



MINUTES

Planning Commission Meeting: March 25, 2024

Application:	<u>FP24-0003:</u> Request for approval of a final plat for Enclave at Boulder Creek, containing 40 lots on approximately 8.42 acres, located southwest of W. 167th Street and S. Mur-Len Road.
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A motion to approve FP24-0003 as stipulated was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 9 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.080.b to reduce the side yard setback from 7 feet to 5 feet and reduce the minimum lot width from 60 feet to 50 feet for lots 1 to 34, as shown on the final plat dated February 2, 2024.
2. A modification is granted to reduce, the rear yard setback 75 feet to 20 feet, for lots 35 to 40, as shown on the final plat dated February 2, 2024.
3. Homes constructed on lots less than 7,200 square feet in size are subject to the building design standards for single-family homes per UDO 18.15.020.G.2.