

PUEBLO WEST METROPOLITAN DISTRICT

Responsible Use of Water Resources Planning for the Future

Summary

The growth of the Pueblo West community has created an exciting, yet cause of concern when looking at the availability of water to serve our community. In 2021 homebuilders placed a total of 518 new applications for constructing new homes. Current water resources that drives the number of Taps or new construction builds requiring water, has been studied in 2022 to be mindful of the future for what the community can support.

Two planning groups were established to look at water resources and its effects on Pueblo West as it grows. The first of the two groups is a *Water Group*. This includes staff level and board member participants who reviews and analyzes the availability of water we have for growth, the annual availability of current water the district owns that is affected by weather conditions and snowpack, as well as obtaining new water and storage for future use in the community. The second group targets how water resources in the future affects our community. This group is the *Sustainability Group*. Along with identified staff and board members from our water group, this group brings in other staff level members from community development, public works, community relations and representation from homebuilders in the private sector.

Planning Groups

As mentioned, two planning groups were established to help identify how we move forward responsibly in water resources for the future.

The Water Group includes the following: Director of Utilities; Deputy Director of Utilities; Utilities Operations Manager; Chief Administrator; Legal Counsel; Communications and Public Relations Manager; Community Development Manager; Board of Directors (2)

The Water Sustainability Group is comprised of the following: Director of Utilities; Deputy Director of Utilities; Utilities Operations Manager; Chief Administrator; Legal Counsel; Communications and Public Relations Manager; Community Development Manager; Director of Public Works; Economic Development Specialist; Board of Directors (2); Pueblo Homebuilders Association.

Goals and Expectations

Goals and expectations may sound simple, but the reality is, it's not. Identifying how we use available water resources in a growing community and not have a free for all by those looking to develop and make Pueblo West their home is a complex challenge. Each of these working groups understand the challenge and are committed to finding that balance.

Our goal is identifying the amount of water taps that are available for Pueblo West. Year end 2021, the district embarked on revising the number of projected available water taps available for the community. Using one of the district's contractors and, our water engineers, the number of taps moving into the next 5 years was established. Expectations can now be set for selling future water taps, however with the caution of evaluating each year that the course set for selling these taps are in line with the available water needed to service the growth.

Finally these groups have a mission to balance growth that includes both residential and commercial development in Pueblo West.

Related Outcomes

There is a cause and effect that we must address and plan for in considering responsible water resources for our community. These include and are not necessarily limited by the following:

Obtaining future water rights to be added to our portfolio; available storage of our water; lower water yields based on weather patterns such as droughts affecting our flows; the percentage on returns that are usable to Pueblo West from the western slope. Finally, the impact of what our residents use in water. Being good water stewards, water conservation by our community is critical to future water resources.

Our water groups have taken a conservative approach in planning for today and tomorrow in the growth for Pueblo West. The task performed was done with a seriousness to protect those living here now and those wishing to live in our great community.

The Plan

Water Tap availability for Pueblo West: 1050

150 taps will be held in a reserve bank by the district for board discretion.

A bank of 900 taps will be released.

The district will release taps each year as follows:

2022 - 400

2023 - 400

2024 - 100

Accepting applications for new water taps will follow the previous process by submitting a new building application through the Committee of Architecture (COA). Final approval of a tap will be based on issuance of a building permit from Pueblo Regional Building Department. The builder has up to 90 days to have demonstrated progress or the tap will be revoked and a new application including new fees will be required.

Approved applications will then follow normal procedures for the sale and installation of the tap from the Utilities Department.

Any taps of the yearly allocation unused will be placed back into the “bank” of allocated taps and will be sold in subsequent years beginning in 2025.

The Pueblo West Water Department continues to see heavy demand in both paying for water taps and physically installing water taps. The Water Department greatly encourages builders to schedule these services as soon as they can to avoid delays. This includes after procuring a building permit to purchase a tap and after excavation for installing a tap. Water tap payments and physical water taps are completed on an appointment basis. Late or missed appointments will be scheduled at the next available time and could result in delays for the builder.

March 28, 2022