

MEMO
NKCDP Action Committee
Growth Management Subcommittee

November 11, 2016

SUBJECT:
PLANNING DEPARTMENT APPLICATIONS REVIEW

At the subcommittee meeting held last Monday, we discussed the following applications:

SUB 16-001619 – TMKs (3) 5 – 4 – 001: 016; 5 – 7 – 001: 017, 027 & 028

This Subdivision application went immediately and straight to Final Subdivision Approval, issued on June 17th? There was no previous notice, no public notice signage and presumably no agency review? We request clarification and confirmation.

SUB 16-001628– TMK (3) 5 – 7 – 001: 017

Note initially that this parcel was also a parcel of the previously mentioned Subdivision application. Also note that a partial copy of the application was received eight days after distribution for official review. It did not include the Preliminary Plat Map.

Our comments on this four lot subdivision: Water Supply and Roadway Access are two important considerations for this Subdivision. We ask to be copied on the DOT and DWS comments. Additionally, the signage posted for Public Notification is lacking

SUB 16-001620 – TMKs (3) 5 – 4 – 008: 044 & 058

Note specifically that a copy of this application was never received. We would like to respectfully request that the Planning Department continue to notify the NKCDP AC Chair of any Applications to the Planning Department including Subdivision/Consolidation applications. This proposed consolidation is of **two buildable and two road lots**, and a resubdivision into **three buildable and one road lot**.

Our comments on this Subdivision: This proposed increase in density is exactly why we request to be notified of these Subdivision applications. This point is further enforced in that the Signage posted for Public Notification does not accurately describe the Consolidation and Resubdivision being proposed.

SUB 16-001642 – TMKs (3) 5 – 2 – 001: 002 & 003

This Subdivision/Consolidation is essentially a property line adjustment within an Special Management Area and includes Conservation lands. Additionally, the property in question has special interest to the community, ie. Pololu proximity. For these reasons, we respectfully request that the Planning Department notify the NKCDP AC Chair of any Applications to the Planning Department including Subdivision/Consolidation applications.

Our comments on this Subdivision: This proposed adjustment will increase a currently 28 acre parcel to a proposed 42 acre parcel. We would like clarification on the possibility or prevention of future subdivision of these parcels. Likewise, we would like confirmation that the previous Subdivision Approvals herein did not limit future subdivisions such as this. Additionally, the inclusion of SMA lands may prompt additional review.

VAR 16-000386 (SUB 15-001541) – TMK (3) 5 – 4 – 009: 027

and VAR 16-000387 (SUB 15-001538) – TMK (3) 5 – 4 – 009: 028

We reviewed these subdivision applications last year. They are similar, neighboring properties. The variances requested from the Water Supply requirements propose one lot using County Water and the second lot to use water catchment, for each subdivision. We would like to acknowledge receipt of a full electronic copy of the application the day after it was distributed for agency review. That cooperation facilitates our timely review. However, note still, that the deadline to respond was September 12th. These variances have been approved before the Action Committee could even discuss.

Our comment on these Variances: According to the application, the existing lots were created under the following Subdivision Actions: SUB 05-000245 & SUB 08-000736. We would like confirmation that those previous Subdivision Approvals did not limit future subdivisions or variance requests such as these.