



AGENDA ACTION ITEM

DATE: May 14, 2024

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:15 PM PUBLIC HEARING: Canvasback Subdivision Preliminary Plat (Short Plat)**: The application is proposing a 3-lot residential subdivision on 19.06 acres of currently vacant land located NE of the City of Driggs; N 1000 E and near E 5000 N. The 3 lots are all roughly 6 acres in size and meet the County zoning size requirements for the 2.5 acre minimum lot size in the A/RR 2.5 zone. The proposed access is from N 1000E. Because it is a 3-lot subdivision without any overlays present, the Concept hearing met the requirements to be administratively reviewed.

Legal Description: RP05N45E010500; TAX #3447 SEC 1 T5N R45E

SUGGESTED MOTION:

APPROVAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to RECOMMEND APPROVAL of the Preliminary Plat for Canvasback Short Plat Subdivision as described in the application materials submitted March 12, 2024 and additional information attached to the staff report. (with the following conditions of approval...)

DENIAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C have not been satisfied, I move to RECOMMEND DENIAL of the Canvasback Short Plat Subdivision as described in the application materials submitted March 12, 2024 and additional information attached to the staff report, based on the following findings: ... The following could be done to obtain approval: ...

CONTINUATION

I move to continue the public hearing for Canvasback Short Plat Subdivision as Preliminary Plat in order to obtain additional information from the applicant or other agencies to the following hearing date and time...

ATTACHMENT(S):

[_Canvasback Preliminary Plat Staff Report_05.14.24.pdf](#)

A. [Preliminary Application.pdf](#)

B. [Narrative.pdf](#)

C. [Preliminary Plat.pdf](#)

D. [Improvement Plans.pdf](#)

E. [Engineer Cost Estimate.pdf](#)

F. [Development Agreement.pdf](#)

G. [CCRs.pdf](#)

H. [Applicable Ordinance.pdf](#)

- I. EIPH Preliminary Approval.pdf
- J. Draft Warranty Deeds.pdf
- K. Public Works Letter.pdf
- L. Fire Marshal Review.pdf