

**CITY OF BAYPORT
CITY COUNCIL AND PLANNING COMMISSION
JOINT WORKSHOP MINUTES
COUNCIL CHAMBERS
January 20, 2015
6:00 P.M.**

CALL TO ORDER

The workshop was called to order by Mayor St. Ores.

ROLL CALL

City Council: Mayor St. Ores, Councilmembers Goldston, Carlson, Hanson, and McGann

Planning Commission: Commissioners Ritzer, Kelly, Abrahamson, and Richtman

Staff: City Administrator Logan Martin and Assistant City Administrator/Planner Sara Taylor

Other: Rick Packer, Mattamy Homes
Terry Forbord, Inspiration Holdings LLC
Eric Searles and Don Hoye, Inspiration Homeowner's Association

REVIEW OF PROPOSED CONCEPT PLAN FOR THE REMAINING SINGLE-FAMILY HOMES IN PHASE III-B OF THE INSPIRATION DEVELOPMENT

Assistant City Administrator/Planner Taylor provided an overview of the land use applications that have been approved by the city for Inspiration since 2004. Phase I includes 121 single-family lots, Phase II includes 75 multi-family/condominium units, and Phase III includes 132 single-family lots. It was noted that Phase I was nearly complete, Phase II has yet to be developed, and 16 lots are complete in Phase III (designated as Phase III-A). The concept plan recently submitted by Mattamy Homes includes a proposal to develop the remaining single-family lots in Phase III (designated as Phase III-B). Planner Taylor explained that the general development plan and preliminary plat proposed by Mattamy Homes has been slightly modified from the original plat approved by the city in 2004. For this reason, a concept plan has been submitted to the city for preliminary review and comment. It was noted that staff finds the concept to be in harmony with the city's comprehensive land use plan, zoning, and the planned unit development permit approved for Inspiration.

Owner/developer Terry Forbord and homeowner's association representatives provided insight regarding the resident outreach/involvement that took place over the past year and the neighborhood's overall opinion of the concept plan. They noted that a majority of the neighborhood was in support of architectural housing styles proposed by Mattamy and eliminating the alley lots originally planned for Phase III, which were previously areas of concern expressed by the community. Rick Packer highlighted the key similarities and differences between the original plat and the concept plan and noted the proposal includes development of 113 single-family lots. He also provided market research and several reasons why the plan includes elimination of the alley lots, which will enable a more uniform lot width of 65-75 feet throughout Phase III-B.

Discussion followed on specific components of the concept plan, as well as the importance of involving the neighborhood to participate in making important decisions that affect the development. Several Planning Commission and City Council members expressed preliminary support for the concept plan. Rick Packer stated he plans to submit a formal preliminary plat application to the city in the next few months.

ADJOURNMENT

It was moved by Councilmember Hanson and seconded by Commissioner Ritzer to adjourn the workshop at 7:32 p.m.