

Dear Commissioners,

As chair of KCPA, I request that you DO NOT remove the sidewalk condition (#9).

First - sidewalks connect people together. People, not cars. Sidewalks help build community.

Secondly, and more importantly - the developer knew full-well what the requirement was years ago, and just shrugged it off. They are now asking for relief. If you grant relief to this developer, you set an expectation - a precedent - that Planning Commission will impose conditions, but if the developer just doesn't comply with them, eventually they can go back and get Planning Commission to remove those conditions.

If you remove this condition, you undermine the usefulness of applying conditions. This also undermines the trust that community and neighbors have in the process. We are told that conditions will mitigate undesirable aspects of development, or some conditions will improve a development. We agree to agree with approval, but if those are never followed-through, it undermines basic public trust.

I also found it interesting that the city engineering department encourages developers to put their sidewalks in during driveway construction, while in the county we've heard developers say they want to wait to put their sidewalks in until after construction because sidewalks get run over and damaged. I think the county should adopt the city's stance, because requiring them to be installed earlier results in the desired outcome – installed sidewalks.

Please keep the sidewalk condition intact.

Sincerely,

--Kevin

Kevin Murphy, Chair
Knox County Planning Alliance