

# COUNCIL DECISION REQUEST

SUBJECT: Construction Acceptance of the Forest Edge Subdivision

MEETING DATE: 07-23-09

CSP ITEM: Yes  No  KRA#

ITEM NO.:

TENTATIVE SCHEDULE: N/A

SUBMITTED BY: LaRon G. Garrett, Pub. Wks. Dir. AMOUNT BUDGETED: \$ 0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$ 0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$ 0

EXHIBITS (If Applicable, To Be Attached): Location Drawing

## RECOMMENDED MOTION

I move to approve the subdivision construction of the Forest Edge Subdivision, including the traffic control devices, subject to the developer's two year warranty of public improvements, to accept the public subdivision improvements for town maintenance under such warranty, to authorize the issuance of building permits for Lots 1-5 and 13-21 immediately, and to authorize the issuance of building permits for Lots 6-12 and 22-31 upon completion of the sanitary sewer construction serving these lots.

## SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

The Forest Edge Subdivision consists of 31 lots located in the 1200-1500 block of East Phoenix Street. The developer has completed all required public construction improvements within this subdivision and is now ready for final approval and acceptance.

There is an anomaly with this subdivision concerning the sanitary sewer service. The developer of the Forest Edge Subdivision and the Boulder Creek Subdivision just to the east partnered to construct the sanitary sewer lines in the southeast area of Payson. Fourteen of the Forest Edge lots receive sewer service from the portion of the system constructed by Forest Edge. The remaining 17 lots in Forest Edge receive sewer service from the portion of the system being constructed by Boulder Creek. The Forest Edge developer has completed their portion of the sewer installation. However, the Boulder Creek portion is still under construction. The underground elements are about 98% complete and the sewage lift station is about 25% complete. Once this construction is complete, all the Forest Edge lots will have sanitary sewer service available.

Typically, when a subdivision is accepted by the Town building permits are available to all lots. However, in this situation, it is not appropriate to issue a building permit to lots that cannot access the sanitary sewer. Therefore, staff is requesting that the Town Council accept all of the public improvements installed by the Forest Edge developer and to immediately release building permits to those lots that have access to the sanitary sewer. Staff is also requesting that Council authorize staff to issue building permits on the remaining lots once sanitary sewer becomes available to them.

Acceptance of the subdivision public improvements will bring this project into the Town maintenance system and begin the developers' two year warranty period.

Staff recommends approval and acceptance of the public improvements of this project.

JUL 23 2009 I.6\*

# ***COUNCIL DECISION REQUEST***

**PROS:** N/A

**CONS:** N/A

**PUBLIC INPUT (if any):** N/A

**BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):** N/A

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## **FUNDING:**

Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
		Total Cost: \$0

CFO: \_\_\_\_\_ Date: \_\_\_\_\_



FOREST EDGE SUBDIVISION  
X = LOT CURRENTLY WITH SEWER