



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 11, 2017
SUBJECT: Subdivision Improvements Agreement with SEC 2-3 Phoenix, LLC
FROM: Norman Wright, Director, Community and Economic Development Department
AGENCY/DEPARTMENT: Community and Economic Development and Public Works Department
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 approves the Subdivision Improvement Agreement with SEC 2-3 Phoenix, LLC for the development of the Shook Subdivision.

BACKGROUND:

The applicant, SEC 2-3 Phoenix, LLC, is requesting to enter into a Subdivision Improvement Agreement (SIA) for the Shook Subdivision. Exhibit B of the Subdivision Improvements Agreement describes required improvements for development of the Subdivision. The Final Plat for the Subdivision was approved by the Board of County Commissioners (BoCC) on February 27, 2006. However, no SIA was approved with the Subdivision and, the Subdivision was never constructed.

The subject request is consistent with the requirement for approval for SIAs. In addition, staff reviewed the SIA and determined the documents conform to the requirement outlined in Section 5-02-05 of the County's Development Standard and Regulations. The Department of Community and Economic Development has also reviewed construction documents associated with the Subdivision. Final approval of the construction documents is contingent upon approval of the SIA.

As a requirement of the Subdivision Improvements Agreement, the Developer will furnish to the County a performance bond, releasable only by the County, to guarantee compliance with this Agreement. Said collateral will be in the amount of eight hundred and seventy eight thousand, five hundred eleven dollars and two cents (\$878,511.02).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development and Public Works Department.

ATTACHED DOCUMENTS:

Resolution approving the Subdivision Improvements Agreement for the Shook subdivision, with SEC 2-3 Phoenix, LLC.

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: