

To: **Environmental Committee**  
Through: **Dave Schletty, Asst. Parks and Rec. Director**  
From: **Melissa Sonnek, City Planner**  
Date: **September 2, 2020**

## **Case 20-10 – Site Plan Review for the Expansion of an Existing Building at 1700 Marthaler Ln – Maureen Haggerty**

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### **REQUEST:**

Review site plan and provide recommendations to the Planning Commission and City Council.

### **BACKGROUND:**

Maureen Haggerty, owner of The Canine Coach, has submitted a site plan application for the expansion of an existing building at 1700 Marthaler Lane. The current facility is 1,984 square feet, most of which is open with just a roof covering. The expansion will create an additional 1,596 square feet as well as enclose the existing structure to allow for dog training courses to be held year round rather than just during the warmer months of the year.

Since the original site plan was reviewed in 2010 and the code requirements have not changed significantly since this time, there is little additional landscaping that will be required. As a result of the expansion, an existing 12” cottonwood will need to be removed as the roots would need to be cut and the existing tree is growing into the fence. Per City Code, when tree removal occurs during the site plan process, there is a 30% replacement requirement. This would mean that 4” would need to be replaced.

City Code also states that for every 20 feet of lineal property line, one quality tree is required on site. This site measures 763.69 lineal feet of property line, which would require 38 trees or 95 caliper inches. The site currently has (minus the one removal) 24 trees on site totaling to 133.5 caliper inches. While the total number of trees is not met, City Staff is comfortable with the existing landscaping since the caliper inches portion of the requirement is met.

In addition to the replacement requirement, City Staff would recommend that the applicant plant new shrubs in the front of the building as the ones currently on site are in poor condition. If the Environmental Committee has any comments, concerns, and/or recommendations, please provide them for Planning Commission and City Council.

### **ATTACHMENT:**

Plans

### **TIMELINE:**

September 15: Planning Commission public hearing  
September 28: City Council public hearing