



MEMO

DATE: October 18, 2019

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Street Trees in the Public Right of Way – UDC Text Change

Pursuant to conversation at the October 10 work session and Regular Planning and Zoning Commission meeting the attached three options for addressing the above captioned matter have been prepared. The previously prepared Options 1 and 2 have been modified from those originally dated October 4, 2019, to include clarifying language. Option 3 has been added as requested by the Commission to present a potential compromise between the other options.

On March 18, 2019, the City Council directed the Commission to look at potential revisions to the UDC's provisions dealing with street tree placement within the public right of way. The request was precipitated by the staff's identification that the current standards have several technical as well as practical difficulties in effectively administering the provisions. Issues such as conflicts with other City regulatory standards, existing utility placement practices, and maintenance of trees on private property have raised questions as to the appropriateness of requiring the installation of street trees within rights of way less than those classified as "major" streets.

Following presentation of this topic at the October 10 work session and being unable to reach a consensus on which then proposed options should be considered for a public hearing, staff has made the changes as noted above. The purpose of presenting the options is to allow the Commission to consider the various impacts that each may have upon the different entities that rely on the UDC's regulations in the development of land. It is possible that after evaluating the options components of each may be merged into a single hybrid amendment that best achieves the UDC's intent of requiring street trees within the public right of way.

Please feel free to contact me with questions.

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