



MEMORANDUM

Date: August 26, 2015
To: Planning Commissioners
From: Brian Dolan, Assistant City Manager
Subject: **Item 6. a., PUD-25, Greenbriar Homes, Lund Ranch II**

The subject application was heard by the Planning Commission on June 24, 2015. At that meeting (see Exhibit A for the Minutes Excerpt), the Commission had four members in attendance who were able to vote on the project. After extensive testimony from the community and a lengthy discussion among the Commissioners, the four Commissioners were unable to achieve majority support for any motion. Per the Commissioner's Handbook, the item was then rescheduled to a subsequent meeting at which a full Planning Commission would be available.

At the July 22, 2015 meeting and in follow-up correspondence, the Commissioners expressed interest in additional information on: (1) the grading impacts of the potential road connection to Sunset Creek Lane; and (2) whether a connection to Sunset Creek Lane could be built without traversing a 25-percent slope. These topics are discussed below:

1. *Grading impacts of potential road connections.* The applicant has provided the attached information relative to the potential Sunset Creek connection (see Exhibit B). The attached information includes design data and plans for three options: (1) Option A, a 32-foot wide roadway and eight-foot wide trail with no retaining walls (except at the bottom of the hill where the road would need to cross the existing creek); (2) Option B, a 32-foot wide roadway and eight-foot wide trail with retaining walls; and (3) Option C, a narrower 24-foot wide roadway and eight-foot wide trail without retaining walls (except at the bottom of the hill). Two sections for Options A and B are provided, showing the locations of maximum cut and maximum fill for each Option.

The summary comparison of the Options provides information on street length, area of street coverage and grading, amount of grading in areas over 25-percent slope (with truck-load equivalents), the number of heritage trees that would need to be removed, amount of cut-and-fill, maximum depth of cut-and-fill, and the length and size of walls required.

If the Commission decides to approve the project with the Sunset Creek Lane connection, staff recommends that the 24-foot wide roadway without walls be selected, as it would result in the least amount of disturbance to the hillside, the least amount of construction period impacts, and will allow for the best chance of restoring the hillside to a natural appearance after grading.

2. *Potential for connection that doesn't traverse 25-percent slope.* A member of the public raised the question of whether a roadway that would connect to Sunset Creek Lane could be designed that would traverse terrain with slopes only of 25 percent or less. Such a roadway could be designed, with a connection in the vicinity of McCutchan Court, if it follows the southern boundary of the residential portion of the Lund project. However, it would require approval by the Sycamore Heights Homeowners Association (HOA). Because securing approval of the HOA is highly unlikely, this option is considered infeasible.

Exhibits:

- A. [Excerpt from the June 24, 2015 Planning Commission Meeting](#)
- B. [Documents relating to the Sunset Creek Lane extension](#)
- C. [Public comments](#)