

PROJECT NAME:

Nordic Phase 1B Subdivision Application.

SUBJECT:

Pre-Applications Meeting.

PARTICIPANTS:

Tammie, Gary, Brook, Rick G, Eric L.

DATE:

10.02.2024.

- Public vs. Private Road.
 - Prefer private if grades will exceed 10%.
- Road Width
 - Proposed 24' wide but Gary prefers 26' if feasible.
- Street Type.
 - Peril Forum base Village, street is Small Lot Residential (SLR).
- Connectivity
 - Prefer connection to Harmony Ranch.
 - Ian Silverberg coordination to possible connection.
 - Permanent terminus dead end OK if 30 units or less.
- Process.
 - If more than 9 lots will be provided - application is to be for a "large" subdivision.
 1. • To Planning Commission
 2. • To Council.
- Street Regulating Plan.
 - Currently Medium Lot Residential (MLR)
 - Allows lots as low as 8,000 sq ft.
 - Small Lot Residential (SLR)
 - Allows lots as low as 3,000 sq ft.
 - Current alignment follows north boundary.
 - Actual alignment will need to wiggle. sup will due to grades but follows general alignment.