

PLANNING COMMISSION

Minutes

August 17, 2006

I. ROLL CALL

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| Fred Walstrom | Present |
| Andrew Bowman | Absent |
| Jack Deegan | Present |
| Jeff Ford | Absent |
| Mary Ellen Hughes | Present |
| Laura Kors | Present |
| Sheryl McCleery | Present |
| Peter Sears | Present |
| Sara Smith | Present |

Also present were City Planner Larry Nix, City Attorney Jim Ramer and City Manager Fred Geuder.

Chairman Fred Walstrom called the meeting to order at 6:00 p.m.

II. MINUTES

Motion by Deegan, seconded by Hughes, to approve the minutes of the July 20, 2006, meeting, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Public Hearing on Proposed Zoning Code Amendment re: Southard and Crandall Pre-existing Lots

The City Manager noted that this proposed amendment would effectively set up the R-1-D standards, but for platted lots in the Southard and Crandall plat only. The City Council had rejected a blanket R-1-D zone, because of a concern that it could also be used elsewhere. While this proposal would only cover the Southard and Crandall lots, other small lots could still request a variance.

No written comments were received.

Dennis Wiggins said he felt this was a good idea for that area, and would be helpful in designing homes in that area, and would likely reduce the number of variances requested or needed.

Motion by Sears, seconded by Kors, to close the public hearing. Motion carried.

B. Consideration of Zoning Code Amendment

Motion by Smith, seconded by Sears, to recommend City Council approval of the zoning code amendments for pre-existing lots in the Southard and Crandall plat. Motion carried.

C. Consideration of SLU-2006-01, a revised plan for the Bluff Estates project at Summit and Sargent Streets

The City Manager stated that a revised plan had been submitted and asked developer Doug Krug to review the changes from the previous meeting.

Krug reviewed the changes that had been made from the previous plan:

- There are now five (5) sites instead of six (6)
- They are requesting building heights be a maximum of 30', except that Lot 5 would be the code limit of 35'
- Square footage of living area would be limited to 2,500 square feet, which would include living spaces above garage areas.
- The road would have a 22 x 50 T-turnaround, as opposed to a full cul-de-sac, and would be blacktop.
- The greenspace area has been expanded
- Sidewalks are not included

Engineer Jamie Johnson of Benchmark Engineering noted that a test done on the closest hydrant showed a flow of 750 gpm, which should be adequate for the area.

The City Manager noted a letter from Helen Reid, with her concerns about the City-owned portion of Backus. The Manager noted that the City would not abandon Backus, and would require that the existing two-track remain in place beyond the road.

Sears noted a concern about run-off from Lot 5 (the upper lot) if a house were built there.

Jamie Johnson noted that structural concerns can be addressed and he also recommended a slow release of water from lot 5 to the area below.

Ben Blesi, of Summit Street, noted that the proposal would be an increase of 25% in housing units on that block. He also noted his concerns that water from Summit drains to the proposed Lot 5 (pictures were distributed). The existing vegetation supports that area.

Barry Baccus noted that his concern was whether the development was in character with the surrounding area. He noted that this is a stable neighborhood with many year-round residents. He presented a drawing which showed just three lots on the lower part. He also said he liked the full cul-de-sac.

Sandy Ruggles of West Bluff said she agreed with Mr. Baccus, and density was her concern also. She noted another gravel pit across the street and was concerned about precedence.

Mark Guisinger of Summit Street was concerned about the run-off from Summit St. and whether it could cause erosion.

Florence Blesi of Summit Street noted the privacy she now enjoys; there hasn't been a house there before (Lot 5). She was also concerned about erosion.

Doug Krug noted the concerns of the neighbors, but also said five lots was a compromise from what could be done with a traditional development.

Planner Larry Nix reviewed the plan:

- The property is located in the R-1-B zoning district, which with traditional lots calls for 80' width and 8,000 square foot lots.
- Cluster Zoning is a permitted option, and all five units would exceed the 8,000 square foot requirement.
- The plan has been reduced from 6 to 5 lots
- The street has been changed to a "T" intersection, which he feels is better
- Nix noted that he has walked the property and feels that the proposed layout will work.
- Summit does have a low point on Lot 5, and suggested that a stormwater management plan will be needed for that lot; people generally take care of their own problem, but this does need a higher level of care.
- He noted that the Sanitary Sewer does go up the side of the hill to Lot 5
- The plan also protects most of the trees on the side hills

Nix concluded that this is not a bad plan and it is less dense than the prior one.

The City Manager noted some landscaping concerns south of proposed Baccus Street.

Baccus noted that a Cluster is just a tool for developers to get around rules.

Nix commented that a Cluster Plan is an option for developers, and can protect a land feature.

Walstrom noted that something will happen with this property someday. He noted that the old gravel pit is a unique feature and this plan saves much of the vegetation.

Jack Deegan noted that he would prefer year-round residents versus second home, but that is a market issue.

Walstrom noted that a plan could have 3 lots on Summit and 3 lots on Baccus with a lot of earth moving that can easily occur. This plan ends up with one house on Summit and four below on Baccus.

Baccus said that if this plan is approved, it will be interesting to review who built in it five years from now.

Motion by Deegan, seconded by Kors, to approve SLU-2006-01, as presented, noting that the proposed plan meets the standards for Special Land Uses and Cluster developments, and subject to the following conditions and exceptions:

1. The living space of the units will be limited to 2,500 square feet each, including living areas above the garage.
2. The height of all homes shall be limited to 30', except for Lot 5, which will be limited to 35'.
3. The road shall be the "T" end as presented, subject to City Council concurrence.
4. A stormwater management plan shall be approved by the City Manager and City Planner for Lot 5, prior to construction of a home on that lot.
5. Landscaping south of Baccus Street will keep all existing trees practically, but new landscaping will not be added unless deemed needed by the City Manager.
6. It is recommended that the City Council NOT abandon any portion of Baccus Street, and the developer shall leave any existing two-track in place beyond the paved road.

Motion carried, 7-0.

Sheryl McCleery commented that while she sympathized with the property owners, and wished more economically priced homes could be built, this was the reality.

Deegan noted that this was reasonably feasible plan.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next regular meeting is scheduled for Thursday, September 21, 2006, at 6:00 p.m.

Frederick W. Geuder, City Manager