



Planning Division

MINUTES**Planning Commission Meeting: March 8, 2021**

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| Application: | <u>FP21-0002:</u> Request approval of a final plat for The Highlands at Cedar Creek containing fourteen (14) lots and nine (9) common tracts on approximately 16.14 acres; located at W. Valley Parkway and 110th Terrace. |
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A motion to approve FP21-0002 was made by Commissioner Sutherland and seconded by Commissioner Breen. The motion passed with a roll-call vote of 8 to 0 subject to the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
3. Tree protection fencing per UDO Section 18.30.240.E must be installed around all areas of tree preservation.
4. Prior to issuance of any permit, a copy of the Homeowners Association agreement describing maintenance and repair of stormwater treatment facilities is required per Title 17, Section 17.16.080.A and B.