

## **NEIGHBORHOOD INFORMATION MEETING**

**PROJECT: Hill Pond Road and Gilgalad Way Residential**

**PROJECT LOCATION: 910 Hill Pond Road**

**DATE: April 28, 2014**

**PLANNER: Jason Holland**

**NEIGHBORHOOD RESOURCES: Amanda Nagl, Neighborhood Administrator**

The meeting began with Jason Holland providing an overview of the neighborhood meeting agenda and an explanation of the City development review process. Jason provided information on:

- The importance of the sign-in sheet and that those who provided email addresses would get updates on the status of the project should the project proceed forward.
- An overview of the review process step and the status of the proposed project relative to the overall review process.
- An overview of the Land Use Code standards that related to the project.
- An overview of the available City website resources for citizen's role in development review.
- An overview of the available City website resources for appeals, as well as an explanation of who could be a party-in-interest.
- An explanation of where on the City website the neighborhood meeting notes would be posted and how neighbors could sign up to get weekly updates on the status of development projects and neighborhood meetings.
- Jason also quickly showed the group a number of slide images, including aerial images of the neighborhood, a zoning map and contextual photographs of the site and surrounding area, which could be referred to later in the meeting to help with discussion if needed.
- Amanda Nagl provided the meeting ground rules for communication.

The developer / applicant presented the site plan and gave a brief presentation. Jason then opened up the meeting for questions.

### **Q: Question A: Answer C: Comment**

Q: (Citizen) What is the minimum density that the code requires, did you say 7?

A: (City staff) Yes

Q: Will parking conform to city plan?

A: (City staff) Yes, for these single family homes 2 spaces are required for each home.

Q: (Citizen) How far are the project's entrance locations from the main intersection at Hill Pond and Gilgalad?

A: (Applicant) 146 feet, other side is more, do not know exactly.

C: (Citizen) My concern is a conflict with the school bus pick up location and how the entrances could affect safety.

Q: Property is several feet taller than surrounding neighbor properties. Concern about privacy and drainage.

A: (Applicant) Comprehensive drainage plans are required with the development plan. Water will feed into the detention pond. This site is higher. We are building 2-story. The area is zoned for 3-story. We went 2-story for conformity with the neighborhood.

Q: (Citizen) Where will it drain?

A: (City staff) Current stormwater regulations are pretty stringent to retain and treat water. Water would need to be released slower than it is now. There would be an inlet structure in the detention pond that would probably tie into the storm drainage inlet at the street. The closest storm drain is across the street to the south on the east side of Hill Pond, and the detention pond outlet would likely tie into this storm inlet.

C: (Citizen) Windtrail Townhomes has an easement, and the small print on our development agreement says it is Windtrail's responsibility. The easement ~~goes through~~ **begins at the southeast corner of Sundering. The storm drain in Hill Pond Road daylight in Windtrail and drains through Windtrail** to the wetlands; seems you should have to ask the Windtrail HOA if a project can drain through our HOA property.

C: (Citizen) Southwest corner of street intersection is a lower grade, it fills and freezes.

Q: (Citizen) Could a fence go on the west side?

A: (Applicant) Do not know yet but that is a good idea; there is a berm there currently.

Q: (Citizen) Is that a street on the right side of the site plan?

A: (City staff) It would be considered a private drive.

Q: What is the landscape width on the west side of the plan between the parking and the west property line?

A: (Applicant) This is a conceptual hand drawing, but it looks to be about 10 feet. Plan is to put in a berm and landscaping and to save some of the existing trees if possible.

C: (Citizen) Support for privacy; concern that decks in the backyards of existing homes to the west will be visible from the new homes.

Q: (Citizen) This development adds a number of trips to the intersection at Hill Pond and Shields, will there be a traffic signal installed at this intersection?

A: (City staff) Depends on the number of additional trips generated by the development. If the additional traffic causes the intersection to fail, then that could trigger improvements.

Q: How do you determine intersection failure?

A: (City staff) The intersection must meet a minimum level of service and traffic operations staff will be reviewing that. If a project pushes traffic over the acceptable level, solutions are found.

C: (Citizen) Drainage and storm water issues—I do not understand how 14 homes fit in this space.

Q: (Citizen) Where exactly is the western property line? Can we go back and look at some of the photographs the city brought?

A: (City staff and applicant) The western property line is the exterior perimeter of fence, to left of pine tree in the photograph presented.

C: (Citizen) Drainage easement starts at back of Sundering Townhomes. People at the city have said it is not Windtrail's responsibility but they will not put it in writing.

Q: (Citizen) Is water treated (proposed water detention system)?

A: (City staff) Yes, sediment is captured.

Q: (Citizen) An issue of fairness is what we have; the storm water issue should be reviewed as a part of this project. Will it be reviewed?

A: (City staff) (Contacts at City Stormwater Department provided). Glenn Schlueter and Jon Haukaas are reviewing this issue. Jason is reviewing history. Jon is going to City Attorney's office for further review. Status is that they are still looking at it, stormwater department is reviewing maintenance options for all properties that use the channel, another option is that the city take over maintenance, another option is to work with CSURF, who owns the property.

Q: (Citizen) Has conceptual review been completed? In November? That plan was different; the street was in the middle. I am wondering if the review had been done on this design, would there be different issues—compatibility, etc.

A: (Applicant) They will get comments from staff on this current design. This may or may not be the final direction. This new plan was in part a response to the November conceptual review.

C: (Citizen) Drainage from asphalt to small yards to the west, concern is to the foundation.

A: (City staff) Water from the drives will be diverted to the detention pond.

Q: (Citizen) Will there be a fence? Headlight concern.

A: (Applicant) Do not know yet.

Q: (Citizen) On the west border, isn't there an existing easement?

A: (City staff) Yes, it's a 6 foot utility easement.

Q: (Citizen) What is the timeframe for length of construction?

A: (Applicant) Hard to know, 1 year approximately to entitle, could go in a year, could take longer. The City has requirements for construction noise, hours of operation and erosion, control during construction.

Q: (Citizen) Build in phases or all at once?

A: (Applicant) Concept is at once, infrastructure first, can't say how fast they will sell though.

Q: (Citizen) So houses will really sell for two times as much as area townhomes?

A: (Applicant) I believe it can be done or I wouldn't be here. I respect your opinion but disagree. We have evaluated it.

Q: (Citizen) Density, is a variance required?

A: (City staff) Variance is really for engineering standards, such as to the width of an entrance drive. For changes to the Land Use Code, we call this a modification. We have the modification process because there are so many standards and many aspects of the code are very prescriptive. Sometimes a project needs a modification to fit into the area better.

Q: (Citizen) What do you mean by prescriptive?

A: (City staff) Prescriptive code language is something very defined, like a parking space must be 9 feet wide. Other parts of the code are more generally defined. This proposal does not meet minimum density requirements, and the developer would need to justify modifying the requirement. This might be a case where the modification would make the site fit better into the surrounding neighborhood. The decision maker for the modification in this case will be a hearing officer, based on staff recommendations.

Q: (Citizen) Are there building elevations that we can look at?

A: Yes. (building elevation slide is presented.)

C: (Citizen) Like it is less dense than requirements.

C: (Citizen) Like that it is not 3-story.

Q: (Citizen) Is the outer drive a street or alley?

A: (Applicant) A private drive, functions like an alley, it is about 24 feet wide with 2 lanes.

A: (City) A typical local street would have two 11 foot wide travel lanes and parallel parking on both sides.

C: (Citizen) People who back to this might prefer back yards backing to the existing homes to the west instead of the drive loop and outer parking.

C: (Citizen) How can street be this close to driveway? Also, it is better to have front entry than garage entry.

A: There are requirements for intersection spacing and staff will be reviewing that aspect.

Q: (Citizen) All 2 car garages?

A: (Applicant) Yes.

Q: Shingle Roofs?

A: (Applicant) Yes.

Q: (Citizen) Brick and wood siding mix?

A: (Applicant) Yes. Trying for more craftsman than urban for compatibility.

Q: (Citizen) Square footage?

A: (Applicant) 1700-2000 square feet.

Q: (Citizen) Does this plan meet fire code?

A: (Applicant) Yes, that is part of the loop drive concept, for fire access.

Q: (Citizen) Do you have a slide with you showing the conceptual review plan from November?

A: (City) No. This plan is a response to comments from the concept review.

C: (Citizen) First plan would put back yard to back yard? I support that design.

Q: (Citizen) How would trash be picked up?

A: (Applicant) Not sure yet if this would be individual or centralized.

Q: (Citizen) Basements?

A: (Applicant) Probably a mix, depending on ground water.

Q: (Citizen) 2 car garages, so are the alleyways for guests?

A: (Applicant) Don't know really. Depends on the parking needs of each house.

Q: (Citizen) So, 90% of the time, no headlights?

A: (City) Headlights would need to be screened.

C: (Citizen) Ask that covenants say no boat or RV storage.

C: (Applicant) Maybe an option for the plan is a one way loop is possible vs. 2-way. It might allow for more room on west side.

C: (Citizen) I live to the east, let's be aware that people do live to the east that could be affected by headlights.

Q: (Citizen) Certified materials (LEED)?

A: (Applicant) Yes, there could be, design is long way from there.

Q: (Citizen) Have you looked at John McCoy's original plan?

A: (Applicant) No. Always open to looking at things.

A: (City) No formal plan has ever submitted to the City for this property.

Q: (Citizen) Can there be parallel parking along the north?

A: (Applicant) Try to distribute parking throughout the project, geometry really, will keep it in mind, maybe it could be parallel.

Q: (Citizen) What is the space in the middle?

A: (Applicant) Green space, community common area, sidewalk access to the front entrances.

Q: (Citizen) City planning looking long range? Overall there is a saturation of housing. What if the economy takes a downturn? Lot of development going on now, is it over-saturation?

A: (City) The West Central Area Plan study is underway, but no moratorium on building permits has been discussed.

C: (Citizen) Foundation slab along Prospect = eye sore, example.

Q: (Citizen) Grade is higher than surroundings. Light is a concern, pay strong attention to shielding and glare.

A: (City staff) The city code has restrictions on light spillover. The city requires fully shielded light sources.

C: (Citizen) Be aware that since the property sits up high, it may be harder to shield the light source.

A: (Applicant) Vertical fixtures vs. hats may be a solution for lights.

Q: (Citizen) Was this land the Hill Pond recreation area? The green area between the existing fence and out backyards has been enjoyed by citizens for years. Isn't there some way that if residents use an easement for a number of years they have rights to it?

A: (Project's Current Owner) Owner has previously posted no trespassing, has watered it, it was not free for use.

A: (City staff) I think what you're describing is a prescriptive easement; you may want to talk with an attorney about that question.

Q: (Citizen) What will the detention pond look like?

A: (City staff) Stormwater department has revamped planting and grading requirements for ponds and the pond will need to be landscaped. You also can't put a wall all the way around the pond, it needs to look more natural.

C: (Citizen) It is tough to maintain, the water table is too high, it will grow rushes.

A: (Applicant) The pond will have to be a feature. The developer typically builds apartments and wants compatibility here.

Q: (Citizen) 7 units per acre is for single family?

A: (Applicant) No, 7 is minimum density required and this is less, we could do multi-family units here.

C: (Citizen) Appreciate it is not another Grove.

C: (Citizen) If I had choice between apartments and houses, I like houses.

C: (Citizen) Just wish our patios did not look at parking/drive.

Q: (Citizen) Timeline?

A: (Applicant) More drawings in 3+ months.

Q: (Citizen) Meet again?

A: (City staff) Not able to require a neighborhood meeting. Developer is having this meeting voluntarily. More than 75 bedrooms or more than 50 units would require a meeting. The development group could meet again with the neighborhood but the city can't require it.

Q: (Citizen) Is it possible to email people who signed in tonight when development review notes are online?

A: (City staff) Yes, and the developer has made his address available and Jason will send updates to the email list.

Q: (Citizen) Planning and Zoning vs. Administrative?

A: (City staff) The hearing decision would be by a hearing officer and not the Planning and Zoning Board. Land Use Code specifies this by the type of use and the number of units on a project or the number of bedrooms.

A: (applicant) This project has 42 bedrooms, apartments this developer is starting on Shields has 90+.

C: (Citizen) Much rather have \$500,000 neighbor than what could be there.

C: (Citizen) Stagger houses to decrease alley feel and allow more landscape.

A: (City staff) Very good suggestion.

Q: (Citizen) You should also consider places to pile snow in winter

A: (Applicant) Yes, good point.

With no more questions, Jason Holland closed the meeting.