



Planning & Zoning Staff Report

Date of PZ Meeting: May 4, 2023 @ 1:30 p.m.

Date of CC Meeting: May 9, 2023 @ 9:00 a.m.

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

FINAL PLAT~ APPLICANT:

Whitewood Creek Ranch

LLC/Branden and Abby Landphere

LEGAL DESCRIPTION: Lot 1 of

Stagecoach Overlook Subdivision

NW ¼ of the SE ¼ of Section 10,

T6N, R4E. **VICINITY**

LOCATION: Whitewood Valley

Rd **SUMMARY:** Creating a 10

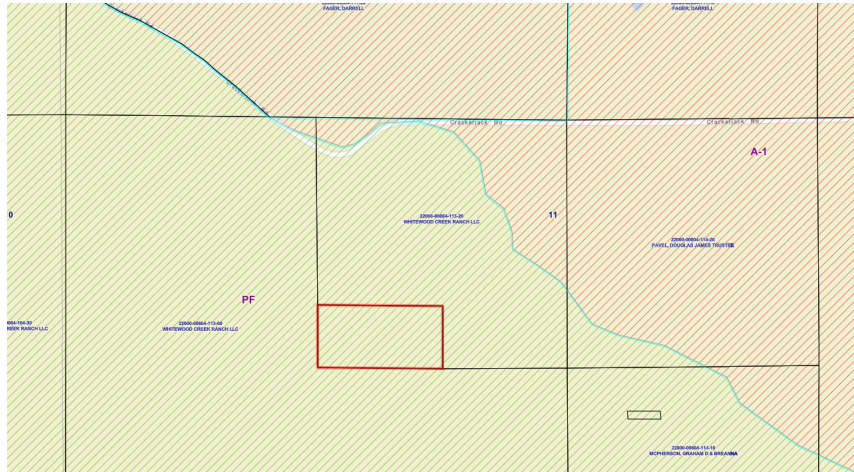
acre ot to keep residence out of

LLC **ZONING:** PF **PARCEL ID:**

22000-00604-104-20 **ACTION**

REQUIRED: Approval/Denial

(CC May 9, 2023 at 9:00 a.m.)



Plat Links: [11. FINAL Lot 1 Stagecoach Overlook Subd -Whitewood Creek Rch-Landphere pg 2...](#)

[11. FINAL Lot 1 Stagecoach Overlook Subd -Whitewood Creek Rch-Landphere.pdf](#)

SUMMARY/INFRASTRUCTURE:

Property is currently zoned PF which allows down to a 2 acre lot to be subdivided off. The purpose of the lot is to create a larger lot that will be owned separately from the LLC since both Will Johnson and Abby Ladhphere own the LLC in joint, but they would like their residential properties to be owned in their own names. It will have an individual well and a septic system. They have received a access permit from the Highway Department all ready.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat as presented.

BOARD & COMMISSION RECOMMENDATIONS:

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m. Moved-Seconded (Whalen-TJ Ewing) motion to approve the Preliminary Plat. Motion Carried.

Date of CC Meeting: April 11, 2023 @ 9:00 a.m. Amber Vogt, Planning & Zoning Administrator, gave her

staff report. Moved-Seconded (Flanagan-Jennings) declaring that the plat for APPLICANTS: Whitewood Creek Ranch LLC/Will John and Kylee Johnson meets exemption criteria per the subdivision ordinance, Chapter 4, Article 3. Motion Carried.

Moved-Seconded (Flanagan-Jennings) to approve the preliminary plat for Whitewood Creek Ranch, LLC/Will John and Kylee Johnson based upon the Planning and Zoning Commission recommendation for approval and the concurrent recommendation of P&Z staff, as reflected in the staff report. LEGAL DESCRIPTION: Lot 1 and Lot 2R of the NE 1/4 of the SW 1/4 of Section 11, T6N, R4E VICINITY LOCATION: Whitewood Valley Road and Crackerjack Road SUMMARY: Replatting an existing lot to make bigger and keep residence out of LLC ZONING: PF. Motion Carried.

Date of PZ Meeting: May 4, 2023 @ 1:30 p.m.

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