



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 2, 2022
SUBJECT: Development Agreement with Trash Mahal Colorado, LLC
FROM: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Jen Rutter, Planning & Development Manager; Eden Steele, Civil Engineer II
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Development Agreement from Trash Mahal Colorado, LLC for the completion of improvements described in the Development Agreement for the property located at 461 E 66th Avenue.

BACKGROUND:

In February 2021, the property located at 461 E 66th Avenue was rezoned to Industrial-2 under case number RCU2020-00023. The property was purchased by Trash Mahal Colorado, LLC (“Developer”), with the intention of constructing a warehouse/office building and large parking lot to serve their business operations. The Developer is requesting to enter into a Development Agreement with the County to construct public infrastructure to include full-depth improvements to the existing E 66th Avenue cross-section, as recommended by the off-site Geotechnical Report performed by Earth Engineering Consultants, Inc. The improvements to the E 66th Avenue right-of-way include a 24-foot asphalt road, extending from the site access point at the west end of E 66th Avenue to approximately 180 feet west of the Washington Street intersection. Private onsite improvements include an extended detention basin and water quality facility to mitigate development of the site. The subject Development Agreement is required to ensure that public improvements associated with the development are constructed, inspected, and accepted for future maintenance by the County in conformance with County Development Standards and Regulations.

As a requirement of the Development Agreement, the Developer has furnished to the County an acceptable form of surety, releasable only by the County, to guarantee compliance with the Development Agreement. Said collateral is in the amount of, \$229,096.71.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department (Adams County)
County Attorney's Office (Adams County)
Colorado Department of Transportation
Adams County Fire Protection District
North Washington Street Water and Sanitation District
Fisher Ditch Company

ATTACHED DOCUMENTS:

Resolution
Development Agreement

FISCAL IMPACT:

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

Fund: 13**Cost Center: 13**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note: