



# Unified Development Code Public Improvements – Warranty Period

Planning Commission Presentation  
May 17, 2017



# Background

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- During the April 27, 2017 City Council Workshop on New Residential Street Construction; the City Council gave a motion of direction to change the Public Improvements warranty period from one year to two years from the date of acceptance.
- The reason behind the change was to provide the City with longer assurance that if a new street fails, the developer would handle repairs as needed.



# UDC Change

## Section 8.1.6 Acceptance of Improvements

- *“...Once documentation for all requirements necessary for final (100%) acceptance of infrastructure improvements have been submitted and approved, the Assistant City Manager of Development Services will issue written notification to the Article 8: Subdivision Design and Improvements developer’s designated representative. The notification will specify the effective dates of the required materials and workmanship warranty for the improvements. The duration of the warranty will be ~~one~~ two years unless otherwise specified by separate agreement. 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 for all public and private infrastructure improvements required for platting and constructed as part of a development that become apparent within the effective dates specified by the Assistant City Manager of Development Services.*”