

02-05-2024

**Planning Commission
Meeting**

Supplemental Packet

1241 Quinlan Av. So.
Lakeland, MN, 55043

February 1, 2024

Afton Planning Commission
Afton City Hall
By email:

Page 1 of 2
Afton PC 02/01/2024

RE: Feb. 5, 2024 Public Hearing, Miller Subdivision Proposal

FOR THE HEARING RECORD

As owners of Outlot A, Afton Highlands Addition, the 29.9 acre property bordering the west side of the proposed Miller subdivision, we endorse the proposal with one exception. We ask that the proposed street be extended a few feet to our east property line, and that the configuration of Lots 4 and 5 be revised as needed to accomplish that.

We are required, as a condition of subdividing Outlot A, to have a through street to serve our property. The only feasible through route to our property is through Miller's proposed subdivision. A street could not extend from Afton Hills Dr. because that would require crossing private property. The same is true with a street extending to County Hwy. 18 south of Outlot A, and that would be very long and would encounter steep slopes that may rule it out.

The extension we request is required by Afton's Code of Ordinances Sec 12-1378 Street Plan, and 12-379 Cul-de-sac Streets. The full language of the relevant passages is quoted on Page 2.

We request that extension in spite of concerns expressed by the city about the prohibition against a street being built on a slope of 18% or more. If the street was proposed to extend up the ravine within our property, the slope must be documented by a professional on-the-ground survey and not by a subjective determination based on questionable contour mapping. We will have that survey done if we propose such a road.

Based on the topographic map submitted in 1987 as part of the documentation required for subdividing Afton Highlands, including Outlot A, the grade up the ravine into Outlot A is about 11%, and the maximum portion of that grade is about 13%, both substantially less than the 18% limit. The feasibility of a street extension into our property is also subject to changing requirements, erosion mitigation, variances, unavailability of alternatives, and other unforeseen developments.

Please approve the Miller sketch plan conditionally on extending the new street to our east property line.

(signed)
Ronald A. Carlson

(signed)
Joyce M. Carlson

The relevant street extension requirements of Afron's Code are;

Sec.12-1378.E: "Where adjoining areas are not subdivided, but may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by extending the new streets to the boundaries of the subdivision at appropriate locations. Streets must be constructed to the boundary according to city specifications or it shall be documented that it is feasible to build them to the boundary. Dedication of road right-of-way shall be required to the boundary even though the street is not constructed. It shall be the responsibility of the adjoining property owner, when his land is subdivided, to build the road to city standards."

Sec. 12-1379.C: "When future development of adjacent parcels will allow for extension of a temporary cul-de-sac street or conversion thereof to a through street, the City Council may require that right-of-way shall be dedicated to the plat boundary. No outlots shall be created."

