



MAYOR AND COUNCIL COMMUNICATION

DATE: 9/6/16

CONSENT

ITEM #: 7

MOTION

AGENDA ITEM: 5th Street/City Owned and Maintained Irrigation Standards
General Development Irrigation Standards

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Kristina Handt, City Administrator
Stephen Mastey, Consulting Landscape Architect
Jack Griffin, Focus Engineering

BACKGROUND:

The City Council reviewed the Irrigation Standards on June 6, 2016 and at the time generally accepted the 5th Street Irrigation Standards, but directed Staff to revise the General Development Irrigation Standards to only address the points of water connection to protect the basic health and safety of the water supply. The revised Standards have been attached to this report for City Council's approval.

ISSUE BEFORE COUNCIL:

To approve the 5th Street/City Owned and Maintained Irrigation Design Standards and General Development Irrigation Design Standards.

PROPOSAL DETAILS/ANALYSIS:

Since June 6th City Council review of the Standards, the 5th Street Standards have been renamed to City Owned and Maintained Irrigation Standards such that they can be used for future City owned and maintained systems as needed. There have been a typo corrections and a few changes to the language, but the basic requirements of the system have not changed.

Since June 6th, the General Development Irrigation Standards have been greatly modified to only require water supply and detail for enclosures and slabs, and controls and to have these shown on the landscape plans. By having these items submitted on the landscape plans, it puts the developer on notice to consider water points of connection, tying the utilities planning and landscape planning together. It also means no additional irrigation plan submittal will be needed. The standards allow for only a single water point of connection per development. The General Development Irrigation Standards refer to Code Section 50.40 which addresses over spray of roads and sidewalks, rain sensors and other requirements.

Please note that the specifications do not allow for water reuse. Water reuse is desirable in concept and has been suggested by developers for Royal Golf, Diedrich Townhomes, and Inwood, however, until an Engineering study on how to successfully implement water reuse is conducted, the City is not prepared to allow the practice.

Since June 6th, the corresponding Irrigation Design Details have been slightly modified as recommended by the Engineering Consultant hired by the City to study water pressure issues. The changes are minor. Also, when the City's Engineering Standard Details are next updated, the Irrigation Design Standard Details will be incorporated.

FISCAL IMPACT:

As stated on June 21, 2016, the 5th Street/City Owned and Maintained Irrigation Standards mandate an expensive irrigation system for the 5th Street corridor, one that represents many best practices in the industry. Maintenance of the system will be more expensive with many more irrigation heads than other systems, but features such as flexible pipe in sleeves will lessen the damage from trail plowing and being run over compared to cheaper systems. The resultant irrigation systems should use less water by better distributing water as needed.

OPTIONS:

City Owned and Maintained (5th Street) Irrigation Design Standards.

- a) Approve the Irrigation Design Standards for 5th Street, as presented, which represent many "best-practices" in the irrigation industry
- b) Reject the Standards and provide staff direction as to what the Council would like for City owned and maintained irrigation systems (no irrigation to a very basic system).

General Development Irrigation Design Standards.

- a) Approve the Irrigation Design Standards for General Development, as presented which minimally address water points of connection and controls.
- b) Reject the Standards and direct staff to make changes.
- c) Have no specific standards for private irrigation systems.

RECOMMENDATIONS:

Staff respectfully requests, as part of tonight's consent agenda, that the Council approve the City Owned and Maintained Irrigation Standards and the General Development Irrigation Standards. If removed from the Consent Agenda, the recommended action can be completed through the following motion:

"Move to approve the City Owned and Maintained Irrigation Design Standards, dated 9/6/16, and the General Development Irrigation Standards, dated 9/6/16"

ATTACHMENTS:

- City Owned and Maintained Irrigation Design Standards, dated 9/6/16
- General Development Irrigation Standards, dated 9/6/16
- June 21, 2016 City Council memo and attachments.