



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** December 21, 2020

**SUBJECT:** The Ridge at Johnstown Filing No. 2 - Subdivision Development and Improvement Agreement

**ACTION PROPOSED:** Consider Approving the Subdivision Development and Improvement Agreement for The Ridge at Johnstown Filing No. 2

**ATTACHMENTS:** 1. Subdivision Development and Improvement Agreement

**PRESENTED BY:** Kim Meyer, Director of Planning & Development

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### AGENDA ITEM DESCRIPTION:

Enclosed for Council's review and approval is a Subdivision Development and Improvement Agreement for The Ridge at Johnstown Filing No. 2, with J-25 Land Holdings, LLC, and the Villages at Johnstown Metropolitan District No. 1. The agreement follows the Town's standard template, with Special Provisions in Exhibit B-3.

These B-3 provisions include, highlights include:

- a. Ability to utilize a non-potable irrigation system in the future, and amend WSSA at that time.
- b. Pro-rata participation in a traffic signal at Freedom Parkway (CR 18), when warranted.
- c. Improvements to Larimer County Road 3E to Interim Minor Arterial cross section along frontage, as well as participate in the paving of the full length of this road from CR 18 to CR 16, including adding any necessary turn or auxiliary lanes that may be required due to the impact on intersections.
- d. Notation that the off-site sanitary sewer improvements required with Filing No 1 are a prerequisite for serving this Filing as well.
- e. Participation in a future Interchange Reimbursement Fee, which may be approved by the Town and would be due at building permit issuance.
- f. The Magellan Pipeline Easement and Encroachment agreement, which permits construction and use across this pipeline and easement within Filing No. 2 shall be

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amended to include the Town prior to acceptance of Public and Private Improvements by the Town.

- g. The Harry Lateral Ditch Company Irrigation Easement and Agreement must be executed in a form acceptable to the town, with final as-built drawings provided to the Town.

**LEGAL ADVICE:**

Town Attorney drafted this agreement.

**FINANCIAL ADVICE:**

Not applicable.

**RECOMMENDED ACTION:**

Approve The Ridge at Johnstown Filing No. 2, Subdivision Development and Improvement Agreement.

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**SUGGESTED MOTIONS:**

**For Approval**

I move to approve The Ridge at Johnstown Filing No. 2, Subdivision Development and Improvement Agreement.

**For Denial**

I move to deny The Ridge at Johnstown Filing No. 2, Subdivision Development and Improvement Agreement.

*Reviewed and Approved for Presentation,*

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Town Manager