

V. CONSENT ITEMS:

Are there any Consent Items: None

VI. REGULAR ITEMS:

Business Item:	<u>New Business</u>	Petition Description	Design Plat Review for a cluster subdivision located between Tower Road and SW 20th Ave., Parcels 06677-003-000, 06675-001-000, 06675-003-000,
Petition Number:	DB-18-56 SUB		

Petition Presentation

Mr. Persons presented the petition on behalf of staff. He described the location of the property and surrounding developments. He discussed the streets layout of the site relative to adjacent developments. He indicated that the development is a cluster subdivision. He discussed the subdivision as part of a larger master plan with associated commercial and other uses. He described the roadway and lot layout and connections to surrounding developments. Mr. Persons discussed the criteria of the Cluster Subdivisions and how the development complies with the standards. He recommended approval and proceeded to answer questions.

The board asked questions about the cluster subdivision and the addition of bike lanes with protection. One board member suggested widening the sidewalk to allow greater pedestrian flexibility. The board also asked questions about the traffic volumes. Another board member asked about the volume of traffic that will be generated at the site and how such traffic will be accommodated within the overall area. Mr. persons addressed the questions from the board. A board member expressed concerns about approving such a development without adequate traffic study addressing the concerns of traffic.

Mr. Josh Hylander addressed the board on behalf of the applicant. He did not make a presentation but responded to questions about the neighborhood meeting and the questions raised at that meeting. He addressed the questions raised about transportation stating that it's the county's responsibility. He stated that the development will be phased into smaller chunks which allows time to address development.

Mr. Cartwright Tetford (not sure of spelling) addressed the board about the traffic volume within the neighborhood. He talked about other developments within the area.

The chair closed the floor and deliberated.

Mr. Knee talked about a catch 22 in that there is development with associated concerns and the resulting taxes. He talked about additional connector roads that will be built to accommodate the situation.

Dr. Ewen talked about having a mixed use development which reduces the number of trips generated. He expressed concerns about the type of development and the associated traffic volumes. He suggested a desirable set of associated commercial within a gridded road network to offset the increased traffic.

Mr. Knee referenced the adjacent commercial along Archer Road.

Ms. Mareci expressed concerns about the volume of traffic and the potential impact of the development on the surrounding neighborhoods.

Mr. Cain stated that there are traffic concerns throughout the county. He talked about an infill development and the market demand for the type of development.

The board asked staff about the role of the board in this review process.

The board asked about a review of the traffic study.

Motion Maker:	<u>Mr. Ewen Thomson</u>	PETMotion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approve Petition DB-18-56 with staff conditions and additional conditions. 1. Reduce the travel lane widths on cross-section A to promote traffic calming and increase the bike lane width to 7 feet or more. 2. Increase the sidewalk width on street cross-section B from 5 feet to at 6 feet. 3. Encourage RTS bus stops at least one going through the collector street.
Motion Decision	<u>Yes</u>	Vote For:	<u>5</u> Vote Against: <u>0</u>

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES

VIII. Board Member Comments:

Are there any Board Member Comments?

IX. ADJOUTNMENT:

Motion to Adjourn: Mr. Jeffrey D. Knee **Second to Adjourn:** Dr. Barbara VanderMeer
Vote For: 5 **Vote Against** 0
Time Adjourned : 8/28/2018 8:02:00 PM

X. SIGNATURES:

Chair, Development Review Board:

Date of Signature

Staff Liaison, Development Review Board:
Lawrence D. Calderon, Lead Planner

Date of Signature