



# GREEN MOUNTAIN WATER AND SANITATION DISTRICT

13919 W. Utah Avenue  
Lakewood Colorado 80228  
[www.greenmountainwater.org](http://www.greenmountainwater.org)

Phone: 303 985 1581  
Fax: 303 985 0680  
[customerservice@greenmountainwater.org](mailto:customerservice@greenmountainwater.org)

---

## **Green Mountain W&S District Board Information Regarding Additional Dwelling Units**

January 4, 2024

City of Lakewood and City Council,

Please be aware that the interest of City Council and the recommendations of the Lakewood Planning Commission to remove barriers in the zoning code in order to increase Accessory Dwelling Units (ADUs) may be counter-productive to making said ADUs more easily accessible and affordable.

As the Planning Commission has rightly concluded, the biggest barrier to building an ADU is often the tap fee for water and sewer service. These fees are strictly guided by state statute. They are determined by the price of pipe capacity, and they cannot be set punitively against developers.

Should the city be successful in increasing the number of ADU-potential properties, there will be a corresponding increase in necessary pipe capacity, meaning a corresponding increase in tap fees. In simple terms, doubling the number of households requires double the pipe capacity. The resulting costs will be passed on to the builder.

Any zoning code change recommendations cannot overcome the cost of water and sewer tap fees. Although the Planning Commission does not seem to believe the code changes will result in additional ADUs, should these changes successfully increase density, it may cause a corresponding increase in tap fees that would decrease ADU attainability.

Green Mountain W&S District will charge appropriately to cover capacity costs per Single Family Residence Equivalent (SFRE), which includes ADUs.

Thank you for your consideration,

Karen Morgan, President

Green Mountain Water and Sanitary District