

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION WORKSHOP

12425 West Bell Road, Suite D-100

Surprise, Arizona 85374

July 15, 2008

MINUTES

Call to Order:

Chair Blair called the Planning and Zoning Commission workshop meeting to order at 5:00 p.m. in the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, July 15, 2008.

In attendance with Chair Blair were Vice Chair Steve Somers, Commissioners Matthew Bieniek, Ken Chapman, John Hallin, and Robert Rein. Commissioner Fred Watts was absent.

PRESENTATION:

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Jim Swanson, Water Services Manager, presented the Integrated Water Master Plan.

The plan consists of four documents. It is structured in such a way that the Water Resources Master Plan sits on top of the infrastructure plans; reclaimed water, drinking water and waste

water. The Water Resources Master Plan is about strategies the city employs to meet our demands for the future.

The Water Master Plan is a planning document. Water Services focuses on two major components, the General Plan land use and the landscaping.

At build out, demand is based on supplying water to all residents in the city in special planning areas one through five. It does not currently include special planning area six.

In response to Commissioner Hallin, Mr. Swanson stated that our water service area is smaller than our sewer service area. The city has 12 water suppliers that service the area. The major providers are Arizona American Water, city of Surprise, Beardsley Water Company and El Mirage.

In response to Commissioner Hallin, Mr. Swanson stated that there are currently four companies that have CAP allotments. All other water companies are using ground water to meet their demands.

In response to Commissioner Chapman, Mr. Swanson stated that CAP contracts are long term contracts and renewable in 20 years. There is additional supply available with Indian CAP water, but this is available only to meet short term needs.

There are some assumptions used in the Water Resources Master Plan that come from the General Plan. The Water Resources Master Plan assumes that future “build-out” demand will be based on the mid range of densities in the General Plan. However, if the city starts entitling at the higher end of the density range, the result could be the over allocation of our resources. What we are seeing is that the mid–range density truly represents how we have been growing in the city. Moving forward, we are trying to base demand on actual usage. One of the items being evaluated for the next update is increasing the density amounts in more rural areas.

In response to Commissioner Rein, Mr. Swanson stated that if the city moves into those areas that have private wells, then the city would supply water to those areas and take over any infrastructure they have and absorb those resources.

In response to Commissioner Chapman, Mr. Swanson stated that when a developer wants to develop a piece of property the Department of Real Estate seeks a determination that the city has an assured water supply.

In response to Commissioner Hallin, Mr. Swanson stated that when Chrysler Proving Grounds came in with a higher density than expected, the Water Resources Master Plan was changed to match the density of the development.

Conclusions and Recommendations

Our supplies do exceed our projected demands. One issue is that 50% of our supplies come from effluent water.

Infrastructure Master Plan goal is to develop a plan that addresses the city’s existing and future water infrastructure needs and to develop an infrastructure plan for special planning areas two, three, four, and five.

The Drinking Water Master and the Wastewater Master Plan treats each SPA as its own water service area.

Water supply facilities are near open retention areas, so when the tanks are drained for maintenance then it won't flood the street. The surrounding block walls match the walls in the developments and act as a buffer to the homes.

In response to Chair Blair, Mr. Swanson stated that the reservoir tanks are drained for tank maintenance every three to five years, usually in the winter when demand is low.

The Reclaimed Water Master Plan serves a limited area. We try not to send reclaimed water outside of our service area. Excess reclaimed water is sent to HOAs, commercial sites and farmers to use.

Updates to the Integrated Water Master Plan will include evaluating providing water to SPA6, updating the land use model, increasing rural residential densities, and expanding the use of reclaimed and non potable water. The updated plan will go before council in December 2008.

In response to Vice Chair Somers, Mr. Swanson stated that at build out we estimate having 10,000 acre feet annually of CAP water and about 70,000 acre feet of total demand.

In response to Vice Chair Somers, Mr. Swanson stated that rain fall is not in the current calculations and is not considered a supply.

In response to Vice Chair Somers, Mr. Swanson stated that water depths are monitored by the state and by the city.

In response to Commissioner Chapman, Mr. Swanson stated that they do not have a specific date for build out.

In response to Commissioner Chapman, Mr. Swanson stated that the drinkable water supply is fixed so we know what we have. The current water plan does not indicate how much is needed for drinkable water; however, the new plan will.

In response to Commissioner Rein, Mr. Swanson stated that Community Development is on the technical committees. The village plans will not have much effect on demand or supply.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

There was no request made to call for an executive session.

ADJOURNMENT:

Hearing no further business, the Planning and Zoning Commission workshop meeting was adjourned on Tuesday, July 15, 2008, at 5:47p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Assistant City Manager Kathy S. Rice, Water Services Manager Jim Swanson, Fire Marshal Doug Helbig, Community Development Director Jeffrey J. Mihelich, and Planning and Zoning Commission Secretary Debbie Perry.

Jeffrey J Mihelich, Director

Community Development Department