



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: April 18, 2022

SUBJECT: Water & Sewer Service Agreement – Thompson River Ranch, Filing 15, Clayton Properties Group II, Inc.

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Justin Currie, Planner II

ITEM DESCRIPTION:

The Developer, Clayton Properties Group II, Inc., has requested approval of a final subdivision plat for 166 lots, of which 38 are single family detached homes and 128 are Oakwood’s “Carriage Homes.”

The annual in-building water demand is estimated at 49.66 acre-feet using a demand rate of 0.3 acre-feet/lot. The annual permanent irrigation water demand (potable and non-potable) is estimated at 29.43 acre-feet. Of the permanent irrigation demand, the residential irrigated area will require 5.80 acre-feet/year and the common area will require 23.63 acre-feet per year.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
Residential In-building	49.66	2.48
Residential Irrigation	5.80	4.93
Total Potable	55.46	7.41
Common Area Landscape Irrigation (non-potable)	23.63	20.09
Total Non-Potable	23.63	20.09

The Developer has a preexisting credit, under separate agreement, from the Clayton Property Group SFE Water Credit Bank, in the amount of 110.92 SFE, will be used to supply the potable residential in-building and residential irrigation requirements. Filing 15 contains 9.6 acres of common area irrigation to be used from the Town Common Area Irrigation Supply, common

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area irrigation is equivalent to 23.63 acre-feet of water demand. After this dedication, 74.45 total acres will be irrigated from the Town Common Area Irrigation Supply by the Thompson Crossing Metropolitan District No. 3 Non-Potable Irrigation system.

Use of the available credits from the two water credit banks will provide to Developer water in excess of the demand for the subject property.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Water & Sewer Service Agreement for Thompson River Ranch, Filing 15, Clayton Properties Group II, Inc.

SUGGESTED MOTIONS:

For Approval

I move to approve the Water & Sewer Service Agreement for Thompson River Ranch, Filing 15.

For Denial

I move to deny the Water & Sewer Service Agreement for Thompson River Ranch, Filing 15.

Reviewed and Approved for Presentation,



Town Manager