



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-34 An Ordinance of the City Council Approving Execution of a Developer Agreement with Wilson's Valley, LLC for the Deferment of Certain Infrastructure Obligations in Exchange for the Developer's Dedication of Right-of-Way to the City.

Submitted By: Chris Tabor, Principal Planner

Date: August 22, 2023

Issue Statement

Wilson's Valley LLC wishes to enter into a Developer's Agreement for the deferral of the design, permitting, and construction of the Primary Arterial required by the Development Plan for Wilson's Valley, in exchange for immediate Dedication of Right-of-Way(ROW) for said Primary Arterial.

Discussion and/or Analysis

The approved Development Plan depicts a Primary Arterial street in Phases 2 and 3 of the development. The Developer is requesting deferral of the portion of this street within Phase 2 in exchange for the dedication of ROW for the entirety of the street in Phase 2 and Phase 3. The City of Republic's Adopted Transportation Plan and Major Thoroughfare Plan requires 110 feet of width for the ROW of a Primary Arterial.

Construction of the Primary Arterial, including the connecting portion shown outside the bounds of the property, will be required during Phase 3.

Recommended Action

Staff recommends the approval of the Developer's Agreement.