

**City of Cheney**  
**Community Development Dept.**  
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## PLANNING COMMISSION RECOMMENDATION

**FILE #:** LUA2021-008

**HEARING DATE:** March 14, 2022

**PROPOSAL:** SynTier Engineering on behalf of Steve Emtman is proposing to preliminary plat 52 lots on undeveloped land between Irene Pl. and Summit Dr. The site is zoned R-1 (Single Family Residential). The site would be developed roads and infrastructure/utilities, (water, sewer, stormwater, franchise utilities, etc.) which would tie into the existing road network. Site is approximately 9.11 acres.

**RECOMMENDATION:** Denial of LUA2021-008 with a motion of:

0 Approve    6 Against    1 Abstention

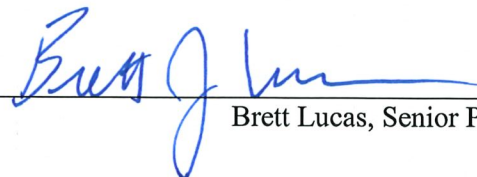
### **FINDINGS OF FACT:**

- A. Legal notice was published in the Cheney Free Press on February 24, 2022 and March 3, 2022, and on the City of Cheney website on March 2, 2022. Neighbors were provided with notice on January 25, 2022, as well as the site being posted on February 10, 2022.
- B. The hearing was held in accordance with procedural rules for quasi-judicial hearings and in conformity with said requirements as set forth in the City of Cheney Municipal Code.
- C. Seven Planning Commission members were present and qualified to sit as decision-makers.
- D. In making its recommendation, the Commission recognizes the procedural and legal requirements of the City of Cheney Municipal Code, and weighed fully each requirement in arriving at its decision.
- E. The Commission considered the Findings of Fact in the Staff Report and Public Testimony that was provided at the meeting.
- F. The Commission had concerns over compatibility and Geotech issues.

### **SIGNATURES:**

Dated this 15<sup>th</sup> day of March 2022.

  
Rick Mount, Chairman

  
Brett Lucas, Senior Planner