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JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 17, 2024

SUBJECT: Water and Sewer Service Agreement for La-Z-Boy at 2534

ATTACHMENTS: 1. Water and Sewer Service Agreement

PRESENTED BY: Lilly Cory, Planner I

AGENDA ITEM DESCRIPTION:

The Developer, LZB Retail Inc, has received administrative approval for the La-Z-Boy Site Development Plan consisting of 15,600 square feet of building space for a commercial building located in the 2534 development.

The Water and Sewer Service Agreement provides the estimated in-building water demand of 0.1 acre-feet (AF) for a 15,600 square-foot commercial retail building in the 2534 Planned Development. Irrigation demand for the landscaped area is 1.41 AF which will be excluded from the Agreement as the demand is from the 2534 non-potable system.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	0.1	0.01
Permanent Irrigation (2534 non-potable system)	1.41	1.20
Total	1.51	1.21

The total annual demand for the site is 0.1AF and is allocated from the Location, Location, Location, LLC (Exhibit B). The Town will not collect Water Court Transfer Fees as these have previously been paid.

STRATEGIC PLAN ALIGNMENT:

- Quality Infrastructure & Facilities
 - *Establish and maintain levels of service*
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities, and equipment*

The Community that Cares

LEGAL ADVICE:

The Town Water Attorney provided the Water and Sewer Service Agreement presented for consideration.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve the Water & Sewer Service Agreement with LZB Retail Inc.

Reviewed and Approved for Presentation,



Town Manager