

TOWN OF PALMER LAKE
OUTLINE FOR PROCESS FOR NEW RESIDENTIAL WELLS

1. At the January 28, 2021 Board Meeting, we addressed the ground water under the corporate limits of the Town being Town owned water as adjudicated by Water Court Decree.
2. We have discussed taps from the distribution system piping. The question then remains, how do those properties that lie within the Town corporate limits that do not have access to the Town's water distribution system get water?
3. Historically, the Town has allowed property owners to drill private wells where Town water system access is not available.
4. Based upon our review, we recommend the Town implement the following action plan, or something similar to the following when allowing private residential wells to be drilled:
 - a. All requests for residential wells shall be limited to the Dawson aquifer.
 - b. The Denver, Arapahoe and Laramie-Fox Hills aquifers will be reserved for use by the Town unless other arrangements are made with the Town.
 - c. Staff, along with assistance from legal counsel, will prepare a standard application form that will accompany the well permit application to the Division of Water Resources.
 - d. The application form must be submitted with building plans similar to those required when purchasing a tap to the distribution system.
 - e. The application for a well permit would be similar to that of a water service tap application to the distribution system which is presently set at \$20,000. In the case of a well permit, \$15,000 would be waived which would cover the cost to drill and equip a Dawson aquifer well, thus, requiring payment of a tap into the Town's water supply in the amount of \$5,000. This rate would be subject to change over time, similar to tap fees.
 - f. Each well private residential permit granted, based upon its location within the Town limits, would be authorized to an annual acre-feet of water based upon the Division of Water Resources data. Please reference a well to be drilled in the Suncrest Road area.
 - g. We recommend the Town utilize the 100-year depletion rule in lieu of the 300-year depletion rule implemented by El Paso County. This is less restrictive and consistent with previous Town approvals.
 - h. We recommend each single family residential unit be allocated 1/3 acre-foot of water per year (108,617 gallons or approximately 9,050 gallons per month). This is consistent with the Division of Water Resources for a residential well permit.
 - i. Based upon the data provided by the Division of Water Resources, the annual appropriation per acre, the thickness of the aquifer, and the porosity of the material in the aquifer, the minimum lot size can be determined for the 1/3 acre-foot allocation. In the

case of Suncrest Road, the minimum lot size would be 0.34 acres. In the Meadow Lane area, the minimum lot size would be 0.23 acres. Again, this is all based on the Division of Water Resources data.

- j. In those areas where the lot size is smaller than the calculated minimum lot size, the annual water use limit could be prorated down accordingly. For example, the Suncrest Road area allows for a minimum lot size of 0.34 acres. If the existing lot size is 0.25 acres, the allowed water usage would be reduced to 0.245 acre-feet per year, or approximately 79,865 gallons per year. If the lot size is larger than the 0.34 acres, the yearly allocation would remain at the 1/3 acre-foot per year unless the parcel was significantly larger than the minimum lot size required and other arrangements are made and approved by the Town.
- k. All wells would be limited to a pumping limit of 15 gallons per minute.
- l. All new wells would be required to have meters installed. In addition, all existing wells within Town limits would be required to have meters installed by a specific date determined by Town staff and the Town Board. Meters would be required to be read on an annual basis and submitted to the Town. If water usage exceeds the allocated amount for that property, the Town will establish a rate per 1,000 gallons to be assessed for the water over the allocated amount. If the usage equals or is less than the allocated amount, no additional charges will be assessed.
- m. We recommend all wells located within Town limits be metered and the initial reading provided to the Town no later than January 1, 2022. Metering will begin on January 1, 2022 for monitoring during that calendar year.
- n. Town legal counsel will assist in the preparation of the well application form such that the Town will not be responsible for water quality, nor will it be responsible for the availability of water should the property owner choose to drill a well.

We believe the process recommended is fair and equitable to property owners and to the Town, as the owner of the resource. We further believe it is reasonable and not discriminatory to any property owners based upon those with smaller sized lots.