



Red Rock Citizens Advisory Council

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Boulevard
Blue Diamond, NV 89004

May 26, 2021
7:00 p.m.

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Meggan Holzer at 702-455-0341 and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov, before 5:00 pm on May 26, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Chair, Barbara Luke Vice Chair, Evan Slawson
 Trent Billingsley Bob Matthews Pauline van Betten

Secretary: Lara McAdam, LaraTAB.CAC@gmail.com, 702-592-1441

County Liaison: Meggan Holzer, Meggan@clarkcountynv.gov, 702-455-0341

- I. Call to Order, Pledge of Allegiance, Roll Call

- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to meggan@clarkcountynv.gov before 5:00 pm on May 26, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

III. Approval of Minutes from the meeting of April 28, 2021 (For possible action)

IV. Approval of Agenda for May 26, 2021 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)
4. Receive a report from BLM regarding current and upcoming projects, information about the Red Rock National Recreation Area, and other updates about Public Lands in the area (for discussion only)
5. Receive a report from Clark County Administrative Services regarding clean-up of culvert on Minderbinder, Public Works questions, alley ownership and access issues, status of WS-21-0099, and any other updates from Clark County (for discussion only)

VI. Planning & Zoning

1. **ZC-21-0197-RBR ANGEL REV LIVING TRS & RESTREPO, RICARDO BUITRAGO TRS:**
ZONE CHANGE: to reclassify 2.3 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to R-U (Rural Open Lane) Generally located 255 feet south of Blue Diamond and the east side of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file) JJ/jvm/jd
(for possible action) **BCC 6/16/21**

VII. General Business

1. Receive a report for Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only)
2. Receive a report from the Las Vegas Valley Water District on the Blue Diamond water rates process and make a recommendation regarding a rate structure for consideration by the Las Vegas Valley Water District Board of Directors (for possible action)
3. Receive input on the on the draft Area-Specific Policies and consolidated Land Use Categories as a part of Transform Clark County (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov, before 5:00 pm on May 26, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: June 30, 2021

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Blue Diamond Rec Hall, 2 Village Blvd, Blue Diamond, NV 89004
Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004
Blue Diamond Post Office, 2 Diamond St, Blue Diamond, NV 89004
Blue Diamond Village Market, 1 Village Blvd, Blue Diamond, NV 89004
Calico Basin Community Mailboxes
Kulka Road Community Mailboxes

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager



Red Rock Citizens Advisory Council

April 28, 2021

MINUTES

Board Members: Chair, Barbara Luke Vice-Chair, Evan Slawson
 Trent Billingsley Bob Matthews Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com

Town Liaison: Megan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:05 pm
- II. Public Comment
None
- III. Approval of Minutes for March 31, 2021
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/Unanimous
- IV. Approval of Agenda for April 28, 2021
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/Unanimous
- V. Informational Items
 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

Jordan Bunker reported that the main break on Montana Court had been repaired. Informational meetings about the proposed Rate Increase and Tiers (3 total) were held with a total of 35 owners in attendance. Derek Jackson reported the completion of clean-up of debris around the wells.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

Sgt. Pickler was in attendance and reported no new information.

3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)

Sheila Billingsley was present and deferred discussion to the Bureau of Land Management.

4. Receive a report for BLM regarding current and upcoming projects, information about the Red Rock Canon National Conservation Area and other updates about Public Lands in the area (for discussion only)

Josh Travers reported that the “Legacy Bike Trail” was under assessment by GeoTech for land capability. Calico Basin and Cottonwood RAMP public comment period was complete. The Red Rock Canyon Visitor Center will open on May 1st at 25% capacity.

5. Receive a report from Clark County Administrative Services regarding traffic/road issues and possibilities in Blue Diamond, landfill update, status of the Lands Bill and any other updates from Clark County (for discussion only)

Meggan Holzer reported that Blue Diamond residents can present plans to address traffic concerns (such as one way street or privatizing/gating roads) to Clark County Public Works for consideration. However, it is important to consider the consequences of the plans including the cost of privatizing roads. A reclamation plan is being prepared for the Land Fill. There is no update on the Lands Bill.

VI. Planning & Zoning

WS-21-0099-ROMERO, ZACHARY R. & GULLEY, KATHRYN L.: WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family residence) Zone in the Red Rock Design Overlay District. Generally located on the west side of Allegro Street, 60 feet south of Arroyo road within Red Rock. JJ/jor/jo (for possible action)

Moved by: Bob Matthews
Action: Approved
Vote: 5-0/Unanimous

VII. General Business

1. Receive a report from Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only) – Postponed until next meeting.
2. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TAB) and Citizen Advisory Councils (CAC), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what is important to your community. (for discussion only)

After lengthy discussion on a portion of the goals and policies, Trent Billingsley suggested that CAC members and residents could review the information and provide their input at the next meeting or via the Transform Clark County website.

VIII. Comments by the General Public
None

IX. Next Meeting Date
The next meeting will be May 26, 2021

X. Adjournment
The meeting was adjourned at approximately 8:43 pm

DRAFT

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., MAY 26, 2021**

06/16/21 BCC

1. **ZC-21-0197-RBR ANGEL REVOCABLE LIVING TRUST & RESTREPO, RICARDO BUITRAGO TRS:**
ZONE CHANGE to reclassify 2.3 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an R-U (Rural Open Land) Zone. Generally located 255 feet south of Blue Diamond Road and the east side of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/jvm/jd (For possible action)

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BLUE DIAMOND RD/FORTNEY RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0197-RBR ANGEL REVOCABLE LIVING TRUST & RESTREPO, RICARDO BUITRAGO TRS:

ZONE CHANGE to reclassify 2.3 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an R-U (Rural Open Land) Zone.

Generally located 255 feet south of Blue Diamond Road and the east side of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

175-14-702-013

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8620 Fortney Road
- Site Acreage: 2.3
- Number of Lots/Units: 1
- Density (du/ac): 0.4
- Project Type: Single family home
- Square Feet: 2002

Request

The 2.3 acre parcel is developed with an existing single family home located approximately in the center of the site. There is driveway access to Fortney Road, an unimproved right-of-way. The Fortney Road right-of-way then intersects with Blue Diamond Road to the north. The subject parcel is zoned both H-2 & R-U, with the majority of the parcel being zoned H-2. The existing home is entirely within the H-2 zoned portion of the property. The applicant would like to have animals on the property which the H-2 zoning district does not allow.

Applicant's Justification

The applicant states that he would like to be able to keep animals on his property which is not allowed within the H-2 zoning district.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0629	Vacated and abandoned patent easements and a portion of right-of-way	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
East	Residential Rural (up to 0.5 du/ac)	H-2	Single family residential
West	Residential Rural (up to 0.5 du/ac)	H-2 & R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Staff finds that the requested zone boundary amendment to R-U zoning is appropriate at this location. The parcel is developed with a single family home that meets all of the development criteria for the R-U zoning district within Title 30. In addition, the subject parcel is more than 250 feet south of the Blue Diamond Road right-of-way and is adjacent to another parcel that is zoned R-U and developed with a single family home. Therefore, staff supports this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICARDO RESTREPO

CONTACT: RICARDO RESTREPO, 8620 FORTNEY RD., LAS VEGAS, NV 89161

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-21-0197</u> DATE FILED: <u>4/27/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>RED ROCK</u> TAB/CAC DATE: <u>5/26/21 (7pm)</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>6/16/21 (9am)</u> FEE: <u>\$1,050</u>
	PROPERTY OWNER NAME: <u>R BR ANSEL REVOCABLE LIVING TRUST AND RESTRIPO</u> <u>RICARDO BUITRAGO TRS</u> ADDRESS: <u>8620 FORTNEY Rd</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>702-684-3353</u> CELL: <u>702-684-3353</u> E-MAIL: <u>LAS VEGAS Ricardo @ AOL . COM</u>
	APPLICANT NAME: <u>Ricardo B Restrepo</u> ADDRESS: <u>8620 FORTNEY Rd</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>702-684-3353</u> CELL: <u>702-684-3353</u> E-MAIL: <u>LAS VEGAS Ricardo @ AOL . COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 175-14-702-013
 PROPERTY ADDRESS and/or CROSS STREETS: 8620 FORTNEY Rd AND BLUE DIAMOND Rd
 PROJECT DESCRIPTION: ZONE CHANGE - CONFORMING FROM H-2 TO R R

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Ricardo B Restrepo Ricardo B Restrepo
 Property Owner (Signature)* Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 1 2021 (DATE)
 By Ricardo Restrepo
 NOTARY PUBLIC: [Signature]



A.M. ARELLANO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires 01/12/2022
 Certificate No: 06-102630-1

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

April 1, 2021

Zoning Department

Clark County

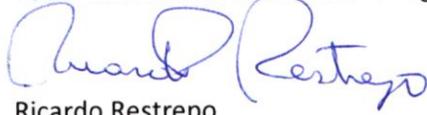
ZC-21-0197

Dear Gentlemen:

I'm applying for a Zone Change (Conforming) on my property at 8620 Fortney Rd, Las Vegas, NV 89161, cross road Blue Diamond Rd., from H-2 to Rural Residential because I would like to be able to have horses on the property since H-2 does not allowed.

the Planned Use is Rural Residential, a portion of my property on the Southwest side of the lot is already **Zoned Rural Residential** and therefore, I would like to have the whole lot Zoned Rural residential.

Your Assistance in this matter is highly appreciated.



Ricardo Restrepo

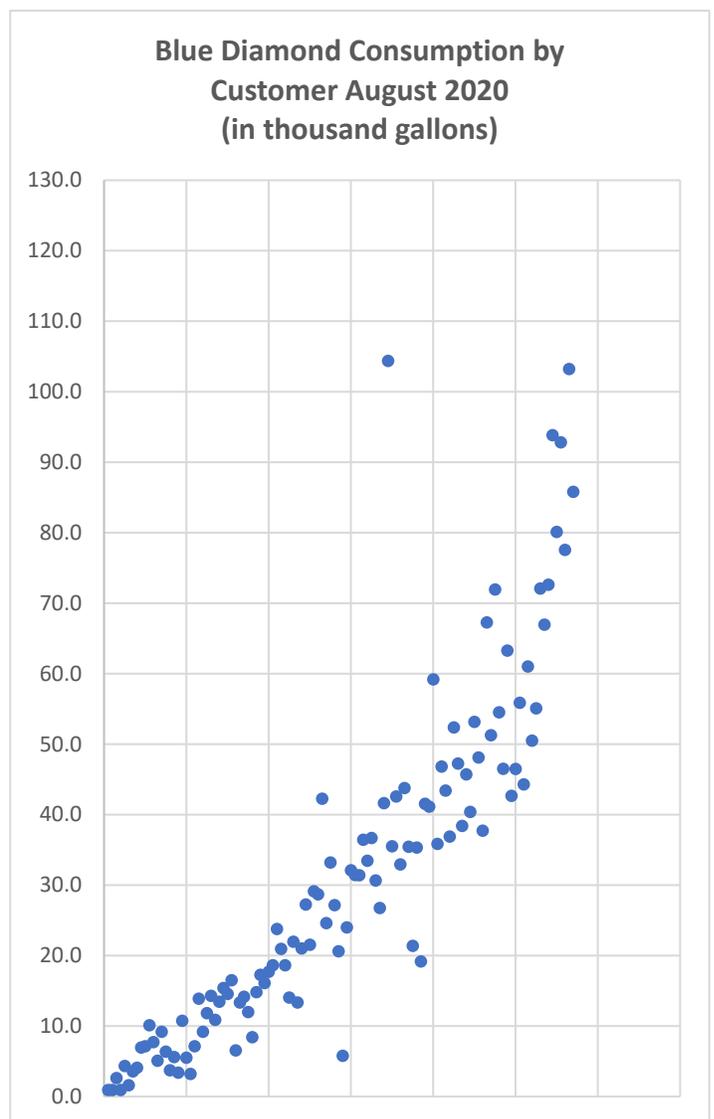
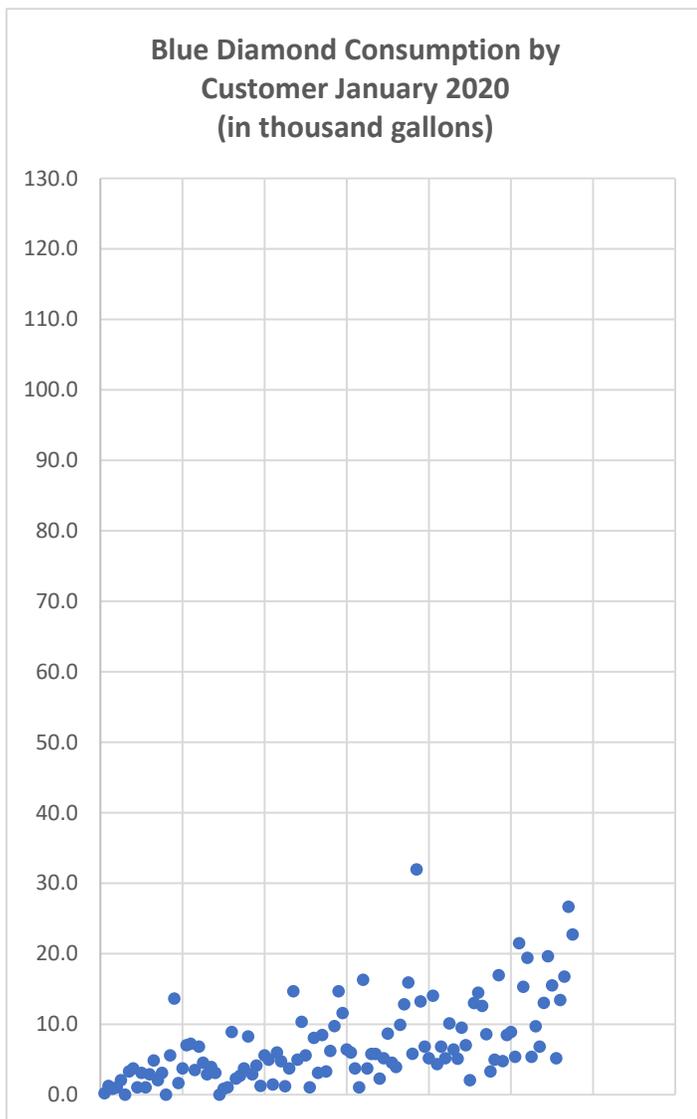
Proposed Water Rates for Blue Diamond Water System Customers

As a financially self-sustaining water system, Blue Diamond water rates have not required adjustment since 1992. With new capital improvements being built and decreasing groundwater aquifer levels, a rate increase for Blue Diamond customers is necessary to:

- Maintain sufficient revenue to fund operation and maintenance activities
- Build a reserve sufficient to fund long-term maintenance and replacement of system components
- Incentivize water conservation and fund conservation programs for Blue Diamond residents and businesses

The following rate structure scenarios and sample bills are being submitted for consideration by the Red Rock Citizens Advisory Committee (CAC) at its May 26 meeting. Per community feedback, an additional 5-tier rate scenario has been included. Also, each rate scenario included assumes that all residential meters, regardless of size, pay the same daily service charge, per community request.

Community water use information is also included, per the CAC's request.



SCENARIO A

- 3-tiered rate structure
- Phase in over 4 years; tie to CPI thereafter
- Freeze the first tier for 4 years

Proposed Water Rates

	Current Rate	2022	2023	2024	2025	2026 (CPI)
Svc Charge	\$12.87	\$14.67	\$16.73	\$19.07	\$21.74	\$22.28
Tier 1 (0-5,000 g)	\$1.55	\$1.55	\$1.55	\$1.55	\$1.55	\$1.59
Tier 2 (5,001-15,000 g)	-	\$1.70	\$1.85	\$2.00	\$2.30	\$2.36
Tier 3 (15,001+ g)	-	\$1.90	\$2.30	\$2.75	\$3.25	\$3.33

Water Bill Impact

	Current Bill	2022	2023	2024	2025	2026 (CPI)
Low User (8K gal)	\$25.27	\$27.52	\$30.03	\$32.82	\$36.39	\$37.30
Average (18k gal)	\$40.77	\$45.12	\$49.88	\$55.07	\$62.24	\$63.80
High User (30k gal)	\$59.37	\$67.93	\$77.48	\$88.07	\$101.24	\$103.78

SCENARIO B

- 3-tiered rate structure
- Phase in over 4 years; tie to CPI thereafter

Proposed Water Rates

	Current Rate	2022	2023	2024	2025	2026 (CPI)
Svc Charge	\$12.87	\$14.67	\$16.73	\$19.07	\$21.74	\$22.28
Tier 1 (0-5,000 gal)	\$1.55	\$1.55	\$1.60	\$1.65	\$1.70	\$1.75
Tier 2 (5,001-15,000 gal)	-	\$1.70	\$1.80	\$1.95	\$2.25	\$2.36
Tier 3 (15,001+ gal)	-	\$1.90	\$2.30	\$2.75	\$3.20	\$3.33

Water Bill Impact

	Current Bill	2022	2023	2024	2025	2026 (CPI)
Low User (8K gal)	\$25.27	\$27.52	\$30.03	\$32.82	\$36.39	\$37.30
Average (18k gal)	\$40.77	\$45.12	\$49.88	\$55.07	\$62.24	\$63.80
High User (30k gal)	\$59.37	\$67.93	\$77.48	\$88.07	\$101.24	\$103.78

SCENARIO C

- 4-tiered rate structure
- Freeze the first tier for 4 years
- Phase in over 4 years; tie to CPI thereafter

Proposed Water Rates

	Current Rate	2022	2023	2024	2025	2026 (CPI)
Svc Charge	\$12.87	\$14.67	\$16.73	\$19.07	\$21.74	\$22.28
Tier 1 (0-5,000 gal)	\$1.55	\$1.55	\$1.55	\$1.55	\$1.55	\$1.59
Tier 2 (5,001-10,000 gal)	-	\$1.60	\$1.65	\$1.75	\$1.85	\$1.90
Tier 3 (10,001-20,000 gal)	-	\$1.80	\$2.05	\$2.35	\$2.75	\$2.82
Tier 4 (20,001+ gal)	-	\$1.95	\$2.36	\$2.83	\$3.35	\$3.43

Water Bill Impact

	Current Bill	2022	2023	2024	2025	2026 (CPI)
Low User (8K gal)	\$25.27	\$27.22	\$29.43	\$32.07	\$35.04	\$35.92
Average (18k gal)	\$40.77	\$44.82	\$49.13	\$54.37	\$60.74	\$62.26
High User (30k gal)	\$59.37	\$67.93	\$76.83	\$87.37	\$99.74	\$102.24

SCENARIO D

- 4-tiered rate structure
- Phase in over 4 years; tie to CPI thereafter

Proposed Water Rates

	Current Rate	2022	2023	2024	2025	2026 (CPI)
Svc Charge	\$12.87	\$14.67	\$16.73	\$19.07	\$21.74	\$22.28
Tier 1 (0-5,000 gal)	\$1.55	\$1.55	\$1.60	\$1.65	\$1.70	\$1.75
Tier 2 (5,001-10,000 gal)	-	\$1.60	\$1.65	\$1.75	\$1.85	\$1.90
Tier 3 (10,001-20,000 gal)	-	\$1.75	\$2.00	\$2.30	\$2.70	\$2.77
Tier 4 (20,001+ gal)	-	\$1.95	\$2.36	\$2.80	\$3.30	\$3.38

Water Bill Impact

	Current Bill	2022	2023	2024	2025	2026 (CPI)
Low User (8K gal)	\$25.27	\$27.52	\$30.03	\$32.82	\$36.39	\$37.30
Average (18k gal)	\$40.77	\$45.12	\$49.88	\$55.07	\$62.24	\$63.80
High User (30k gal)	\$59.37	\$67.93	\$77.48	\$88.07	\$101.24	\$103.78

SCENARIO E

- 5-tiered rate structure
- Freeze the first tier for 4 years
- Phase in over 4 years; tie to CPI thereafter

Proposed Water Rates

	Current Rate	2022	2023	2024	2025	2026 (CPI)
Svc Charge	\$12.87	\$14.67	\$16.73	\$19.07	\$21.74	\$22.28
Tier 1 (0-5,000 gal)	\$1.55	\$1.55	\$1.55	\$1.55	\$1.55	\$1.59
Tier 2 (5,001-10,000 gal)	-	\$1.60	\$1.65	\$1.75	\$1.85	\$1.90
Tier 3 (10,001-20,000 gal)	-	\$1.80	\$2.05	\$2.35	\$2.75	\$2.82
Tier 4 (20,001-35,000)	-	\$1.95	\$2.36	\$2.83	\$3.35	\$3.43
Tier 5 (35,001+ gal)		\$3.45	\$3.80	\$4.11	\$4.30	\$4.41

Water Bill Impact

	Current Bill	2022	2023	2024	2025	2026 (CPI)
Low User (8K gal)	\$25.27	\$27.22	\$29.43	\$32.07	\$35.04	\$35.92
Average (18k gal)	\$40.77	\$44.82	\$49.13	\$54.37	\$60.74	\$62.26
High User (30k gal)	\$59.37	\$67.93	\$76.83	\$87.37	\$99.74	\$102.24
High User (60k gal)	\$105.87	\$163.92	\$183.63	\$204.27	\$223.99	\$229.63