Memorandum

TO:	City Council
FROM:	Izaak Peterson , Associate Planner
DATE:	February 18, 2025
SUBJECT:	Minor Subdivision (Boundary Adjustment) - 720 & 725 Timber Lane - Rod Ives & John Dysktra
ITEM NUMBER:	8.m
SECTION:	CONSENT AGENDA

REQUESTED MOTION

To approve the minor subdivision at 720 and 725 Timber Lane to allow for an interior lot line boundary adjustment, subject to the following conditions:

1. The minor subdivision for the approved boundary adjustment shall be in accordance with the plans submitted.
2. This approval shall expire after one year if the deeds have not be recorded with Ramsey County.
3. Public drainage and utility easements shall be dedicated to the city as required by the director of public works. A description of the easements shall be recorded with the new deeds.
4. Separate application for existing drainage and utility easement vacation shall be submitted for city council consideration prior to final city endorsement of the property deeds for recording.
5. Final city endorsement of the property deed prior to release of the deeds for recording.

INTRODUCTION

The applicants Rod Ives and John Dykstra, neighbors at 720 and 725 Timber Lane respectively, have submitted a minor subdivision application regarding a proposed boundary adjustment between their two properties. The property owners, in collaboration, are seeking to realign their common interior side property line, to allow for the conveyance of approximately 2,273 square feet of property from 725 Timber Lane to the 720 Timber Lane property. The boundary adjustment as proposed requires consideration of a minor subdivision application. No construction, or new property parcels are proposed through this application.

DISCUSSION

The subject properties are located on at the eastern end of Timber Lane, immediately abutting Lake Emily to the west. The sites are riparian shoreland properties zoned within the R1-Detached Residential district as are the adjoining residential properties.

720 Timber Lane is 2.08 acres (90,817 square feet) in size. The property contains a single-family house and attached garage, which is approximately 3,345 square feet in size, served by a driveway with access frontage at the end of the Timber Lane platted cul-de-sac. The house

present on the site was constructed in 1999. The existing house and property appears conforms to current lot and setback standards, but exists as a substandard riparian lot due to a non-conforming front property line width less than 100'.

725 Timber Lane is 1.86 acres (84,453 square feet) in size. The property contains a single-family house and attached garage, which together are approximately 2,208 square feet in size, and 125 square foot detached accessory building (shed). The property does have frontage on Timber Lane, however it is served by a private drive access through 727 Timber Lane to the west. This existing private drive access serves 727, 741, 711 and 725 Timber Lane. The house present on the site was constructed in 1999. The existing house and property appears conforms to current setback standards, but exists as a substandard riparian lot due to a non-conforming front property line width less than 100'.

Subdivision Standards
Boundary adjustments are form of minor subdivision as contemplated by the development code . Minor subdivisions require review by the planning commission and approval by the city council. Minor subdivisions must be reviewed in accordance with subdivision standards in the Development Code.

City subdivision standards require all lots to front on a publicly dedicated right-of-way. These standards also require five foot public drainage and 10 foot utility easements along property lines where necessary. For a riparian shoreland residential property abutting a General Development Lake (Lake Emily), lot standards require a minimum lot area of 15,000 square feet. In addition, required lot standards provide for minimum lot widths of 100 feet as measured from the front lot line, Ordinary High Water Line (OHW) and building setback from OHW, as well as minimum lot depths of 125 feet.

In the instance in which existing structures, facilities, and uses are proposed to be retained through a minor subdivision application, such structures and uses are required to comply with current performance standards such as minimum setbacks and lot coverage requirements.

Applicant's Statement
The applicants states that they wish to adjust their side property to convey 2,273 square feet of property from 720 Timber Lane to 725 Timber Lane, to better align with the historic uses of the property. The applicants intends to retain the existing structures and facilities on the sites, with no building or construction modifications planned or intended as a result of the application. The proposed dimensions as a result of the boundary adjustment is shown in the table below:

STAFF REVIEW

Performance Standard	**Zoning Requirement**	**720 Timber Lane**	**725 Timber Lane**
Lot Size	15,000 square feet	88,531 square feet	89,738 square feet
Lot Width (Front)	100 feet	***55.75 feet**	***59.79 feet**
Lot Width (OHW Setback)	100 feet	249.7 feet	284 feet
Lot Width (OHW)	100 feet	241.6 feet	291 feet
Lot Depth	125 feet	397.5 feet	399 feet

Lot Coverage	25-percent	14.6 percent	10.3 percent

***Existing nonconformity- no change proposed.**

The proposed boundary adjustment does not negatively impact either sites compliance with minimum lot size, lot width, or lot depth. As previously noted within this report, both properties exist as substandard riparian lots as a result of measured lot widths less than 100 feet as measured from the front property lines (adjacent Timber Lane). These conditions exist as nonconformities, established prior to the shoreland codes adoption. The proposed boundary adjustment does not alter or increase the nonconforming nature of the front lot line, therefore variance consideration is not required.

Following the boundary adjustment both properties will remain in compliance with impervious lot coverage requirements.

The nearest structure to the proposed boundary adjustment is the existing driveway located at 720 Timber Lane. The property line as proposed is 5.5 feet from the the existing driveway, compliant with required 5-foot driveway setback requirements.

Municipal sanitary sewer and water services are already provided to the existing homes. In addition, no tree impacts are anticipated as a result of the proposed boundary adjustment.

Public Comment
Property owners within 350 feet were notified of the applicant's minor subdivision and variance requests. At the time of this staff report, no public comments have been received.

Agency Comment
The requests were reviewed by the city engineer and natural resources staff. Public works staff recommended the applicant submit a vacation request for a portion of public drainage and utility easement that is present within 720 Timber Lane along the existing property line. In addition, public works recommends as a condition of approval that drainage and utility easements compliant with city specifications be conveyed on 725 Timber Lane, as they are not currently present.

Planning Commission Review
The requests were reviewed by the Planning Commission at their January 28, 2025 regularly scheduled meeting. The commission did not express any objections or concerns with the request, and unanimously recommended approval of the proposal with a 6-0 vote.

RECOMMENDATION
The minor subdivision application has been reviewed in accordance with the standards of the development regulations and found to be in compliance with these standards. Staff recommends the city council approve the minor subdivision at 720 and 725 Timber Lane to allow for an interior lot line boundary adjustment, subject to the following conditions:

1. The minor subdivision for the approved boundary adjustment shall be in accordance with the plans submitted.
2. This approval shall expire after one year if the deeds have not be recorded with Ramsey County.

3. Public drainage and utility easements shall be dedicated to the city as required by the director of public works. A description of the easements shall be recorded with the new deeds.
4. Separate application for existing drainage and utility easement vacation shall be submitted for city council consideration prior to final city endorsement of the property deeds for recording.
5. Final city endorsement of the property deed prior to release of the deeds for recording.

ATTACHMENTS

Location Map
Applicant Narrative
Proposed Property Survey
Public Works Comment