



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 13, 2018
SUBJECT: Second Amendment to the Shook Subdivision Improvements Agreement
FROM: Kristin Sullivan, Director, Community and Economic Development Department
AGENCY/DEPARTMENT: Community and 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 approves a resolution to adopt the second amendment to the Subdivision Improvements Agreement for public and private improvements to be constructed as part of development of Shook subdivision.

BACKGROUND:

On February 13, 2018, the Board of County Commissioners approved the first amendment to the Subdivision Improvements Agreement (SIA) for the Shook subdivision. The Shook subdivision consists of 32 single-family lots. The amendment to the SIA allowed the development to be constructed in two (2) phases. Phase I consists of 12 lots. Phase II consists of 20 lots. The developer is requesting a second amendment to the approved SIA to allow two items of the public improvements, that are located in the phase 1 area, to be constructed with phase 2.

The two public improvements are (1) a left turn lane on Elmira Street, the entrance to the subdivision from State Highway 7 (E 160th Ave.) and, (2) a “hammerhead” turnaround for emergency vehicles, to be located on Geneva Ct. The left turn lane and hammerhead are not needed for development of phase 1 of the subdivision. Specifically, the traffic generated by the 12 homes in phase I of the subdivision does not warrant the need for a left turn lane on Elmira Street, or the turnaround on Geneva Ct. Both the left turn lane on Elmira Street and the turnaround on Geneva Ct will be required for development of phase II of the subdivision.

The subject request is consistent with the requirement for approval for SIAs. In addition, staff reviewed the SIA and determined the documents conforms to the requirement outlined in Section 5-02-04 of the County's Development Standard and Regulations

As a requirement of the Subdivision Improvements Agreement, the Developer has furnished the County a performance bond, releasable only by the County, to guarantee compliance with this Agreement. Said collateral is in the amount of \$404,548.46

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development, Public Works, County Attorney

ATTACHED DOCUMENTS:

Resolution
SIA

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: