



1/4/24

Spruce Hollow Subdivision

Council Meeting Summary 1-4-24

On December 28th, a community meeting was held on the zoom platform to discuss a proposed subdivision of a 5-acre parcel of land into 21 lots. The property is located on Spruce Street, west of Elmore Road, between 68th Avenue and 72nd Avenue. The property was originally subdivided by the BLM in 1952. The property is owned by Spinell Homes, who will also develop the property. **The proposed legal description for the property is Spruce Hollow Subdivision, Lots 1-22.**

143 mailers were sent out for the zoom meeting, in accordance with AMC 21.03.020 "Community Meetings".

This letter is the summary of the concerns and questions discussed during the meeting.

The meeting was hosted by Tony Hoffman, representative for Spinell Homes. There were approximately 6 people that attended the meeting. The meeting began with a discussion of the project, including the request for vacation of the Spruce Street and 72nd Ave rights of way that border the project.

Question: What kind of grade will the lots be when constructed? The existing grades along Spruce Street west of the project are currently creating drainage issues in the homes along Spruce across from the property, and any increase in grades in the area will create more problems.

Answer: At this time, final grades have not been established for the lot design. However, the petitioner recognizes the drainage issues that occur in the area every year during breakup and heavy rains. We are hoping that the City will allow the vacation of the Spruce and West 72nd rights of way, which can be used as a sort of drainage infiltration to help alleviate the issue and be used as a pedestrian "greenway" corridor.

Question: How will this affect traffic in the area?

Answer: The addition of 21 lots will not create a significant increase in peak traffic volumes. It is estimated that a little over 500 trips per day will be generated by the development, which do not warrant off-site improvements. Also, the construction of Miranda Drive through the subdivision will add another traffic circulation route in the area will help alleviate the current traffic peak flows in the immediate area.

Finally, the audience was notified that Andre Spinelli will attend the regularly scheduled Abbot Loop Community Council meeting on January 25th, at which time he can discuss the application and timeline for the project.

*Respectfully submitted,
Tony Hoffman, PLS*