

Planning Commission Minutes 1.23.2003

5. Borders Subdivision, Pear Tree lane

Action:

On a motion by Rodney Taylor with a second from Kara Dorhrewend, the Planning Commission voted unanimously to re commend approval of the Borders Subdivision and to recommend that required improvements for said subdivision be waived by the City Council.

Discussion:

Request by Deb Truman/Borders to subdivide an approximately 3 acre parcel into two lots. Purpose of the request is to obtain a loan from her bank to complete construction of the house. Her bank would not grant a housing loan on the three acres because there were too many fruit trees. Her option was to cut the trees. The City Council had approved the buildin ennit for the house on three acres, on May 14, 2002 without the requirements or bond to put in curb tter sidewal dJiowever, a 50 foot easement or e road was requested and signed by the property owners. A subdivision was not then suggested because of the requirement to put in said improvements for subdivisions (12-08-060 & 16.20.050). City Council had not waived subdivision improvement requirements before, to my knowledge. Border's property was later divided into lots, by metes and bounds, and recorded. Planning Office turned its head but told Deb that only one building permit would be allowed for the entire parcel.

The bank has now requested that proof of acceptance by the City for the subdivision, be submitted. Because the City did not recognize the subdivision, there is none. So what Deb is requesting is a formal recognition of the subdivision. A plat will be submitted at the meeting. She is also asking that subdivision improvements not be required which is permissible by the City Council on recommendation from the Planning Commission (16.08.030).