



Memorandum

To: Michelle Metteer, Minturn Town Manager

From: Cristy Radabaugh, P.E.

Date: February 20, 2021

Subject: Water Information Needed from Developers

The Town of Minturn (Minturn) defines a Single Family Equivalent (SFE) as the amount of water used by a standard residential unit of 3,000 square feet or less with lawn and garden spaces of 2,000 square feet or less. In order to evaluate Minturn's ability to provide water service and determine the assessment of the payment for cash in lieu of water rights per Ordinance No. 02-2018 associated with the Belden Place Development, the number of SFEs associated with the project is needed. I can estimate the number of SFEs if the following information is received by the Town.

- **Size of Residential Units:** The estimated size and count of the residential units by category: single family homes, duplexes, triplexes, and other units (including accessory dwelling units). Note, the number of SFEs per unit will be increased if the residential unit is more than 3,000 square feet.
- **Size of Irrigated Outdoor Areas:** The estimated size of irrigated areas associated with the residential units (by type or by lot) is requested along with a description and size in square feet of common outdoor spaces, including greenways and parks, and any other outdoor spaces that could be irrigated within the proposed development.
- **Water Uses for Other Purposes.** If the proposed development includes water use for non-residential spaces, such as public bathrooms, a sales office, or commercial space, that information should also be provided to the Town. Please be as specific as possible – number of toilets and urinals, size of the office and number of bathrooms and whether it will include a kitchen and/or laundry facilities, size of commercial space and anticipated type of business.
- If the developer is proposing a phased schedule associated with the project, the submitted information should clearly delineate which units and spaces are included in each phase of the project.

I look forward to evaluating the water demands and consumptive use analysis for the Belden Place Development in more detail after we have received the additional information described above.