



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 11, 2017
SUBJECT: Major Subdivision, Final Plat for Raritan Estates
FROM: Norman Wright, Director, Community and Economic Development Department
AGENCY/DEPARTMENT: Community and Economic Development and Transportation
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the final plat and associated Subdivision Improvements Agreement for Raritan Estates.

BACKGROUND:

Phelps Engineering, on behalf of the applicant, is requesting a major subdivision (final plat) to create six residential lots on approximately two acres. Currently, the subject site is developed with one single-family dwelling. The property abuts Tejon Street to the west and Raritan Way to the northeast. Proposed lots in the subdivision will have access onto authorized streets. The majority of the surrounding properties to the north, south, and west are all developed as single-family residential. The property to the east is developed as multi-family residential. Section 2-02-17-04 of the County's Development Standards and Regulations outline the criteria for approval of a final plat. The proposed request conforms to all requirements outlined in the Development Standards and Regulations (see attached staff report).

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat. The SIA is for public improvements including curb, gutter, and sidewalk that will be constructed in the proposed subdivision. The SIA is required to address the manner and timing of the completion of all improvements, including responsibility for payment of the costs of improvements associated with the development. Staff has reviewed the SIA for the proposed subdivision and determined the proposed agreement complies with the County's Development Standards and Regulations (See Exhibit 2.3). In accordance with the SIA, no construction permit shall be issued until all required collateral are provided and approved by the County.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development.

ATTACHED DOCUMENTS:

BOCC staff report and packet

Resolution approving application in case PLT2016-00021

Resolution approving Subdivision Improvements Agreement for Raritan Estates Subdivision

FISCAL IMPACT:

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

Fund:**Cost Center:**

	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: