

**GIFFORD MINI-SUBDIVISION**  
**273 SOUTH 300 EAST**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 8, 2022**

Summary: John Gifford is seeking approval for a two lot mini-subdivision located at approximately 273 South 300 East (Parcel 01-015-0034). The current lot is approximately 0.96 acres. A home exists on the current parcel. There are some shed/accessory structures throughout the lot.

ZONING: R-2 Residential

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Paved roads, no curb

NOTES: Utilities on the plat need to be corrected to show irrigation main.

Residence on Lot 1 meets minimum setback requirements.

Garage building on Lot 2 meets setback requirements.

Metes and bounds descriptions need minor corrections.

Note for street trees should be added.

Addresses need to be added for both lots.

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