



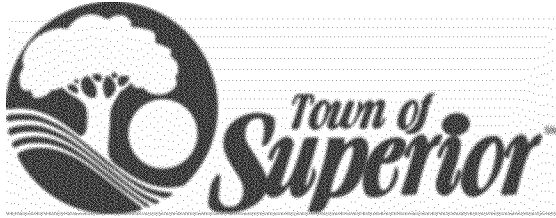
**AGENDA
PLANNING COMMISSION
REGULAR MEETING
November 19, 2024
6:00 p.m.**

PLEASE NOTE THE 6 PM TIME FOR THE MEETING

The Planning Commission regular meeting will be held in-person and remotely, and members of the public wishing to attend may view the Meeting by visiting the Town's website: <https://www.superiorcolorado.gov>

The Planning Commission regular meeting recording will be posted subsequently on the Town's website.

1. Call to Order a regular meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - b. Public Comment on Non-Agenda Items (limit 5 min./person)
3. Approval of Minutes of Planning Commission
 - a. October 15, 2024
4. Presentation – Water Resources.
 - a. Staff is presenting information on the Town of Superior Water System.
5. Planning and Building Update
 - a. Comprehensive Plan Update
6. Adjournment



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
October 15th, 2024
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Vice Chair Lonny Rose called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present:

Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan
Commissioner Michael J Gordon

Absent: Chair David Harper

Others Present: Planner III, Renae Stavros

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. September 10th, 2024 MEETING MINUTES

MOTION: Commissioner Michael Barnes moved to approve September 10th, 2024 Meeting Minutes, Seconded by Commissioner Ryan C. Mojo

VOTE: Motion carried 7 – 0

AYES: Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Ryan C. Mojo, Commissioner Steve Witte, Commissioner David Gross, Commissioner Anne Shanahan, Commissioner Michael Barnes

NOES: None

ABSTAIN: Michael J Gordon

4. Presentation – Comprehensive Plan Update

- a. Staff is presenting the preliminary results from the first public survey and updating the Commissioners on upcoming stakeholder group meetings.**

Commissioners recommended Town Staff to create an Employee Stakeholder group as well as a concerted effort to engage renters as stakeholders within the Town.

Commissioners plan to attend and listen to Stakeholder Meetings as their availability allows.

5. Planning and Building Update

Update on Current Development

- Block 8
- Kite Route Crossing
- Bigsby's Folly
- Hotel Site – Everhome Suites

Other Undeveloped Lots

- Guardian Storage
- Original Town Commercial Lots
- Brixmor undeveloped lot

6. ADJOURNMENT

Vice Chair Lonny Rose adjourned meeting at 7:37PM



AGENDA ITEM: Presentation – Water System

MEETING DATE: November 19, 2024

PRESENTED BY: Jim Widner, P.E., Utilities Superintendent

PRESENTED FOR: Discussion

BACKGROUND:

The Town of Superior last updated the Comprehensive Plan in 2012 (see attachment). The stated purpose of the plan is:

The purpose of the plan is to provide a basis for current and future land use decisions in the Town of Superior. This plan seeks to facilitate rational decisions regarding future development that are based on limited natural resources, economic considerations, and sound community design and planning principles.

The Town approved a budget of \$150,000 to update the Comprehensive Plan in 2024. In March, the Colorado Dept of Local Affairs (DOLA) awarded the Town an additional \$150,000 to support the development of the plan. One of the grant requirements for the Comprehensive Plan is the inclusion of water supply and conservation efforts to ensure sufficient water supply for projected development and an overall water conservation strategy.

2024 WATER SYSTEM:

This presentation takes a basic look at the Town's water system. Topics include an overview of our water rights; supply and usage; treatment; distribution; infrastructure shortcomings, and proposed improvements.

DISCUSSION:

Staff is presenting on the status of the Town water systems. Staff is interested in Commissioners' feedback on the presentation and any questions relating this topic to the Comprehensive Plan Update.

ATTACHMENTS:

- Water System Presentation

TOWN OF SUPERIOR WATER SYSTEM

November 19, 2024



Flow Conversions

- 1 Acre Foot (AF) x 325,851 = gallons
- 1 Cubic Foot per Second (CFS) x 448.8 = Gallons per Minute (GPM)
- 1 Million Gallons per Day (MGD) x 1.55 = CFS

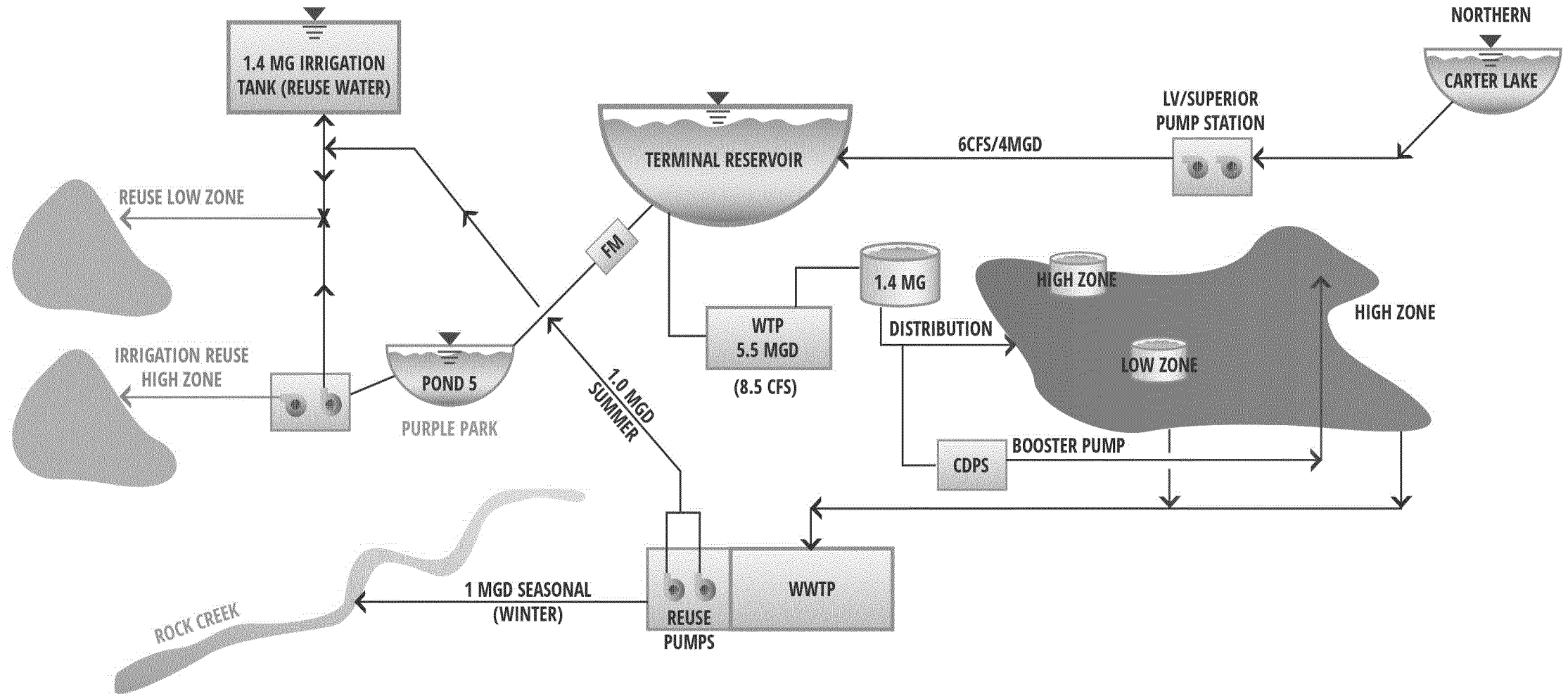
Annual Water Rights

- Windy Gap (WG) Firming Project = 15 units at 0-90 AF per unit
- For WG water the average annual yield is 50 AF per unit (750 AF/Yr) and the WGFP will firm that to the maximum of 90 AF/unit (1,350 AF/Yr)
- Colorado-Big Thompson (CBT) water = 2080 units yearly average at 0.7 AF per unit
- For CBT water the average annual quota for the last 10 years has been 0.72 AF per unit (1,498 AF/Yr).
- We typically carry over 415 AF every year.
- On average we have available about 2,600 AF (850 MG) per year and use about 2,200 AF (717 MG)
- Other Ditch rights about 200 AF available/year

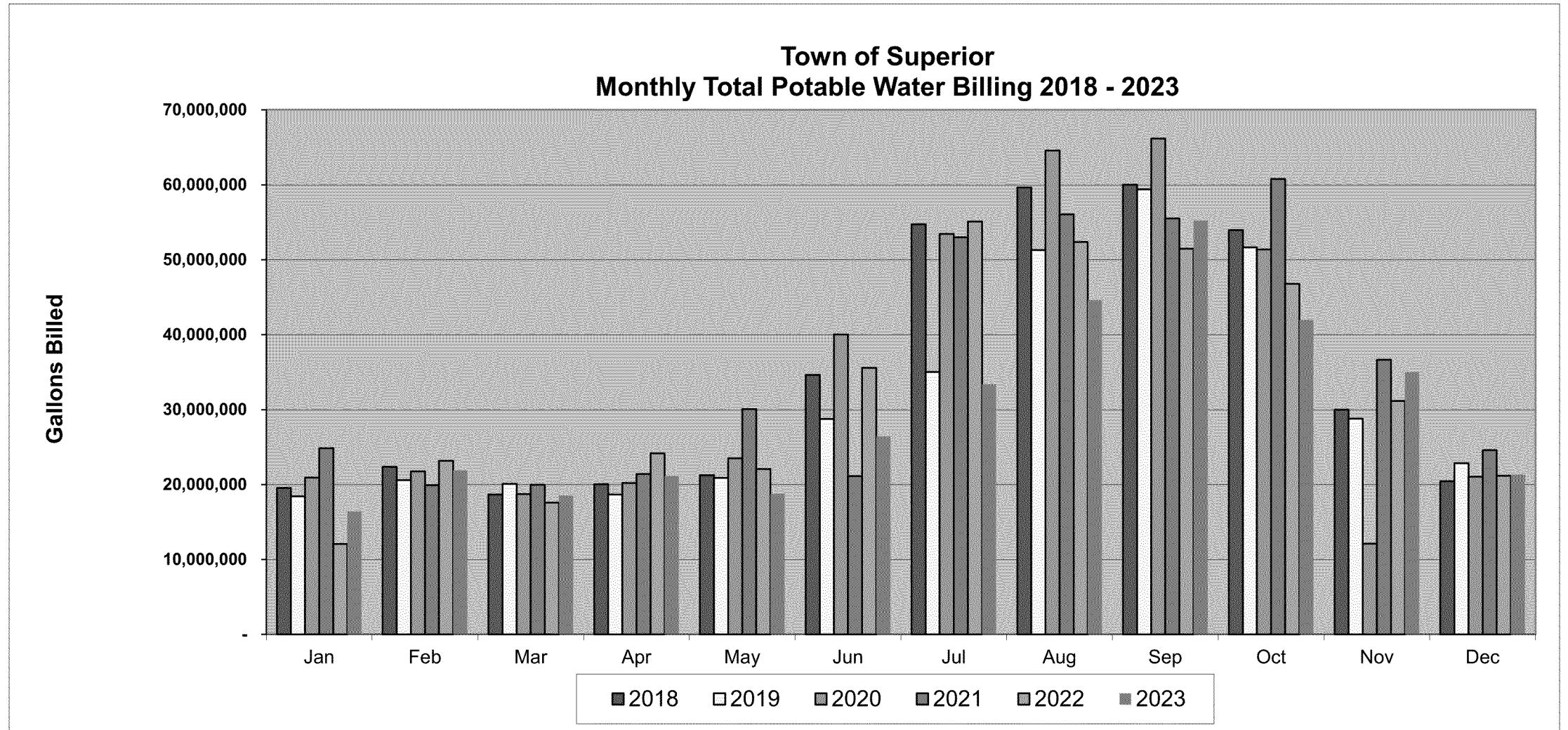
Superior Water System Summary

- The Town of Superior has the water portfolio in place to handle future buildout
- Water system infrastructure may need upgrades to provide the daily demands on the system
- The pipeline from the Louisville/Superior pump station is 18” and has a set capacity of 6 CFS (~4 MGD) for Superior
- Daily demands on the system at peak irrigation season have reached close to 3.5 MGD

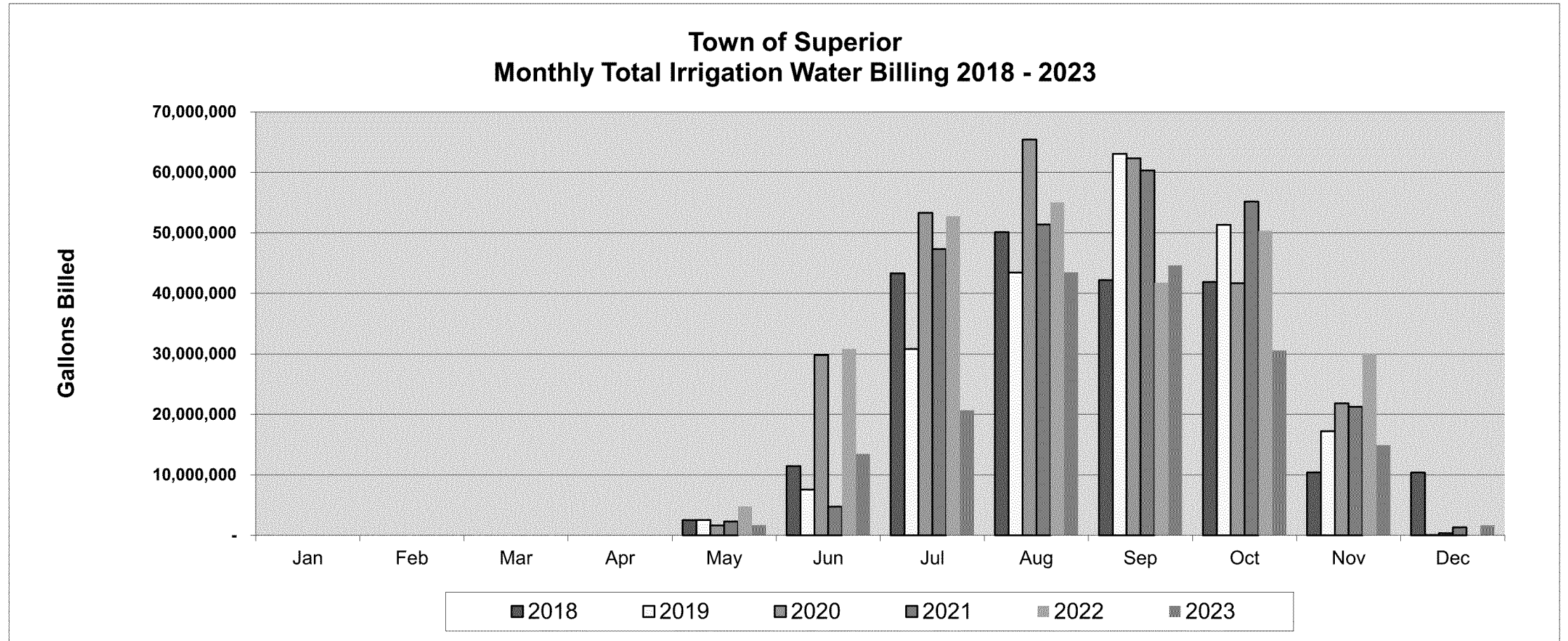
Superior Water System



POTABLE WATER USAGE COMPARISON 2018-2023



Irrigation (commercial reuse system) usage 2018-2023

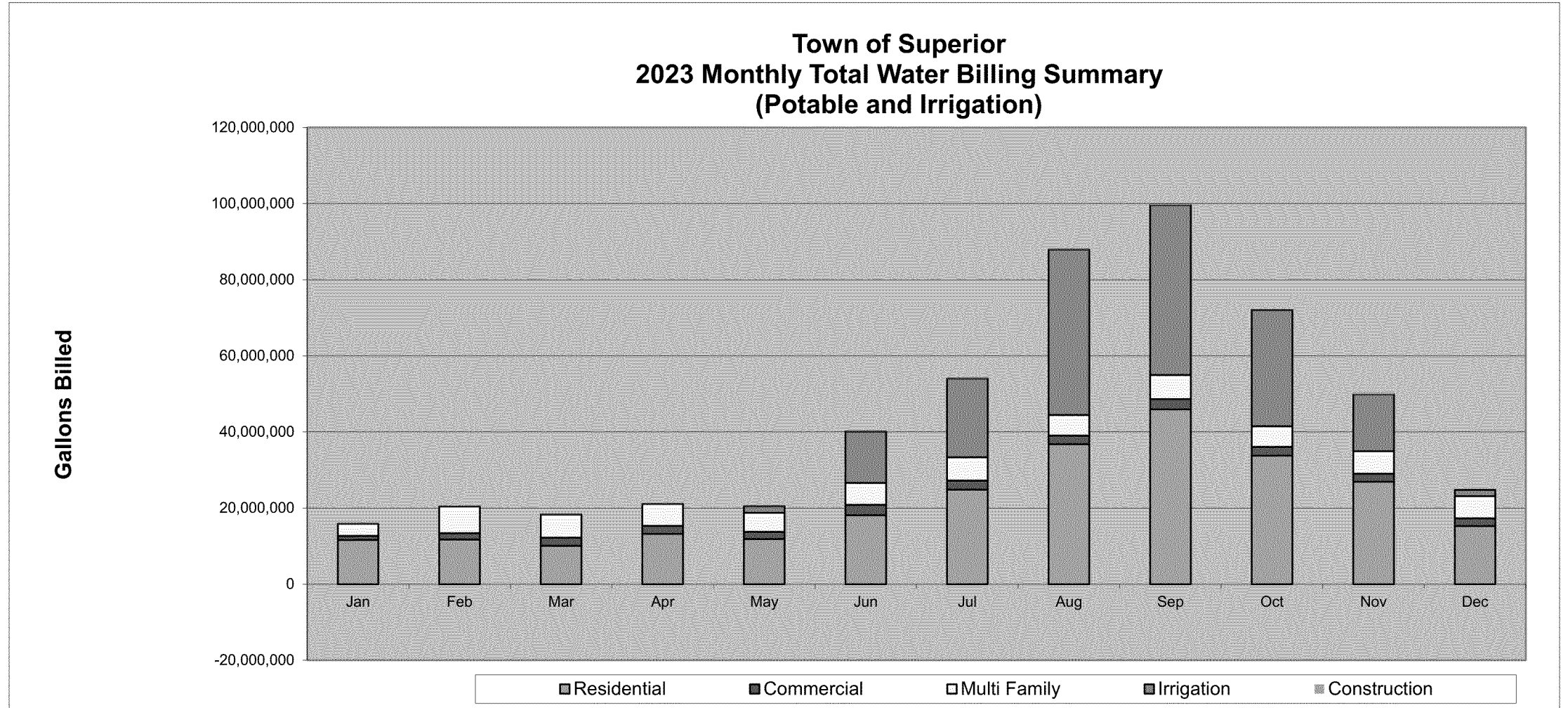


Irrigation Reuse System Flow

- The Irrigation reuse system flow is comprised of reuse water from the wastewater treatment plant and raw water from Terminal reservoir.
- Actual reuse (recycled) water comprises only a little over half of the flow needed to irrigate the commercial sites.

For 2022	For 2023
Raw water = 387 AF	206 AF
Reuse water = 406 AF	413 AF

Monthly Total Water Use 2023



Superior Water System

- Water portfolio strong, limitation is distribution system
- Long-term Considerations:
 - Water conservation is key (i.e. Xeriscaping, turf removal, etc.)
 - Reuse storage can be expanded to capture winter wastewater flows; reducing raw water demand
 - Purchase additional pipeline capacity