

**TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO**

RESOLUTION NO. 04 (SERIES 2026)

**A RESOLUTION APPROVING OUT-OF-TOWN WATER TAP
FOR 378 HARDCRABBLE ROAD**

- A. The Town of Gypsum, Colorado ("Town"), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982.
- B. The Town Council of the Town of Gypsum ("Council") has adopted Title 13 of the Gypsum Municipal Code (G.M.C.) governing the fees and distribution of water.
- C. Section 13.01.050 grants the Council the authority to provide water to applicants located outside the boundaries of the town.
- D. Roby and Susan Forsyth are the owners of Parcel 2111-291-01-002 and are submitting a land use application with Eagle County, Colorado, seeking subdivision approval of 378 Hardscrabble Road.
- E. Roby and Susan Forsyth have requested approval of one (1) out-of-town water tap, as attached in **Exhibit A**, for an additional single-family residence to be constructed on the new lot created at 378 Hardscrabble Road, which is located outside of the current town boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, the potable water service is approved with the following conditions:

- 1. That as otherwise modified by representations of the applicant in this application, all material representations of the applicant in this application, correspondence and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.
- 2. One Equivalent Capacity Unit of water service shall be provided to the new lot created after subdivision of 378 Hardscrabble Road, to be used for residential use only, limiting the residence to no more than 3,000 square feet or no more than three bedrooms.
- 3. Water service shall not be provided for any outdoor irrigation.
- 4. Any expansion of the residence over 3,000 square feet or more than three bedrooms shall be subject to additional water service which must be authorized by the Council.
- 5. Water services provided for this new lot shall also be subject to all rules and regulations as set forth in the Gypsum Municipal Code for water services.
- 6. Fees for the water tap and water dedication shall be paid prior to connection to the town's water service and shall be calculated based on the fees due at the time of connection.

7. Physical connection for this water service is on a private two-inch (2") water line shared by other properties. The Town is not responsible for lack of volume or adequate pressure for services to this property or other properties connected to this private water line.
8. If connection is not made prior to December 31, 2028, this resolution becomes null and void and the water connection request must be resubmitted for reconsideration.

Approved and resolved this 10th day of March 2026, at a regular meeting of the Town Council of the Town of Gypsum, Colorado by a vote of 6 in favor and 0 against.

TOWN OF GYPSUM

By: 
Steve Carver, Mayor

ATTEST:

By: 
Polly Keene, Town Clerk



EXHIBIT A

OUT-OF-TOWN WATER TAP REQUEST

Roby Forsyth
378 Hardscrabble Road
Gypsum, CO 81637-9754

February 18, 2026

Lana Bryce, AICP, MPA
Town of Gypsum Community Development
50 Lundgren Blvd
Gypsum, CO 81637

RE: 378 Hardscrabble Road request for additional water service

Dear Lana,

Thank you for taking the time to assist us with this request for additional water service at our property at 378 Hardscrabble Road. We are currently served by Town water that provides service to the Hardscrabble Creek subdivision and are requesting service for an additional single family dwelling unit.

We are submitting a minor subdivision application to Eagle County in order to construct an approximately 3,000 square foot single-family home on 4 acres with non-potable outdoor irrigation.

Improvements to the existing water service from the Town meter are all private and include creating a utility easement to the new property, adding an additional cistern and pressurized water system to service the new lot and home. We have also reviewed water and access plans with the Gypsum Fire District and have their approval.

Lana, we have attached preliminary plans from our civil engineer for reference and look forward to being scheduled for consideration with Town Council. Please be in touch with any questions.

Thank you,



Roby Forsyth

Att. RFE draft utility and plat/plan

