



MEMORANDUM

To: Hearings Examiner
From: Staff, Community Development Department
Date: March 7, 2019

Regarding: Larkspur Subdivision staff report- staff's responses to applicant's review comments

The purpose of this memo is to address the applicant's review comments of the Larkspur Subdivision staff report provided in an email from Gus Harb (Exhibit 28) and a letter from Clark Land Design (Exhibit 29), the applicant's consultant, both dated March 6, 2019.

- 1. Applicant concern Condition 26-** the 10-ft wide trail easement will negatively impact the lots and building envelopes and requests a 7-foot easement with a 5-foot trail.

Staff response Condition 26- The Parks, Recreation and Open Space Comprehensive plan local trail requirement is a 6-foot wide trail with 2-feet of clearance on both sides for a total of 10-feet. Providing a 10-foot wide trail easement will not impact the lots widths and the building envelopes are wide enough to be adjusted to accommodate the easement and still comply with the minimum 40 x 40 building envelope requirement. **Staff recommends this condition not be changed.**

For clarification, staff does recommend inserting the following language into Condition 26 for consistency with the finding language:

*Prior to final plat approval, a 10-ft. wide pedestrian/bicycle trail easement **with a 6-ft. wide paved trail** shall be provided between Lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street. The pedestrian/bicycle trail easement shall be shown on the final engineering plans and the trail constructed or bonded for prior to final plat approval.*

- 2. Applicant concern Condition 35-** Based on the arborist report, the applicant is not saving any trees and therefore this condition should be removed.

Staff response Condition 35- The applicant's original site plan identified potential trees for preservation. Subsequently an arborist report was submitted that did not identify any trees for removal. To clarify, this condition does not require the applicant to retain trees but if trees are able to be retained then this condition would apply. **Staff recommends this condition not be changed.**

- 3. Applicant concern Condition 31-** Requests trees to be planted prior to issuing building occupancy.

Staff response Condition 31- This condition gives the applicant an option to plant or bond for prior to final acceptance. If the applicant chooses to bond, then planting can occur prior to building occupancy. **Staff recommends this condition not be changed.**

- 4. Applicant concern Condition 27-** The location of the driveways is determined by the builder or homeowner depending on the house product.

Staff response Condition 27- Because the applicant/developer is not the builder, **staff finds this condition may be removed.**