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Larry M. Weil, Planning and Community Development Director
Tim Solberg, Senior Planner
Lisa Sankey, Assistant Planner

Special West Fargo Planning and Zoning Commission
September 23, 2013 at 7:00 P.M.
West Fargo City Hall

Members Present: Jerry Beck
Eddie Sheeley
Tom Kiewel
Terry Potter
Connie Carlsrud
Tom McDougall

Members Absent: LeRoy Johnson

Others Present: Lisa Sankey, Tim Solberg, Dustin Scott, Deidre & Brian Froemke, Brent Olson, Paul and Kim Schaeffer, Tracy Eslinger

The meeting was called to order by Chair McDougall.

Commissioner Potter made a motion to approve the September 9, 2013 meeting minutes as printed and mailed. Commissioner Sheeley seconded the motion. No opposition. Motion carried.

Chair McDougall opened continued Public Hearing – A13-59 Brentwood 1st Addition, Subdivision and Rezoning from A: Agricultural to R-1: One & Two Family Dwellings and R-2: Limited Multiple Dwellings, property in the SE¼ of Section 31, Township 140N, R49W, City of West Fargo, North Dakota.

Tim stated since the last meeting, a neighborhood meeting was held. Approximately 15-20 residents from Goldenwood, Planning & Engineering staff as well as the developer and their engineer were in attendance. Notes from the meeting were provided with the agenda packets.

Residents were primarily concerned with the cul-de-sac, which was never platted. Engineering discussed the economic and safety benefits of the through street vs. a cul-de-sac.

Park dedication concerns had also been discussed at the neighborhood meeting.

Tim indicated a revised plat was submitted renaming the plat to Goldenwood 5th Addition. Discussion was held regarding traffic along Cass County Highway #17. The access on the north side was removed. The Cass County Engineer was concerned with sight distances and potential for higher impact crashes due to the raised tie-back levy. There are existing accesses along 12th Avenue NW and at Cass County Highway #17. No additional accesses are proposed.

Chair McDougall asked if the lake and park locations remained the same. Tim stated that the Park District and Developer will need to finalize park dedication details prior to City Commission approval.

Commissioner Sheeley asked if the street layout was the same. Tim stated yes.

Commissioner Beck asked if the existing accesses were enough to handle traffic once the area is fully developed.

Dustin Scott stated that with the raised berm/tie-back levy there could be potential for higher impact fatal crashes. The speeds could be reduced from 50 to 30 mph; however, even at 25 mph there would be concerns due to sight distances.

Discussion was held regarding other neighborhoods in West Fargo with similar accesses such as Eagle Run and Shadow Wood.

Dustin indicated a traffic study hadn't been done; however, there isn't adequate room along 12th Avenue NW to add another access and south of 13th Avenue NW is developed/platted as well.

Discussion was held regarding the 2015 Cass County Highway #17 realignment and 12th Avenue reconstruction. Cass County Highway #17 would align with Armour Street and City would take over control of the segment and probably reduce the speeds.

Tim stated that the development is low density residential, which fits the Land Use Plan.

Deidre Froemke, 1246 5th Street Court, stated that they need an additional access/exit into the development. They'd like to keep the cul-de-sac otherwise 5th Street becomes a straight shot and will send a lot of traffic down their street. There's got to be a compromise to make this less of a mess.

Brian Froemke, 1246 5th Street Court, stated that his primary concern is being able to keep the cul-de-sac.

Discussion was held regarding cul-de-sacs. Dustin stated that from a maintenance standpoint, a through street would be preferable in terms of having a connected system, pedestrian connectivity rather than having cul-de-sacs with sidewalks between houses. From an emergency services point of view as well, through streets are preferred. There are pluses and minuses; however, they've seen more issues with cul-de-sacs than through streets.

Developer Brent Olson stated that cul-de-sacs are also more expensive in terms of snow storage/snow removal. Fargo has been discouraging them.

Chair McDougall asked about widening the access to the north. Commissioner Sheeley asked if 70' width of right-of-way would be wide enough for 3 lanes with a possible acceleration/slip lane. Dustin indicated that's more of a design question, but perhaps the committee for the realignment project could look into it.

Discussion was held regarding potential for traffic signals as development occurs to the east.

Chair McDougall asked about being able to slow down traffic along 5th Street NW. Dustin stated that there could be a raised intersection at 13th Avenue similar to the one near Freedom Elementary.

Discussion was held regarding special assessments. Dustin stated that those are directed through the assessment commission and there are no guarantees how it will be assessed.

Kim Schaeffer, 1253 Goldenwood Drive, stated that they were unable to attend previous meetings and had questions regarding the reduction in park size.

Dustin stated that in 2006 there was an agreement with the original developer regarding park dedication in terms of phases of development. The current developer purchased 60 acres and park dedication requirements would be 10% or 6 acres. The park district and developer believe the amount of park dedication would be enough for an adequate facility. The park district is eager to proceed and in order to provide amenities is proposing a 5 acre park with the remaining acre as cash-in-lieu to go toward equipment and improvements.

Tim stated that item #8 in the staff report refers to a revised park dedication being received. Details would need to be worked out prior to final approval by the City Commission.

Mrs. Froemke asked about the maintenance access. She stated that currently there's a pump by their house and asked if it would be relocated.

Dustin stated that on the north side of the lake there will be conduit within the 40' access to the pond. The lift station to the west will remain in place and other utilities would be relocated.

Mrs. Froemke asked when and where construction/improvements would start. Dustin stated that two locations to connect sewer and water will occur this fall. Along Goldenwood Drive and along 4th Street NW, north of 13th Avenue. They're hoping to start in November. Mrs. Froemke asked if there are plans for 5th Street. Dustin stated not at this time.

There were no other public comments. The hearing was closed.

Commissioner Sheeley made a motion for approval based on the following conditions listed in the staff report:

1. An Attorney Title Opinion is received.
2. A drainage plan is received and approved by the City Engineer.
3. Access permit approved by Cass County Engineer for added approach to Cass County Highway 17 N.
4. A certificate is received showing that taxes are current.
5. Restrictive covenants are updated if necessary to address the changed lots and care and maintenance of buffer areas.
6. A Final Plat is received with changes to subdivision name, street name changes and any necessary easements.
7. Provision for Cluster Box Units is made by the developer with the Post Office.
8. A revised park dedication agreement is received.
9. A subdivision improvement agreement is received with berming/fencing/planting plan.

As well as additional conditions that a third lane be included onto 13th Avenue NW to allow for better access and the ability to add an acceleration lane along Cass County Highway #17 in the future.

Commissioner beck seconded the motion.

Discussion was held regarding the acceleration lane. Tim indicated that staff can submit a copy of the minutes to the Committee working on the 12th Avenue North Reconstruction/Cass County Highway #17 Realignment.

The commission then voted on the motion on the floor. No opposition. Motion carried.

Commissioner Kiewel made a motion to adjourn. Commissioner Potter seconded the motion. No opposition. Meeting adjourned.