

**RESOLUTION 2019-9-2**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THREE LAKES WATER AND  
SANITATION DISTRICT REGARDING AMENDMENT OF RULES AND  
REGULATIONS OF THE DISTRICT**

WHEREAS, Three Lakes Water and Sanitation District (the "District") is a special district and political subdivision of the State of Colorado, subject to certain provisions set forth in the Colorado Special District Act, §§ 32-1-101, *et seq.*, C.R.S., pursuant to § 32-10-180, C.R.S.; and

WHEREAS, § 32-1-1001(1)(m), C.R.S., states that, among other powers of a water and sanitation district, the Board of Directors (the "Board") has the power "[t]o adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district"; and

WHEREAS, some users within the District would like to install bathrooms in garages or other accessory buildings, without installing a full dwelling unit, and the Board would like to amend the Rules to address that situation; and

WHEREAS, the Board finds that it is in the best interests of the public and the District to amend the Rules and Regulations as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THREE LAKES WATER AND SANITATION DISTRICT AS FOLLOWS:**

1. The Board hereby amends the District's Rules and Regulations to adopt the changes shown in **Exhibit A**, attached hereto and incorporated herein by this reference. The amendment shall be effective upon adoption.
2. Except as set forth above, the Rules and Regulations shall remain in full force and effect, without amendment.
3. The Board directs the Manager of the District to update the Rules and Regulations posted on the District's website to incorporate the amendment.

Whereupon, a motion was made and seconded, and, upon a majority vote, this Resolution was approved by the Board.

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of September, 2019.

THREE LAKES WATER AND SANITATION DISTRICT

By:

  
Patricia Farmer, Chairman

ATTEST:

  
Leslie Shankland, Secretary/Treasurer

## Exhibit A to Resolution 2019-9-2

### Amendments to Rules and Regulations of Three Lakes Water and Sanitation District

*The following new definitions will be added to Chapter 2 of the Rules and Regulations. The existing definitions will be renumbered to remain alphabetical and sequentially numbered:*

2.1 **ACCESSORY BUILDING** is detached building or other structure with a subordinate use that is clearly incidental to the use of the principal building, is customary in connection with the principal building, and is located on the same lot with the principal building.

2.2 **ATTACHED** is a building or structure otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or structure. Buildings or structures joined by a breezeway are not considered attached.

2.16 **DETACHED** is a building or structure that is complete in itself, which does not depend upon other buildings or structures for support. Buildings or structures joined by a breezeway are considered detached.

*A new paragraph will be added to Section 5.2 for Accessory Buildings, which will read as set forth below:*

#### Chapter 5

#### Service Line Construction and Connection

#### 5.2 Separate Sewer Service Line

Accessory Buildings: A single service line may be allowed on a residential property at the sole discretion of the District, where an accessory building without a dwelling unit requires sewer service. Usage of the accessory building(s) in addition to the principal building must not exceed the current single family equivalency assessment of the property. The sewer service line to the primary building and the accessory building will be considered as one sewer service line, but the District does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection. The property owner must submit Building Plans for the accessory building to the District for approval and sign a disclaimer and release of liability for the single connection, to be recorded against the property, before attaching the accessory building to the service line. Should a dwelling unit be added to the accessory building in the future, a separate independent service line must be installed in addition to the purchase of the required tap purchase and applicable user fees.

*The following underlined language will be added to the paragraph on Interior Lots in Section 5.2:*

Interior Lots: A single sewer service line may be allowed in the sole discretion of the District, where one building stands at the rear of another on an interior lot and no separate sewer service line is available or can be constructed to the rear building through an adjoining alley, court, yard or driveway. The sewer service line from the front building may be extended to the rear building and the whole considered as one sewer service line, but the District does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection. The owner of the interior lot is responsible for obtaining the necessary permission or easement in order to connect to the sewer service line located on the exterior lot. The owners of both the interior lot and the exterior lot must sign a disclaimer and release of liability for the single

connection, to be recorded against the property, before attaching the two buildings to a single service line.

*The following SFE Rating will be added to Section 7.4:*

Chapter 7

Fees and Charges

7.4 Determining SFE Rating

Accessory building with independent service line..... 1.0 SFE