

SUPPLEMENTAL PACKET

7.B.

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: August 6, 2018

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: August 6, 2018

Re: Steve and Jennifer Knuth/Nathan Landucci, Landucci Homes Variance Application at the Property with Property Identification Numbers 17.028.20.24.0001 and 17.028.20.24.0002– **Supplemental**

The following questions have been raised regarding the Knuth/Landucci variance application.

1. Can a variance application involve a zoning regulation that is not a dimensional regulation i.e. a setback distance or the height of a building? The definition of variance in the zoning code indicates a variance is normally limited to height, bulk, density and yard requirements. The City Attorney has indicated the State Statute regarding variances indicates any conditions imposed by a zoning code can be varied if the situation meets the criteria of practical difficulty, with the exception of a variance to allow a type of use that is not allowed.
2. Because the variance application materials refer to a potential PLCD plan that would include a public road in the area of the proposed driveway, should the public notice regarding the variance application have included information regarding the potential PLCD and public road? The City Attorney has indicated the public notice should include information if it relates to a submitted application, but should not speculate on a potential application.
3. One of the three factors used to determine practical difficulty for a variance is whether the plight of the landowners is due to circumstances unique to the property not created by the landowners. Is the difficulty regarding access a self-created circumstance caused by purchasing a parcel that does not have access directly from a public road? The City Attorney has indicated the tributary is a pre-existing circumstance unique to the property not created by the landowners.
4. Does the proposed private access easement for the driveway need to have a width of 66 feet? In the absence of topographic obstacles, the driveway easement could be much less than 66 feet wide.
5. The plan showing the access easement, the house and the tributary does not show the tributary location with any detail. Attached is a map showing the area of the tributary based on a water overlay map on the Washington County property data website.

Search Maps Tools More...

Washington County Maps Quick Search Identify Street View Map Themes Map Layers Print

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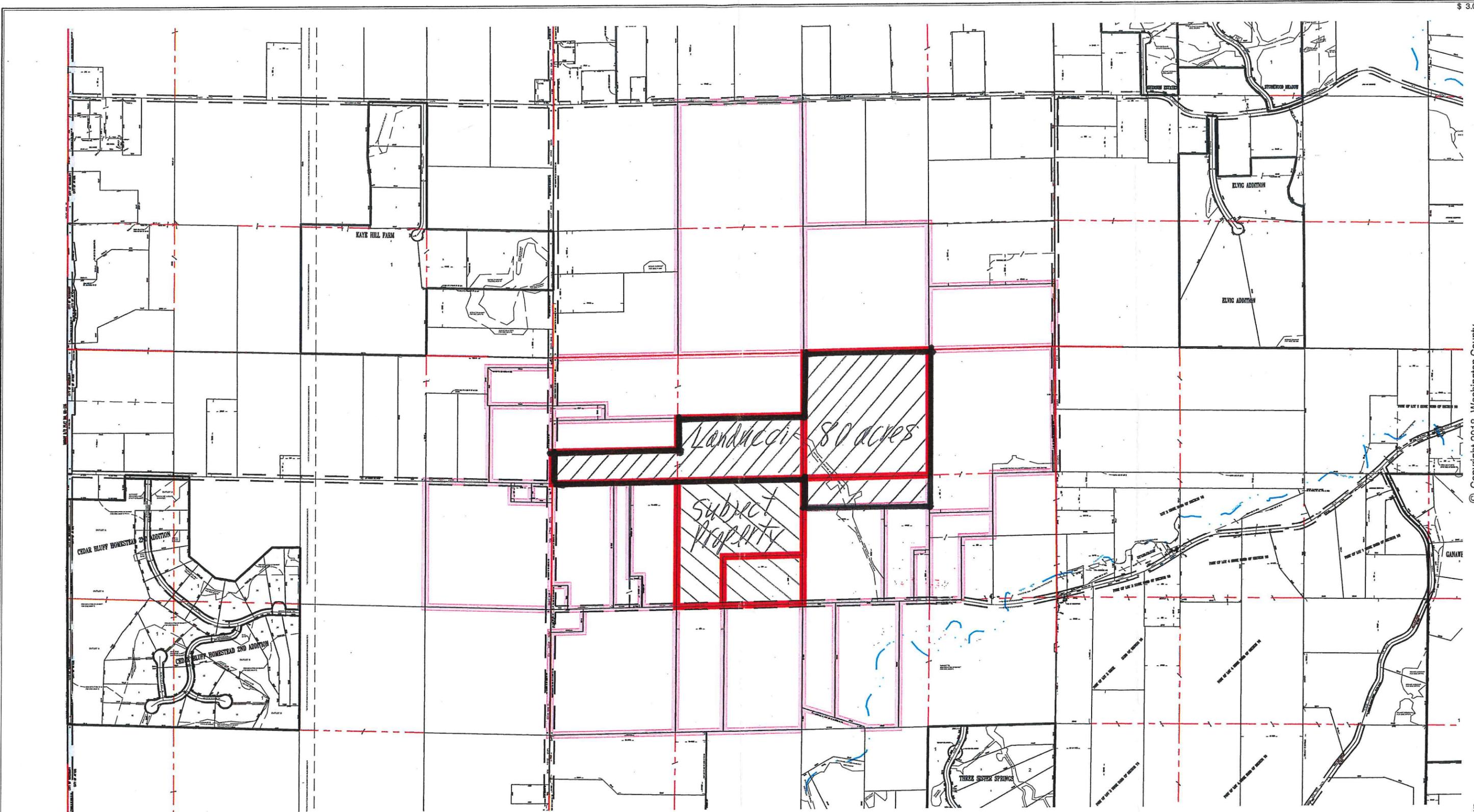
Full Extent

Prev Extent

Next Extent

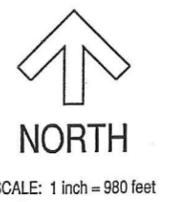
0 300 600ft

The map displays a topographic view of a region in Washington County, Minnesota. A blue-dotted creek flows from the upper left towards the lower right. A black rectangular box highlights a specific area of land, labeled "Subject Property" in handwritten text. To the left of the creek, a street labeled "22nd St." runs horizontally. A vertical street labeled "Neal Ave." intersects the creek. Further down the creek, a street labeled "Valley Creek Tr." is visible. The map interface includes a top navigation bar with "Search", "Maps", "Tools", and "More..." buttons, and a secondary bar with "Washington County Maps", "Quick Search", "Identify", "Street View", "Map Themes", "Map Layers", and "Print" buttons. On the left side, there is a vertical toolbar with buttons for "Hide", "Locate Me", "Zoom In", "Zoom Out", "Full Extent", "Prev Extent", and "Next Extent". A scale bar at the bottom left indicates distances of 0, 300, and 600 feet.



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- LEGEND**
- DNR PROTECTED WATERS
 - DNR PROTECTED WETLAND
 - DNR PROTECTED WATERCOURSE
 - MUNICIPAL BOUNDARY
 - PARK BOUNDARY



SECTION-TOWNSHIP-RANGE INDEX

0702820	0802820	0902820
1802820	1702820	1602820
1902820	2002820	2102820



SECTION VICINITY MAP

22	24	12	11
NW		NE	
23	24	13	14
32	31	42	41
SW		SE	
33	34	43	44

PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER	SPECIFIC PARCEL
##	###	##	##	####

(0001) = LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.
PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.
 MAP LAST UPDATED: January 3, 2017
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: None