

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023). Staff has verified that Section 5 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and has cleared the textual comments on the first review. The responses to the comments have been submitted and addressed by the applicant prior to this agenda posting. A no objection letter is attached with the referral agencies condition.

Record of Proceedings Planning and Zoning Commission Meeting

TUESDAY, SEPTEMBER 19, 2023 , AT 12:00 P.M.,

ROLL CALL:

Present were: Deborah Spoor, Ellen Eby, Michelle Townsend, and Henry Munson (presiding)

Absent were: Shawn Hogan, Regina Bieri, and William Garwood.

6. Discussion and possible action on Ashland Section 5 Preliminary Plat

D.S. Director Otis Spriggs presented the item before the commission noting that Section 5, is directly next to Section 4, just east of it, having 102 lots at the 50-foot lot width average.

The same conditions would apply here for the textual changes all being cleared and all city engineering comments being met, and the referral agency conditions would follow as noted.

Commission Member Michelle Townsend asked for clarification on the attached concept plan. Caitlin King explained that Section 5 should have a land use of single family and lot specialty. She will provide the most recently approved Concept Plan which reflects the correction.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Ashland Section 5 Preliminary Plat with the noted conditions of the City Engineers final approval and the final approval of the referral agencies; the motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Nay; Commission Member Deborah Spoor- Nay; **Vote was 2-2**, the Section 5 Preliminary Plat was denied.

RECOMMENDATION:

The Planning and Zoning Commission voted 2-2, to deny the application for the Preliminary Plat for Ashland Section 5. Staff recommends approval by City Council based on the findings and corrections cleared on the subject plat deficiencies, subject to final referral agency approvals and final sign-off by the City Engineer.