



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 21, 2019
SUBJECT: Development Agreement with The Pipefitters Home Association
FROM: Bryan Ostler, Interim 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 Development Agreement with The Pipefitters Home Association for the public improvements of curb, gutter, sidewalk, and drainage facilities to support the development of a new building and site improvements.

BACKGROUND:

The applicant, Pipefitters Home Association, is requesting to enter into a Development Agreement for the public improvements of curb, gutter, sidewalk, and drainage facilities along Broadway and at the project site to support the construction of a new building and parking lot. The development is located at 6350 Broadway. The subject Development Agreement is required to ensure that public improvements associated with the development are designed and constructed in conformance with County's Development Standards and Regulations. Exhibit "B" of the Development Agreement describes all of the required public improvements to support this development.

The subject request is consistent with the requirement for approval of Development Agreements. In addition, staff reviewed the Development Agreement and determined that the proposed improvements conform to the requirements outlined in Section 4-20-06-04 of the County's Development Standard and Regulations. These Standards require that the owner of land abutting a constructed public right-of-way is responsible for the construction and maintenance of curb, gutter, and sidewalk along the right-of-way that is adjacent to the property under development. Maintenance of public right-of-way includes snow removal for pedestrian access.

The Department of Community and Economic Development also reviewed construction documents associated with the development. Final acceptance of the project is contingent upon approval of the Development Agreement.

As a requirement of the Development 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, \$187,763.69

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development and Public Works Departments.

ATTACHED DOCUMENTS:

Resolution approving the Development Agreement for The Pipefitters Home Association

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: