



Planning Commission Meeting Minutes for – April 13, 2016

Chair Laumbattus called the Meeting of April 13, 2016 to order at approximately 6 p.m.

Roll Call

Commissioners Present: Moffitt, Oppel, Laumbattus, McNett Pollard, Cleland-McGrath and Farnsworth.

Minutes

Minutes of March 9, 2016 and March 23, 2016 were approved as read.

Correspondence

No correspondence was presented.

New Business

Leeward Landing Final Replat/PUD Application

Ms. Libby Grage, Planning Manager, presented the Leeward Landing Final Replat/PUD Application to the Commissioners. Ms. Grage reminded the Commissioners that this final plat Planned Unit Development/Replat application was originally heard before the Commissioners at an open public hearing on May, 2015. The City Council did issue preliminary plat and PUD approval for the project on July 6, 2015 subject to 41 conditions of approval. This was a replat and Planned Unit Development including vacation of a portion of Minnesota Ave undeveloped right of way. Following the preliminary approval by City Council, several construction plans were submitted to staff and approved by the Public Works Department and the applicant then constructed project infrastructure including curb, gutter, sidewalk and landscaping along Oakes Avenue. The contractors also installed a private internal access road and utilities. The Public Works Department and the Fire Marshall have been on site and inspected all the improvements and recommend approval of the final plat application subject to submittal of a two year maintenance bond prior to recording of the plat. The Planning Commission is asked to make a recommendation of approval or disapproval as to compliance of the conditions of preliminary plat approval that were set by City Council.

Commissioner Pollard asked whether the additional planting on the bluff had been completed to which Ms. Grage provided it had been completed the day before and staff has not had a chance to go to the site.

Commissioner Oppel expressed concern about the steep hazardous bank and who would be responsible for the bank stability after the lots are sold. Mr. Measamer provided that conditions require a geologically hazardous area covenant be recorded on the property which is currently being developed. Ms. Darcy Swetnam, City Attorney, provided that City staff, the applicant and

their counsel have agreed to the terms of the geologically hazardous area covenant which is designed to address those issues and be responsive to that condition. Commissioner Oppel asked if every property owner will have to agree to the covenant to which Ms. Swetnam provided that each property owner will not have to agree but this will be recorded with each parcel.

With no further questions, Commission Pollard made a motion that the Planning Commission recommend approval of the final plat application to the City Council, subject to the submittal by the applicant of a 5-year bond or other acceptable security regarding maintenance and monitoring of slope vegetation, and submittal of a 2-year maintenance bond for public improvements, as recommended by staff, prior to recording of the plat; motion seconded by Commissioner McNett. Vote called was unanimous in favor of motion.

With no further business, Chair Laumbattus called the meeting to a close at approximately 6:10 p.m.