



## Legislation Details (With Text)

**File #:** 17-0375      **Version:** 1      **Name:** Panther Valley Phase 1 Final Plat  
**Type:** Planning Item      **Status:** Regular Agenda  
**File created:** 9/14/2017      **In control:** Planning Commission  
**On agenda:** 9/21/2017      **Final action:** 9/21/2017  
**Title:** Approval of Panther Valley Phase I - Final Plat  
**Sponsors:** Planning Commission  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Panther Valley Ph1-final plat.pdf

Date	Ver.	Action By	Action	Result
9/21/2017	1	Planning Commission	approved as recommended	Pass
9/21/2017	1	Planning Commission	approved as recommended	Pass

### Approval of Panther Valley Phase I - Final Plat

**SUMMARY:** The developer is proposing phase I consisting of 11 lots along County Garage Road. The preliminary plat was submitted and approved by the Planning Commission in May 2017. The water is existing along County Garage Road. The developer has installed a little over 1,000 feet of 4 inch low pressure sewer, which has been inspected and approved by City Staff. This phase of the development also requires the installation of 2 fire hydrants. Since the water line along County Garage is in service, the City does not allow a developer or their contractor to “tap” the line to install the hydrants; therefore the developer must pay the City the cost of the fire hydrants to be installed. However, since the existing Subdivision Regulations don’t allow the developer to pay the City for the install of any infrastructure, a variance is required. The variance request is to allow the developer to pay for the installation of the fire hydrants in lieu of providing one of the listed financial guarantees.

**STAFF RECOMMENDATION:** Staff recommends approval of the variance request and the plat.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the plat and variance request.