approve Item 9.G., seconded by Councilman Tenney. (Passed 6-0)

Because Astoria Phases 2A and 2B have not yet been constructed, the values from Falcon Point, the subdivision immediately to the south, has been used for reference. Falcon Point is also a Mike Fann subdivision.

No. of Accounts	No. of Account 60 months (5 Year) Water Use	No. of Vacant Lots	Annual Water Use, acre-feet / year	Average Use per lot acre-feet/year
122	20	0	71.19	0.32

CC&Rs will be provided when the Final Plat is recorded.