



450 S. Parish Avenue  
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JohnstownCO.gov

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** March 18, 2024

**SUBJECT:** Water & Sewer Service Agreement – Larch Industry LLC

**ATTACHMENTS:** 1. Water & Sewer Agreement Larch Industrial Executed

**PRESENTED BY:** Tyler Smith, Planner II

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### AGENDA ITEM DESCRIPTION:

The Developer, Larch Industry LLC, has received administrative approval of a Site Development Plan for the Larch Industrial Building, consisting of 12,000 sq. ft. of warehouse space with 0.10 acres of spray-irrigated landscape area and 0.19 acres of drip-irrigated landscape area.

The annual in-building water demand is estimated at 0.81 acre-feet, with annual permanent irrigation demand at 0.54 acre-feet. These numbers were provided by the Developer and reviewed and accepted by the Town's contract water engineering firm.

Potable water is allocated from the Gateway Water Bank for both in-building and irrigation. Evidence of the agreement and allocation of this water is incorporated as Exhibit A.

<b>Development Component</b>	<b>Demand (AF/YR)</b>	<b>Consumption (AF/YR)</b>
In-Building	0.81	0.04
Permanent Landscape Irrigation	0.54	0.46
<b>Total</b>	<b>1.35</b>	<b>0.50</b>

Water court transfer fees have been paid on water held in this bank.

### STRATEGIC PLAN ALIGNMENT:

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

*The Community that Cares*

**LEGAL ADVICE:**

The Town Attorney drafted the Agreement.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:** Approve the Water & Sewer Service Agreement for Larch Industry LLC.

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*Reviewed and Approved for Presentation,*



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Town Manager