



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: December 6, 2022

AGENDA TEXT: RESOLUTION 2022-38, A Resolution of the Fruita City Council approving the Final Release of the Subdivision Improvements Agreement (SIA) for the Garden Estates Subdivision.

BACKGROUND

This is a request for a Final Release of the Subdivision Improvements Agreement (SIA) for the Garden Estates Subdivision.

In August 2019, the City Council approved the SIA for this subdivision, which then allowed the construction and public improvements for this subdivision. When this SIA was approved, it was required to go to the City Council for approval, a First Release, and a Final Release. The improvements were inspected and approved by Staff in July of 2020.

On July 21, 2020, the City Council approved the 1st Release of the SIA (Resolution 2020-28) which started the 2-year warranty period on all public improvements related to this subdivision. This 2-year period is to allow the improvements to complete at least 2 freeze-thaw cycles, once the warranty period is complete, Staff inspects the improvements and initiates the Final Release steps.

Staff has completed a final inspection of the subdivision improvements and finds them to be free from defects in materials and workmanship and authorizes the Final Release.

FISCAL IMPACT

There are no additional fiscal impacts associated with the final release. The city took ownership of the public improvements (sewer, streets, and sidewalks) at the beginning of the 1st release which took place on July 21, 2020.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The process of approving subdivisions, improvements agreements and accepting the public improvements ensures that the City's goal of requiring development to pay its own way is met and that residents and taxpayers of the City are not subsidizing growth.

OPTIONS AVAILABLE TO THE COUNCIL:

1. Adopt Resolution 2022-38.
2. Direct staff to research any area of the improvements on which Council has concerns or questions.

RECOMMENDATION:

It is the recommendation of staff that the Council by motion:

**ADOPT RESOLUTION 2022-38, A RESOLUTION OF THE FRUITA CITY COUNCIL
APPROVING THE FINAL RELEASE OF THE SUBDIVISION IMPROVEMENTS
AGREEMENT FOR THE GARDEN ESTATES SUBDIVISION.**