

Proposed Municipal Code Revisions: Raw Water Dedication

March 2, 2021



Background

- Greeley's raw water dedication policies prescribe:
 - The amount of water required for specific development types
 - The sources of water or other means to meet dedication requirements
 - Process and procedures for dedication
- Proposed ordinance would both revise certain raw water dedication policies and consolidate all policies to single source

Proposed Revisions

1. Allow acceptance of Terry Ranch raw water Credits
 - Condition of Closing per Terry Ranch Master Agreement
2. Graduated requirements for landscaping in commercial and multi-family developments
3. Revised requirements for large parcel, single-family developments



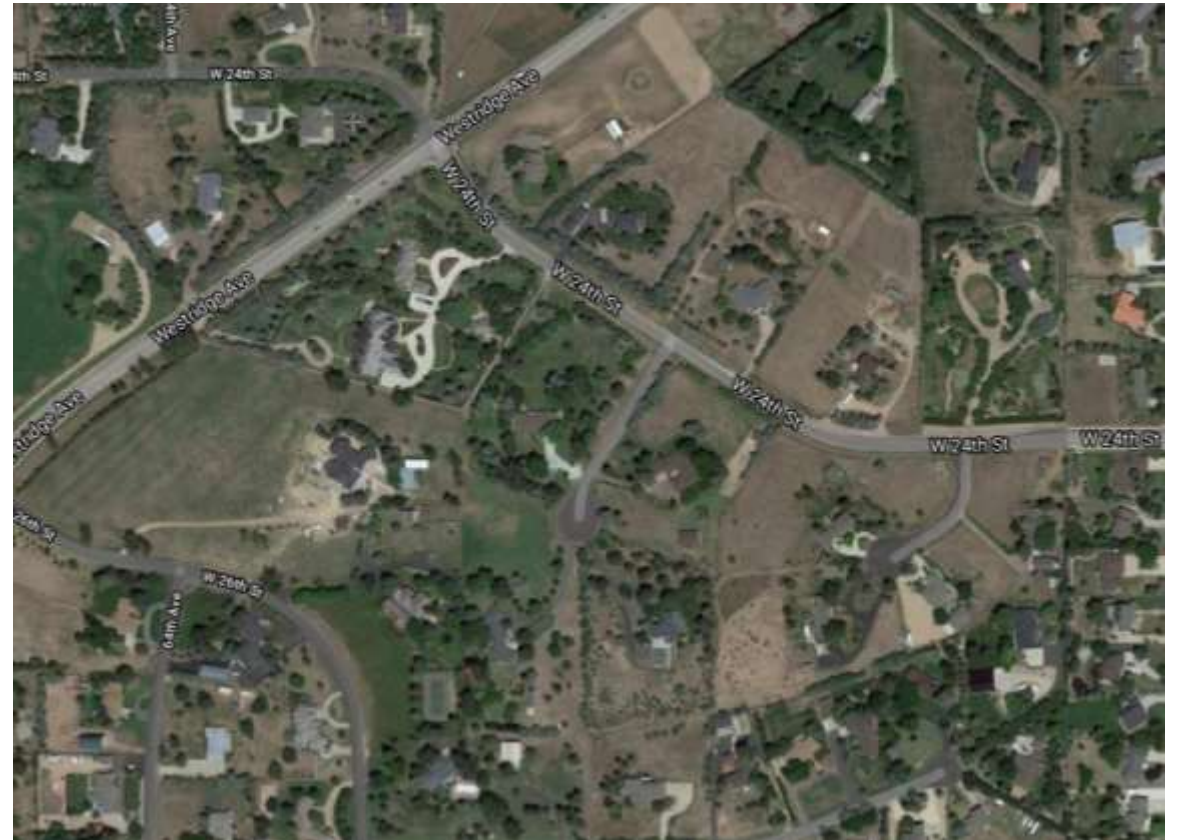
Graduated Landscaping Requirements



- Reduce raw water requirements for water-wise landscaping
- Commercial and multi-family developments only
- Included in commercial and multifamily raw water policy updates in 2019, but ultimately not incorporated in Code

Large-Parcel Lots

- Clarify that dedication required only for developed portion of lot
- Applies to single-family lots over 1 acre
- Aligns with 2019 policy updates



Proposed Consolidation



- Raw water dedication policies are currently contained in:
 - Chapter 14.06 of the City of Greeley Municipal Code
 - Several Greeley Water and Sewer Board resolutions
 - City Council adopted Master Plans and staff policies

Proposed Consolidation

- Best practice – single source of policies for developers and staff
- Consolidation ensures adequate public notice of changes to raw water dedication policy per Terry Ranch Master Agreement



Proposed Consolidation

- Policies to be consolidated:
 - Municipal Code Chapter 14 Title 6
 - Board Resolution 14, 2014 – Dedication Requirements
 - Board Resolution 2, 2016 – Gross Area Calculation
 - Board Resolution 1, 2019 – Water Right Yields
 - Board Resolution __, 2020 – Water Right Yields and Requirements
 - Section 10.5 of Terry Ranch Master Agreement – Raw Water Credits
- Water & Sewer Board rescinded resolutions contingent on passage of Council ordinance





Questions?

