

Rebecca Sprengeler

From: Richard (Collin) Stelzig
Sent: Thursday, November 10, 2022 12:48 PM
To: Jay Blake
Cc: Trisha Hayrynen; Rebecca Sprengeler
Subject: Application SUB 22-02: Buoy 10 Land Preliminary Plat

Hello Jay,

If possible, please provide this email into the record of Application SUB 22-02: Buoy 10 Land Preliminary Plat.

Public Works has some of the same concerns noted in the communications from the Neighboring Property Owners. Public Works' September 28 review letter provides comments that if addressed sufficiently could alleviate many of our joint concerns.

In addition, the staff report states "The applicant should construct half street improvements on Seventh Avenue. This should be done in conjunction with planned water system improvements." Public works disagrees with this comment. The proposed waterline will not impact the half street improvements associated with this development. Our recommendation is to remove this condition and require half street improvements be design and constructed as part of this subdivision.

The staff report also states the following, "The applicant stated that they will design stormwater improvements to take surface water flow from a portion of Seventh Avenue and driveways." But, the conditions of approval state the following, "4. The applicant should agree to make road/ sidewalk/ and drainage improvements to and adjacent to Seventh Avenue or sign a non-remonstrance agreement for future improvements along Seventh Avenue." The stormwater improvements should be constructed prior to construction of the new homes. A non-remonstrance agreement would not guarantee that these improvements will ever be installed, let alone prior to construction of the homes and driveways. Our recommendation is to remove this condition and require half street improvements be design and constructed as part of the subdivision improvements.

Sincerely,

Collin Stelzig, PE

Public Works Director

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