

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Kathie L. Johnson, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

November 25, 2024

TO: South Jordan City Council
FROM: Miguel Aguilera, Planner I
ISSUE: Wheadon Acres Flag Lot Overlay Rezone
ADDRESS: 10537 S & 10555 S 3010 W South Jordan, UT 84009
FILE NO.: **PLZBA202400056**
APPLICANT: Gordon Milar Construction

The Wheadon Acres Flag Lot Overlay Rezone application is being brought again before the City Council after the Council first reviewed it on October 15, 2024. The Council tabled this application for a variety of reasons, including concerns about accessory dwelling units (ADUs) on the properties and asked the applicant to consider changes to the agreement that would address their concerns. The property owner also was not at the October meeting and the Council wanted an opportunity to discuss the proposal directly with the property owner. The property owner responded in writing to the Council addressing specifically the ADU question.

The property owner's response to the Council is attached to this memo. In his response, he explains why he believes it is important for him to have the option of having ADUs on his properties and asks that the Council allow him to have internal ADUs, but has agreed to prohibit detached ADUs (called a "guesthouse" by City Code). The proposed agreement has been updated to include a prohibition on external ADUs.

Attached to this memo is a letter from the property owner to the City Council, the City Council staff report provided to the City Council in October, and an updated development agreement that includes a prohibition on external ADUs.

Daniel Milar
10696 Bison View Cove
South Jordan, UT 84095
danmilar@gmail.com

October 25, 2024

City of South Jordan
Planning Department & City Council

Dear City of South Jordan Council and Planning Department,

I am writing to respectfully ask for reconsideration of the council's request on October 15, 2024 during the city council meeting to remove all Accessory Dwelling Units (ADUs) on the four lots included in the Wheadon Acres Lots 14 & 15A rezone application to allow for the creation 2 flag lots. Allowing ADUs on these lots is essential to address our city's growing housing needs, support multigenerational family living, and achieve affordability—all while having minimal impact on neighborhood character and density. While it is not my intent to build and rent out multiple ADUs on these four proposed properties I cannot in good conscience agree to never put a single ADU into any of them.

As you know, affordable housing is a major concern across South Jordan and the Salt Lake Valley. ADUs present a viable solution to this issue by offering flexible, affordable housing options that allow families to support one another. This flexibility helps us accommodate aging parents, young adults, or other family members who may need a more accessible living arrangement and those who desire to stay in our community but cannot afford a home on their own.

The South Jordan City Council and Planning Commission have always been strong advocates for affordable housing and property rights even when it wasn't the most popular or desired choice amongst residents. We as a city have a reputation for working with homeowners and property developers to invest in the future, allowing for new and different ideas to take root in neighborhoods and communities where we have so much room for growth. That growth can be done beautifully, and fairly for all parties involved. Change is hard, but growth requires change. The city of South Jordan needs growth and change to continue developing strong communities that cross cultural, generational, class and socio-economic boundaries. We need growth that introduce our city residents to a whole new level of community by allowing ADUs, Flag lots and other housing products to mix with existing housing.

See attached "Exhibit B" for projects approved within the last three years that mix housing products and bring diversity to the existing community that surround them. This includes three flag lot applications where approval has no conditions on the property owner's ability to place an ADU. This also includes two housing developments that were proposed for existing and well-established neighborhoods. And although the neighbors

did not all support the idea of these new developments the city council saw the investment in the future and the need for affordable housing products to provide opportunity for all residents.

It is worth noting that flag lots are uniquely suited to accommodate ADUs with minimal impact on neighbors. Their layout generally allows for setbacks from main roads and additional privacy, preserving neighborhood aesthetics. Due to the layout of flag lots, ADUs built on these properties are often out of direct view from the main street, maintaining neighborhood harmony without increasing visible density or disrupting the existing character. Furthermore, flag lots often include enough space for parking and are naturally buffered, reducing concerns around noise and congestion.

It is important to recognize that while some neighbors may have expressed concerns about ADUs and flag lots, these opinions do not reflect the broader community's view. In fact, many homeowners in South Jordan are likely open to the concept of ADUs as a means to support family members, increase housing options, and adapt to our city's growing needs. In any community, there may be a handful of vocal opponents; however, they do not necessarily represent the perspective of the majority, especially given that many neighborhoods will experience significant turnover in the coming 10 to 20 years.

With this generational turnover, it is likely that new residents, as well as current owners, will seek to subdivide larger lots, creating additional flag lots that could benefit from ADU flexibility. Establishing a restrictive precedent now by disallowing ADUs on flag & parent lots may limit the ability of these future residents to build ADUs, potentially impacting housing affordability and community cohesion down the line. By taking a proactive and inclusive approach now, the City Council can ensure that the proper use of flag lots and ADUs remain a viable housing option for South Jordan residents in the years to come

With regard to the neighborhood in question, the council should be aware of the following:

1. There is an existing flag lot directly to the northeast of the two lots in question. No ADU restrictions have been imposed on that lot (See map listed as "Exhibit A")
2. There are several neighbors on this street and many within the neighborhood who have family members residing in basement or other areas of their homes essentially living with ADUs without the formal title of ADU.
3. As noted in the city council meeting by many of the residents, and one council member, this neighborhood is aging. Many of the residents are elderly. The likelihood of the neighborhood turning over to a younger generation in the next 10 years is highly likely. Many of those in the younger generations have already expressed interest in subdividing and creating more housing opportunity for the South Jordan Community we all love and enjoy.
4. While the Wheadon Acres Plat has room for 8-10 more lots this "neighborhood" consists of 53 lots in Wheadon Acres, five lots in Burkhart

Estates (includes amended) and approximately nine other lots not included on any subdivision plat. At least eight of the thirteen buildable lots listed outside of the Wheadon Acres Plat are large enough to subdivide. There are four existing lots which are the result of subdividing two original lots.

5. At least one other homeowner has plans working plans to subdivide in the near future. (See map listed as "Exhibit A"

My goal in creating the two additional flag lots on lots 14 & 15A of Wheadon Acres is to provide housing opportunities for my six children as well as my aging in-laws and other family members. As my children grow and become adults my wife and I want to ensure they have access to affordable housing. We want them to have the ability to stay in the community they were raised in if they so desire. By restricting our ability to build ADUs on our property it is restricting our ability to provide housing for our family in the future.

I am not an investor or businessman purchasing lots in this residential neighborhood to make money. I am a resident of this area. These are my neighbors. I purchased this property to stay in the community I love, while providing for my family both now and in the future. I also purchased these particular lots because I believe in the same value of community my neighbors have. I don't have a desire to change the neighborhood dynamics. I don't want to take down the crash gate. I don't want to change the streets with curb, gutter & sidewalk. That was a large sticking point for me in my early meetings with city staff. I want to maintain the beauty and character of the neighborhood. That is why I ultimately chose not to tear down the two existing homes that front 3010 W. I am fully agreeable to adding an amendment to the development agreement prohibiting external ADUs from these four properties.

While I fully understand the concern of some of the neighbors have, we all share the same goal. Provide affordable housing for our families and building a community where our future generations want to stay and more importantly can afford to stay.

I respectfully urge the Council to approve this rezone application allowing ADUs on all four lots, acknowledging the minimal neighborhood impact and the evolving needs of our community. This would align with the values of family, community, and economic sustainability while maintaining South Jordan's character. Thank you for your consideration and your commitment to fostering a more adaptable, inclusive housing policy in South Jordan. I would be happy to discuss this matter as requested by any member of the council or staff.

Sincerely,
Daniel Milar
801-205-7589

Exhibit A

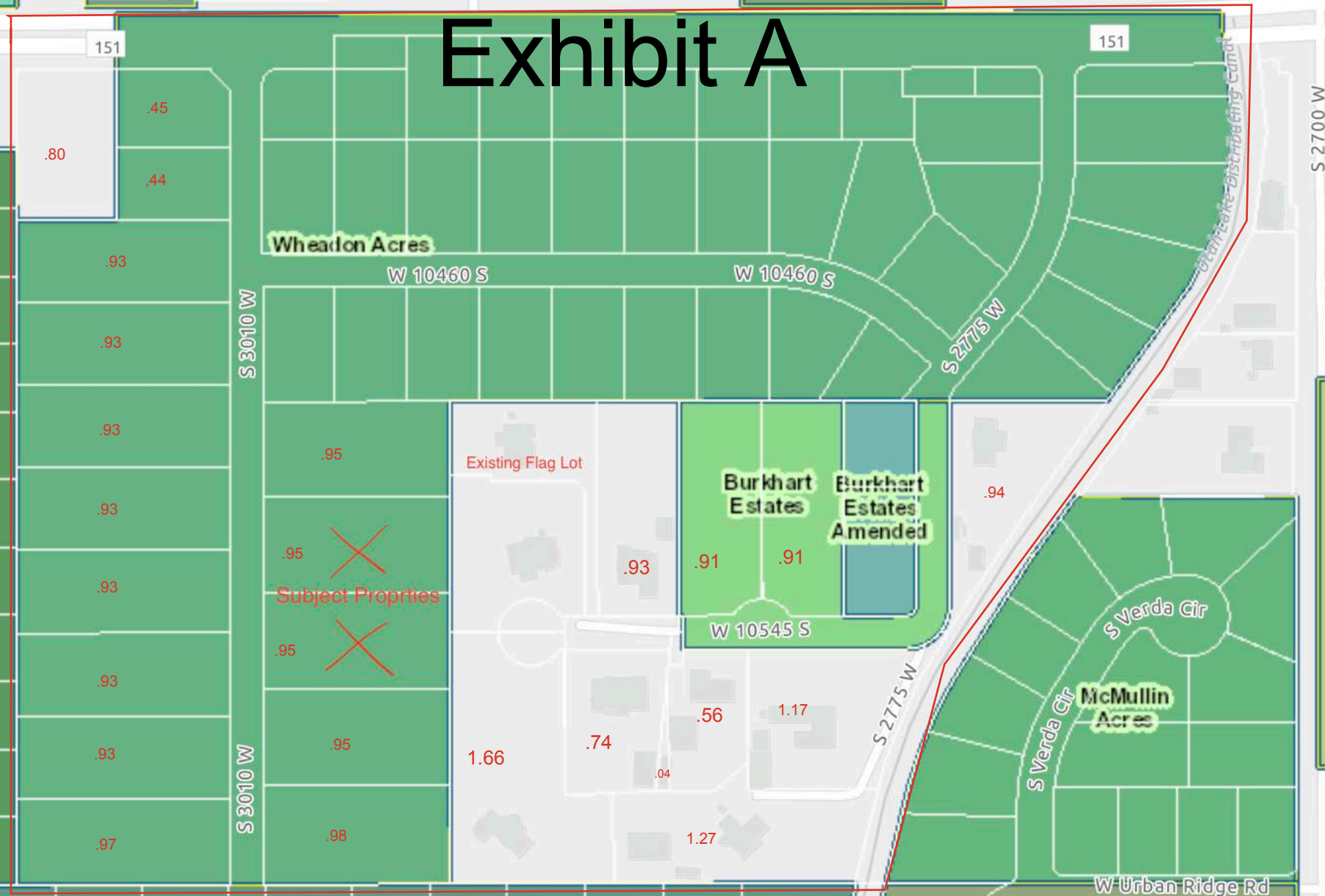


EXHIBIT B

Flag Lot Creation

RIDGECREST ESTATES SUBDIVISION AMENDMENT

Address: 892 W Brookcrest Circle

File No.: PLPLA202100128

SOJO 2700 SUBDIVISION, PRELIMINARY SUBDIVISION PLAT

Address: 10216 S. 2700 W.

File No.: PLPP202200204

COUNTRY ROADS SUBDIVISION SECOND AMENDMENT PRELIMINARY SUBDIVISION AMENDMENT

Address: 10067 S. Single Jack Circle

File No.: PLPLA20240061

Other Housing Product

SJC Townhomes proposed development

Address: 11147 S. Redwood Road

File No.: Resolution R2023-25 and Zoning Ordinance 2023-03-Z

Rise Development

Address: 10657 South 1055 West.

File No.: Resolution R2022-39, Resolution R2022-40, and Zoning Ordinance 2022-07-Z

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 10/15/2024

Issue: **WHEADON ACRES LOTS 14 & 15A FLAG LOT OVERLAY REZONE**
Rezone from Single-Family Residential (R-1.8) to Single-Family Residential
(R-1.8) with the Flag Lot Overlay Zone

Address: **10537 S 3010 W and 10555 S 3010 W South Jordan, UT 84095**

File No: **PLZBA202400056**

Applicant: **GORDON MILAR CONSTRUCTION LLC**

Submitted by: **Miguel Aguilera, Planner I**
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the City Council **approve** the following:

- Resolution R2024-42 approving the Wheadon Acres Subdivision Amendment Flag Lot Overlay Development Agreement.
 - Ordinance No. 2024-08-Z approving the zone change from Single-Family Residential (R-1.8) to Single-Family Residential (R-1.8) with the Flag Lot Overlay Zone for lots 14 & 15A of the Wheadon Acres Subdivision.
-

ACREAGE:	Approximately 1.9 acres
CURRENT ZONE:	Single-Family Residential (R-1.8)
CURRENT USE:	Single Family Homes
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING ZONES/USES:	North – R-1.8/Single-family residential
	South – R-1.8/ Single-family residential
	West – R-1.8/Single-family residential
	East – R-1.8/ Single-family residential

STANDARD OF APPROVAL

1. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

2. FLAG LOT OVERLAY:

- A. Concept: Applicants are encouraged to submit a concept plan and work with staff prior to application to understand the surrounding area, the goals and policies of the City's General Plan, and to ensure the minimum requirements of the FL can be met.
- B. Rezone: An FL shall only be established upon approval by the City Council as a rezone according to the provisions of Chapter 17.22, "Zoning Amendments", of this Title and as may be required elsewhere in this Title. City Council rezone approval of the FL shall be by development agreement.
- C. Concurrent Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a preliminary subdivision application to be processed concurrently with an FL rezone. In the case of concurrent applications, Planning Commission approval of a concurrent preliminary subdivision shall be contingent on the City Council's approval of the FL rezone.

(City Code § 17.130.060.020)

BACKGROUND:

The applicant is requesting a Flag Lot Overlay rezone for two properties located at 10537 S 3010 W and 10555 S 3010 W. This rezone request *will not* change the property's base zone (Residential R-1.8 Zone), and the lots in the development will comply with the requirements of that zone, including lot size and density. The City Council adopted this overlay zone in 2020 based on a desire to allow flag lots in limited circumstances, where such development may be reasonable and appropriate. Although this Application is not the only flag lot overlay rezone application, it is the first being presented to the Planning Commission and City Council.

In conjunction with this rezone Application, the applicant also filed a subdivision amendment application to subdivide the properties into four lots, two of which will be flag lots. City Code defines flag lots as “[a] lot having a larger area or ‘body’ at the rear (resembling a flag or pan) and which is connected to the street by a narrower portion (resembling a flagpole or handle) which does not meet the lot width or frontage requirements of the zone.” (City Code § 16.04.160.)

The lots in question do not meet the flag lot requirements found in City Code § 16.04.160. The Flag Lot Overlay Zone provides another way the property owner can divide the lots. Both existing lots 14 and 15A have a frontage of approximately 140 feet, exceeding the 125-foot minimum requirement for the overlay zone. The development agreement associated with this Application requires all lots in the amended subdivision to comply with the standards of the Residential R-1.8 Zone and according to the concept plan, with some adjustments to fencing requirements and animal rights.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- A development agreement is required by the Flag Lot Overlay Zone code. The following are key provisions of the agreement that provide some predictability for how the lots will develop:
 1. All lots created in the rezone and subdivision amendment applications will remain single family residential.
 2. There is an alteration to the fencing requirement, which stipulates that masonry fencing will not be required to be erected between any of the properties within the amended subdivision and in turn, farm animal rights on the subject properties will be restricted.
 3. The placement of the homes in the concept plan shows that they will meet the required setbacks for front, side, and rear yards.
- The Application meets the City Code rezone standards of approval for the R-1.8 and the Flag Lot Overlay Zones.
- This rezone Application will not change the underlying R-1.8 zone.
- This rezone Application will allow the applicant to subdivide the two existing lots and create two flag lots using the Flag Lot Overlay Zone. This is an appropriate use of this code as the subject properties meet the standards established by the Flag Lot Overlay Zone code.
- The Planning Commission reviewed this application on September 24, 2024 and recommended the City Council approve the rezone.

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City's Strategic Priorities, and as such, should be approved.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the City Council take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approval of an amended Application.
- Denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- | | |
|-------------------------|--------------------------------|
| • Aerial Map | • Ordinance No. 2024-08-Z |
| • Zoning Map | • Exhibit A – Proposed concept |
| • Concept Plan | • Resolution R2024-42 |
| • Development Agreement | • Exhibit 1 - Agreement |
| • Justification Letter | |

Location Map

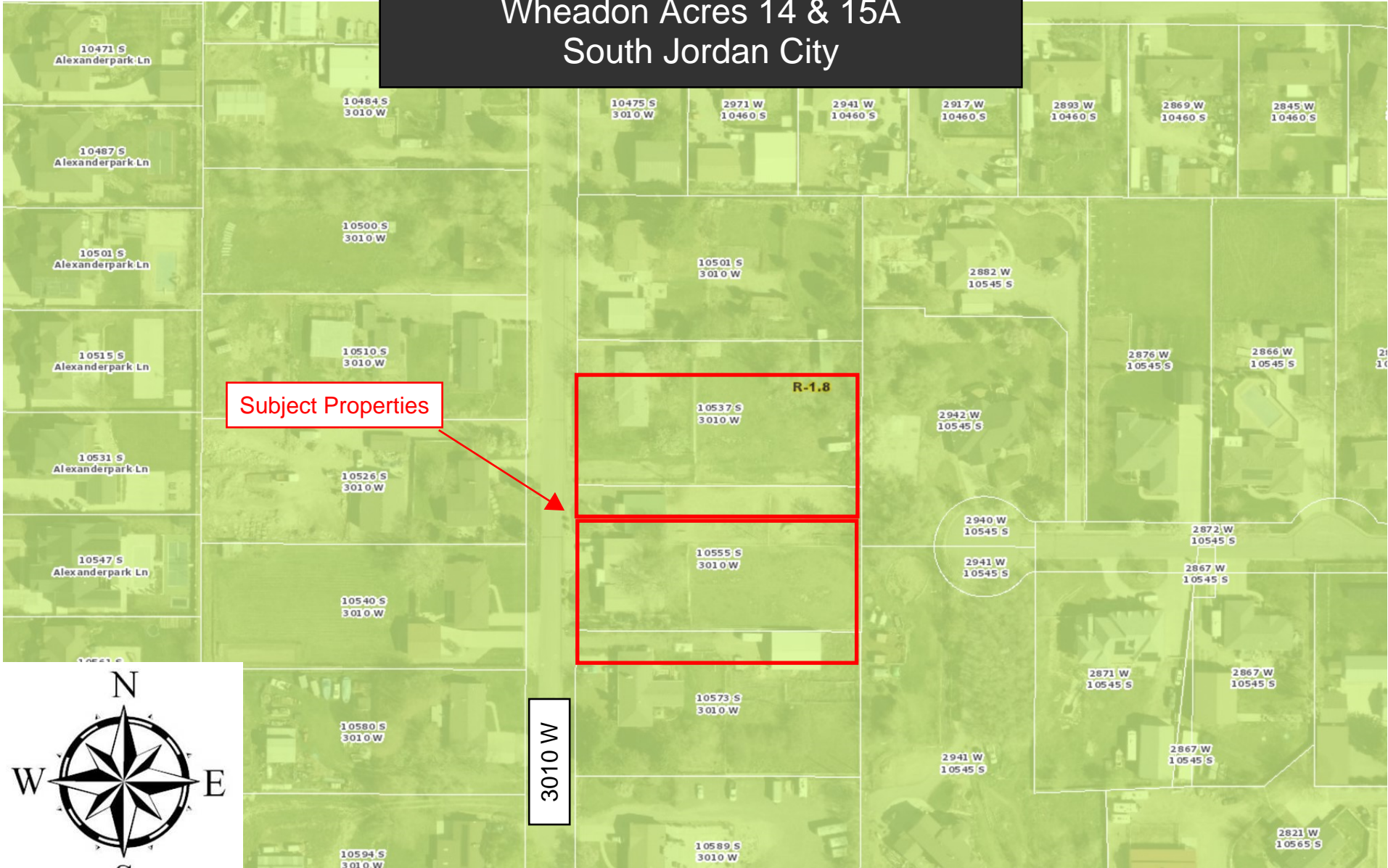
Wheadon Acres 14 & 15A
South Jordan City

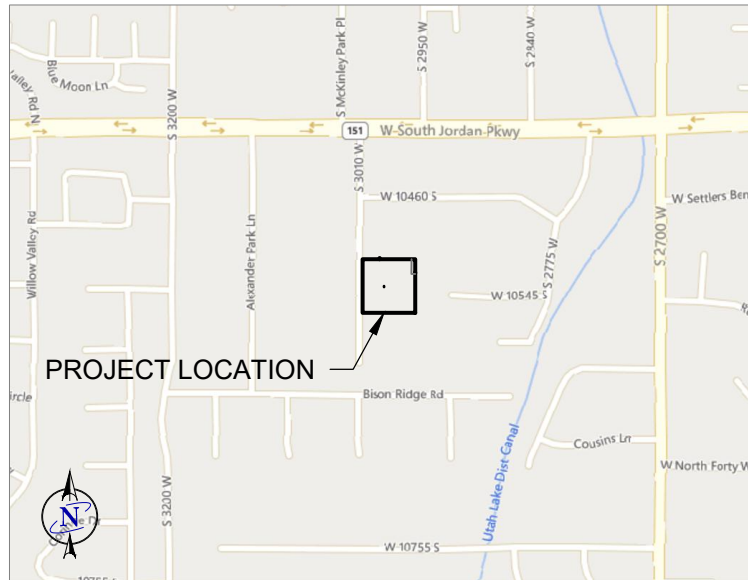


Zoning Map

Wheadon Acres 14 & 15A

South Jordan City





VICINITY MAP N.T.S.

WHEADON ACRES LOTS 14 & 15A AMENDED FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
SOUTH JORDAN, UTAH

SURVEYOR'S CERTIFICATE:

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER KNOWN AS:

WHEADON ACRES LOTS 14 & 15A AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12411560

PROPERTY DESCRIPTION DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WEST 1320.04 FEET AND NORTH 00°00'31" EAST 295.94 FEET FROM THE CENTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 14, WHEADON ACRES SUBDIVISION ON RECORD AT THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY #2317193; THENCE ALONG THE SOUTH LOT LINE OF SAID LOT 14 WEST 285.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF 3010 WEST STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 00°00'31" EAST 290.40 FEET TO THE NORTHWEST CORNER OF LOT 15A OF SAID WHEADON ACRES SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 15A EAST 285.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15A; THENCE ALONG THE EAST LINE OF SAID LOTS 14 & 15A SOUTH 00°00'31" WEST 290.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 82,764 SF OR 1.90 ACRES MORE OR LESS

OWNER'S DEDICATION AND CONSENT TO RECORD:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

WHEADON ACRES LOT 14 & 15A AMENDED

AND DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__

OWNER

OWNER'S ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ SIGNING THE FORGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY

1 OF 1

WHEADON ACRES LOTS 14 & 15A AMENDED

SITUATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

OWNER / DEVELOPER
DANIEL MILAR



10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139

SHEET

PL1

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (FOUND)
- SECTION LINE
- CENTERLINE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (R) RECORD
- SET REBAR AND CAP (PROTERRA)

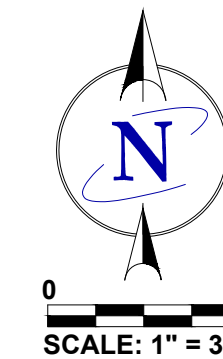
GENERAL NOTES:

- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH SOUTH JORDAN CITY.

WEST QUARTER CORNER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)

1320.44' (M)
BASIS OF BEARINGS
WEST 2640.48'(M)

CENTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)



PUBLIC UTILITY APPROVAL
CENTURYLINK: _____ DATE: _____
COMCAST: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____
ROCKY MTN. POWER: _____ DATE: _____
OTHER: _____ DATE: _____

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH JORDAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D., 20__.

SOUTH VALLEY SEWER DISTRICT

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D., 20__.

REPRESENTATIVE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

ATTORNEY FOR SOUTH JORDAN CITY

CITY PLANNER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

CITY PLANNER

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

ATTEST: CITY CLERK

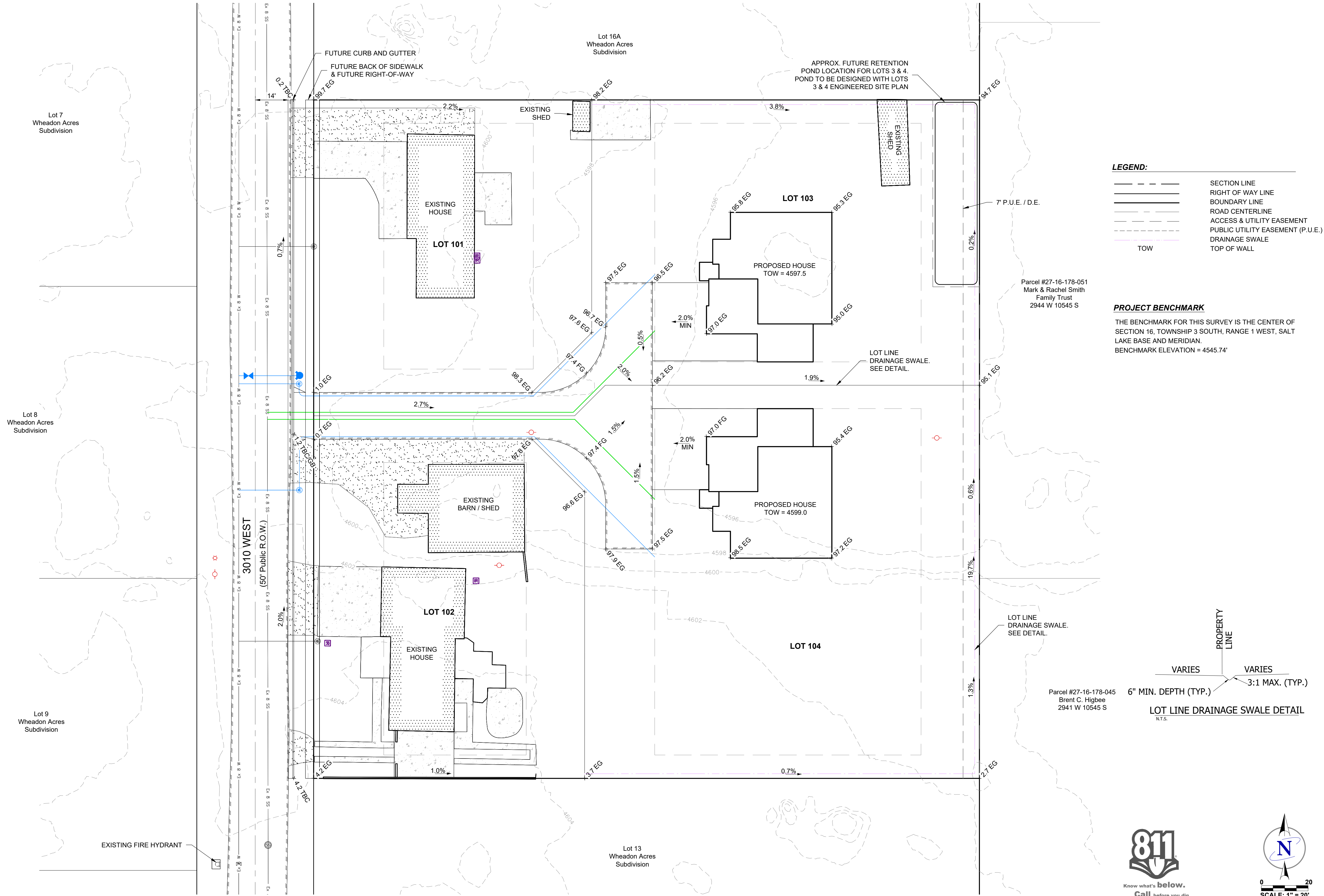
MAYOR

SALT LAKE COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

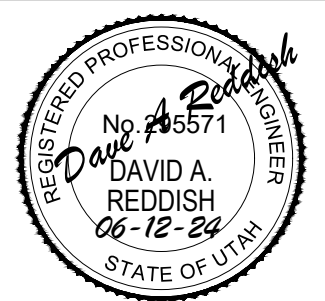
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER



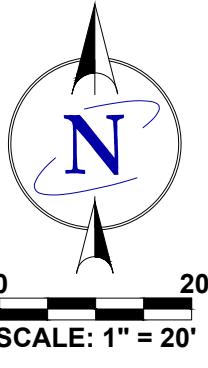
WHEADON ACRES LOTS 14 & 15A AMENDED
GRADING PLAN
CONSTRUCTION DRAWINGS

REV.	DESCRIPTION	DATE

DESIGN CHECK:
DRAFTING CHECK:



SHEET:
GP1



South Jordan City,

I am the owner of both properties located at 10537 S 3010 W (.95 acre) and 10555 S 3010 W (.95 acre), hereto within referred to as “the property(s)”. I currently reside about ¼ mile to the south in Bison Ridge. My family and I enjoy our neighborhood and community we have here and intend to be residents long into the future.

One aspect that particularly resonated with me when these two properties came up for sale is that I am already a neighbor and friend within this community and intend to keep all four lots of the property for my family. This personal investment demonstrates a genuine commitment to the well-being and prosperity of our neighborhood. All efforts will be to minimize impact on neighboring properties. This is achieved by properly maintaining the construction and development sites, providing oversight and being actively involved and available to neighbors should any issue arise. The impact is also minimized since all four directly affected lots will be owned and maintained by me.

Adding additional lots to the neighborhood and investing in the two existing homes will bring a greater value to the surrounding properties. Creating these two flag lots will also allow me to provide a home for my in-laws, build a new home for my family, and provides an investment in the future to build a fourth home as needed.

Thank you,

Dan Milar

Dan Milar