



MEMORANDUM

TO: Kevin Ramberg, Chair and Commissioners
Environmental Commission

FROM: Leslie Lilly, Environmental Program Coordinator, Watershed Protection

THROUGH: Liz Johnston, Deputy Environmental Officer, Watershed Protection

DATE: August 30, 2023

SUBJECT: Wildhorse PUD Amendment #10 Summary

This memo serves as a summary supplemental to the information outlined in the letter dated July 13, 2023, from the Transportation Public Works Department (TPW) regarding a proposed amendment to the Wildhorse Planned Unit Development (PUD)

Summary

To accommodate the ROW dedication and future construction of Braker Lane extension, Forestar USA Real Estate Group, Inc. (the Applicant) will need to revise the original approved PUD to accommodate variances to cut/fill requirements (LDC 25-8-341 and 25-8-342) and remove restrictions to construction on slopes (LDC 25-8-301 and 25-8-302) for the parcels adjacent to the proposed road alignment in order to allow those parcels access to the Right of Way. The Applicant has worked with the Watershed Protection Department (WPD) and the Transportation Public Works Department (TPW) to provide environmentally superiority commensurate with the requested code modifications, while acknowledging that the existing PUD and the alignment of Braker Lane have both already been approved by City Council.

Background

The Wildhorse PUD spans a total of 2,164 acres in District 1 and is located south of the intersection of HWY 290 East and SH 130. The Wildhorse Public Improvement District (PID) within it has 1,600 acres of development. It will be home to approximately 12,000 residents. Development has been underway for several years. The plan for the development originally included a large subdivision of residential units including a 6.7-acre community park with an undisturbed wetland CEF at the headwaters of a tributary creek flowing north into Gilleland Creek. To accommodate the TPW-recommended extension of Braker Lane, the residential subdivision has been reduced to the area south of the future Braker Lane, while the northern portion is now proposed for commercial-mixed use designation. The extension also introduces a creek crossing just north of the wetland CEF, impacting a portion of the CEF buffer.

Proposed Environmental Superiority

WPD review staff worked with the Applicant and TPW to agree upon several environmental protections for the wetland CEF and headwater tributaries as conditions of the code modification. The PUD amendment and interdepartmental WPD/TPW agreement would result in:

- 0.87 acre of native plantings in the ROW of Braker Lane
- 1 acre of restoration planting within wetland CEF buffer
- Enhanced creek crossings for the future Braker Lane to span the 2-year storm for two unclassified tributaries that serve as headwaters for Gilleland Creek
- Enhanced trail crossing with boardwalk style section to span wetland CEF buffer for a maximum of 100 ft.

Overall, the amendment provides approximately 0.5 acre more native plantings than minimally required by current code and enhanced crossings for protection of the Gilleland Creek headwaters.

Next Steps

The amendment is scheduled to be presented to the Parks and Recreation Board on September 25, 2023, and Zoning and Platting Commission on October 3, 2023. A public hearing will then be set for the Wildhorse PUD Amendment at City Council.

Conclusion

WPD staff recommend approval of the PUD.

cc: