



**OVERVIEW:**

**FINAL PLAT ~**

**APPLICANT:** BH Properties LLC **LEGAL**

**DESCRIPTION:** Lot 1 Blk 10 of Trailside Addition being a sub of a portion of Tract 2E and 2F of Tract 2 of Powder House Pass located in Section 18, T4N, R3E. **VICINITY**

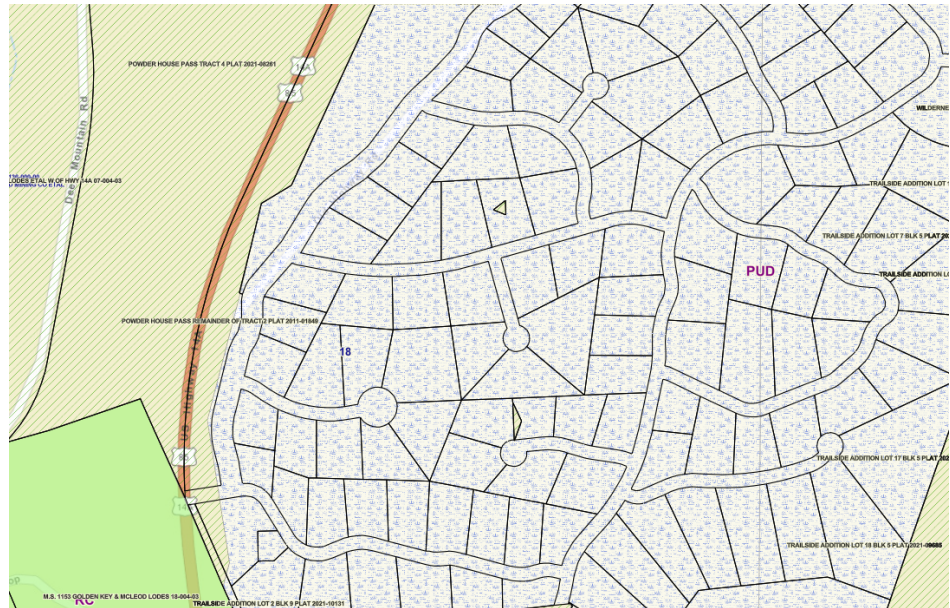
**LOCATION:** Hwy 85

**SUMMARY:** Creating new lot for Commercial area

**ZONING:** PUD **PARCEL ID:** 26450-00200-000-00

**ACTION REQUIRED:**

**Approval/Denial (CC April 11, 2023 at 9:00 a.m.)**



**Plat Links:**

- 14. FINAL Lot 1 Blk...
- 14. FINAL Lot 1 Blk...

**SUMMARY/INFRASTRUCTURE:**

Property is currently zoned PUD - Planned Unit Development and the surrounding property is zoned PF and PUD. The zoning was changed from PF to PUD in 2011. The bond is in place to cover costs associated with this area. An updated fire plan has been submitted but not fully implemented.

The update from Ron Williams, Powder House Pass is as follows as of 3/13/2023.

- Lots included in this plat are included in the revised land use plan contained in Addendum No. 1 to the Powder House Pass Amended Master Plan. Addendum No. 1 is attached to this email for reference.
- Trailside Addition is considered "Phase 2" of the Powder House Pass development, and is included in the 2023 MOA and current Irrevocable Letter of Credit dated October 25, 2022.
- The fire plan has been submitted and is also accounted for in the lot covenants.
- Water and sewer infrastructure for this area of Trailside Addition (Phase 2) is currently under design, with construction to start in the spring of 2023 and completion expected by November/December 2023. This work is accounted for in the letter of credit mentioned above.
- Roads and drainage infrastructure was previously constructed as part of the original Trailside Addition (Phase 2) construction.

**STAFF RECOMMENDATION:**

Staff recommends the final plat be approved as submitted.

**BOARD & COMMISSION RECOMMENDATIONS:**

**Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.**

**Date of CC Meeting: April 11, 2023 @ 9:00 a.m.**

