**Town of Lake Santeetlah**

**Public Hearing Minutes – Condo Project (Zoom)**

**November 9, 2021**

Mayor Hager called the meeting to order at 10:00AM. Councilmembers Predmore, Haag, Simon, and Carlton were present for the meeting. Town Administrator Matheson, Town Clerk Hooper and Attorney Justus were also present for the meeting.

**Continued Hearing for Condo Project:** Mayor Hager opened the hearing and asked Mr. Tunnell to share a previous presentation of a gravel parking area shown at the last hearing. Hager asked Tunnell to confirm to the Council that the parking area at the new condo lot would be comparable to this presentation. Tunnell explained that rather than the concrete wheel stops shown a pressure treated 6x6 would be more appealing. The developers plan to use the wooded wheel stops for the parking lot and likely a different color gravel than shown but otherwise similar to the presentation.

Hager asked Tunnell to share the developers plan to address parking space on Old Lodge Rd between Dragonfly and Twin Falls. Hager tried to drive through the area last week but was unable to do so due to cars blocking the roadway.

Attorney Bob Oast asked if the Town Attorney received a letter sent late yesterday afternoon. Justus had received the letter, but the Town Council had not. Oast sent the letter to Town Hall during the meeting and Matheson shared it with the Council.

Diana Simon asked if the two handicap spaces would be paved. Tunnell explained those would also be gravel but appropriate signage would label the handicap spots.

Tunnell explained that the vegetation on Old Lodge Rd. has not been maintained as it should and has caused the parking spots for that area to become difficult to park in. The large evergreen trees have encroached in the parking spaces.

Kevin Haag shared his concern with the parking area being gravel. Haag stated the parking may or may not be organized. According to Haag, “people could park, here there and everywhere.” During busy summer months there could be an issue with the lot being used as overflow parking. Haag asked if those concerns had been considered or addressed. Tunnell stated that the design of the lot would have a perimeter border, landscape timbers and wooden wheel stops identifying each parking space. With this detail Tunnell stated he did not expect unorganized parking in the lot. Haag asked if there is any space for overflow parking for boats and trailers. Tunnell explained there is shoulder parking along Lakeside Trail but just as in other areas in the Town of Lake Santeetlah most that bring boats and trailers take those to the Marina and pay for parking.

Hager asked if parking space 31 in front of the Twin Falls cottage extends over into the adjoining lot. Tunnell explained that there are two abutting spaces. They were built to fit best with the conditions of that area.

Simon pointed out that the updated parking plan has 30 spaces.

Attorney Oast stated he prepared the letter being presented and shared the letter with Attorney Justus yesterday afternoon. Oast read the letter into the record. In summary Oast explained the parking lot would be “refined gravel.” Old Lodge Rd will be graded and surfaced to meet Graham County standards. The maintenance of Old Lodge Rd. would be the responsibility of Santeetlah Lakeside and eventually handed over to the condo homeowners association. The fire pit will not be wood but another source of heat that will not produce sparks causing a fire hazard. The revised plan has more green space, less land disturbance, less excavation and grading. Less potential for erosion and run off and shorter construction time. Oast apologized the letter was not sent to the Council sooner but asked for consideration and approval to allow the developer to move forward with construction (the letter is attached to these minutes for reference).

Carlton asked for clarification of paragraph five. Carlton stated the paragraph had the word “if” a couple of time. What is the developer’s perspective as to those “if’s” when the three other lots are built on? Will be developer assure that each lot will have one space, two, or no parking? Oast explained that with the 30 spaces in the parking lot the developer would be in compliance with standard requirements. Ideally, there will be parking or loading spaces adjacent to the residence if space allows. If the Town changes the code that would allow narrower parallel parking options, the developer would certainly provide parking at the three new cottages in addition to the 30 spaces in the lot. Tunnell further explained that the developer’s intention has always been for each of those homes to have a parking space at the home. That is what is shown on the site plan. The site plan also shows the space is very tight where the three new cottages would be built and sliding them down only a few feet would encroach into the drainage that needs to occur along Marina Drive. Those houses are sited very carefully. Currently the Town parking size is 9ft. wide. Tunnell stated the developers had hoped that would be amended to be narrower for parallel parking. Tunnell explained the most important factor is the width of the road and the width of the space. If 18ft. clear can be achieved that is adequate to park a car and still drive by. This would be confirmed with emergency services, according to Tunnell. The standard in an alley condition is 18ft.

Carlton asked about maintenance of Old Lodge Rd. Jose Rosado stated that the maintenance would be the responsibility of the condo homeowner’s association. The developer will maintain the road until the project is complete and later turned over to the condo association. Carlton asked if the improvements to the road would be completed at the same time as the construction of the condos. Rosado explained that the road improvements would be completed when the parking area was being constructed.

Mayor Hager asked if there are any further testimonies or comments.

Pete Szuch owner of Dragonfly Cottage shared his concern with the width of the roadway that would now travel on to three new homes. Tunnell explained that the condition of the road had always been tight trying to park cars and continue to pass through. If there was a way to widen the road it would be ideal. As part of the improvements Lakeside could cut the landscaping back to help widen. Szuch stated that the road is now becoming a one-way road with other homes along the way which causes issues with a car parking in the allotted spot and an emergency vehicle having access to pass. Szuch is open to moving the parking space at his cottage closer to the home and possibly removing or cutting back vegetation as well.

Szuch asked if the plan is still for each cottage to have one parking spot or two? Rosado explained that the idea is for all homes in that area to have two parking spaces. Tunnell shared that the updated parking plan has 30 parking spaces. Rosado shared that the road is in poor condition with dirt and little gravel and would be improved to County standards during the completion of this project. Szuch stressed that the biggest concern is widening the road. Tunnell explained that Jose Rosado measured the Dragonfly parking spot and clearance, and it is 17.5 ft. That is 6 inches shy of what would be considered a minimum. Tunnell agreed that if there was a way to widen this space it would be desirable. The space between the timber edge, gravel to the face of the building is minimal and today that space is filled with dense trees. Szuch stated that his car is sitting in the current space allotted for his house and there is not room for an ambulance to pass through. Szuch explained that since he purchased the home he had accepted the limited parking and road being blocked by other cars as he labeled the road a “driveway.” He was able to back out if the road was blocked but is concerned that the road is now turning into a one way which would cause this to be difficult. Szuch asked that the developers consider widening both the parking spaces and the road in some manner if possible and offered his assistance if needed. Tunnell asked if Szuch is willing to move the timber closer to his cottage to widen the space and he agreed. Szuch asked if there would be one parking space in the condo parking area for each cottage. Rosado explained that all parking requirements are being met and the intention is for each cottage to have two parking spots on the lot. Rosado offered to trim the vegetation if it would help widen the spaces at the cottage.

Hager stated with no further comments the deliberation portion of the hearing is closed.

Haag shared that he feels the developer has addressed the main concerns the Council had regarding the project.

Mayor Hager reopened the Public Hearing.

Justus pointed out that in a letter submitted by Attorney Bob Oast dated October 20, 2021 letter there were three conditions that the client was willing to accept.

1. Edging at parking lot perimeter and wheel stops. Handicap signs to designate spaces.
2. Additional tree planting to visually break up parking area and provide shade. Oast stated the two areas that have proposed tree planting would be on the west side of the condominium and near the entrance at the Lakeside Lodge sign. Tunnell stated that both site plans provide the same landscape improvements. The areas where additional buffer landscaping are shown in a darker green, along Thunderbird Mountain Rd. There will be landscaping at the sign, the face of the building to help conceal the condensers. Additional trees could be added in the parking area to break up spaces and provide shade. Carlton asked if the proposed landscape would be in compliance with Santeetlah Lakeside design guidelines. Tunnell agreed that all landscaping would meet Lakeside standards.
3. Addressing any storm water/drainage issues as a result of construction.

Justus asked for confirmation from Oast that the developer planned to meet these three conditions. Tunnell and Oast agreed these conditions would be met during construction.

Mayor Hager closed the Public Hearing.

Roger Carlton made a motion to approve the project including the letter submitted November 8,2021 and the other dated October 20,2021, with one additional clarification not included in the letters. The road improvements as defined today will be completed conterminously with the completion of the building. Hager seconded the motion. All members were polled. The motion passed unanimously.

Justus asked Bob Oast to draft an order for review consistent with the agreement that was made today. Modifying condition #6, the substitution of the site plan presented today with the conditions that were expressed in the motion.

Justus also pointed out that prior to construction the developer would need to complete a Zoning Certificate of Compliance. At that time Zoning Staff will be looking at those conditions associated with the variance. Oast asked if the Board would need to approve the Certificate. Justus explained that the certificate was an administerial act where the parties had previously agreed to the conditions and would not need another board approval. Justus stated, inherent in the motion is to authorize the Mayor and Clerk to sign upon approval by Attorney Justus. The order would then be returned to Oast for signature.

Hager asked if there was an anticipated start date. Minski stated that construction would begin as soon as possible. Minski asked, who would be in charge of confirming that the conditions were being met. Brian Farley would work with the developer to monitor progress and the satisfaction of conditions.

With no further business Haag made a motion to adjourn the hearing. Simon seconded. All others agreed.

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Jim Hager, Mayor Emily Hooper, Town Clerk