



PROTECTING THE WEST'S LAND, AIR, AND WATER

Growing Water Smart Panel– Implementing Solutions

Rocky Mountain Land Use Institute Annual Conference

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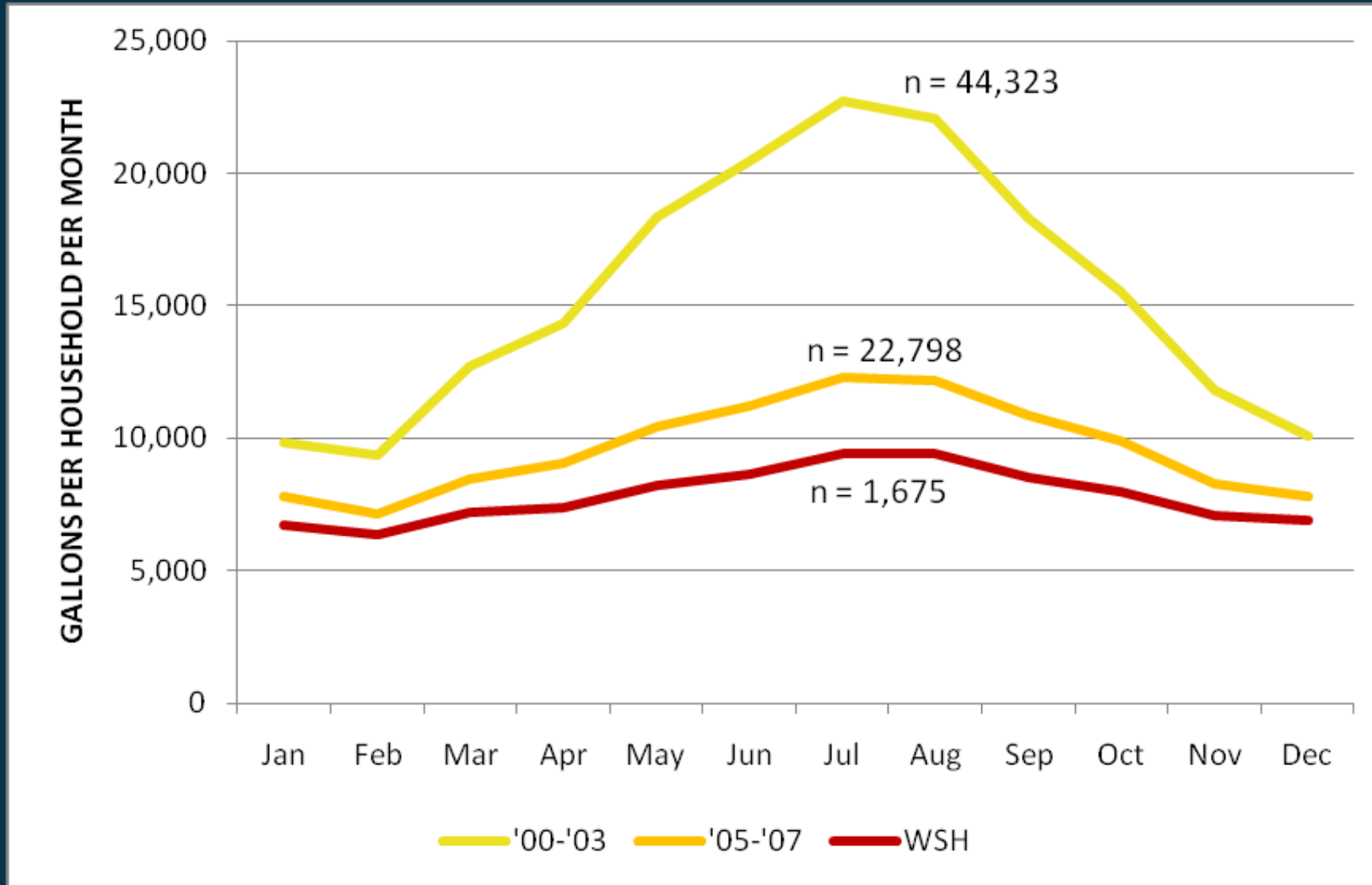
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Water Use and Density

25,000 People	Density		
	Low	Medium	High
Single family	7,000	5,000	3,000
Small multifamily	2,000	3,000	4,000
Large multifamily	717	2,124	3,531
Water Use (AF)	3,141	2,828	2,514
Difference (AF)		314	627
		-10%	-20%
Population	25,000	25,001	25,002

SNWA's Water Smart Homes



Historical Paradigm



Disconnection in Lakewood, CO

- **ADU/“mother-in-law” apartments**
 - Accommodate new density and maintain community character
 - Water providers charge tap fee as if ADU was new home
 - City received and approved much fewer ADUs than anticipated 😞



CO Modules & WRA Land Use Manual

- **Part I: Background**
- **Part II: Integrating Water Efficiency into Land Use Docs**
 - Comprehensive Master Plan
 - Sustainability Plans & Programs
 - Zoning Code
 - Subdivision Regulations
 - Site Plan Approval
 - Building Code & Plumbing Code
 - Supplemental Regulations

PART I: BACKGROUND

A. Introduction

B. Water Supply & Population Growth Issues in the Interior West

C. Working Together: A Message to Planners

1. The Need for Cross-Education
2. The Value in Regional Planning & Communication
3. When Water Providers Take the Lead

PART II: INTEGRATING WATER EFFICIENCY INTO LAND USE DOCUMENTS

D. Getting Started: How to Engage the Process or Lead It

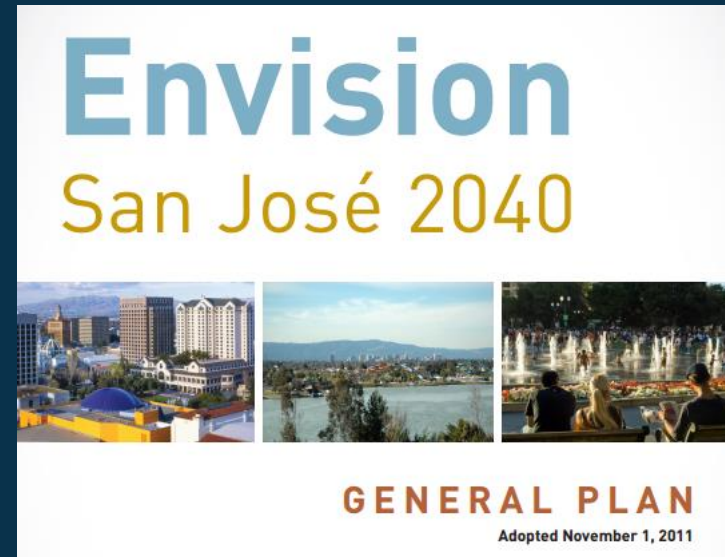
E. The Comprehensive Master Plan

1. Water Element in the Comprehensive Plan
2. Integrating Water throughout the Comprehensive Plan
3. Encouraging Water-Efficient Land Use Patterns
 - a. Urban Growth Boundaries
 - b. Cluster Development & Open Space Preservation
 - c. Infill Development
 - d. Multi-Family & Attached Housing
 - e. Green Infrastructure

- **Part III: Additional Strategies**
 - Non-Zoning Incentives
 - Development Agreements
 - Development Moratoria
 - Post-Occupancy Enforcement

Comprehensive Plan

- **Water Element in the Comp Plan**
 - Existing assessment via questions
 - Goals, objectives, strategies, techniques
- **Integrating Water throughout Comp Plan**
 - As an alternative to stand-alone
- **Encouraging Water Efficient Land Use Patterns**
 - It's all about density, folks!
 - Cluster/Infill Development
 - Multi-Family & Attached Housing



More Planning Examples

- **Santa Fe, New Mexico**
 - 2008 Sustainable Santa Fe Plan – main chapter on Water Conservation
- **Golden, Colorado**
 - Sustainability Strategic Plan – main measure on water
- **Castle Rock, Colorado**
 - Promoting high-density development in “interchange districts”
- **Colorado Springs, Colorado**
 - “Mature corridors” targeted for significant infill and redevelopment



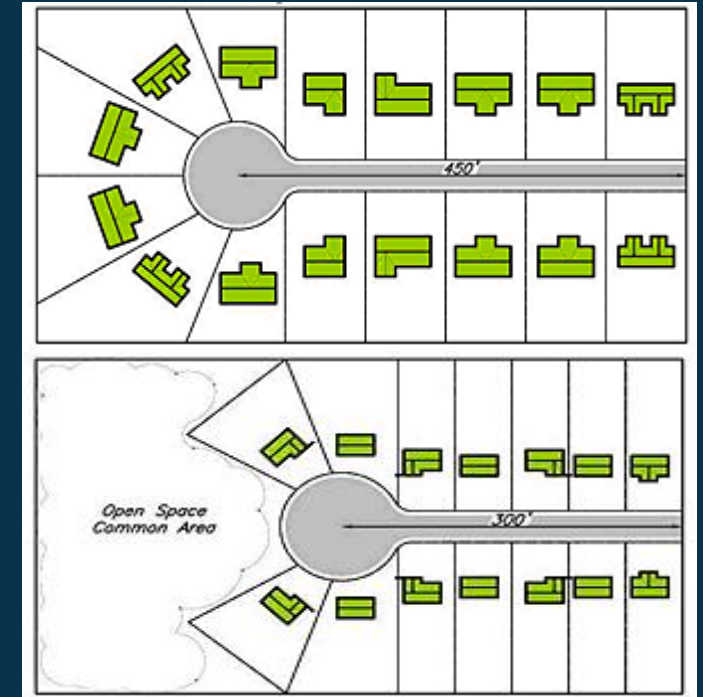
Zoning

- **Accessory dwelling units**
 - Lakewood, CO + any number of others
- **Conditionally permitted uses**
 - Kiowa, KS
- **Planned Unit Development**
 - Happy negotiations
- **Floating zones**
 - Lawrence, KS



Subdivision Regulations

- **Cluster Development Subdivisions**
 - Milton, NY
- **Documentation of Water Supply Adequacy**
 - State dependent
- **Pre-Application Conference**
 - Broomfield, CO; Aurora, CO
- **Refer Application to Other Agencies**
 - Tombstone, AZ



Non-Zoning Incentives

- **Financial Incentives for W.E. Development**
 - Fee reduction, grants/loans, tax abatement
 - Catawba County, NC; Wilmington, OH
- **Process Incentives to Encourage W.E.**
 - Fast-track permitting, priority inspections, guaranteed timeline
 - San Mateo, CA; Anchorage, AK
- **Assistance, Education, and Marketing Incentives**



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Learn **DOZENS** of land use techniques to
reduce future water demand!



Integrating Water Efficiency Into Land Use: A Reference Manual

Available at www.westernresource.org/landuse

Late Spring/Summer? →