



AGENDA ACTION ITEM

DATE: May 14, 2024

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:35 PM PUBLIC HEARING: Osprey's Landing Preliminary Plat:** Sadek Darwiche has applied for a 12 lot subdivision on 30 acres located on Hwy 33 & E 3000 S in Driggs, The parcel is zoned A/RR 2.5. The property has no wildlife habitat overlay areas but does have an area within the floodplain on the southwest corner of the parcel, and the Highway 33 frontage is within the Scenic Corridor.

Legal Description: RP04N45E118401; TAX #7404 SEC 11 T4N 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 Osprey Landing Subdivision as described in the application materials submitted on February 23, 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-B have not been satisfied, I move to RECOMMEND DENIAL of the Preliminary Plat for Osprey Landing Subdivision as described in the application materials submitted on February 23, 2024 and additional information attached to the staff report, based on the following findings:

1.....

CONTINUATION

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

ATTACHMENT(S):

- [Osprey Landing PZC Staff Report_050724.pdf](#)
- [A. Application_2.23.2024.pdf](#)
- [B. Osprey Landing Preliminary Plat_2.23.2024.pdf](#)
- [C. Osprey Landing Prelim Narrative_2.23.2024.pdf](#)
- [D. Preliminary Improvement Plans_2.23.2024.pdf](#)
- [E. NaturalResourceAnalysis_Final_2.23.2024.pdf](#)
- [F. Development Agrmnt_Draft_2.23.2024.pdf](#)
- [G. Construction Cost Estimate signed_2.23.2024.pdf](#)
- [H. Traffic Study_stamped_2.23.2024.pdf](#)
- [I. EIPH_2.23.2024.pdf](#)

J. CCRs 20240204 draft_2.23.2024.pdf
K. NPS Waiver_Bidache_2.23.2024.pdf
L. LOA_2.23.2024.pdf
M. Articles of Incorporation - Bidache, Inc._2.23.2024.pdf
N. Warranty Deed_2.23.2024.pdf
O. Hazards Report.pdf
P. NP Waiver Review.pdf
Q. 2024-05-03_Engineer Review_ Osprey Landing Preliminary Plat.pdf
R. Fire Marshal Review.pdf