

## PLANNING COMMISSION MINUTES

**DATE:** September 8, 2014

**TIME:** 4:30 p.m.

**PRESENT:** Chairman Porter, Commissioners Boettcher, M. Olson, Ballard, Buelow, Fritz, and L. Olson

**ABSENT:** Commissioners Davis and Hahn

**STAFF PRESENT:** City Planner, Mark Moeller

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The meeting was called to order at 4:30 p.m. by Chairman Porter.

### Approval of Minutes – July 28, 2014

The minutes from the Commission's meeting of July 28, 2014 were reviewed and upon motion by Commissioner Boettcher and second by Commissioner Ballard were unanimously approved as submitted.

### Public Hearing – Valley Oaks Seventh Subdivision Final Plat

Chairman Porter called on the petitioner, Mike Rivers, to provide initial comments to this hearing.

Mr. Rivers noted that the plat has been submitted to facilitate a total of 70 lots, 68 of which would be for twin home purposes. He emphasized that he was available to answer any questions the Commission may have, and encouraged the Commission to recommend approval of the plat.

At this point, Chairman Porter called on Mark Moeller, City Planner, to provide a staff comments. Mr. Moeller then reviewed the staff analysis as found on Exhibit A of the permanent minutes. In summary, the petition had been submitted by Richard Barbour on behalf of Rivers Development & Construction Inc., the property owner. The platted area includes 21.5 acres which are located at the upper end of the Valley Oaks Residential Development. He noted that this plat represents the last known major plat phase that will occur within the valley floor.

Mr. Moeller stated that the plat proposes to develop at total of 70 lots, two of which will be used for single family detached purposes. These lots will be located at the entrance to the proposed plat and will serve as transition lots from current single family dwelling use within the Valley Oaks 6<sup>th</sup> Subdivision. The plat also includes two Outlots that will facilitate required development stormwater management purposes. Additionally, approximately 1900 lineal feet of street right-of-way for public street purposes is

**PLANNING COMMISSION MEETING MINUTES**  
**SEPTEMBER 8, 2014**  
**PAGE 2**

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proposed. Of this total, the majority would serve to extend Valley Oaks Drive while a small segment would be devoted to a new street entitled Valley Oaks Lane.

Mr. Moeller explained that, given staff analysis of the proposal, it had been determined that all lots would meet the intent and purpose of underlying R-1.5 zoning, the City Subdivision Ordinance, and terms of a variance that were granted to the project in July of this year. Again, the purposes of variance approvals were to permit a reduction in lot frontage to 30 feet (versus the 65 foot required for 1 family dwellings within underlying R-1.5 zoning) and 0 clearance setbacks for one side of homes to facilitate the twin home concept. He further explained that the plat had been submitted as a re-plat of a single family detached subdivision initially approved in 2003. However, given a desire by the developer to change course, the twin home townhome concept had since been presented. In accommodating this concept, zoning of the site was changed from R-1 to R-1.5 in April of this year. Throughout all of these actions, the footprint of the seventh subdivision has remained unchanged.

Mr. Moeller noted that along with the final plat, the developer had provided plans for proposed utilities as well as stormwater management. Although it was hoped that the City Engineer's report on these accessory plans would be available this afternoon, that review was still ongoing. Given that, it was recommended that should the Commission recommend approval this afternoon, it include a condition requiring that the City Engineer provide full certification of proposed stormwater and utilities plans before Council approval of the plat.

In summary of the staff report, Mr. Moeller explained that approval of the plat was being recommended on the basis of two conditions including:

1. The City Engineer's full certification of proposed stormwater and utility plans.
2. Dedication provisions of the final plat do not appear to specifically dedicate planned street right-of-way to the City. The plat should be corrected to show this.

In further addressing the second condition, Mr. Moeller noted that he had been in contact with the petitioner's surveyor who did commit to correcting the matter before signature of the final plat by the City Clerk.

In response to a question, Mr. Rivers noted that sidewalks would be constructed throughout the majority of the subdivision excluding proposed cul-de-sac areas.

At this point, Chairman Porter opened the public hearing and called for any person who wished to speak to present first their name and address.

Gail Goetzman, 22076 East Burns Valley Road, stated that her property is located just easterly of the Valley Oaks Subdivision entrance. In addressing the Valley Oaks

**PLANNING COMMISSION MEETING MINUTES**  
**SEPTEMBER 8, 2014**  
**PAGE 3**

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Seventh Subdivision, Ms. Goetzman stated that she felt the idea of constructing sidewalks throughout the subdivision was a great idea but continues to feel that the development, as a whole, will be too dense for the valley. She further expressed concern that increase numbers of persons within the development will add significant traffic on to Valley Oaks Drive. From her perception, speed on this street is a problem and she suggested the imposition of speed bumps to slow traffic down.

Ms. Goetzman noted that her primary issue with the development was the possibility that it will significantly contribute to stormwater drainage that flows through the overall Valley Oaks Development at this time. Since her property is at the lowest elevation, drainage issues from Valley Oaks have evolved over the years. She explained that given these concerns, she had met with Brian DeFrang and Mr. Moeller to discuss drainage issues. From that, she did learn that required stormwater management within the development will, not significantly impact drainage patterns through the valley. However, she is still concerned that this may be an issue.

Ben Stolpa, 22076 East Burns Valley Road, noted that given past actions, a berm had been constructed along the west side of their property to funnel stormwater drainage to Burns Valley Creek. While this berm generally works for that purpose, it does also serve to stop runoff from his property. He noted that this issue had been raised with the City Engineer who has agreed to take a look at it for a solution. He hoped that the City will follow through in reviewing this issue. He concluded by emphasizing that when town homes were built adjacent to their property, drainage from those structures was directed towards his property. Although attempts have been made to correct that issue, it is not fully resolved.

There being no one else present to speak, the public hearing was closed by Chairman Porter.

At this point, the Chair recognized Mike Rivers who reaffirmed the fact that two of the 70 lots will be used for single family detached purposes while the remaining will be used to facilitate a twin home structure. Given this, two dwelling units will not be located on each of the 70 lots.

Following brief discussion, it was moved by Commissioner Boettcher and seconded by Commissioner Fritz to recommend approval of the final plat subject to:

1. The City Engineer's certification of utilities and stormwater management for the project.
2. The plat will be modified to correct dedication language.

**PLANNING COMMISSION MEETING MINUTES**  
**SEPTEMBER 8, 2014**  
**PAGE 4**

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3. Acceptance of the new street name of Valley Oaks Lane for the small cul-de-sac to be located within the development.

Commissioner Porter asked if the stormwater concept involved directing storm drainage to proposed ponds by way of catch basins. It was noted that this was the way the stormwater management system would work.

Commissioner L. Olson then presented a motion to amend the motion by requiring that the City Engineer's certification for stormwater approval be provided before Council approves the plat. This motion was subsequently seconded.

At this point, Chairman Porter called for a motion on the amendment as presented by Mr. Olson. This amendment was unanimously approved as submitted. Chairman Porter then called for a vote on the main motion. This motion too passed by unanimous vote of those present.

Chairman Porter noted that the next step in the plat approval process would be final approval by City Council. This consideration was expected to occur on September 15<sup>th</sup>.

#### **Appointment of Nominating Committee**

Chairman Porter noted that pursuant to Commission Bylaws, a nominating Committee needed to be appointed at this meeting. The purpose of that Committee will be to present a potential slate of officers for the Commission's first regular meeting in October.

Volunteers agreeing to serve on the Committee included Commissioners Boettcher and Davis.

#### **Other Business**

Commissioner Boettcher stated that he has observed a significant amount of sand accumulating on streets within the area of Old Goodview Road and Highway 14. Commissioner Porter stated that he too had observed this within the commercial harbor area. It was suggested that this issue be brought to someone's attention for correction.

Commissioner Boettcher stated that the Chamber's upcoming crosswalk safety campaign is moving forward. However, additional volunteers are needed for the 4-6 p.m. time frame. He encouraged anybody who may be able to assist to contact the Chamber.

Commissioner Fritz noted that although sidewalks are currently not a required feature within subdivisions, he did request that staff develop an ordinance amendment that would provide for these in the future. Mr. Moeller responded that staff would do this.

General discussion then ensued to relative to traffic intersection safety and potential funding for signs to be located at perceived safety "hot spots".

**Adjournment**

There being no further business to come before the Commission, the meeting was adjourned.



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Mark Moeller  
City Planner