

Councilmember Menth asked if the Bowers Drive connection would occur through this design proposal or whether it would connect across Armstrong.

Deputy City Administrator Gladhill stated that currently the plan includes an oversized road connection with breakaway barriers for Public Safety, but Public Safety would like that to be a full road connection at that point. He stated that conceptually it is not difficult to add that road at this step in the plan and noted that is the purpose of tonight's discussion.

Councilmember Musgrove commented that she would support the full road connection.

Mayor LeTourneau stated that the residents are all in favor of having the access to Highway 10 changed and would support the connection to Riverdale Drive.

Acting Mayor Riley confirmed the consensus of the Council to provide direction for a full road connection.

Deputy City Administrator Gladhill reviewed the Riverdale Drive extension element and potential cost-share elements. He noted that the City could attempt to compete for MnDOT funds. He noted that staff could bring forward the discussion to the Public Works Committee.

Councilmember Specht stated that because the roadway is part of the Highway 10 plan, he would support the City having a higher share of the cost.

Deputy City Administrator Gladhill confirmed that staff would prioritize Riverdale over Puma Street and that is why the third/third/third cost-share scenario was proposed on Puma Street.

2.03: Discuss Policy Direction on Outlot C, Northfork Development Proposal; Case of BK Land Development

Deputy City Administrator Gladhill provided a broad overview of the purpose of the discussion tonight.

Senior Planner McGuire Brigl reviewed the staff report.

Councilmember Heinrich asked if a gate or fence would be around the entire development.

Luke Konewko, BK Land Development, commented that would go along Alpine as a form of a buffer. He stated that they would be open to suggestions from the City and noted that the fence could also be berming or landscaping.

Deputy City Administrator Gladhill asked for input on the appropriate/desired mix between the housing products.

Councilmember Kuzma stated that he supported this plan when it was previously presented, primarily because the demand for the smaller product is high and those homes sell quickly. He stated that he continues to support the plan as presented.

Councilmember Menth asked public safety to comment on the road width.

Fire Marshal Schiferli stated that the parking would need to be restricted on one side. He noted that the aerial truck would take up the entire road width. He stated that the narrow roads can work but would need to be posted for no parking on one side. He commented that he would like to see wider roads.

Police Captain Bluml stated that he would defer to fire, as fire trucks are much larger than police vehicles. He stated that a narrower road provides less time for driver reaction for pedestrians. He noted that parking could occur on one side during the day, but overnight parking is not allowed on any City road.

Councilmember Kuzma commented that the neighboring development already has roads of this width.

Public Works Superintendent commented that Public Works can live with the 29-foot road, but no parking has to be enforced in order to support snowplows.

Councilmember Musgrove asked, and received confirmation that the road would be signed and designated as no parking on one side.

Acting Mayor Riley stated that this would match the adjacent development and therefore would be a good use. He commented that he would like to see the overall number of the smaller lots reduced.

Planning Commissioner Woestehoff stated that he has received resident comments that the housing prices are too expensive, noting that the smaller homes have a lesser cost and therefore he will support this proposal.

Councilmember Specht commented that he will also support the plan as proposed.

Councilmember Musgrove asked if the villa product would be part of an HOA.

Mr. Konewko confirmed that the villas would have a full HOA, while the single-family product would have an HOA that only maintains common areas.

Councilmember Musgrove commented that she supports this proposal.

Planning Commission Chair Bauer commented that he lives in a villa in Riverstone and there is a high demand for that product. He commented that he and his neighbors are very satisfied, noting that the villa is a great product for snowbirds. He believed that it would not make sense to increase the number of single-family lots, as there is high demand for the villa product.

Mayor LeTourneau commented that he would welcome the mix of house styles and has a greater concern with the tax base that will be generated through this project. He noted that the growth in

the housing community will also support the desire of the overall community to attract additional retailers.

Councilmember Menth stated that during the previous review he expressed a desire for less villas and more single-family homes. He stated that he has since driven through the adjacent development and has no problem with the mix proposed. He stated that he spoke with residents that live in the villas and are very satisfied with the product.

Councilmember Heinrich stated that she originally had concern with the number of smaller lots but noted that she could support the smaller lots if the road width were increased.

Mr. Konewko stated that they could look into increasing the road width but would want to ensure that the mix of products would not be impacted and the separation between products could continue to be provided.

Deputy City Administrator Gladhill noted that the input has been received by the developer and it will be their choice whether to move forward on the project.

2.04: Note Additional Policy Projects and Development Proposals of Interest

No discussion.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

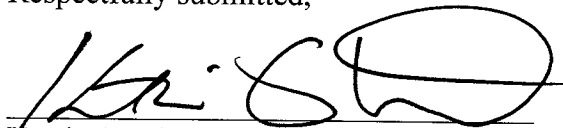
4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 p.m.

Respectfully submitted,



Kurtis G. Ulrich
City Administrator

ATTEST: