



MAYOR AND COUNCIL COMMUNICATION

DATE: 12/20/2016

CONSENT

ITEM #: 17

AGENDA ITEM: Boulder Ponds 2nd Addition Final Plat Extension
SUBMITTED BY: Stephen Wensman, Planning Director
THROUGH: Kristina Handt, City Administrator
REVIEWED BY: Emily Becker, City Planner

BACKGROUND:

Boulder Ponds 2nd Addition received final plat approval by the City Council with the adoption of Resolution 2016-041 on May 17, 2016. Chapter 153.08, Subd. (B)(4) requires the final plat to be recorded within 120 days after approval or it shall be considered void unless a request for extension is submitted by the applicant and approved by the City Council.

This agenda item is not related to the potential future PUD Amendment for additional density related to Boulder Ponds senior housing.

ISSUE BEFORE COUNCIL:

The Council is respectfully requested to consider a request by Deb Ridgeway of OP4 Boulder Ponds, LLC for a Final Plat Extension for the Boulder Ponds 2nd Addition Preliminary Plat.

PROPOSAL DETAILS/ANALYSIS:

The Boulder Ponds 2nd Addition final construction plans are approved by the City Engineer, and developer agreement was approved by the City Council and is awaiting execution by the developer.

Late this summer, the developer decided it was important to complete the connection of 5th Street to the Inwood Development to better attract interest in their development. These plans have been prepared and approved by the City Engineer. A separate Site Work agreement has been executed for that portion of the work.

The applicant is requesting the extension because they delayed the project due to slow sales during the first half of the year. The developer intends to start construction of the 2nd phase during the winter months (see attached letter from applicant) and is requesting the final plat be extended through May 2017.

FISCAL IMPACT:

5th Street. The 2nd Phase of Boulder Ponds will now include a vital connection of 5th Street to the Inwood development.

Municipal services and property taxes. The developer is expected to pay the Water Availability Charge for the entire development at the time a final plat (\$54,000) and Sewer Accessibility Charge (\$54,000) for the 18 new lots similar to other developments that are connecting to the Municipal services. In addition, at the time of building permit issuance, water and sewer connection charges will be collected in the amount of \$2,000/unit (\$36,000). When fully developed, the property taxes will produce roughly (\$5,428) in increased revenue per year.

OPTIONS:

The Council may:

- Approve the request for Final Plat Extension.
- Deny the request for Final Plat Extension.

RECOMMENDATION:

Staff respectfully recommends that the Council approve the requested Final Plat Extension until May 2017 as part of tonight's consent agenda.

If the Council wishes to remove the agenda item from the consent agenda, then Staff recommends the following motion:

“Move to adopt Resolution No. 2016-110 approving the Boulder Ponds 2nd Addition Final Plat extension to May 2017”

ATTACHMENTS:

- Resolution No. 2016-041 approving the final plat and PUD Plans for Boulder Ponds 2nd Addition
- Resolution No. 2016-110 approving the Boulder Ponds 2nd Addition final plat extension to May 2017
- Applicant Letter