

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

**FILE #:** LUA2022-011

**HEARING DATE:** January 9, 2023

**PROPOSAL:** A proposal by Winkler to replat Golden Hills 6th Addition, to add 12 additional lots, increasing the total number of lots from 25 to 37. 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 8.16 acres.

**RECOMMENDATION:** \_\_\_\_\_ Approval \_\_\_\_\_ of LUA2022-011 with a motion of:

  3   Approve   2   Against   1   Abstention


**FINDINGS OF FACT:**

- A. Legal notice was published in the Cheney Free Press on December 15, 2022, and on the City of Cheney website on December 28, 2022. Neighbors were provided with notice on December 1, 2022, as well as the site being posted on December 13, 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. Six 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 requested that additional conditions be added to the project to address CC&R's, HOA by-laws, drainage, stormwater runoff, and soil erosion.

**SIGNATURES:**

Dated this 9<sup>th</sup> day of January 2023.

  
Rick Mount, Chairman

  
Brett Lucas, Senior Planner