



21-0064PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 8, Located Approximately 1,500 Feet North of Olympic Crossing and on the West Side of Trinity Falls Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: June 8, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary-final plat due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance. Subsequent to the approval of the preliminary final plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions checklist.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 52.25 acres into 99 single family residential lots and 3 common areas.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled "Explanations for Disapproval Summary."

APPLICATION SUBMITTAL DATE: May 11, 2021 (Original Application)

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be

the final approval authority for the proposed preliminary-final plat, pending the date of plat resubmission.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standards Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Explanation for Disapproval Summary](#)