

**CITY OF BAYPORT
CITY COUNCIL AND PLANNING COMMISSION
SPECIAL JOINT MEETING
APRIL 14, 2004**

CALL TO ORDER

Mayor Schneider called the special joint meeting of April 14, 2004 to order at 5:30 p.m., and asked Councilmembers, staff, and the audience to join in pledging allegiance to the American Flag.

ROLL CALL

Members Present: Bayport City Council and Planning Commission, Administrator McGuire, Administrative Assistant/Planner Dietsche, Attorney Kelley, Planner Darrow, Finance Officer Nash, Public Works Supervisor Horak, and Engineer Peters.

Members Absent: Commissioner Vogel

BUSINESS

Mayor Schneider announced that the intent of meeting was to discuss the latest conceptual plan for the conservation development, Inspiration, stating it is not a public hearing, however public comments are welcomed. He noted the property is currently zoned commercial/industrial and would need to be rezoned if approved. Mayor Schneider solicited comments from City Council and Planning Commission members as to whether they favored residential or industrial development of the property.

Shelley Tompkins, Contractor Property Developers Company (CPDC) introduced the CPDC team. Steve Apfelbaum, Applied Ecological Services, Inc., reviewed the refinements from the last proposal discussed at the February 9, 2004 special joint meeting and stated that there were no major changes in the design. The concept plan for the 242-acre site includes 159 80-foot single-family lots, 91 50-foot single-family lots, and 108 multi-family units.

Refinements include:

- A wildlife viewing gazebo along the trail to Barkers Alps Park
- A paved access for the city water tower to be jointly used as a trail to Barkers Alps Park
- Rotation of the central village, urban community area by 180 degrees so multi-family units address the green
- Realignment of the trail along the eastern edge to coincide with the location of an existing trail and eliminate duplication
- Removal of the proposed nature center and parking lot in the southeastern corner of the property
- A community garden space and small parking lot
- Removal of 14 single-family residential lots
- A total of 70% open space, or 170 acres
- Reduction of road length from approximately 16,889 to 16,000 lineal feet

Comments and concerns from the City Council and Planning Commission members were discussed. CPDC staff indicated they would work with city staff on these concerns.

OPEN FORUM

Mayor Schneider opened the meeting for public comment.

Ralph Larson, 474 South 5th Street, Bayport, stated his property abuts the proposed development land and that he is in favor of the changes from the original plan. His concern is that trails be designated for citywide use.

Bill McManus, Bayport, indicated the concept plan is a good improvement, however he would like a grid pattern and wide roads used to keep the feel of Bayport as opposed to a development. He would like the homes to be in a similar vein as the rest of Bayport and believed prices should be more affordable. He stated the advisory committee's recommendations have been ignored and asked the City Council to review the previous recommendations. He opposed rezoning to a PUD given the intent of the PUD ordinance and money involved. He would like the planning and zoning regulations in place for the rest of the city to be followed for this development and stated it is premature to approve the concept plan at this time.

Elwood Johnson, 335 South 5th Street, Bayport, questioned who would be taking care of public matters/services for the development, i.e., roads, water supply, schools. He questioned the effect on the plume.

Administrator McGuire noted that the concept plan approval would not constitute approval of the proposed plan nor would it constitute approval of any applications. He stated that the city would be working with the developer regarding community amenities as part of the application process.

It was moved by Commissioner Bjorlie, and seconded by Commissioner Carlson, to approve the concept plan for the conservation development as presented by CPDC. Motion carried.

ADJOURN

The meeting adjourned at 6:47 p.m.