

**NIELSEN MINI-SUBDIVISION**  
**605 EAST 200 SOUTH**  
**PLANNING COMMISSION MEETING**  
**DECEMBER 12, 2024**

Summary: Christopher Nielsen is seeking approval for a mini subdivision located at 605 East 200 South (Parcels 01-024-0040, 01-024-0057, and 01-024-0064). The current parcels contain approximately 2.12 acres. Two homes exist on the current parcels.

ZONING: R-2 Residential

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Sewer will need to be extended for Lot 3
Irrigation:	Existing

PARKING & ROADS: Paved roads, no curb or sidewalks are adjacent to the parcels.

NOTES:

The sewer would need to be extended approximately 110 feet to serve Lot 3 and one other lot across the street. Code typically requires extension of the utility to the property line, but this will be a terminal line and will not be needed for future connections. (HCC 16.28.020 (E))

This subdivision is to legalize a previous subdivision by deed and a lot line adjustment to bring all three parcels into compliance with the subdivision ordinance. This will allow Lot 3 to be buildable.

**Electrical component delays for equipment not already ordered are estimated to be 2.5 years.**