



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: September 20, 2021

SUBJECT: Subdivision Development and Improvement Agreement – Thompson River Ranch Filing No. 12, Clayton Properties Group II, Inc.

ATTACHMENTS: 1. Subdivision Development and Improvement Agreement with Exhibits

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

AGENDA ITEM DESCRIPTION:

The Developer, Clayton Properties Group II, Inc., dba Oakwood Homes, has received approval of a final subdivision plat for 164 single family home and carriage lots. The full plat encompasses approximately 57 acres, including common open space and road rights-of-way.

The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and construction of all improvements in accordance with approved development plans and construction plans.

Exhibit B-3 enumerates Special Provisions which include, in brief:

1. Developer requirement to complete the community building and swimming pool on or before the issuance of the 500th Certificate of Occupancy for certain filings, or no location then June 30, 2023, if earlier.
2. Developer requirement to complete improvements to High Plains Boulevard / LCR 3 to an interim arterial standard prior to October 31, 2022, at the risk of halting additional building permit issuance until such improvements are completed. *NOTE: This is a new requirement for this Developer that amends and supersedes dates and triggers in prior development agreements to extend out construction timing.*
3. Paving of High Plains Boulevard from the current edge of pavement north of LCR 20C to the north lot line of Thompson River Ranch, to meet County standards of paving once a road hits 400 vehicles per day.
4. Bridge paving repairs at the Big Thompson River, in accordance with Larimer County public works standards.

The Community That Cares

www.TownofJohnstown.com

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

5. Participation in the future signalization and configuration at Freedom Pkwy/LCR 18 and High Plains Blvd.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION: Approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 12, with Clayton Properties Group II, Inc.

SUGGESTED MOTIONS:

For Approval: I move to approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 12.

For Denial: I move to deny the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 12 as presented.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.TownofJohnstown.com

P: 970.5127.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.5127.0141