



AGENDA MEMORANDUM

Public Hearing for Planning Commission Meeting of August 23, 2017

DATE: June 20, 2017

TO: William J. Green, P.E., Interim Director, Development Services

FROM: Ratna S. Pottumuthu, Engineer IV, Development Services
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Public Hearing and First Reading Ordinance – Amending the Unified Development Code to revise the duration of the materials and workmanship warranty for all private and public infrastructure improvements

CAPTION:

Ordinance amending the Unified Development Code (“UDC”) by Amending Article 8, Section 8.1, subsection 8.1.6.A entitled “Acceptance of Improvements” of the UDC by revising the duration of the materials and workmanship warranty for all private and public infrastructure improvements from one to two years from the date of final (100%) acceptance; providing for severance; providing for penalties; providing for publication; and providing for an effective date.

PURPOSE:

The purpose of this item is to update the requirements of the Unified Development Code (UDC) to ensure that the developer and the developer’s contractor will be responsible for defects in materials or workmanship.

BACKGROUND FINDINGS:

At the April 27, 2017 City Council Workshop on New Residential Street Construction, the City Council gave a motion of direction to revise the “duration of the materials and workmanship warranty for all private and public infrastructure improvements from one to two years from the date of final (100%) acceptance”.

The purpose of the materials and workmanship warranty is to ensure that the developer and the developer’s contractor will be responsible for defects in materials or workmanship. The proposed UDC text amendments have been approved by the Planning Commission on May 17, 2017 and was discussed at Planning Commission meeting on June 28, 2017 for additional public input. On August 17, 2017 the proposed UDC text amendments were presented to Building Code Board of Appeal. The board recommended approval of 2 year warranty with maintenance bond.

ALTERNATIVES:

Denial or alteration of the proposed text amendments.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO POLICY:

The proposed text amendments conform to City policy.

EMERGENCY /NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Staff and Planning Commission recommend approval of the amendments.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Power Point-Warranty Period
- PCI Street Data
- Infrastructure repairs performed by City