TOWN OF WINDSOR'S
NON-POTABLE ECONOMIC FEASIBILITY CRITERIA

1.1 Purpose

Certain separate non-potable water distribution systems have been constructed in the Town of Windsor, and the operation of those systems has been successful and has benefited the residents of the developments where those systems are operating. The Town of Windsor's Director of Engineering and the Public Works Department have analyzed statistics indicating that where separate non-potable distribution systems are utilized, potable water usage is greatly reduced, thereby creating significant savings to the Town in infrastructure investment and generally promoting the conservation of the limited potable water resources in Northern Colorado. Therefore, the Board of Trustees of the Town, upon the recommendation of the Town's Water and Sewer Board have designated areas of the Town within the Urban Growth Boundary where the construction of separate non-potable water distribution would logically serve the purposes of cost savings and conservation of the water resources. By requiring the construction and implementation of separate non-potable water distribution systems within logically identified residential developments, the Town's potable water resources will be maximized enabling the Town to adequately provide potable water for today and in the future.

1.2 Project Description

The following economic feasibility criteria will set up quantified, measurable guidelines for both the applicant of a residential development, and the Town relative to evaluating the practicality of constructing a separate non-potable water distribution system. The criteria have been established to analyze the relationship between the value of current potable water rights, infrastructure construction costs, and the economic practicality associated with implementing a separate irrigation distribution system.

1.3 Economic Feasibility

If, in the opinion of the Town of Windsor's Board of Trustees, it is established that the construction of a separate non-potable water distribution system as part of a new residential development in an area designated for the construction of said system is not economically feasible, based on the following criteria and the opinion of the town, the Board of Trustees may relieve the developer/applicant of the obligation to construct such a system. This determination by the Board of Trustees shall be supported by evidence, which shall include, but not be limited to, a cost

benefit analysis prepared by the applicant at the direction of the Board of Trustees. The Board of Trustees may, from time to time, adopt financial and other criteria, which shall be used by the applicant in conducting the cost benefit analysis more fully described herein.

1.4 Economic Feasibility Criteria

1.4.1 Potable Water Rights

For the purposes of applying the within criteria, it is presumed, subject to modification by the Town, that the Town will only accept Big Thompson (Big T) and North Poudre (NP) water rights for satisfying the potable dedication requirements.

1.4.2 Non-Potable Water Rights

The Town of Windsor will accept any perpetual and fully guaranteed non-potable water right for dedication to service the separate irrigation distribution system. Acceptance shall be in the sole discretion of the Town. Supportive documentation, provided by an attorney and/or a Professional Engineer registered in the State of Colorado, defining what type (ditch, well, etc.), quantity (cubic feet per second, gallons per minute, acre-feet, etc.) and availability (priority number - senior right versus junior right) will need to be provided to the town at time of Preliminary Plat submittal.

The non-potable water rights must be legally adjudicated rights, adequately augmented if necessary. It is the obligation of the developer/applicant to provide supportive documentation, certified by an attorney or Professional Engineer, identifying storage capabilities and/or the ability to create additional storage facilities if necessary, as well as such other information as the Town may require.

1.4.3 Fees

Windsor's historical data shows that each EQR (single family equivalent) uses, in gross, approximately 1/3 acre-foot for interior domestic use. Historically, but subject to change at the sole discretion of the Town, Windsor has allowed a 31.5 percent reduction in potable plant investment fees in developments with a dual non-potable water system for outside irrigation.

1.4.4 Requirements

1.4.4.1 The applicant for relief from the requirement to construct a separate non-potable water distribution system shall submit an Engineer's opinion of probable costs for the construction of the separate non-potable water distribution, prepared by a Colorado licensed Professional Engineer, at the time of Preliminary Plat submittal. This opinion of probable cost shall have detailed, itemized fair market values of installed material prices for construction of the system. The opinion of probable cost will indicate both on and off site requirements needed for a completely operational raw water system.

1.4.4.2 The Town of Windsor will set the value of one (1) acre-foot of the water rights to be dedicated to the Town (for the potable water supply).

1.4.4.3 The applicant for a waiver is required to also submit the following economic criteria evaluation to the Town for their review at the time of Preliminary Plat submittal (Please see next page for economic criteria). The Windsor Board of Trustees will make the final decision on the feasibility and whether the non-potable system must be constructed.

NOTE: 1.5, Economic Criteria, depicted in a chart, appears on next page.

1.5 Economic Criteria

1	Value of water rights for potable supply if dual system is not constructed.	_____ a-f X $_____/a-f = $_____
2	Value of water rights for potable supply if dual system is constructed.	Single-family: 1/3 a-f X_____lots X $_____/a-f=$_____ Multi-family: _____a-f X $_____/a-f=$_____ Commercial: _____a-f X $_____/a-f=$_____ Industrial: _____a-f X $_____/a-f=$_____ **TOTAL: $_____**
3	Water rights savings for constructing dual system.	Subtract line 2 from line 1: $_____
4	Water plant investment fee savings if dual water system is constructed.	¾″ taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap 1" taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap 1.5" taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap 2" taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap 3" taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap 4" taps:_____X $_____X 31.5% = $_____ no. taps PIF per tap **TOTAL: $_____**
sss		
5	Total savings accrued for constructing non-potable system.	Add lines 3 and 4 = $_____

The total savings figure on Line 5 above will be compared against the cost to build the non-potable water system as calculated in paragraph 1.4.4.1.