



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 21, 2021

SUBJECT: Water & Sewer Service Agreement – The Granary, Filing 1, Hartford Investments, LLC

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Justin Currie, Planner II

ITEM DESCRIPTION:

The Developer, Hartford Investments, LLC, has received approval of a final subdivision plat and development plans for 145 single family detached homes, on The Granary PUD.

The annual in-building water demand is estimated at 47.85 acre-feet using a demand rate of 0.33 acre-feet/lot. The annual permanent irrigation water demand is estimated at 24.06 acre-feet, and the annual temporary water irrigation demand is estimated at 29.3 acre-feet. Of the permanent irrigation demand, the residential irrigated area will require 18.50 acre-feet/year and the common area will require 5.56 acre-feet per year. Lastly, the temporarily irrigated area will require 29.30 acre-feet per year for the establishment of native grasses in the revegetated open space.

This demand equates to just under thirteen (13) shares of Consolidated Home Supply Ditch and Reservoir Company, Developer shall also provide an executed and recorded dry-up covenant for the lands previously irrigated by said shares in a form approved by the Town. Because of said dry-up covenant, the Town agrees to provide eight (8) acre-feet of raw water credit per share for purposes of this Agreement. As a result of said dedication, Developer will have a surplus dedication credit with the Town of 2.79 acre-feet.

The Share Certificates and Water Court Transfer fees (\$60,600.00) will be due to the Town prior to recordation of the plat.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Water & Sewer Service Agreement for The Granary, Filing 1, with Hartford Investments, LLC.

SUGGESTED MOTIONS:

For Approval

I move to approve the Water & Sewer Service Agreement for The Granary, Filing 1.

For Denial

I move to deny the Water & Sewer Service Agreement for The Granary, Filing 1, with the following findings...

Reviewed and Approved for Presentation,



Town Manager