



May 18, 2016

LETTER TO FILE

Lot File
Community Development Subdivision File
Engineering Subdivision File

The purpose of this letter is to record an administrative decision related to the road cross section requirement for Nauni Valley Drive (McDonald to 56th Street).

This is a private road created through a plat recorded many years prior to the Town's incorporation and annexation of Nauni Valley. The owners of the lots in Nauni Valley have the rights to use Nauni Valley Drive through that dedication or through easements by prescription. There is no dedicated road tract within the subdivision plat. There is no maintenance agreement for the private road either. There is a recently adopted a Conditional Use Permit (CUP) governing the road for the first two lots on the east side of Nauni Valley entering from the McDonald Drive side. Nothing in this letter shall prohibit extending that CUP as opportunities arise.

The residents (through Jordan Rose, a land use attorney associated with the aforementioned CUP who also lives on the private road and has had contact with many of the residents on this road) have expressed a strong and unanimous preference for no curbing on the road. This includes ribbon curbing.

The Town's General Plan and Engineering Standards provide three different road cross section options. Option C is a cross section with no curbing. From this point forward, unless otherwise expressed through a petition or some other written document provided by 75% of the residents, the Staff recommendation (typically when a development proposal comes before the Planning Commission) or requirement (typically when redevelopment of a single lot requiring a building permit) shall be Option C.

Council, at any time, may choose to provide contrary direction.

Signed,

Kevin Burke
Town Manager