

SUMMARY OF TRANSPORTATION BOARD ACTION ATTACHMENT 1

Subject: Bradley Green – Application for Preliminary Plat Approval

Meeting Date: October 18, 2005

Recommendation: That the Council approve the subdivision with the adoption of Resolution A, included as Attachment 3 to the September 6, 2005 Staff Report, with the following changes:

- 1. That the stipulation regarding stub-out signage be revised as follows:

Stub-out Signage and Notification: At such time the applicant completes construction activity associated with the clearing and grading for the road bed, signage shall be located at each roadway stub-out. That the signage shall indicate that the roadway will be extended for future development. The size, text, and color of the signs shall be subject to the Town Manager’s approval. That the final plat and final plans include a note stating that “Future development of the adjoining property may will include the extension of the stub-out on the north property line

(In light of recent discussions surrounding the possible roadway connection between the Larkspur Subdivision and the proposed Chapel Watch development, transportation Board recommended changing the word “may” to “will.”)

- 2. That the following stipulation be deleted:

Floor Area Restrictions: That the development complies with the floor area restrictions as required in Section 3.8.5 of the Land Use Management Ordinance. That the final plans and final plat identify the two lots on which the floor area restricted residences will be constructed.

(The applicant indicated that if necessary, he could comply with the floor area restrictions and construct two homes that he would anticipate selling for approximately \$350,000. The Transportation Board did not believe, that in this case, the floor area restricted regulations resulted in the construction of affordable housing.)

- 3. That the following stipulation is added to the resolution:

Payment-in-lieu of affordable housing: That in-lieu of complying with the floor area restricted regulations, that the applicant provides a payment-in-lieu towards infrastructure improvements associated with the Habitat for Humanity Sunrise Road proposal. That the payment in lieu shall be based on the cost associated with the applicant’s offer to: a) design and install necessary sewer infrastructure which will eliminate the need for a pump station on the adjacent property to the north; and b) improve Ginger Road to a 22 foot wide pave surface, with shoulders and a ditch between Amesbury Drive and Sunrise Road.

(The Transportation Board believed that the applicant’s offer to construct certain infrastructure improvements, for the benefit of the proposed Habitat for Humanity Sunrise Road proposal, is preferred to having the applicant construct two floor area restricted dwellings.)

Vote: 6-0

Ayes: Gary Barnes, Matt Hapgood, Eleanor Howe (Chair), Rudy Juliano, Ade MacGregor, Russell Paulsen

Nay: 0

Prepared by: Eleanor Howe, Chair
Gene Poveromo, Staff