

| PLANNING COMMISSION 6:00 P.M. | SEPTEMBER 8, 2025 |
AMDENDMENTS TO THE MORGAN COUNTY ZONING REGULATIONS

TABLE OF CONTENTS

Cisterns

- Amendments Summary
- Proposed Zoning Regulation Amendments
- Additional Information
 - Other County Regulations
- Notification

Miscellaneous Amendments

- Amendments Summary
- Proposed Zoning Regulation Amendments
- Notification

AMENDMENT SUMMARY



**MORGAN COUNTY PLANNING COMMISSION
AMENDMENT SUMMARY**

**August 29, 2025
September 8, 2025 (meeting date)**

**AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS**

Planning Commission held a work session on July 14, 2025 regarding Cisterns. Included with this summary are redlines of the proposed changes as outlined below.

The original Cistern overview is also included for your reference.

Definitions

1. Sec. 1-130 – The addition of definitions for Bulk Water and Cisterns.

Building Permits

1. Sec. 2-295(C) and (D) – Revised language regarding submittal requirements for access to water, wastewater system, adequate access to a public road and electric services for residential, commercial and industrial buildings.

Zoning Permits

2. Sec. 2-325(C) and (D) – Revised language regarding submittal requirements for buildings for human use or occupancy and buildings not used or occupied by humans.

Zone District Bulk Requirements and Design Standards

1. Sec. 3-655 - Wastewater and Water Requirements. This section was modified to align with current regulations regarding wastewater and water. The addition of bulk water cistern requirements and standards as a water supply are also included.

Requirements

- Bulk water cisterns are only permitted for residential buildings that will be located on lots 35 acres or larger, or legally created prior to May 5, 1972.

- The lot is not included in the Quality Water District (QWD). If it is located in the QWD, written proof from QWD stating a water tap is not available must be submitted.
- Written disapproval of a well permit from Colorado Division of Water Resources or documentation indicating a dry well drilled to a minimum depth of 600 feet.

Standards

- They are allowed to be above or below ground.
- Only single family dwellings may be served. Outside irrigation is at the owners discretion.
- They must supply 50 gallons per person per day with a minimum size of 1500 gallons.
- Must be watertight construction and approved for potable water.
- Setbacks must satisfy current Zone District Bulk Requirements and Special Design Standards.
- Bulk water cistern letter must be completed, signed and recorded.

Existing bulk water cisterns may continue to be used, however upon application for any permit, a bulk water cistern letter must be completed, signed and recorded.

Cisterns connected to permitted wells are not subject to the cistern regulations except for the setback requirement.

2. Sec. 3-700(B) - Property Maintenance. Language regarding sewage disposal and effluent was moved from Sec. 3-655.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

1-130 Definitions

Bulk Water: Water obtained from a treated water system and then transported by truck, tanker or similar means.

Cistern: Tank used for water storage for human consumption.

BUILDING PERMITS

2-295 Submittal Requirements

(C) For residential buildings, proof of the following:

- (1) Access to water and a wastewater system as required in Sec. 3-655 for human consumption. ~~suitable for human consumption (meets criteria established by Colorado Department of Health).~~
- (2) Adequate access to a public road.
- (3) Utility~~Electric~~ services.

(D) For commercial and industrial buildings, proof of the following:

- (1) Access to water and a wastewater system as required in Sec. 3-655 for human consumption. ~~suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.~~
- (2) Adequate access to a public road.
- (3) Utility~~Electric~~ services.

ZONING PERMITS

2-325 Submittal Requirements

(C) For any building for human use or occupancy, the submittal requirements in Sec. 2-295(C) and (D) apply. ~~residential buildings, proof of the following:~~

- ~~(1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).~~
- ~~(2) Adequate access to a public road.~~
- ~~(3) Utility services.~~

- (D) For any building not to be used or occupied by humans, the proof of the following:
~~commercial and industrial buildings, proof of the following:~~
- (1) Adequate access to a public road. ~~water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.~~
 - ~~(2) Adequate access to a public road.~~
 - ~~(3)~~(2) Electric Utility services.

3-655 Wastewater and Water Requirements

- (A) Wastewater. Any building or structure for human use or occupancy must be connected to or proposed to be connected one of the following:

- (1) On-site wastewater treatment system (OWTS) approved by the local health department.

~~The owner of any structure where people live, work or congregate shall ensure that the structure contains an adequate, convenient and sanitary toilet and sewage disposal system in good working order. Under no conditions shall sewage or effluent be allowed to be discharged upon the surface of the ground or into waters of the state.~~

~~Central sewer and water service are required for residential, business, commercial and industrial developments. Septic systems and private wells are allowed as long as they comply with the construction design and minimum lot area requirements of the local health department. Existing business, commercial and industrial subdivisions not having public sewer and/or water must continue to meet the minimum lot area requirements of the health department.~~

- (2) Concrete sewage collection vault systems approved by the local health department. ~~will be allowed only by County permits in specified zone districts on property which cannot accommodate an on-site sewage treatment system and a community treatment system is not available and no state or local laws or regulations would prohibit the installation of an individual sewage disposal system. A permit shall be obtained from the local health department for any type of individual sewage disposal system to be installed on a property and the system shall meet the requirements of the local health department ISDS regulations unless otherwise specified in these Regulations.~~

- (3) Privately operated wastewater facilities, approved by the applicable state agency with jurisdiction.

~~Sewage from self-contained recreational vehicles and concrete sewage collection vaults shall be disposed of at a Colorado Department of Health permitted sewage treatment facility.~~

09/08/2025

(B) Water Supply Requirements. Any building or structure for human use or occupancy must have connection to or proposed connection to one of the following:

(1) A public water utility as demonstrated by a previously approved and installed tap or a letter from public water utility with commitment and ability to serve the lot.

(2) Well water supply with a well permit.

(3) Bulk Water Cisterns

(a) Bulk water cisterns are permitted for only residential buildings under all of the following conditions:

(i) The lot where the residential building will be located is thirty-five (35) acres or larger, or legally created prior to May 5, 1972, if less than thirty-five (35) acres.

(ii) The lot where the residential building will be located is not included in the Morgan County Quality Water District. If the lot is included in the Morgan County Quality Water District, written proof that a water tap from Morgan County Quality Water District is not available must be submitted.

(iii) Written disapproval of a well permit application from the Colorado Division of Water Resources, or a well construction and test report, pump installation report, driller's log or other such documentation indicating a dry well drilled to a minimum depth of six hundred (600) feet.

(b) Standards. All bulk water cisterns must meet the following standards:

(i) Bulk water cisterns may either be above ground or below ground.

(ii) Only one (1) single-family dwelling may be served by a bulk water cistern. The bulk water cistern may be used for irrigation at the property owners discretion.

(iii) Bulk water cisterns must supply at least fifty (50) gallons per person, per day with a minimum tank size of one thousand five hundred (1,500) gallons.

(iv) The design must be a watertight construction approved for potable water.

(v) The bulk -water cistern must satisfy the setbacks set forth in the Zone District Bulk Requirements and Special Design Standard Chart, Table 1, Appendix B.

(vi) A bulk water cistern letter must be completed, signed, and recorded with the County Clerk and Recorder, at the applicant's expense.

(c) Existing bulk water cisterns may continue to be used even if additional fixtures are installed on the property. Property owners with existing bulk water cisterns upon application for any permit shall be required to execute a bulk water cistern letter by the County. The bulk water cistern letter must be completed, signed, and recorded with the County Clerk and Recorder, at the applicant's expense.

(d) Cisterns connected to permitted wells are not subject to the regulations in subsection (b) above, with the exception of the setback requirement in subsection (b)(v).

3-700 Property Maintenance

(A) Property located within all Zones except the A and A/B zones shall be maintained in such a manner that grasses and weeds are not permitted to grow taller than six (6) inches. In no event shall the property owner allow the growth of noxious weeds. In the A and A/B zones, property owners must employ a program to control the growth of noxious and other weeds as part of either normal farming practices or general property maintenance.

(B) The owner of any building or structure where people live, work or congregate shall ensure that the building or structure contains an adequate, convenient and sanitary toilet and sewage disposal system in good working order. Under no conditions shall sewage or effluent be allowed to be discharged upon the surface of the ground or into waters of the state.



MORGAN COUNTY PLANNING,
ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
EMAIL permits_licensing@co.morgan.co.us

BULK WATER CISTERN LETTER

I/we, _____, being the owner(s) of the property located at:

_____, with a legal description of:
_____ do hereby affirm that:

- ☐ There is currently a bulk water cistern located on the afore mentioned property which has been utilized as a primary water source for an existing single-family dwelling since _____; OR
- ☐ There will be a new bulk water cistern to be used for a single-family dwelling on the afore mentioned property.

I/we understand that Morgan County provides no assurance or representation that the use of a bulk water cistern will be an approved or an adequate supply of water in terms of quantity, quality, and reliability.

I/we further understand that there is no guarantee that bulk water will always be available for sale and Morgan County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public.

Landowner Signature: _____

Date: _____

Landowner Signature: _____

Date: _____

Landowner Signature: _____

Date: _____

Landowner Signature: _____

Date: _____

ADDITIONAL INFORMATION

Bulk Water/Cisterns

Bulk Water: Water obtained from a treated water system transported by truck, tanker or similar means

Cistern: Tank used for bulk water storage.

Eligibility

- Certain distance from Morgan County Quality Water service
- Feasibility to connect, cost and sufficient capacity
- Lack of a producing well (rate of production?)
 - Provision to allow the addition of a cistern to a low producing well
- What documentation would be needed?

Criteria

- Underground. These are typically more difficult to access for inspection or repair and has potential for silt accumulation affecting the water quality. However, they are space-saving, the water temperature is better regulated, protected from the weather.
- Aboveground. These tanks are exposed to the environment and the elements, they can be damaged by fire and are difficult to regulate the temperature. However, easier to inspect maintain and repair.

Standards

- Material-(should be specific to potable water)
 - Food-grade stainless steel and high density polyethylene (HDPE)
 - Fiberglass or concrete
- Considerations
 - Frost line
 - Soil condition
 - Anchoring
 - Water tight casing
 - Setbacks
 - Size

Floodplain

- Floodplain development permit would be required
- Designed so floodwaters do not contaminate the water
- Elevate the tanks above the base flood elevation with proper anchoring
- If not elevated, must be anchored. If enclosed, walls will need opening to allow for passage of floodwaters and reduction of hydrostatic pressure.

Delta County

- If the property is within the boundaries of a special district that provides water, subject property shall connect if the district has available capacity
- Cisterns not considered an adequate water supply for new development where water is hauled. However, may be allowed
 - Property is located within service area of purveyor and it is agreed upon
 - No other water source available
 - Development consists of 1 dwelling and 1 ADU
- May be allowed where there is a permitted onsite water source (well/spring)
- BOA may authorize a variance from requirements
- Special note on plat
 - “NOTICE TO LOT OWNERS: Cisterns using hauled water are not sustainable and may not be available in drought years if hauled water is discontinued”
- Some specified setbacks and uses (seasonal farmworker housing)

Douglas County

- Only if reliable water source is unavailable- if well fails to produce or flow is inadequate
- Minimum standards
 - Materials, design, international plumbing code (2012)
 - Minimum capacity 80 gal/day/person
 - Location
- Interior or exterior

Fremont County

- Bulk Water/Cistern System Letter-County “provides no assurance or representation that the use of bulk water and a cistern will be approved or acceptable long-term source of potable water.”

Policy: Tap or well are not viable options

Parcel legally created prior to June 1, 1972 and 35 acres or larger

Written disapproval of well permit application or well construction and test report indicating a dry well minimum depth of 600 feet

Jefferson County

- Responsibility for assuring a safe supply of water from private wells rests solely with the homeowner.
- Low-producing well may be acceptable if there is sufficient storage of water to meet peak demand. On average, typical family uses 50 gal/day/person

Mountain Ground Water Overlay District

- Four Hour Well Yield Test
 - Evidence of sufficient storage if the well is less than 1 gallon per minute.
 - Minimum of 300 gallons of storage for residential structures

La Plata County

- Unavailability of water service from public system within 400 feet of a main. Certify in writing the system lacks sufficient capacity or connection would be technically impractical, or provider otherwise refuses to serve the development.
- Unavailability of groundwater
 - Drillers log, rate test data or other information from observation well drilled on property to a depth of within 5% of depth of nearest producing well

Weld County

- Use of a cistern for drinking or potable water source for humans is prohibited in unincorporated Weld County until a “Cistern Usage Permit” is obtained.
- Permit from Environmental Health Services (EHS) and Dept. of Public Health and Safety
- EHS is responsible for permitting and inspections
- Design standards
 - Located and constructed to prevent freezing.
 - Underground or surface contamination does not occur for septic tank, seepage pit, disposal field, corral, flooding of any other possible source of pollution. (not less than 100 feet from possible pollution)
 - Must be a fixed nonmobile facility
 - Materials-water tight construction (concrete, fiberglass or plastic)
 - At least 50 gal/person/day Minimum size of 1500 gallons (30 day supply)

4. Accessibility.

- a. The design and location of accessible parking spaces shall be as required by the current revision of the *ADA Standards for Accessible Design*, 502 (ADA 502), as may be amended or re-titled from time to time;
- b. Accessible routes to and from accessible parking spaces shall be provided as required by ADA 502, at the time the parking spaces are striped; and
- c. Accessible routes shall be graded according to the standards of ADA 502 at the time the parking lot is developed or any time it is re-graded.

Section 4. Utilities

A. Purpose and Application

1. **Purpose.** The purpose of this Section is to ensure that proposed development is served with adequate and appropriate utilities, and that utilities are installed in appropriate locations to allow for efficient access and maintenance.

B. Availability of Utilities

Where development or a subdivision requires utilities, the applicant shall provide evidence of the availability and adequacy of such utilities. A letter from the utility company serving the subject property stating that they *can and will* serve the proposed development shall be sufficient to establish that the applicable infrastructure and services are available and adequate.

C. Utility Connections Required

1. **Generally.** The County finds that the public health, safety, and welfare is protected and advanced by a safe, reliable, and sustainable water supply and safe and effective treatment of effluent.
2. **Electricity.** In cases where development is connecting to the power grid, electrical services shall be extended to the lot line as a condition of development approval.
3. **Special District Water Providers.** If a subject property is located within the boundaries of a special district that provides water and/or sewer service, the subject property shall connect to the water and/or sewer lines of the District as a condition of development approval if the District has available capacity and has notified the applicant that such connection is required pursuant to the Special District Act (C.R.S. § 32-1-101, *et seq.*). See Chapter 5, Section 3 for use of cisterns as a water supply.
4. **Other Water Providers.** If the subject property is located within a Growth Management area (as illustrated in a recorded Intergovernmental Agreement) and can feasibly be served water by an existing water company or municipality, the subject property shall connect to the water lines of the existing water company or municipality as a condition of development approval if the water company or municipality has available capacity and has notified the applicant that such connection is feasible. See Chapter 5, Section 3 for use of cisterns as a water supply.

- 4) Outdoor storage of construction materials, fertilizers, or chemicals;
 - 5) Processes that generate significant dust or particulates;
 - 6) Concrete washout;
 - 7) Construction dewatering; and
 - 8) Other areas where spills that may affect water quality may occur.
- c. Description and location of the construction stormwater pollution prevention BMPs related to erosion control, sediment control, and waste management control, designed and selected for the potential pollutant sources listed above, to be installed during each phase of construction (initial, interim, and final).

Section 3. Water Supply and Wastewater Disposal

A. Purpose and Application of Section

1. **Purpose of Section.** The purpose of this Section is to ensure that an adequate supply of water is available to serve proposed development, and that an adequate and appropriate means for wastewater treatment and disposal is also available to serve proposed development.

B. Determination of Adequacy of Water Supply

1. **Proof Required.** Proof of adequacy of water supply is required for all Development Applications.
 - a. The Director can waive this requirement if it is determined that proof of adequacy of water supply was previously provided during the review for a prior approval related to the same proposed development (*e.g.*, if proof of adequacy was provided for a Preliminary Plat, and subsequently a Final Plat application is filed that is consistent with the Preliminary Plat, additional proof of adequacy is not required).
 - b. Even if prior proof has been provided previously, additional proof of adequacy of water supply may be required if the Director determines that:
 - 1) The proposed development has changed since the prior determination in a manner that will require additional water supply or changed water supply parameters (*e.g.*, a subdivision is approved for residential development, and then a Conditional Use Permit is requested for a non-residential use); or
 - 2) The water supply that was previously evaluated has materially changed since the prior determination of adequacy (*e.g.*, water taps that were previously allocated have expired).
2. **Scope of Evidence.**
 - a. Adequate evidence shall be provided that a water supply meets the minimum Colorado Primary Drinking Water Regulations and that is sufficient in terms of

quality, quantity, and dependability. Evidence will be available to ensure an adequate supply of water for the type of subdivision or development proposed.

- b. Such evidence may include, but shall not be limited to:
 - 1) Evidence of ownership or right of acquisition of or use of existing and proposed water rights;
 - 2) Historic use and estimated yield of claimed water rights;
 - 3) Amenability of existing rights to a change in use;
 - 4) Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area;
 - 5) Evidence concerning the potability of the proposed water supply for the subdivision.

3. Cisterns.

- a. Cisterns shall not be considered an adequate water supply for new development where the water is hauled; however, a cistern may be allowed when the following applies:
 - 1) The property is located within the service area of a purveyor and the purveyor agrees to allow a cistern; or
 - 2) There is no other water source available; and
 - 3) Development consists of a maximum of one (1) dwelling unit and one (1) ADU.
- b. Cisterns may be allowed where there is a permitted, Onsite water source (*e.g.*, well or spring).
- c. Existing cisterns may be allowed to continue at the level of use/development established prior to this Code. However, any new development and/or intensification of use after January 5, 2021, shall comply with the criteria in this Section.

Where an owner is able to demonstrate due diligence to exhaust available remedies noted above, and the strict application of this Code would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of the subject property, the Board of Adjustment (BoA) may authorize a variance from the requirements noted above, pursuant to Chapter 8, Section 5 of this Code.

C. Fire Protection Report

Fire protection facilities may be reviewed and approved by the appropriate Fire Protection District for Site Plans associated with Limited or Conditional Uses, and Preliminary Plats (or Final Plats, where no Preliminary Plat is required prior to Final Plat approval). An

improvements agreement and appropriate collateral shall be required for all fire improvements.

D. Wastewater Treatment & Disposal

- 1. Generally.** No Site Plan or Preliminary Plat shall be approved by the County unless the CDPHE or Delta County Environmental Health Division has made a favorable recommendation regarding the proposed method of wastewater treatment and/or disposal.
- 2. Evidence Required.** The applicant shall provide evidence to establish that, if a public sewage disposal system is proposed, provision has been made for such system and, if other methods of sewage disposal are proposed, evidence that such systems will comply with state and local laws and regulations that are in effect at the time of application for development approval. If sewage disposal systems already exist in the proposed development, such systems shall be permitted by the County, or shall obtain a permit pursuant to DELTA COUNTY ONSITE WASTEWATER TREATMENT SYSTEM REGULATIONS.

E. Irrigation Water

- 1. Generally.** This applies to subdivisions in which irrigation water is to be divided and allocated among the lots. Such use of non-potable irrigation water is encouraged by the County. See the design guidelines which may assist in designing an appropriate system in the appendix.
- 2. Contents of Irrigation Plan.** The *Irrigation Plan* shall describe the ditch infrastructure, easements, and maintenance that will be required to provide for continued water flow and delivery to the lots in the subdivision, along with the allocation of maintenance and operational responsibilities. If existing irrigation infrastructure on the subject property is owned, controlled, or operated by a ditch company, or otherwise connected to ditch company infrastructure, then the *Irrigation Plan* shall be approved by the ditch company.
- 3. Plat Requirements.**
 - a. Shared irrigation infrastructure shall be located within tracts that are either commonly owned by the lot owners in the subdivision, or owned by the ditch company that owns, controls, or operates the irrigation infrastructure.
 - b. Tracts shall be large enough to accommodate the channel or pipeline, appurtenances, service roads, and additional areas that may be necessary for routine and periodic maintenance.
 - c. If the tracts are commonly owned by the lot owners but the irrigation infrastructure is controlled or operated by a ditch company, then the applicant and the ditch company shall execute an agreement to provide for the long-term operation, maintenance, and repair of the ditch infrastructure. Such agreement (or a memorandum thereof) shall be recorded before or contemporaneously with the Final Plat.

-
- d. Easements shall be provided to distribute the water to the lots. Construction of any necessary ditches or pipes to distribute water shall be required prior to the Final Plat recording.
 - e. The County may waive the requirements of this Subsection (E) upon demonstration that an alternative legal arrangement will provide for the efficient long-term operation and maintenance of the irrigation infrastructure.

Exhibit D

INSTALLATION STANDARDS FOR POTABLE WATER STORAGE TANKS AND CISTERNS FOR DOMESTIC USE IS - 22 – 98

This standard shall govern the installation of potable water storage tanks and underground cisterns for domestic water use in dwellings. This standard includes both interior and exterior underground installations and establishes minimum standards for installation. Interior installations are recommended because they are more suitable for periodic inspection and maintenance by the homeowner.

This standard shall be utilized only when a reliable source of water is not available. In areas where wells are the primary source of water, a well test shall be performed to indicate the gallons per minute flow from the well. If the well fails to produce water or the flow is deemed inadequate by the authority having jurisdiction, only then shall this standard be utilized.

This standard shall apply to all new dwellings and additions or alterations where bedrooms are being added. In cases where existing wells are being used, a well test must be performed to indicate the gallons per minute flow from the well.

301.1 Minimum Standards.

301.1.1 Potable water above ground storage tanks and underground cisterns shall be of materials that are listed for potable use and approved by FDA Title 21, NSF, or AWWA. Steel and concrete tanks must be properly prepared and painted on the inside using an NSF epoxy paint. Additionally, underground steel tanks must be asphaltic coated, or epoxy coated on the outside to retard rusting.

301.1.2 Concrete cisterns or vaults shall be of such design that there are no seams below the fill line of the tank or vault. Concrete cisterns or vaults shall be properly prepared and coated on the inside using an NSF approved epoxy paint.

301.1.3 All piping, fittings, and valves must meet the mandatory referenced standards included in Chapter 14 of the 2012 International Plumbing Code.

301.1.4 The minimum capacity of water storage required for a single-family dwelling shall be based upon a formula using 80 gallons of water per day, per person. Homes served by wells producing less than .5 gallons per minute shall be sized for a minimum 5-day supply. Homes served by wells producing .5 gallons per minute and greater shall be sized for 3-day supply. The number of persons shall be based on a bedroom count assuming that the first bedroom will count for two people and additional bedrooms counting for one person (i.e., 3-bedroom house counts for 4 people and requires 960 gallons storage if gpm is .5 gpm or greater and 1600 gallons of storage if less than .5 gallons). The actual storage capacity of the pressure tank and the water heater may be taken into consideration for the total amount of water storage required.

301.1.5 Buried tanks shall be placed upon and completely surrounded with pea gravel or other manufacturer's approved material and shall not be less than 12 inches in thickness at any point.

301.1.6 All tanks shall be placed in a fashion to permit periodic maintenance, inspection, and repair. This shall include, but not be limited to:

- 1) Minimum 22 inches manway access into the cistern.
- 2) Vent piping to the atmosphere must be brass-screened mesh #24 and terminate not less than 36 inches above grade.
- 3) All connections of wet piping to the cistern shall be made with approved flexible couplings permitting independent movement of the tank due to seismic activity or shrink/swell movement of the soils.

301.1.7 Cisterns shall be located at least 25 feet from buildings, 50 feet away from sewer lines or septic tanks, and at least 100 feet from sewage disposal field.

301.1.8 No structure or traffic path may be constructed over a buried tank system unless required and must be approved by the tank manufacturer.

301.2 All installations shall conform to applicable codes and regulations adopted by the jurisdiction and shall be reviewed for compliance and approved by the Building Official prior to commencement of work.

301.3 Water storage cisterns and associated piping shall not be used for bonding of the electrical system. An alternative method of bonding, compatible with the most current edition of the National Electrical Code shall be used.

301.4 All such systems and associated piping shall be cleaned and sanitized prior to being placed into service.

301.5 All storage vessels shall be new and have been used for no other purpose.

301.6 All systems shall be capable of being filled from an outside source.

301.7 All systems shall be tested for leaks by filling the system with water. No system shall be tested using air pressure (hydrostatic). The test shall incorporate the use of either the vent pipe or fill pipe as a water column with no increase or decrease of more than one inch in the water column over a 24-hour period.

302.1 Interior Water Storage.

302.1.1 Interior spaces where water storage tanks are located shall be a conditioned space to prevent freezing. Tanks and piping shall be accessible for removal, replacement,

inspection, and repair. Interior spaces where tanks are located shall be provided with a floor drain. Pumps, pressure vessels, controls, and associated equipment shall be listed by an approved testing agency and approved by the Building Official.

302.1.2 Tanks shall be securely mounted into position. Vertical, upright positioned tanks exceeding 5 feet in height shall be provided with at least two wall mounted supports, one at the top and one at the bottom of the tank.

303.1 Exterior Buried Cisterns.

303.1.1 Exterior buried vessels shall be positioned at least one foot below frost line. The average frost line in Douglas County has been established at 36 inches. A minimum 22" diameter manway and extension with gasketed, bolted cover shall extend to 6 inches above grade for service and maintenance.

303.1.2 Penetrations of the cistern walls, connections, or joints of any kind in any buried cistern for piping and manways shall incorporate the use of flanged, bolted connections.

Explanatory Notes.

Tanks and cisterns are an acceptable means of providing water to a residence where the water well may be a low producing well or in cases where wells have become non-producing. This should not be considered an alternative to being served by a water district or other reliable source of water.

Locating storage tanks within a conditioned space should be strongly considered to eliminate the need for frost protection. The system can be installed in a multiple tank configuration, which allows the owner or occupant the opportunity to clean and provide maintenance on one tank at a time without taking the entire potable water system out of service. Inside translucent polyethylene tank systems can be more easily monitored for visual volume and quality of the water that is being used. Any type of system will eventually accumulate silt particles in the bottom of the tank over a period of time. Exterior buried systems will be much more difficult to clean and maintain and likely will have a higher silt accumulation over a period of time when compared to inside installations.

Water quality should be checked at regular intervals. Water should be tested for bacteria and other harmful waterborne agents. Bacteria or minerals can usually be removed or destroyed with proper treatment technology should such a situation be identified after testing.

Individuals may find that the minimum amount of water storage required by regulation is insufficient and may want to install a larger capacity storage tank. Consideration should also be taken into account that you may see a reduction in the quality of water that has been stored for too long a period of time.

Another issue that should be considered is pump protection for low producing wells. Well pumps can be wired into protective switches that shut off the pump when the pump is running free (i.e., not pumping water because there is no water to pump). Such a condition can shorten the life of a

pump and replacement of a well pump usually involves pulling the pump, which can be expensive, even with a shallow well.



FREMONT COUNTY BUILDING DEPARTMENT

615 MACON AVENUE, ROOM 212
CAÑON CITY, COLORADO 81212
OFFICE (719) 276-7460
FAX (719) 276-7461



Bulk Water/Cistern System Letter

RE: _____
(Proposed Construction Address)

To Whom It May Concern,

I, _____, being the owner of the property located at:
Last Name, First Name, Middle Initial

_____, do hereby affirm that:
Street Address City State and Zip Code

☐ There is currently a bulk water/cistern system located on the afore mentioned property which has been utilized as a primary water source for an existing dwelling since (year) _____; or

I understand that Fremont County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water.

I further understand that there is no guarantee that bulk water will always be available for sale and Fremont County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public.

Signature: _____ Date: _____

Signed this: _____ Day of: _____, 20____

Notary: _____

My commission expires: _____

Fremont County, Colorado

Bulk Water/Cistern Policy

One of the submittal requirements for application for a building permit is evidence of a potable water supply to the property. Typically, this evidence is provided in the form of a water tap contract or recent water bill from a public entity, or a well construction and test report, a pump installation report or other evidence of an existing well. In some rare cases, however, none of the above options are viable and so, under certain circumstances, a cistern may be accepted as a primary water supply.

If you are proposing a cistern as your primary water source, it will be necessary for you to provide the following documentation to the building department:

1. An executed form letter concerning the use of bulk water and a cistern. The form letter may be obtained, signed, and notarized at the Building Department.

Fremont County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water.

THERE IS NO GUARANTEE THAT BULK WATER WILL ALWAYS BE AVAILABLE FOR SALE AND FREMONT COUNTY HAS NO AUTHORITY OR JURISDICTION WHATSOEVER OVER WATER SUPPLIERS OR THEIR DECISION TO SELL WATER IN BULK TO THE GENERAL PUBLIC.

	Bulk Water Cistern Form Letter
--	--

Section 41 - Mountain Ground Water Overlay District

(orig. 7-11-07; am. 5-20-08; am. 4-20-10; am. 12-9-14)

A. Intent and Purpose

This District is intended to promote the public health, safety and general welfare of the citizens of Jefferson County by regulating land uses in order to maintain ground water resources. This District was established to address water resources in the fractured rock environment. (orig. 7-11-07; am. 4-30-13)

B. General Provisions

1. Mountain Ground Water Overlay District

The Mountain Ground Water Overlay District shall overlay that portion of other zone districts located in this District. The regulations of this District shall be construed as being supplementary to the regulations imposed on the same lands by any underlying zone district or other overlay district. When the regulations of this District conflict with any provision of the underlying zone district, the provisions of the Mountain Ground Water Overlay District shall control. (orig. 7-11-07; am. 4-30-13)

2. Boundaries

The boundaries of the Mountain Ground Water Overlay District (fractured crystalline rock) shall be as they appear on the official recorded Mountain Ground Water Overlay Map adopted by the Board of County Commissioners and kept on file with Planning and Zoning. The boundary lines on the map shall be determined by the scale appearing on the map. Where there is a conflict between the boundary lines illustrated on the map and actual field conditions, the conflict shall be settled according to the "Mapping Conflicts" portion of this Resolution. (orig. 7-11-07)

C. Applicability

All Building Permit, Rezoning, Site Development Plan, Special Use and Platting applications within the Mountain Ground Water Overlay District, and not served by a water district, shall be subject to the provisions of this Resolution: (orig. 7-11-07; am. 4-20-10)

1. Building Permit

Demonstrate compliance with the Four Hour Well Yield Test requirements to verify adequacy of water. If an alternative water source is proposed, detailed plans shall be submitted for review. The plans shall contain the information necessary to determine if the proposed source is a viable sustainable water source. (orig. 7-11-07; am. 4-20-10; am. 4-30-13)

2. Rezoning, Special Use, Site Development Plan or Platting Applications

Demonstrate compliance with the Intent and Purpose of this District by providing well water supply information in accordance with the Water Supply Section of the Land Development Regulation. If an alternative water source is proposed, detailed plans shall be submitted for review. The Plans shall contain the information necessary to determine if the proposed source is a viable sustainable water source. (orig. 7-11-07; am. 4-20-10; am. 4-30-13, am. 12-9-14)

D. Requirements

1. Four Hour Well Yield Test

It shall be demonstrated that an adequate water supply is available for the proposed uses by meeting the requirements of the Four Hour Well Yield Test. The well yield test shall include pumping for a minimum of 4 hours or longer and shall be in compliance with Rule 12.2 in the Colorado Water Well Construction Rules (2 CCR 402-2). The yield of a well shall be determined as a stabilized production rate where the withdrawal rate and the drawdown do not change by more than 10% during the last hour of the test. The data from the well yield test shall be presented on the Colorado Well Construction and

Test Report (Form GWS-31), Pump Installation and Test Report (Form GWS-32), and/or the Supplemental Test Report (Form GWS-39) or similar as necessary. The following shall be included: (orig. 7-11-07; am. 4-30-13)

- a. Proof of a valid well permit or decreed water right that allows the uses, demand, and amount of water being sought in the application. (orig. 7-11-07)
 - b. A scaled site plan of the proposed structure and the location of the well and the Onsite Wastewater Treatment System (OWTS), if applicable. (orig. 7-11-07; am. 4-30-13)
 - c. Evidence of sufficient storage if the well yield rate is less than 1 gallon per minute. Storage shall be accomplished with either a cistern or well volume, and shall be based upon the proposed daily water demand. For residential structures a minimum of 300 gallons of storage is required. (orig. 7-11-07; am. 4-30-13)
2. The well yield test applicable to a property shall only be valid for 3 years, unless Planning and Zoning determines that the hydrogeologic or land use conditions have not changed since the time of the last test. (orig. 4-30-13)

E. Permitted Uses and Activities

The following uses and activities are permitted without the restrictions established by this Resolution: (orig. 7-11-07)

1. Building permits for accessory structures that do not increase water usage or the number of bedrooms, where permitted by the underlying zone district. (orig. 7-11-07, am. 12-9-14)
2. Additions to buildings or changes in use that do not increase the number of bedrooms, the amount of water used, or change the type of use currently allowed by an existing well permit. (orig. 7-11-07; am. 4-30-13)
3. Building permits to rebuild structures destroyed by flood, fire or other natural disasters and that does not increase the number of bedrooms, the amount of water used, or change the type of use currently allowed by an existing well permit. (orig. 7-11-07)

F. Warning and Disclaimer

The degree of protection to ground water and a renewable and reliable potable water supply, intended to be provided by this regulation is considered reasonable for land-use regulatory purposes, and is based on accepted geologic, engineering, and hydrologic methods of study, as of the effective date of this Resolution. This regulation does not address the water resources outside of the Mountain Ground Water Overlay District. (orig. 7-11-07)

G. Mapping Conflicts

In all cases, a person contesting the location of the Mountain Ground Water Overlay District boundary shall be given a reasonable opportunity to present their case to the Director of Planning and Zoning and shall submit appropriate technical evidence to support such contests. The Director of Planning and Zoning shall not allow deviations from the boundary line as mapped or non-permitted land uses within the boundary areas, unless appropriate technical evidence clearly and conclusively establishes that the map location of the line is incorrect. (orig. 7-11-07; am. 3-3-15)

H. Variance Process

The variance and waiver provisions for each application shall follow the applicable process. (orig. 7-11-07)



CHAPTER 70: GENERAL SITE DEVELOPMENT STANDARDS APPLICABLE TO ALL DEVELOPMENT

SEC. 70-4 DOMESTIC WATER

I. Purpose, authority, and applicability.

- A. Purpose. Securing a reliable and safe water source for all development, while mitigating any impacts of new development's water consumption on existing uses' water supply, is necessary to protect the community's health, safety, and welfare, and the continued viability of residential, commercial, and industrial development. These water quantity and quality standards, therefore, are intended to secure the continued availability of adequate, potable water to development within the county's unincorporated territories.
- B. Authority. Article 20 of Title 29 and Title 30 of the Colorado Revised Statutes authorize the Board of County Commissioners to regulate the use of land in a manner that protects against adverse impacts on the community, surrounding areas, and the natural environment, consistent with constitutional rights. This authorization includes a delegation of authority to consider the impacts of development on the quantity and quality of the region's water resources. These water quantity and quality standards are intended to protect the community's water resources and their availability for existing and future uses and to operate parallel to and consistent with those regulations promulgated, and permits issued, by the Division of Water Resources pursuant to Title 37 of the Colorado Revised Statutes and Title 402 of the Colorado Code of Regulations.
- C. Applicability. These provisions apply to all development except for:
1. Development not requiring a land use permit;
 2. Adjustments and plat modifications approved pursuant to section 66-5 which do not require a change to existing water supply or demand;
 3. Lot consolidations and boundary adjustments approved pursuant to section 66-5, which do not require a change to existing water supply or demand;
 4. Special events approved pursuant to section 66-5;
 5. Temporary uses approved pursuant to section 66-6;
 6. Conceptual development plans and sketch plans submitted pursuant to section 66-6.
- D. Nothing in this section 70-4 shall be construed to exempt any development from complying with the requirement for adequate fire flow set forth in chapter 34 of the county code, Fire Prevention and Protection, as the same may be amended, replaced or modified. Fulfillment of the requirements set forth in chapter 34 may be a condition of approval for all development projects.

- II. **Water demand estimate and criteria.** At the time of project submittal, all development subject to these water quantity and quality standards must provide the county with a representative estimate of the development's peak daily water demand during a period of sustained water



usage, according to either the stated requirements set forth in this subsection II or based upon completion of a site-specific water demand study. Required fire flows, if any, are not part of the water demand estimates required under this subsection II.

Any proposed development that establishes to the director's satisfaction that the proposed project has no water demand is not required to comply with the remaining portions of this section 70-4.

I. Peak daily water demand required. Estimated water demand based upon the proposed development's peak daily water demand shall be provided.

II. Demand associated with water treatment. If a given water source requires water quality treatment, the peak daily water demand shall be increased to account for the water consumed by the anticipated treatment process. The applicant shall provide a specification sheet for the treatment unit or a statement from the engineer designing the treatment system (e.g. chlorinated cistern) that estimates the water efficiency of the treatment process.

III. Residential uses.

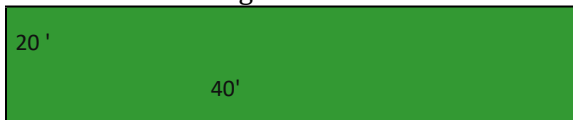
1. General demand. Except as otherwise provided herein, water demand for all residential projects shall be estimated to be three hundred fifty (350) gpd per dwelling unit, which accounts for both in-house demand (e.g., drinking, cooking, bathing, and washing) and outdoor demand during peak season (e.g., landscaping and irrigation).

2. Multifamily dwelling demand. Residential uses that are multifamily dwellings with an anticipated irrigated area (e.g., lawn or garden) of one thousand five hundred (1,500) square feet or less per dwelling unit (including each dwelling unit's individual private irrigated area and its pro rata share of any irrigable common areas or open space) shall be subject to the following calculations:

a. The minimum daily quantity requirement for landscaping or irrigation demand is 0.105 gallons per square foot per day.

b. The general residential demand estimate of three hundred fifty (350) gpd may be reduced by 0.105 gallons per square foot, for each square foot of irrigated area less than one thousand five hundred (1,500), as illustrated below.

1. Figure 70-4: Residential Demand Estimate



2. $20' \times 40' = 800\text{f}^2$ irrigable lawn

3. $1,500\text{ f}^2 - 800\text{ f}^2 = 700\text{ f}^2$

4. $700\text{ f}^2 \times .105 = 74\text{ gpd}$

5. **$350\text{ gpd} - 74\text{ gpd} = 276\text{ gpd}$ residential demand estimate**

c. In no instance shall the minimum indoor demand be less than one hundred ninety-five (195) gpd.

d. As an alternative to the calculation set forth above in sub-subparagraphs II.C.2.a-b, an applicant proposing development of a multifamily dwelling may conduct a site-specific water demand study pursuant to paragraph II.E below.



IV. Nonresidential water demand.

1. Calculation based on Table 70-4 A. Nonresidential water demand, including but not limited to those for all commercial and industrial uses, shall be calculated based on the proposed use, according to the rates set forth in Table 70-4 A. Table 70-4 A's rates are cumulative. Uses implicating two (2) or more of the listed demands must include all demands to derive the total required demand.
2. Alternative methods for calculation. For any proposed use not listed below, and for which a site-specific water demand study is not specifically required, during the pre-application process prior to project submittal, the applicant may choose to prepare a site-specific water demand study pursuant to paragraph II.E. below, or subject to paragraph II.E., the applicant may request that the director determine, in writing, the applicable rates by equating or approximating a proposed use's demand based on commonality with one (1) or more uses listed below. If the director determines that the proposed use is not sufficiently comparable to a use listed in Table 70-4 A for the purpose of estimating the proposed use's water demand, the director may require the applicant to complete a site-specific water demand study.



**TABLE 70-4 A:
LA PLATA COUNTY NON-RESIDENTIAL WATER DEMAND**

Water Demand		Rate	Units
Airport (cumulative)		10 gpd	Per employee
		5 gpd	Per passenger
Barber/beauty shops		100 gpd	Per chair
Campground		50 gpd minimum ^{7*}	Per campsite
Commercial (no showers)		20 gpd	Person/per 8-hr shift
Commercial (with showers)		35 gpd	Person/per 8-hr shift
Churches		5 gpd	Per seat
Daycare & preschools	Day (without cafeteria or showers)	15 gpd	Per person
	Day (with cafeteria, no shower)	20 gpd	Per person
	Day (with cafeteria and showers)	25 gpd	Per person
Doctors office		250 gpd	Per doctor
Equine or llama boarding facility		12 gpd	Per animal
Event facilities with short-term or transient visitors		5 gpd	Per seat
Individual fixtures	Bath/shower	15 gpd	Per fixture
	Dishwasher	2 gpd	Per fixture
	Kitchen sink (with garbage disposal)	6 gpd	Per fixture
	Laundry washer	20 gpd	Per fixture
	Lavatory	8 gpd	Per fixture
	Toilet	25 gpd	Per fixture
Hospitals		250 gpd	Per bed space
Hotels/motels (with private baths)		75 gpd	Per room
Indoor commercial cultivation		300 gpd	Per 1,000 ft ² of grow area
Kennels		30 gpd	Per animal
Laundries (Self-service)		400 gpd	Per commercial washer



Nursing homes		250 gpd	Per bed space
Office buildings		15 gpd	Per employee/ per 8-hr shift
Outdoor irrigation/landscaping		0.105 gpd	Per ft ² /day
Public park	Faucet	15 gpd	Per fixture/per hr open
	Flush toilet	36 gpd	Per fixture/per hr open
	Urinal	10 gpd	Per fixture/per hr open
Resort (night and day)		50 gpd	Per person
Restaurant (open 1 or 2 meals)		50 gpd	Per seat
Restaurant (open 3 meals)		62.5 gpd	Per seat
Restaurant (open 24 hours per day)		75 gpd	Per seat
RV space (with hookups)*		100 gpd*	Per unit
RV space (without hookups)*		50 gpd*	Per unit
Self-storage		20 gpd	Per employee/ per 8-hr shift
Service stations		250 gpd	Per toilet fixture
Stadiums, racetracks, ball parks		5 gpd	Per seat
Store/shopping centers		0.1 gpd	Per ft ² of retail space
Swimming pools, bathhouses, and hot tubs		10 gpd	Per person

⁷ Table Note: For each campsite, campgrounds must provide the minimum volume of water supply required to meet the regulations established by CDPHE in 6 CCR 1010-9, as amended.

⁸ Table Note: If the director determines there is no commonality for a proposed use, the rate set forth for fixtures will be used as the primary basis for determining estimated water demand, unless a site-specific water demand study is prepared.

* Or as may be allowed by state regulations.

E. Site-specific water demand study.

1. Alternative to standard requirements. As an alternative to the standard water demand rates set forth in paragraph II.D. above, a site specific water demand study may be prepared by the applicant to quantify the amount of water that will reasonably be required to serve the proposed development. Applicants may seek review and comment of the study from the planning engineer during the pre-application process prior to project submittal.
2. Site-specific water demand study required for certain development. At the director's discretion, a site-specific water demand study may be required for any proposed development not identified in Table 70-4 A. Applications proposing the following types of development shall prepare a site-specific water demand study and may not request a director determination letter based on commonality with existing estimates:
 - a. Mineral extraction;



- b. Landfills and recycling centers;
- c. Batch Plants;
- d. Any use regulated by the county pursuant to C.R.S. §§ 24-65.1-101 *et seq.*, Areas and Activities of State Interest;
- e. Breweries, distilleries, cideries, and wineries.

3. A site-specific water demand study shall fulfill the following minimum requirements:

- a. Preparation and stamp by a professional engineer or preparation by a certified professional geologist or professional hydrologist.
- b. Contents. A site-specific water demand study with the following information:
 - i. The water source;
 - ii. The number of square feet of land surface to be irrigated (if any);
 - iii. Plant types and amounts (if any);
 - iv. Estimates of plant/crop evapotranspiration and application efficiency of irrigation water;
 - v. Itemized estimates of the water demands of any other activities, individual fixtures, or equipment associated with the proposed development;
 - vi. Itemized quantification of projected water demand.
- c. It is the county's policy to encourage all development to establish water conservation measures. Preparation of a conservation plan, including specific measures to reduce water demand, is encouraged for all site-specific water demand studies.

V. Criteria for verification of legal water supply. Unless specifically excepted herein, all development must demonstrate proof of a legal water supply. Verification requirements for the water supply are set forth in this section. Development that fails to demonstrate an adequate legal supply to meet its water demand at full buildout shall not be approved.

A. Service by existing public water provider or designated regional public water provider.

1. Adequate legal water supply for the development may be established as follows:

- a. At project submittal, written confirmation from an existing public water provider or designated regional public water provider stating that such provider has the physical and legal capacity to serve the development and is willing to provide a water supply sufficient for build-out of the proposed development, including the information required in paragraph IV.A below if applicable.
- b. Signed commitments of firm water delivery (such as a perpetual, non-revocable tap reservation) or evidence of tap purchases from the existing public water provider or designated regional public water provider prior to permit issuance or final plat recording.

2. Requirement to connect to water system.

- a. General requirement, all development within four hundred (400) feet of a water main of a public water system or designated regional public water system shall connect to such system, unless the applicable provider certifies, in writing, that the system lacks



sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development.

- b. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system.

B. Other development. For development proposing service by any means other than an existing public water system or by a designated regional public water provider, a legal water supply may be established at project submittal through verification, by the Colorado State Engineer's Office, Division of Water Resources, of the applicant's water rights and/or permanent water well permit and any augmentation plan(s) or other decreed water rights. For subdivisions, legal water shall be established by providing a well permit for the well that was used to verify physical water supply per subsection IV below, as well as positive comments from the Colorado State Engineer's Office, Division of Water Resources that the remainder of the subdivision has the ability to obtain well permits in the future. Plans relying on a temporary or substitute water supply shall be deemed not to meet the requirements of this section.

VI. Criteria for verification of physical water supply. At project submittal, all development subject to these provisions, except for accessory uses with no additional water demand, shall demonstrate a water supply adequate to meet the development's estimated demand rate, as calculated pursuant to subsection II above, according to the following standards.

A. Service by existing public water provider or designated regional public water provider for developments with demand exceeding 9,750 gallons per day. For developments exceeding 9,750 gallons per day proposing to use water from an existing public water provider or designated regional public water provider, written confirmation that the provider has the physical capacity to serve the development and is willing to provide a water supply sufficient for build-out. Such written confirmation must be provided in a report or letter prepared by a professional engineer or by a water supply expert, acceptable to the county, from the public water or designated regional public water provider and must include the following:

1. An estimate of the water demand requirements for the development through build-out conditions.
2. A description of the physical source of water supply to be used to serve the development.
3. An estimate of the amount of water yield projected from the proposed water supply under various hydrologic conditions.
4. The present demand on the water provider and the anticipated demand due to commitments for service entered into but not yet supplied.
5. The amount of uncommitted firm supply the provider has available for future commitment and development.
6. Water conservation measures, if any, that may be implemented within the development.
7. Water demand management measures, if any, that may be implemented to account for hydrologic variability.
8. A summary of the water rights owned and controlled by the provider.



The specific requirements set forth in this paragraph IV.A may be waived by the county's planning engineer if a water supply plan is on file with the county for the applicable water provider and such plan has been reviewed and updated, if appropriate, within the past ten (10) years by the governing board of the public water provider or designated regional public water provider, has a minimum twenty (20) year planning horizon and otherwise meets the requirements of C.R.S. § 29-20-304, as amended from time to time.

B. Groundwater. For development proposing to use groundwater from a source other than an existing public water provider or designated regional public water provider subject to paragraph IV.A, aquifer data and/or testing shall be required, the scope and duration of which shall be determined based upon the development's estimated water demand. For phased development, when the cumulative water demand of any previously approved phase(s) and/or the current proposed phase meets or exceeds any of the tiered thresholds set forth in this paragraph IV.B, the applicant shall establish adequate water supply by completing additional tests or reports (i.e. well aquifer constant-rate tests or a comprehensive hydrogeologic report, based on aquifer testing and a water balance estimate), as appropriate.

1. Basic standards for adequate supply. An adequate water supply for the development shall be demonstrated through satisfaction of the following and other applicable criteria set forth in this paragraph IV.B:

- a. Recovery data demonstrates the water level recovered to within ninety (90) percent of the total drawdown within two (2) times of the pumping duration during the aquifer test. If recovery is deficient, a professional engineer or a professional geologist may provide supplemental data to demonstrate adequate recharge to the well.
- b. Pumping rates do not vary more than ten (10) percent over the duration of the test.
- c. The well can maintain a minimum average pumping rate of two and two-tenths (2.2) gpm over the prescribed duration of pumping.

2. Development with estimated demand of one thousand fifty (1,050) gpd or less. For development with an estimated water demand of one thousand fifty (1,050) gpd or less, the applicant shall provide the following information and/or perform the following testing:

- a. For development of additional dwelling units subject to director determination approval pursuant to subparagraph 66-4.I.A or minor permit approval pursuant to subparagraph 66-6.I.B, for which an existing well (whether an individual groundwater well or a micro water system) has been in operation for one (1) year or more and is located on a portion of the development, and where the anticipated development will not increase the water demand of current uses, the applicant shall provide:
 - i. A copy of the well's pump installation report.
 - ii. A copy of the well's construction and test report, or a statement from a well driller, pump installer, professional engineer or professional geologist who has constructed, serviced, or tested the well, describing the well's production capabilities. If the information listed above is not available, or if it indicates the well may not be capable of producing a minimum sustainable yield of two and two-tenths (2.2) gpm, the applicant shall perform a single well aquifer constant-rate test according to the specifications set forth below in subparagraph IV.B.2.b.



- b. For all other wells (whether an individual groundwater well or a micro water system) serving development with an estimated demand of one thousand fifty (1,050) gpd or less, the applicant shall perform a single well aquifer constant-rate test within one (1) year prior to the county land use application submittal date according to the following specifications:
 - i. The test shall be conducted for a minimum of eight (8) continuous hours.
 - ii. The test shall follow the protocol requirements outlined under subparagraph IV.B.4 below.
 - iii. The well tested must be located on the subject property.
 - iv. The test shall be conducted by a licensed well driller, licensed pump installer, or by the landowner with oversight and certification by a professional engineer.
3. Development with an estimated demand of more than one thousand fifty (1,050) gpd. For development with an estimated water demand of more than one thousand fifty (1,050) gpd, the applicant shall submit a comprehensive hydrogeologic report prepared by a professional engineer or professional geologist, based on aquifer testing and a water balance estimate. The report shall include estimates based on the test data of the underlying aquifer's hydraulic conductivity, transmissivity, storage coefficient or specific yield, and the distance from the well that appreciably zero (0) drawdown is anticipated to occur. The report shall include water conservation measures, if any, that may be implemented within the development and water demand management measures, if any, that may be implemented within the development to account for hydrologic variability.
 - a. Basic testing requirements:
 - i. An aquifer constant-rate test with at least one (1) production well and one (1) observation well. Existing wells meeting the standards specified in subparagraph IV.B.4.a(iii) below may be used with their owners' written permission.
 - ii. The test shall be conducted for a minimum of twenty-four (24) continuous hours.
 - iii. The test shall be supervised by a professional engineer or professional geologist, in coordination with the county's planning engineer. The county's planning engineer shall approve the proposed locations of all production and observation wells and determine whether any additional testing, as set forth in sub-subparagraph IV.B.3.b below, may be required.
 - iv. The test shall follow the protocol requirements outlined under subparagraph IV.B.4 below.
 - b. Additional testing requirements. The need for any additional testing requirements, including but not limited to an aquifer step test, additional duration, or additional production or observation wells shall be determined by the county's planning engineer in coordination with the applicant's professional engineer or professional geologist. Factors used to determine the number of production and observation wells shall include:
 - i. Aquifer and geological characteristics (i.e. hydrogeologic setting);
 - ii. Project acreage;
 - iii. Anticipated water demands and type of proposed development;



- iv. Neighboring parcels' water uses and water sources.
- c. Contents of hydrogeologic report. The hydrogeologic report shall include, at a minimum, the following information and analyses:
 - i. Geological maps, cross-sections, and descriptions of the aquifer systems proposed for production, including information concerning the probable hydrogeologic boundaries, recharge areas, and location of discharge of those aquifers.
 - ii. Maps and cross-sections showing the depth to the water, and the estimated saturated thickness in the aquifers.
 - iii. Identification of the nature of the aquifer geology (e.g. bedrock formation, alluvial deposit, or unconsolidated material) and the type of aquifer (e.g. confined, unconfined, or semi-confined).
 - iv. A water budget of the aquifer demonstrating that the overall depletion rate of the aquifer will not exceed the recharge rate, excluding recharge from regional and/or adjacent irrigation on other properties. Recharge from irrigation and/or other sources on the development may be considered if the applicant can reasonably assure their continued practice and permanence after development of the parcel. Such assurance may take the form of a deed restriction or substantially similar mechanism acceptable to the county's planning engineer. The depletion rate must include current and probable future demands on the aquifer. Probable future demands must include any development which has obtained land use approval or has valid existing vested rights but has not yet been completed.
 - v. Probable yields of the proposed well(s), based on aquifer test analysis, calculated aquifer characteristics, description of possible hydrologic boundaries, historic water level changes, and logs and yields of existing wells (on-site proximate).
 - vi. A projection of drawdown on properties that may be affected by the proposed withdrawals.
- d. Time period for validity of hydrogeologic report.
 - i. The aquifer constant-rate test relied upon for the hydrogeologic report must have been completed within one (1) year of the hydrogeologic report's submittal date.
 - ii. A completed hydrogeologic report that was approved and/or accepted by the Planning Department shall be valid for a period of two (2) years from the submittal date of the report; provided, that: (a) the previously completed hydrogeologic report meets all requirements listed in this paragraph IV.B; and (b) the proposed demand is substantially the same as the original development plan based on factors including, but not necessarily limited to: the type of development; total, daily, peak, and seasonal demands that are less than or equal to the previous application; the same physical and legal water supply; and overall water balance and total recharge validity.
 - iii. For a completed hydrogeologic report that was approved and/or accepted by the Planning Department and is between two (2) and five (5) years old, the requirements set forth in subparagraph IV.B.3.d(ii) above must be satisfied and a current twenty-four (24) hour aquifer constant-rate test and a condensed report must be completed to supplement the existing hydrogeologic report. The condensed report shall compare the original and current aquifer tests to verify



that aquifer and/or well conditions have not changed as to static water level, duration of test, pumping rate, rate of drawdown, and recovery.

iv. Hydrogeologic reports older than five (5) years will not be accepted.

4. Aquifer testing protocol. All aquifer testing conducted pursuant to this paragraph IV.B shall adhere to the following requirements:

a. Well construction.

i. All production and observation wells shall be constructed by a well driller licensed by the Colorado State Board of Examiners of Water Well Construction and Pump Installation Contractors.

ii. The licensed driller drilling any well intended to satisfy the provisions of this section shall prepare a well construction and test report for each production and observation well drilled, which shall include the following documents:

I. Submission of a supplemental county well test data form and copies of all well construction and testing reports (Form No. GWS-32, as amended) and pump installation and test reports (Form No. GWS-31, as amended) that have been submitted to the State Engineer's Office.

II. Detailed completion of section 5, Geologic Log of the GWS-31 form, as amended, including accurate log notations of the depth(s) at which water is encountered.

III. Detailed completion of Colorado State Engineer's Office Form No. GWS-31 Well Construction and Test Report, as amended, or a facsimile thereof.

iii. Observation wells shall be drilled to a depth similar to the depth of the production well and should screen at a minimum eighty (80) percent of the same interval screened in the production well.

b. Measuring rates. For discharge rates of thirty (30) gpm or less, volumetric measurement using a minimum five (5) gallon sized calibrated bucket and a stopwatch is acceptable. For discharge rates of water over thirty (30) gpm, a calibrated flow meter or a comparable measuring device approved by the planning engineer (e.g., orifice plate and manometer, magnetic flowmeter, ultrasonic meters, cutthroat flume, or Parshall flume, etc.) shall be used.

c. Measuring water level. Water levels must be measured with a device that measures water levels within one-fourth (1/4) of an inch. The static water levels in all test wells must be recorded before pumping begins.

d. Water level measurement intervals. The water level measurement intervals set forth below in Table 70-4 B. shall be used for all aquifer constant-rate tests.



**TABLE 70-4 B:
MINIMUM RECORDING INTERVALS FOR WATER LEVEL TESTING
IN THE PRODUCTION WELL DURING AN AQUIFER CONSTANT
RATE TEST/MEASURING RECOVERY LEVEL DATA**

Time of Aquifer Constant Rate Test	Recording Interval
0 to 5 minutes	Every 1 minute
6 to 10 minutes	Every 2 minutes
11 to 60 minutes	Every 5 minutes
61 to 120 minutes	Every 15 minutes
121 to 240 minutes	Every 30 minutes
241 to 600 minutes	Every 60 minutes
601 to 1440+ minutes	Every 120 minutes

e Prevention of return flow during aquifer tests. The water discharged from a well during any aquifer test must be discharged in a manner that minimizes recharge to the source aquifer during the time of testing.

f Recovery test. Once the aquifer constant-rate test is completed a recovery test shall be performed. Water level recovery data shall be recorded in the same manner and on the same form as the aquifer test data, with time and depth measurements taken pursuant to Table 70-4 B above. Recovery tests shall be conducted for a minimum of one-half (1/2) the duration of the aquifer test, or until the static water level recovers ninety (90) percent of the total drawdown during the aquifer test, whichever is greater.

C Surface water. Development proposing to utilize a surface water system from a source other than an existing public water provider or designated regional public water provider subject to paragraph IV.A shall comply with the requirements set forth below.

1. Firm yield analysis. The applicant shall submit a firm yield analysis which satisfies the following criteria:

- a. Prepared by a professional engineer, professional hydrologist or professional geologist;
- b. Demonstrate that any adjudicated water rights, and any water storage, are sufficient in terms of quantity and seniority to meet the development's estimated demand (including cumulative demand for any phased development with previously approved phases), as calculated pursuant to subsection II above, in times of minimum stream flows or reservoir levels;



- c. Minimum stream flows or reservoir levels shall be determined by using the lowest recorded data. If actual historical data is insufficient, estimated data may be utilized using the engineer's best professional judgment; and
- d. Include water conservation measures, if any, that may be implemented within the development and water demand management measures, if any, that may be implemented within the development to account for hydrologic variability.

V Water quality standards. Except development exempt from this subsection V, as specified in paragraph V.A, all development subject to these provisions must submit, with its project submittal, water quality data according to the requirements below. Water quality data shall be valid for no more than one (1) year from the date of the sample results and shall be taken from a water source on the subject property. These requirements are in addition to water quality requirements promulgated by CDPHE.

A. Applicability/exemptions. The following development is exempt from the water quality standards set forth in this subsection V.

- 1. Development served by an existing public water system or designated regional public water system subject to water quality testing and treatment requirements established by CDPHE.
- 2. Accessory uses that satisfy both of the following conditions: (a) no more than two (2) employees, agents, assistants or other individuals related to the normal operations of the accessory use who do not reside at the dwelling unit will be on site for operations related to the accessory use; and (b) no customers or other members of the public will be on site for operations related to the accessory use. Any accessory use that fails to satisfy either, or both, conditions shall be subject to the standards set forth in this subsection V.

B. Submittals/Certified laboratories. Applicants shall submit water quality data to the county on forms prescribed by the Planning Department and shall include the actual test results from a laboratory or laboratories certified to perform the appropriate testing by CDPHE with their submittals.

C. Constituents tested. Water quality data shall include, at a minimum, the basic primary drinking water constituents set forth below in Table 70-4 C.

TABLE 70-4 C: WATER QUALITY TESTING CONSTITUENTS	
Primary Drinking Water Constituents – Testing Required	
Antimony	Fluoride
Arsenic	Lead
Barium	Mercury
Beryllium	Nitrate
Cadmium	Nitrite
Chromium	Total coliforms (presence/absence)
Copper	Selenium
E. coli (presence/absence)	Thallium



Further, while not mandatory, additional testing for secondary constituents listed in Table 70-4 D below is encouraged for all development.

TABLE 70-4 D: SECONDARY DRINKING WATER CONSTITUENTS – TESTING ENCOURAGED	
Primary Drinking Water Constituents – Testing Required	
Alkalinity	pH
Chloride	Sulfate
Iron	Total dissolved solids
Manganese	Total hardness
Nickel	

D Testing and treatment requirements.

1. Subdivision lots served by individual groundwater wells.

a Applicants shall test water quality for primary constituents identified in paragraph V.C above and shall provide copies of such results to the county.

b If water quality results for any of the primary drinking water constituents tested under paragraph V.C above exceed the applicable MCL as enumerated by CDPHE, a plat note shall be added to the plat identifying that one (1) or more constituents exceeds the MCLs and that future development using the water tested may require treatment.

2. Other development. For all other development:

a. Applicants shall test water quality for primary constituents identified in paragraph V.C above and shall provide copies of such results to the county.

b. If any of the primary constituents tested exceeds the applicable MCLs, as enumerated by CDPHE, the applicant shall install appropriate treatment measures and re-test the water quality to demonstrate that no constituents listed under Table 70-4 C exceed the applicable MCLs, as enumerated by CDPHE.

VI Cistern and hauled water supply.

A. With respect to new development, cistern and hauled water is allowed only for (y) second or third dwelling units approved pursuant to chapter 66 as a director determination, an administrative land use permit, or a minor land use permit and (z) for agricultural exempt and single (involving only two (2) lots) subdivisions; provided, when compliance with the following criteria is met.

1. Unavailability of water service. The applicant must prove the unavailability of water service from a public water system or designated regional public water system if the development within four hundred feet (400) of a water main of a public water system or designated regional water system. The applicable provider must certify, in writing,



that the system lacks sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development.

2. Unavailability of groundwater. The applicant must demonstrate to the planning engineer's satisfaction the technological infeasibility of using groundwater by providing one (1) or more of the following:
 - a. A driller's log, aquifer constant-rate test data, water quality data, or other information satisfactory to the planning engineer pertaining to a new or existing production or observation well on the subject property that has been drilled to a depth within five (5) percent of the depth of the nearest producing well; or
 - b. A report from a professional engineer or a professional geologist demonstrating that a new well on the subject property will produce water from the same aquifer as neighboring well(s) based on the number of neighboring wells, the relative depth of each of the neighboring wells, aquifer constant-rate test data and the distance of the neighboring wells from the subject property.
 - c. Factors the planning engineer may consider to determine the unavailability or technological infeasibility of using groundwater includes, but shall not be limited to, the following:
 - i. The Division of Water Resources will not issue an exempt well permit for the development and augmentation water is unavailable.
 - ii. An existing observation or production well on the subject property, or neighboring production well(s) pumping water from the same aquifer, produces a minimum sustainable yield of less than two and two-tenths (2.2) gpm.
 - iii. An existing observation or production well on the subject property, or neighboring production well(s) pumping water from the same aquifer, produces poor quality water and treatment is not technically practicable.
3. Execution of notice required. The applicant for any development approved to be served by bulk hauled water must sign a notice acknowledging: "La Plata County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water. There is no guarantee that bulk hauled water will always be available for sale, and La Plata County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public." The foregoing acknowledgment shall also be included in any covenants and as a plat note, where applicable.
4. Requirement to connect to water system. At which future time a public water system or designated regional public water provider extends its water mains to within four hundred (400) feet of any development served by cisterns and hauled water, such development shall be required to connect to and use water from such public water system or designated regional public water provider's system within eighteen (18) months of the date on which the determination of capacity and willingness to serve has been confirmed by the CDD.



The requirement to connect shall not apply if the applicable provider certifies, in writing, that the system lacks sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system.

VII Design and construction standards and specifications for central water supply systems and micro water system. Except for development exempt from this subsection VII, as specified in paragraph VII.A, all future development shall meet the design and construction standards set forth in this section.

A. Applicability/exemptions. The following development is exempt from the design and construction standards and specifications set forth in this subsection VII.

1. Development served by an individual groundwater well(s).
2. Development of additional dwelling units subject to director determination approval pursuant to paragraph 66-4.I.A.

B. General requirements.

1. Relevant law. All minimum standards and requirements of relevant Federal and State agencies shall be followed in design and construction.
2. Easements and specifications. All water distribution systems shall be located within appropriate easements or public or private rights-of-way and shall conform, as applicable, to the specification set forth in water detail W03, Appendix A to section 70-4 - La Plata County Water Specifications and Standard Water Details, which specifications and details may be amended from time to time by the county's planning engineer to comport with current industry standards.
3. Required plan submittals and submittal procedures.
 - a. Construction plans and specifications. All submitted construction plans and specifications shall meet the minimum formatting and content requirements set forth in water plan guidance documents made available by the CDD, which guidance documents may be amended from time to time by the planning engineer to comport to current industry standards.
 - i. Preparation requirements. All construction plans and specifications submitted shall be:
 1. Completed with sufficient detail to facilitate review and clearly describe the existing conditions and proposed construction of the development in its entirety and detail all equipment, infrastructure, and access. The required detail of construction plans and specifications will depend upon the size, nature, and complexity of the project.
 2. Prepared under the direction of, and signed and sealed by, a professional engineer.
 - ii. Timing of construction plan submittals.
 1. Preliminary construction plans. One (1) set of preliminary construction plans and specifications, in an acceptable electronic format, shall be provided at project submittal.



2. Final construction plans. Prior to construction, the applicant shall submit final, approved construction plans and specifications, signed and sealed by a professional engineer.
 - b. Capacity statement. At project submittal, applicants shall provide a statement of the maximum number of taps and/or units the central water supply system or micro water system has capacity to serve.
 - c. Calculations. One (1) set of calculations supporting the design criteria employed shall be furnished with the preliminary and final construction plans and specifications. Each sheet of calculations shall be dated and shall include the name or initials of the individual making the calculations. All calculations shall be prepared, signed and stamped by a professional engineer.
 4. Development improvements agreement. For developments that choose not to construct and complete water distribution systems prior to recording of the final plat, the applicant shall enter into a development improvements agreement, pursuant to section 66-30 and be subject to the requirements set forth in section 66-30.
- C. Central water systems and campgrounds regulated by CDPHE.
1. CDPHE review. Construction plans and specifications, meeting the design and construction standards set forth by CDPHE and the requirements set forth in subparagraph VII.B.3 above, are required at project submittal for any central water supply system regulated by CDPHE and may be sent to CDPHE for review and comment.
 2. Designated regional public water provider design and comment. Any development whose property is served by or located within a designated regional public water provider's service area or whose boundaries are within four hundred (400) feet of the boundary of such service area shall design and construct its water supply system in accordance with the designated regional public water provider's construction and design standards and specifications. The CDD will provide the designated regional public water provider with an agency referral and access to the drawings and specifications submitted by the applicant. Positive comments from that designated regional public water provider shall be obtained prior to scheduling a PC meeting.
 3. More stringent design standard. In circumstances where the service area of two (2) designated regional public water providers abut or overlap and/or where development is subject to both CDPHE approval and the design and construction standards of a designated regional public water provider, the more stringent design and construction standards shall apply to the development; provided, that if the more stringent standard creates a conflict or inconsistency that is reasonably anticipated to affect future provision of water by a designated regional public water provider, as determined by the county's planning engineer, the following criteria will be used to determine which design and construction standards apply:
 - a. When development occurs within the defined service area of only one (1) designated regional public water provider, the design and construction standards of such water provider shall control regardless of the location of a second regional public water provider.
 - b. When development occurs within the defined service area of two (2) or more designated regional public water providers or within four hundred (400) feet of the same while being outside of the designated boundaries of any such provider, the



planning engineer shall determine which design and construction standards apply, after considering the following factors:

- i. The ability of one of the designated regional public water providers to waive a conflicting standard;
 - ii. The closest designated regional public water provider's water main. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system;
 - iii. Any town, city, or municipality's adopted future land use map;
 - iv. Any other factors that may reasonably affect future service to the development by a designated regional public water provider.
4. Plat recording or permit issuance. Approval of the construction plans and specifications by CDPHE, or written notice that such approval is not required, must be received prior to plat recording or permit issuance. Further, installation of the central water supply system is required prior to plat recording or permit issuance unless a development improvements agreement is executed.

D. Micro water providers. Micro water systems shall comply with the following:

1. Designated regional public water provider design and comment. Any development whose property is served by or located within a designated regional public water provider's service area or whose boundaries are within four hundred (400) feet of the boundary of such service area shall design and construct its micro water system in accordance with the designated regional public water provider's construction and design standards and specifications. The CDD will provide the designated regional public water provider with an agency referral and access to the drawings and specifications submitted by the applicant. Positive comments from that designated regional public water provider shall be obtained prior to scheduling a PC meeting.
2. More stringent design standard. In circumstances where the service area of two (2) designated regional public water providers abut or overlap, the more stringent design and construction standards shall apply to the development; provided, that if the more stringent standard creates a conflict or inconsistency that is reasonably anticipated to affect future provision of water by a designated regional public water provider, as determined by the county's planning engineer, the following criteria will be used to determine which design and construction standards apply:
 - a. When development occurs within the defined service area of only one (1) designated regional public water provider, the design and construction standards of such water provider shall control regardless of the location of a second regional public water provider.
 - b. When development occurs within the defined service area of two (2) or more designated regional public water providers or within four hundred (400) feet of the same while being outside of the designated boundaries of any such provider, the planning engineer shall determine which design and construction standards apply, after considering the following factors:
 - i. The ability of one of the designated regional public water providers to waive a conflicting standard;



- ii. The closest designated regional public water provider's water main. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system;
 - iii. Any town, city, or municipality's adopted future land use map;
 - iv. Any other factors that may reasonably affect future service to the development by a designated regional public water provider.
- 3. County design standard. Any development not served by a designated regional public water provider whose property boundaries are more than four hundred (400) feet from a designated regional public water system's service area shall design and construct its micro water system in accordance with the design and construction standards set forth in Appendix A to section 70-4 - La Plata County Water Specifications and Standard Water Details, which specifications and details may be amended from time to time by the county's planning engineer to comport with current industry standards.
- 4. System storage. All micro water systems shall be designed to provide storage capacity to store a quantity of water sufficient to supply two (2) days of the development's estimated daily demand.
- 5. Meters required.
 - a. Common source of water. Installation of a water meter (or equivalent measuring device) on the common water source of water is required for the all development subject to this paragraph VII.D.
 - b. Individual water meters required. Where more than one (1) building or structure is served by a common water source, installation of individual water meters, to measure consumption at each building or separate structure, is required for the following types of development:
 - i. Single-family residential development, including manufactured home subdivisions but not manufactured home parks, with four (4) or more lots;
 - ii. Developments of multi-family dwellings with four (4) or more total dwelling units in the development; provided, that manufactured home parks are exempt from this requirement;
 - iii. All other types of development, including but not limited to mixed use development;
 - iv. Any single-family residential development or development of multi-family dwellings, other than manufactured home parks, regardless of size, that proposes to use a micro water system that supplies or will supply water to a total of four (4) or more lots or dwelling units, as applicable.
- 6. Additional required plan submittals and submittal procedures. In addition to plan submittals required in subparagraph VII.B.3 above, development to be served by micro water systems and providers must submit the following additional plans:
 - a. System maintenance plan. A system maintenance plan, which includes the following items must be submitted at project submittal:
 - i. A list of equipment, parts, and supplies needed to ensure the micro water system's continued mechanical functioning;



- ii. A regular maintenance schedule to ensure the continued safe operation of the micro water system;
 - iii. Name of a person or entity responsible for carrying out the system maintenance plan.
 - b. Soils report. If required by the planning director, a soils investigation report shall be provided with the preliminary construction plans. Sufficient subsurface exploration borings and analyses shall be made to permit the planning director to make an adequate assessment of any soil problems that may be encountered.
 - c. Surveys. All the existing conditions, including rights-of-way easements and horizontal and vertical control information, shall be prepared by a professional land surveyor licensed in the state of Colorado.
7. Construction process and project acceptance.
- a. Development completing construction prior to plat recording. For developments that construct and complete water distribution systems prior to recording the final plat and/or permit issuance, the applicant shall submit the following:
 - i. Record drawings. Record drawings of water distribution systems, in an acceptable electronic format, and the AutoCAD file of the system. CAD files shall contain GPS points that can be easily incorporated into the county's GIS database.
 - ii. Engineer's certification. The project engineer shall submit a certification that the micro water system has met the following requirements:
 - 1. The micro water system has been constructed in accordance with the approved drawings and specifications;
 - 2. The potable water lines have been disinfected in accordance with the specifications outlined in Appendix A. Bacteriological test results, demonstrating compliance with specifications outlined in Appendix A, must be submitted with the engineer's certification;
 - 3. The hydrostatic testing has been conducted in accordance with the specifications outlined in Appendix A. Documentation of successful hydrostatic testing, demonstrating compliance with the specifications outlined must be provided with the engineer's certification.

VIII County water rights.

- A. 06CW99 water rights. La Plata County owns conditional water rights decreed in Case No. 06CW99, which are available to provide a legal water supply in some portions of the county (Animas River, Junction Creek, and Lightner Creek watersheds) for specific decreed uses. The decree in Case No. 06CW99 and chapter 94, Article IV of this code detail the process of applying for and conveying a deeded portion of the decreed water right to an individual user to cover the stream depletions associated with their individual project.
- B. 06CW127 water rights. La Plata County, together with the Southwestern Water Conservation District, owns conditional water rights decreed in Case No. 06CW127, which can be perfected to provide a legal water supply in some portions of the county for specific decreed uses. The decree in Case No. 06CW127 and chapter 94, Article V of this code detail the process of filing a notice of intent and perfecting and transferring increments of the



conditional Animas Service Area water right to an individual user to cover the stream depletions associated with their individual project.

(Res. No. 2022-01, § 70-4, 01/04/2022)

Effective on: 1/4/2022

ARTICLE III Cistern Water

Sec. 14-3-10. Purpose and authority.

The Board of County Commissioners, sitting as the Board of Health, has declared the purpose of this Article to protect the public health and to eliminate and control causes of disease, infection and contamination and declare it to be in the public interest to establish minimum standards, rules and regulations for the use of cisterns for a drinking water source.

Sec. 14-3-20. Scope.

This Article shall apply to any cistern proposed or used as a drinking water source for any building or structure, as defined in Chapter 23 of this Code, in unincorporated Weld County, which has not received a building permit (and maintained the building permit in effect) from the Department of Building Inspection prior to May 1, 1993.

Sec. 14-3-30. General requirements.

The use of a cistern, subject to this Article under Section 14-3-10, for a drinking or potable water source for humans is prohibited in unincorporated Weld County unless, and until, the owner or occupant of the structure using the cistern as a storage source first obtains a Cistern Usage Permit (CUP).

Sec. 14-3-40. Inspection and right of entry.

The Director of Public Health and Environment, for the purpose of inspection and enforcement, is authorized to enter upon private property to determine whether or not cisterns are being used in compliance with this Article. The owner or occupant of every property having a cistern subject to this Article shall permit the Director of Public Health and Environment access to the property to conduct the required test, take samples, monitor compliance and make inspections. If the access is denied, the Director of Public Health and Environment may apply to the District Court for an order authorizing entry.

Sec. 14-3-50. Permit application.

Any person who wishes to install, alter or repair a cistern in unincorporated Weld County shall first obtain, prior to commencement of construction, a permit from the Environmental Health Services (EHS) and the Department of Public Health and Environment. The following information must be provided in the permit application:

- A. Legal description of the property.
- B. Owner of the property.
- C. Owner's mailing address and telephone number.
- D. Type of building by use.
- E. Type of water supply to cistern, (i.e. water hauler, well).
- F. Type of services required in the structure.

-
- G. Owner's signature, or agent's signature if he or she has written permission to sign for the owner.
 - H. Additional information as required by the Division.
 - I. Street or road address of the property.
 - J. Plans and specifications for the cistern.
 - K. Documentation of efforts to obtain water from other sources, such as domestic wells or public water supply.
 - L. Number of persons to be served by the cistern.

Sec. 14-3-60. Permit fees.

- A. A permit fee, as set by separate ordinance of the Board of County Commissioners, shall be required of applicants for a new CUP, payable at the time of application to the EHS. Permit fees are nonrefundable, and permit applications are nontransferable. The issuance of a permit does not denote compliance with any zoning or building code requirement.
- B. A permit fee, as set by separate ordinance of the Board of County Commissioners, shall be charged for the alteration or repair of an existing cistern.

(Weld County Code Ordinance 2006-5)

Sec. 14-3-70. Preliminary investigation.

After receiving an application for a CUP, an evaluation of the proposed cistern shall be conducted by EHS. The evaluation may include inspection, review of building plans and specifications, or evaluation of information supplied by the Department of Building Inspection.

Sec. 14-3-80. Criteria for review.

The following shall be considered by the EHS in reviewing an application for a CUP:

- A. The lack of availability of another approved source of drinking water such as domestic wells or public water systems.
- B. Demonstrated need for individual water supply.
- C. Availability of an approved water source for filling the cisterns.
- D. Compliance with the performance standards of Section 14-3-130.

Sec. 14-3-90. Approval procedure.

- A. After reviewing all of the required information, EHS may give conditional approval for a CUP, or it may recommend disapproval of the application and denial of the CUP if the proposed system cannot be made to comply with this Article. The conditional approval shall set forth conditions precedent to the issuance of the permit, including but not limited to:
 - 1. Confirmation of approved water source to supply the cistern; and
 - 2. Conformance with performance standards under Section 14-3-130.
- B. No permit shall be issued to the applicant or a subsequent owner until the conditions have been met.

Sec. 14-3-100. Inspection after construction.

When construction of a cistern has been completed, the contractor or owner shall notify EHS, and a representative of the EHS shall make a final inspection within seventy-two (72) hours, or at an agreed time, after receipt of notice, with Saturdays, Sundays and holidays excepted from the calculation of the seventy-two-hour time period.

Sec. 14-3-110. Approval of construction.

If upon final inspection of the cistern, EHS finds it installed in accordance with this Article and the CUP, the EHS shall issue final approval for the completed system. If the inspection discloses any significant departure from the description or design of the system as stated in the application for permit, or if any aspect of the system fails to comply with this Article, approval shall be withheld and written notice of the deficiencies causing the disapproval shall be given to the contractor or owner. Another inspection shall be made upon notification from the contractor or owner that the deficiencies have been corrected and the system brought into compliance with this Article.

Sec. 14-3-120. Denial of permit or plan disapproval.

- A. Notice of denial. Written notice of the denial of the permit or disapproval of plan shall be served upon the applicant as provided by the Colorado Rules of Civil Procedure or by certified mail, return receipt requested. Service by mail shall be complete upon receipt by the Department of Public Health and Environment of the return receipt or upon refusal of the party to accept delivery.
- B. Appeal to the Board of Public Health. Any person who is denied a permit or whose plans for a cistern are disapproved may appeal to the Board of Public Health as herein provided. The applicant must file a written appeal within ten (10) days of denial or disapproval.
- C. Variance. Upon a finding that strict enforcement of regulations contained in this Article would cause undue hardship to the applicant and a further finding that the variance would not be injurious to the applicant's health or the public health, the Board of Public Health may authorize the issuance of the variance. Burden of proof is upon the applicant to show that the variance will not conflict with the purposes of these regulations and will not adversely affect the health of any person.
- D. Right to appeal. Should the Board of Public Health deny an appeal or a variance under Subsection C. above, the applicant shall have the right to appeal such decision to the Board of County Commissioners pursuant to Section 3-8(n) of the Home Rule Charter.
- E. Time of appeal. Every appeal from a decision of the Board of Public Health must be filed within ten (10) days from the date of the decision of the Board of Public Health. The date of the decision shall be the date the written order is signed by the Chairman of the Board of Public Health.
- F. Finality of denial. Denial shall become final upon the expiration of time for filing an appeal or when the final action is taken upon an appeal, whichever is later.

(Weld County Codification Ordinance 2000-1; Weld County Codification Ordinance 2014-11)

Sec. 14-3-130. Performance standards.

The cistern shall be designed to conform to the following performance standards:

-
- A. Location of cistern. The cistern shall be located and constructed so as to prevent freezing and in such a manner that neither underground nor surface contamination occurs from any septic tank, seepage pit, disposal field, corral, flooding or other possible source of pollution. The horizontal distance from any such source of pollution should be as great as possible, but in no case shall it be less than one hundred (100) feet. The cistern must be a fixed nonmobile facility.
- B. Construction. The cistern shall be of watertight construction, such as concrete, fiberglass or plastic, with smooth interior surfaces. It shall be sized based on a usage of at least fifty (50) gallons per person per day, with a minimum size of at least one thousand five hundred (1,500) gallons, which constitutes approximately a thirty-day supply.
- C. Below ground. Should the application be for a below-ground cistern, the following requirements must be met:
1. Platform and manhole: The platform shall be constructed to slope away from the four-inch sleeve. The manhole cover shall be of tight-fitting overlapping construction. The cover shall be kept locked and opened only for cleaning or filling purposes.
 2. Watertight connection at top of casing: The four-inch sleeve shall be cast in the concrete platform and should extend at least six (6) inches above the platform. A watertight connection shall be made by means of a flange and seal. Flange and seals are of one (1) piece and are available through pump manufacturers or well drillers. If the space between the concrete platform and sleeve is not tight, it must be properly sealed to prevent entrance of contamination.
 3. Pump: The type of hand pump used shall embody the following features: a closed spout directed downward, and the top of the pump made watertight by means of a seal through which the pump rod operates. The cylinder shall be located within six (6) inches of the bottom of the cistern. The pump shall require no priming.
 4. Drain line: A drain line shall be used only if the cistern can be drained to the ground surface. If the cistern cannot be drained to ground surface, it will have to be emptied by pumping and hand bailing. The floor of the cistern shall slope to the drain or to one (1) side if there is no drain.
- D. Chlorination. The cistern shall be filled with water from a safe supply. Drainage collected from runoff is not considered a safe supply. Chlorination shall be carried on whenever water is added to the cistern and during the actual filling process to provide mixing. Chlorination may be done by adding one-half (½) to one (1) pint of any liquid laundry bleach containing five-percent available chlorine to each one thousand (1,000) gallons of water in the cistern. The one-half (½) to one (1) pint of liquid laundry bleach should be mixed with approximately five (5) gallons of water before adding to the cistern.

Sec. 14-3-140. Termination of CUP.

A CUP will terminate if another source of drinking water is available to the property, such as a domestic well or public water system.

Sec. 14-3-150. Notice of violations.

Whenever EHS determines that there has been a violation of any provision of this Article, it shall give notice of such violation to the responsible person. Such notice shall be in writing and shall particularize the violations, provide a reasonable time for correction and be addressed to the owner and occupant, if known, of the property concerned. Service of such notice shall be as provided by the Colorado Rules of Civil Procedure or by certified mail, return receipt requested, deliverable to addressee only. Service by mail shall be complete upon receipt to the EHS of the return receipt. If one (1) or more persons cannot be found or served after a diligent effort to do so, service

may be made by posting a notice in a conspicuous place in or about the property affected by the notice, in which case EHS shall include in the record a statement as to why the posting was necessary.

Sec. 14-3-160. Cease and desist order.

The Director of Public Health and Environment may issue an order to cease and desist from the use of any cistern which is found by EHS to be improperly maintained, constructed, reconstructed, altered or used in violation of this Article and which has not received the timely correction in accordance with the provisions of Section 14-3-150. Such an order may be issued only after a hearing which shall be conducted by the Director of Public Health and Environment not less than forty-eight (48) hours after written notice thereof is given to the owner and occupant, if known, of the property on which the cistern is located and at which the owner may be present with counsel and be heard. The order shall require that the owner bring the system into compliance within a reasonable period of time, not to exceed thirty (30) days, or thereafter cease and desist from the use of the cistern.

Sec. 14-3-170. Injunction.

In any case any building or structure, as these terms are defined in Chapter 23 of this Code, is or is proposed to be provided drinking water from a cistern which has been constructed, maintained, reconstructed, altered or used in violation of this Article, the County Attorney, in addition to any other remedies provided by law, may seek an injunction or order of abatement from the District Court prohibiting such construction, use, maintenance, reconstruction or alteration without compliance with this Article.

Sec. 14-3-180. Certificate of final occupancy denied.

The Department of Building Inspection may deny a request for a certificate of final occupancy where a cistern is a source of drinking or potable water if there has not been compliance with this Article.

Sec. 14-3-190. Nonliability.

This Article is not intended to create a cause of action against the County or its officers, employees or agents.

NOTIFICATION

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
AUGUST 11, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Amendments to the Morgan County Zoning Regulations**.

1. Public Hearing on Zoning Amendments related to Cisterns.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/84366537535>

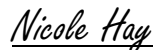
Join via audio:

+1 719 359 4580 US

Webinar ID: 843 6653 7535

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

_____

Nicole Hay
Morgan County Planning Administrator

Published: July 24, 2025

Posted to the Website: July 28, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
AUGUST 11, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Amendments to the Morgan County Zoning Regulations**.

- 1. Public Hearing on Zoning Amendments related to Cisterns WILL BE CONTINUED TO A DATE TO BE DETERMINED.**

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/84366537535>

Join via audio:

+1 719 359 4580 US

Webinar ID: 843 6653 7535

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

Nicole Hay

Nicole Hay

Morgan County Planning Administrator

Posted to the Website: July 28, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
AUGUST 11, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM,
MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN,
COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed Amendments to the Morgan County Zoning Regulations.

1. Public Hearing on Zoning Amendments related to Cisterns.
THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
<https://us02web.zoom.us/j/84366537535>

Join via audio:

+1 719 359 4580 US

Webinar ID: 843 6653 7535

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

/s/ Nicole Hay

Nicole Hay

Morgan County Planning Administrator

Published: July 24, 2025

Posted to the Website: July 28, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

Published: Morgan County Times July 24, 2025-2125166

Prairie Mountain Media, LLC

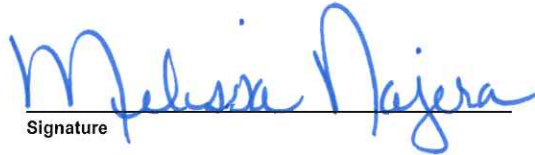
PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

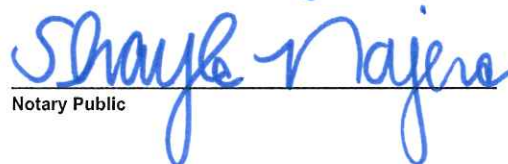
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Jul 24, 2025


Signature

Subscribed and sworn to me before me this

24th day of July, 2025.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1052763
Ad Number: 2125166
Fee: \$27.09

AMENDMENT SUMMARY



**MORGAN COUNTY PLANNING COMMISSION
AMENDMENT SUMMARY**

**August 27, 2025
September 8, 2025 (meeting date)**

**AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS**

Included with this summary are redlines of the proposed changes as outlined below.

Overview of proposed changes:

1. Sec. 2-500 - Amending permits. Remove subsection (C) because the fees for amendments have not necessarily been the same as the original permit for some time, so this provision needs to be removed.
2. Sec. 5-220 – Criteria for reviewing Appeals and Variances-Board of Adjustment. In May of this year, the powers and duties of the Board of Adjustments was amended to remove variances regarding maximum number of residences permitted per parcel because it contradicts the special use regulations. Subsection (E) needs to also be removed as it also references variances regarding maximum number of residences permitted per parcel. This was accidentally missed in May.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

2-500 Amending Permits

~~(C) — Fees for an amendment shall be the same as for what is currently charged for the original type of permit.~~

~~(C)(D)~~ The Board may, on a case by case basis, waive the requirement of paragraphs (B) ~~and (C)~~ of this Section.

~~(D)(E)~~ The Planning Administrator shall be the sole authority in determining whether an amendment is major or minor.

5-220 Criteria for Reviewing Appeals and Variances – Board of Adjustment

~~(E) — A variance granted regarding the maximum number of residences per parcel shall only be granted for the medical care of a family member and shall only be granted for a period of time and not in perpetuity. The recipient of such a variance shall be required to certify annually to the Planning Administrator that the additional residence is still occupied by either the family member needing medical care or the caregiver.~~

~~(E)(F)~~ Criteria for review of variance to the floodplain regulations are contained in Sec. 3-800.

NOTIFICATION

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
SEPTEMBER 8, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Amendments to the Morgan County Zoning Regulations**.

1. Public Hearing on Zoning Amendments related to Variances and Amending Permits.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/83232092852>


Join via audio:

+1 719 359 4580 US

Webinar ID: 832 3209 2852

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

_____

Nicole Hay
Morgan County Planning Administrator

Published: August 21, 2025

Posted to the Website: August 25, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
SEPTEMBER 8, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN
COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN,
FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed Amendments to the Morgan County Zoning Regulations.

1. Public Hearing on Zoning Amendments related to Variances and Amending Permits.
THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING,

PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/83232092852>

Join via audio:

+1 719 359 4580 US

Webinar ID: 832 3209 2852

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>. At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

/s/Nicole Hay

Nicole Hay

Morgan County Planning Administrator

Published: August 21, 2025

Posted to the Website: August 25, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

Published: Morgan County Times August 21, 2025-2129370

Prairie Mountain Media, LLC

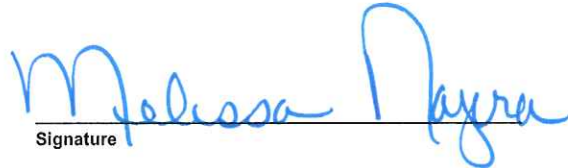
PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

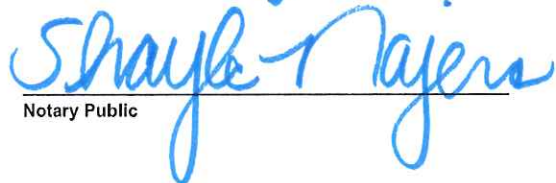
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Aug 21, 2025


Signature

Subscribed and sworn to me before me this

21st day of August 2025.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1052763
Ad Number: 2129370
Fee: \$26.46