

Indian Hills Water District

Water Tap Vs. Well – Benefit or detriment to District

Water Tap		Well Permit	
Pros	Cons	Pros	Cons
According to IHWD legal and engineering counsel, it is better for a District to have more control over its source of water supply. Allows monitoring of water use.	Distance to main line and cost of connection for property owner.		Allowing more wells reduces District control over water supply. New and existing residential/domestic wells may have a direct impact on other wells in the same fracture network. The more wells in an area, the greater the likelihood and amount of impact.
Water quality monitored and water is filtered and treated meeting EPA and CDPHE regulations			Water quality not monitored in residential/domestic wells
Tap Fee Revenue designated for Capital improvements: -More fire hydrants -Distribution system looping and expansion improving pressure for existing fire hydrants -Funds system improvement for current and new customers			Exempt well permits are allowed in rural areas without augmentation – permits are not denied by Colorado Division of Water. If a property meets Jeffco minimum lots size requirements, they can obtain a variance for building, and if a tap is not approved, they can apply for a well permit.
Conservation guidelines and surcharges apply to tap water use in times of drought			Conservation surcharges do not apply to individual well water use in times of drought. Homeowners with wells may think drought conditions don't apply
Approving taps vs. allowing wells mitigates future deepening of wells and sudden impacts to water supply.			Residential well permit does not allow for outdoor use. Most homeowners use well water for outdoor purposes that are not permitted. Domestic well permits (allow for outdoor irrigation) are no longer issued.

11/2018 – IHWD meetings with Colorado Division of Water Resources (CDWR) and Jeffco Health attended by Board members, legal, water engineer, and GM:

- IHWD has no authority in limiting building.
- Jeffco has jurisdiction over septic/onsite wastewater treatment system (OWTS) permitting following their rules

- CDWR has jurisdiction over well permitting – have never said no to an exempt well application

5/2021 – information gathered from Legal, Water Engineer, Hydrogeologist, and Jeffco

- IHWD Rules and Regs don't mean anything if they don't align with Jeffco minimum lot size requirements. Current rules in place 40+ years based on date of platting.
- Number of water taps is based on water rights decree "residential equivalent units" and average use of current taps
- IHWD is using only 45% to 55% of the amount anticipated by the decree. Have room for more taps
- Water drawn from District wells is augmented (paid back) from Bear Creek water rights stored in Bear Creek lake
- Bear Creek water cannot be brought up to the District for use. It is meant for augmentation only. We do not have the right to pump water from Bear Creek in Kittredge to use in Indian Hills.
- Indian Hills geology is fractured rock and fractures tend to form networks that well water is pulled from. Wells drilled in the same fracture network can impact other wells.
- Reservoir behind District office is meant to slow water flow and allow the shallow alluvium to recharge of Wells 5 and 10.
- Turkey Creek well rights are maxed out. Parmalee offline wells can be assessed for possible use
- Outdoor use in District is limited to 5 acres by IHWD water rights
- Jeffco is looking at updating OWTS rules and is interested in getting on the same page with IHWD.
- Current building permit process: Once water source is determined Jeffco uses lot size, neighboring wells and OWTS location, and geology information to determine which OWTS level of treatment is required.

Plan of action:

Align Rules and Regs to Jeffco's lot sizes allowed for OWTS while District takes the following steps:

File petition with Jeffco –

- Speak to County Manager to discuss steps we want to take and where to start
- Ask to make an exception for Indian Hills regarding lot size and level of OWTS treatment
- Ask to do away with variances in Indian Hills
- Present data supporting our request

District

- Perform assessment and evaluation of Parmalee wells – 1, 2, 3, 4, 6, 7, 8, 9
- Look into on-site treatment for Well #1
- Evaluate and raise tap fees. Current fees are low compared to other Districts