



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 6/5/2024
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Recommend Planning and Zoning Commission Approve the Potlatch Second Addition to Baxter Preliminary and Final Plat

Approval Required: Simple Majority Vote

BACKGROUND

Project Timber Wolf includes the construction of a new facility in the industrial park on Timberwood Drive. A full submittal package including the preliminary and final plat, CUP application, Civil drawings, and Architectural drawings.

The project includes the road and stormwater extension of Timberwood Drive, along with roadway/sanitary sewer/water main/storm sewer extension of a new east/west road. Additionally, the project will have site improvements including water main for fire protection, sanitary sewer extension to their facility, and a joint stormwater pond. The plat includes the required easements to accommodate the infrastructure.

The Plat includes 130-feet of right-of-way on Timberwood Drive that was dedicated in 2007 with the Potlatch Addition to Baxter Project, this will support the future build out of the long-range transportation plan. The east/west road has identified an 80-foot right-of-way per city code. The plat includes the drainage and utility easements consisting of 10-feet adjacent to roadways and 5-feet on interior lot lines.

FINANCIAL IMPLICATIONS

None

STAFF RECOMMENDATIONS

Staff has worked closely with the developer during the design process to assist in helping the developer meet the design requirements. During the process, staff worked with the city attorney to draft the appropriate documents to protect the City's liability during construction of the project, while maintaining the infrastructure, and in the future when repairs will be required to the infrastructure. The City Attorney recommends executing the agreements listed under the conditions to the preliminary and final plat prior to issuing a building permit.

Conditions to approving the Preliminary and Final Plat

1. Enter into a Development Agreement prior to issuing a building permit.
2. Enter into a Construction Repair and Maintenance Agreement for Stormwater Utilities, Sanitary Sewer, and Water main for Project Timber Wolf prior to issuing a building permit.
3. Execute a Permanent hydrant Access Easement prior to issuing a building permit.
4. Enter into a Stormwater Facilities Maintenance Agreement prior to issuing a building permit.

COUNCIL ACTION REQUESTED

MOTION to recommend Planning and Zoning Commission approve the Potlatch Second Addition to Baxter Preliminary and Final Plat with the conditions listed in the staff recommendation.