

SOLEANA SITE DEVELOPMENT PLAN

TOWN COUNCIL
JULY 1, 2025



VICINITY MAP

- 77.96 acres total
- North of Alexander Place
- Adjacent to Silver Heights,
West of Collins Street

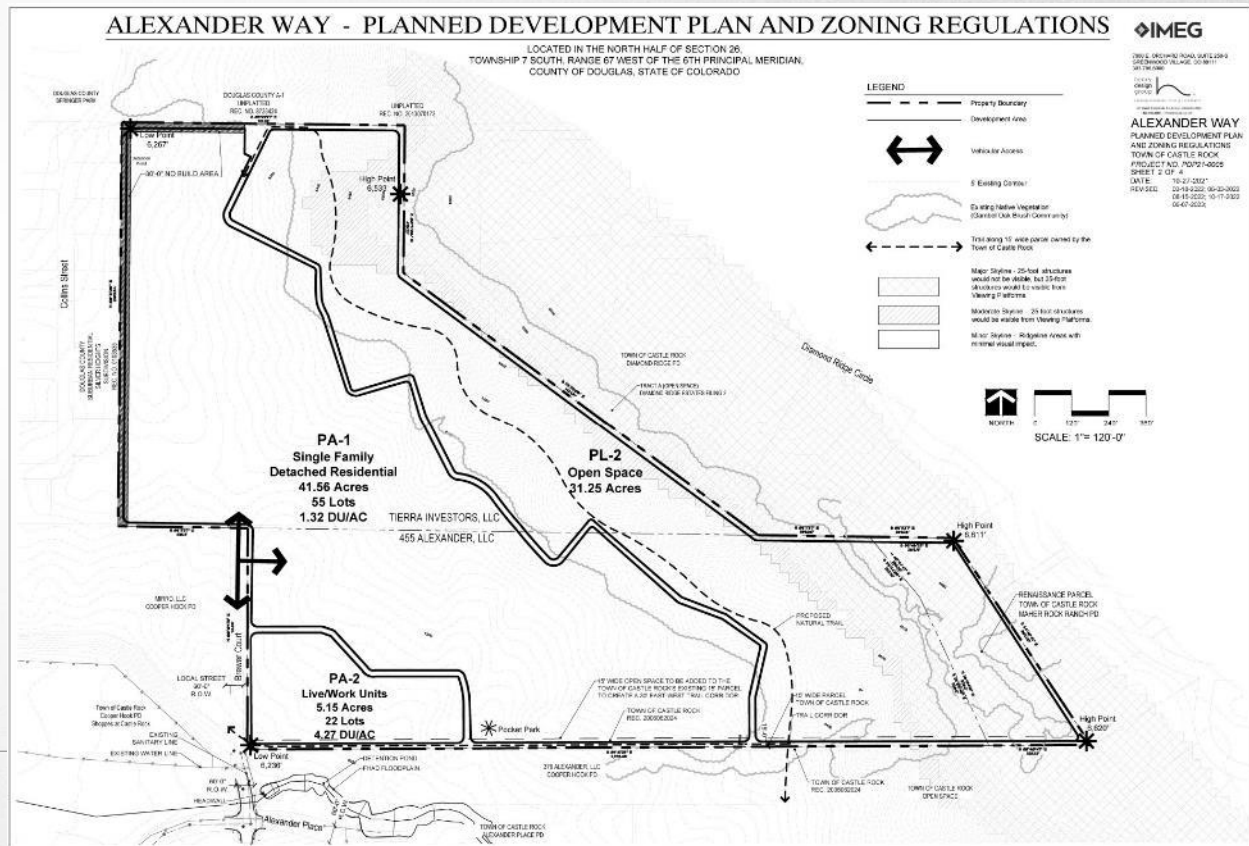


Annexation

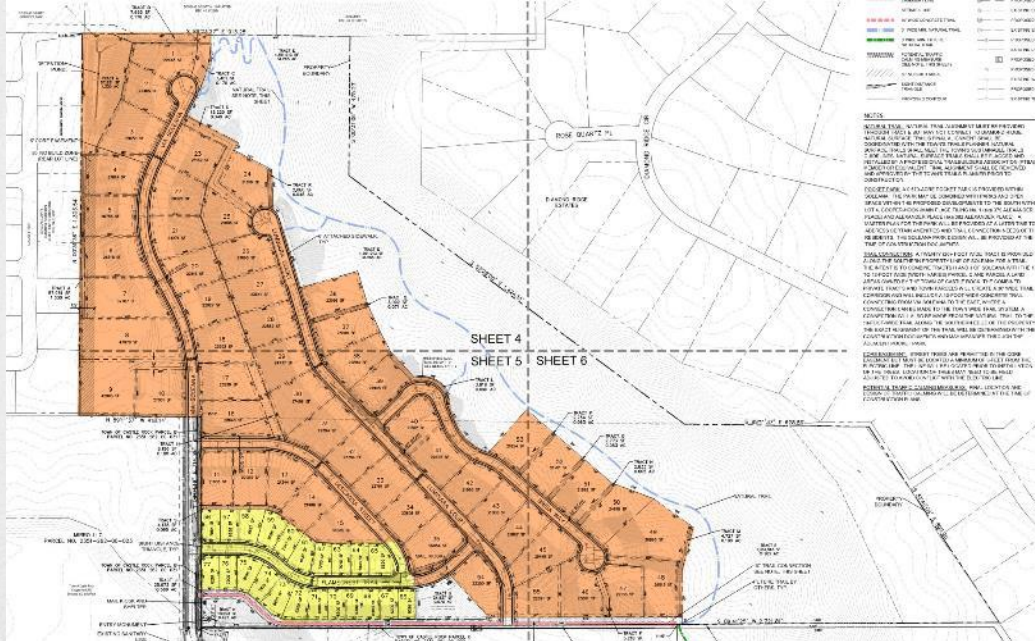
- November 21, 2023

Alexander Way Planned Development Plan

- 55 Single Family Detached Units
- 22 Live/Work Units
- 0.987 Dwelling Units/Acre
- Dedicated Open Space



SITE DEVELOPMENT PLAN



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Founders Vista Development Standards

	PD Allows	SDP Proposed
Total Units	77	77
Single Family Detached Units	55	55
Live/Work Units	22	22
Park and Regional Trails	1.5 ac.	1.5 ac.
Open Space – Public and Private	31.25 ac.	31.265 ac.

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings held for the site development plan

Community Concerns

- Eastern boundary landscaping
- Visual buffer with Silver Heights
- Existing Powerlines
- Secondary Access to North
- Buildout Timing/Construction
- Overall growth in the Town
- Traffic in area

Neighborhood Meetings		
Date	Format	Attendance
April 12, 2023	Hybrid	5
April 30, 2024	Hybrid	5
June 10, 2025	Hybrid	14

SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.38.040

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

STAFF ANALYSIS

Staff finds the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Alexander Way PD Zoning
- Meets TCMC Chapter 17.38: Site Development Plan criteria and Town's Technical Criteria

RECOMMENDATION

Planning Commission voted 5-0 to recommend approval of the Site Development Plan to Town Council

PROPOSED MOTIONS

Approval:

“I move to approve the Resolution, as introduced by title.”

Approve with Conditions:

“I move to approve the Resolution, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on_____.”

QUESTIONS?

