

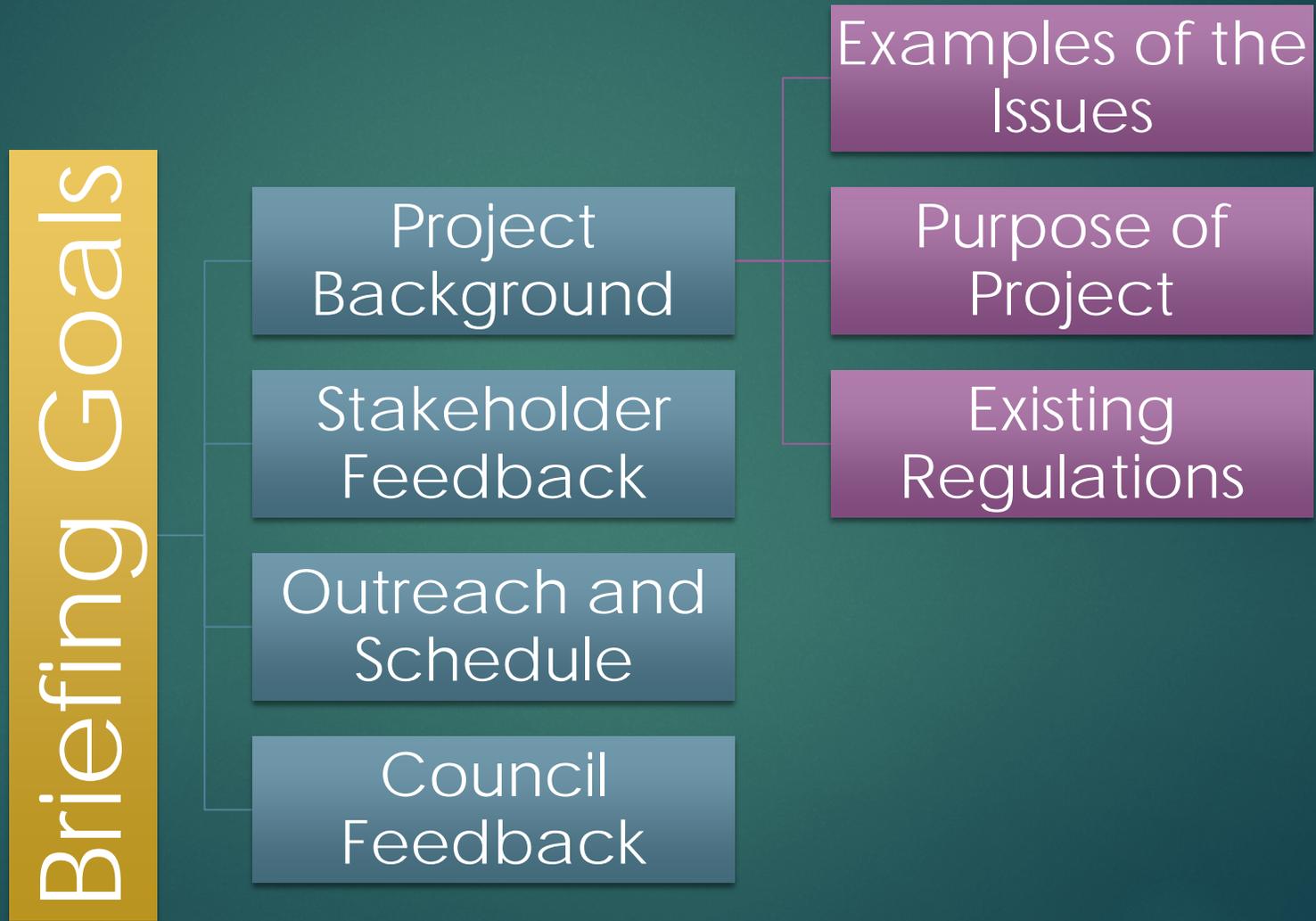
Reforming Ground Disturbance Provisions

Informational Briefing

Planning and Community Development Committee



Overview



Examples of the Issues

- ▶ Several challenges with the existing provisions:
 - ▶ Double fencing at rear of properties (aesthetic)
 - ▶ Rubbish, vandalism, and safety threats in gap areas
 - ▶ Possible future adverse possession situations
 - ▶ Property owners confused about property that they own
 - ▶ Ongoing maintenance problems
 - ▶ Loss of buildable area



Purpose of Project

Review provisions related to ground disturbance

Promote Fairness

Provide Flexibility

Enhance aesthetics

Safeguard Health and Safety

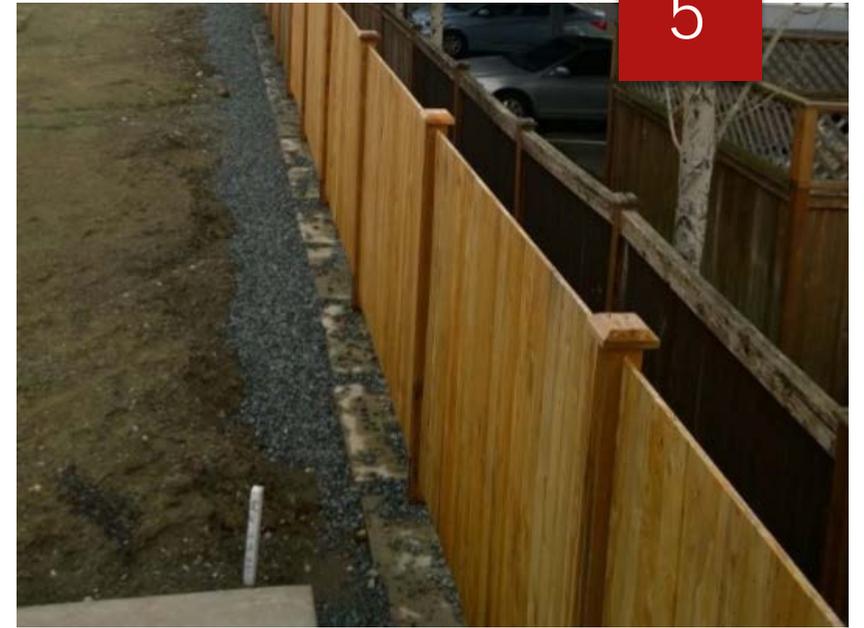
Protect integrity of adjoining properties

Reduce safety and health threats

Existing Regulations

Chapter 30.63B SCC establishes regulations for ground disturbance

- ▶ Generally requires a setback of two feet from exterior property lines
- ▶ Exceptions to setbacks are possible
- ▶ Also establishes standard maximum grades for cuts and fills



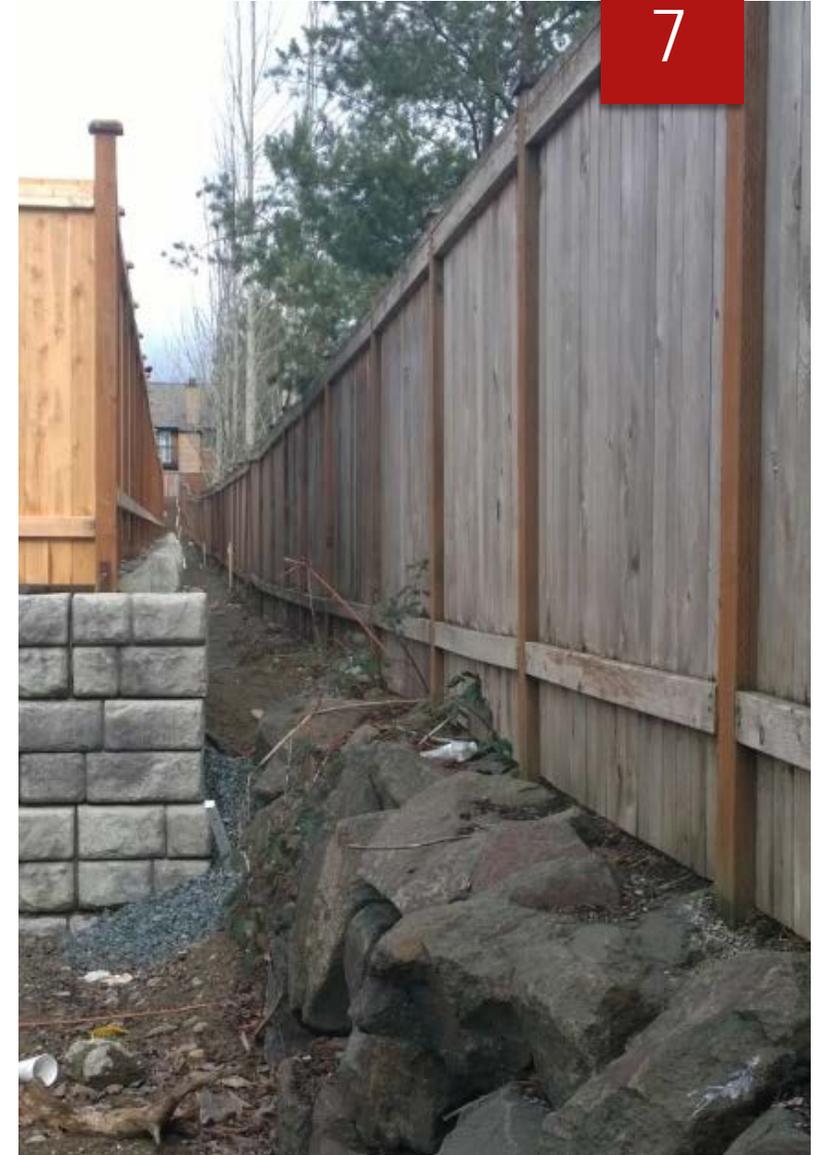
Exception Provisions

- ▶ The setback requirement may be reduced or eliminated if:
 - ▶ There is agreement or authorization letter by the abutting property owner(s); and
 - ▶ A professional land surveyor ensures compliance with land disturbing activity site plans prior to construction within six inches of a property line

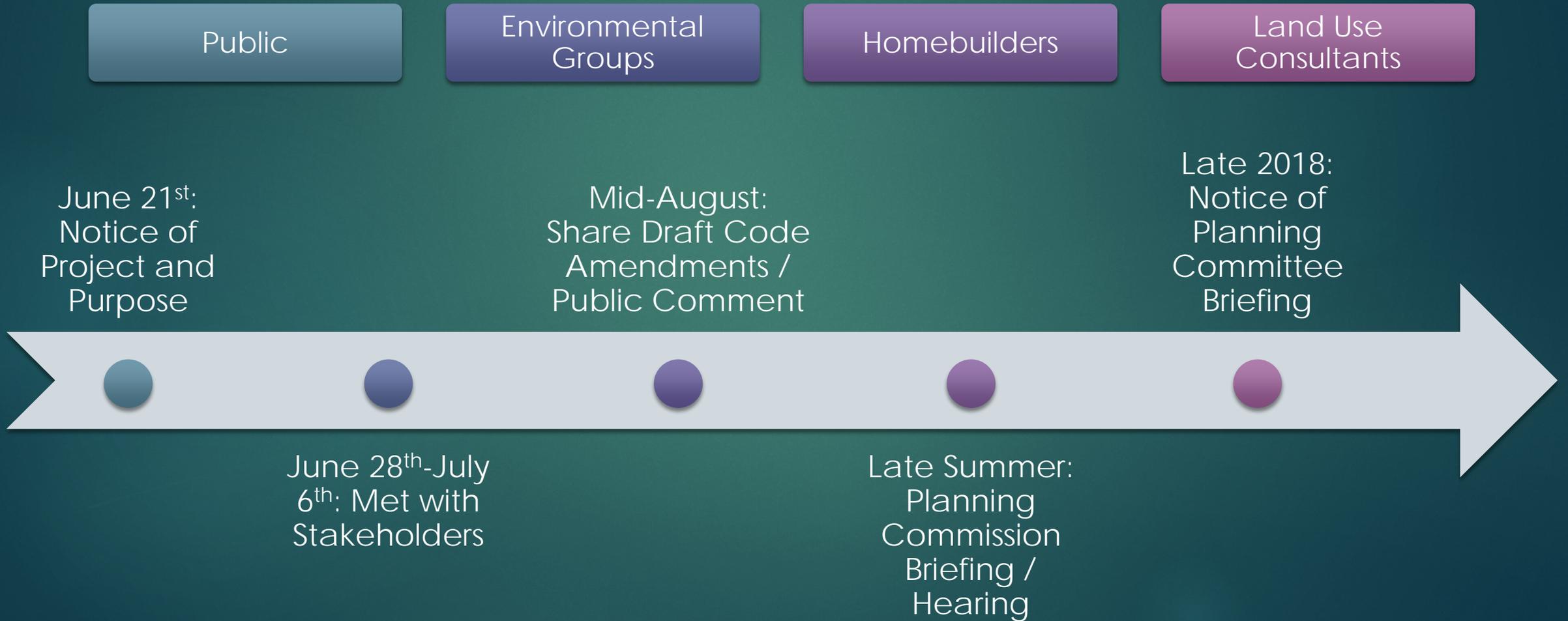


Stakeholder Feedback

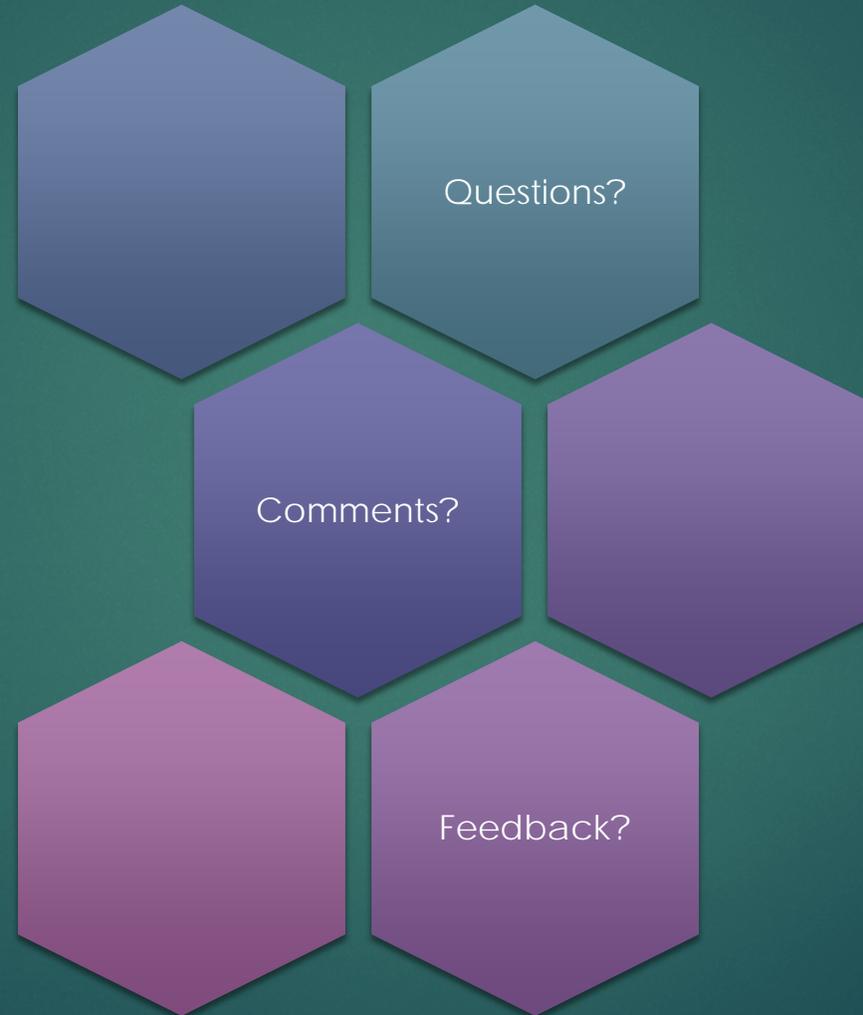
- ▶ Concerns with the existing provisions:
 - ▶ Impairment of property rights;
 - ▶ Risks of liability, security, and health;
 - ▶ Threats to existing tree canopy (significant trees);
 - ▶ Impediments to affordable housing and economic development; and
 - ▶ Aesthetic impacts
- ▶ General feedback indicated support for more flexibility



Outreach and Schedule



Feedback



Contact

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