

Amend Title 20 Non-Potable Development Policy

City Council| Second Reading
January 18, 2022



Ongoing Effort to Right Size Water Development Policy and Limit Costs

2016:

- **Changed raw water dedication requirements to exclude non-irrigated outlots**

2018:

- **Changed the calculation for cash-in-lieu to water portfolio value & storage**
- **Changed when raw water is due, from platting to time of building permit**
- **Changed the multi-family plant investment fee to be based on meter size rather than units**

2019

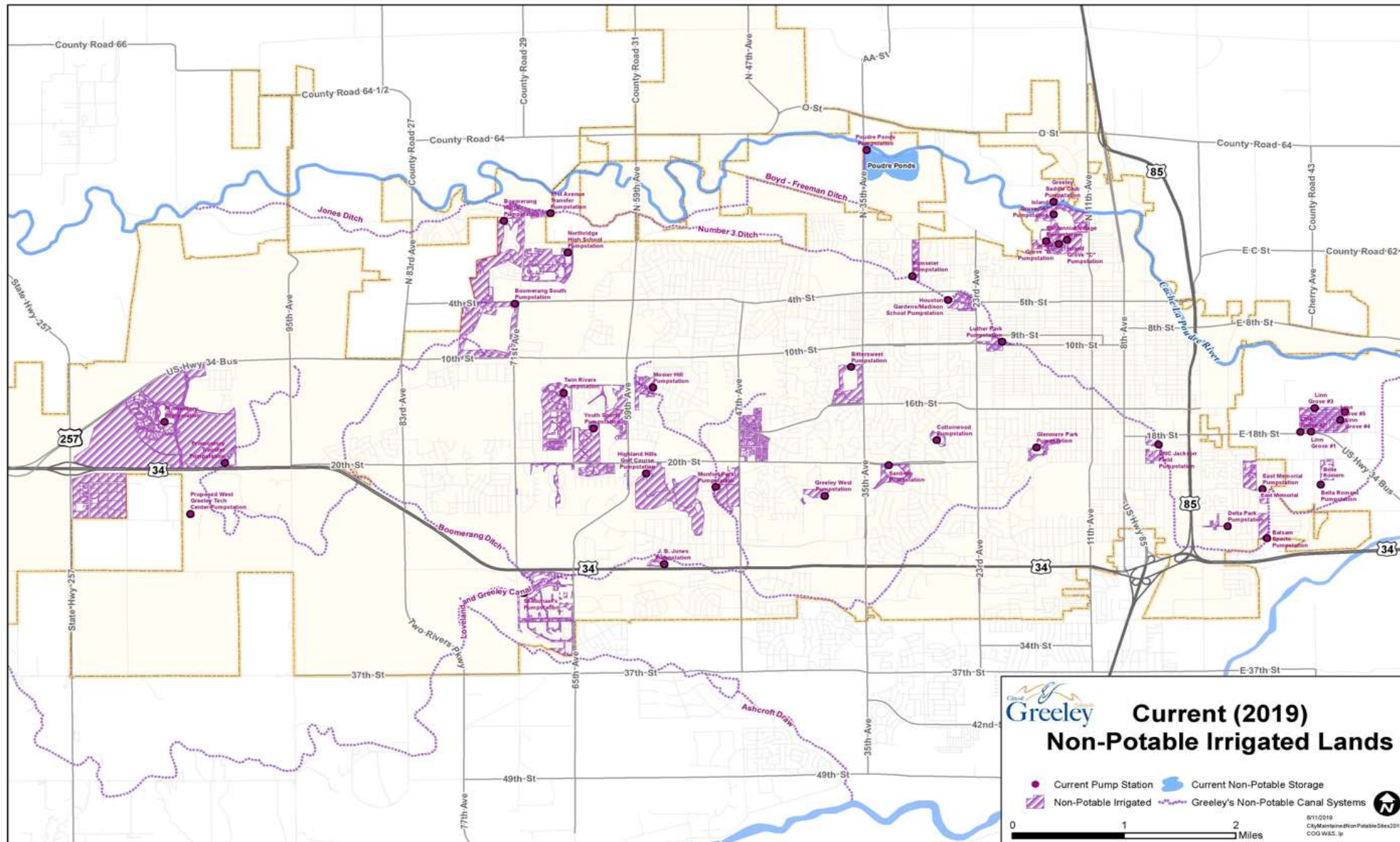
- **Refine precision of raw water requirements for multi-family and non-residential user classes, in most cases limiting raw water requirements**

Need For Non-Potable Policy Update

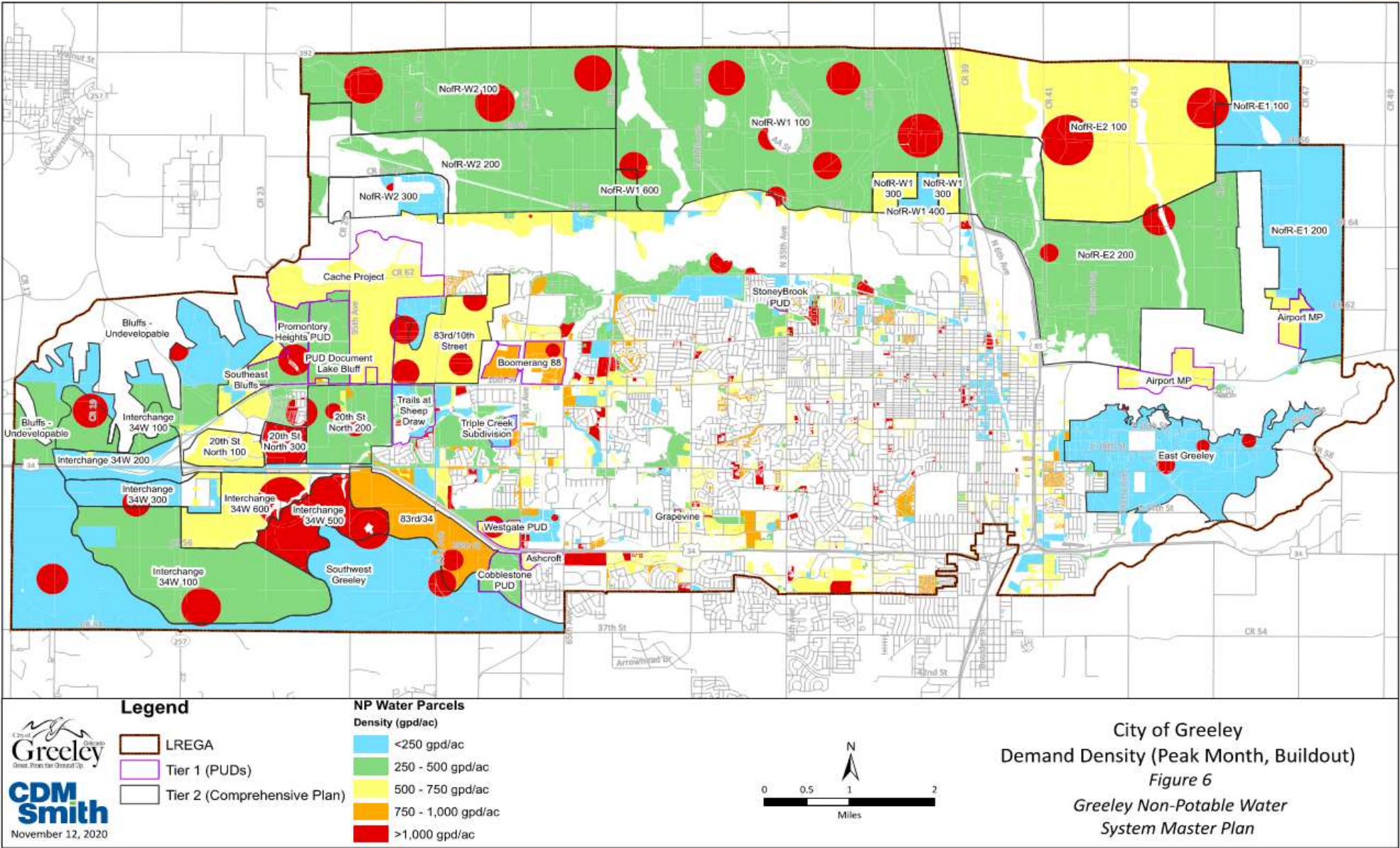
- Potable water prices are rapidly escalating. Non-potable water sources are \$25,000 to \$40,000 cheaper per acre-foot
- Need non-potable supply to meet Greeley's long term water demand
 - Current NP demand: 2,500 AF
 - Master Plan volume: ~7,000 AF, which allows for maximized use of the city's potable water supplies for indoor uses
- **A more compulsory policy needed to expand non-potable adoption**



Existing Non-Potable Systems



New Non-Potable Potential



Source:
Greeley 2021 Non-potable Water Master Plan by CDM Smith

Non-Potable Development Policy Goal

- **Cost-effectively facilitate the expansion of the non-potable system as development occurs**
 - **Installing non-potable infrastructure during development cheaper and more effective than retrofitting**

Policy Details

- **Non-Potable is mandatory in some cases:**
 - For all developments with > 2 acres of irrigated common area
 - House to house if lot size > 13,000 square feet
- **No non-potable plant investment fees**
- **Acceptance of raw water sources historically used to irrigate developed area**



Policy Details

- **Developer installs non-potable infrastructure**
- **Reduce potable plant investment fees by varying percentages**
 - **Most common solution in the region**
 - **Windsor, ELCO, North Weld, Evans, and Brighton require non-potable and reduce potable PIFs (varying percentages)**



Policy Details – PIF Reduction

Residential Building Type	Lot Size	Non-Potable in Common Area	Non-Potable House to House
Row House	>1,000 s.f.	50%	N/A
Detached House - Small Format	1,500-3,000 s.f.	50%	50%
Detached or Multi-Unit House - Small Lot	3,000-4,500 s.f.	40%	50%
Detached or Multi-Unit House - Medium Lot	4,500-6,000 s.f.	30%	50%
Detached or Multi-Unit House - Standard Lot	6,000-13,000 s.f.	25%	50%
Detached House-Estate Lot	>13,000 s.f.	N/A	50%

***Reductions are not cumulative**

Process Timeline

**November
2020-June**

- **Policy Discussion – W&S Board**
- **Community Development Engagement**
- **Informal Stakeholder Engagement**
- **Benchmarks with other communities**

**July-
September**

- **Builder/Developer Workshop (7/19)**
- **Presentation of Master Plan and related policy recommendations**
- **Planning Commission (8/24 & 9/14)**

**November-
January 2022**

- **WS Board Recommended to City Council (11/17)**
- **City Council Consideration of Ordinance (12/7 & 1/18)**

Recommendation

Adopt the ordinance to amend Title 20 of the Greeley Municipal Code concerning the use of non-potable water supplies and the assessment of plant investment fees when non-potable water is utilized for irrigation.





Questions?

