

NOTICE AND AGENDA

WATER COMMISSION
THURSDAY
MARCH 19, 2026

HYBRID MEETING
COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

[Click here to join the meeting](#)

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

RON DOBA
DONALD BILLS
JOHN NAUMAN
ROBERT VANE

HALEY PAUL
MATTHEW GARCIA
CAROLINE REED

3. PUBLIC PARTICIPATION

Public participation enables the public to address the Commission about an item that is not on the agenda. If you wish to address the Commission, please state your name and address for the record. The Arizona Open Meeting Law prohibits the Commission from discussing or taking action on an item which is not listed on the prepared agenda. The Commission members may, however, respond to criticism made by those addressing the Commission, ask staff to review a matter, or ask that a matter be place on a future agenda. Public comments should be limited to three minutes reading time.

4. APPROVAL OF MINUTES

5. NEW BUSINESS

A. Data Centers Land Use and Large-Volume Water Users - Erin Young and Tiffany Antol

B. Discussion of Upcoming Revisions to the Landscape Development Plant List - Tamara Lawless

C. Discussion of Proposed Changes to the Plumbing Code - Tamara Lawless

6. OLD BUSINESS

A. Proposed Updates to the Water Conservation Ordinance in the City Code - Tamara Lawless

7. INFORMATIONAL ITEMS TO/FROM THE CHAIR, COMMISSION MEMBERS, OR STAFF

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m in accordance with the statement filed by the Water Commission with the City Clerk.

Dated this _____ day of _____, 2026.

For special accommodations, please notify the Water Services Admin Office at (928) 213-2400 or 774-5281 (TDD) at least three business days prior to the scheduled meeting time.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

REPORT TO THE WATER COMMISSION

Erin Young, Water Resources Section Director
Prepared by

FROM: WATER SERVICES DEPARTMENT

Date: 3/13/2026

MEETING OF: March 19th, 2026


Department Head Signature

AGENDA ITEM: Data Centers Land Use and Large-Volume Water Users

STATEMENT:

Tiffany Antol, Zoning Code Manager with the City of Flagstaff, will update the Water Commission on an upcoming Planning and Zoning Commission Public Hearing on March 25. The Public Hearing will be a recommendation to forward to City Council a proposed amendment to the Zoning Code addressing Data Centers Land Use. The purpose of the proposed amendment is to address community concerns in relation to Data Center land uses and ensure that appropriate mitigation measures are provided for a land use that is already permitted under the general category of Heavy General Industrial with specific use standards. Based on feedback received at the Planning & Zoning Work Session on March 11, 2026 staff has prepared two drafts of the proposed amendment (see Attached Memo for details and Attachments for Proposals #1 and #2).

Erin Young, Water Resources Section Director, will provide the Water Commission with a brief overview of City policies and ordinances that govern how new industry/development is assessed relative to daily, seasonal, and annual water demands, and against the City's water resources portfolio within its Designation of Adequate Water Supply.

RECOMMENDATION:

Staff are requesting feedback from the Water Commission, if any, related to water on the two proposals to amend the Zoning Code.

Water Services staff is recommending we draft a policy or ordinance on "Large-Volume Water User" provisions.

DISCUSSION:

Here are some policies that may assist in the Commission's evaluation of the Zoning Code proposed changes:

Water Services is positioned to provide water to industries provided the capital investment is made to accommodate that capacity within the City's water infrastructure. Three policies in the City's Council-adopted Water Policies (2013) provide the principals and guidelines for how Water Services and the City

plan for and allocate the water system capacity available for new development: Policy B on Water Resource Management, Policy F on Infrastructure, and Policy G on Master Planning. While the City's Designation of Adequate Water Supply, under Policy B, provides an accounting mechanism for forecasting the buildout water needs of lands zoned in the voter-approved Regional Plan, the policies do not address those development (commercial, industry, residential, etc.) proposals that exceed the City's water planning estimates. Similarly, the policies do not address water or sewer capacity of specific industries or for development that exceed our growth-based projections that partially inform the City's 10-year Capital Improvement Program. The City's website has the Water Policy document available here <https://flagstaff.az.gov/1275/Water-Services>

With proper regulations in place, the City can define and require provisions for large-volume water users that wish to consider Flagstaff as a location for their industry. A large-volume water user policy could address industry-specific uses such as a data center. City staff would recommend we develop water policy further to address large-volume water users who exceed current planning thresholds and update any guidelines as needed. The Kyl Center for Water Policy has information about what other municipalities are doing and the document is available here <https://morrisoninstitute.asu.edu/kyl-center-water-policy>



Date: March 19, 2026
TO: Water Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Lee Williams, Waters Services Division
RE: **PZ-26-00018: Data Centers Land Use**

I. Request:

PZ-26-00018: Data Centers Land Use - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050.B: Allowed Uses to add the Data Center Land Use, Division 10-40.60: Specific to Uses to add development standards for Data Centers, and Chapter 10-80: Definitions to add a definition for Data Center.

The anticipated timeline for the amendments is as follows:

March 11, 2026 – Planning and Zoning Commission Work Session

March 25, 2026 – Potential Planning and Zoning Commission Public Hearing

April 7, 2026– Potential City Council Public Hearing (1st Reading of Ordinance)

April 21, 2026– Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

II. Overview of Proposed Amendments:

A. PZ-26-00018: Data Center Land Use

The purpose of the proposed amendment is to address community concerns in relation to Data Center land uses and ensure that appropriate mitigation measure are provided for a land use that is already permitted under the general category of Heavy General Industrial with specific use standards. Based on feedback received at the Planning & Zoning Work Session on March 11, 2026 staff has prepared two drafts of the proposed amendment. Proposal #1 includes adding a specific land use category called Data Center with specific use standards as described below:

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050. B.: Industrial Zones – Allowed Uses** – is amended to add Data Center as a primary land use in the Heavy Industrial (HI) and Heavy Industrial Open (HI-O) zones with the issuance of a Conditional Use Permit.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – is amended to add Section 10-40.60.145: Data Center specific use standards.

General Requirements.

1. Development Sites shall be designed in accordance with Division 10-30.60: Site Planning Design Standards.
2. Buildings shall be designed to reduce perceived mass through architectural articulation, variation in façade materials, or modulation of building planes as required in Division 10-50.20: Architectural Design Standards.
3. Mechanical, electrical, and cooling equipment shall be fully enclosed or screened from view from rights-of-ways and adjacent properties.
4. Outdoor storage of equipment or materials shall be prohibited, except during permitted construction or maintenance activities.
5. A minimum 200-foot setback should be provided from a property line abutting a residential use or residential zoning district.
6. Perimeter fencing, if provided, shall be decorative and integrated with site landscaping.
7. Noise generated by all on-site operations, including cooling equipment and generators, shall not exceed a maximum outdoor dBA of 60 dBA / 70 dBC during the daytime (7 a.m. to 10 p.m.) and 50 dBA / 60 dBC during the nighttime (10 p.m. to 7 a.m.) at the property line. Sound attenuation walls shall be provided on any property line abutting a residential use or residential zoning district.
8. Generator and generator use must be in compliance with all applicable state and federal regulations. If a Data Center uses diesel generators, only tier IV or newer generators are permitted. Backup generators shall be used solely for emergency operations, testing, and maintenance, and shall not serve as a primary power source. Generator testing shall be limited to daytime hours and scheduled to minimize impacts on adjacent uses.
9. Fuel storage and handling shall comply with all applicable fire, building, and environmental regulations.
10. All mechanical cooling systems shall utilize a closed-loop configuration.
11. Cooling towers, chillers, and related equipment shall be screened and designed to minimize noise, plume visibility, and visual impacts.
12. Hazardous materials shall be limited to those necessary for operation and shall be stored and handled in accordance with applicable regulations.
13. Data centers shall not emit smoke, dust, odors, or vibration detectable beyond the property boundary, except during emergency generator operation.
14. Data Centers that have ceased operations for a continuous period of 12 months shall be considered abandoned and must be decommissioned. Within 90 days of the end of operations, the owner or operator shall submit a decommissioning plan to the City for

review and approval. Decommissioning must be completed with 12 months of abandonment and shall include

1. Removal of all equipment, structures, and above-ground facilities; and
2. Proper disposal of any hazardous materials in accordance with applicable state and federal regulations; and
3. Restoration of the site to a safe, stable condition, including grading and seeding of disturbed areas.

Conditional Use Permit Application Requirements.

1. A baseline noise study establishing existing noise levels prior to project construction including a Low-Frequency Noise Impact Report prepared by a licensed acoustical engineer including a noise contour exhibit depicting the anticipated noise levels (including low frequency noise) to be generated by the Data Center.
 2. An assessment of current and future energy needs for the site.
 3. Identification of the energy source(s) for the proposed Data Center and documentation from the utility provider(s) affirming sufficient power exists to serve the site. The applicant must include an estimate of annual energy consumption over all phases of the project, expected peak demand, and the percentage of energy demands that will be met by carbon-free energy, during each year of project operations. The use of 100% renewable energy for all data center energy needs is preferred and is attainable through methods including but not limited to on-site generation, virtual power purchase agreements, and purchasing RECs through electric utility providers.
 4. An estimate of peak day and annual water consumption and wastewater discharge for the site.
 5. Identification of the source of water for the proposed Data Center and documentation from the water utility provider affirming sufficient water resources to serve the Data Center. A Water and Sewer Impact Analysis (WSIA) must be approved by the Water Services Division. The use of 100% non-potable and/or recycled water for all data center needs is preferred.
 6. Identification and concentration of constituents in the wastewater stream that may have negative effects on the Publicly Owned Treatment Facility.
 7. A narrative that describes how the proposed Data Center will comply with each of the requirements of this section.
- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040: Definitions “D”** – to add Data Center definition.

Data Center: A facility or portion of a building used to house computer systems, servers, and associated infrastructure for the storage, processing, management, or distribution of digital

data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security.

Exceptions. Data Centers that are ancillary to another primary land use are permitted by right in all zones if they occupy no more than ten percent of the building footprint, are used to serve the enterprise functions of the primary land use and are not housed in a separate stand-alone structure on a parcel.

Proposal #2 amends existing land use definitions and provides a new definition of Data Center to prohibit Data Centers as a primary land use in the City of Flagstaff as described below:

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040: Definitions “D”** – to add Data Center definition.

Data Center: A facility or portion of a building used to house computer systems, servers, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security. Data Centers as a primary use are not permitted in the City of Flagstaff. Data Centers that are ancillary to another primary land use are permitted by right in all zones if they occupy no more than ten percent of the building footprint, are used to serve the enterprise functions of the primary land use and are not housed in a separate stand-alone structure on a parcel.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.090: Definitions “I”, Section 10-80.20.160: Definitions “P”, Section 10-80.20.180: Definitions “R”** – to exclude Data Centers from the Heavy General Industrial, Light General Industrial, Public Facility, and Research and Development definitions.

Attachments:

1. PZ-26-00018: Data Center ZCTA – Proposal #1
2. PZ-26-00018: Data Center ZCTA – Proposal #2

**Case No. PZ-26-00018 – Data Centers
Proposal #1**

Provisions that are being deleted are shown in bold ~~strikethrough~~ text.
Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Table 10-40.30.050.B: Industrial Zones – Allowed Uses, as follows:

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Industrial, Manufacturing, Processing and Wholesaling						
Business Parks		P	P	P	--	--
Composting Facility		--	p ³	p ³	p ³	p ³
Construction Storage/Supply Yards		--	p ²	p ²	P	P
Data Center	10-40.60.145	--	--	--	UP	UP
Equipment Rental Yard – Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		p ³	P	P	P	P
Industrial, Heavy – General		--	UP	--	P	P
Industrial, Light – General		--	P	P	P	P
Junk Yard		--	--	--	P	P
Manufacturing/Processing – Heavy		--	UP	--	P	P
Manufacturing/Processing – Light		P	P	P	P	P

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Manufacturing/Processing – Previously Prepared Materials		UP	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P/UP ⁸	P	--	--
Mini-Storage Warehousing	10-40.60.250	--	P	P	P	P
Outdoor Storage	10-40.60.275				P	P
Quarrying Operations	10-40.60.290	--	--	--	UP	UP
Railroad Shops and Similar Heavy Service Facilities		--	UP	UP	P	P
Research and Development	10-40.60.300	P	P	P	--	--
Transportation Yards		--	P	P	P	P
Warehousing		--	P	P	P	P
Wholesaling and Distribution		--	P	P	P	P
Ranching, Forestry and Animal Keeping						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
Recreation, Education and Assembly						
Indoor Commercial Recreation		--	--	UP ⁷	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP
Places of Worship		P/UP ⁹	P/UP ⁹	P/UP ⁹	P/UP ⁹	P/UP ⁹
Schools – Public and Charter		P	P	P	P	P
Schools – Private		UP	--	--	--	--

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Seasonal Amusement/Entertainment and Sales, Indoor	10-40.60.305	--	UP	--	--	--
Trade Schools		UP	P	P	P	P
Residential						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	p ^{4,5}	p ^{4,5}	p ^{4,5}	p ^{4,5}
Institutional Residential						
Custodial Care Facilities	--	UP	UP	UP	UP	
Homeless Shelters	10-40.60.190					
Emergency Shelters		--	p ⁶	p ⁶	p ⁶	p ⁶
Short Term Housing		--	p ⁶	p ⁶	UP ⁶	UP ⁶
Transitional Housing		P	P	P	UP	UP
Sheltered Care Homes		--	UP	UP	UP	UP
Nursing Homes		--	UP	--	UP	--
Live/Work	10-40.60.200	P	P	p ⁷	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
Retail Trade						
Drive-through Retail	10-40.60.160	p ⁴	--	p ⁷	--	--
General Retail Business		p ⁴	UP	p ⁷	UP	UP ⁷
Heavy Retail/Service		--	--	p ⁷	--	UP ⁷

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Restaurant or Cafe		p ⁴	UP	p ⁷	--	UP ⁷
Services						
Adult Entertainment	10-40.60.050	P	P	p ⁷	P	p ⁷
Crematorium		--	P	p ⁷	P	p ⁷
General Services		p ⁴	UP	UP ⁷	--	--
Hospital		UP	UP	UP ⁷	UP	UP
Kennel, Animal Boarding		UP	UP	UP ⁷	UP	UP ⁷
Marijuana Off-Site Cultivation Location	10-40.60.220	--	P	p ⁷	P	p ⁷
Marijuana Off-Site Manufacturing Location	10-40.60.220	--	P	p ⁷	P	p ⁷
Marijuana Testing Facility	10-40.60.220	P	P	p ⁷	--	--
Office		P	UP	UP ⁷	--	UP ⁷
Public Services						
	Public Services Major	UP	P	P	P	P
	Public Services Minor	P	P	P	P	P
	Emergency Services	UP	UP	UP	UP	UP
Travel Accommodations		p ⁴	--	UP ⁷	--	--
Veterinary Hospitals		--	P	P	P	P
Veterinary Clinics		UP	P	P	P	P
Telecommunication Facilities						
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Transportation and Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Passenger Transportation Facilities		P	P	P	--	--
Urban Agriculture						
Food Production		--	P	P	--	--
Nurseries		--	P	P	P	P
Vehicle Sales and Services						
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	P	P	P	P
End Notes						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Outdoor storage shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
3. Not allowed within one-quarter mile of an existing residential use.						
4. Limited to 10 percent of a primary use.						
5. Solely for use by employees of the permitted use.						

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
6.	Conditional use permit is required if distance between shelter facilities is less than one-quarter mile.					
7.	Allowed use with applied GFAR standards (see Table 10-40.30.050.C).					
8.	Conditional use permit is required if a taproom is associated with the micro-brewery or micro-distillery.					
9.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.					
Key						
P = Permitted Use						
UP = Conditional Use Permit Required						
-- = Use Not Allowed						

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, as follows:

**Division 10-40.60:
Specific to Uses**

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Buildings and Structures
- 10-40.60.025 Accessory Uses
- 10-40.60.030 Accessory Dwelling Units (ADUs)
- 10-40.60.040 Accessory Wind Energy Systems
- 10-40.60.050 Adult Entertainment
- 10-40.60.060 Airport/Landing Strips, Heliport, or Helistops
- 10-40.60.070 Animal Keeping
- 10-40.60.080 Automobile, Go-Kart, and Miniature Automobile Racing
- 10-40.60.090 Automobile Service Station and Convenience Store
- 10-40.60.100 Automobile/Vehicle Repair Garage – Major/Minor
- 10-40.60.110 Bed and Breakfasts
- 10-40.60.120 Co-housing
- 10-40.60.130 Commercial Campground
- 10-40.60.140 Community Garden
- 10-40.60.145 Data Center**
- 10-40.60.150 Day Care Home and Center
- 10-40.60.160 Drive-through Retail or Service Facility
- 10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments
- 10-40.60.180 Home Occupations
- 10-40.60.190 Homeless Shelter
- 10-40.60.195 Kennel, Animal Boarding
- 10-40.60.200 Live/Work
- 10-40.60.210 Manufactured Homes
- 10-40.60.220 Marijuana Establishments
- 10-40.60.230 Meeting Facilities, Neighborhood and Regional
- 10-40.60.240 Micro-Brewery or Micro-Distillery
- 10-40.60.250 Mini-Storage Warehousing
- 10-40.60.260 Mixed Use
- 10-40.60.270 Outdoor Commercial Recreation Structures
- 10-40.60.275 Outdoor Storage
- 10-40.60.280 Planned Residential Development
- 10-40.60.290 Quarrying Operations
- 10-40.60.300 Research and Development Uses

- 10-40.60.305 Seasonal Amusement, Entertainment and Sales, Indoor
- 10-40.60.310 Telecommunication Facilities
- 10-40.60.320 Urban Farm

Section 3. Add Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.145: Data Center, as follows:

10-40.60.145 Data Center

A. Applicability. This section provides general requirements and Conditional Use Permit standards for the primary land use of Data Centers. Primary land use Data Centers are required to obtain a Conditional Use permit as described below:

1. Data Center includes a facility or portion of a building used to house computer systems, servers, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security.

B. Exceptions. Data Centers that are ancillary to another primary land use are permitted by right in all zones if they occupy no more than ten percent of the building footprint, are used to serve the enterprise functions of the primary land use and are not housed in a separate stand-alone structure on a parcel.

C. General Requirements.

- 1. Development Sites** shall be designed in accordance with Division 10-30.60: Site Planning Design Standards.
- 2. Buildings** shall be designed to reduce perceived mass through architectural articulation, variation in façade materials, or modulation of building planes as required in Division 10-50.20: Architectural Design Standards.
- 3. Mechanical, electrical, and cooling equipment** shall be fully enclosed or screened from view from rights-of-ways and adjacent properties.
- 4. Outdoor storage of equipment or materials** shall be prohibited, except during permitted construction or maintenance activities.
- 5. A minimum 200-foot setback** should be provided from a property line abutting a residential use or residential zoning district.
- 6. Perimeter fencing, if provided, shall be decorative and integrated with site landscaping.**
- 7. Noise generated by all on-site operations, including cooling equipment and generators, shall not exceed a maximum outdoor dBA of 60 dBA / 70 dBC during the daytime (7 a.m. to 10 p.m.) and 50 dBA / 60 dBC during the nighttime (10 p.m. to 7 a.m.) at the property line. Sound**

attenuation walls shall be provided on any property line abutting a residential use or residential zoning district.

8. Generator and generator use must be in compliance with all applicable state and federal regulations. If a Data Center uses diesel generators, only tier IV or newer generators are permitted. Backup generators shall be used solely for emergency operations, testing, and maintenance, and shall not serve as a primary power source. Generator testing shall be limited to daytime hours and scheduled to minimize impacts on adjacent uses.
9. Fuel storage and handling shall comply with all applicable fire, building, and environmental regulations.
10. All mechanical cooling systems shall utilize a closed-loop configuration.
11. Cooling towers, chillers, and related equipment shall be screened and designed to minimize noise, plume visibility, and visual impacts.
12. Hazardous materials shall be limited to those necessary for operation and shall be stored and handled in accordance with applicable regulations.
13. Data centers shall not emit smoke, dust, odors, or vibration detectable beyond the property boundary, except during emergency generator operation.
14. Data Centers that have ceased operations for a continuous period of 12 months shall be considered abandoned and must be decommissioned. Within 90 days of the end of operations, the owner or operator shall submit a decommissioning plan to the City for review and approval. Decommissioning must be completed within 12 months of abandonment and shall include
 - a. Removal of all equipment, structures, and above-ground facilities; and
 - b. Proper disposal of any hazardous materials in accordance with applicable state and federal regulations; and
 - c. Restoration of the site to a safe, stable condition, including grading and seeding of disturbed areas.

D. Conditional Use Permit Application Requirements. An application for a Conditional Use Permit for the purpose of a Data Center shall include the following information:

1. A baseline noise study establishing existing noise levels prior to project construction including a Low-Frequency Noise Impact Report prepared by a licensed acoustical engineer including a noise contour exhibit depicting the anticipated noise levels (including low frequency noise) to be generated by the Data Center.
2. An assessment of current and future energy needs for the site.

3. Identification of the energy source(s) for the proposed Data Center and documentation from the utility provider(s) affirming sufficient power exists to serve the site. The applicant must include an estimate of annual energy consumption over all phases of the project, expected peak demand, and the percentage of energy demands that will be met by carbon-free energy, during each year of project operations. The use of 100% renewable energy for all data center energy needs is preferred and is attainable through methods including but not limited to on-site generation, virtual power purchase agreements, and purchasing RECs through electric utility providers.
4. An estimate of peak day and annual water consumption and wastewater discharge for the site.
5. Identification of the source of water for the proposed Data Center and documentation from the water utility provider affirming sufficient water resources to serve the Data Center. A Water and Sewer Impact Analysis (WSIA) must be approved by the Water Services Division. The use of 100% non-potable and/or recycled water for all data center needs is preferred.
6. Identification and concentration of constituents in the wastewater stream that may have negative effects on the Publicly Owned Treatment Facility.
7. A narrative that describes how the proposed Data Center will comply with each of the requirements of this section.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.040: Definitions "D", as follows:

Data Center: A facility or portion of a building used to house computer systems, servers, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security.

**Case No. PZ-26-00018 – Data Centers
Proposal #2**

Provisions that are being deleted are shown in bold ~~striketrough~~ text.
Provisions that are being added are shown in bold **red** text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.040: Definitions “D”, as follows:

Data Center: A facility or portion of a building used to house computer systems, servers, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security. Data Centers as a primary use are not permitted in the City of Flagstaff. Data Centers that are ancillary to another primary land use are permitted by right in all zones if they occupy no more than ten percent of the building footprint, are used to serve the enterprise functions of the primary land use and are not housed in a separate stand-alone structure on a parcel.

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.090: Definitions “I”, as follows:

Industrial, Heavy – General: Construction, manufacturing, transportation, and public utilities, and those uses that may have severe potential for negative impact on any uses located relatively close to them. Differs from light industrial uses in that it includes uses that require unenclosed structures that are large, tall, and unsightly, such as concrete batching plants. These uses also have the potential for generation of dust, noise, and odor and may involve large amounts of exterior storage. Because of their scale, they are likely to have a regional impact. **The use does not include Data Centers.** This term specifically includes, but is not limited to, the following uses:

Chemicals and allied products (except drugs)	Primary metal industries
Electrical distribution equipment	Processing of animal/fish oils and meat products
Electrical industrial apparatus	Railroad transportation

Heavy construction contractors	Rubber and miscellaneous plastics
Leather tanning	Sawmills, planing mills and storage of logs, paper, pulp, or paperboard mills
Manufacturing of alcoholic beverages	Stone, clay and glass products including concrete plants
Machinery	Transportation equipment
Petroleum and coal products	Utility, production or processing facilities, but not offices or transmission or distribution

Industrial, Light – General: This use includes manufacturing, storage, transportation, construction, repair, and wholesale uses that do not include hazardous wastes or resulting large truck usage/parking on the site. **This use does not include Data Centers.** Light industrial uses include, but are not limited to, the following:

Communications	Pharmaceutical manufacturing
Electric and electronic equipment (except electronic distribution and electrical industrial)	Printing and publishing
	Special trade contractors
Fabricated metal	Special warehousing and storage
Food products, including liquor distribution, except meat products	Textiles and apparel
	Transportation services
Fuel and ice dealers	Trucking and general warehousing including mini-storage
Furniture and fixtures	
General building contractors	Vehicle repair including top, body and upholstery repair and paint shops and tire retreading and repair shops
Instruments and related products	

Large truck, industrial truck and tractor repair	Vehicle storage, excluding Federal Highway Administration class 7, and above, vehicles and heavy equipment/construction vehicles
Leather, except tanning and finishing	
Local and interurban passenger transit	
Lumber and wood products	Vehicle towing
Miscellaneous manufacturing industries	Welding repair
Office and computing machines	Wholesale trade, durable and nondurable
Paper products, except mills	

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.160: Definitions “P”, as follows:

Public Services: Government or public services, utilities and their facilities necessary to provide services for urban development. Public services include public and private utility company facilities and all government-owned facilities except offices, landfills or mining facilities. **This use does not include Data Centers.**

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.180: Definitions “R”, as follows:

Research and Development Uses: Facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, and where no more than 30 percent of the total floor area is office. Includes pharmaceutical, chemical, and biotechnology research and development. **This use does not include Data Centers.**

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

REPORT TO THE WATER COMMISSION

Tamara Lawless

Prepared by

FROM: WATER SERVICES DEPARTMENT

Date/ 3/7/2026

MEETING OF: March 19th, 2026


Department Head Signature

AGENDA ITEM: Discussion of upcoming revisions to the landscape development plant list

STATEMENT:

This item will include a short presentation on upcoming revisions to the City of Flagstaff's Landscape Plant List (Appendix 3 in City Code).

RECOMMENDATION:

Discussion only.

DISCUSSION:

Water Conservation staff are assisting in the revision of the City of Flagstaff's Landscape Plant List (Appendix 3 in City Code). This process has included the following thus far:

- Expert review of the full 300+ species on the list by staff at Arboretum at Flagstaff
- Two stakeholder meetings with participants from a broad swath of community members affected by the code (landscape architects, plant nurseries, city staff, etc)

Staff will also present a summary of next steps in this process.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

REPORT TO THE WATER COMMISSION

Tamara Lawless

Prepared by

FROM: WATER SERVICES DEPARTMENT

Date: 3/7/2026

MEETING OF: March 19th, 2026


Department Head Signature

AGENDA ITEM: Discussion of proposed changes to the plumbing code

STATEMENT:

This item will include the presentation of several proposed changes to the plumbing code for the upcoming building code update process.

RECOMMENDATION:

Discussion only.

DISCUSSION:

Water Conservation staff are participating in the upcoming building code update process by providing recommendations for changes to the plumbing code. The proposed changes are as follows (red – deletions, blue – additions):

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet, private	2.2 1.5 gpm at 60 psi and WaterSense labeled
Lavatory faucet, public (metering)	0.25 gallon per metering cycle and WaterSense labeled
Lavatory faucet, public (other than metering)	0.5 gpm at 60 psi and WaterSense labeled
Showerhead ^{a, c}	2.5 1.8 gpm at 80 psi and WaterSense labeled
Sink faucet	2.2 gpm at 60 psi and WaterSense labeled

Urinal	1.0 gallon 0.125 gallons per flushing cycle and WaterSense labeled
Water closet	1.6 1.28 gallons per flushing cycle and WaterSense labeled and has a Maximum Performance (MaP) rating score of at least 600 grams per flush

Staff will review the proposed changes with the commission and will allow the commissioners to provide feedback.

2024 International Existing Building Code

CHAPTER 4 REPAIRS

Section 408 Plumbing

Key:

Amendment explanatory text

Deletion

Addition

Amend 2024 IEBC 408.2, Water closet replacement, by adding and revising as follows:

The maximum water consumption flow rates and quantities for all replaced water closets shall be ~~1.6 gallons (6 L)~~ **1.28 gallons (4.84 L)** per flushing cycle or lower.

The effective flush volume for dual-flush toilets shall not exceed 1.28 gallons (4.84 liters). The effective flush volume is the average flush volume of two reduced flushes and one full flush. Flush volumes shall be tested in accordance with ASME A112.19.2/CSA B45.1 and ASME A112.19.14.

~~**Exception:** Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].~~

2024 International Plumbing Code

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

Section 604: Design of Building Water Distribution System

Key:

Amendment explanatory text

Deletion

Addition

Amend 2024 IPC Table 604.4, Maximum flow rates and consumption for plumbing fixtures and fixture fittings, by adding and revising as follows:

TABLE 604.4 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet , private	2.2 1.5 gpm at 60 psi and WaterSense labeled
Lavatory faucet , public (metering)	0.25 gallon per metering cycle and WaterSense labeled
Lavatory faucet , public (other than metering)	0.5 gpm at 60 psi and WaterSense labeled
Showerhead ^{a, c}	2.5 1.8 gpm at 80 psi and WaterSense labeled
Sink faucet	2.2 gpm at 60 psi and WaterSense labeled
Urinal	1.0 gallon 0.125 gallons per flushing cycle and WaterSense labeled
Water closet	1.6 1.28 gallons per flushing cycle and WaterSense labeled and has a Maximum Performance (MaP) rating score of at least 600 grams per flush

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- A hand-held shower spray is a shower head.
- Consumption tolerances shall be determined from referenced standards.
- Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1.

2024 International Residential Code

CHAPTER 29 WATER SUPPLY AND DISTRIBUTION

Section P2903 Water Supply System

Key:

Amendment explanatory text

Deletion

Addition

Amend 2024 IRC Table P2903.2, Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings, by adding and revising as follows:

TABLE P2903.2

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS^b

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory faucet	2.2 1.5 gpm at 60 psi and WaterSense labeled
Showerhead ^a	2.5 1.8 gpm at 80 psi and WaterSense labeled
Sink faucet	2.2 gpm at 60 psi and WaterSense labeled
Water closet	1.6 1.28 gallons per flushing cycle and WaterSense labeled and has a Maximum Performance (MaP) rating score of at least 600 grams per flush

2018 Code Amendments

International Residential Code

CHAPTER 29 WATER SUPPLY AND DISTRIBUTION

Section P2903 Water Supply System

Amend 2018 IRC Table P2903.2, Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings, by revising and adding as follows:

Maximum Flow Rate or Quantity for a Water Closet to 1.3 gallons.

Dual-flush water closets: The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume of two reduced flushes and one full flush. Flush volumes shall be tested in accordance with ASME A112.19.2/CSA B45.1 and ASME A112.19.14.

International Existing Buildings Code

CHAPTER 4 REPAIRS

Section 408 Plumbing

Amend 2018 IEBC 408.2, Water closet replacement, by deleting and replacing with:

The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.3 gallons per flushing cycle.

Dual-flush water closets: The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume of two reduced flushes and one full flush. Flush volumes shall be tested in accordance with ASME A112.19.2/CSA B45.1 and ASME A112.19.14.

International Plumbing Code

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

Section 604 Design of Building Water Distribution System

Amend 2018 IPC Table 604.4, Maximum flow rates and consumption for plumbing fixtures and fixture fittings, by revising the following values:

Maximum Flow Rate or Quantity for a Urinal to 1 pint.

Maximum Flow Rate or Quantity for a Water Closet to 1.3 gallons.

Dual-flush toilets: The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume of two reduced flushes and one full flush. Flush volumes shall be tested in accordance with ASME A112.19.2/CSA B45.1 and ASME A112.19.14.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

REPORT TO THE WATER COMMISSION

Tamara Lawless

Prepared by

FROM: WATER SERVICES DEPARTMENT

Date: 3/7/2026

MEETING OF: March 19th, 2026


Department Head Signature

AGENDA ITEM: Proposed updates to the Water Conservation Ordinance in City Code

STATEMENT:

This item will include the presentation of proposed updates to the existing Water Conservation Ordinance in City Code 7-03-001-0014 for commission discussion and recommendation to City Council. The proposed changes and additions to City Code incorporate the input of the Water Commission, reclaimed water users, discussions with Home Owners Associations (HOA) and internal consultation with the City's legal team, collected over the past year. The updates to the Ordinance will help to save potable and reclaimed water resources through incorporation of best practices and industry standards.

RECOMMENDATION:

The Water Commission can vote to support or amend the proposed updates to City Code 7-03-001-0014 and forward to City Council for consideration of adoption.

DISCUSSION:

The Water Commission and Reclaimed Water Workgroup have been discussing ideas and recommendations presented in the group's Reclaimed Water Rates Guidance Document submitted to City Council in February of 2025.

Over the course of this dialogue about how to improve reclaimed water efficiency, staff were asked to assess whether the Water Conservation Ordinance in City Code could be applied to reclaimed water. Staff were also asked to review landscaping or outdoor aesthetic requirements or practices by HOAs that have resulted in water waste or exorbitant water charges to the homeowner, and how the City might help provide alternatives. After several meetings and discussions with commissioners, reclaimed water users, several HOAs and the City's legal team, staff have a new draft of updates to the ordinance.

The new version of the ordinance, which is included in this packet, provides clarification on how reclaimed water efficiency can be improved through:

- Limiting the use of reclaimed water between the hours of 9 am and 5pm during the months of May through September.

- Allowing the City to ensure reclaimed customers are not wasting water.
- Limiting the use of reclaimed and potable water for non-functional turf, artificial lakes, and decorative fountains.

The new version of the ordinance also includes a provision for an exemption from certain watering rules for recreational or athletic field turf.

The new version will also save potable water through:

- Limiting the ability of a Home Owners Association to require turf
- Disincentivizing non-functional turf and prohibiting irrigation of non-functional turf

7-03-001-0014 WATER CONSERVATION

A. Definitions:

1. 1. ~~Artificial lake: an outdoor body of water that is artificially constructed or installed and used for a recreational, scenic, or aesthetic purpose.~~

2. Commercial Provision: An agreement between the Water Services Division and a commercial customer where compliance with the Strategy Level may cause unreasonable economic hardship. A Commercial Provision may be applied for by a business that requires a water use for its day-to-day business operation to succeed. There is no fee associated with obtaining a Commercial Provision. Commercial Provisions shall not be considered for aesthetic landscaping purposes. Examples of businesses that may request a Commercial Provision include, but are not limited to, landscapers and nurseries. A request for a Commercial Provision shall be made in writing to the Water Services Director and shall include the nature of the business, the anticipated water usage per day, and what steps are being taken to conserve water at the business location. Approval and denial commercial provision letters shall be copied to the City Manager and City Council for informational purposes.

3.2. Emergency Authority: Authority to make operational adjustments and/or changes to the potable water and reclaimed water system for the purpose of protecting the system from damage, maintaining water supply, or restoring the system to operation after a system failure. This includes authority to mix potable water with reclaimed water for the purpose of protecting the system from imminent system damage.

4.3. Even-numbered address: Any street address ending in; zero (0), two (2), four (4), six (6), or eight (8).

5.4. Irrigate: To supply land or crops with water by means of pipes or hoses.

6.5. ~~Nonfunctional turf: irrigated ornamental grass designed solely for aesthetics rather than recreational or community use. Examples of nonfunctional turf include but are not limited to: turf located between a sidewalk and the street, street-adjacent turf located in business frontage areas, turf in roadway medians, and turf in roundabouts.~~

7. Odd-numbered address: Any street address ending in; one (1), three (3), five (5), seven (7), or nine (9).

8.6. Potable Water: Water that is safe and satisfactory for drinking and cooking.¹

97. Reclaimed Water: Water that has been treated or processed by a wastewater treatment plant or an on-site treatment facility. (ARS [49-201.31](#))

108. Resource Status I: When [potable](#) water demand is equal to or less than safe production capability.

119. Resource Status II: When [potable](#) water demand exceeds safe production capability for five (5) consecutive days.

120. Resource Status III: When [potable](#) water demand exceeds total production capability and the amount of water in storage may impair fire protection for the City.

134. Safe Production Capability: 90% of total [potable](#) water resources available measured in million gallons per day (MGD), based on potable water production and distribution components.

142. Special Provision: An agreement between the Water Services Division and a large-volume irrigator allowing special hours of irrigation due to public access concerns or hydraulic constraints.

153. Surcharge: To charge an additional fee, cost, or levy.

164. Total Production Capability: The total [potable](#) water resources available measured in million gallons per day (MGD), based on potable water production and distribution components.

175. Unreasonable Economic Hardship: A hardship where a business' ability to operate using normally accepted practices is adversely affected by the water restriction.

186. Water Availability Strategy: An effort initiated to ensure the availability of adequate [potable](#) water resources for the future, and in times of emergency.

197. Wasting Water: To use or expend [potable or reclaimed](#) water thoughtlessly or carelessly. Examples include, but are not limited to, allowing water to run into the street/gutter, allowing water to pool, irrigating during precipitation events, and failing to repair water leaks. The determination of Wasting Water shall be made by a representative of the City of Flagstaff.

¹ Symons, James M. et al., The Drinking Water Dictionary (American Water Works Association, 2001), P. 333.

B. The City Manager, upon the recommendation of the Water Services Director, after notification to the City Council is hereby authorized to declare and suspend Water Availability Strategies and elements of Strategies. The Strategies may be initiated and suspended based upon Resource Status Levels, or other pertinent information, which evaluate the relationship between water demand and municipal safe production capability.

C. The Water Services Division has emergency authority to take operational measures deemed necessary to protect the potable and reclaimed water systems.

D. Augmentation of the reclaimed water system with potable water except as referenced in Paragraph C shall require prior approval of the City Manager, upon the recommendation of the Water Services Director and after notification to the City Council.

E. The following Water Availability Strategies shall govern the use of City water by any user of the City potable water system, as prescribed below:

1. Strategy I: Water Awareness (may implement with Resource Status I). Conserve water, in and outside of the home, using the best practices available to minimize waste. Water users are specifically encouraged to landscape with plant materials requiring little or no supplemental irrigation water. The following uses are restricted or prohibited.

No person shall:

- a. Irrigate between the hours of 9 AM and 5 PM. Even-numbered street addresses shall irrigate Wednesday, Friday, and Sunday. Odd-numbered street addresses shall irrigate Tuesday, Thursday, and Saturday. No irrigation shall be allowed on Monday. Daily hand watering with a hose or watering can is allowed. Strategy I irrigation hours shall apply to hand watering. Water use for maintenance of irrigation systems is permitted during all times of the day.
- b. Use water from a fire hydrant unless for public health or safety, or with the authorization of the Water Services Division.
- c. Waste water, as defined in section A.
- d. Irrigate golf courses with potable water.

New landscape permits. Daily irrigation of new landscape may be allowed for elective landscaping and will be allowed for required landscaping by obtaining a permit from the Water Conservation Office. The

permit shall be good for a maximum of thirty (30) days. The fee for the permit shall be ten dollars (\$10) to cover administration and printing, and shall be adjusted to cover changing costs. The permit shall be obtained prior to landscape installation and prominently posted at the irrigation site. The determination of provision of an elective landscaping permit shall be made by a representative of the Water Services Division and may be appealed by the applicant to the Flagstaff Water Commission if thought to be unreasonably denied. The decision of the Water Commission shall be final. Strategy I irrigation hours shall apply to irrigation permits.

2. Strategy II: Water Emergency (may implement with Resource Status II). In addition to the requirements of Strategy I, the following uses are restricted or prohibited.

No person shall:

- a. Irrigate or wash vehicles, except as provided. Even-numbered street addresses are restricted to said uses on Wednesday, Friday, and Sunday. Odd-numbered street addresses are restricted to said uses on Tuesday, Thursday, and Saturday. No outdoor watering activity shall be allowed between the hours of 9 AM and 5 PM. Vehicle washing for public health and safety shall be exempt. This restriction shall not apply to commercial car washes.
- b. Wash paved areas such as drives, sidewalks and tennis courts, or buildings, except for health or safety. Restriction shall not apply to commercial high pressure water blasting for maintenance or construction purposes during strategy II. The use of Reclaimed Water for said uses shall not be restricted.
- c. Use potable water for filling ornamental fountains, artificial ponds or streams.
- d. Fill recreational swimming pools, spas, or wading pools holding more than one hundred (100) gallons.
- e. Use potable water for major construction activity, such as dust control, soil compaction, or street cleaning. Major construction activity shall be considered that activity requiring the use of a hydrant meter for the dispensing of potable water or obtaining the water from City of Flagstaff standpipes.

Single-Family Residential, and all lawn meter rates shall increase to one hundred fifty percent (150%) of the established rate for any water consumption between six thousand two hundred one (6,201) and eleven

thousand five hundred (11,500) gallons. Rates shall increase to two hundred percent (200%) of the established rate for any water consumption greater than eleven thousand five hundred one (11,501) gallons per billing cycle. Rate increases shall take effect with the billing cycle(s) following the implementation of Strategy II.

Multi-family, Commercial, Industrial, and Institutional water rates shall increase to 120% of the established rate. The rate increase shall take effect with the billing cycle(s) following the implementation of Strategy II.

Potable water standpipe rates shall increase to one hundred thirty percent (130%) of the established rate. The rate increase shall take effect upon implementation of Strategy II. Standpipe water shall be limited to uses within a twenty-five (25) mile radius of City Hall. Standpipe water shall not be used for major construction activity, dust control, irrigation of decorative landscaping and/or turf.

No new elective or required landscaping permits shall be issued. Landscaping not installed and required by the City of Flagstaff to meet the Land Development Code will not delay a Certificate of Occupancy to be issued providing its installation is delayed as a result of a suspension of new landscaping permits and a surety is provided acceptable to the [Planning & Development Services Community Development](#) Division.

Upon suspension of Strategy II, rates shall return to their respective level with the billing cycle(s) following the date of the suspension, or in the case of standpipe rates, upon suspension.

3. Strategy III. Water Crises (may implement with Resource Status III). In addition to the requirements of Strategy I and Strategy II, the following uses are restricted or prohibited.

No person shall:

- a. Use any potable water for outside use.
- b. Use fire hydrants, unless for public health, safety, and welfare by authorized government agencies only.
- c. Waste water intentionally or unintentionally. Specifically applies to all residential, commercial, industrial, and institutional use.
- d. Use potable water in violation of any other restriction deemed necessary by the City Council for the purpose of protecting the welfare of the citizens of Flagstaff.

No new Special or Commercial provisions shall be allowed unless approved by the Flagstaff City Council or the Water Commission.

F. The following Water Availability Strategies shall govern the use of City water by any user of the City reclaimed water system, as prescribed below:

No person shall:

- a. Irrigate between the hours of 9 AM and 5 PM during the months of May through September.
- b. Waste water, as defined in section A

G. Other restrictions

1. A Homeowners' Association (HOA) cannot require a homeowner to install or maintain turf grass nor can it prohibit water-efficient landscapes. HOAs shall have 12 months from this ordinance revision to create new landscape standards that meet this restriction.
2. Nonfunctional turf cannot be irrigated.
3. Potable or reclaimed water cannot be used to fill an artificial lake with a surface area larger than 600 square feet. Artificial lakes constructed or permitted and continuously maintained prior to [date ordinance is revised] are exempt.
4. Potable or reclaimed water cannot be sprayed into the air for decorative or aesthetic purposes outdoors, including but not limited to decorative fountains. Recreational uses such as splash pads are not limited by this restriction.

HD. Exemptions for active/programmed recreation turf area or athletic field turf area:

Managers of recreational or athletic field turf may request an exemption to the landscape watering restrictions and schedules, provided the applicant meets the following requirements:

1. There is functional turf located on the property that is either recreation turf or athletic field turf.
2. There is no nonfunctional turf on the property
3. The applicant cannot consistently comply with all watering restrictions and sustain public use due to extraordinary public use of that area or to protect the health, safety, and well-being of the public.

If the applicant meets all of the requirements, the applicant must submit a signed application to the Water Conservation Program. The applicant must comply with all requirements in the exemption process, such as

providing all information required to enable the evaluation of the application. The Water Conservation Program is not required to approve an application for an exemption.

If the Water Conservation Program grants an exemption, the applicant will be asked to comply with certain conditions. Conditions may include, but are not limited to:

- a. Prominently displaying a sign or signs stating that an alternative watering schedule is in use.
- b. Working with the Water Conservation Program to create and implement a conservation plan that maximizes outdoor water use efficiency and reduces water use.

I. Surcharges/Appeals:

1. A Surcharge of \$25.00 shall be assessed to the account of record for a violation of Strategy I.
2. A Surcharge of \$50.00 shall be assessed to the account of record for a violation of Strategy II.
3. A Surcharge of \$100.00 shall be assessed to the account of record for a violation of Strategy III.
4. Surcharges shall double for every repeat violation. Each succeeding Surcharge under the prevailing strategy level may be twice the previous Surcharge assessed for the previous violation. Customers must be surcharge free for 18 months before the surcharge amount shall reset.
5. A commercial water hauler determined to be violating the standpipe restrictions shall pay a surcharge equal to that for the appropriate Strategy Level prior to the receipt of additional water.
6. The assessment of the Surcharge may be informally appealed, in writing, within fourteen (14) calendar days of the notice of the Surcharge assessment. The written appeal shall be received by the City of Flagstaff Water Services Division within said fourteen (14) day time limit or the right to such appeal shall be permanently waived. Address all Surcharge-related correspondence to:

City of Flagstaff Water Services Division

Water Conservation Program Manager

211 West Aspen Avenue

Flagstaff, AZ 86001

(Ord. 1568, Enacted, 07/05/88; Ord. 2003-06, Enacted, 04/01/03; Ord. 2004-23, Enacted, 12/07/04; Ord. 2010-15, Amended; 09/07/10; Ord. 2016-23, Amended, 04/19/16)

DRAFT

- Pipe Replacement Plan (LCRI Requirements)
- Tap Sampling Plan/Schools and Childcare Facilities Sampling Plan
- Public Outreach

Jolene Montoya and City Staff answered the following questions from the Commissioners:

Commissioner Vane asked whether all galvanized lines must be replaced or if this depends on age or inspection. Jolene explained that the team is still working through the details, but the current approach is to assume all existing galvanized lines will require replacement. Because the pipes are old, they cannot verify whether lead was ever present upstream, and under the GRR definition, any galvanized line that may have had upstream lead must be replaced. Since they cannot rule out past lead exposure, they are treating all galvanized segments as needing replacement.

Commissioner Vane asked Jolene to clarify which city facilities are considered under their control and whether private residences fall outside that control. Jolene explained that anything on the utility's side of the meter is considered under their control. The EPA defines "under our control" as any portion of the system the utility can access—either physically or legally—to perform service line replacements. That's the formal definition, though how it will be applied in practice is still somewhat uncertain.

Commissioner Vane asked whether residential service lines are considered outside the utility's control. Jolene explained they are still waiting for clarification from ADEQ, so they do not yet know. He then asked who would be financially responsible for replacements—the utility or the homeowner—depending on where the line falls. Jolene said that is still being worked out. Commissioner Vane also asked what current building codes require for new service lines. Jolene responded that today they are typically built with copper or plastic.

Commissioner Nauman asked what pH level the water must be maintained at to prevent corrosion. Lee Williams responded that they keep it around pH 8. Commissioner Nauman then asked, regarding schools, which responsibilities fall to the City, and which fall to the school under the lead rule. Jolene clarified that for the sampling plan, the City is responsible for collecting samples from specific fixtures—five locations in schools and two in childcare facilities, as required by EPA guidance—and for reporting those results back.

Commissioner Nauman asked whether the City is responsible for sampling water inside any entity—private homes, schools, or businesses. Jolene explained that sampling will likely follow a partnership model. Schools are straightforward because staff can access them early in the morning. Private residences are different: homeowners must collect their own samples because staff cannot enter homes that early. The lab team provides clear instructions, coordinates communication, and arranges sample pickup. Residential samples must be taken first thing in the morning after the water has sat unused for 6–8 hours to capture how much lead has leached overnight.

Commissioner Nauman then asked about the composition of galvanized pipes. Jolene said she wasn't sure. He questioned why galvanized material is a problem—suggesting it must contain some lead. Lee explained that while galvanized metal is primarily zinc, it can trap (or "sequester") lead from

upstream sources and later release it under certain conditions, which is why it is treated as a lead-related concern.

Commissioner Garcia noted that some utilities are challenging the law, and litigation is ongoing regarding which portions of service line replacements are the City's responsibility versus the homeowners. He asked if the team had looked into this. Jolene replied that they had not and were unaware of the legal challenges but will investigate further.

Chair Doba asked how participants are selected for sampling. Jolene explained they focus on single-family homes built between 1983 and 1988, with a backup list of about 30 additional homes in case some homeowners decline. Chair Doba then asked about the status of galvanized pipes; Jolene said over 900 lines have been identified as galvanized. Regarding inventory methods, Chair Doba asked if they open meter boxes to inspect the pipes; Jolene said that is one method, but most information comes from the lead band data from 1988. Finally, Chair Doba noted that future regulations may lower the acceptable lead limit from 15 to 10 ppb and asked if that would be an issue. Jolene responded that she expects the system will perform fairly well under the new standard.

Commissioner Vane was curious about the public reaction from the mailings. Jolene stated that they had some that were very concerned, had some that wanted to know if they needed to do anything, some filled out their survey.

Chair Doba mentioned to Jolene: It was confirmed that, in the future, even if the system is not exceeding lead and copper limits, the City will still be required to have a plan to replace any lead or galvanized pipes in the system. It was acknowledged that implementing this plan will involve significant costs. Jolene stated that was correct.

Commissioner Nauman asked what technique is used for testing. Jolene stated 200.8 method.

6. OLD BUSINESS

A. Discussion on reclaimed water code or policy updates – Erin Young and Tamara Lawless

Tamara Lawless, Water Conservation Manager brought sample Water Conservation Codes from Nevada into the discussion with three general topics on the agenda to go over.

When to bring our Water Conservation ordinance back to council and making revisions, adding provisions about water features or artificial lakes.

Chair Doba explained that, based on prior discussion, the Commission seemed supportive of considering language in the code to prohibit future development or construction of lakes built solely for aesthetic purposes. He clarified that this would apply moving forward, starting from the date the code is amended, rather than retroactively affecting existing developments. He expressed concern that applying it to past developments would be problematic, but updating the code for future projects would be a positive step.

Tamara suggested drafting broader language addressing aesthetic water features and other man-made lakes or ponds. She proposed reviewing the wording at the next meeting. Erin Young, Water

Resources Section Director, noted that exemptions might be needed for uses that provide environmental benefits, such as wildlife ponds or tanks. The discussion focused on distinguishing purely aesthetic features from those with ecological or beneficial purposes, ensuring the code accounts for both scenarios.

Tamara also shared an example provision and asked for feedback on whether the direction seems acceptable. She suggested bringing back another draft at the next meeting, showing a provision for the small number of sites that use potable water for irrigation, such as athletic fields. She noted there might be a few such sites at NAU, though that would need to be confirmed.

Tamara added that establishing clear requirements and an application process should help limit the number of exemptions that would need to be granted. Tamara also explained that the proposed code changes do not apply to reclaimed water users, so they would not need to apply for exemptions. The provision is intended mainly for the small number of potable water users subject to the “every other day” watering rules, allowing them to follow a schedule such as Tuesday–Thursday watering while skipping Friday–Sunday, which is atypical compared to standard practices. Also, Tamara stated they added a subsection for the reclaim system in the draft.

Tamara suggested adding language to the ordinance to account for future and emerging technologies, such as smart meters or smart irrigation systems. The goal is to clarify enforcement methods, ensuring the City can use data analysis, visual confirmation, satellite imagery, or other tools to determine violations, even if watering occurs out of direct sight. She noted that legal guidance will be sought to define and confirm these enforcement options in the code.

Erin noted a recent 12-page paper (from September) shared through the Kyle Center on how Arizona municipal water providers regulate large-volume water users, often data centers. She suggested it may be relevant to the ongoing discussion about updating the City’s code to save water. The Kyle Center is reaching out to municipalities, particularly in active management areas, to encourage water management practices. Erin recommended considering the paper as part of the conversation, even though the current focus is more on irrigation, and mentioned that a link to the paper could be shared.

Commissioner Nauman asked whether a property must be located within an “active management area” to regulate or restrict well drilling, or if a management area is required to prevent anyone from drilling a well anywhere. Erin answered that Active Management Areas (AMAs) have more stringent regulations on drilling groundwater wells, including requirements related to water rights, which do not exist outside AMAs. Municipalities outside AMAs have addressed this by adopting local ordinances—for example, Marana prohibited data centers entirely, while others limit water usage for data centers. However, outside an AMA, a city ordinance can only regulate within city or urban growth boundaries and cannot prevent groundwater development elsewhere in the county. Resources for county-level regulation may be limited. This would be another talking point for code.

Tamara confirmed that her process will involve developing proposed draft language, meeting with legal for review, and then bringing the draft back to the Commission—likely in December or January—for feedback.

7. INFORMATIONAL ITEMS TO/FROM THE CHAIR, COMMISSION OR STAFF

Commissioner Vane raised an item from the October meeting regarding the City’s infrastructure master plan related to reclaimed water (C 1.1). He asked Erin if any progress has been made,

noting that the plan is currently at odds with the direction the City is now taking and suggested it should be revisited, along with associated conservation plans. Erin agreed with the point and noted that once the Commission provides a recommendation to City Council, they would simultaneously propose updates to the City's adopted water policies, which currently require several revisions.

Commissioner Vane asked a follow-up question regarding the Council's review of the Bureau of Reclamation's plan for the Red Gap Ranch study. He wanted to know whether Jacob's engineering is still engaged in consulting work on the project or if that work has been paused pending the Bureau of Reclamation's findings. Lee confirmed that Jacob's engineering is still actively working on the Red Gap Ranch project and that the Bureau of Reclamation remains engaged. Commissioner Vane questioned whether it is necessary to continue employing Jacob's engineering, noting they have been engaged for over a decade. He asked if it makes sense to keep them working while the Bureau of Reclamation conducts its study and inquired what tasks remain unfinished for Jacob's to complete. Lee explained that Jacob's engineering has completed the pipeline alignment and a conceptual plan for any necessary pump stations, but not much in-depth work has been done. More detailed work will still be required. With the Bureau of Reclamation involved, there may be cost-sharing opportunities that could help cover some of Jacob's fees.

Erin stated that the project is in Phase 3 of the Jacobs contract, which began around 2006. This phase involves environmental review and preparation for an Environmental Impact Statement (EIS). There are parallels between this work and the Bureau of Reclamation's efforts, including preparing through the appraisal study lens. They are evaluating whether a new scope is needed with Jacobs and reviewing the original contract to determine if they can continue with Jacobs or if a new procurement process is required, working with the procurement team accordingly. Erin emphasized that they are being careful not to duplicate work already done by Jacobs, and the Bureau of Reclamation recognizes the value of the detailed work completed. Efforts with Jacobs are aligned to meet Bureau criteria, such as for appraisal studies. The original Jacobs contract anticipated collaboration with the Bureau, which was encouraged at the time to help make the project eligible for federal funding.

Commissioner Vane mentioned during the joint meeting with the Water Commission and Council, some of them or he expressed concern that if the City only studies the current alternative with the Bureau of Reclamation, it could become the only option available by the end of the year. They questioned whether comparable effort is planned to evaluate other alternatives—such as direct potable reuse—for Flagstaff's next increment of water capacity. Erin stated it was emphasized that the Bureau of Reclamation will not proceed with a large project without evaluating alternatives. The appraisal study scope includes assessing other opportunities, and additional options are being explored, though no decisions have been required yet. The approach considers regional partnerships, which may provide cost-sharing benefits and make the project more viable within Flagstaff's future water portfolio. The City intends to recycle water and use the remaining volume efficiently. All potential projects will be evaluated, and City Council discussions will include questions about alternative options.

Chair Doba shared that ADWR will provide funding to support modeling work the partnership is doing for the Coconino and Redwall-Muav aquifers. Chair Doba noted that securing this funding was a long shot, so receiving confirmation is very good news.

8. ADJOURNMENT

Meeting adjourned at 5:26 p.m.

WATER COMMISSION PROJECT TRACKING 3/19/2026

- WCH electrical/fiber
- AWT Sampling Testing (not yet funded – will seek grant funding)

Projects listed as white have not begun a process regarding Planning, Construction, and Budget

- Wildcat Sewer Interceptor
- Fort Tutthill well house
- Inner Basin Waterline Road
- Red Gap Ranch Water Rights (Regulatory)
- 8" reclaimed water bottleneck line replacement
- Consistent adherence to regulatory quality requirement
- Lake Mary Sedimentation Basins
- Meade Lane Drainage Improvement
- Fanning Wash Channel Improvements
- Fanning Wash Diversion Project
- Santa Fe DOWNTOWN Drainage Lateral

Projects listed as green are all good regarding Planning, Construction, and Budget

- Lake Mary Raw Waterline Replacement
- Detention pond cleanouts (general activity) Under review for monsoon season
- RIO Solids Handling
- Wastewater bond: Wildcat PEPs, Wildcat Co-Gen, Rio Blowers (Prop 441)
- Switzer Canyon Transmission Lines Phase V
- Rio De Flag project (Army Corps)

Projects listed as yellow have at least one item (Planning, Construction, and Budget) uncertain

Rio De Flag Drainage Tunnel

Projects listed as red have at least one item (Planning, Construction, and Budget) not started

Project	Status	Comments	OUTSIDE FUNDING	BUDGET ADHERENCE	Estimated Completion
Treatment Facility Master Plan	Study 90%	Final Master Plan presentation to WC in November		\$800,000	10/1/2025
Switzer canyon transmission lines Ph V	Design 30%	In design, targeting spring of 26 for construction		\$7M	10/1/2027
Wildcat Sewer Interceptor	Construction 0%	CMAR has mobilized, pipe and lifts being delivered to construction yard		\$14.3M	10/1/2026
Lake Mary Raw Waterline Replacement	Design 0%	Design consultant selected, working on finalizing design proposal		\$16M	10/1 2028
Lake Mary Sed Basins	Construction 0%	CMAR GMP going to Council for award on October 21st		\$13.6M	10/30/2027
Fort Tuthill well house	Design 90%	Working towards 100% design		\$4.1M	9/30/2027
Inner Basin Waterline Rd	Construction 100%	Pipeline breaks repaired and road repair ongoing	BFFM (100%)	\$16.3M	6/30/2025
Red Gap Ranch	Concept Planning	Consideration for seeking funding from BQF			6/30/2040
RIO Solids Handling	Design 60%	Working through 60% plan review. PCL contracted as CMAR.		\$24.6M	6/30/2027
Wastewater bond: WCH digester	Design 50%	PCL contracted as CMAR (Project on hold)	GO Bond (Prop 44.1)	\$16.3M	6/30/2027
Wastewater bond: PEPs	Design 100%	Project has been advertised for bids in September of 2025	GO Bond (Prop 44.1)	\$5M	6/30/2026
Wastewater bond: Co-Generation	Design 60%	Considering design alternatives (Project on hold)	GO Bond (Prop 44.1)	\$5M	10/30/2027
Wastewater bond: Backup Generators	Design 60%	DEMA Grant Phase 1 has been accepted	GO Bond (Prop 44.1)/DEMA Grant	\$2.3M/\$5.1M	10/30/2026
Wastewater bond: Turbo Blowers	Design 15%	Scoping complete, kicking off design	GO Bond (Prop 44.1)	\$1.4M	6/30/2026
8" bottleneck line replacement	Design 100%	Adding fiber conduit to complete design	60% debt funded	\$4.6M	10/30/2026
Spruce Wash projects (Various levels)	Construction 90%	Staging in the Wedge and began Utility Relocates	Bond/Grant funded	\$40M	6/30/2026
Rio De Flag project (army corps)	Design 100%, Phase 1	Finalizing property rights before construction	Bond/Grant funded	\$243M	6/30/2030
Detention pond cleanouts	Ongoing review	Frances Short Pond July 2023, Cheshire Pond 2026			ongoing
4/17/2025	Status	Performance Metric (90% goal)	Active Recruitment	Note	
Staffing	4 vacant	95%	2 positions posted		
Operating Budget adherence	Status	Performance Metric (58% remaining)			
Water	\$110 million	45% remaining			
Wastewater	\$44 million	75% remaining			
Reclaimed Water	\$32 million	36% remaining			
Stormwater	\$1.9 million	75% remaining			
	\$32 million	70% remaining			
Consistent adherence to regulatory quality	Status	Performance Metric (100% goal)			