



PUBLIC HEARING AGENDA ITEM

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| DATE OF PUBLIC HEARING: May 15, 2018 |
| SUBJECT: Subdivision Improvements Agreement Cavanaugh Hills Phase 3 |
| FROM: Kristin Sullivan, 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 Improvements Agreement with RLJ Development, LLC for the development of Cavanaugh Hills Block 9 |

BACKGROUND:

The applicant is requesting an amendment to a previously approved Subdivision Improvement Agreement for the Cavanaugh Hills Phase 3 Subdivision. On October 18, 2004, the Board of County Commissioners (BoCC) approved the Cavanaugh Hills Subdivision, which included eighty-four single-family residential lots, public streets, and open space areas. As part of the Subdivision approval, the BoCC also approved a Subdivision Improvement Agreement for construction of public improvements associated with the plat.

The purpose of the proposed amended Subdivision Improvement Agreement is to include current required improvements resulting from the addition of new right-of-way to allow for the development of twenty lots and construction of Manila Road to current County standards. The improvements also include storm drainage and roadway signage. The BoCC approved additional right-of-way dedication for Manila Road on May 1, 2018 (RWC2018-00005) to accommodate the required public improvements for the twenty lots.

The subject request is consistent with the requirement for approval for SIAs. Staff reviewed the SIA and determined the documents conform to the requirements outlined in Section 5-02-05 of the County's Development Standard and Regulations. Currently, staff is reviewing construction plans associated with the SIA. However, final approval of the construction documents is contingent upon a satisfactory review and an approval of the SIA.

As a requirement of the Subdivision Improvements Agreement, the Developer has furnished a Letter of Credit to guarantee compliance with the SIA. Said Letter of Credit is in the amount of six hundred fifty seven thousand four hundred eighty six dollars and no cents (\$657,486.00).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development and Public Works Departments.

ATTACHED DOCUMENTS:

Resolution approving the Subdivision Improvements Agreement for Cavanaugh Hills Phase 3
Cavanaugh Hills Final Plat
Subdivision Improvements Agreement

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: