Buckhorn Valley Metropolitan District No. 1
Emergency Water Conservation Policy

Purpose:

In order to meet water demands within the Buckhorn Valley Community during the severe drought conditions of 2026, and to anticipate the future demands at full-buildout, the Buckhorn Valley Metropolitan District No. 1 "the District" adopts the following Emergency Water Conservation policies, as detailed below. The District is responsible for providing non-potable irrigation water that serves the Buckhorn Valley community. The Town of Gypsum "Town" provides potable water to homes for indoor use. Town water policies differ from the District's policies. Please refer to the Town's potable water policies for current restrictions.

In light of recent and likely future drought occurrences, which may affect the District's water availability for irrigation purposes, including many factors listed below as considerations for drought-level declarations, and to ensure that all the residents in the District's service area have sufficient water to irrigate their lawns, and in an overall effort to conserve water in the future, and to prevent overwatering practices, the District is compelled to implement the following conservation policies, with a broader policy anticipated, which may include potential fees to encourage compliance, after the urgent situation is addressed. Additional recommendations and resources are available on the District's website and with forthcoming reports and assessments by the District's Board and consultants, alongside the Buckhorn Valley Metropolitan District No. 2's Board and consultants.

Definitions

A. Declaration of a Drought/Severe Drought- The District's Board of Directors reserves the right to declare a Drought/Severe Drought.

B. Factors for consideration in declaration of Drought/Severe Drought- The District Board's determination may include, but not be limited to, consideration of the following factors: current or future river and ditch flows that supply the District, calls on the river and ditches, reservoir levels, physical river levels for allowance of/ability to pump water, the amount of water being used, the area of usage, a water usage model, fire/wildfire or other emergency situations, storage pond size limitations, and other means to project the probability of water supply left at any time during the water year. Based on the projections of availability and other factors that the District's Board may consider, provided by consultants and water sources at any point in the irrigation season, the District may declare a **Drought** or **Severe Drought**. Imposition of conservation measures by the Colorado River Water Conservation District and the Town of Gypsum may also influence this determination.

C. Lawn areas- Restrictions and watering times apply to spray-irrigated "turfgrass" or "grass" not drip-irrigated areas, such as vegetable gardens, perennial, or tree beds. The critical distinction is between the watering method spray-irrigation versus drip-irrigation or other low-pressure methods.

D. Hand watering- Watering performed by a hose or manual method connected to a District valve is prohibited. Hand watering from any home-connected hose-bib is not District water, which is potable water provided by the Town of Gypsum and subject to the Town's policies.

Policies

A. Lawn area restriction- Water supply consultants have calculated that, by restricting lawn areas on future single-family lots to a maximum of 2,500 square feet, the District will have enough water to meet full-buildout water demands, even during periods of severe drought.

1. All newly-platted and developed single-family lots may not have lawn areas any larger than 2,500 square feet.
2. All newly-platted and developed multi-family lawn areas will remain limited to 1,200 square feet per unit.
3. All other development areas with growth potential will have lawn areas and billing rates which are proportional to single family areas, referred to as units of Single Family Lot Equivalents "SFEs".

B. Watering schedules (includes Residential, Parks, Open Spaces and Common areas maintained by Commercial or Residential Customers)-

1. **Irrigation zone run times for all watering schedules "Normal, Drought, Severe Drought"-**
    a. **Pop-up spray heads-** zone run times should be limited to 10 minutes.
    b. **Low-impact impulse sprinklers-** zone run times should be limited to 30 minutes.

c. **Drip systems-** zone run times should be limited to 30 minutes.
d. **Control systems-**
    i. All new irrigation systems shall be equipped with electronic irrigation control systems.
    ii. All existing District customers are encouraged to install electronic irrigation controls, if they do not already have one.

2. **Irrigation of Trees and Shrubs-**
    a. Irrigation of trees, shrubs, annual plantings, vegetable/fruit/herb gardens may occur any day using low-volume drip systems during the hours of 12:00 am to 10:00 am and 6:00p.m. to 11:59p.m. (no watering during the hours of 10:00a.m. to 6:00p.m.). See Section C.1 for run times.
    b. No hand watering of trees, shrubs, annual plantings, vegetable/fruit/herb gardens at any time.
    c. No hand watering of turfgrass lawn areas is allowed at any time.

3. **Normal Schedule-**
    a. Lawn watering days will normally follow a general "every other weekday schedule," which is to be Monday, Wednesday and Friday. Watering is prohibited on Tuesday, Thursday, Saturday and Sunday.
    b. Watering times are to be only between the hours of 12:00a.m. to 10:00a.m. and 6:00p.m. to 11:59p.m. on each of the watering days (no watering during the hours of 10:00a.m. to 6:00p.m.).
    c. This schedule will allow two non-watering weekdays for the District staff to make any needed repairs to the system.
    d. Lawn watering should be suspended during high wind days, rain, snow or other weather conditions that would impede watering efficacy or could replace irrigation water application.

4. **Drought Schedule-**
    a. During a declared **Drought**, watering will be reduced to two days per week, on Tuesdays and Fridays. Watering is prohibited on Monday, Wednesday, Thursday, Saturday and Sunday.
    b. Watering times are to be only between the hours of 12:00a.m. to 10:00a.m. and 6:00p.m. to 11:59p.m. on each of the watering days (no watering during the hours of 10:00a.m. to 6:00p.m.).
    c. No new lawns (spray-irrigated turf areas) may be installed.
    d. Lawn watering should be suspended during high wind days, rain, snow or other weather conditions that would impede watering efficacy or could replace irrigation water application.

5. **Severe Drought Schedule-**
    a. During a declared **Severe Drought**, watering will be reduced to one day per week.
    b. Watering times are to be only between the hours of 12:00a.m. to 10:00a.m. and 6:00p.m. to 11:59p.m. on each of the watering days (no watering during the hours of 10:00a.m. to 6:00p.m.).
    c. No new lawns (spray-irrigated turf areas) may be installed.
    d. Lawn watering should be suspended during high wind days, rain, snow or other weather conditions that would impede watering efficacy or could replace irrigation water application.

6. **Exceptions-**
    a. Exceptions to the normal watering schedule days may be granted upon application to and approval by the District Manager for either installation of new lawns for a maximum two-week period, or for testing, reasonable maintenance or repairs to the system.
    b. No exceptions will be granted for new spray-irrigated turfgrass lawn installation during declared **Drought** or **Severe Drought** periods.
    c. Watering times for new lawns are to be only between the hours of 12:00a.m. to 10:00a.m. and 6:00p.m. to 11:59p.m. (no watering during the hours of 10:00a.m. to 6:00p.m.).
    d. Watering times for testing, repairs and maintenance may occur outside the normal watering times.
    e. Rain barrel collection and use is allowable in accordance with current Colorado State Law.

7. **System Shutdown-**
    a. For emergency purposes, to perform repairs, or during major weather events such as wind, rain or following significant snow events, the District reserves the right to shut the irrigation system down temporarily until conditions warrant turning the system back on.

Adopted on May 6, 2026; May be amended from time to time