

# Mapleton City Council Staff Report

Meeting Date: July 1, 2014

**Applicant:** Knight West Construction  
**Location:** Approximately 1000 N 200 W  
**Prepared by:** Sean Conroy, Community Development Director  
**Public Hearing Item:** No  
**Zone:** RA-2

## **REQUEST**

Consideration of a Resolution approving the Final Plat of the Plum Creek Estates Plat "A" subdivision consisting of 16 lots located generally at 1000 N 200 W.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site is approximately 6.6 acres in size and is located in the RA-2 zone. The site includes three existing single-family residences that have frontage on 300 West. One of the existing lots is nonconforming with regards to the required frontage. The applicant is proposing a subdivision that includes the following:

- 16 residential lots ranging in size from .33 acres to .55 acres.
- Lot one, which currently is nonconforming with regards to street frontage, will be reconfigured to comply with the frontage requirement.
- Curb, gutter and sidewalk will be installed along 300 West in front of the existing homes.
- 200 West, which is now stubbed to the property will be extended, and a new road (120 W) will stub to the adjacent parcel to the south.
- Improvements including curb, gutter, planter strip and sidewalk will be included along all new roadways.

The Planning Commission approved the preliminary and final plats of this subdivision on June 12, 2014.

## **EVALUATION**

**Zoning Standards:** Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) and a minimum lot frontage of 100 feet on a public road. The proposed lots comply with these standards.

**Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment "1". The proposed project complies with these standards.

**Road Design:** The Transportation Master Plan encourages the provision of street stubs at logical locations to allow adjacent properties to develop in the future. MCC Chapter 17.12.020 states the following:

*"In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision. All such stub streets shall be fully developed to the boundary of the subdivision. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street."*

The project includes the extension of an existing stub street (200 W) and the creation of a stub street (120 W), which will allow the adjacent property to the south the ability to develop and maintain connectivity.

The Transportation Master Plan also discourages the use of cul-de-sacs except where the possibility of future adjacent development does not exist or due to existing development. The applicant is proposing a cul-de-sac for a portion of the subdivision. Staff can support the proposed cul-de-sac as it will not prohibit future properties from developing and as sufficient connectivity is being proposed.

**STAFF RECCOMENDATION**

Adopt a Resolution approving the Final Plat for the Plum Creek Estates Plat “A” subdivision with the attached findings and condition.

**SPECIAL CONDITION**

1. All outstanding issues raised in the DRC minutes dated May 20, 2014 shall be addressed prior to plat recording.

**ATTACHMENTS**

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 5/20/14.
4. Planning Commission minutes dated 6/12/14.

## **RESOLUTION NO. 2014-**

### **CONSIDERATION OF A RESOLUTION APPROVING THE FINAL PLAT OF THE PLUM CREEK ESTATES PLAT "A" SUBDIVISION CONSISTING OF 16 LOTS LOCATED GENERALLY AT 1000 N 200 W.**

**WHEREAS**, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

**WHEREAS**, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision; and

**WHEREAS**, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve the Final Plat for the Plum Creek Plat "A" subdivision with the findings and conditions as outlined in the staff report dated July 1, 2014.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 1<sup>st</sup> Day of July, 2014.

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Brian Wall  
Mayor

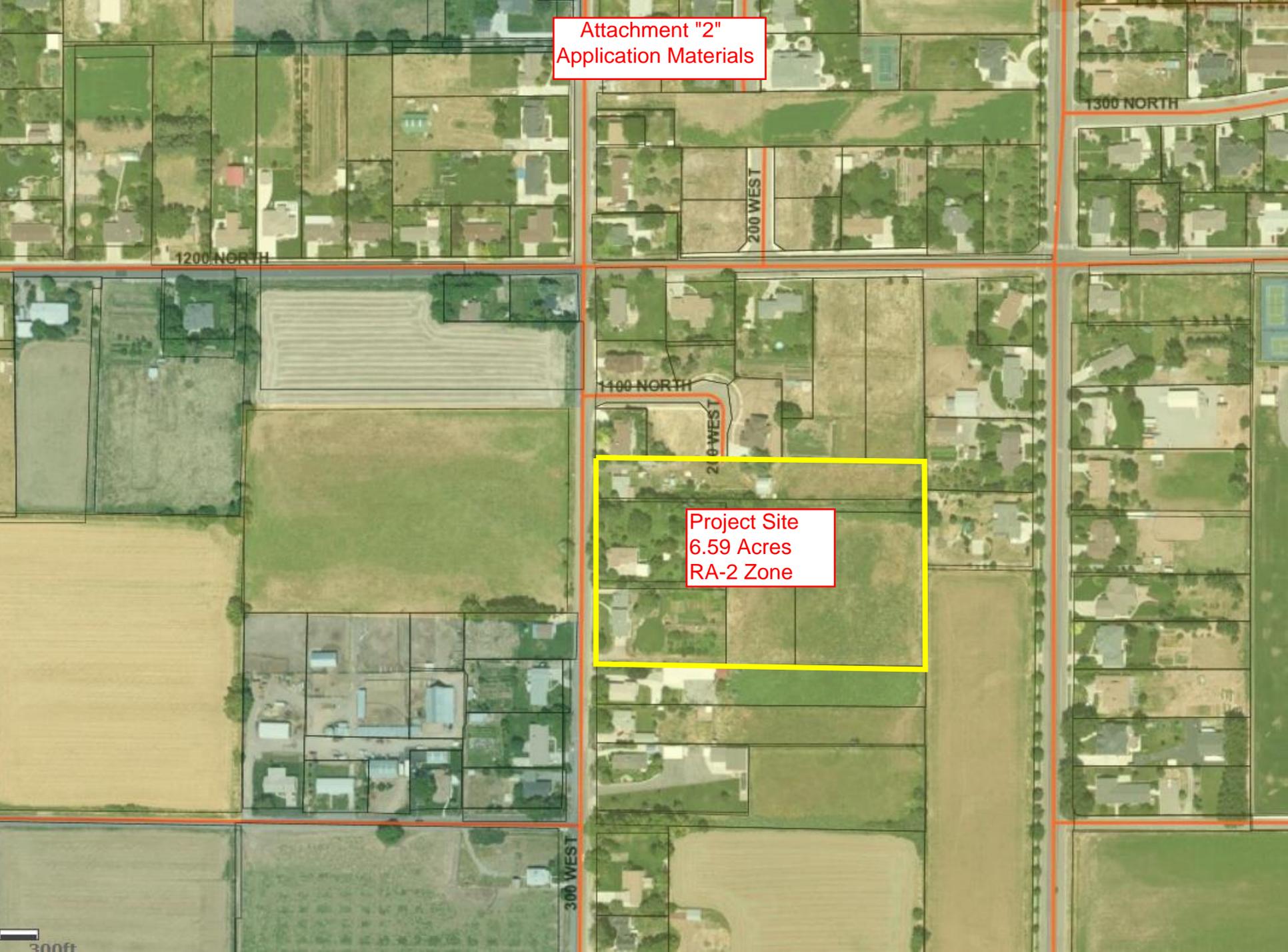
ATTEST:

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Camille Brown  
City Recorder  
**Publication Date:**  
**Effective Date:**

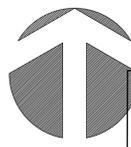
<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

Attachment "2"  
Application Materials

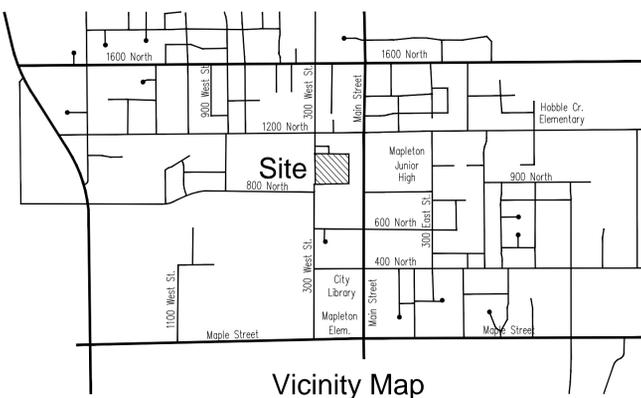


Project Site  
6.59 Acres  
RA-2 Zone

300ft



1" = 40'



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089... AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH...

Boundary Description

Commencing at a point located North 00°03'37" East along the Section line 484.99 feet and West 257.44 feet from the East quarter corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian...

AREA=6.59 acres

Base of Bearing: State Plane Coordinate System (NAD 27) State Plane Grid Factor = 0.99970

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_ (See Seal Below)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_

MAYOR APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_ CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Rocky Mountain Power Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY Rocky Mountain Power.

Planning Commission Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

DIRECTOR SECRETARY CHAIRMAN, PLANNING COMMISSION

Utility Company Approvals

\_\_\_\_\_

Conditions of Approval

\_\_\_\_\_

Table with 5 columns: Curve, Radius, Length, Chord, Bearing, Delta. Contains 15 rows of curve data (C1-C15).

Table with 2 columns: Northing, Easting. Contains 8 rows of state plane coordinates (A-H).

Grid Factor = 0.9997

Area to be dedicated to Mapleton City as Public Streets = 33374 SF or 0.766 Acres

PLAT "A" Plum Creek Estates

SUBDIVISION MAPLETON UTAH COUNTY, UTAH SCALE: 1" = 40 FEET

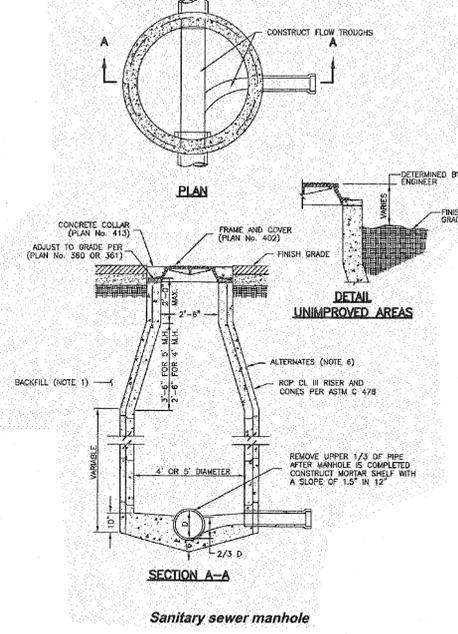
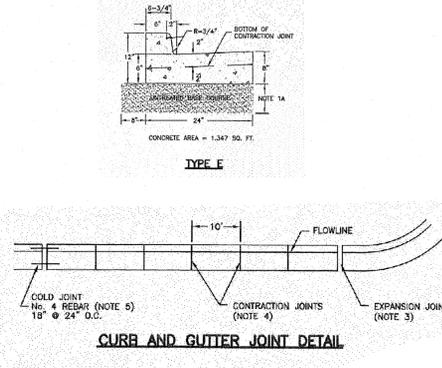
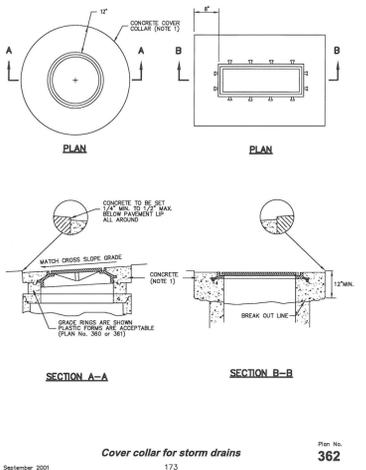
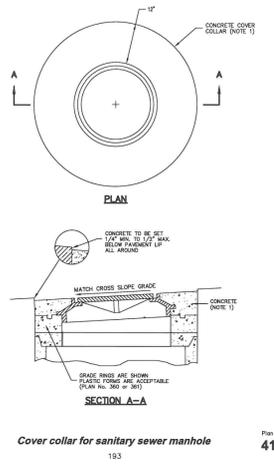
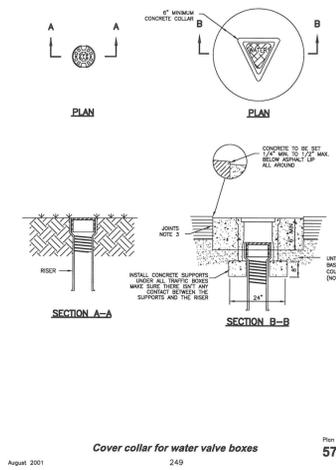
PREPARED BY DUDLEY AND ASSOCIATES INC.

OCCUPANCY RESTRICTION NOTICE ORDINANCE NO. \_\_\_\_\_ OF \_\_\_\_\_ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION...

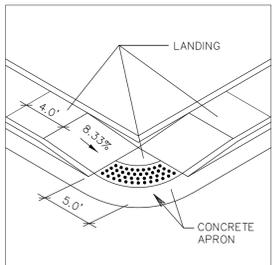
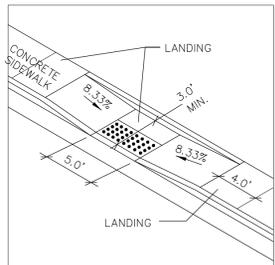
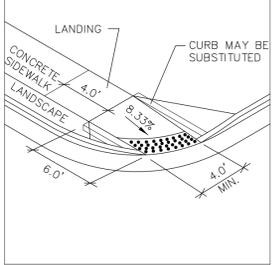
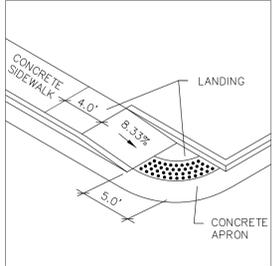
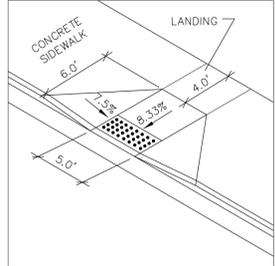
ACKNOWLEDGEMENT (PERSONAL) STATE OF UTAH COUNTY OF UTAH S.S. ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

ACKNOWLEDGEMENT (CORPORATE) STATE OF UTAH COUNTY OF UTAH S.S. ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF SAID \_\_\_\_\_ CORPORATION...

CORPORATE SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

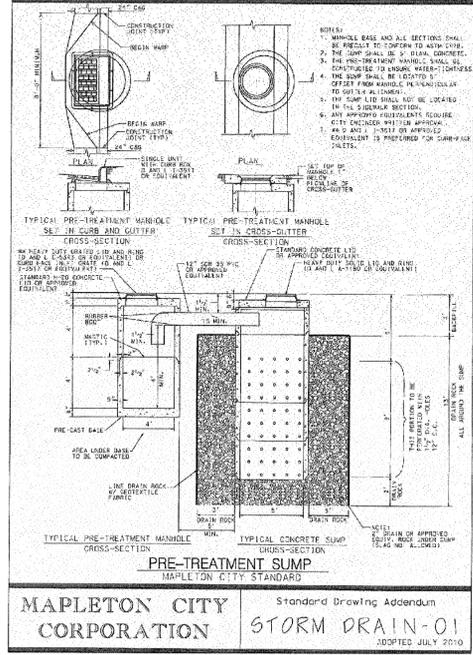
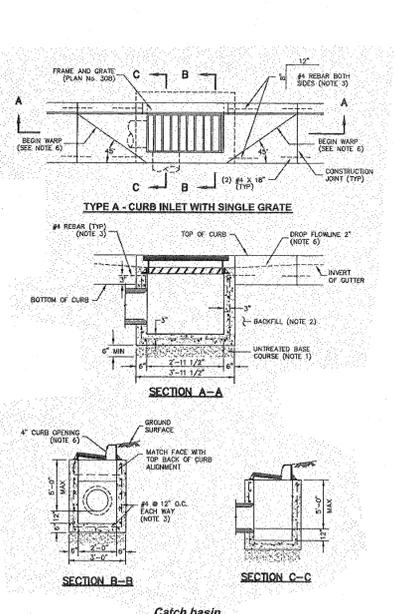
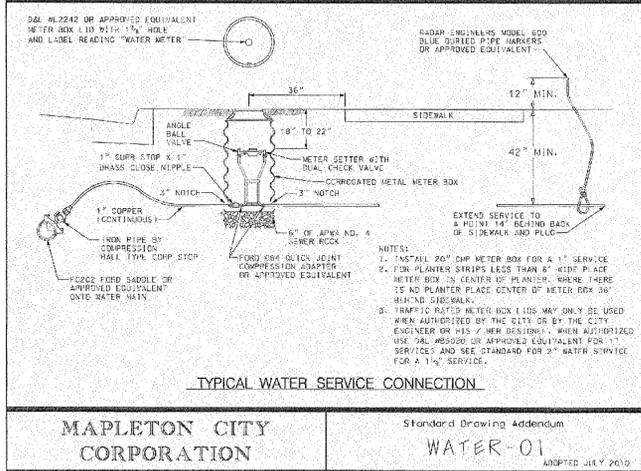
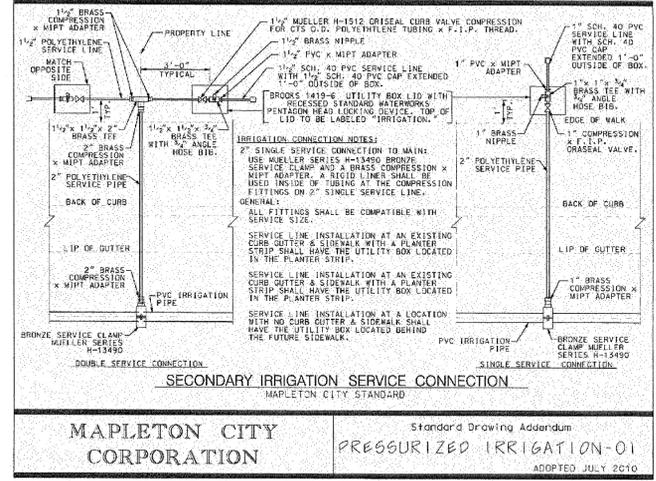
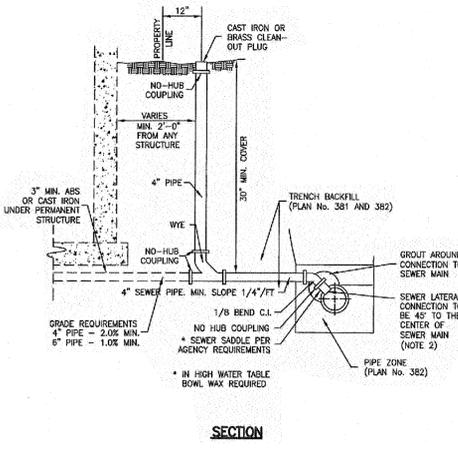
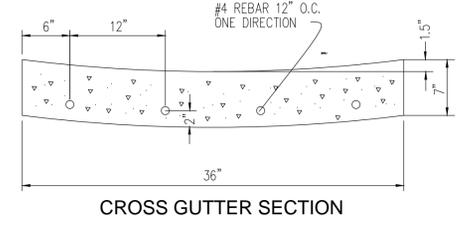
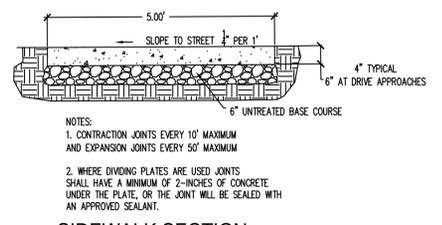
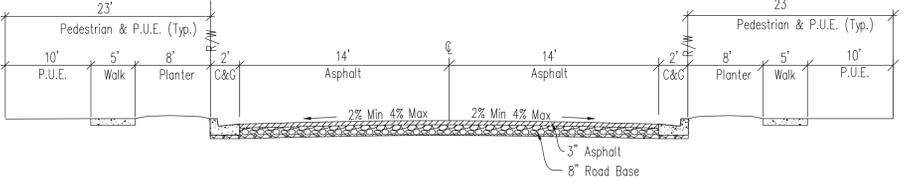
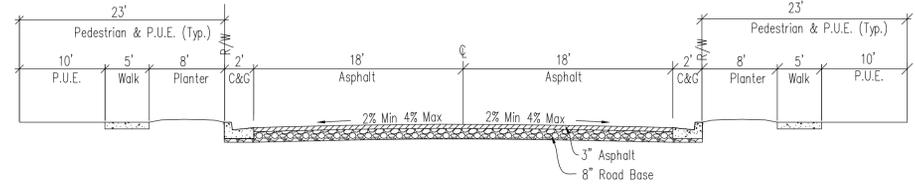


- NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
  2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
  3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
  4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



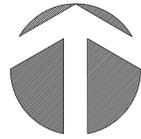
Curb Ramps

18 ADA Ramps

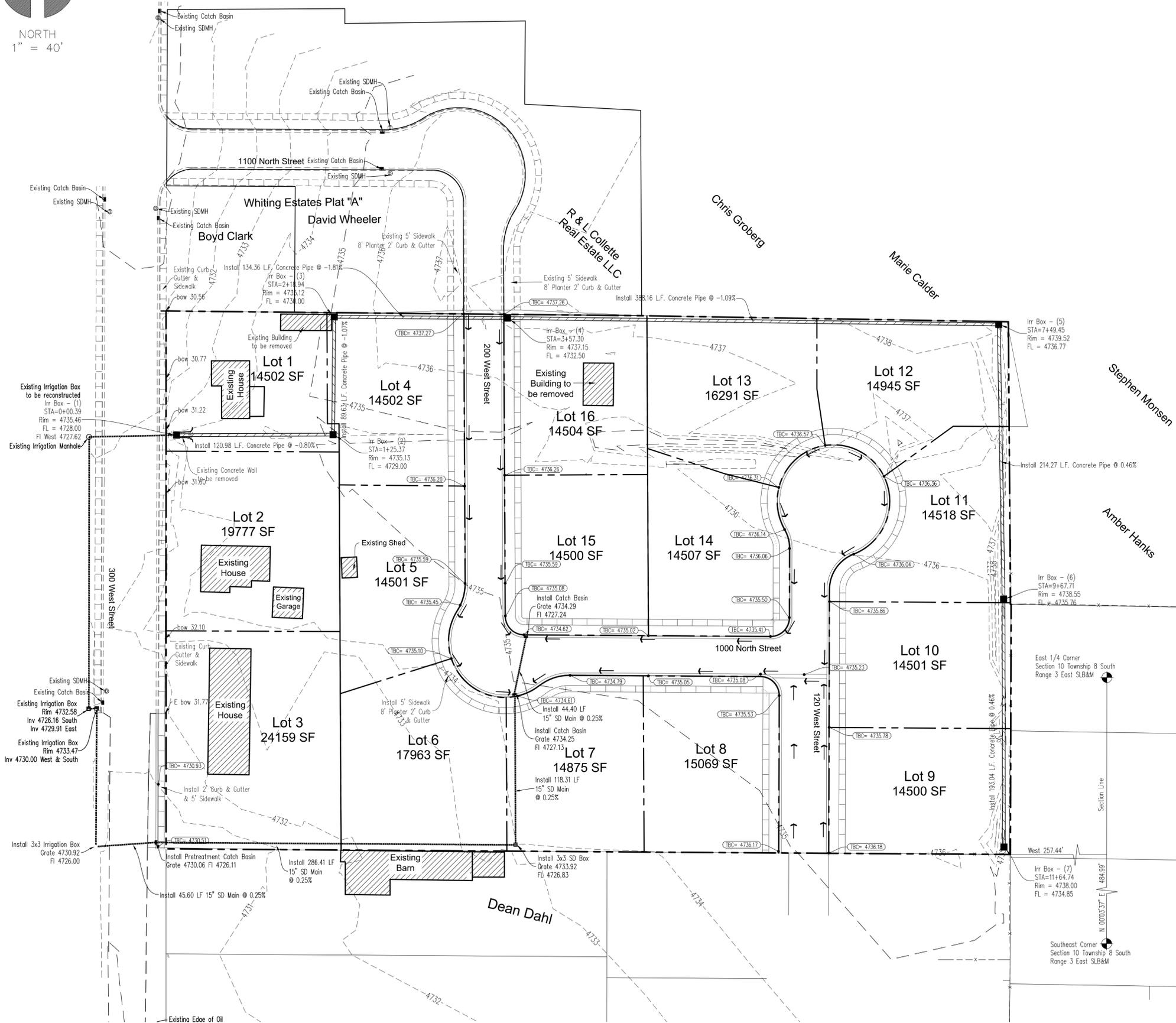


REVISIONS

DATE	4-03-2014
SCALE	None
BY	BHT
TRACING NO.	L-13920



NORTH  
1" = 40'



**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Utah

**Grading & Drainage Plan**

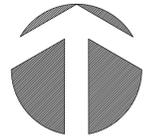
Mapleton City

Revisions

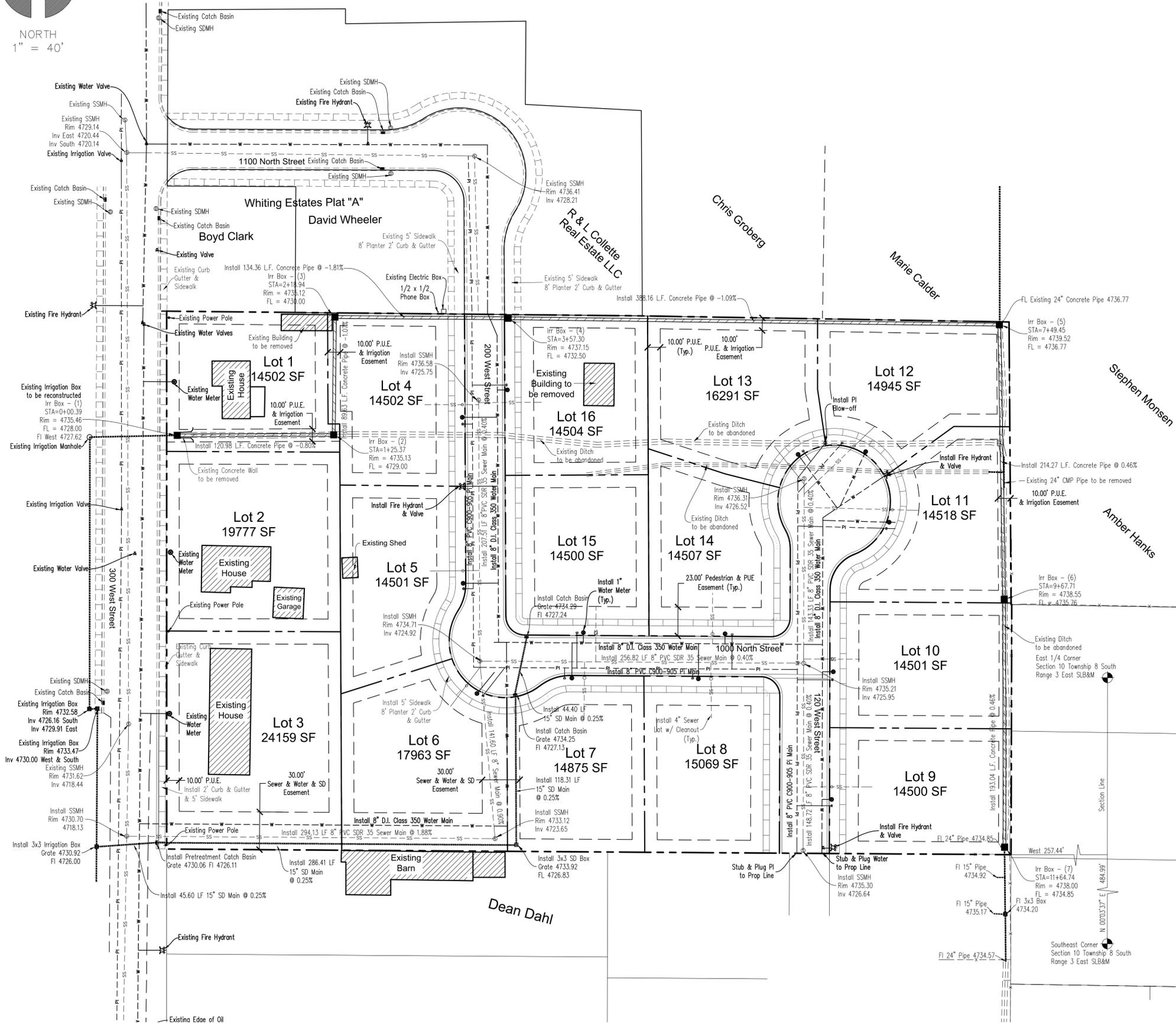
Date  
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Scale  
1" = 40'  
By  
BHT  
Tracing No.  
L-13920

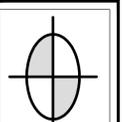
Sheet No.  
**C - 3**





NORTH  
1" = 40'



  
**DUDLEY AND ASSOCIATES**  
 ENGINEERS PLANNERS SURVEYORS  
 353 EAST 1200 SOUTH, OREM, UTAH  
 801-224-1252

Plum Creek Estates  
**Utility Plan**  
 Utah  
 Mapleton City

Revisions

Date  
 4-3-2014  
 Scale  
 1" = 40'  
 By  
 BHT  
 Tracing No.  
 L-13920

Sheet No.  
**C-2**

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**MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES**

May 20, 2014 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

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On May 2, 2014 Knight West Construction submitted a subdivision application for the Plum Creek Subdivision consisting of 16 lots located at approximately 1000 N and 270 W. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an \* and are bolded are required prior to any public hearings.**

**Community Development Division**

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

Please submit revised drawings and the following corrections:

1. The project will require review by the Planning Commission and the City Council.
2. **\*You may submit the information required under “Final Plat” on the subdivision checklist if you would like to have both Preliminary and Final Plats reviewed simultaneously (see attached).**
3. Please change 270 W to 200 W and 220 W to 120 W on the final plat. Also include the addressed as described in the attachment.
4. **\*The eastern boundary of lot 12 does not appear to coincide with data from the Utah County Parcel Map. Please address if a discrepancy exists.**

**Engineering and Public Works Division**

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

Phone (801) 489-6253, Fax (801) 489-5179

**Address the following concerns in revised drawings:**

**Project: Plum Creek                      Date: April 22, 2014**

Site Grading:

1. Clearing and Grubbing will be required.

Sewer System:

1. Label sewer as 8” PVC SDR 35.
2. Show profile of sewer and other utilities.

Water System:

1. Label water as 8” D.I. class 350.
2. Install Fire Hydrant at end of stub road between lots 8&9
3. Please submit plans to RB&G Engineering(801) 374- 5771 to prepare a water model. The cost of this review is the responsibility of the developer.
4. Waterline on 270 West needs to connect to existing waterline.

Secondary Water (Pressure Irrigation):

1. Label pressure irrigation as 8" PVC C900/905.
2. Looping PI behind lots 3&6 is not required.

Roadway:

1. Road x-sections need to include city standards and PUE's.
  - a. 220 West shall be a 40' R/W from lot 8 running south.
  - b. No parking signs will be required for any street width less than 32' on one side of roadway.
2. Bring all existing concrete improvements to current city standards.

Storm Drain:

1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing) will be required.
  - a. No Storm water will be allowed to enter any Mapleton City Irrigation company ditches without prior written approval.
2. Storm Water Calculations are required for design of 100 year storm.
3. Geo-tech report will be required. This report would preferably be completed prior to Planning Commission review.
4. SWPPP and Land Disturbance permits will be required prior to plat recording or beginning of construction .

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show concrete collars on all Sewer Manhole, Water Valves and Pressure Irrigation Valves.
3. Mapleton/APWA standards will apply.

**Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:**

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submit one water share per lot (Mapleton Irrigation or Hobble Creek shares).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page an \$1 per lot).

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
June 12, 2014

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** John Gappmayer  
Golden Murray

**Staff in Attendance:** Sean Conroy, Community Development Director  
Jon Schutz, City Water Attorney

**Minutes Taken by:** April Houser, Executive Secretary

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Chairman Lewis called the meeting to order at 6:30pm. Golden Murray gave the invocation and John Gappmayer led the Pledge of Allegiance.

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – May 8, 2014.**

**Motion:** Commissioner Murray moved to approve the May 8, 2014 Planning Commission Minutes.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 2. Consideration of an ordinance amending Mapleton City Code Chapter 17.24.080 regarding requirements to dedicate water to the City as part of subdivision approval.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Jon Schutz, City Water Attorney, was in attendance to help with this amendment. The State Engineer's Office is in charge of managing the water rights, and administering them as well. If a change application is requested, they are handled through the state. Mr. Schutz feels the City needs to go through a change application process in regards to water share submittal. The State standard is .45 acre feet per indoor residential use. Staff is recommending we use .5 acre feet to protect the City's interest in being able to provide sufficient water. 2 acre-feet per irrigable acre for outdoor use was also proposed. The process will require that either the City or applicant go through the change application process. If they are Mapleton Irrigation or East Bench Canal they will be able to be submitted with a fee and the City will take care of doing the change application periodically as needed. There are a variety of requirements throughout the state in regards to the amount of water being required. Mapleton City does not currently accept Strawberry Water Shares, as they are tied directly to the land, and not transferable from one property to another. **Chairman Lewis** asked what the reasoning is for moving forward with this change at this time. Sean stated that some of the upcoming larger developments want to ensure that the requirements are fair to both the City and applicants. Jon Schutz stated that tailoring it to both indoor and outdoor use makes it more logical for both the applicant and City. The current ordinance is outdated, and Mr. Schutz feels this is very equitable for all parties involved.

49 **Chairman Lewis** opened the Public Hearing. **Jesse Conway**, with LEI Engineering, has been working  
50 with staff and Mr. Schutz on this amendment. They would like to make sure that the .5 acre foot indoor  
51 requirement is appropriate before this item moves on to the City Council. Jon Schutz stated that the city  
52 can look at possible variances in regards to this amendment that could allow a developer to petition a  
53 lesser requirement on an individual basis if desired. No additional comments were given and the Public  
54 Hearing was closed.

55  
56 **Motion:** Commissioner Gappmayer moved to recommend approval to the City Council of an  
57 ordinance amending Mapleton City Code Chapter 17.24.080 regarding requirements to  
58 dedicate water to the City as part of subdivision approval, with the recommendation listed  
59 below:

- 60 1. That a possible allowance be considered giving the applicant the ability to  
61 request a lesser water requirement variance on an individual basis.

62 **Second:** Commissioner Murray

63 **Vote:** Unanimous

64  
65 **Item 3.** **Consideration of Preliminary and Final Plat approvals for the Plum Creek Estates**  
66 **Plat "A" subdivision consisting of 16 lots located generally at 1000 North 200 West.**

67  
68 **Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance.  
69 The project site is located off of 300 West and about 6.59 acres in size. The zoning allows for 1/3 acre  
70 lots. They are proposing 16 lots, along with the 3 existing home lots. There will be improvements of  
71 curb, gutter and sidewalk added on 300 West. Staff is recommending approval of this item. Most of the  
72 Development Review Committee (DRC) issues have been addressed. The Fire Department had no  
73 concerns with the street widths through the subdivision.

74  
75 **Bill West**, with Knight West Construction, is excited about this development. They plan to build the  
76 homes in this development as well, and feel it is a good subdivision for Mapleton City. The applicants  
77 have met with the City several times and have tried to meet all the requirements.

78  
79 **Chairman Lewis** opened the Public Hearing. **Gene Nielson** wonders how wide these streets are, and  
80 Sean stated that the majority will be 28' of asphalt. He had a concern with the narrow street width being  
81 proposed. Sean stated that this is a Minor Local Street, which would be consistent with the adopted  
82 standards the City has in place. Mr. Nielson also had a concern with the water that will be needed to  
83 handle this development. **Chris Groberg** wondered what was going to happen with the irrigation ditch  
84 between Lots 1 and 2. Sean stated that Mapleton Irrigation will sign off on the plat before it is recorded,  
85 ensuring that they give approval to what is being done. **Commissioner Gappmayer** stated that Mapleton  
86 Irrigation is a separate entity than the City. The ditch will be piped in the general location that they  
87 currently run. All of the piping will be run on the developer's lots and not on to adjacent properties.  
88 **Diane Groberg** wanted more clarification as to where the ditch being piped is located. Mr. Groberg  
89 wanted to make sure that it remains on the applicant's property and not his. No additional comments  
90 were given and the Public Hearing was closed.

91  
92 **Motion:** Commissioner Gappmayer moved to approve the Preliminary Plat and recommend Final  
93 Plat approval to the City Council for the Plum Creek Estates Plat "A" subdivision  
94 consisting of 16 lots located generally at 1000 North 200 West, with the condition that all  
95 outstanding issues raised in the Development Review Committee (DRC) Minutes dated  
96 May 20, 2014 shall be addressed prior to plat recording.

97 **Second:** Commissioner Murray

98 **Vote:** Unanimous

99

100 **Item 4. Consideration of a Zoning Map Amendment for property located at approximately**  
101 **2900 South Highway 89. Requesting a rezone from the Agricultural (A-2) Zone to**  
102 **the Industrial and Manufacturing (I&M-1) Zone.**  
103

104 Item to be continued until a future meeting.

105  
106 **Motion:** Commissioner Murray moved to continue this item.

107 **Second:** Commissioner Gappmayer

108 **Vote:** Unanimous  
109

110 **Item 5. Consideration of a Conditional Use permit for a Construction/Contractor Office**  
111 **with Outdoor Storage at approximately 2900 South Highway 89.**  
112

113 Item to be continued until a future meeting.

114  
115 **Motion:** Commissioner Murray moved to continue this item.

116 **Second:** Commissioner Gappmayer

117 **Vote:** Unanimous  
118

119 **Item 6. Discussion Item regarding potential development options for property owned by**  
120 **Mark Sheranian located at approximately 1200 North and 1800 East in the A-2**  
121 **Zone.**  
122

123 **Sean Conroy**, Community Development Director, stated that this is a Discussion Item this evening. The  
124 property owner would like to get some direction from the Commission before moving forward. They  
125 have frontage to their property off of both Quiet Meadow Lane and 1600 North. Quiet Meadow Lane is a  
126 private street. This property would have a portion of the Bonneville Shoreline Trail running through it.  
127 In the short term they are looking to just add one more lot for their daughter to build on. There were a  
128 few options discussed that the applicant could look at. **Mark Sheranian**, applicant, stated that Sean did a  
129 good job with the background of the property. They would like to discuss doing a 1-lot subdivision,  
130 sharing the driveway that is currently along the property. In order to get approval the lot would need to  
131 have 200' of frontage onto a public street. These are Minor Local Roads in this area. **Aleesa**, the  
132 applicant's daughter, would like more information about the curb and gutter, and Sean stated that the  
133 Public Works Director will need to get involved with this. It was felt more discussion between the  
134 applicants and staff should take place in regards to the best way to subdivide 1-lot off of this property.  
135

136 **Item 7. Adjourn.**  
137

138  
139 \_\_\_\_\_  
April Houser, Executive Secretary

\_\_\_\_\_  
Date: