

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
PO Box 733 : 100 Bell Drive
Ketchum, Idaho 83340
208-726-9512 : Facsimile 208-726-9514

MEMO

DATE: December 29, 2017
TO: Dianne Shay
City of Bellevue
FROM: David Patrie
RE: Strahorn Subdivision/PUD – Supplemental Comments

Here are some additional comments for discussion and to help at the P&Z:

- Given this appears to be submitted as a PUD, it is typical for the applicant to provide a specific list of waivers requested and a specific list of community/public benefits provided. We did not see this in the materials provided. Waivers include, but are not necessarily limited to, reduced ROW width from 80' to 50', building envelopes within 75' of intersections, reduced front yard setback, forego the provision of a non-vehicular transportation system, and the provision of parks and/or pathways. The community benefits appear to be the assets conveyed to the city and valued at \$2 million as noted in the third "whereas" in the amended annexation agreement. We are not clear on how those conveyances relate to the current application as those benefits were tied to the annexation and not necessarily the subdivisions that follow. Perhaps the city attorney can provide clarity. It seems unless the waivers listed above are part of the annexation agreement (like the 61 acres for park dedication?) then they should not be considered without some additional public benefit.
- Having received the street standards from Frank, the city standard ROW is 80'. The city should not accept the dedication of a street less than its standard unless city staff is confident it can provide health, safety, welfare and other necessary facilities in the ROW proposed. We are not convinced the proposed ROW will adequately provide for pedestrian circulation and snow storage. The confidence should be more than a "feeling" that it will be okay. At a minimum, 50' streets should be sought out and inspected and evaluated by the staff that provides the services. 60' ROW's for public residential streets are common. We believe there are some private streets in the Woodside area of Hailey that are less than 60' and we encourage, fire, police and street personnel to physically visit those streets to determine how they might work in Bellevue.
- Observations from the Annexation Agreement (subject to city attorney review)
 - 4.5.1.7 requires Sunrise Ranch Road extension and Slaughterhouse Gulch Road Extensions to be completed by the applicant and for the city to accept dedication. This section then refers to 4.12.

- 4.12 refers to improvement standards contained in Exhibit F which was not included in the annexation agreement provided. With the exhibits, we can provide additional review against the agreed upon standard. This section further explicitly states that all other roads shall be private and the city will not be responsible for maintenance. This means Loop Road should be private and not proposed for dedication. Note: Bellevue street standards are the same 80" ROW for private roads.
- Section 5 says "All infrastructure...including...streets, trails, sidewalks...park and related improvements shall be engineered and constructed...in accordance with the Bellevue Subdivision Ordinance...or as otherwise agreed upon with the City of Bellevue and approved by the City Engineer or as identified in the Exhibits hereto." To us this means unless the annexation agreement specifically provides an exception or deviation from the subdivision ordinance then the subdivision ordinance standards apply.

I hope this helps. Steve and/or Garth should be able to attend the hearing on Tuesday. Looking forward to working with you on this to get a great development for Bellevue.

Sincerely,

David Patrie