



Item 1 – Green Gables Subdivision

Final approval (ALUC)

Project: Finalsub-26-006 | Green Gables
Meeting Date: ALUC final approval
Report Date: 11 August 2026
Applicant: Paul Berg
Address: 1380 South Mills Lane
Acreage: 13.5 acres

Proposed Density: 6 lots
Zoning Designation: RA-1
Related Applications: None
Report Author: Doug Smith, Planning Director
Council Action Required: No
Type of Action: Administrative

DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a proposed six lot subdivision on 13.5 acres in the Residential Agriculture (RA-1) zone. Where the application is only for single-family dwellings and is not in the Geologic Hazards Overlay, the ALUC (Administrative Land Use Committee) is the land use authority for the final approval (16.01.05 C, 2).

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws subject to revisions that are not anticipated to constitute a materially substantive change. Therefore, it is recommended that the ALUC APPROVE the proposed final plat based on the findings and subject to the conditions included in the staff report.



BACKGROUND

The subject property is at approximately 5050 East on the southwest corner of Mills Lane and 1200 south. The property is in the RA-1 zone and consists of 13.5 acres. The applicant is seeking to develop the property into a residential subdivision of six residential lots. Lot four is proposed to be an 8.21-acre lot and is to remain with the current owner and is proposed to continue to be used as farmland with a single-family home and ancillary uses. The other five lots are approximately one acre in size. All lots are proposed to have frontage along Mills Lane.

PURPOSE AND INTENT

The subject property is in the RA-1 zone where the residential lots for a detached single-family home (land use 1111) is listed as a permitted use. The purpose outlined in the RA-1 zone is quoted (in part) below:

16.08.01: PURPOSE

- A. *The purpose of this section is to encourage rural densities in accordance with the general plan. Subdivision design should preserve natural or prominent features of the site first and laying out the lots after the portions of the site worth preserving are addressed. The residential-agricultural zone (RA-1) is established to preserve the high quality of life for the citizens of Wasatch County by allowing residential development near the incorporated areas, while maintaining the rural atmosphere of Wasatch County.*
- B. *The specific intent in establishing this residential-agricultural zone (RA-1) is to promote the protection of natural resource areas, prominent features of the site, farmland and other large areas of open land,*

while permitting residential development at low, rural densities. The intent of the code is to increase lot sizes as development moves away from incorporated areas and maintain, as much as possible, the rural character of the County. Specific objectives are as follows:

- 1. Provide a place in the county where residential dwellings may be constructed as a transition from population centers to more rural agricultural uses.*
- 2. Facilitate the provision of essential services needed by the residents within urbanizing areas of the county, particularly sewage and culinary water service, through the instrumentality of a special service district...*
- 7. To provide the option in specified areas for the development of varied lot sizes in clustered, single-family, low density residential uses, allowing the potential for large areas of permanently protected open space...*
- 9. To promote active and passive recreational use of open space by residents of a cluster development or by the public.*
- 10. To provide opportunities for open space and or regional trails in existing developments.*
- 11. To allow for the potential for developments with variable lot sizes in larger acreage development in accordance with the specified areas...*

KEY ISSUES TO CONSIDER

- Compliance with the RA-1 zoning requirements, including supplementary development standards.
- Compatibility with the General Plan.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The RA-1 zone permits residential single family housing lots (land use 1111) at a minimum size of five acres, but with an ability to increase density to 1.3 a/u and reduce lot sizes to one acre upon meeting certain eligibility criteria. Density is calculated using the net acreage of the project, which is the gross density, minus property that falls under the physical constraints analysis. With 13.5 net acres, this results in an anticipated maximum density of 10 lots, assuming all other aspects of the County Code could be met. The proposed density of the project is an average of 2.25 acres per lot with lots ranging in size from 1-acre to 1.14 acres with a single 8.21-acre lot.

– SETBACKS –

Setbacks in the RA-1 zone are required to be 30 feet from the front property line or 60' from the center line of the road whichever is greater. Rear setbacks are 30'. Corner lots are considered to have two "front" yards with each street. Side yard setbacks are 10 feet minimum with the two sides being required to be 24 feet total. 1200 south is a major collector road that requires a more substantial setback of 50 feet in order to provide greater separation for the higher traffic facility.

– BUILDING HEIGHTS –

Structures in the RA-1 zone are limited to 35 feet from natural grade. The height of buildings will be reviewed through individual building permits for each future lot.

– ENVIRONMENTAL CONSTRAINTS ANALYSIS –

Wasatch County Code 16.27.25 requires an environmental constraints analysis to be submitted with any final application which outlines the potential constraints on development activity. The documentation provided by the developer asserts that the code requirements are complied with. The property has no steep slopes, floodplain or wetlands.

– SEWER & WATER –

All lots are required to provide adequate water rights for culinary use, as well as sufficient water to irrigate any land that has been historically irrigated. A water action report has been provided by the water board. In addition, developments denser than five acres per unit are required to be connected to a public sewer system. The development contains 6 lots. All lots will need to tie onto the sewer line if within 300 feet of the line as stated below. Sewer and water will be provided by the TCSSD (Twin Creeks Special Service District).

All lots are required to connect to the sewer system if less than 5 acres in size and if closer than 300' to a sewer line as per the code section listed below.

16.28.03: WATER QUALITY(C) Septic systems will only be allowed on parcels of land that are five (5) acres or larger and the property line is more than three hundred feet (300') from a public sewer collection.

– ROADS AND ACCESS –

The proposed development would be accessed off the existing Mills Lane Road. As part of the development approval, the applicant is proposing to make road improvements to Mills Lane that match the road improvements made by a prior development called Stony Oaks. Each lot will have its drive approach off of Mills Lane.

– CONNECTIVITY PLAN –

In order to provide the County with a clear understanding of the relationship of the proposed development with the surrounding context, the County requires submission of a conceptual connectivity plan that demonstrates the developments relationship to adjacent properties and the ability for connectivity standards of the code to be met. This plan was part of the Planning Commission's review at preliminary for the Commission to decide whether the application adequately addresses the connectivity policies established in the County Code. The Connectivity Plan does not propose future connections to other neighboring properties because they are already developed. See Exhibit D.

– TRAILS –

The current trail plan shows a required eight-foot trail along the West side of Mills Lane which is shown on the proposed site plan. The trail is in the right-of-way and therefore will be maintained by the County.

– GEOTECHNICAL REVIEW –

There are no new roads being built for the development, however Mills Lane will be repaired and replaced in areas as part of this project.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Land Use Authority to render a decision.

RECOMMENDED MOTION

Move to Approve item 1 consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 13.5 acres per the applicant's survey.
2. The subject property is in the Residential Agriculture 1 (RA-1) zone.
3. The RA-1 zone is a 5-acre minimum lot size zone but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met.
4. The application includes connections to public sewer and public water through Twin Creeks SSD.
5. The proposal could have up to 10 lots if full density were proposed.
6. The proposed subdivision includes six lots with an average density of 2.25 acres per lot.
7. The proposed subdivision will not provide any additional road connections due to the neighboring properties already being developed.
8. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.

– CONDITIONS –

1. Improvements to Mills Lane will meet all engineering requirements and include an eight-foot asphalt trail.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. It may be determined that a development agreement is not necessary since there is no common area. If that is the case, there may need to be notes on the plat regarding storm drain maintenance and any other items that might be necessary.
4. The streetlight at the intersection of Mills Lane and 1200 South must be in compliance with the County Code.

POSSIBLE ACTIONS

The following is a list of possible motions the ALUC can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the ALUC should state new findings.

1. Approve. This action may be taken if the ALUC finds that the Preliminary Plan request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the ALUC feels comfortable that remaining issues can be resolved prior to final approval. ****This action would be consistent with the staff analysis.****
3. Continue. This action can be taken if the ALUC needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the ALUC finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested final plat is approved, the applicant can proceed with either applying for a construction development permit before recording the mylar or provide a mylar to the planning department, with all conditions addressed, to collect signatures and record after a bond has been issued, to ensure improvements will be completed and applicable conditions have been met.

If the requested final plat is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plat for approval, it will need to be made as a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

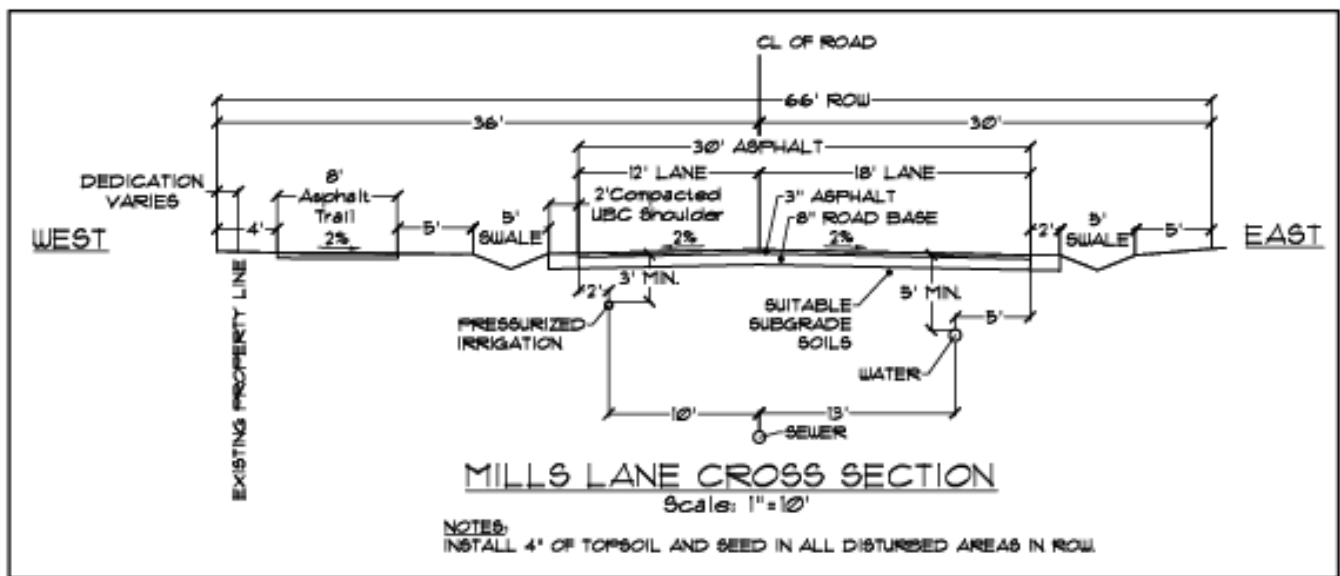
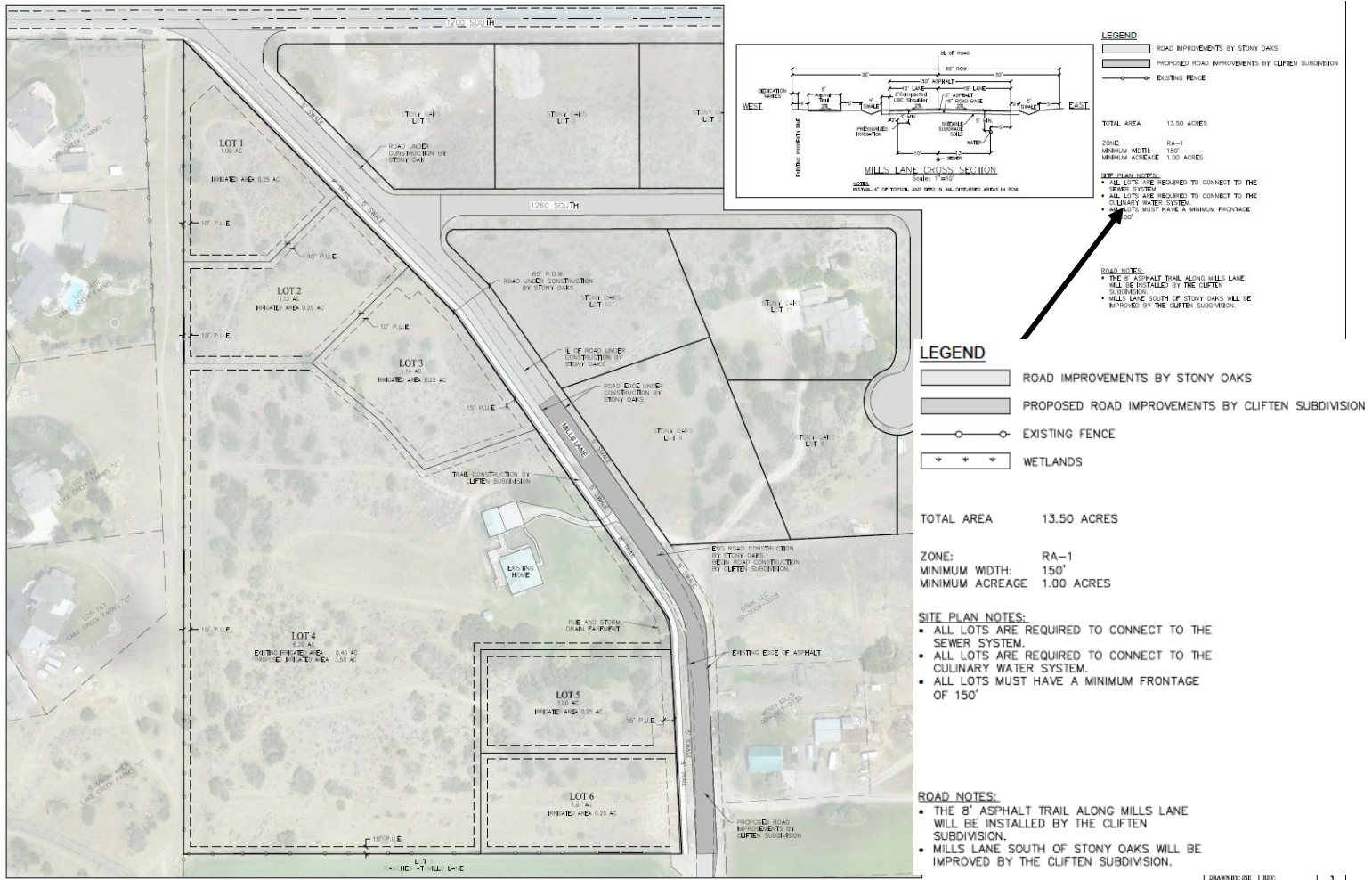
Exhibits

Exhibit A- Vicinity Map.....	7
Exhibit B- Proposed Site Plan.....	8
Exhibit C- Proposed Subdivision Plat.....	9
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Clifton Subdivision Preliminary Plat VICINITY MAP



Exhibit B – Proposed Site Plan



TWIN CREEKS SPECIAL SERVICE DISTRICT

PO BOX 519

HEBER CITY, UTAH 84032

(435) 657-3244 FAX (435) 657-9582

DRAFT WATER AND SEWER WILL SERVE LETTER

June 4, 2025

Rich Cliften
c/o Paul Berg
Berg Engineering
By Email: paul@bergeng.net

Subject: Draft Will Serve Letter – Cliften Subdivision

This Draft Will Serve Letter has been produced to allow your development to proceed through the preliminary plat portion of the Wasatch County planning process. It represents the requirements and conditions upon which the Twin Creeks Special Service District (TCSSD) plans to agree to provide water and sewer services to the above referenced development. The official Will Serve Letter is expected to adhere closely to this draft version, but adjustments may be made at the time of the official will serve letter issuance to remain current with latest development concept submittals and other factors.

This letter is based on the information you have provided to Wasatch County and to the District.

The official Will Serve letter will be issued prior to Final Plat Approval after a Development Agreement is executed and will be subject to the terms of the Development Agreement. In the event of any conflict between this letter and the Development Agreement, the Development Agreement will govern, except to the extent that requirements described in this letter (such as demand calculations and design requirements) are based on changes to the Project design approved by the District, or updated demand calculations, or requirements imposed by the County Water Board subsequent to the execution of the Development Agreement.

We have reviewed the project concept and provide the comments below. Upon Completion of final design, it is recommended that the proposed improvements be reviewed against the current concept to verify values in this letter are still accurate.

Development Demand Calculation and Water Rights

Based on the concept submitted, development water demand was evaluated. The development's indoor water use will require 5.00 acre-feet of Lake Creek Primary Shares.

It is our understanding that the development plans to irrigate a maximum of 0.25 acres per lot. The lots are large enough that additional irrigation is a possibility. Therefore, a plat restriction to

0.25 maximum irrigated acres per lot is required for Lots 1-3 & 5-6 of this development. The plat will be rejected by JSSD if the irrigation restriction is not included. Based on these restrictions the development's outdoor water use will require 3.75 acre-ft of irrigation water rights, which will allow for up to a maximum of 1.25 irrigated acres. If the development desires to irrigate more than this, additional water will be required.

Water rights used to satisfy both indoor and outdoor demands must meet the requirements for each type of use as outlined in District water dedication policy¹. To support the developer in meeting the requirements of the dedication policy, a link to the water dedication policy is included in the footnotes below. It is imperative that the developer begin the water dedication process as soon as possible to avoid being delayed in obtaining project approvals. A Draft Will serve Letter (required for preliminary approval) will not be provided until the State Engineer has issued an approved Change Application. A Final Will Serve Letter (required for final approval) will not be provided until the State Engineer's order has become final and non-appealable and the water rights have been conveyed to TCSSD.

It should be noted that M&I type shares such as Lake Creek Class D Shares (and other types of shares which carry higher than usual water delivery assessments) are subject to the District's equalization fee.

All water dedications to TCSSD require a change application to be approved by the State Engineer in accordance with the District Water Dedication Policy. It is recommended that the Developer investigate the water dedication policy requirements early to avoid unexpected delays in obtaining approvals.

Required water rights to satisfy these demands will depend on the nature of the water rights and location of use. Determination of required water rights is left for calculation by the County Water Board.

The approximate schedule for assessing water rights will be as follows:

Anticipated Water Rights Assessment Schedule						
Use Category	Unit	Expected Total of Units	LCIC Primary Shares Assessment Rate (AF per Unit)	Irrigation Assessment Rate (AF per Unit)	Expected Total LCIC Primary Shares Assessment (AF)	Expected Total Irrigation Assessment (AF)
Single Family	per Dwelling	5	1.00	0.75	5.00	3.75
Total					5.00	3.75

Notes

- Assessment rates shown above incorporate both indoor and outdoor use (if applicable). Because outdoor use varies from unit type to unit type, and development to development, and because it is sometimes convenient to assess different categories together, the values show in this table are custom and applicable to this development only.

Required Improvements Discussion

We have prepared a review of the proposed infrastructure relative to the plans submitted.

It should be noted that the required improvements discussion is applicable only to water and sewer infrastructure, not secondary irrigation infrastructure. Such information must be obtained from Lake Creek Irrigation Company.

Basis of Right to Infrastructure Capacity

1. **Water System Capacity:** Use of water system capacity is dependent on the type of use proposed for the development. Based on the submitted concept, we have calculated that the proposed development will use the following amount of capacity in the water system (based on capacity units as defined in the District's master plan):

Water Capacity Units = 5.0

This will be the basis of calculation of water impact fees. The approximate schedule for charging impact fees will be as follows:

Anticipated Water Impact Fee Assessment Schedule				
Use Category	Unit	Expected Total of Units	Assessment Rate (WCU per Unit)	Expected Total Assessment (WCU)
Single Family	per Dwelling	6	1.00	6.0
Total				6.0

Notes
 - Assessment rates shown above incorporate both indoor and outdoor use (if applicable). Because outdoor use varies from unit type to unit type, and development to development, and because it is sometimes convenient to assess different categories together, the values show in this table are custom and applicable to this development only.

2. **Sewer System Capacity:** Use of sewer system capacity is dependent on the type of use proposed for the development. Based on the submitted concept, we have calculated that the proposed development will use the following amount of capacity in the sewer system (based on units as defined in the District's master plan):

Sewer Capacity Units = 6.0

This will be the basis of calculation of sewer impact fees. The approximate schedule for charging impact fees will be as follows:

Anticipated Sewer Impact Fee Assessment Schedule				
Use Category	Unit	Expected Total of Units	Assessment Rate (SCU per Unit)	Expected Total Assessment (SCU)
Single Family	per Dwelling	5	1.00	5.0
Total				5.0

Notes

- The values show in this table are custom and applicable to this development only.

Water System Infrastructure Review

1. **Source Improvements:** With the understanding that Lake Creek Primary Shares will be provided for this development's indoor use, the District does have improvements in place for receiving this water and capacity can be obtained by payment of applicable impact fees.
2. **Treatment Improvements:** With the understanding that Lake Creek Primary Shares will be provided for this development's indoor use, the District does have improvements in place for treating this water and capacity can be obtained by payment of applicable impact fees.
3. **Storage Improvements:** The following should be noted.
 - a. Storage is a system level improvement and is generally covered through impact fees. For lots that can be served by the existing District pressure zones, no additional storage improvements are needed beyond payment of the applicable impact fee.
4. **Delivery Improvements:** The following should be noted.
 - a. It appears that this development will connect into the District's existing water system along 1200 South.
 - b. The developer will be required to construct all project level improvements relative to connecting to the system and delivering water through the development.
5. Water system requirements discussed in this letter apply to the drinking water system only. TCSSD will also require a Plan Approval letter from Lake Creek Irrigation Company for the irrigation water system.

Sewer System Infrastructure Review

1. Treatment Improvements: No system improvements have been identified outside of payment of required impact fees.
2. Conveyance Improvements:
 - a. All downstream system pipelines have capacity or will have capacity through impact fee funded improvements. However, it should be noted that the nearest system level sewer pipe is located on Lake Creek Road. The developer will be responsible for all conveyance improvements required to connect the property to the existing system level improvement on Lake Creek Road.
 - b. The developer will be required to construct all project level improvements relative to connecting to the system and collecting wastewater within the development.

Final Approval Process

This letter represents the District's anticipated commitment to provide water and sewer service subject to the requirements outlined above and those in the Development Agreement. This does not constitute final approval of all plans. After proceeding through Wasatch County Preliminary Planning Approval process, but before obtaining Wasatch County Final Planning Approval, you will need to come back to TCSSD for the following:

- The final plat must be reviewed by and approved by the District. At a minimum, the final plat should show which units will be serviced by ejector pumps and which areas constitute a public utility easement to protect District access to proposed infrastructure.
- A Development Agreement with the District which includes the resolution of the following:
 - Water Source for Development
 - Water Treatment Requirements
 - Water Transmission Infrastructure Requirements
 - Water Storage Requirement
 - Sewer Infrastructure and Treatment Requirements
 - Process for dedicating any required water rights to TCSSD
- After any outstanding fees are paid, the Development Agreement is executed, and any additional requirements enumerated herein or in the development agreement are met, an official Will Serve Letter will be issued by TCSSD upon submission of each acceptable final plat.

Obtaining Wasatch County Final Planning Approval does not grant approval for construction. Prior to beginning construction, you will need to come back to TCSSD to satisfy the following requirements:

- Final infrastructure construction plans must be reviewed and approved by the District.
- All TCSSD fees are to be paid in full.
- Construction Bonding through the Wasatch County Engineering Department must be completed.

Upon the completion of construction, you will need to return to TCSSD and satisfy the following requirements before the District will grant building permits.

- All TCSSD fees are to be paid in full.
- The District should receive a copy of the as-built drawings.
- The District should have received a copy of all waterline BAC-T test results.

Future Billing for Water and Sewer Service

Billing for service will commence with the completion of construction and the installation of water meters. It is our understanding that each dwelling will be master metered and billed separately. As a result, the monthly base rate for each connection will be as follows:

Basis of Water Base Rate = 1 Monthly Base Rate per Connection

Basis of Sewer Base Rate = 1 Monthly Base Rate per Connection

Please contact me if you have any questions or need additional clarification.

Sincerely,

Twin Creeks Special Service District



Dave Fuller
Assistant General Manager

****THIS LETTER IS A
DRAFT. IT IS NOT AN OFFICIAL
WILL SERVE LETTER****

Lake Creek Irrigation Company
P.O. Box 306
Heber City, Utah 84032

Mr. Richard Cliften
1380 South Mills Lane
Heber City, Utah 84032

Re. Lake Creek Irrigation Company Feasibility Letter – Cliften Subdivision

Mr. Cliften,

This letter is to issue notice of feasibility for the Cliften subdivision located near 1300 South Mills Lane, Heber City, Wasatch County, Utah. This property is within the service area of the Lake Creek Irrigation Company (LCIC). LCIC has irrigation facilities that provide pressurized irrigation service to a portion of this property for agricultural purposes. With modifications, including new conveyance and distribution pipelines and service laterals to each proposed lot, this subdivision can be provided with residential irrigation service.

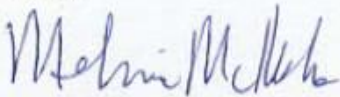
Plans for protection and/or relocation of existing LCIC pipelines, to provide new conveyance piping, and to provide irrigation services to each lot, need to be completed and added as an attachment to the “LCIC System Connection, Modification and Encroachment Application and Agreement” which was previously submitted to LCIC.

The LCIC system has capacity for and can adequately serve the irrigation needs of this development, provided that the policies of LCIC and TCSSD are followed, that required development improvements are completed, and that sufficient water rights are maintained for the properties being served. Water can only be delivered at times and in amounts as permitted by the allocated water rights. Richard Cliften currently has 0.39 Primary, 5 First Class, 3 Second Class, and 3 Class D M&I shares of stock on the records of the company. This water is sufficient to provide for up to 2.67 acres of full-season irrigation and 4.5 acres of early-season irrigation, typically available May 1st through June 20th each year.

Upon completion of improvements and other requirements as outlined in the LCIC System Connection, Modification and Encroachment Application and Agreement a “Final Approval Letter” will be issued by LCIC, and service can then be provided to the Cliften subdivision.

For information on the required application or if you have other questions or concerns, please contact me at 435-671-7138 or at lakecreekirrigation@msn.com.

Sincerely,



Melissa McKrola
Secretary, LCIC

Paul Berg

From: Jones, Connor D CIV USARMY CESPK (USA) <Connor.D.Jones@usace.army.mil>
Sent: Wednesday, July 23, 2025 1:47 PM
To: Paul Berg
Subject: RE: Cliften Subdivision (DEV-10687) - Wetlands Report per Comment DRC-PLN2

Paul,

I apologize for the delay in getting back to you. None of the photographed areas in the attached report stick out as potential aquatic resource to me. Based on the photos, it does look like that ditch does not flow regularly. To be subject to Clean Water Act jurisdiction, a stream/ditch would need to meet the “relatively permanent standard” (flow at least seasonally, usually a few weeks out of the year in Utah) and have a downstream connection to a “traditionally navigable water”, like Deer Creek Reservoir.

Thank you,

Connor Jones
Regulatory Project Manager
Utah Section
533 West 2600 South, Suite 150
Bountiful, Utah 84010
Office: (801) 295-8380 ext. 8317
Cell: (801) 516-9824

For program information or to submit a customer service survey: <http://www.spk.usace.army.mil/Missions/Regulatory.aspx>



From: Paul Berg <paul@bergeng.net>
Sent: Friday, June 27, 2025 11:13 AM
To: Jones, Connor D CIV USARMY CESPK (USA) <Connor.D.Jones@usace.army.mil>
Subject: [Non-DoD Source] FW: Cliften Subdivision (DEV-10687) - Wetlands Report per Comment DRC-PLN2

Connor

Would you please provide your opinion on the attached report? The Wasatch County Planning Department is concerned that a riverine is showing on the National Wetlands Inventory Map. Chuck Easton, an environmental specialists with Horrocks Engineer ahs provided his analysis that there are not wetlands on the property (see the attached report). The Wasatch County Planning Department would like an email or letter from the Army Corp of Engineers (see the email below).

Thanks for your help with this.

Paul Berg
Berg Engineering

PLAN REVIEW REPORT

Richard Cliften Richard Cliften

PLAN-FinalSub-26-006

Permit #: PLAN-FinalSub-26-006 / 1380 South Mills Lane

Large Scale Development (Final)

Design Team

Applicant: Richard Cliften

Contact Name:

Address: , ,

Phone: (435) 225-6420

Email: rich@clif10.com

Engineering

Item	Date Approved	Approval	Final Comments
Cover Sheet	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Other	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Previous Approvals	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Proposed Plat	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Review Response	07/14/26	Approved	06/11/26 - Dan Fechner - Approved 06/15/26 - Amy Graves - Updated - new file attached for review 07/14/26 - Dan Fechner - Approved
Architectural Plans	06/11/26	N/A	06/11/26 - Dan Fechner - N/A
Dev. Agreement	06/11/26	N/A	06/11/26 - Dan Fechner - N/A
Site Plan.	06/11/26	N/A	06/11/26 - Dan Fechner - N/A
Circulation Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Constraints Analysis	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Drainage Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Drainage Report	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Geotechnical Report	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Grading Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Itemized Cost Estimate	08/10/26	Approved	06/11/26 - Dan Fechner - Needs Corrections - see additional notes 07/10/26 - Amy Graves - Updated - new file attached for review 07/14/26 - Dan Fechner - Needs Corrections - see additional notes 07/31/26 - Paul Berg - Updated 08/10/26 - Dan Fechner - Approved
Lighting and Signage Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Street Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Utility Plan	06/11/26	Approved	06/11/26 - Dan Fechner - Approved
Viewshed Analysis	06/11/26	Approved	06/11/26 - Dan Fechner - Approved

Planning

Item	Date Approved	Approval	Final Comments
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Planning				
Closure Sheet	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Cover Sheet	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Other	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Previous Approvals	06/18/26	Approved	06/04/26 - Doug Smith 06/18/26 - Doug Smith	- App W/Cond - Approved
Proposed Plat	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Proposed Plat DWG	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Review Response	06/18/26	Approved	06/04/26 - Doug Smith 06/15/26 - Amy Graves 06/18/26 - Doug Smith	- Needs Corrections - Updated - Approved - see additional notes - new file attached for review
Architectural Plans	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Dev. Agreement	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Landscaping Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Site Plan.	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
JSPA Design Compliance	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Non-Conforming Use Determination	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Circulation Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Constraints Analysis	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Drainage Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Drainage Report	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Geotechnical Report	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Grading Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Itemized Cost Estimate	07/16/26	Approved	06/04/26 - Doug Smith 07/10/26 - Amy Graves 07/16/26 - Doug Smith	- Approved - Updated - Approved - new file attached for review
Lighting and Signage Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Street Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Third Party Approvals	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Utility Plan	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Viewshed Analysis	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Water Action Report	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
Will-Serve Letters	06/04/26	Approved	06/04/26 - Doug Smith	- Approved
SWPP	06/04/26	Approved	06/04/26 - Doug Smith	- Approved

Health Department				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Other	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Previous Approvals	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Proposed Plat	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved - Twin Creeks Sewer and Water

Health Department				
Review Response	06/16/26	Approved	06/15/26 - Tracy Richardson 06/15/26 - Amy Graves 06/16/26 - Tracy Richardson	- Approved - Updated - Approved - new file attached for review
Architectural Plans	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Site Plan.	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Utility Plan	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved
Water Action Report	06/15/26	Approved	06/15/26 - Tracy Richardson	- Approved

SSD				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	07/15/26	Reviewed	07/15/26 - Clayton Riding	- Reviewed
Other	07/15/26	N/A	07/15/26 - Clayton Riding	- N/A
Previous Approvals	07/15/26	Reviewed	07/15/26 - Clayton Riding	- Reviewed
Proposed Plat	07/15/26	Reviewed	07/15/26 - Clayton Riding	- Reviewed
Review Response	07/29/26	Reviewed	06/15/26 - Amy Graves 07/29/26 - Clayton Riding	- Updated - Reviewed - new file attached for review
Architectural Plans	07/15/26	N/A	07/15/26 - Clayton Riding	- N/A
Dev. Agreement	07/15/26	N/A	07/15/26 - Clayton Riding	- N/A
Landscaping Plan	07/15/26	Reviewed	07/15/26 - Clayton Riding	- Reviewed
Site Plan.	07/15/26	N/A	07/15/26 - Clayton Riding	- N/A
Itemized Cost Estimate	08/05/26	Approved	07/10/26 - Amy Graves 07/29/26 - Clayton Riding 07/31/26 - Paul Berg 08/05/26 - Clayton Riding	- Updated - Needs Corrections - Updated - Approved - new file attached for review - see additional notes
Street Plan	08/05/26	Approved	07/15/26 - Clayton Riding 07/29/26 - Clayton Riding 07/31/26 - Paul Berg 08/05/26 - Clayton Riding	- Needs Corrections - Needs Corrections - Updated - Approved - see additional notes - see additional notes
Utility Plan	08/05/26	App W/Cond	07/15/26 - Clayton Riding 07/29/26 - Clayton Riding 07/31/26 - Paul Berg 08/05/26 - Clayton Riding	- Needs Corrections - Needs Corrections - Updated - App W/Cond - see additional notes - see additional notes - see additional notes
Water Action Report	07/15/26	Reviewed	07/15/26 - Clayton Riding	- Reviewed

Fire Department				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Other	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Previous Approvals	06/04/26	Approved	06/04/26 - Clint Neerings	- Approved
Proposed Plat	06/04/26	Approved	06/04/26 - Clint Neerings	- Approved
Review Response	06/16/26	Approved	06/04/26 - Clint Neerings 06/15/26 - Amy Graves 06/16/26 - Clint Neerings	- Approved - Updated - Approved - new file attached for review
Architectural Plans	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Dev. Agreement	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A

Fire Department				
Site Plan.	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Circulation Plan	06/04/26	Approved	06/04/26 - Clint Neerings	- Approved
Constraints Analysis	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Lighting and Signage Plan	06/04/26	N/A	06/04/26 - Clint Neerings	- N/A
Utility Plan	06/04/26	Approved	06/04/26 - Clint Neerings	- Approved

GIS Department				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Other	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Previous Approvals	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Proposed Plat	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Proposed Plat DWG	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Review Response	06/16/26	N/A	06/04/26 - Claire Ashcraft 06/15/26 - Amy Graves 06/16/26 - Claire Ashcraft	- Approved - Updated - N/A - new file attached for review
Circulation Plan	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Constraints Analysis	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Viewshed Analysis	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved

MAG Regional Trails				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Other	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Previous Approvals	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Proposed Plat	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Review Response	06/17/26	Approved	06/15/26 - Amy Graves 06/17/26 - Don Taylor	- Updated - Approved - new file attached for review
Dev. Agreement	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Site Plan.	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Circulation Plan	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Lighting and Signage Plan	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Street Plan	06/17/26	N/A	06/17/26 - Don Taylor	- N/A
Itemized Cost Estimate	07/10/26	Updated	06/17/26 - Don Taylor 07/10/26 - Amy Graves	- N/A - Updated - new file attached for review

Public Works				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A
Other	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A
Previous Approvals	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A
Proposed Plat	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A

Public Works					
Review Response	07/27/26	Approved	06/15/26 - Amy Graves 07/27/26 - Terry Ekker	- Updated - Approved	- new file attached for review
Dev. Agreement	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Site Plan.	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Circulation Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Drainage Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Drainage Report	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Grading Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Lighting and Signage Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Street Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	
Utility Plan	07/27/26	N/A	07/27/26 - Terry Ekker	- N/A	

Recorder					
Item	Date Approved	Approval	Final Comments		
Cover Sheet	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A	
Other	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A	
Previous Approvals	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A	
Proposed Plat	06/05/26	Approved	06/05/26 - Marcy Murray	- Approved	
Proposed Plat DWG	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A	
Review Response	06/15/26	N/A	06/05/26 - Marcy Murray 06/15/26 - Amy Graves 06/15/26 - Marcy Murray	- N/A - Updated - N/A	- new file attached for review
Dev. Agreement	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A	

Sheriff					
Item	Date Approved	Approval	Final Comments		
Cover Sheet		Pending	-	- Pending	
Other		Pending	-	- Pending	
Previous Approvals		Pending	-	- Pending	
Proposed Plat		Pending	-	- Pending	
Review Response	06/15/26	Updated	06/15/26 - Amy Graves	- Updated	- new file attached for review
Site Plan.		Pending	-	- Pending	
Circulation Plan		Pending	-	- Pending	
Lighting and Signage Plan		Pending	-	- Pending	

SSA 1 Water					
Item	Date Approved	Approval	Final Comments		
Cover Sheet		Pending	-	- Pending	
Other		Pending	-	- Pending	
Previous Approvals		Pending	-	- Pending	
Proposed Plat		Pending	-	- Pending	
Review Response	06/15/26	Updated	06/15/26 - Amy Graves	- Updated	- new file attached for review

SSA 1 Water			
Architectural Plans		Pending	- - Pending
Dev. Agreement		Pending	- - Pending
Landscaping Plan		Pending	- - Pending
Site Plan.		Pending	- - Pending
Water Action Report		Pending	- - Pending

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	06/02/26	Approved	06/02/26 - Tori Lewis - Approved
Cover Sheet	06/03/26	Approved	06/03/26 - Jim Kaiserman - Approved
Other	06/03/26	Approved	06/03/26 - Jim Kaiserman - Approved
Previous Approvals	06/03/26	Approved	06/03/26 - Jim Kaiserman - Approved
Proposed Plat	06/03/26	Approved	06/03/26 - Jim Kaiserman - Approved
Proposed Plat DWG	06/03/26	Approved	06/03/26 - Jim Kaiserman - Approved
Review Response	06/16/26	N/A	06/03/26 - Jim Kaiserman - Approved 06/15/26 - Amy Graves - Updated 06/16/26 - Jim Kaiserman - N/A - new file attached for review

Administration			
Item	Date Approved	Approval	Final Comments
Owner Authorization.	06/02/26	Approved	06/02/26 - Amy Graves - Approved
Plat Signature Checklist	06/02/26	N/A	06/02/26 - Amy Graves - N/A