

Attachment #4.



Water Discussion with Brynn Grey

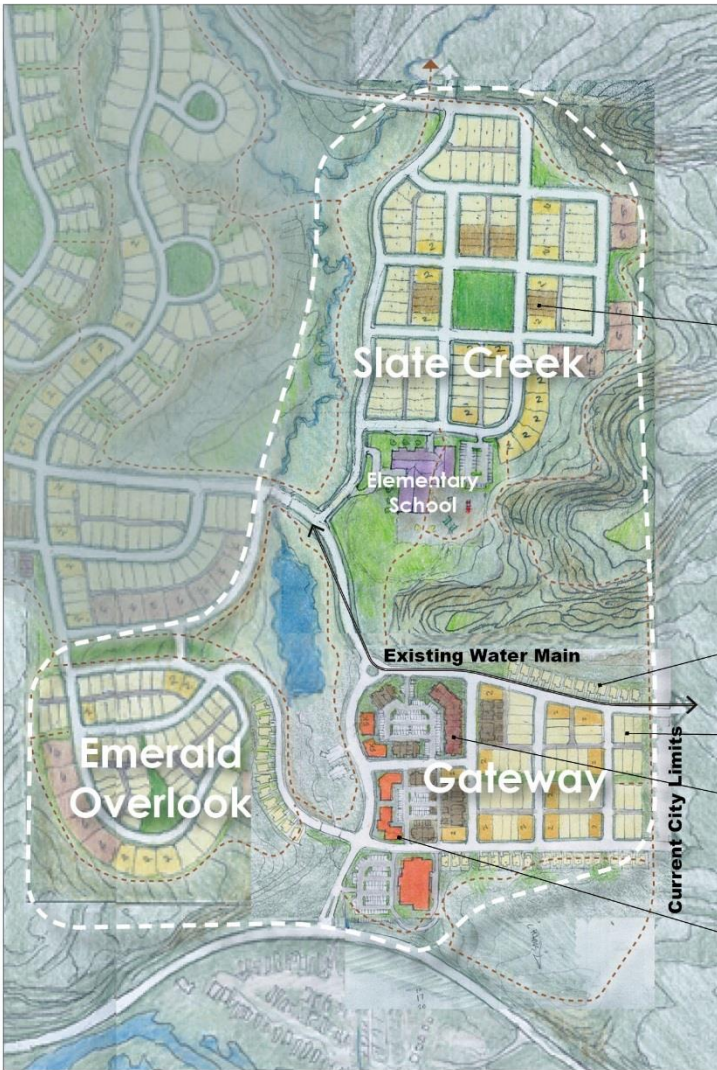
February 14, 2017

Vicinity Map



WEST STEAMBOAT NEIGHBORHOODS

CONCEPTUAL PLAN



UNIT MIX PER NEIGHBORHOOD

NEIGHBORHOOD	Large Lot SF	Sm/Med Lot SF	Duplex	Town-house	Apartments	Hillside	WSN Totals
GATEWAY 80% workforce	0	53	28	38	50	12	181
SLATE CREEK	16	48	30	16	0	36	146
EMERALD	5	50	14	0	0	48	117
Totals	21	151	72	54	0	96	444

Green Court



Hillside Homes



Cottages



Apartments



Mixed Use



Brief Summary of Applicant's Water Proposal

- Acknowledgement that the completion of the future West Area Water Tank is a prerequisite to any home construction
- Applicant will fund and construct all onsite infrastructure, including but not limited to pressure reducing valves and booster stations as may be necessary
- Applicant will fund and construct water line following Highway 40 corridor from Snow Bowl Plaza to applicant's property prior to commencement of second neighborhood
- Tap fees will be assessed on all units
- An additional \$16k fee will be assessed on all market rate units at the time of tap fee assessment; money will go into a City-administered water firming fund

Water Demand

- Staff is in general agreement with the water demand figures presented in the draft Water Demand Report dated January 27, 2017
- Staff believes that sufficient capacity exists out of the primary (Fish Creek) supply to serve the proposed annexation
- There is not sufficient capacity out of the secondary (Yampa wellfields) supply to serve the proposed annexation at this time, though efforts are underway to rectify this
- Development of a third water supply would be necessary for any service area expansion beyond the applicant's current proposal

Redundancy

- Currently, there is enough redundancy out of the secondary water supply (Yampa wellfields) to serve the existing customer bases of both the City's district and Mt. Werner's district with indoor water use
- The City and Mt. Werner are currently pursuing a multi-year effort to expand the Yampa wellfields supply from the existing 1.8 mgd max to 3.5 mgd
- 3.5 mgd is anticipated to be sufficient to serve both the City's and Mt. Werner's customer bases with indoor water use at full build-out
- It is likely that 3.5 mgd is also enough to provide a redundant supply to this annexation

Future Westward Expansion

- Future westward expansion beyond the limits of the currently-proposed annexation will not be possible without a third water supply
- A third water supply will be expensive; on the order of \$15M-\$20M

Decision Points

Staff requests Council's feedback and direction on any and all topics, among them:

- Timing of the water line along Highway 40 corridor between Snow Bowl Plaza and applicant's property
- \$4.8M toward a water firming fund
- Methodology and timing of the collection of the \$4.8M
- Value of the 100 deed-restricted units & the LIHTC project