



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	March 21, 2022
SUBJECT:	Subdivision Development and Improvement Agreement – The Granary, Filing 1, Hartford Investments, LLC
ACTION PROPOSED:	Consideration and Approval of the Subdivision Development and Improvement Agreement – The Granary, Filing 1, Hartford Investments, LLC
ATTACHMENTS:	1. Subdivision Development and Improvement Agreement with Exhibits
PRESENTED BY:	Justin Currie, Planner II

ITEM DESCRIPTION:

The Developer, Hartford Investments, LLC, has requested approval of a final subdivision plat and development plans for 145 single family detached homes, in The Granary Filing 1 Subdivision, as part of The Granary PUD.

The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and construction of all improvements in accordance with Town-approved development plans and construction plans.

Exhibit B-3 details several substantive obligations of the Developer, including:

- Installation of a 15-inch sanitary sewer main from north to south, to connect to the Town's interceptor proposed in CR 46, with Town reimbursement for pipe oversizing.
- 50% participation in the signal at the future intersection of Roosevelt & Colorado Blvd
- Paving of CR 46, to include a western extension to Colorado Blvd.
- Reimbursement of railroad Crossing License fees
- Hillsborough Ditch realignment – plan approvals and agreements

The Community That Cares

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Staff also notes that the few modifications made to the master template have been included in that Exhibit B-3 to succinctly clarify those changes upon future review and audit of the agreement. These minor proposed revisions are fairly commonplace in our templates, such as permitting some number of model homes as early permitting and addressing future assignment of obligations.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Subdivision Development and Improvement Agreement for The Granary Filing 1, with Hartford Investments, LLC.

SUGGESTED MOTIONS:

For Approval

I move to approve the Subdivision Development and Improvement Agreement for The Granary Filing 1.

For Denial

I move to deny the Subdivision Development and Improvement Agreement for The Granary Filing 1.

Reviewed and Approved for Presentation,



Town Manager