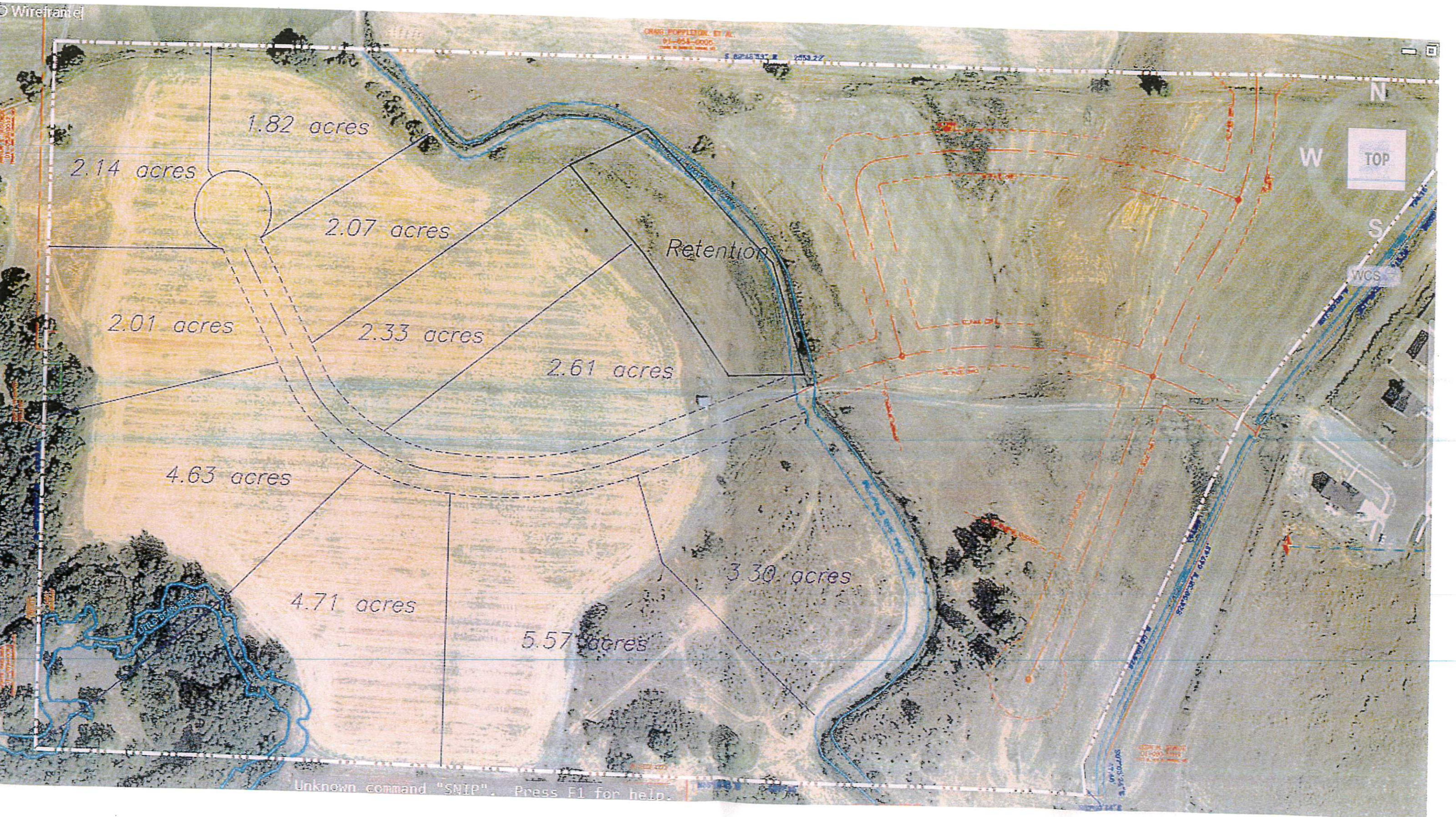


CONCEPT PLAN
HIDDEN VALLEY ESTATES SUBDIVISION
~85 SOUTH 850 WEST
CITY COUNCIL MEETING
AUGUST 15, 2019

Leon Savage is proposing a 10-lot subdivision on his 33.6-acre parcel below Hidden Valley Subdivision. This is the property on the west side of the canal and can be accessed by the new bridge he installed earlier this year. These would be larger lots from 1.82 to 5.57 acres. He would like to build it without curb & gutter so that it has a rural feel. He is asking also to use septic tanks so that a sewer line will not be required across or under the canal. If sewer was installed in this location it would require a lift station for this small number of lots. Sections 16.20.140 & 16.20.170 G of city code, give the City Council some flexibility as it deems reasonable for adjustments to normal requirements. The other utilities can be accessed from the Hidden Valley Subdivision. This could add an area for some horse property and potentially larger homes. This is a type of development we don't currently have available in the city. The Planning Commission has reviewed and recommends approval as proposed.



Wireframe

ORANGE POPPLES, ET AL.
01-054-0000
DATE: 10/10/2000

S 82°45'39" E 2053.22'

TOP

WCS

Unknown command "SNIP". Press F1 for help.

1.82 acres

2.14 acres

2.07 acres

Retention

2.01 acres

2.33 acres

2.61 acres

4.63 acres

3.30 acres

4.71 acres

5.57 acres