



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: March 1, 2021

SUBJECT: Agreement concerning Maintenance of Roadway Improvements and Water Dedication

ATTACHMENTS:

1. Agreement concerning Maintenance of Roadway Improvements and Water Dedication and Use, with Pindgilzian Properties, LLC
2. Helton & Williamsen Memo re: analysis of Water Demand
3. Site Plan for Gas Station at Hwy 60 and Parish Ave.

PRESENTED BY: Kim Meyer, Planning and Development Director
Avi Rocklin, Town Attorney

ITEM DESCRIPTION:

Pindgilzian Properties, LLC, received Planning & Zoning Commission conditional approval of a site development plan in the CB zone district, on November 18, 2020, in accordance with Johnstown Municipal Code, Section 16-145(e)(1)b.

As part of this proposed development, there are restrictions on turning movements out of this site, given its location at the SE corner of Hwy 60 and Parish Ave. Only right-in / right-out access to this corner is permitted by the Town and by CDOT. The access points to this site must be maintained with appropriate signage, and have two directional medians (“pork chops”) in place to better direct drivers and deter unsafe turning movements. The proposed agreement requires maintenance of the signage and the medians by the property owner, as there is significant likelihood of occasional damage from delivery vehicles and snow plows.

This site previously hosted a gas station. The Town Water Engineering firm, Helton & Williamsen, reviewed the estimated water demands for this use (0.42 AF Annual) and believe it to be consistent with likely prior use on this site, as well as similar uses within Town. As such, additional water dedication was not required, however Section 6 of this agreement acknowledges this prior allocation of water and memorializes the estimated water usage of 0.42 AF. As with other water agreements, if audits show that higher water usage is occurring, additional dedications may be sought.

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

LEGAL ADVICE: The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE : N/A

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