




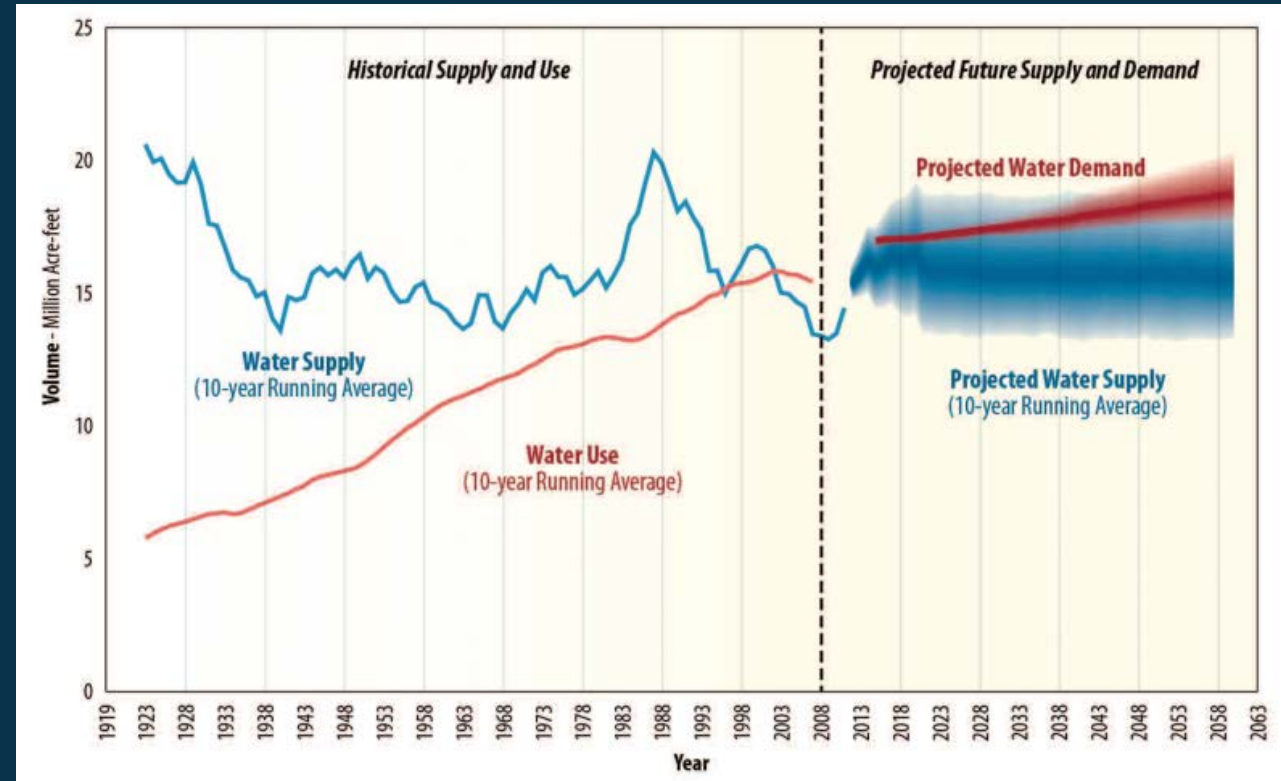
Integrating Water & Land Use

Water Literate Leaders of Northern Colorado
Ft. Collins, CO
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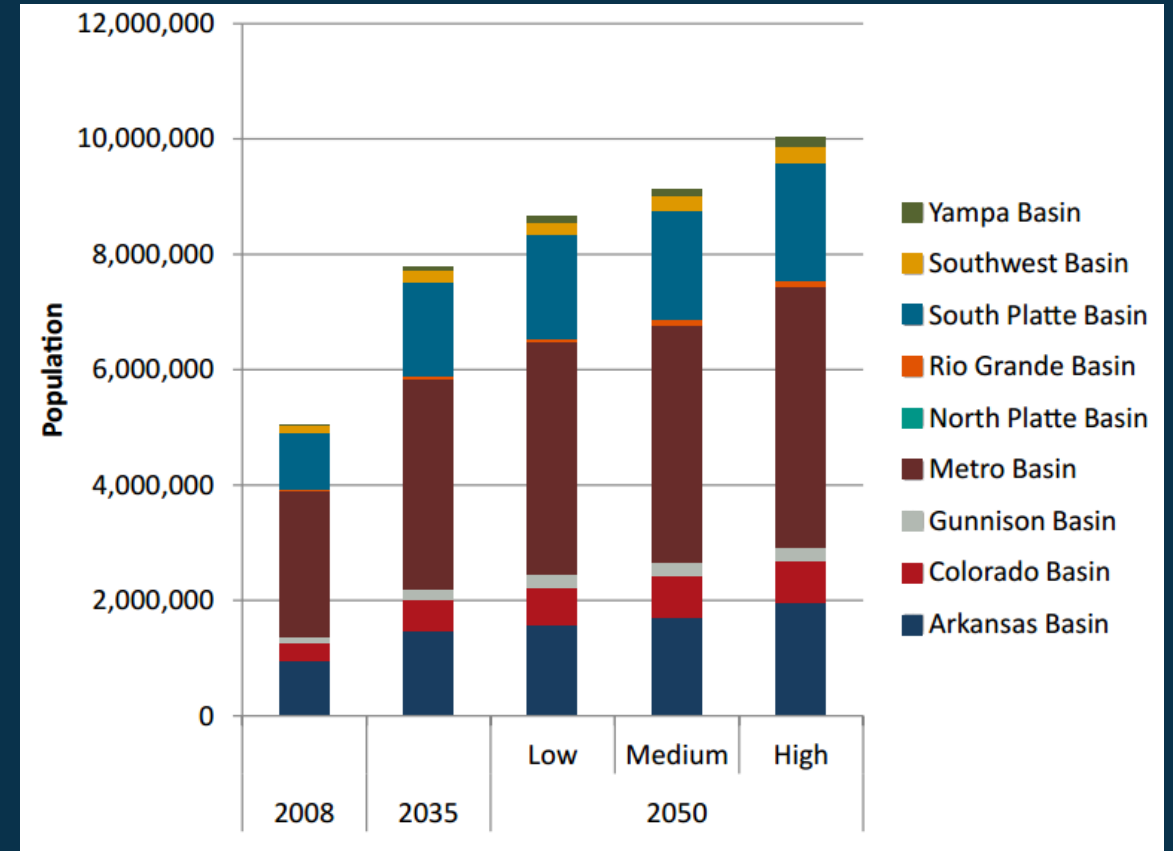
Water Supply Decreasing

- CO to warm 4°F by 2050
 - Increases in evaporation
 - Lower elevation snowpack decline
 - Timing of runoff to shift earlier
- CO in “transition zone” on precipitation
 - More winter precipitation, less in summer?



Population Increasing

- Doubling of population 2010-2040
 - CO top 6 for growth last 35 yrs
- Lots of land use decisions to accommodate this growth



Land Use Affects Water Use



Highlands Ranch



LoDo Denver



Stapleton

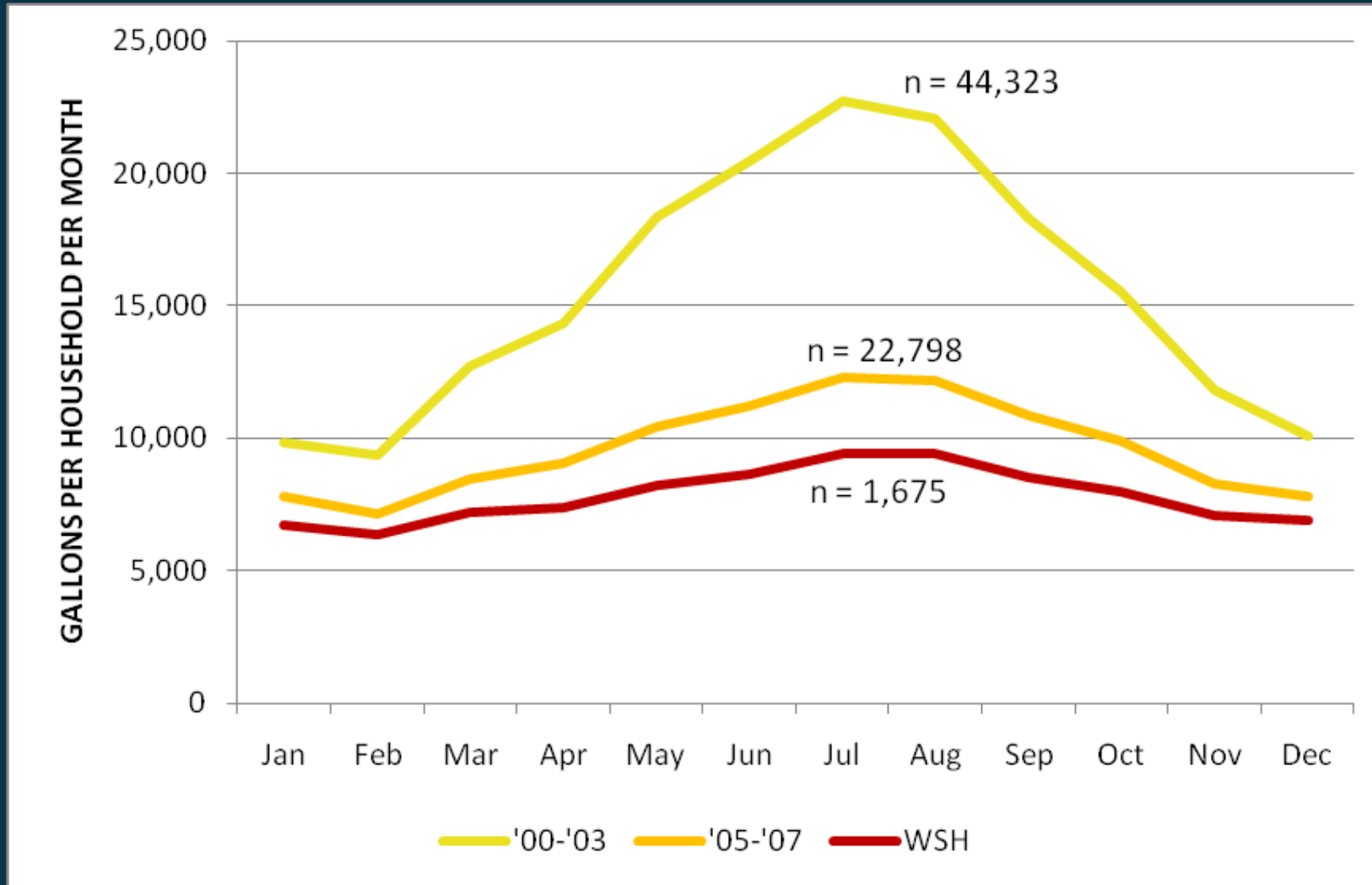
Historical Paradigm



Water Use and Density

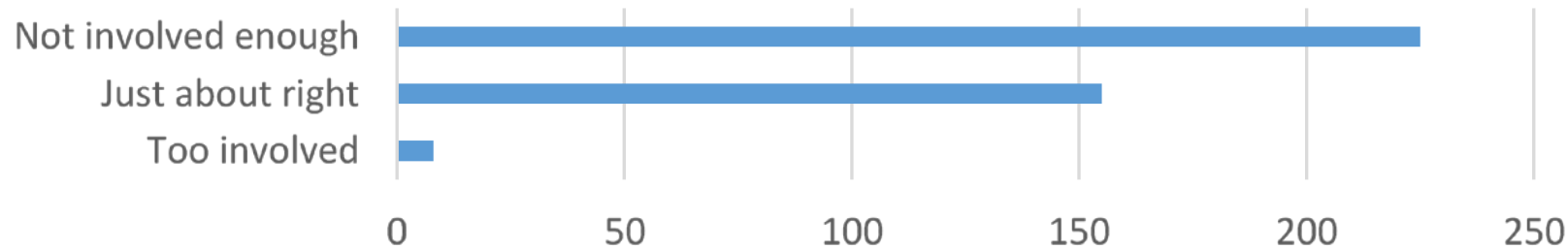
25,000 People	Density		
	Low	Medium	High
Single family	7,000	5,000	3,000
Small multifamily	2,000	3,000	4,000
Large multifamily	717	2,124	3,531
Water Use (AF)	3,141	2,828	2,514
Difference (AF)		314	627
		-10%	-20%
Population	25,000	25,001	25,002

SNWA's Water Smart Homes

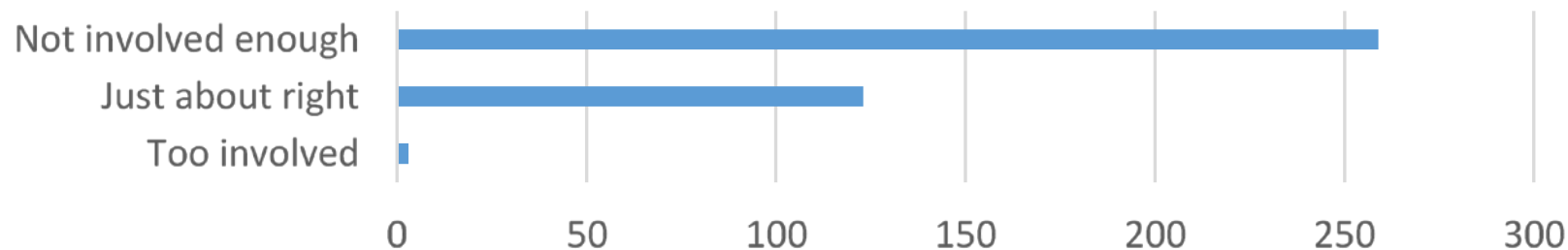


Water Research Foundation (Project #4623)

Q13 - Do you think the role land use planners currently play with respect to decisions by water utilities is



Q14 - Do you think the role water utilities play with respect to decisions by land use planning agencies is



How Connected are *YOU*?

- Audience participation time!
- Are you the cute old couple?



Land Use Terms

- **Comprehensive Plan**

- Community goals/aspirations for future development – dictates public policy for transportation, utilities, land use, recreation, and housing.
- *Big scale, long-term.*

- **Zoning Ordinances**

- Separate uses of land based on mapped zones – often includes building height and lot coverage requirements.
- *Mechanism for implementing the Comp Plan.*

- **Subdivision/Site Plan Regulations/Plumbing & Building Code**

- Divide property into legal parcels. Establish position of streets, drainage, parking, utilities, landscaping.
- *Some of the nitty gritty details.*

Comprehensive Plan

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



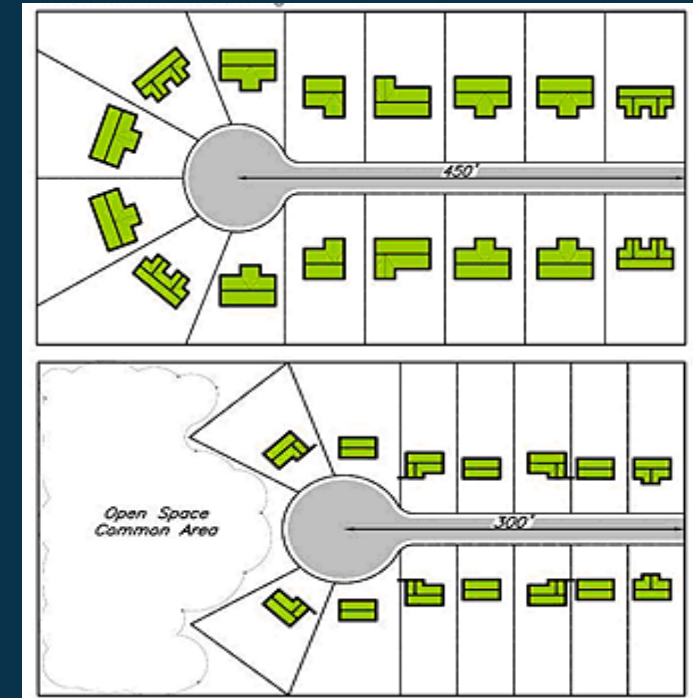
Zoning

- **Accessory dwelling units**
 - Hot hot hot in CO
- **Conditionally permitted uses**
 - Be wary of high water users
- **Planned Unit Development**
 - Negotiate negotiate
- **Floating zones**
 - Encourage more w.e. land use types
- Infill – make it easy!



Subdivision/Site Plan Regulations

- **Cluster Development Subdivisions**
 - Density bonus for more open space
- **Documentation of Water Supply Adequacy**
 - State dependent
- **Pre-Application Conference**
 - Free to applicant, meet with utilities, fire, etc...
- **Refer Application to Other Agencies**
 - To gather outside expertise
- **Landscape Code**
 - Plant list, turf limits, soil amendment, irrigation system requirements



Non-Zoning Incentives

- **Financial Incentives for W.E. Development**
 - Fee reduction, grants/loans, tax abatement
- **Process Incentives to Encourage W.E.**
 - Fast-track permitting, priority inspections, guaranteed timeline
- **Assistance, Education, and Marketing Incentives**



What You Can Do

- **Meet your planner & provider**
- **Talk to your peers**
- **Read your comprehensive plan**
- **Get involved (duh ;-)**



Resources

- **Western Resource Advocates**

- LULA trainings (past) and Land Use Manual (forthcoming) - www.westernresource.org/landuse
- WRF report - <http://www.waterrf.org/Pages/Projects.aspx?PID=4623>

- **CWCB/CO Dept. of Local Affairs**

- Land Use Webinars, Modules, and Worksheets - www.colorado.gov/pacific/cowaterplan/integrating-water-land-use-planning

- **Sonoran Institute**

- Community trainings and assistance (current)
- John Shepard - jshepard@sonoraninstitute.org

Questions & Comments

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 @drewbeckwith



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