

CONCEPT PLAN  
NEIGHBORHOOD NONPROFIT SUBDIVISION  
~1300 EAST & 600 SOUTH  
PLANNING COMMISSION MEETING  
JUNE 11, 2015

Utilities:

All are available in this area. They are stubbed in at 1300 East from the Elk Mountain Subdivision. They will need to get a development agreement put together with the Elk Mountain owners to allow the utility lines and road to be extended to this property. They are receiving \$100,000 CDBG monies to help with the cost of these extensions. The utility layout will be dealt with during the preliminary plat process.

Roads:

These will be 68 ROW for main roads and 60 ROW for secondary streets. After they build the first two phases they will need to tie into 6200 South to give them a second road into the development.

Other:

The Neighborhood Nonprofit Housing has built several subdivisions around the valley. They have a program where the owners of the lots build their homes with help from each other. This provides a lot of sweat equity and makes their homes more affordable along with giving them each a real buy in to the neighborhood. They have proposed giving the city the two small park areas with development being completed with a partnership between developer and the city. This will bring another nice option to home building in the city.

