

B. General Business:

**5. Recommendation of a Preliminary Plat approval of Cottonwood Creek, Phase 4.
Allen Hall of Rosenberg & Associates, Representing**

Corey Bundy: The staff report is as follows:

This is a preliminary plat for a 4-lot subdivision in a RA zone, which requires a minimum lot size of 0.5 acres. All four lots are 0.5 acres or larger. The entire site is 2.62 acres which equates to a density of 1.5 lots/acre.

Applicant: Lonnie Gubler, developer

Project Engineer: Rosenberg Associates

This 4-lot subdivision has a public cul-de-sac street off of Riverwood Lane, with a proposed 15' wide private lane coming off the cul-de-sac to access property to the west, outside the subdivision. This phase 4 is south of Cottonwood Creek, phase 1 and also adjacent to phase 2 located to the west. The subdivision property is mostly level and the four lots are all outside the 100 year floodplain.

Issue: The only issue staff can see with the proposed subdivision is the 15' wide private lane which comes off the cul-de-sac. Because this lane is likely to be fenced on both sides the 15' width of the lane poses a possible safety issue if pedestrians or kids on bicycles are in the lane when a vehicle with trailer drives through. Staff suggests widening the lane (18'-25') to provide a safety factor and also potential access way for a future dwelling which will require a minimum 25' access lane for a flag lot under the City Subdivision code.

Marv Wilson: Why is the driveway there?

Allen Hall: The private driveway is being provided to the applicant's brother to access his land. The Phase 4B is for other family members to build on a later times.

Curtis Jensen: Who will maintain the private driveway?

Allen Hall: The owner will be the one to maintain that driveway.

Curtis Jensen: We can now proceed to a motion.

Motion to recommendation approval to City Council of a Preliminary Plat approval of Cottonwood Creek, Phase 4 Made by: Michael Day, Seconded by: Marv Wilson

Voting Aye: All

Voting Nay: None

Motion Carried