

- b. Silverton Estates, LLC, **FINAL PLAT (SUB19-16)**, requesting review and approval for the final plat to create a residential subdivision of 39 lots and 2 outlots, zoned Residential Single Family Small Lot (RSS) on property currently addressed as 1600 E. 16th Avenue. Harkins (*Tabled from 12.03.19 Planning Commission meeting*)

Mr. Harkins presents the Final Plat and asks the applicant to come up to explain the proposal.

Kelly Harris, 923 S Lowry, Keystone Engineering

- Original preliminary plat that they approved had 42 lots and this final plat has 39 lots
- The final plat has been fully reviewed and all of Staff's comments have been addressed as of January 14th.
- No substantial changes from the approved preliminary plat
- Substantial changes would be an increase to the density or changing the entrance or exit and they haven't done either. Their density has decreased and the travel path within the development has remained the same.
- The comprehensive plan designates this area as low density residential with a mix density of up to 20 unit per acres.
- This would include areas of small scale low density multi-family
- They are proposing a density of 5.1 units per acre
- The zoning classification of RSS allows up to 8 units per acre
- A lower density, large lot zoned allows up to 4 units per acre
- They are closer to the large lot density than they are to the density that RSS allows.
- The owners of Payne Street has agreed to widen it to city standards as part of the project
- All construction traffic will utilize the gravel access drive, not Payne Street
- The internal streets will not be paved until heavy construction traffic has been completed. Meaning Earthwork, detention work, sanitary sewer, and water construction.
- Staff mentioned previously they will post load signage which will keep individual contractors off Payne St during construction.

Chair Buchert asks if they will be using 16th St. Mrs. Harris said that yes it will be 16th, that one is designed for firetruck and emergency access trucks.

- Not asking for any exception to the code for drainage
- City staff has approved the final plat which does include drainage easements
- The entire project has met all of city codes, the comprehensive plan, and accepted preliminary plat.

Chair Buchert asks if after it is finished will 16th be emergency access only. Mrs. Harris says yes, they have proposed a gate with a lock on it. As far as construction traffic they may have to rethink that, may leave it open until a certain number of houses are constructed but will work with city staff on that.

Chair Buchert asks if there are any other questions.

Commissioner Shanahan asks Mrs. Harris to point out the detention area that is proposed for the plat. Mrs. Harris referenced a map showing the detention facility area and said that all of the streets drain into the detention.

Commissioner Jerome asks what other changes since last time.

Mrs. Harris said that the lot layout is completely the same, in November she has proposed an area as lot 9 but it didn't meet lot requirements so they changed the name of it to outlot B. The only other change to the final plat is that they added a note stating that the designated drainage areas are the responsibility of the Home Owners Association.

Commissioner Shanahan says that they are proposing to widen Payne, are they proposing to add gutters. Mrs. Harris said no that it will be asphalt with ditches the way drainage is now. Commissioner Shanahan asks if that means as it is now means it's adequate. Mrs. Harris said that the city allows you to build two different types of road, it can be either a road with curb and gutter or an asphalt section with ditches and they would be going back to the same style as what is there now just widening to city standard.

Commissioner Shanahan said that Payne leads right down to a residence at the end of the street. Mrs. Harris agreed. Commissioner Shanahan asks if all the drainage that goes down Payne will go down to this lot. Mrs. Harris said that the only drainage that would be going down Payne from there side is the south side of the intersection everything from that location flows a different direction since they bumped up the intersection to make it flow to the West.

There is some discussion as to what the surface of Payne will be, Mrs. Harris said asphalt to code. Commissioner Shanahan asks if staff has decided that with the additional lots and housing and vehicles if it's adequate. Mrs. Harris said they will have the geo-tech and whatever their recommendations are that is what they will do.

Commissioner Shanahan said that the number of lots really hasn't decreased since November, it stands at 39 which she says works to about 5 units per acre. And that she said that low density at the maximum range is 4 per acre. Mrs. Harris said that in a different zoning classification RSL, but we are in RSS which is 8 units per.

Chair Buchert asks if there are any other questions; none. Chair Buchert opens the Public Hearing and asks if there is anyone who would like to speak for the proposed development; none. Chair Buchert asks if there is anyone who would like to speak against the proposed development.

Ray Barnard, 1602 S Payne St,
James Bradley, 1611 S Payne St
Glen Hoffman, 1215 E 12th

- The C3 plan is for several things one of which being, to promote health and the general welfare, including the peace and quality of life of the district.
- To prevent overcrowding of land
- To avoid undue concentration of population
- Preservation of community character

- Promote preservation of existing foliage during development process
- Preserve the natural landscape, has yet to hear anything about that
- To maintain character you would have four homes out there not 39
- Existing foliage has a lot of purpose including erosion control
- Existing water course must be considered for preservation
- Doesn't feel like City Staff stated that yes they have addressed all concerns but that's just how the applicant feels
- Doesn't feel it meets C3 or City Code
- There will be an increase in the lights that are directed towards the houses on 17th where there used to only be 4 houses its now 39

Chair Buchert asks if there is anyone else who would like to speak in opposition; none. Chair Buchert closes the Public Hearing and asks if the applicant would like to come back up.

Mrs. Harris said that there are a couple things that she would like to address.

- In city code there is a landscape requirement but they only apply to commercial and multifamily developments
- City Staff did finish their review of the Final Plat and as of January 14 has addressed all of their concerns

Commissioner Shanahan asks if Ransom st which is currently gravel is going to be a secondary access. Mrs. Harris said emergency vehicles. Commissioner Shanahan asks if it will remain gravel. Mrs. Harris said that she hasn't heard anything from city staff about the structure of that street. Commissioner Jerome asks if there is any possible way for that to be a full time access to that addition. Mrs. Harris said that due to the number of utilities that are going through there it's a very narrow street/ access drive, it doesn't meet city code requirements for the width of a street. Commissioner Jerome asks if there is any way to access more land through there. Mrs. Harris says not without acquisition.

Commissioner Shanahan asks if Ransom is in the flood plain. Mrs. Harris said that she doesn't recall. Commissioner Shanahan said that his visual inspection is that it is and he is wondering if that is the case and it remains gravel what will be the condition of that road. Mrs. Harris said that the Home Owner's Association will be responsible to maintain it. Chair Buchert asks if they are required to maintain 16th. Mrs. Harris says yes, the access drive. Chair Buchert asks if it is just the access drive only, not where it comes out on that street since that is a public street and the city maintains that street. Mrs. Harris says that's correct.

Chair Buchert asks if there are any other questions of the applicant; none. Chair Buchert asks if there is any discussion from the Commission.

Chair Buchert says that they have put their final plan in and it is in full conformance with the zoning and in full conformance with all the requirements of the City of Stillwater. They have an access point, yes it is 39 homes so the amount of traffic will increase but the normal is 2-3 cars per household 70-100 cars per day which is not that great. Chair Buchert said that to him it meets all the requirements. He's going to vote for it.

Vice-Chair Rickelman says that he too is satisfied.

Commissioner Shanahan said that one of his concerns after 10 years on the planning commission is for sustainable development meaning does that make sense long term. Looking at the C3 Comprehensive Plan 2030 which calls out low density, this development doesn't meet that criteria. Commissioner Shanahan said that he understand how the land use map stands now that it allows for the density that this proposed development plat but he doesn't think for future considerations it fits in to what the city's strategic plan is.

There is some discussion as to what low density is and staff is asked to come up for discussion.

Mr. Harkins said that there is not a definition in the comp plan and that it is going on 15 years old. Surrounding there is RSS zoning on three sides and then AG to the North. The Low density can accommodate multiple residential districts, RSS being one of them. It's just how well does that proposal fit with the adjacent lots in every direction. Commissioner Shanahan asks if the definition is vague. Mr. Harkins said yes, that low density residential can really be RSL, RSS, RT, RTM.

Commissioner Jerome said she has no questions.

Chair Buchert asks if there is a motion.

Vice-Chair Rickelman motioned to approve the final plat as presented, Commissioner Jerome seconded.

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	No	Yes	Absent

Time: 30 minutes