



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	City Council
<b>MEETING DATE:</b>	March 3, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on Ordinance 2025-003  AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE CITY OF WOLFFORTH CODE OF ORDINANCES BY AMENDING CHAPTER 15 STREETS, SIDEWALKS AND OTHER PUBLIC WAYS, ARTICLE 15.03 CONSTRUCTION, ALTERATION AND REPAIR OF SIDEWALKS, CURBING, DRIVEWAYS AND GUTTERS, DIVISION 4 SPECIFICATIONS § 15.03.106 DRIVEWAYS INTO PRIVATE PROPERTY; ADDING ADMINISTRATIVE REVIEW FOR DRIVEWAYS ON A PORTION OF DONALD PRESTON DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

After a pre-development meeting with UMC regarding a new facility on Donald Preston Drive, engineers identified a challenge in complying with City of WolfForth Code of Ordinances concerning driveway distances. According to the current standards, driveways must be located at least 150 feet from an intersecting street and 200 feet from another driveway. Given that the minimum lot width for commercial properties is 50 feet, and many of the lots along Donald Preston Drive are only 70 feet wide, the driveways would not conform to the 200-foot driveway separation requirement across the entire area. Even combining adjacent lots would not suffice to meet this standard (see Exhibit A).

To address this issue, the city has two potential courses of action.

The first option requires that each applicant along Donald Preston Drive submit a variance request, which would need to be approved by the Board of Adjustment. City staff would fully support these variance requests for every case brought before the board, but this would add an additional step to the process.

The second option proposes an amendment to Article 15.03.106 – Driveways into Private Property. This amendment would create a special provision for driveways along Donald Preston Drive, extending from Hwy 62/82 to FM 179. Under this new provision, the City Manager or their designee would be authorized to approve driveway locations within this area, based on the recommendation of the city engineer. The goal of this approach is to improve traffic safety, maintain aesthetic harmony, and ensure efficient infrastructure management.

**EXHIBITS:**

1. Exhibit A- map
2. Article 15.03.106
3. Ordinance

**COUNCIL ACTION/STAFF RECOMMENDATION:**

Approve Ordinance 2025-003 amending Article 15.03.106.