

7.07: Consider Adoption of Resolution #17-07-162 Approving Preliminary Plat for Cole Addition (Project No. 17-132); Case of Byron and Lynn Cole

Community Development Intern Henderson reviewed the staff report and noted that 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. He stated that if the revisions result in a change in lot configuration, number of lots and/or deficiencies in the lot size, the revised Preliminary Plat could be routed back through the Planning Commission for consideration. He stated that a variance for the cul-de-sac size will be heard at the August Planning Commission meeting; noting that both cul-de-sac size and stormwater management appear to have the potential to result in a net loss of a buildable lot. He stated that it may be reasonable to reduce the net buildable lots by one to better accommodate stormwater needs and cul-de-sac size (if the variance is not supported by the Planning Commission).

Councilmember Kuzma asked for additional details on the contingencies for the cul-de-sac.

Community Development Intern Henderson provided additional details on the options for the cul-de-sac.

Community Development Director Gladhill noted that the Preliminary Plat can be approved today and the Staff Review Letter directs the applicant to solve for the deficiency. He noted that could occur with the applicant amending the plat to have a larger cul-de-sac should the variance not be approved by the Planning Commission and Council in August.

Councilmember Shryock stated that this looks like a subdivision of private property and there will be additional lots that head into the cul-de-sac and asked if those will have the opportunity to develop.

Community Development Director Gladhill stated that the property owner to the west has stated that they may want to develop in the future and would like to connect through that cul-de-sac. He stated that the City has done a lot of cul-de-sac speculation in the past assuming that the neighboring property will develop and that property never develops. He stated that a smaller cul-de-sac often works best when a project is being phased rather than relying on a neighboring parcel to develop.

Brian Cole, 6915 169th Ave NW, stated that this goes back to 2005 when John Peterson requested the Brookfield Addition. He stated that he was the only one in his neighborhood that stood up in favor of that development. He stated that change is coming and everyone around him has quarter acre lots, while he has 2.5 acres. He stated that he worked with Mr. Peterson and everything had been prepared to develop his property. He stated that the market then froze and so the development of his property also froze. He stated that he has been very upfront with everyone that has moved into his neighborhood about his desire to subdivide. He stated that he would like to have seven lots and noted that it would not be cost effective to move forward with six lots. He respectfully requested that the City be supportive of his request.

Councilmember Kuzma stated that he is supportive of the project but is concerned with safety equipment being able to move around the property. He stated that he would ask that the applicant continue to work with staff to find a reasonable solution.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-07-162 Granting Preliminary Plat Approval Cole Addition contingent upon compliance with the Staff Review Letter and upon the applicant successfully obtaining a variance to cul-de-sac lot size.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Riley, Shryock, and Williams. Voting No: None.

DRAFT