



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 19, 2021

SUBJECT: Application for Fractional Water Share Sale

ACTION PROPOSED: Consider Approval of the Application Requesting Sale Fractional Water Share

ATTACHMENTS:

1. Resolution 2020-42 Creating Town of Johnstown Water Bank
2. Fractional Water Share Application Applicant: Kelly Bloom 5 S Raymond Ave
3. Conditional Use Document for 5 S Raymond Ave

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a Fractional Water Share Application Request for the property located at 5 S Raymond Avenue currently owed by Kelly Bloom. This property is also known as parcel number 105905400012. The applicant is requesting for their property a fractional water share for the purposes of connecting to water and sewer on the property. This property used to be primarily a grain silo, but is being converted into a single-family residence and the property was provided with a conditional use for a single-family residence by the Johnstown Planning and Zoning Commission on May 23, 2018. The property, as outlined in the application, consists of a single-family unit and does not have any anticipated green space or landscaping upon the property for irrigation purposes.

Section 13-155 of the Johnstown Municipal Code provides guidance on the dedication for a single-family resident. The code section is as follow:

Sec. 13-116. - Water dedication rate.

- (a) A single-family equivalent without a separate non-potable irrigation system shall require the dedication of 0.50 acre-feet of water per residence for a landscaped lot consisting of less than or equal to 3,000 square feet. The 0.50 acre-feet per residence consists of 0.33 acre-feet of water for in-home consumptive use and 0.17 acre-feet of water for irrigation. This shall be the basis for a single-family equivalent (SFE).

Due to the fact that there will be no irrigation on this property, Town Staff is recommending only 0.33 acre-feet needing to be purchased for this property. Given the small volume of water and inability to

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purchase this volume on the market, Staff is recommending the market rate for a half-acre foot (0.5 AF) of water to be set at \$35,000. The recommended sale price for 0.33 acre feet of water is \$23,100.00. Also included in this purchase of 0.33 acre-feet is a \$150 water court transfer fee as required by Town Code. The total recommended final price for this water is \$23,250.00.

Council approved Resolution No. 2020-42 which established a water bank for the Town of Johnstown specifically for these purposes and currently includes 16-acre feet of water available for purchase for this single-family equivalent in random instances or economic development incentives approved by Council.

LEGAL ADVICE:

Not Applicable.

FINANCIAL ADVICE:

Fee paid for this water volume would be deposited in the water fund.

RECOMMENDED ACTION: Approve the Sale of Water as Presented for 5 S. Raymond Avenue.

SUGGESTED MOTIONS:

For Approval

I move to approve the Application of Fractional Water Sale to be attached to 5 S Raymond Avenue parcel number 105905400012 consisting of 0.33-acre feet of water in the amount of \$23,250.00.

For Denial

I move we deny the Application of Fractional Water Sale to be attached to 5 S Raymond Avenue parcel number 105905400012 consisting of 0.33-acre feet of water in the amount of \$23,250.00.

Reviewed and Approved for Presentation,



Town Manager

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