

### **7.03: Adopt Resolution #21-018 Providing Feedback for Bacon Property Sketch Plan; Case of Bill Boyum**

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt the resolution and provide the applicant feedback on which concept plan to move forward with and develop a formal sketch plan application.

Councilmember Musgrove asked for the potential to have a wider road to help with concerns that could arise from the length of the cul-de-sac. She asked if there is an easement on the northern portion of the property that could provide a connection to a future road.

Deputy City Administrator Gladhill replied that this concept does not include an easement for a future road, as it would be unlikely that a connection would be made because of the wetlands. He stated that staff has made the comment that the road be widened to 32 feet wide, recognizing that there are some wetland constraints.

Councilmember Musgrove commented that she agrees with a width of 32 feet. She stated that in the Commission there was a narrative for a proposal with 19 lots and asked if there is potential for that to move forward. She clarified that she does prefer the nine-lot configuration.

Deputy City Administrator Gladhill stated that the developer is only seeking input on the nine-lot configuration and is not submitting the 19-lot proposal.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-018 Providing Feedback on Proposed Subdivision on Bacon Property.

Further discussion: Councilmember Riley commented that he likes the nine-lot configuration and agreed that staff should work with the developer on the road width in order to provide the best product that everyone can support. Councilmember Musgrove asked for information on easements, recognizing that those can cause challenges. Deputy City Administrator Gladhill commented that there would not be a conservation easement or density transitioning in this case. He clarified that the process for conservation easements and density transitioning has changed to provide ownership and enforcement ability for the City.