



OVERVIEW

- Applicant: Paul Washburn, representing Wilford Clyde
- Property: South of high school, adjacent to Hobble Creek
- Goal: Increase buildable depth for residential lots
- Current code: 50' creek setback, 20' recreation/maintenance easement
- 8' Park Strip, 5' Sidewalk

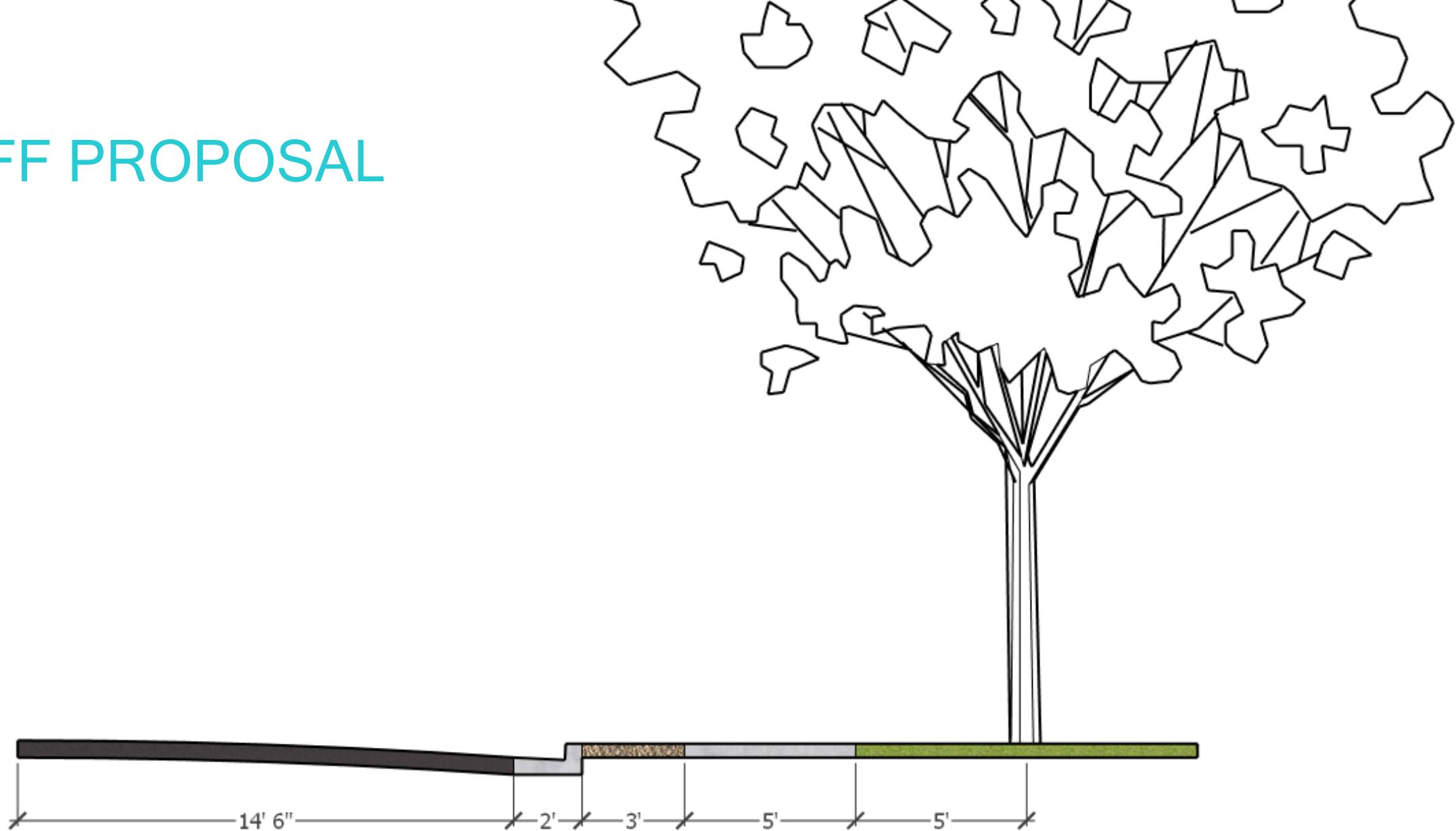


STAFF PROPOSAL

- Reduces park strip width to 3' (from 8') for streets abutting Hobble Creek lots
- Applies only to:
 - Subdivisions between 1200 and 1700 East
 - Fewer than 8 lots
 - Developments with required recreation/maintenance easement
- Key conditions:
 - Trees planted on private property (30' on center, 5' from sidewalk)
 - No trees in park strip; landscaped with ground cover, shrubs, or sod
 - 50% plant coverage within 3 years; rocks 1.5"-4" if used



STAFF PROPOSAL





ALIGNMENT WITH PLANS

- General Plan: Prioritizes safe, aesthetic transportation networks
 - Reduced park strip deviates from right-of-way standards
 - Mitigated by landscaping and tree requirements
- Active Transportation Plan: Emphasizes creek corridors for trails
 - Easement requirement preserved, supporting trail access
- Concern: Reduced park strip may impact pedestrian comfort and street aesthetics



TRADE-OFFS

- Pros:

- Enables development flexibility for small subdivisions
- Maintains easement for trails and maintenance
- Landscaping rules aim to preserve streetscape quality

- Cons:

- No street trees in park strip, contrary to standard design
- Potential precedent for future deviations from code
- DRC noted: Code-compliant development possible without amendment



STAFF RECOMMENDATION

- Recommend approval of staff-authored amendment
- Rationale: Balances applicant needs with city standards via strict conditions
- Caveat: Amendment departs from some General Plan goals
- Request: Commission to evaluate if conditions sufficiently protect city interests
- Proposed Motion: Move to recommend APPROVAL of the amendment to Section 11-6-130, finding it provides a balanced approach for development near creek corridors.



PLANNING COMMISSION RECOMMENDATION

Recommend APPROVAL of the amendment to Section 11-6-130, finding it provides a balanced approach for development near creek corridors.