



City of Flagstaff

Water Services Division



September 20, 2022,

Stephen C. Irwin, PE
Shephard Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, Arizona 86001

Ref: **Waiver of Water and Sewer Impact Analysis**

Project: LIV Timber Sky

Parcel APN 112-01-019B

Address: S.W. Corner of W Route 66 & Woody Mountain Rd

Dear Mr. Irwin,

The City of Flagstaff Water Services Department agrees to waive the requirement of a Water and Sewer Impact Analysis (WSIA) for the above future development. After reviewing the City water and sewer master model and previous Impact studies conducted in this area, Water Services Engineering Section Director Gary Miller and Water Services Engineering staff is of the opinion that the future proposed demands will have no significant impact to either water or sewer infrastructure off-site as a result of this development beyond what was identified. The land use and intensity proposed for this site in earlier analysis is similar to that of the proposed development. After the Kit Carson to Kaibab Sewer upsizing is completed, there will be adequate line capacity and no additional analysis work will be required for this project.

LIV Timber Sky is a proposed future housing development located at 2701 S Woody Mountain Rd. Plans for the site include the creation of 214 dwelling units. The site is bordered on the North by Route 66, on the East by Woody Mountain Campground, to the West by undeveloped land, and to the South by the Sky Cottages development. Parcel APN 112-01-019B makes up its boundaries. The existing property consists of 13.01 acres of undeveloped land that is zoned rural residential.

After the Kit Carson to Kaibab Sewer upsizing is completed, no additional offsite infrastructure improvements will be required other than that necessary to serve the parcel are required of this development. All on-site infrastructure must be constructed to City of Flagstaff and ADEQ standards. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. SWI has provide a rough estimate of early 2024 for completing construction and getting this housing development on line. According to the City of Flagstaff's Biosolids Master Plan developed by Carollo in 2019, the City's wastewater

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treatment capacity for both treatment plants combined is 6.3 MGD average daily flow based on current conditions and configurations. Average daily flows for both plants measured 5.404 MGD for the calendar year 2021. The remaining treatment capacity of both plants combined has been previously committed. The City is creating additional wastewater treatment capacity currently scheduled for completion by the end of 2024. The additional wastewater demand created can be accommodated within the current wastewater treatment capacity projections. Therefore, the two-year reservation of capacity through the WSIA is not contingent upon the successful construction of improvements by 2024. This WSIA waiver is considered valid for two years from its issuance date, 9/20/2022. All water and sewer utility lines and treatment plant capacity reservations as a result of this waiver will expire at that time. This WSIA waiver will function as place holder for the developer. The capacity assurances discussed within this waiver will be provided by the City for 2 years. At which time the developer will need to have applied for a building permit or will be removed from the list of assured capacity. If this project is removed from the capacity assurance list, the developer will need to re-apply for capacity assurance by getting a new WSIA. Please contact Gary Miller or Jackson Salazar at 928-213-2410 or 928-213-2411 resp. if you have any questions or concerns.

Sincerely,

Jackson Salazar
Water Services Plan Reviewer

Required Signatures per City Code 13-05-002-0001 & 0002

X

City Engineer

X

Water Services Director

Cc: Gary Miller – Water Services Engineering Section Director
Dana Cole – Development Engineer
Genevieve Pearthree – Senior Planner

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