Agenda Summary
August 26, 2026

Agenda Item No. A-8
Water Allocation: Lot 4A off Nature's Way [11-255.000]

Summary: A Water Allocation Application has been received and reviewed for Lot 4A off Nature's Way. The applicant proposes a condominium development with 10 four-bedroom houses. This requires a flow rating of 6,000 GPD, resulting in a water allocation of 5,400 GPD in accordance with the Town's allocation policies. The developer proposes that the water main which will serve the individual houses will be an extension of the existing public water main, to be undertaken under a Public Works Development Agreement. This is a separate agenda item, and the allocation should only be approved if the Public Works Development Agreement is approved. This project is in the Trapps water pressure zone, which has adequate reserve capacity to serve the development.

If Preliminary Allocation Approval is granted, staff will issue Capacity to Serve Letter which the applicant requires to proceed with state permitting upon payment of the 10% downpayment of allocation fees.

Town Plan & Policy Impact: N/A

Fiscal & Human Resource Impact:
Proposed water allocation income: $81,000

Human Resource Impact: Estimated 12 hours of staff time associated with this allocation application and finalizing allocations for individual houses.

Recommendation: Move to grant preliminary allocation approval of 5,400 GPD of water for the proposed development on Springer-Miller Lot 4A off Nature's Way. Final Allocation approval shall be conditioned upon completion and acceptance of the proposed public water infrastructure improvements. Final Allocation Approvals and connection to the municipal systems shall be completed within 3 years of this Preliminary Allocation Approval, unless extended by the Town.