The name of the subdivision has been changed to "The Meadows"

Please see below,

1)      With the soil sampling report indicating that a large portion of the property’s best soils are found in areas that are currently proposed to be developed, the applicant shall have the burden of proof to show how the currently proposed open space parcels can/will meet the definition of Prime Agricultural Land:

“The area of a lot or parcel best suited for large-scale crop production. This area has soil types that have, **or are capable of having**, highest nutrient content and best irrigation capabilities over other soil types on the property, and are of a sufficient size and configuration to offer marketable opportunities for crop-production. Unless otherwise specified by this Land Use Code, actual crop production need not exist onsite for a property to be considered to contain prime agricultural land.”

Please keep in mind the Planning Commission may not agree with your justification as to why the currently proposed open space parcels are (or could be) considered prime agricultural land. As an FYI, Sec 108-3-5(c)(3)a. is pretty specific when indicating “The area of the subdivision that contains prime agricultural land, as defined by section 101-1-7, shall first and foremost be used to satisfy the open space requirements of this chapter. Only then may any portion of the prime agricultural land be used for other development purposes.”

2)      Please depict the location of proposed utility easements within each phase.

-Added easements and labels for utility easement crossings on lots (mostly storm)

3)      Phase 3 open space will need to be provided with access easement/s as it is landlocked. Please depict these easement/s.

-Adjusted phase 3 open space to have access to a road

4)      There is an existing irrigation easement depicted through Lots 5, 11, 12, 13, 24, 25, 45, 46, 47, 64, & 65. How is this irrigation proposed to be accommodated/rerouted?

-added lines and labels showing how the irrigation line crossing the project will be re-routed

5)      ~~1800 S Street will need to have a full 66’ ROW. This will require a 33’ width from centerline. Has this width been accommodated with the currently depicted open space parcels? If not, how much ROW will need to be dedicated to complete the 33’ half width? If dedication is required, please revise open space calculations based on ROW needing to be dedicated.~~

-addressed this with Scott Perkes

6)      Is the detention basin parcel included in the open space calculations? If so, which phase of open space does this belong to?

-yes, phase 3 it is now shown on the plat

7)      Each of the detention ponds shown in the open space parcels will need to be reconfigured to not impede the extension of stubbed roads.

-this has been adjusted

8)      Please provide an area calculation for all rooftops shown in Phase 3 open space. Per LUC 108-3-5(8)b., The coverage area of these structures may not exceed 2.5% of the total parcel area. In looking at the aerial imagery, I believe the existing structures will exceed the 2.5% limit. As such, the open space parcel lines may need to be adjusted to place some of the structures into other open space parcels.

-all building will be removed, this is now noted on the plat

9)      Per LUC 108-3-5(d), The percent of open space of the overall platted acreage shall at no time be less than the percent of proposed open space approved in the open space plan. As such, each phase needs to preserve no less than 52.8% of open space.

-this has been adjusted on the plat, all open space is 52.08% or above

10)  Please submit intentions in the form of a narrative as to how the eastern boundary’s half width road will be improved to a full-width. Has the property owner to the East agreed on an approach to gain this land/width?

-We have contacted the property owner and he has agreed to work with us to allow for a full width road. We will submit more details as things are finalized.

11)  Street trees of at least 2” caliper will be required on both sides of the ROW every 50’. Please depict this with a note on the street section provided on the open space master plan cover page.

-this is depicted on the cross-section portion of the plat

12)  Lots 17 and 18 are below the area minimum of 9,000 sq. ft. These will need to be enlarged to meet the minimum.

-Lots have been adjusted

13)  It may be in your interest to take a look at each of the corner lots to ensure that you have enough area to build your desired floor plans given the lot areas and the required cluster subdivision setbacks and utility easements. Once all of these encumbering factors have been considered, make sure you have enough buildable area to fit a home plan’s footprint.

-We have looked into this and have floor plans that will fit.

14)  As this is a cluster subdivision, the plat title will need to indicate that this is a cluster subdivision. Below the Sunset Meadows title, please add the language “A Cluster Subdivision”.

-The name of the subdivision has been changed to "The Meadows" and "A Cluster Subdivision" has been added.