

ROSEVILLE
REQUEST FOR COUNCIL ACTION

DATE: 4/11/2011

ITEM NO: 12.a

Department Approval



City Manager Approval



Item Description: Request by Meritex Enterprises, Inc. for approval of a **preliminary plat** of the industrially-zoned property at 2285 Walnut Street (PF11-002).

1 **1.0 REQUESTED ACTION**

2 Meritex Enterprises proposes to plat the southernmost triangle of the parcel at 2285
3 Walnut Street as a separate lot, leaving the remainder of the parcel as an outlot until
4 future development plans necessitate platting more of the property.

5 **Project Review History**

- 6 • Application submitted: January 31, 2011
- 7 • Review deadline (extended by City): May 13, 2011
- 8 • Planning Commission recommendation (3-2 to approve): March 2, 2011
- 9 • Project report prepared: April 6, 2011
- 10 • Anticipated City Council action: April 11, 2011

11 **2.0 SUMMARY OF RECOMMENDATION**

12 The Planning Division concurs with the recommendation of the Planning Commission to
13 approve the proposed PRELIMINARY PLAT; see Section 7 of this report for the detailed
14 recommendation.

15 **3.0 SUMMARY OF SUGGESTED ACTION**

16 By motion, approve the proposed PRELIMINARY PLAT, pursuant to Title 11 (Subdivisions)
17 of the City Code; see Section 8 of this report for the detailed action.

18 **4.0 BACKGROUND**

19 4.1 The property at 2285 Walnut Street has a Comprehensive Plan designation of Industrial
20 (I) and a corresponding zoning classification of Industrial (I) District. The preliminary
21 PLAT PROPOSAL has been prompted by plans to develop a warehouse/distribution facility
22 in the southern portion of the existing parcel.

23 4.2 For the sake of clarification, the nature of an “outlot” is such that it may not be developed
24 until it is re-platted. In this case, the intent is to plat the proposed Outlot A when future
25 development scenarios are solidified enough to determine where lot lines will be most
26 appropriate. A large pile of rubble, the subject of a recent interim use approval, stands on
27 the northern portion of the proposed outlot.

28 **5.0 PRELIMINARY PLAT ANALYSIS**

29 5.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots
30 meet the minimum size requirements of the zoning code, that adequate streets and other
31 public infrastructure are in place or identified and constructed, and that storm water is
32 addressed to prevent problems either on nearby property or within the storm water
33 system. As a PRELIMINARY PLAT of an industrial property, the proposal leaves no zoning
34 issues to be addressed since the Zoning Code does not establish minimum lot dimensions
35 or area.

36 5.2 Roseville’s Development Review Committee (DRC), a body comprising staff from
37 various City departments, met on February 17, 2011 to discuss the application. The
38 DRC’s only concerns were focused on the lack of engineering data to demonstrate that
39 storm water and sanitary sewer infrastructure would be handled in a way that met the
40 requirements of the City Code. All of the necessary information has now been submitted
41 and determined by the City Engineer to be acceptable; this updated/ revised preliminary
42 plat information was unavailable to Planning Division staff as of the time this report was
43 prepared, but the proposed Lot 1 and Outlot A are illustrated in Attachment C.

44 **6.0 PUBLIC COMMENT**

45 6.1 The duly-noticed public hearing for this PRELIMINARY PLAT application was held by the
46 Planning Commission on March 2, 2011; draft minutes of the public hearing are included
47 with this report as Attachment D. In the Commission’s discussion of the proposal,
48 nobody appeared to be unsupportive of the new lot and outlot described on the plat, but
49 opinions diverged about whether the application could be recommended for approval
50 without Planning Commission review of the requisite engineering data. After closing the
51 public hearing, the Planning Commission voted 3-2 to recommend approval of the
52 proposed PRELIMINARY PLAT, with the split vote indicating the preference of the minority
53 to withhold a recommendation until the engineering documentation was available rather
54 than indicating opposition to the proposal itself.

55 6.2 At the time this report was prepared, Planning Division staff has received no questions or
56 comments from nearby property owners or other members of the public.

57 **7.0**

RECOMMENDATION

58 Based on the comments and findings outlined in Sections 5 and 6 of this report, the
59 Planning Division concurs with the recommendation of the Planning Commission to
60 approve the proposed PRELIMINARY PLAT as revised and accepted by Public Works staff
61 and pursuant to Title 11 of the Roseville City Code, with the condition that the a Public
62 Improvement Contract be prepared for execution in conjunction with the consideration of
63 the FINAL PLAT by the City Council.

64 **8.0**

SUGGESTED ACTION

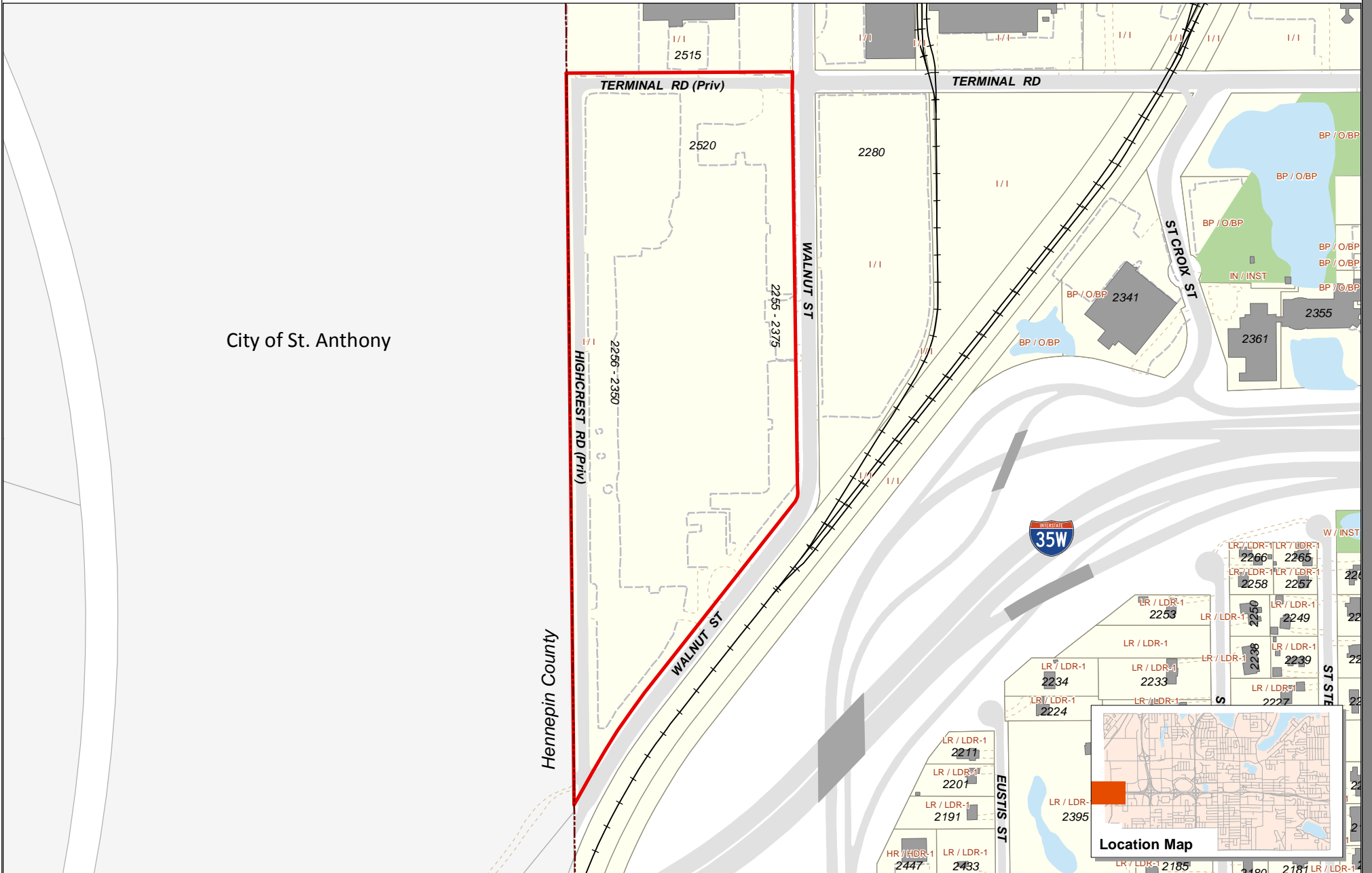
65 **By motion, approve the proposed PRELIMINARY PLAT** at 2285 Walnut Street, based on
66 the comments and findings of Sections 4-6 and the recommendation of Section 7 of this
67 staff report.

Prepared by: Associate Planner Bryan Lloyd

Attachments: A: Area map
B: Aerial photo

C: Un-revised preliminary plat information
D: Draft public hearing minutes

Attachment A: Location Map for Planning File 11-002



City of St. Anthony

Hennepin County



Prepared by:
Community Development Department
Printed: February 14, 2011

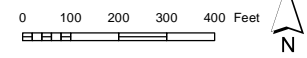


Site Location

LR / R1 Comp Plan / Zoning Designations

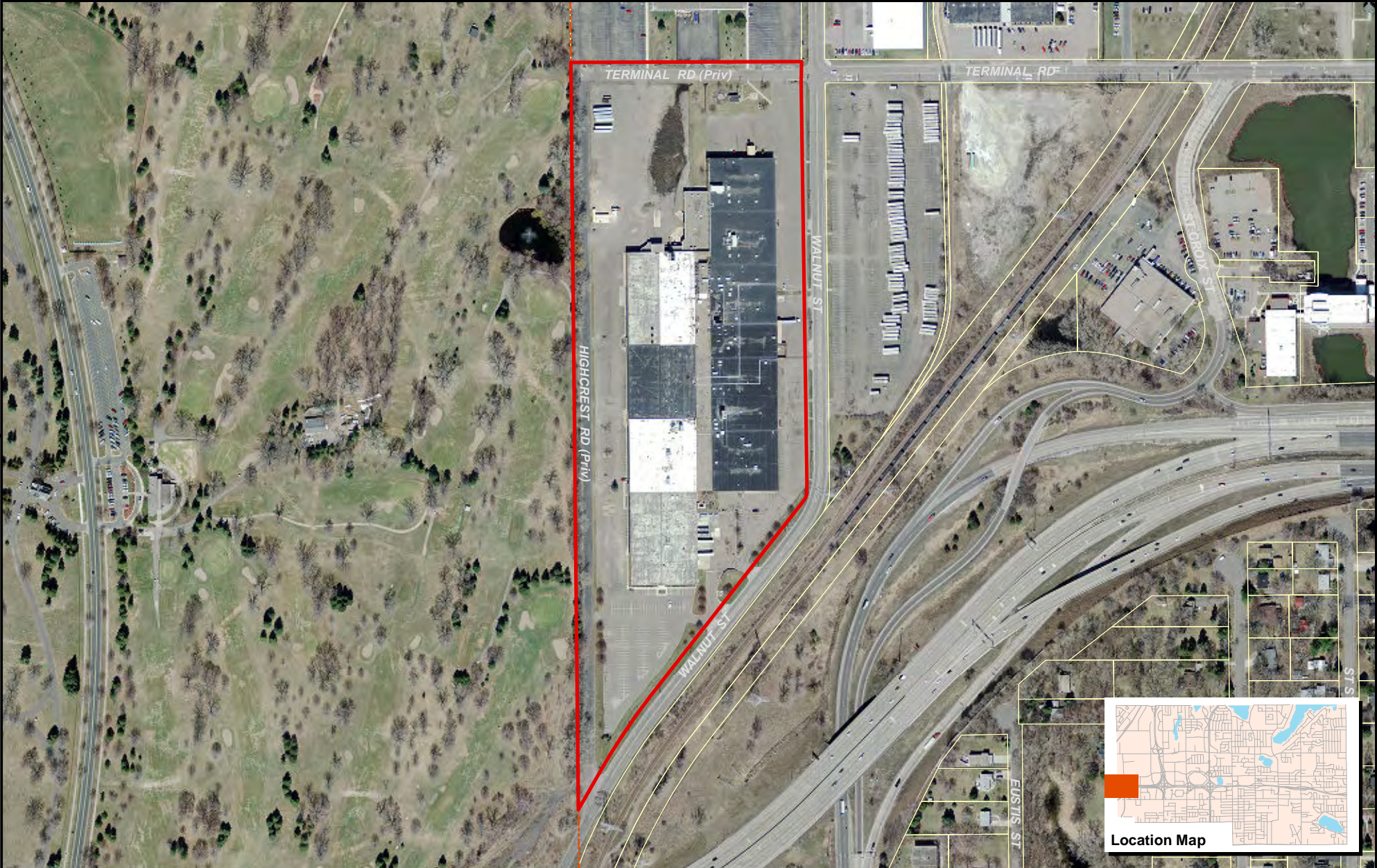
Data Sources
* Ramsey County GIS Base Map (2/1/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

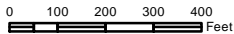
Attachment B: Aerial Map of Planning File 11-002



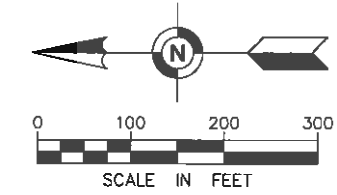
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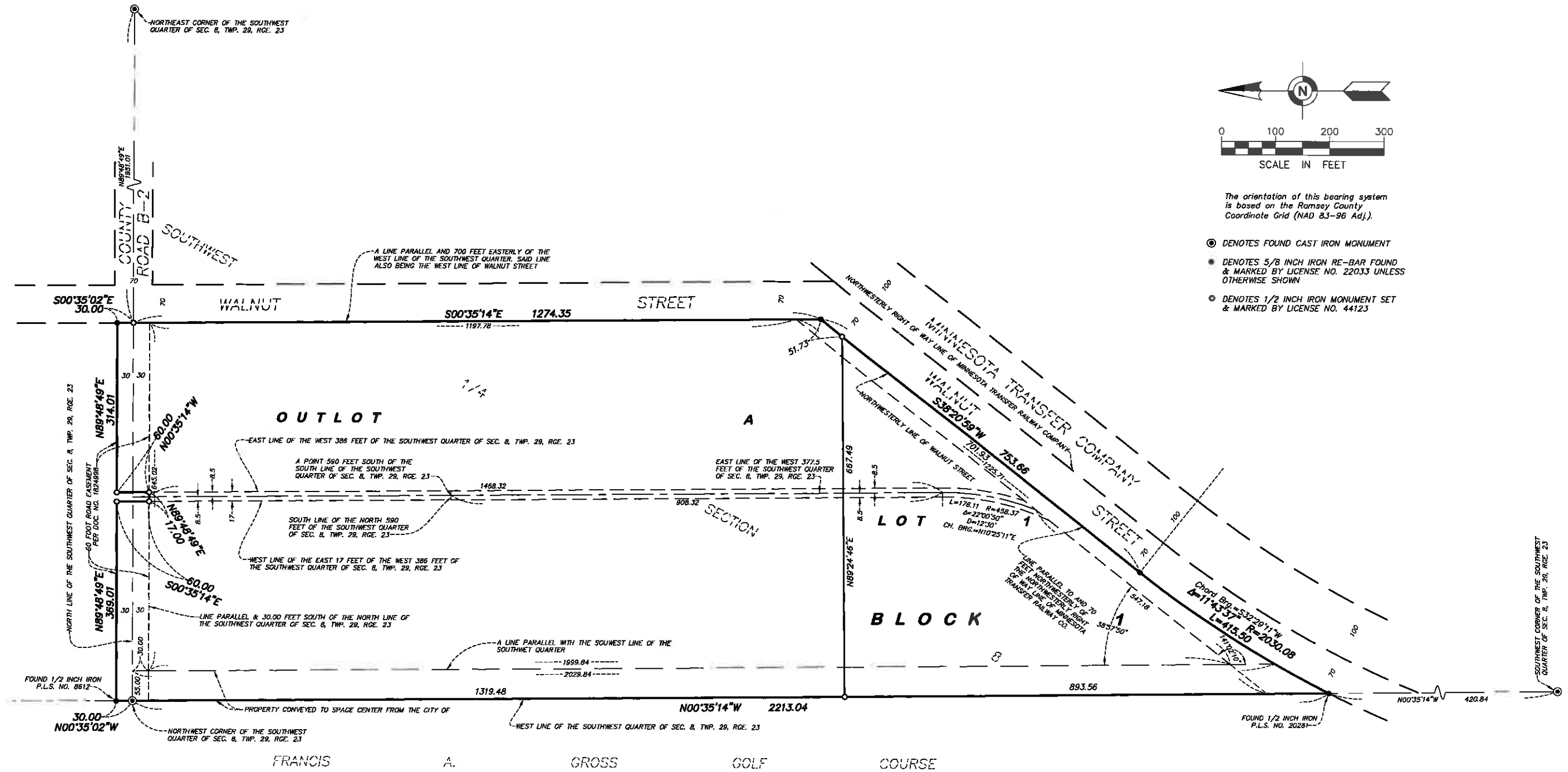


HIGHCREST PARK ADDITION



The orientation of this bearing system is based on the Ramsey County Coordinate Grid (NAD 83-96 Adj.).

- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 5/8 INCH IRON RE-BAR FOUND & MARKED BY LICENSE NO. 22033 UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH IRON MONUMENT SET & MARKED BY LICENSE NO. 44123



PRELIMINARY PLAT OF: HIGHCREST PARK ADDITION

LEGAL DESCRIPTION:

That part of the Southwest Quarter (SW 1/4) of Section 8, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 8, Township 29, Range 23, Ramsey County, Minnesota, thence East on the North line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 30 feet, thence South and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 30 feet to a point of beginning of land to be described; thence South and parallel and 55 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 1088.81 feet, more or less, thence Northwesterly and at an angle of 30 degrees 06 minutes more or less, as measured from the last described line, 1225.55 feet, more or less, thence North and parallel and 700 feet East of the West line of the said Southwest Quarter (SW 1/4) of Section 8, 1187.78 feet more or less, thence North and parallel and 30 feet South of the North line of the said Southwest Quarter (SW 1/4) of Section 8, 640 feet to a point of beginning of land to be described, except:

A strip of land 17 feet in width lying 8.5 feet on each side of the center line, which is described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 8, Township 29, Range 23, thence South on the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 2086.23 feet more or less, thence Northwesterly at an angle of 36 degrees 30 minutes more or less, as measured from the West line of the Southwest Quarter (SW 1/4) of said Section 8, a distance of 547.10 feet more or less, by the center line of land to be described, thence Northwesterly on a 12 degree 30 minute curve to the left, 170.59 feet to a point which is 377.9 feet East, measured at right angles to the West line of said Southwest Quarter (SW 1/4) of Section 8, thence North and parallel and 277.5 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 1468.32 feet to a point which is 30 feet South of the North line of the Southwest Quarter (SW 1/4) of Section 8, Township 29, Range 23.

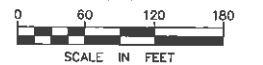
That part of the Southwest Quarter (SW 1/4) of Section 8, Township 29 North, Range 23 West, described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 8, Township 29 North, Range 23 West, thence East on the North line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 2028.84 feet to the place of beginning of land to be described; thence South and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 3028.84 feet to the place of beginning of land to be described; thence South and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 1025.85 feet more or less to intersection with a line parallel to and 700 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence South along the West line of Walnut Street to intersection with a line parallel to and 70 feet Northwesterly of the Northwesterly right-of-way line of the Minnesota Transfer Railway Company's 100 foot right-of-way, which line is the Northwesterly line of Walnut Street, thence Southwesterly along the Northwesterly line of Walnut Street to intersection with a line which is parallel to and 20 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence North and parallel and 277.5 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence North and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 308.32 feet and there terminating which point is 800 feet South of the North line of said Southwest Quarter (SW 1/4) of Section 8.

A strip of land 17 feet in width lying 8.5 feet on each side of the centerline, which is described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 8, Township 29 North, Range 23 West, thence South on the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 2028.23 feet; thence South and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 1025.85 feet more or less to intersection with a line parallel to and 700 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence South along the West line of Walnut Street to intersection with a line parallel to and 70 feet Northwesterly of the Northwesterly right-of-way line of the Minnesota Transfer Railway Company's 100 foot right-of-way, which line is the Northwesterly line of Walnut Street, thence Southwesterly along the Northwesterly line of Walnut Street to intersection with a line which is parallel to and 20 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence North and parallel and 277.5 feet East of the West line of said Southwest Quarter (SW 1/4) of Section 8, thence North and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, a distance of 308.32 feet and there terminating which point is 800 feet South of the North line of said Southwest Quarter (SW 1/4) of Section 8.

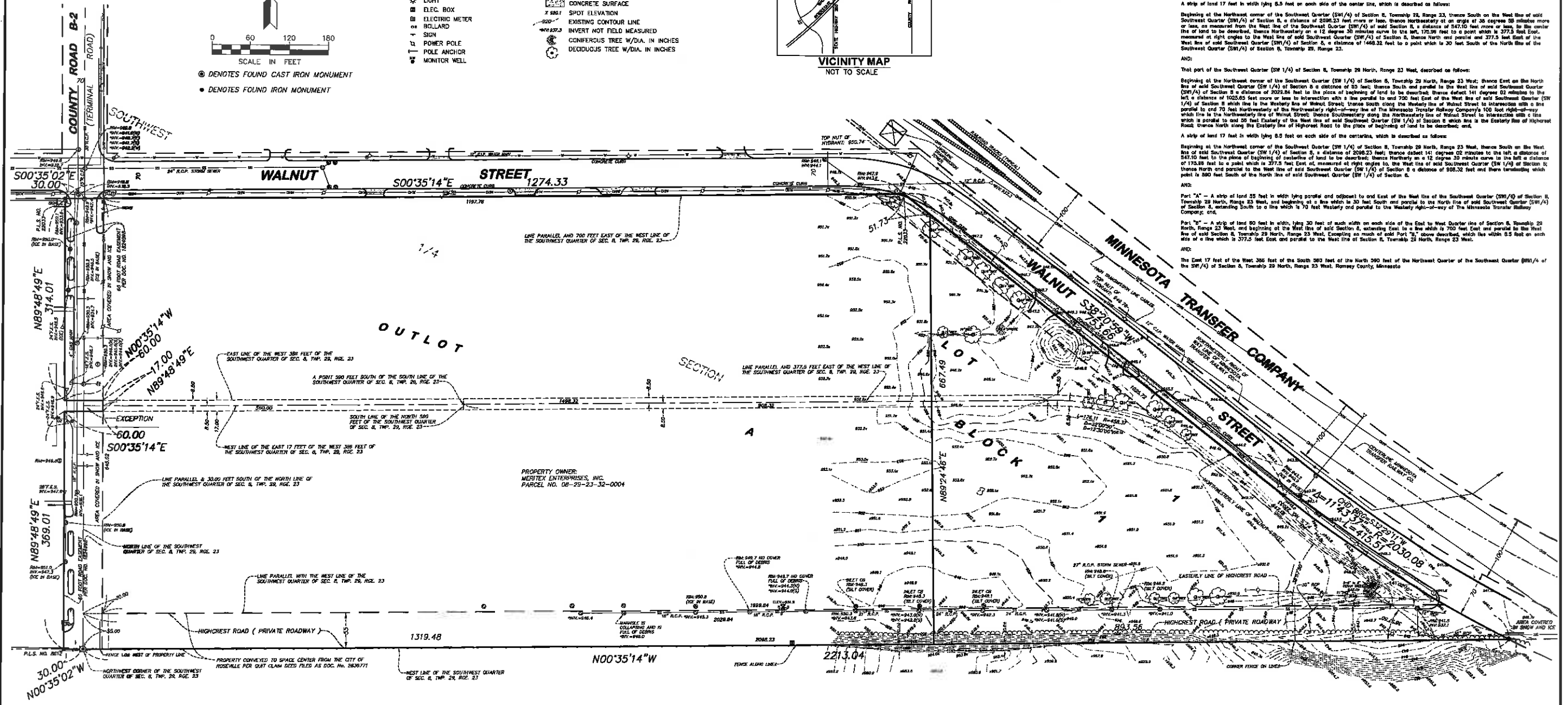
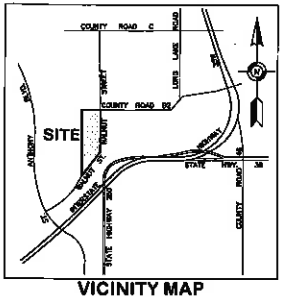
Part "A" - A strip of land 25 feet in width lying parallel and adjacent to and East of the West line of the Southwest Quarter (SW 1/4) of Section 8, Township 29 North, Range 23 West, and beginning at a line which is 30 feet South and parallel to the North line of said Southwest Quarter (SW 1/4) of Section 8, extending South to a line which is 70 feet West of and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8, excepting an amount of said Part "B", above described, which lies within 8.5 feet on each side of a line which is 377.5 feet East and parallel to the West line of said Southwest Quarter (SW 1/4) of Section 8.

The East 17 feet of the West 305 feet of the South 390 feet of the North 390 feet of the Northwest Quarter of the Southwest Quarter (SW 1/4) of the SW 1/4 of Section 8, Township 29 North, Range 23 West, Ramsey County, Minnesota.

- LEGEND: MANHOLE, SANITARY MANHOLE, STORM MANHOLE, TELEPHONE MANHOLE, CATCH BASIN, CATCH BASIN NOT FIELD LOCATED, FLARED END SECTION, F.E.S. NOT FIELD LOCATED, HYDRANT, GATE VALVE, LIGHT, ELEC. BOX, ELECTRIC METER, BOLLARD, SIGN, POWER POLE, POLE ANCHOR, MONITOR WELL, STORM SEWER, SANITARY SEWER, WATERMAIN, GAS MAIN, UNDERGROUND ELEC., OVERHEAD WIRE, CHAIN LINK FENCE, WIRE FENCE, TREE LINE, CONCRETE SURFACE, SPOT ELEVATION, EXISTING CONTOUR LINE, INVERT NOT FIELD MEASURED, CONFERRUS TREE W/DIA. IN INCHES, DECIDUOUS TREE W/DIA. IN INCHES



SCALE IN FEET. DENOTES FOUND CAST IRON MONUMENT. DENOTES FOUND IRON MONUMENT.



NOTES:

- 1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-88 adjustment).
2. The total area of the property described herein is 1,221,853 square feet or 28.045 acres.
3. The legal description and assessment information used in the preparation of this survey were based on the Commitment for Title Insurance prepared by Commercial Partners Title Insurance Company, as agent for Lawyers Title Insurance Corporation, Commitment No. 30006 (Plat Supplemental) dated July 31, 2006.
4. Existing utilities, services and underground structures shown herein were located either physically from existing records made available to us, by resident testimony, or by locations provided by Cooper One (per license 110130017; 110130020; 110130026; and 110130031). Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or construction.
5. According to the City of Roseville the property is zoned I (Industrial District), and has the following building and parking setback requirements:
Building setback: Front = 30 feet, Side = 10 feet or 40 feet from residential lot boundary, Rear = 30 feet or 40 feet from residential lot boundary.
Height = 60 feet and Maximum F.A.S. = 0.4/0.8 (per building type).
Parking setback: Equal to building setback.
6. According to the Federal Emergency Management Agency Web Site the subject property lies within Map No. 27123000100 on an un-priated panel and is subject to no special flood hazard areas.
7. BENCHMARK: Minnesota Department of Transportation Control Monument "Org MNDOT AZ MA", Elevation = 864.286 feet (MAYD 88).

OWNER / SUBDIVIDER: MERITEX ENTERPRISES, INC. 24 UNIVERSITY AVENUE SUITE 200 MINNEAPOLIS, MN 55413 PHONE: 612-548-4848. SURVEYOR: EGAN, FIELD & NOWAK, INC. 1229 TYLER STREET NE - SUITE 100 MINNEAPOLIS, MN 55413 LEE J. NOWAK, PLS PHONE: 612-466-3300. AREAS: PROPOSED LOT 1, BLOCK 1 = 280,410 Square Feet 6.437 Acres. PROPOSED OUTLOT A = 941,243 Square Feet 21.608 Acres.

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Date of survey: January 17, 2011. Date of signature: January 27, 2011. Brent R. Peters Minnesota License No. 44123

Table with columns: FIELD BOOK, PAGE, FIELDWORK CHIEF, REVISIONS (NO., DATE, DESCRIPTION), DRAWN BY, CHECKED BY.

PRELIMINARY PLAT OF: HIGHCREST PARK ADDITION

PRELIMINARY PLAT FOR: MERITEX ENTERPRISES, INC.

PROPERTY ADDRESS: 2295 WALNUT STREET ROSEVILLE, MINNESOTA 55113

EFN logo and contact information for Egan, Field & Nowak, Inc. 1229 Tyler Street NE, Suite 100 Minneapolis, Minnesota 55413. Phone: (612) 466-3300. Fax: (612) 466-3383. WWW.EFNSURVEY.COM. Copyright © 2011 by EGAN, FIELD & NOWAK, INC.

1 **PLANNING FILE 11-002**

2 **Request by Meritex Enterprises, Inc. for approval of a PRELIMINARY PLAT of the industrially-zoned property at**
3 **2285 Walnut Street**

4 Chair Boerigter opened the Public Hearing at 7:12 p.m.

5 Associate Planner Bryan Lloyd reviewed the request of Meritex Enterprises, Inc. for approval of a PRELIMINARY
6 PLAT at 2285 Walnut Street in the industrially-zoned property to plat the southernmost triangle of the parcel
7 with the remainder of the parcel as an Outlot until future development plans necessitate platting more of the
8 property

9 Mr. Lloyd advised that there were numerous components of the application still outstanding, the City's Public
10 Works Department and City Engineer were finalizing information on storm water and infrastructure with the
11 applicant's consulting engineer. Mr. Lloyd advised that staff was recommending that, if approved by the
12 Planning Commission, approval be contingent upon provision of all outstanding detailed engineering
13 information prior to City Council action.

14 Mr. Lloyd reviewed the nature of an "Outlot" and intent to plat the proposed Outlot A when future
15 development scenarios were solidified enough to determine actual location of lot lines. Mr. Lloyd advised that
16 the existing pile of rubble, under stipulations of a recent Interim Use approval, was located on the northern
17 portion of the proposed Outlot.

18 Staff recommends approval of the PRELIMINARY PLAT, as detailed in Section 7 of the staff report dated March 2,
19 2011; contingent upon provision of all outstanding detailed engineering information prior to City Council action.

20 **City Engineer Debra Bloom**

21 At the request of Member Gottfried, City Engineer Debra Bloom reviewed the process of public infrastructure
22 improvements necessary to serve any given plat. Mr. Bloom noted that the older unit was one lot, and was now
23 being proposed for subdivision for up to three (3) lots. Ms. Bloom reviewed the location of existing and future
24 sanitary sewer locations and extensions needing to be stipulated as part of the preliminary plat, as well as
25 identifying any additional rights-of-way and sidewalk extensions. Ms. Bloom advised that the existing storm
26 water infrastructure had been developed on the property prior to development of current storm water
27 regulations; and improvements would now need to be incorporated into the parcel(s). Ms. Bloom noted that
28 the Applicant's consulting engineer was aware of the required information, and expressed her confidence that
29 the information was forthcoming. Ms. Bloom further noted that Terminal Road had been developed in the
30 1980's as a private road at this location; and it was staff's preference to keep it private and not have it become a
31 public roadway. Ms. Bloom advised that none of the remaining engineering issues were insurmountable, but
32 that it was staff's charge to ensure public improvement requirements were in place to meet future development
33 and/or redevelopment needs of the site.

34 Member Gottfried expressed concern in the Planning Commission holding the Public Hearing prior to all
35 technical aspects for the project being in place.

36 Ms. Bloom, as well as Mr. Lloyd, assured Commissioners that holding the Public Hearing and reviewing the
37 Preliminary Plat at this time, prior to completion of engineering documents, were practical.

38 **Applicant Representative, Clark Wicklund, Alliant Engineering**

39 Mr. Wicklund addressed the issues addressed by Ms. Bloom: sanitary sewer, storm sewer and sidewalk
40 extension on Walnut; and addressed the status of each component.

41 Storm Sewer

42 Mr. Wicklund advised that site drainage was sufficient based on the previous development on the site; and
43 while there was no capacity issue, how to best treat the runoff remained in process. Mr. Wicklund noted that
44 there were a variety of options to treat the drainage as the site developed, while addressing drainage from the
45 City's perspective and the network of available surrounding storm sewers and concern that the site may be
46 tributary to a local regional retention pond. Mr. Wicklund advised that, in working with staff, it was determined
47 to route the northern portion of the site to an already-installed storm sewer on County Road C2 and Walnut,
48 thus bypassing the regional pond, which had been of primary concern to City Engineer Bloom based on a history
49 of flooding at that lift station.

50 Mr. Wicklund noted that the site was already developed and surrounded by runoff capacity, but that with the
51 addition of newer stormwater management requirements, discharge would be reduced from the site. However,
52 Mr. Wicklund advised that until more detail was known as individual users came forward, additional mitigation
53 remained an unknown. Mr. Wicklund advised that based on current use, the site drained northerly; however,
54 when demolition was done and the site graded, grades were revised inward onto the site and drained the site
55 northerly into the stormwater system, providing adequate drainage for the interim and providing additional
56 space as lots develop.

57 Sanitary Sewer

58 Mr. Wicklund noted that the sanitary sewer was already in place on this developed site, and while talked about
59 to-date only conceptually, it was proposed to provide a ten inch (10") extension connecting to the manhole and
60 south to another location, meeting City design criteria. Mr. Wicklund advised that to make the sanitary sewer
61 possible would require an easement outside existing right-of-way for installation and maintenance; and assured
62 Members that it was more than sufficient to meet City requirements.

63 At the request of Member Gottfried, Ms. Bloom confirmed that she had not yet reviewed the sanitary sewer
64 proposal from the consulting engineer in detail.

65 Sidewalk

66 Mr. Wicklund advised that there was adequate room for a five foot (5') walk on the west side of Walnut, as well
67 as sufficient room within the right-of-way for installation of that sidewalk.

68 Mr. Wicklund noted that the Planning Commission did not have the detailed information available for their
69 review for this meeting, he assured Members that all outstanding components were doable.

70 Chair Boerigter closed the Public Hearing at 7:28 p.m.; no one appeared for or against.

71 Member Gottfried advised that, without the City Engineer's detailed review, a request for approval was
72 premature, and while it created challenges to meet the 60-day land use review process, it prevented due
73 diligence by the Planning Commission. Member Gottfried opined that the Planning Commission relied on staff's
74 analysis and sign off for any review, and even with assurances by the Applicant's consulting engineer, and by
75 City Engineer Bloom, he further opined that it was in the best interest of the City to delay approval, following
76 more detailed review and recommendation of the City Engineer.

77 Chair Boerigter recognized Member Gottfried's concerns, and advised that in many circumstances, he would
78 agree. However, in reviewing this request, and based on the verbal comments of the City Engineer, as well as
79 the recommendation condition of staff that remaining engineering details be addressed prior to approval by the
80 City Council, he found no rationale for delaying action. Chair Boerigter advised that, no matter how those more
81 technical requirements were worked out, they were beyond his ability to discern, and he expressed his
82 confidence in staff's analysis and recommendations at the City Council level; and that those final issues did not
83 impact his decision-making or moving this request forward based on those contingencies.

84 Member Gisselquist expressed his inclination to concur with Member Gottfried, noting that there remained two
85 (2) areas where missing data was obvious. Member Gisselquist noted that this was a public forum designed for
86 public comment; and that the Commission needed to do their due diligence prior to making a recommendation
87 to the City Council and not depend on the City Council to take time to review those technical questions. Member
88 Gisselquist advised that he was inclined to deny the request, or support a motion to continue, pending receipt of
89 the additional information.

90 Member Best concurred with Chair Boerigter, supporting moving forward with the request and supporting it;
91 expressing his confidence in the City Engineer making recommendation for any final approval based on technical
92 data received.

93 Member Wozniak advised that, under normal circumstances, he would request more detail; however, in this
94 case, he was unsure of what he could add above and beyond the assurances by City Engineer Bloom that all was
95 in order. Member Wozniak expressed his confidence in relying on Ms. Bloom's expertise and final review by the
96 Development Review Committee (DRC) to make those technical decisions on any outstanding issues. Member
97 Wozniak spoke in support of the request, contingent upon staff's recommendation for the condition detailed in
98 Section 7.0 of the staff report.

99 **MOTION**

100 **Member Boerigter moved, seconded by Member Best to RECOMMEND approval of the proposed**
101 **PRELIMINARY PLAT at 2285 Walnut Street; based on the comments and findings of Sections 4-6 and the**
102 **recommendation of Section 7 of the Request for Planning Commission Action dated March 2, 2011; with said**
103 **approval conditioned upon submittal by the Applicant any and all outstanding easement, storm water, and**
104 **utility data to staff, with those submissions subject to the satisfaction of the Public Works Department and**
105 **prior to consideration of the proposed plat by the City Council.**

106 **Roll Call Vote**

107 **Ayes: 3 (Best, Wozniak, Boerigter)**

108 **Nays: 2 (Gisselquist; Gottfried)**

109 **Motion carried.**