



## AGENDA ACTION ITEM

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DATE: May 14, 2024  
TO: Planning & Zoning Commission  
FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **5:30 PM - ACTION ITEM: Fall River Electric Scenic Corridor Review**. Wendi Celino, representing Fall River Electric, is requesting approval for a Scenic Corridor review for placement of a modular home to be used as employee housing for Fall River Electric. The property is within the Scenic Corridor Overlay and has some existing mature vegetation, such as cottonwood, which would provide some visual buffering of the proposed home. A site plan, landscape plan and material renderings have been provided. A Boundary Adjustment will be done with the adjoining parcel prior to Building Permit application to accommodate the required setbacks.

**LEGAL DESCRIPTION:** RPG00240100016; LOTS 16-19 & 21-22 BLK 10 DESCRIBED IN TAX #7614 FELT TOWNSITE SEC 5 & 6 T6N R45E and RPG00240100230; LOTS 23-24 BLK 10 FELT TOWNSITE SEC 5 & 6 T6N R45E

### SUGGESTED MOTION:

#### **Approval**

Having found that the proposed development for Fall River Electric is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the following conditions of approval:

1...

#### **Denial**

Having found that the proposed development for Fall River Electric is not consistent with the LDC Chapter 5-5, I move to deny the Scenic Corridor Permit for the following reasons... The following could be done to obtain approval...

### **ATTACHMENT(S):**

- [Fall River Scenic Corridor Staff Report\\_5.9.2024.pdf](#)
- A. [Fall River\\_Wells Ave SC Application\\_Redacted.pdf](#)
- B. [Fall River\\_Wells Ave SC Narrative\\_Redacted.pdf](#)
- C. [Fall River\\_Wells Ave Site Plan.jpg](#)
- D. [Fall River\\_Wells Ave Site-Landscaping Plan.jpg](#)
- E. [Fall River\\_Wells Ave Water & Septic Plan\\_2.20.2024.pdf](#)
- F. [Exterior Building Material Samples.pdf](#)
- G. [Fall River\\_Wells Ave Warranty Deed.pdf](#)
- H. [Building Elevation Drawings.pdf](#)