

Conditions of Approval

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Staff have included a running list of all condition approval applicable to this proposal:

Condition of Approval #1: All preliminary engineering plans (Sheets 1–4) have been reviewed and approved by the City Engineer. Engineering and construction-level review of the final plans shall commence following preliminary approval of the subdivision plat. Engineering and construction plans shall be reviewed and approved prior to final plat approval is granted.

Condition of Approval #2: Prior to final plat approval, the applicant shall execute and record a waiver of remonstrance for deferred frontage improvements for the portion of the east–west 35.01-foot access easement located within the subject property. The waiver shall apply until such time as the remaining frontage along North Pioneer is developed with sidewalk, curb, and gutter, or until the City obtains sufficient waivers to form a Local Improvement District to improve the frontage of North Hyland with sidewalk, curb, and gutter.

The applicant's share of the frontage improvement costs shall be based on the property's 35.01 feet of frontage along North Hyland. The total cost owed shall be calculated by multiplying the total cost per linear foot of frontage improvements by 35.01 feet. Any cost figures provided during review are for reference only and shall not be relied upon as the actual construction cost.

Condition of Approval #3: Prior to final plat approval, the applicant shall submit a final grading plan, with stormwater drainage details. Final grading plan and stormwater drainage details are subject to review and revision by the Public Works Director or their designee.

Condition of Approval #4: All proposed plans for extension and installation of the public water system must be approved by the City, prior to final plat approval.

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Condition of Approval #5: Prior to final plat approval, a final utility plan shall be submitted by the applicant for review by the Public Works Director or their designee. Final plan is subject to comment and revision.

Condition of Approval #6: Prior to final plat approval, dedication requirements as contained in
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LU 2025-02 Whipple Estates Tentative Subdivision Planning Commission Staff Report for October 1, 2025
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LDC 9.236 (Dedication Requirements) shall be met by the applicant.

Condition of Approval #7: Prior to final plat approval, the applicant and/or developer shall enter into an Improvement Agreement, with the City of Lowell, consistent with the specification of LDC 9.805.

Condition of Approval #8: Prior to final plat approval, the applicant shall provide the City Administrator evidence showing that the requirements as listed in LDC 9.806 are satisfied and a security agreement has been reached between the applicant and the City.

