



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: September 6, 2023

SUBJECT: Water & Sewer Service Agreement – Spring Meadows Development, LLC Subdivision Lots 1 - 3.

ACTION PROPOSED: Approval of the Water & Sewer Service Agreement – for Lots 1, 2, and 3 of Spring Meadows Development, LLC.

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

The Developer, Spring Meadows Development, LLC, has requested approval of a Water Sewer Service Agreement for a plat that is going through the Weld County Planning Offices. This is for the Spring Meadows PUDF22-0004 and only on lots 1, 2, and 3 of the Final Subdivision Plat at the County.

Council may recall as part of our water tower and distribution line, the Town negotiated easements for the project. One of the requests and exchanges included 2 water taps, without the water, that was still required for dedication – this was in-lieu of payment for the easement. Two of these lots are being represented in this WSSA and the developer has requested a 3rd lot with Town services which would still have to be paid for at the time a building permit is requested to Weld County.

The annual in-building water demand is estimated at 0.99 acre-feet, with annual irrigation demand at 2.01 acre-feet. Additionally, since the property is not connected to the Town’s sanitary sewer service, an additional 0.94 acre-feet is required to meet return flow obligations to the river. A total demand dedication amount is set at 3.94 acre-feet. These numbers are evaluated, reviewed, and accepted by the Town’s contract water engineering firm.

Within 10 days of approval, dedications of sufficient water to the Town is required.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
Residential In-Building	0	0.05
Landscape Irrigation	0	1.70
Return Flow: In-Building	0	0.0
Total	0	1.75

The Community That Cares

johnstown.colorado.gov

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LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION: Approve the Water & Sewer Service Agreement for Spring Meadows Development, LLC.

Reviewed and Approved for Presentation,



Town Manager

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