



Water Allocation Policy & Implementation

Town Council Meeting

Sarah Nurmela Director of P&D

Julian Jacquin, Director of ED

Todd Fessenden, Director of Utilities

Luke Bolinger, Director of P&R

David Pasic, Director of PW

Sara Hancock, Director of Finance

Gabi Rae, Director of C&CE

Kelly Driscoll, Deputy Director of P&D

5/26/2026



Agenda

1. Context
2. Water Allocation Policy
3. Code Updates
4. Fee Update



Purpose & Intent

- Align Town water allocations with constrained supply
- Establish Water Allocation Policy that prioritizes **public benefit** and **fiscal resilience**
- Ensure fee-in-lieu aligns with Town costs for water

Implementation

- Code Updates to Title 8 and Title 9
- Fee Schedule Update

Existing Context

Supply

- 749 acre-feet (AF) of water is un-allocated and available to new capital projects and development
 - Windy Gap Firming will add 1,900 AF
 - NISP and/or additional future sources

Demand

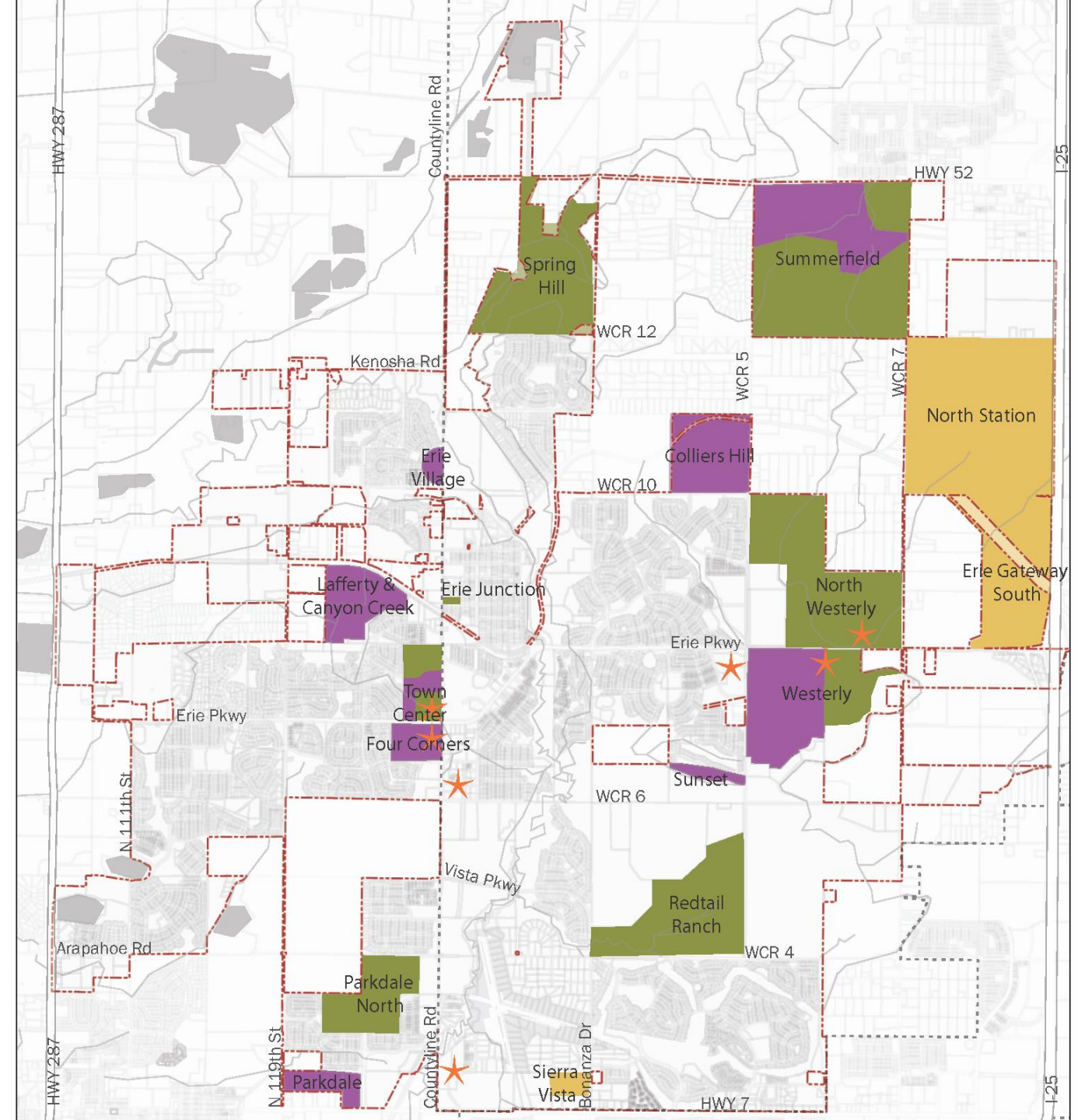
- Town Capital Projects
- New Developments
 - Residential
 - Commercial



Development Activity

LEGEND

- Entitled and Platted
- Entitled
- Planned
- Future Commercial
- Town Boundary





Water Allocation Policy

Annual Allocation, division of resources by use:

1. Contingency Use
2. Public Projects
3. Economic Development
4. Residential Development (limited monthly)
5. Affordable Housing

Distribute based on Capital Improvement and development pipeline



Water Allocation Policy - 2026

Annual Allocation = 125 AF

1. Contingency Use, 10%
2. Public Projects, 10%
3. Economic Development, 15%
4. Residential Development, 65%
5. Affordable Housing

Unused allocations roll into the next year

Code Updates

Title 8

- Removes preference for fee-in-lieu for water dedication
- Adds language to allow developers to bring water

Title 9

- Updates the Residential Building Code permit application and issuance timelines. Reduces length of both from 180 to 90 days.
- Adds clarity and definition of an active building permit to include construction of foundation.
- Water allocation is reserved at time of payment of fee-in-lieu



Fee Schedule Update

- Updates the fee to reflect Town water acquisition pricing
- Effective May 27, 2026



Next Steps & Applicability

- Effective as of May 27, 2026
- Conduct meeting and office hours for developers and builders week of May 26
- Existing building permit applications will require payment of fee-in-lieu in order to acquire water allocation
- Town will limit residential water allocations each month



Questions & Discussion