

5.04: Public Hearing: Consider Preliminary Plat for Cole Addition (Project No. 17-132); Case of Bryon and Lynn Cole

Public Hearing

Chairperson Bauer called the public hearing to order at 8:11 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the purpose of this file is to review the Preliminary Plat for Cole Addition, an eight (8) lot subdivision located northwest of the intersection of 168th Avenue NW and Garnet Street NW. The project is a re-plat of an existing residential lot at 6951 168th Ave NW and two adjacent, small outlots (together the "Subject Property"). The Planning Commission reviewed the Sketch Plan for this project at its June 12, 2017 special meeting. As long as the plans can be revised in accordance with the Staff Review Letter, including solving for the drainage (and easement vacation) concern and the cul-de-sac design, Staff would recommend approval of the Preliminary Plat. If the revisions result in a change in lot configuration, number of lots, and/or deficiencies in lot size, the revised Preliminary Plat could be routed back through the Planning Commission.

Citizen Input

Commissioner VanScoy questioned how the plat would be impacted if a portion of the site was determined to be a wetland.

Civil Engineer II Linton explained if a portion was determined to be a wetland the plat boundaries would have to be redrawn and the applicant would have to come back before the Planning Commission.

Commissioner VanScoy asked if structures on the site would be removed.

Planning Intern Anderson stated the structures would be demolished.

Chairperson Bauer asked if it would be best to table action on this item until further information was known about the wetland and cul-de-sac.

Reid Schultz, Landform Professional Services, thanked staff for their assistance on the Preliminary Plat. He commented on the Preliminary Plat and stated at this time, there has been no determination that there are wetlands on the site. He stated he looked forward to working with staff on the cul-de-sac issue. He requested the Commission offer their support to the Preliminary Plat and that he be allowed to work with staff on the cul-de-sac.

Commissioner Surma questioned the length of the cul-de-sac.

Mr. Schultz stated the existing temporary cul-de-sac would be extended an additional 240 feet, which would.

City Planner Anderson reported the proposed cul-de-sac would comply with the City's maximum length requirements.

Thomas Hunt, 16850 Grant Street West, stated he would like to see a temporary cul-de-sac be developed as this would allow him to subdivide his property at some point in the future.

Josh Underbakke, 6960 169th Lane, requested the developer consider sparing the trees on the north side of the subject property.

Doug Barren, 7008 168th Lane, stated he lived on the south side of the temporary cul-de-sac. He understood that the neighborhood was changing and would continue to change. He stated he supported the proposed Preliminary Plat.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner VanScoy asked if the house on the northern end touches the property line.

City Planner Anderson stated this home would have had to meet the six-foot side yard setback when constructed.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-07-162 contingent upon compliance with the Staff Review Letter.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, Anderson, Brauer, Gengler, and VanScoy. Voting No: None. Absent: None.