



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 14, 2020
SUBJECT: Amended Subdivision Improvements Agreement with Gateway Central 64, LLC
FROM: Jill Jennings Golich, 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 Amended Subdivision Improvements Agreement with Gateway Central 64, LLC for the public improvements of a new access driveway, and drainage facilities to support the development of two warehouses at 2101 West 64 th Avenue.

BACKGROUND:

The applicant, Gateway Central 64, LLC, is requesting to amend a Subdivision Improvements Agreement for the public improvements of a new access driveway, and drainage facilities along 64th Avenue and on the project site to support the construction of two warehouse buildings, parking area, and drainage facilities. The development is located at 2101 West 64th Avenue. The subject Amended Subdivision Improvements 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 Amended Subdivision Improvements Agreement describes all of the required public improvements to support this development.

The subject request is consistent with the requirement for approval of the Amended Subdivision Improvements Agreement. In addition, staff reviewed the Amended Subdivision Improvements 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 a property 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 Amended Subdivision Improvements Agreement.

As a requirement of the Amended 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, \$159,327.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development and Public Works Departments.

ATTACHED DOCUMENTS:

Amended Subdivision Improvements Agreement for Gateway Central 64, 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: