

Shade Tree Cottages (17-130)

Comments from workshop:

- Utility questions?
- Possible to do more density transitioning?
- Could the block of 6 homes be lowered to 3? 4?
- Important to keep the ridge
- New layout is better than previous layout
- Private streets – are they okay with fire?
- Will we have to de-wet the wetland for the utilities?
- Trail connections are really important – sidewalk needs to continue to street
- Road needs to be paved
- Tim – we need to check on how much city would help pay?
- County regulations for distance between streets
 - Can a house have 3 street frontages?
 - Section 117-614 (c) 11 - Street rights-of-way shall not be planned so as to cause hardship to owners of adjoining property.
- Fencing between new units?
- Density transitioning
- Sewer and water in wetland is concerning
- Tight lots
- Concern for wildlife
- Suggested we work to allow lot splits on 5 acre lots across the street if we are going to allow this
- Prefer larger lots and larger homes that would fit the code and homes near it
- Drastic shift to lot 2 with 6 lots
- Intersection visibility is really low already, trees in ROW
- Don't stop trail midblock
- Crosswalk on alpine?
- Way to cross Nowthen?
- Buses need to be able to drive the street
- Mailboxes need to be onsite
- Additional trees should be added to buffer
- Who will maintain retaining walls? HOA?
- Firetrucks able to get on private street?

Comment Card 1:

- Concern about dewatering wetlands when bringing sewer through
- Concern about transition from 1 acre plus lots to detached townhomes – wall or landscaping to separate areas
- Concerned about parking on 157th Ave. Both fire access and existing homes on 157th Ln looking out their homes at a row of cars, trucks, boats, trailers, parked along the road

- Proposed trail along Co Rd 5 would that be entirely on county easement or require some of my property?

Comment Card 2:

- City Code to consider:
 - Section 117-123 PUD District
 - (a) (5) Preservation of desirable land characteristics
 - (b) (4) Traffic patterns adversely affected
 - (b) (6) detrimental influence on market value of surrounding properties