

**TO: Chairman Richard Cridlebaugh and Planning Commission Members**  
**FROM: Ty Livingston, Director of Planning & Community Development**  
**DATE: July 12, 2021**  
**SUBJECT July Meeting**

The Planning Commission will meet this month on **Monday, July 26<sup>th</sup>, at 6PM, at City Hall, 401 W. Washington,** to review the following item.

This is a formal meeting where action will be taken. Please give Seth Hardin or I a call at 698-4750 if you are unable to attend.

**New Business:**

**Case 21-07-4** Review and approval of a plat of survey for property located at 22725 Spring Creek Rd. owned by Laura Otten & Robert Grahek.

**Analysis:** The proposal here is to split property outside of the City Limits but within the City's mile and a half. The reason for it be presented to the planning commission is the resulting split will not meet current code requirements for lot frontage, which is 150 feet. It will create two parcels that have the minimum standard of 60 feet of frontage but one of the lots will essentially be a "flag lot".

While staff doesn't typically recommend permitting such a lot split, the location of the property is fairly remote from the City and it's difficult to foresee a time when it would be located within the City Limits. There's a significant amount of growth required before the City will be annexing any portion of Spring Creek Road, let alone this area. Since this is the case, staff does not oppose this request.

**Recommendation:** Approval, as presented.

**Old Business:**

None.