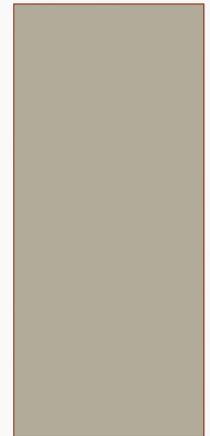


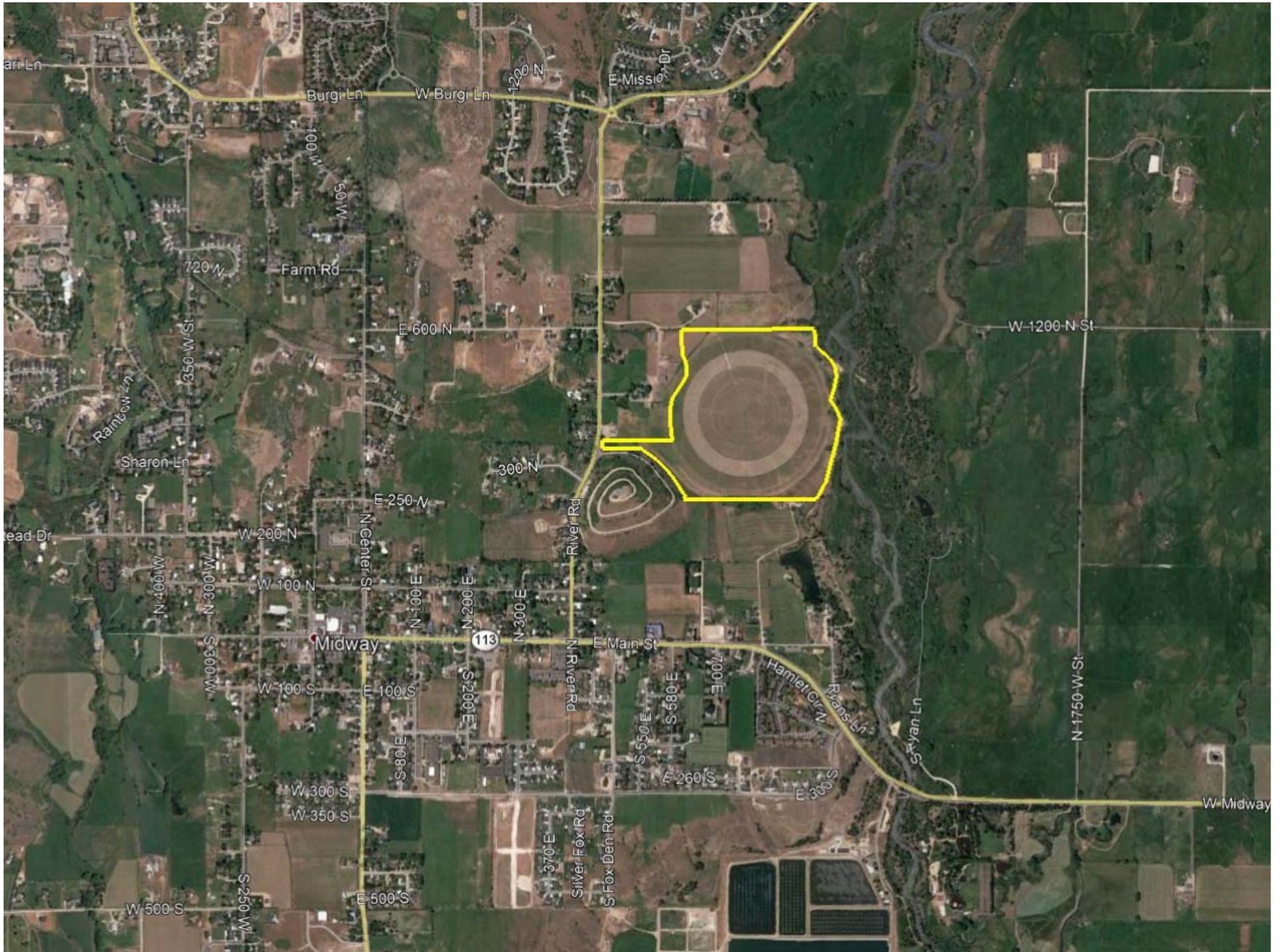
WHITAKER FARM

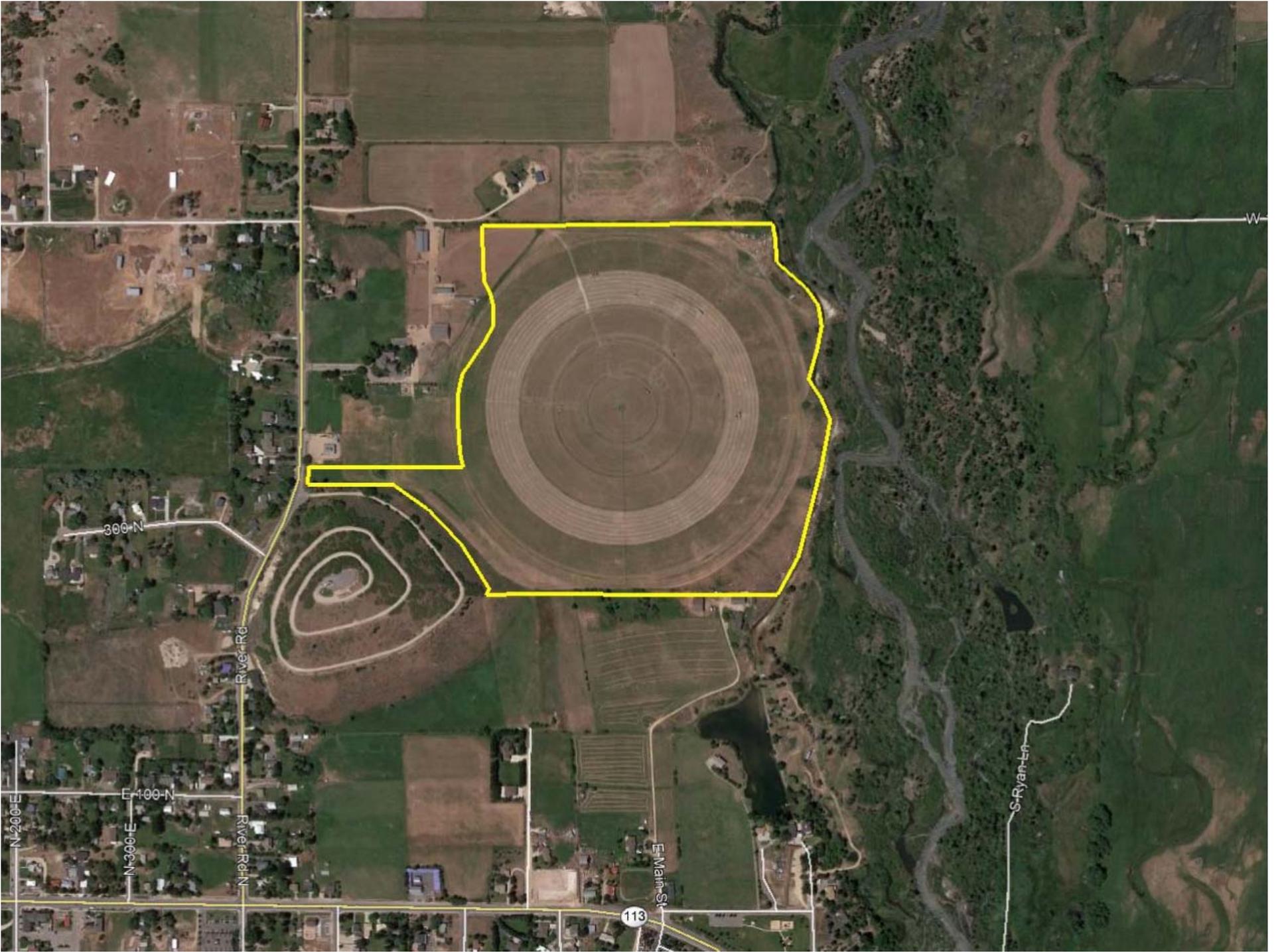
PRELIMINARY

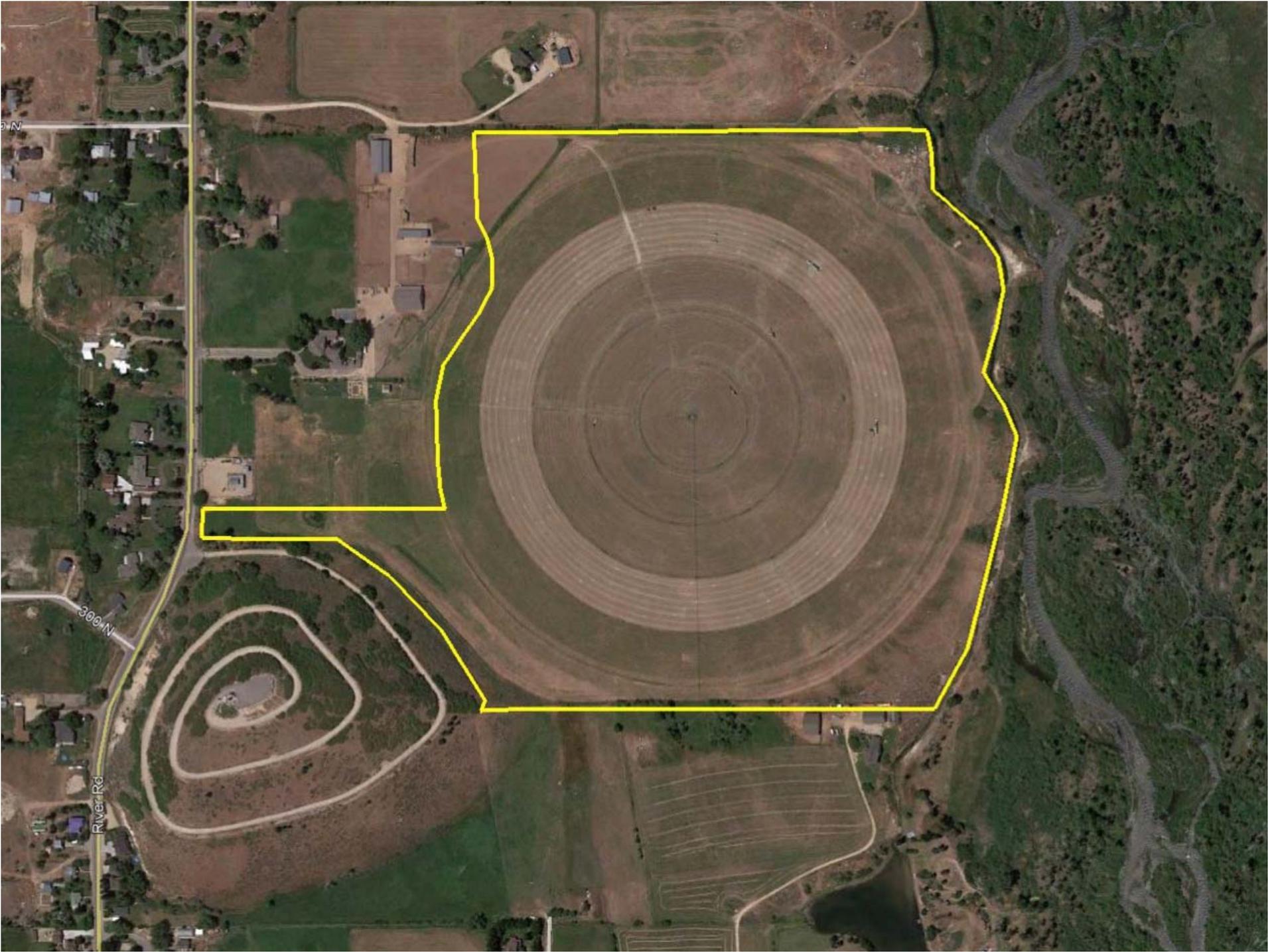


LAND USE SUMMARY

- 80-acre parcel
- RA-1-43 zoning
- Proposal contains 50 lots
- 2 accesses from River Road
- 20 acres of open space
- The lots will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line







Preliminary Landscape Plan & Memorial Hill Parking



DISCUSSION ITEMS

- Open space (25%) and lot size proportional reduction
- Traffic Study
 - River Road improvements
- Geotechnical Report
- Public Trails

DISCUSSION ITEMS

- Road Cross Section
- 20-acre Whitaker parcel
 - 12 Whitaker future units and the currently proposed 50 lots will be one HOA
- Memorial Hill Access
- Landscaping Plan

WATER BOARD RECOMMENDATION

- The Water Board reviewed the proposal and has recommended that 231.42-acre feet of water are required for the proposal.

POSSIBLE FINDINGS

- The proposed development does appear to comply with the requirements of the code for the RA-1-43 zone for frontage, acreage, and width
- The proposal does not have County approval for a new access to Memorial Hill
- A landscaping plan for the open space has not been submitted to the City

PROPOSED CONDITION

- The developer must present and receive approval from the County Council of an access plan to Memorial Hill before preliminary approval is granted.
- A landscape plan is submitted and approved by staff before preliminary approval is granted.