INTEGRATING WATER & DEVELOPMENT
RMLUI MARCH 8, 2019

STU FEINGLAS – SENIOR ANALYST
WHO IS WESTMINSTER?

- 115,520 POPULATION (2017 ESRI ANALYST)
- 134,193 WATER SERVICE POPULATION
- 32,500 WATER CUSTOMERS
- 34 SQUARE MILES
- BETWEEN DENVER AND BOULDER ON US HWY 36 CORRIDOR
THE LONG, HOT SUMMER OF ‘62

- WATER SHORTAGES REQUIRE CITY TO USE LOW QUALITY WATER
- POOR QUALITY WATER LEADS TO "MOTHERS' MARCH"
- CITIZENS COMMITTEE ON WATER FORMED

- Stop building permits
- Ban lawn sprinkling
- Stop using Clear Creek water
THE ENTIRE CITY MUST WORK TOGETHER TO SUCCEED

- COMPREHENSIVE PLAN DEVELOPMENT
- WATER AND UTILITIES TO MEET THE NEEDS OF THE COMPREHENSIVE PLAN
- FUNDING TO BUILD OUT INFRASTRUCTURE
- TIMING OF INFRASTRUCTURE AND DEVELOPMENT
DEVELOPING A COMMON LANGUAGE

Community Development
Vacant Residential Land

Public Works & Utilities
Undeveloped Land
COMPREHENSIVE PLAN
2013 CLUP Water Use By Development Type Acre Feet by Acre

Development Category

- MF 50 units/Ac
- MF 40 units/Ac
- MF R36 built to R32
- MF 30 units/Ac
- Mixed Use Center
- Mixed Use
- MF 20 units/Ac
- TMUND
- Office R&D Hugh
- Service Commercial
- Office R&D Low
- Parks
- SFA-8
- Office
- Retail Commercial
- SFD-5
- Public/Quasi-Public
- SFD-3.5
- SFD-2.5

Indoor Water Use
Outdoor Water Use

Acre Feet/Acre
Total Annual Indoor Use vs. Served Population
2001 - 2016
COORDINATED DEVELOPMENT PROCEDURES

• EDUCATE COMMUNITY DEVELOPMENT ON WATER AND INFRASTRUCTURE ISSUES

• EDUCATE PWU STAFF ON DEVELOPMENT ISSUES

• DELIVER COUNCIL ANNUAL WATER/DEVELOPMENT BALANCE REPORT

• FORMAL PRE-APPLICATION MEETINGS TO LAY OUT TAP FEE PROCESS, PRICING, AND INFRASTRUCTURE NEEDS—INCLUDES ALL CITY DEPARTMENTS AND DEVELOPER
COORDINATED DEVELOPMENT PROCEDURES

• WORK WITH BUILDING DEPARTMENT ON TAP SIZING, PAYMENT AND REQUIRED REVIEWS
• CITY LANDSCAPE ARCHITECT WORKS DEVELOPERS ON LANDSCAPE REGULATION COMPLIANCE
• COMPREHENSIVE PLAN AMENDMENTS IMPACTS REVIEWED FOR WATER AND INFRASTRUCTURE - REPORTED ANNUALLY TO COUNCIL
• PWU STAFF INCORPORATED INTO COMPREHENSIVE PLAN UPDATE.
• RATE AND FEE STUDY
  • UNCOLLECTED TAP FEES BUILT INTO RATES (SURCHARGE RATE)
  • SCALABLE RESIDENTIAL, COMMERCIAL, AND IRRIGATION TAP FEES
MUNICIPAL WATER SUPPLY PLANNING

1. Vision for the Future
   - City Council Policy

2. Estimate Future Demand for Water
   - City policy decisions made on land use and water supply.

3. Calculate Future Water Supply for Average, Wet, Dry Years

4. Compare Demand to Supply Projections

5. Estimate Future Water Supply “gap”

6. Plan and implement strategy to close the “gap”

7. Recommend rebalancing land use and water supply if needed

8. What is Worst Case?
   - Drought Resilience?
   - Computer Modeling
   - Engineering Analysis

City Council Policy decisions made on land use and water supply. City policy decisions are guided by the Vision for the Future.
THANK YOU