



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: September 7, 2022

SUBJECT: Water & Sewer Service Agreement – Thompson River Ranch, East Clubhouse, with Clayton Properties Group II, Inc.

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Kim Myer, Planning and Development Director

ITEM DESCRIPTION:

The Developer, Clayton Properties Group II, Inc., has requested approval of a site development plan for a 5,981 square-foot multiuse clubhouse and pool in the Thompson River Ranch PUD.

The annual in-building water demand is estimated at 0.94 acre-feet. The annual permanent irrigation water demand is estimated at 2.22 acre-feet.

The site will contain 0.79 acres of spray-irrigated turf areas and 0.17 acres of drip-irrigated plantings.

The Developer has a preexisting credit, under separate agreement, from the Clayton Property Group SFE Water Credit Bank and will be use 7.36 SFE, representing 3.68 acre-feet/year to supply the potable water needs for in-building use, the pool, and the irrigated landscape requirements. Additional credits remain in this bank.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-building	0.94	0.05
Pool	0.52	0.21
Landscape Irrigation	2.22	1.88
Total Potable	3.68	2.14

This project will *not* contain any common area irrigation to be used from the Town Common Area Irrigation Supply.

The Community That Cares

johnstown.colorado.gov

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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, East Clubhouse, Clayton Properties Group II, Inc.

Reviewed and Approved for Presentation,



Town Manager

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