



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Fractional Water Share- Redstone Hills, Lot 54

ATTACHMENTS: 1. Fractional Water Share Application Agreement

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 1132 N. 5th Street by T3, Inc. This property is within the Redstone Hills Subdivision and is also known as parcel number 105905331054. The applicant is requesting a fractional water share to connect to water and sewer on the property. The property has been vacant and has no water attached to the lot.

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

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).

Pursuant to the above, 0.5 acre-feet needs to be purchased for this property. Given the small volume of water and inability to purchase this volume on the market, Staff is recommending a sale of water from the Town's water bank, which was established in 2020. The market rate for an acre-foot (1 AF) of water is currently set at \$90,000. The recommended sale price for 0.5 AF of water is \$45,000. This price is in addition to the \$300 water court transfer fee as required by the Town. The total recommended final price for this water is \$45,300.

The Community that Cares

STRATEGIC PLAN ALIGNMENT:

- Quality Infrastructure & Facilities
 - *Establish and maintain levels of service*
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities, and equipment*

LEGAL ADVICE:

NA

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve the Fractional Water Share Agreement for Lot 54 in Redstone Hills

Reviewed and Approved for Presentation,



Town Manager