

City of Scottsbluff, Nebraska

Tuesday, February 21, 2017

Regular Meeting

Item Subdiv.1

Council to consider a preliminary plat of Lots 1-10, Block 3, Lots 1-8, Block 4, Lots 1-5, Block 5, Hilltop Estates.

Staff Contact: Annie Folck

Agenda Statement

Item No.

For meeting of: February 21, 2017

AGENDA TITLE: Preliminary Plat for Hilltop Estates

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department

PRESENTATION BY:

SUMMARY EXPLANATION: Baker and Associates has submitted a Preliminary Plat for Hilltop Estates on behalf of property owners Kosman, Inc. for review and approval by the Planning Commission & City Council.

The property is in the City's extra territorial jurisdiction and situated south of 42nd St and east of Fairview Cemetery. City staff and Consultants have reviewed the preliminary plat and proposed infrastructure to the property. The area is approximately 32± acres and will be developed into forty one (41) lots with the majority ranging in size from 15,000-25,000 square feet. There are a few lots that are larger as the site plan is designed to allow for several existing structures (homes and outbuildings) to remain in place. Each lot will be served by City utilities, with the developer to provide water and sewer lines, including a lift station for sanitary sewer.

Due to new regulatory requirements that make the City responsible for overseeing inspections and maintenance for all publicly or privately owned retention facilities, the City will be developing a policy by which stormwater runoff from new developments will be directed to regional stormwater basins rather than kept on site-specific facilities. In return for accepting their stormwater, the City would charge developers an impact fee at the time that a subdivision is developed. Hilltop Estates will be the first subdivision that will use this model. There are three sub-basins within the drainage area. While it would be the City's preference for all of the runoff to drain to regional facilities, due to the very flat gradation of the property, there will be one small on-site retention area. The rest of the runoff will be directed south to the existing retention basin south of the SWBC building, and north to a retention basin that will be constructed on City property next to the soccer complex. For more detail, see Planning Commission minutes.

BOARD/COMMISSION RECOMMENDATION: At a regular meeting held on February 13, 2017 the Planning Commission recommended approval of the Preliminary Plat for Hilltop Estates

STAFF RECOMMENDATION: Approve Preliminary Plat of Hilltop Estates to allow Developer to move forward with Final Platting and development of property.

EXHIBITS

Resolution ☐ Ordinance ☐ Contract ☐ Minutes x Plan/Map x

Other (specify) ☐ _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

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PRELIMINARY PLAT SURVEY			
Title Sheet			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
6157	02-03-2017	1 of 5	1

A PARCEL OF LAND CONTAINING 1,409,935 SQ. FT. (32.37 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WEST LINE OF THE PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789, SOUTH 02°16'11" WEST, A DISTANCE OF 1066.20 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789 AND TO A RECORD CORNER SHOWN ON RECORD OF SURVEY COMPLETED BY LS 476 ON APRIL 21, 1992 OF THE FAIRVIEW CEMETERY;

1. SOUTH 02°16'11" WEST, A DISTANCE OF 3.00 FEET;
2. THENCE SOUTH 55°32'59" EAST, A DISTANCE OF 65.80 FEET;
3. THENCE SOUTH 40°29'01" EAST, A DISTANCE OF 242.48 FEET (MEASURED) TO A POINT ON THE NORTH LINE OF BLOCK 6 MCKINLEY FOURTH ADDITION RECORDED AT BOOK 120, PAGE 144 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 13 NORTH 02°07'24" EAST,
A DISTANCE OF 842.76 FEET TO A POINT AT THE SOUTHEAST CORNER OF HILLTOP ESTATES BLOCK 2
RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID BLOCK 2, NORTH 02°07'23" EAST, A DISTANCE OF 440.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 42ND STREET AS PLATTED IN THE HILLTOP ESTATES SUBDIVISION RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE NORTH 01°51'03" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 02°16'11" WEST, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, A CERTIFICATE OF TITLE WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING A GRID BEARING OF SOUTH 88°08'36" EAST, A DISTANCE OF 2661.46 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHA RN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. THE ABOVE DESCRIBE PROPERTY IS BEING ANNEXED INTO THE CITY OF SCOTTSBLUFF
PER THE APPROVAL OF THIS PLAT .

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER
BEING A 1-5/6" DIAMETER ORANGE PLASTIC CAP
ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY
BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM
ORIGINAL RECORDS

INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER

INDICATES FLARED END SECTION

■ INDICATES STORM SEWER INLET

Ⓢ INDICATES SEWER MANHOLE

STM INDICATES STORM SEWER MANHOLE

 INDICATES GAS METER

J INDICATES ELECTRICAL JUNCTION BOX

☒ INDICATES ELECTRICAL SERVICE PEDESTAL

▲ INDICATES ELECTRICAL TRANSFORMER

☀ INDICATES LIGHT FULL
☁ INDICATES POWER BOIL

REFERENCES

○ INDICATES WATER FIRE HYDRANT

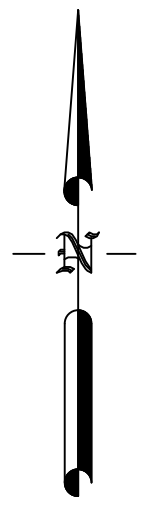
 INDICATES WATER VALVE

INDICATES WATER WELL

⊙ INDICATES LIGHT POLE

EP	INDICATES UNDERGROUND ELECTRIC LINE
OWP	INDICATES OVERHEAD ELECTRIC LINE
W	INDICATES UNDERGROUND WATER LINE
FO	INDICATES UNDERGROUND FIBER OPTIC LINE
Gas	INDICATES UNDERGROUND GAS LINE
UGTble	INDICATES UNDERGROUND TELEPHONE LINE
---	INDICATES EDGE OF PAVEMENT
8in	INDICATES STORM PIPE (SEE SIZE AS DETAIL)
San	INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
3965	INDICATES COUNTOUR LINE
---	INDICATES UTILITY EASEMENT
---	INDICATES ROW
---	INDICATES EXISTING PROPERTY LINE

FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
RWSV	RESILIENT SEAT WEDGE VALVE	CL	CENTERLINE
MH	MANHOLE	EL.	ELEVATION
STA	STATION	PROP	PROPOSED
ELEV	ELEVATION ABOVE SEA LEVEL	EX.	EXISTING
INV	INVERT	BCRB	BACK BURN RETURN
BOC	BACK OF CURB	ECR	END CURB RETURN
TOC	TOP OF CURB	PC	POINT OF CURVATURE
EOR	EDGE OF ROAD	PT	POINT OF TANGENT
FL	FLOW LINE	PRC	POINT OF REVERSE CURVE
FG	FINISH GRADE	POB	POINT OF BEGINNING
GL	GUTTER LINE	POE	POINT OF END
L.F.	LINAL FEET	PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE MATERIAL	PVI	POINT OF VERTICAL INTERSECTION
VCP	VITRIFIED CLAY PIPE	GB	GRASS BREAK
RCIP	REINFORCED CONCRETE PIPE	HP	HIGH POINT
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	(R)	RECORDED DISTANCE
T-BLK	CONCRETE THRUST BLOCK	(M)	MEASURED DISTANCE



NOT TO SCALE

PAGE 1 TITLE SHEET

PAGE 2 EXISTING SITE PLAN

PAGE 3 PROPOSED LOT PLAN

PAGE 4 GRADING & DRAINAGE PLAN

PAGE 5 UTILITY PLAN

PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
11-14-16	DRAFTED SURVEY	BJM
01-20-17	REVISED PRELIMINARY PLAT	BJM
02-03-17	REVISED PRELIMINARY PLAT	BJM

Baker

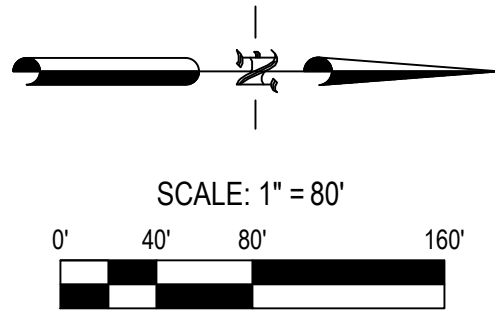
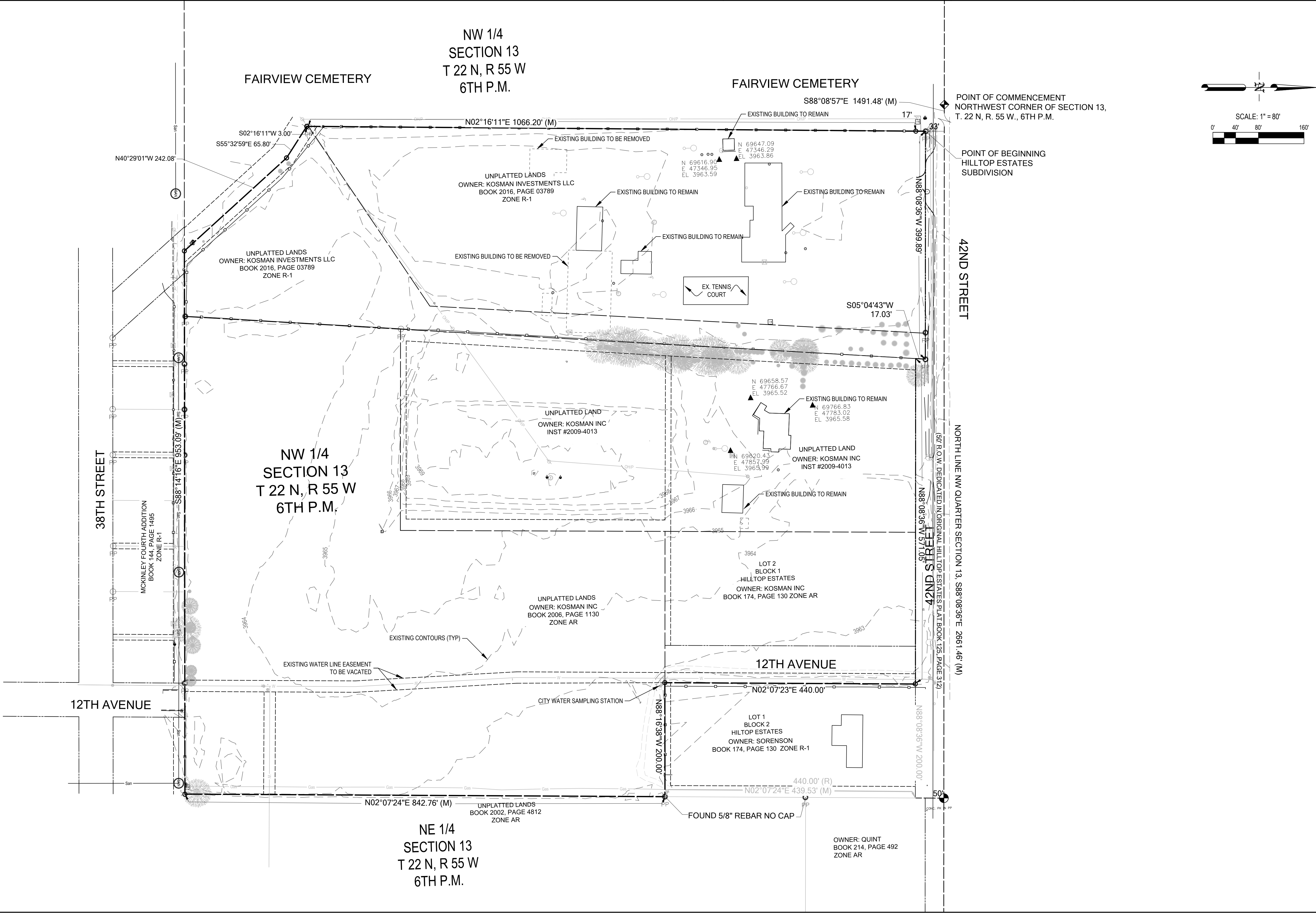
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PRELIMINARY PLAT SURVEY			
Existing Site Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
6157	02-03-2017	2 of 5	2



PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
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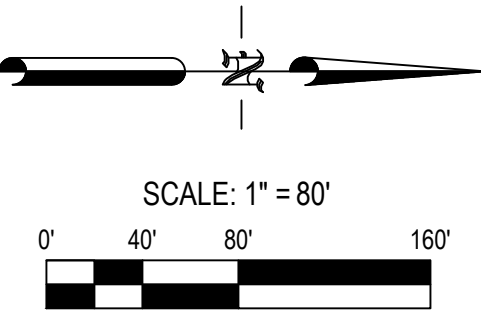
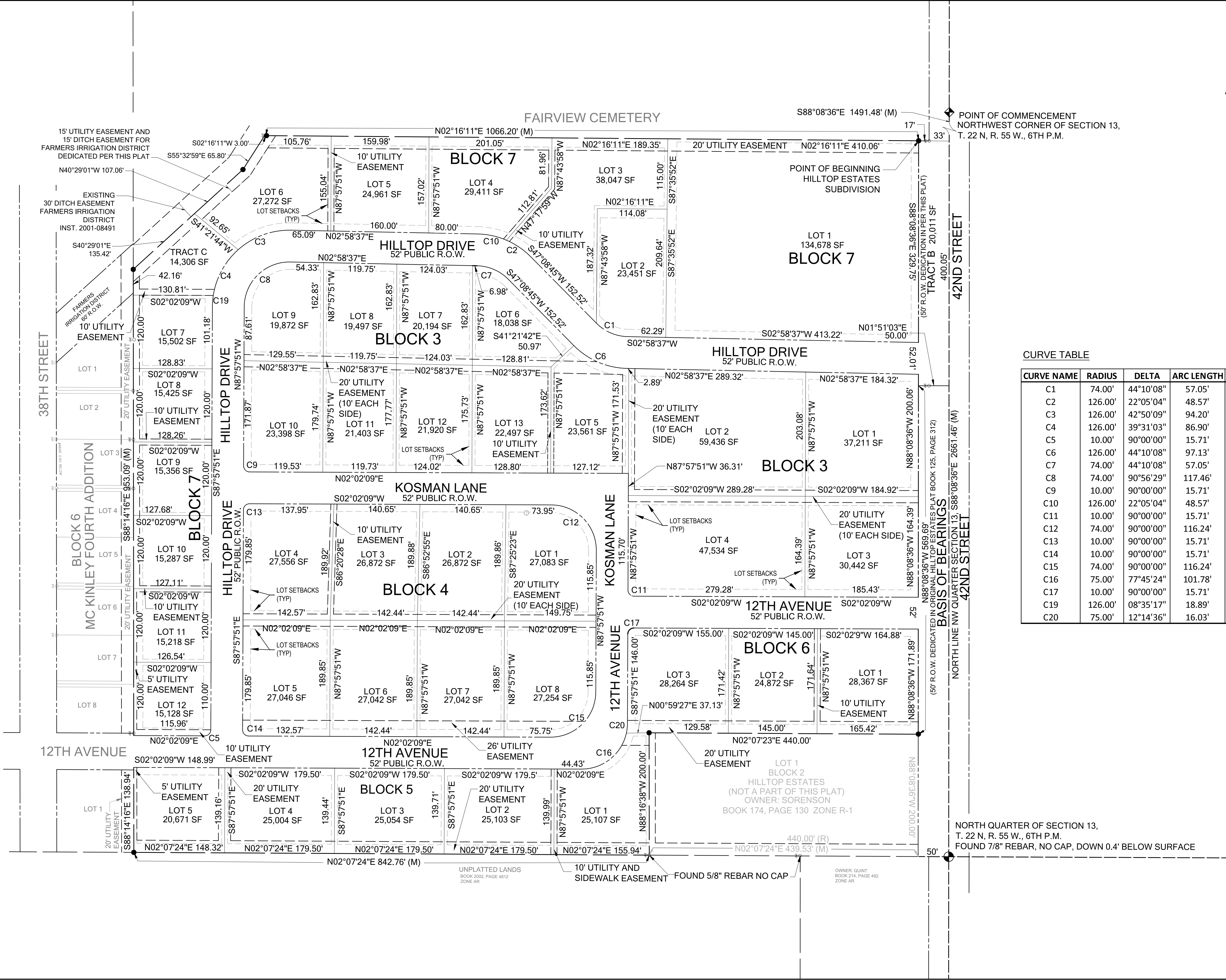
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PRELIMINARY PLAT SURVEY			
Proposed Lot Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code 6157	Last Mod. Date 02-03-2017	Subset 3 of 5	Sheet No. 3



CURVE TABLE

CURVE NAME	RADIUS	DELTA	ARC LENGTH	CHORD	CH. BEARING
C1	74.00'	44°10'08"	57.05'	55.64'	S 25°03'41"W
C2	126.00'	22°05'04"	48.57'	48.27'	S 36°06'13"W
C3	126.00'	42°50'09"	94.20'	92.02'	S 18°26'28"E
C4	126.00'	39°31'03"	86.90'	85.19'	S 59°37'03"E
C5	10.00'	90°00'00"	15.71'	14.14'	S 42°57'51"E
C6	126.00'	44°10'08"	97.13'	94.75'	N 25°03'41"E
C7	74.00'	44°10'08"	57.05'	55.64'	N 25°03'41"E
C8	74.00'	90°56'29"	117.46'	105.51'	N 42°29'37"W
C9	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C10	126.00'	22°05'04"	48.57'	48.27'	S 14°01'09"W
C11	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C12	74.00'	90°00'00"	116.24'	104.65'	N 47°02'09"E
C13	10.00'	90°00'00"	15.71'	14.14'	N 47°02'09"W
C14	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C15	74.00'	90°00'00"	116.24'	104.65'	S 42°57'51"E
C16	75.00'	77°45'24"	101.78'	94.15'	N 36°50'34"W
C17	10.00'	90°00'00"	15.71'	14.14'	N 42°57'51"W
C19	126.00'	08°35'17"	18.89'	18.87'	S 83°40'13"E
C20	75.00'	12°14'36"	16.03'	16.00'	N 81°50'34"W

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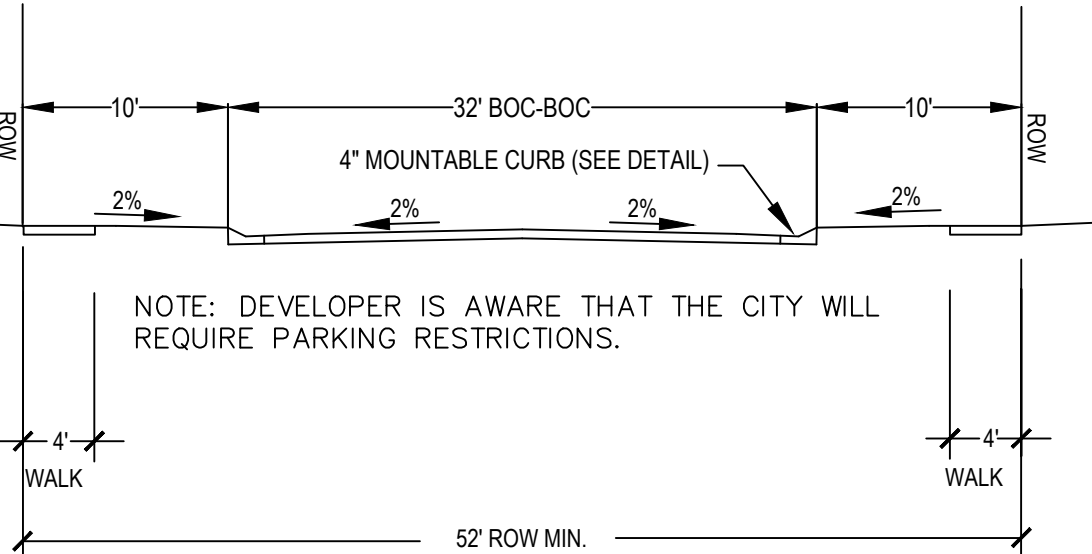
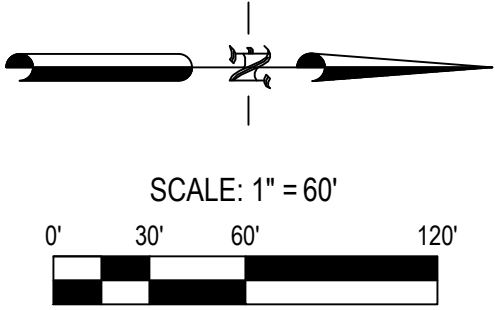
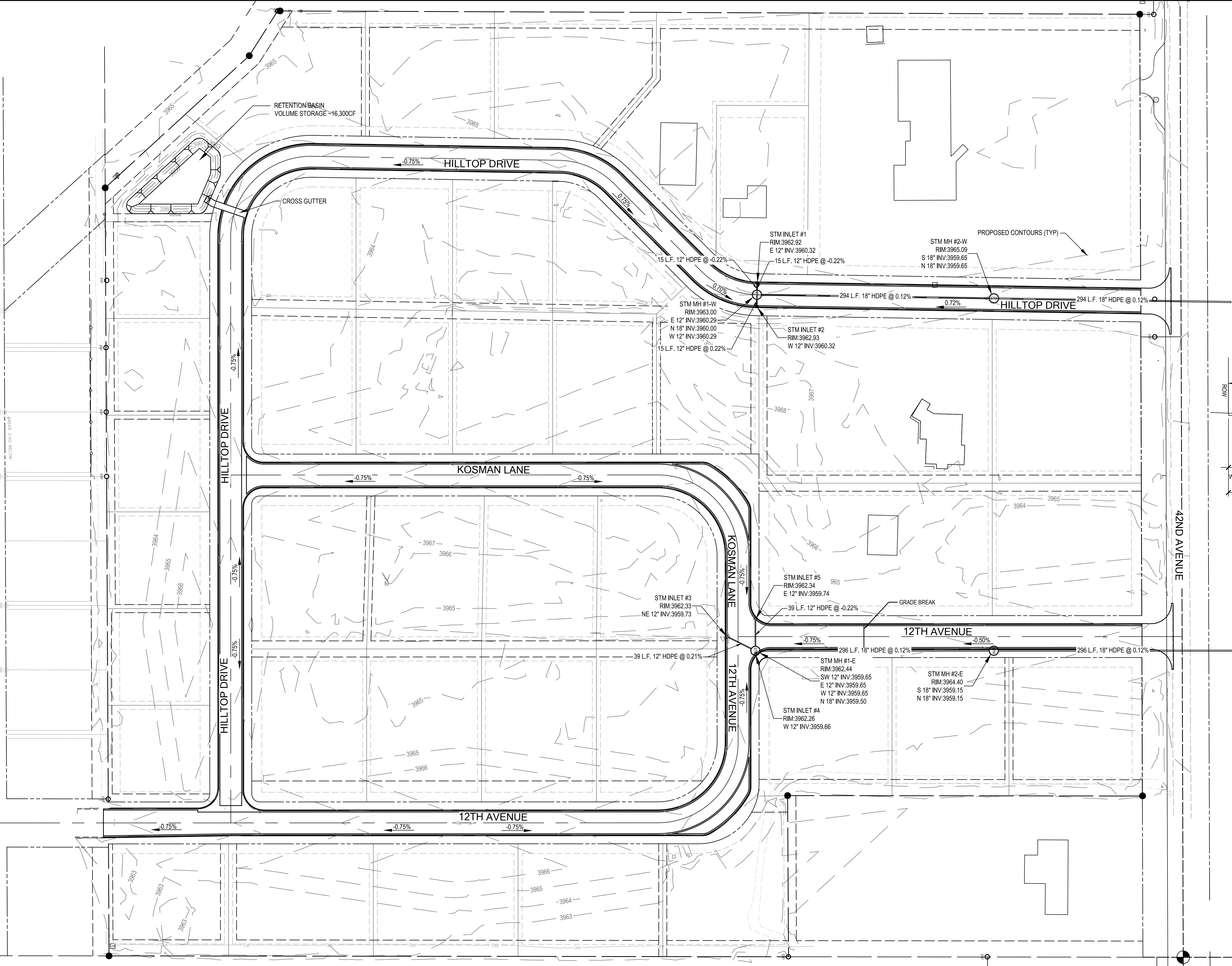
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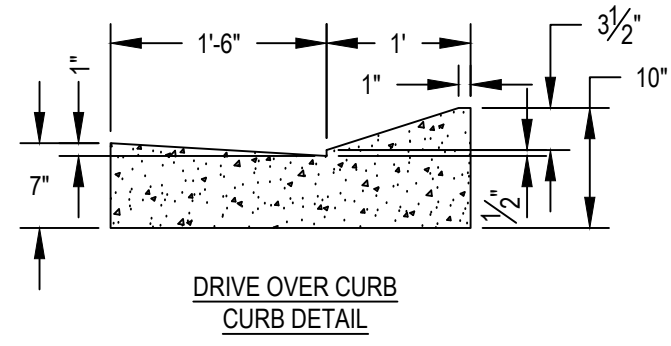
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PRELIMINARY PLAT SURVEY			
Grading and Drainage Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
6157	02-03-2017	4 of 5	4



TYPICAL STREET SECTION
NOT TO SCALE



PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
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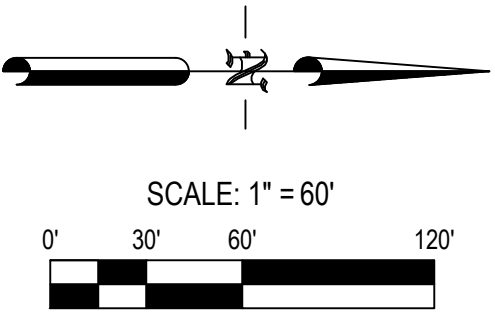
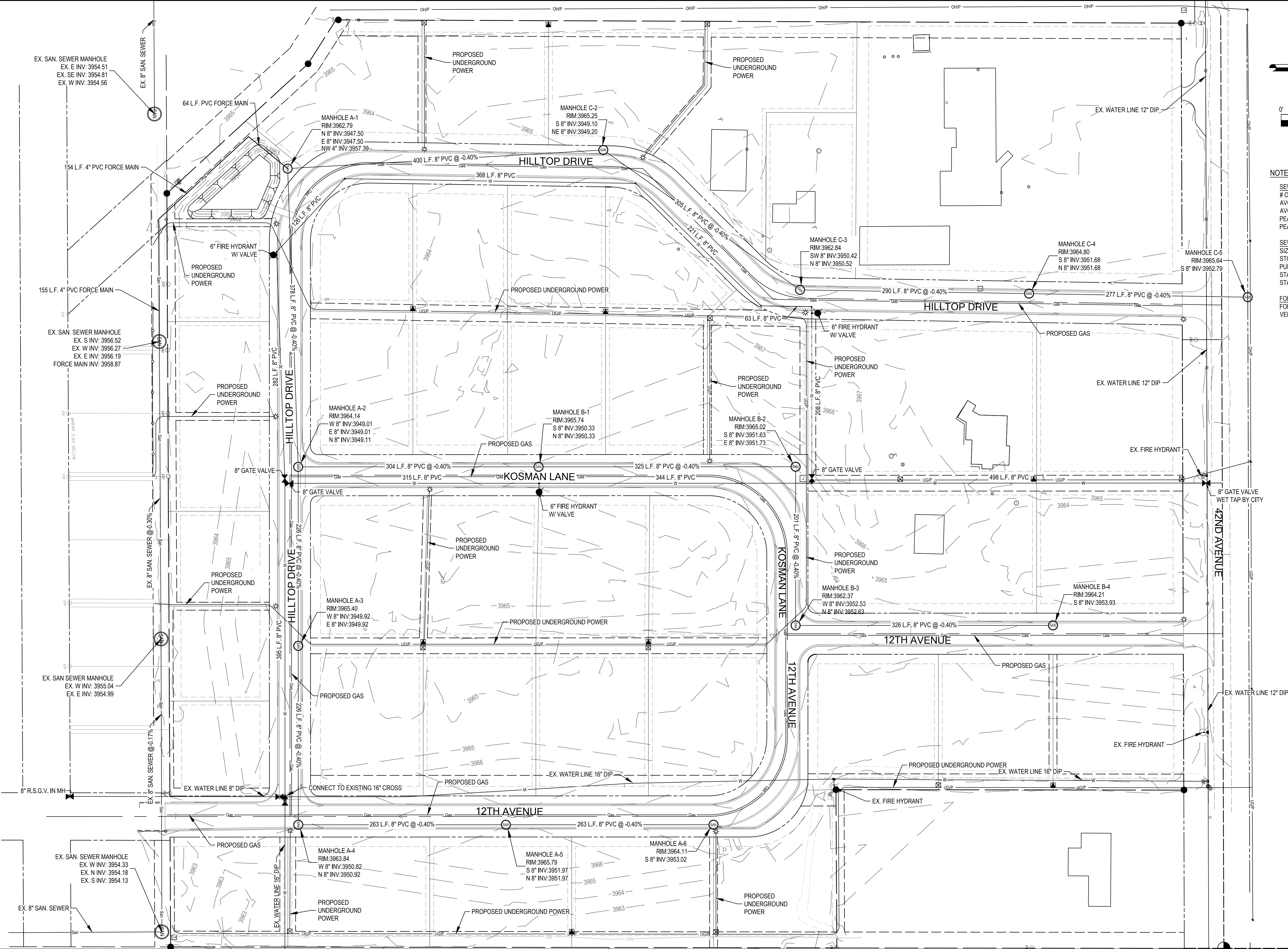
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PRELIMINARY PLAT SURVEY			
Utility Plan			
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- NOTES:
- SEWER FLOW:
OF LOTS: 41
AVG FLOW PER LOT: 250 (GAL/DAY)
AVG FLOW: 7.12 (GAL/MIN)
PEAK FACTOR: 2.5
PEAK FLOW PER DAY: 17.80 (GAL/MIN)
- SEWER LIFT STATION:
SIZE (DIA.): 6 (FT)
STORAGE DEPTH: 1.5 (FT)
PUMP FLOW: 85 (GAL/MIN)
STARTS PER HOUR (AVERAGE): 1.34
STARTS PER HOUR (PEAK): 3.37
- FORCE MAIN:
FORCE MAIN SIZE: 4 (INCH)
VELOCITY: 2.17 (FT/SEC)

**Planning Commission Minutes
Regular Scheduled Meeting
February 13, 2017
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February, 2017, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on February 3, 2017. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Angie Aguillo, David Gompert, Jim Zitterkopf, Callan Wayman, Mark Westphal, Henry Huber, and Becky Estrada. Absent: Dana Weber. City officials present: Annie Folck, Planning Coordinator, Gary Batt, Code Administrator II, Jordan Diedrich, Administrative Services Coordinator, and Anthony Murphy, Fire Prevention Officer.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of the January 9th meeting were reviewed. **Conclusion:** A motion was made by Zitterkopf and seconded by Gompert to approve the minutes for the January 9th meeting. **"YEAS":** Estrada, Aguillo, Huber, Gompert, Zitterkopf, and Chadwick. **"NAYS":** None **Abstain:** Westphal, Wayman **Absent:** Weber

ITEM 7A: The Planning Commission opened a public hearing for the review of a Preliminary Plat for Hilltop Estates. Annie Folck gave a staff review of the project, stating that it included 41 residential lots in 4 blocks. The lots are configured to allow some existing structures to remain in place after the property is divided. The lots will be large for a residential area, varying from 15,000-25,000 square feet, with the majority around 25,000 sq ft. The streets are proposed to have a 52' right of way, with the roadway 32' wide from back to curb to back of curb. Because of the relatively narrow street width, some parking restrictions are expected to ensure that emergency vehicles always have access throughout the subdivision. Parking will not be allowed on both sides of the street. Because the lots are so big, adequate off-street parking should be provided on each lot.

The City also is going to be working with the developer on stormwater retention. In the past, developers have been required to provide retention on-site, and historically, those retention areas have not been well-maintained. Once the lots of a subdivision are sold off, there is typically no one who wants to retain responsibility for maintaining the retention areas long-term, and homeowners' associations have not been successful in the community. Due to new regulatory requirements through the City's NPDES MS4 (municipal separate storm sewer system) permit, the City will soon be responsible for ensuring that all of

57 these retention areas are inspected and maintained on a regular basis. In order to alleviate the
58 maintenance burden on developers and the City, and to minimize the amount of developable land that
59 must be sacrificed in order to create these retention areas, the City is pursuing a new policy that would
60 allow developers to direct stormwater runoff to regional retention facilities that would be owned and
61 maintained by the City. In return for accepting their stormwater, the City would charge developers an
62 impact fee at the time that a subdivision is developed. Hilltop Estates will be the first subdivision that will
63 use this model. There are three sub-basins within the drainage area. While it would be the City's
64 preference for all of the runoff to drain to regional facilities, due to the very flat gradation of the property,
65 there will be one small on-site retention area. The rest of the runoff will be directed south to the existing
66 retention basin south of the SWBC building, and north to a retention basin that will be constructed on City
67 property next to the soccer complex.

68
69 Jack Baker, the engineer on the project, stated that the project would be for single family homes on large
70 lots, about ½ acre on average. He also stated that they were also planning on constructing a lift station
71 for the sanitary sewer. The street layout would have two outlets onto 42nd St and connect to the existing
72 12th on the south. Commissioner Westphal asked if a storm sewer lift pump would be necessary. Baker
73 stated that they would be working with the City to determine if it would be necessary or not. They are
74 aware of historical drainage issues along 42nd St, and he thought that the construction of a large retention
75 area should help with some of those issues. Also, as the area develops, he thought that the street may
76 be redone with curb and gutter in the future as well. Bill Trumbull asked if the retention area could be
77 sized to take some of the 42nd St runoff. Baker stated that they would work with the City on that, but
78 currently they were looking at sizing the retention area just for the subdivision. Commissioner Gompert
79 asked how the street width would compare to those on 4th Avenue, because there are some issues with
80 lane widths in that area. Baker stated that he wasn't sure of the street width on 4th Ave, but that the larger
81 lot sizes would accommodate much more off-street parking than in older parts of town, so parking should
82 not be as much of an issue. He stated that the street width would be similar to other newer subdivisions
83 in town, such as Five Oaks. Commissioner Westphal asked if trash service would be provided with roll-off
84 containers, since there was no alley. Hunter Kosman, owner of the project, responded that they were
85 planning on roll-off containers. Westphal also asked how lift stations for sanitary sewer have worked
86 historically. Baker stated that the lift station will meet all state standards and will be built to have capacity
87 in the structure that would be based on the design flow. There will be backup generators to ensure that it
88 would still run during power outages, and there would be two pumps there that would run alternately so
89 that if one went out, the other would still be able to handle the flows. The City has other lift stations
90 around town and makes sure they are well-maintained.

91
92 Carr Trumbull, the owner of the property to the northeast, addressed the Planning Commission, stating
93 that while he had no objections to the subdivision, he did have some concerns about the drainage in the
94 area. Historically, there used to be bar ditches on both sides of 42nd Street that would carry the runoff to
95 the east and south. Over time, the County allowed the bar ditch on the south side to be filled in with no
96 culverts, forcing runoff to the north side of the road. In 2011 large rains filled the bar pits and runoff
97 backed up into the roadway before flooding the properties on the north side of the road. He was
98 concerned about the overflow from the retention pond and where it might go. He would like to see the
99 City and County find a way to alleviate drainage problems on 42nd St from the proposed subdivision
100 location to Sugar Factory Road. He stated that this area is the logical next developable property for the
101 City. He was concerned that there is no written policy for the regional retention basins, since City policy
102 can change when City staff changes. Folck stated that the City is working on a written policy and hopes
103 to have that in place before this property is final platted. Trumbull asked if the City works with the County
104 in areas that are the City's zoning jurisdiction, but outside of City limits. Mark Bohl responded that they
105 do work with the County all the time, and that they are aware of the drainage issues on 42nd St. He
106 worked with Bob Bennet, County Roads Superintendent, to work on improving drainage in this area after
107 the 2011 flooding, and that he would follow up with the County to look at more ways to resolve the
108 drainage issues.

109
110 Commissioner Wayman asked how deep the retention pond would have to be, and if a stormwater lift
111 station would be necessary. Baker answered that the property on the north side of 42nd St is lower than
112 the road, so excavation would be needed for capacity, but otherwise there shouldn't have to be much

change in elevation. The retention area would also be designed to be expandable to serve future developments in the area. Westphal stated that he would like the City to consider a 2nd retention area that could accommodate emergency overflow.

Conclusion: A motion was made by Aguallo and seconded by Chadwick to recommend approval of the Hilltop Estates Preliminary Plat.

“YEAS”: Aguallo, Westphal, Wayman, Gompert, Huber, Chadwick, and Estrada. **“NAYS”:** None.

ABSTAIN: Zitterkopf. **ABSENT:** Weber. Motion carried.

ITEM 7B: The Planning Commission opened a public hearing to consider the One and Six Year Street Plan. Mark Bohl addressed the commission, stating that the only project on the One Year plan was 42nd Street from Ave I to the Soccer Complex. This project is over 6,600 linear feet. In order to complete the project, the City is planning on annexing the north half of the street. The County has sent the City a letter requesting that the City annex this right-of-way. The project will include total removal of the current surface with new curb and gutter, storm sewer system, and a 3 lane roadway (two through lanes with a center turn lane). They should have this project ready to bid by late summer. There is no more federal funding for roadways in communities, so the City is taking advantage of federal funding for pathways, but will not be receiving any for street improvements. The 42nd St project will probably be bonded. Commissioner Westphal asked if the project would be asphalt or concrete. Bohl stated that they were proposing all concrete, with the roadway 41’ from back of curb to back of curb, and the project would also include sidewalks and lighting.

The rest of the projects that are listed in the 6 year plan have no funding source. Bohl stated that if funding comes available for any of the other projects, he can move them up on the list. He also stated that the streets for the Hilltop Estates subdivision are not included in the plan at this time because the property is currently outside of City limits, but if the property is annexed and the developer wants to move forward with the project, the City can add that project to this list at that time.

Conclusion: A motion was made by Gompert and seconded by Wayman to recommend approval of the 2017 One and Six Year Street Plan.

“YEAS”: Aguallo, Westphal, Wayman, Gompert, Huber, Chadwick, Zitterkopf, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber. Motion carried.

ITEM 8: Unfinished Business: None.

There being no further business, a motion to adjourn was made by Westphal and seconded by Aguallo. The meeting was adjourned at 6:40 p.m. **“YEAS”:** Aguallo, Zitterkopf, Gompert, Westphal, Wayman, Huber, Chadwick, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Folck