

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, SEPTEMBER 25, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

Tentative - **Time:**

- 7:00 A. Welcome and Roll Call
 B. Prayer or Thought – Commissioner Tami Fillmore
 C. Minutes Review and Acceptance for August 28, 2013
 D. Commission Business
- 7:05 1. **PUBLIC HEARING | DOUG COONS BLDG LOT | 82 WEST WALTON LANE**
 Consideration of a conceptual site plan for an un-platted residential building lot, located at approximately 82 West Walton Lane (280 South), for the purpose of constructing a new dwelling, in the R-L Zone. Douglas Coons, Property Owner & Applicant
- 7:25 2. **PUBLIC HEARING | PINE HILLS SUBDIVISION | 712 SOUTH 300 EAST**
 Consideration of a conceptual subdivision/small subdivision waiver with flag lot for property located at 712 South 300 East, in the R-L Zone. Joan Evans, Applicant
- 7:45 3. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings, Events
 • PC Meeting October 9, 2013: Brighton Homes Utah LLC Residential Building Lot Final Site plan; Doug Coons Residential Building Lot Final Site Plan
 • Landmark Register Social, Friday, September 27, 2013, 7:00 PM
- 7:50 E. Adjournment

Posted September 20, 2013 by Community Development

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 28, 2013

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Tamilyn Fillmore

David Hirschi

Kevin Merrill, Chair

Debra Randall

Scott Kjar, arrived 7:12 p.m.

Steven Markham, arrived 7:28 p.m.

MEMBERS ABSENT

Brian Holman

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Chair Merrill

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held August 14, 2013 were reviewed. Chair Merrill made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Fillmore and passed by unanimous vote (4-0). Commissioners Kjar and Markham arrived after the approval of the minutes.

PUBLIC HEARING | BRIGHTON HOMES UTAH LLC | 530 EAST 100 SOUTH

Consideration of a conceptual site plan for an unplatted residential building lot, located at 530 East 100 South, for the purpose of constructing a new dwelling, in the R-L Zone. Brighton Homes Utah, LLC, Applicant

Cory Snyder, Community Development Director, reported the proposed lot sits within an existing neighborhood and was originally part of a larger parcel. This application is to be

1 reviewed to ensure the lot is buildable, meets all applicable zoning ordinances, and to place the
2 proper public utility easements on the property. All easements will need to be accepted by the
3 City Council. The application appears to meet all applicable development standards and all
4 infrastructures are already in place. The applicant will need to submit all necessary utility
5 provider sheets. The property does have a significant slope and drainage is a concern. The
6 applicant has provided a drainage plan, including a detention basin in the southwest corner of the
7 lot and a retaining wall. This drainage plan must be reviewed and approved by the City Engineer.

8
9 The Commission discussed the slope of the property and the proposed drainage plan. It
10 was mentioned that the site in its current condition sheets runoff onto neighboring properties.
11 Staff said it appears the proposed drainage plan is acceptable. The City Engineer will provide
12 final approval of the plan.

13
14 Patrick Scott, applicant, said the drainage plan will detain water until it can percolate into
15 the soil. He said it is possible they will lower the level of the property before building, but in
16 order to make the drainage plan work it may be necessary to leave the height and slope as is.

17
18 Chair Merrill opened the public hearing.

19
20 Russ Mickelson said he is the homeowner to the west of this site. He is curious about the
21 applicants landscaping plans. He said he is currently re-landscaping his own yard and is
22 concerned with the fill on the property. He believes the grade of this site is too great and may
23 negatively impact his yard.

24
25 Valerie Herman said she lives across the street from this site. She too is concerned with
26 the significant amount of fill on the property. She is concerned a home will tower over
27 neighboring homes. She said originally this site was in the flood zone but the amount of fill
28 added has taken the property out of the flood zone. She is hoping once the fill is compacted it
29 will be more reasonable, but encouraged the builder to lower the site as much as possible.

30
31 Chair Merrill closed the public hearing.

32
33 Mr. Snyder said a final grading plan has not been prepared, but staff is aware of the slope
34 issues related to this site and solutions are being discussed. It is not likely the property will drop
35 significantly, but a foot or two may be possible while maintaining drainage. With regard to the
36 height of the home, City ordinance allows a maximum height of 35 feet.

37 Mr. Scott said Brighton Homes is willing to speak with and work with neighbors
38 regarding drainage and landscaping. He said the home will be a single-story above ground. The
39 home should not have an overly large feeling and will not be imposing. He said the grade of the
40 property is not likely to change significantly because the drainage plan will not function without

the proper grade. Brighton Homes prefers a flat driveway and intends to lower the grade as much as possible while maintaining drainage.

Commissioner Kjar made a **motion** for the Planning Commission to accept the conceptual site plan for the Brighton Homes lot, located at 530 East 100 South, with the following conditions:

Conditions:

1. All fees shall be paid; including all related development fees.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
3. All utilities shall be indicated on the final site plan.
4. All utility provider sheets shall be submitted to City staff at the time of the final site plan application.
5. Three (3) public utility easements shall be drawn on the site plan with a 10-foot along the front property line adjacent to 100 South, and two (2) additional easements measured at 7 feet.
6. Legal descriptions of the public utility easements shall be prepared and reviewed by the City Engineer.
7. The drainage swell, and detention area shall be shown on the final site plan to be reviewed and approved by the City Engineer.

Reasons for Action (findings):

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(d)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].
4. A final site plan application shall be required for submittal [Section 12-21-110(e)].

The motion was seconded by Commissioner Fillmore and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | CHITOSE JOHNSON SUBDIVISION | 200 East 1200 South
Consideration of a conditional use permit for allowing single-family dwellings in an R-M
(Residential-Medium) Zone, for the Chitose Johnson Subdivision, (formally known as Lot 2
of the Bangerter Subdivision), located at 200 East 1200 South. Ronn Marshall, Maple Hills
Realty, Applicant

1 Cory Snyder, Community Development Director, reported this application proposes to
2 build two single-family homes on lots within the Residential-Medium (R-M) Zone. A single-
3 family use is conditional in the R-M Zone. The permitted density in the R-M Zone is 1-4 units
4 per acre. It is staffs opinion that this is an under-utilization of the property which could cause a
5 negative impact in the future. City ordinances do not prohibit or intend to prohibit single-family
6 uses and this use is acceptable for the property. However, if in the future the property owner
7 decides to utilize this property to its full permitted density, then the single-family uses may be
8 negatively impacted. The current property owner is aware of this possibility and is accepting of
9 possible consequences and is choosing two single-family dwellings at this time.

10
11 Commissioner Kjar said any future property owner would be aware of the R-M Zone,
12 since it is listed on the plat. They would know what they are moving into. Commissioner
13 Fillmore said the conditional use permit should allow the City the opportunity to mitigate as
14 needed in the future. Lisa Romney, City Attorney, said single-family dwellings are a conditional
15 use in the R-M Zone pursuant to applicable City ordinances, subject to any conditions deemed
16 necessary to mitigate negative impacts. The proposed condition #3 provides a disclaimer for this
17 property regarding the single-family dwelling use in the R-M Zone. Based on staff's analysis,
18 these proceeding and all other information regarding this property is public record and should
19 provide sufficient notification to future owners that the property may be further developed into
20 multi-family as a permitted use in the R-M Zone.

21
22 Ronn Marshall, applicant, said Lot 2 is owned by an elderly woman and Lot 1 is owned
23 by her daughter and son-in-law, who intend to care for her and the properties. Both are aware of
24 the situation and the potential for the future. It is likely the daughter and son-in-law will inherit
25 the balance of the property sometime in the future. The property owners' intend to build quality
26 homes. The home on Lot 2 will be directly north of the home on Lot 1. He said staff is
27 comfortable with the design and they are ready to move forward. He also explained a local
28 resident has farmed the property for years and will continue to do so.

29
30 Chair Merrill opened the public hearing. There was no comment; he closed the public
31 hearing.

32
33 Commissioner Fillmore made a **motion** for the Planning Commission to approve the
34 conditional use permit for Lots 1 and 2 of the Chitose Johnson Subdivision, subject to the
35 following conditions and/or terms:

36
37 ***Conditions/Terms:***

- 38 1. This conditional use permit shall be for the approval of constructing two (2) single-
39 family uses located separately on Lots 1 and 2.

2. This conditional use permit approval is subject to the terms and conditions of the final approval and recordation of the Chitose Johnson Subdivision, including the construction of a temporary fire access turn-around.
3. Because the property is currently Zoned R-M, this conditional use permit approval does not warrant against, guarantee protection from, mitigate, or restrict any future potential development impacts to the approved single-family uses regarding multi-family development that may possibly occur within the subdivision boundaries, as may be approved in accordance with City ordinances.

Reasons for Action (findings):

1. The Planning Commission finds that the use of single-family development within the Residential Medium (R-M) Zone is allowed with a conditional use permit [Chapter 12-36-Table of Uses].
2. The Planning Commission finds that, with the conditions of approval, the development of two (2) single-family dwellings meets or satisfies the approval standards of the conditional use permit, as found in Section 12-21-100 and described in the staff report dated August 28, 2013.
3. The Planning Commission finds that there remains sufficient area involving Lot #2 to allow for future development that may capitalize on the allowed densities and the multi-family types of the R-M Zone. Thus, developing these single-family uses may be impacted by other potential future decisions and the applicant ought to fully understand this possibility.

The motion was seconded by Commissioner Hirschi and passed by unanimous vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, September 11, 2013.
2. Upcoming Agenda Items
 - 1872 North Main Street, Conceptual Subdivision Plan

The meeting was adjourned at 7:56 p.m.

Kevin Merrill, Chair

Date Approved

1 Kathleen Streadbeck, Recording Secretary

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER/ APPLICANT:	DOUGLAS COONS 673 WEST 2300 NORTH WEST BOUNTIFUL, UT 84087
PROPERTY:	82 WEST WALTON LANE
ACREAGE:	.198
ZONING:	RESIDENTIAL-LOW (R-L)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE

BACKGROUND

Recently, Doug Coons came before the City with a request to build a new home on the property located at 82 West Walton Lane. According to the Davis County Recorder's Office, a new parcel ID was given for the lot in May of 2001, yet they indicated the lot was divided sometime before this, but it was unclear when. According to Section 12-21-110(c)(2)(E), of the Zoning Ordinance, the site plan approval process must be completed for any residential development outside a platted subdivision. Therefore, in order for Mr. Coons to receive a building permit and construct a new home on the lot, he must first receive approval from the City for development. The sole purpose of this review and approval is to ensure that the lot is buildable, meeting all the applicable standards of the Zoning Ordinance, and to place the proper public utility easements on the property.

CONCEPTUAL SITE PLAN 12-12-110(d)

A conceptual site plan is not intended to permit actual development of property, yet it is intended to represent how the property may be developed so that the applicant can receive feedback from the Planning Commission.

Table of Uses Allowed 12-36

The property located at 82 West Walton Lane, is found within the Residential-Low (R-L) Zone. According to Chapter 12-36, Table of Uses Allowed, a single-family dwelling is acceptable. A single-family dwelling is defined as a building having only one dwelling unit (Chapter 12-12). The applicant has owned the lot for some time and will finally be constructing a single family home.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 2, Southwest Centerville [Section 12-480-3]. This neighborhood is further divided into sub-areas and indicates

that the proposed lot is found within the "Walton Lane Neighborhood." According to Section 12-480-3(c)(1), the residential policy for this area is the following:

1. The Walton Lane Neighborhood, being relatively isolated, should be primarily low-density residential development.

Therefore, the goal of Mr. Coons to construct a single-family dwelling on this lot is consistent with the goals of the General Plan.

Development Standards

The site location is .35 of an acre, with the plans indicating the proposed new home being 4,430 square feet. The following is a review of the development standards for the proposed lot and future home.

Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	12 Feet	Yes
Maximum Height	45 Feet	14.5 Feet	Yes
Lot and Parcel Standards			
Minimum Frontage	40 Feet	70 Feet	Yes
Minimum Width	60 Feet	70 Feet	Yes
Setback Standards			
Front	25 Feet	30 Feet	Yes
Rear	20 Feet	63 Feet	Yes
Side	8 Feet Minimum total width of both side yards: 18 feet	East: 22 Feet West: 8 Feet	Yes
Site Standards			
Buildable Area	2,000 Square Feet	3,010	Yes
Buildable Area Range	2:1 and 1:2	70' x 123'	Yes
Gross Density	4 Units Per Acre	1 home on a single lot	Yes

According to the above table all development standards within the R-L Zone have been satisfied

UTILITIES AND EASEMENTS

The applicant must provide information regarding the adequacy of utilities to service the lot. This must be done by submitting all the applicable utility provider sheets. The final site plan must show all utilities being properly stubbed into the property and public utility easements being placed on three sides of the property. All easements need to be shown on the final drawing and be indicated in a recordable format. The front easement needs to be 10 feet, rear at 7 feet, and either the east or west at 7 feet [Section 15-5-106(8)]. The legal description of the easements will need to be submitted to the City Engineer for review with the final site plan application. As a reminder, these easements will need to be accepted by the City Council after the final site plan

has been approved and then recorded with Davis County. The property owner will also be required to pay any development fees that may be applicable for the development of this lot. In addition, Jolene Jackson, City Treasurer, stated that Mr. Coons has not paid his share of a special improvement district that was created for Walton Lane several years ago. This will need to be paid prior to receiving a building permit.

CONCLUSION

After reviewing the conceptual site plan, staff believes the applicant has clearly shown how the property may be developed. They have also indicated how the criteria within the Zoning Ordinance for development within the R-L Zone will be fulfilled. Finally, staff received a verbal concern by the neighbor to the west in regard to a tree planted on her lot close to the property line. The citizen is concerned that construction on the lot will disturb the tree and cause it to die. She stated the tree is of an historic nature and should be preserved. Since our Ordinance does not clearly identify preservation of trees, staff cannot require Mr. Coons to insure the tree is protected. However, staff strongly encourages the applicant to address the neighbors concerns in protecting the tree. Staff would also suggest consulting an arborist to determine a safety zone around the tree, so there is no damage to the root system.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Doug Coons residential lot, located at 82 West Walton Lane, with the following conditions:

1. All fees shall be paid; including all related development fees.
2. All outstanding fees concerning the Walton Lane Special Improvement District shall be paid prior to receiving a building permit
3. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
4. All utilities shall be indicated on the final site plan.
5. All utility provider sheets shall be submitted to City staff at the time of the final site plan application.
6. Three (3) public utility easements shall be drawn on the site plan with a 10-foot along the front property line adjacent to Walton Lane, and two (2) additional easements measured at 7 feet.
7. Legal descriptions of the public utility easements shall be prepared and reviewed by the City Engineer.
8. The applicant should meet with the western neighbor to come up with a solution concerning the historic tree planted adjacent to the project property.

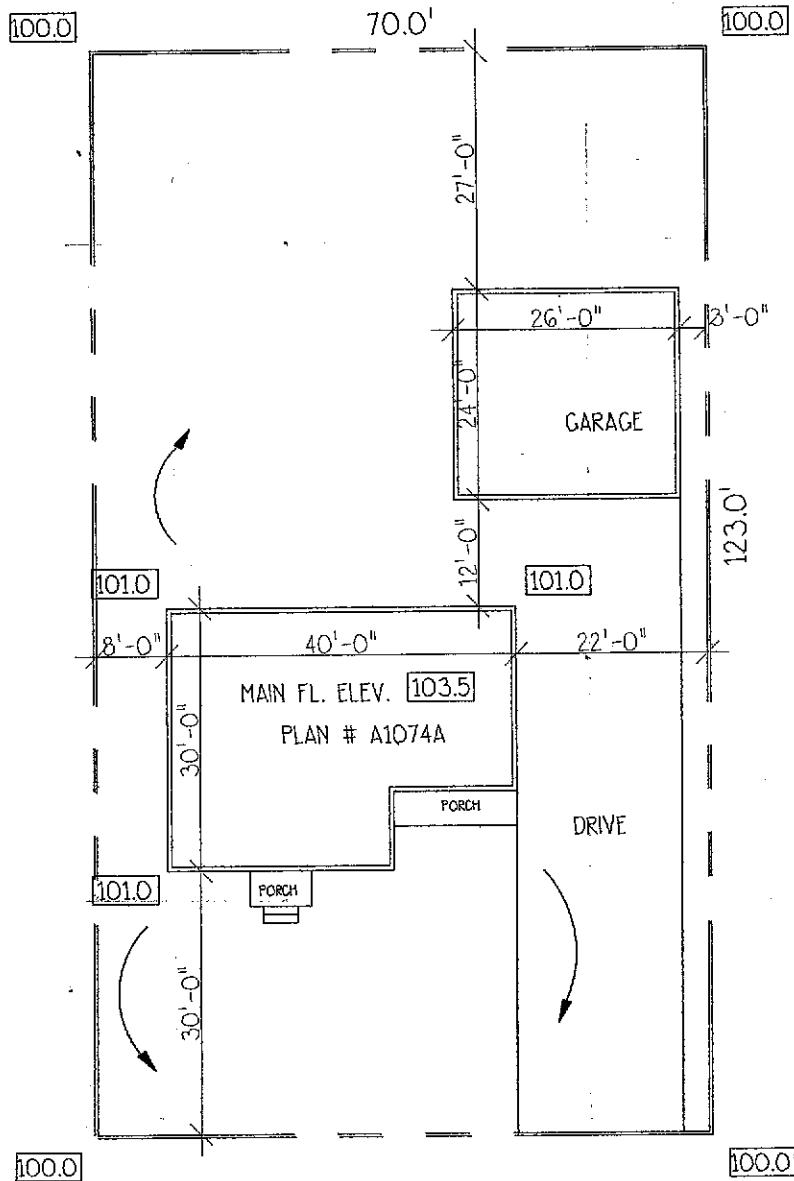
SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(d)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].
4. A final site plan application shall be required for submittal [Section 12-21-110(e)].

PLOT PLAN

FOR

DOUG COONS



LOT AT 68 W. WALTON LN.

CENTERVILLE, UTAH

TYPE 'B' GRADING, 2% GRADE 10' AWAY FROM HOUSE

SCALE 1" = 20' - 0"

JULY 2013

RECEIVED SEP - 9 2013

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER/
APPLICANT:** **BILL EVANS
712 SOUTH 300 EAST
CENTERVILLE, UT 84014**

PROPERTY: **712 SOUTH 300 EAST**

ACREAGE: **1.30**

ZONING: **RESIDENTIAL-LOW (R-L)**

APPLICATION: **SMALL SUBDIVISION WAIVER/FLAG LOT**

BACKGROUND

In 2012, Joan Evans received a final subdivision approval for the Pine Hills Subdivision. However, after receiving the approval, the applicants decided the layout would be too small for any significant home to be constructed. The applicants began to look for other options and allowed their final approval to expire prior to recording. Recently, Bill Evans returned to the City with an application for a small subdivision waiver with a flag lot request. Mr. Evans believes this proposal would be more beneficial for his lot and the future owners of the two lots he is hoping to create.

SMALL SUBDIVISION PROCESS

General Plan

According to the Centerville City Zoning Map, the location of the Pine Hills Subdivision is found within the Residential-Low (R-L) Zone. The General Plan calls out this location as Neighborhood 1, Southeast Centerville and within the Centerville Jr. High Area [Section 12-480(c)1]. The goal for the neighborhood is to maintain a low-density single-family residential development. In addition, it states that the development should be primarily compatible with the residential development that is already existing. The Pine Hills Subdivision appears to be in harmony with the General Plan.

Small Subdivision Waiver 15-2-106

A small subdivision is defined as a subdivision of not more than two (2) lots or when the subdivision includes the use of flag lots [Section 15-1-104(45)]. Since the property located at 712 South 300 East is being divided into a flag lot, with two additional lots, it qualifies for the

small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

Criteria

- (a) The small subdivision does not require dedication of land for a street or other public purpose;

➤ **Staff Response:** No land in association with division will require the dedication of any property to be used for a street. The two lots facing 300 East have adequate street frontage, and Lot 1 has an adequate stem width of 25 feet. 300 East is already a dedicated public right-of-way with a paved street and a constructed sidewalk. Bill Evans has indicated the sidewalk is in bad condition and will be replaced.

- (b) The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan;

➤ **Staff Response:** According to the Master Street Plan, 300 East is considered a minor local street [Section 12-450-1]. It does not appear that 300 East will be widened in the near future. Additionally, the Master Street Plan does not indicate any new roads being proposed to run through any portion of the proposed lots.

- (c) The lots are not part of a small subdivision approved less than three years earlier.

➤ **Staff Response:** The proposed lot is not part of any previous subdivision and with the approval of a small subdivision/lot split, the properties will be legal according to Centerville City's Ordinance.

Zoning Ordinance Requirements 15-2-107(2)

Each lot must meet the zoning requirements for the Residential-Low (R-L) Zone concerning frontage, width, and set backs.

Applicable Development Standards for the Residential Low (R-L) Zone (Table 12-31-1)

712 South 300 East (Existing Home)			
Development Standards	Required	Actual	Comply
Building Standards			
Distance Between Buildings	6 Feet	N/A	
Maximum Height	35 Feet	Unavailable	
Lot and Parcel Standards			
Minimum Area	10,800	33,830 Square Feet	Yes

Minimum Frontage	25 Feet	25 Feet	Yes
Setbacks			
Front	16 Feet	30 Feet	Yes
Rear	16 Feet	62 Feet	Yes
Side Yard	16 Feet	28 Feet North 82 Feet South	Yes

736 South 300 East, Lot 2-A			
Development Standards	Required	Actual	Comply
Lot and Parcel Standards			
Minimum Area	None	N/A	
Minimum Frontage	60 Feet	76 Feet	Yes
Setbacks			
Front	25	25	Yes
Rear	20	20	Yes
Sides	18 Total	18	Yes
Site Standards			
Buildable Area	2,000 Square Feet	5,033	Yes
Buildable Area, minimum, range of length/width ratio	2:1 and 1:2	76 x 128	Yes
Gross Density	4 Units Per Acre	1 Single Family	Yes

758 South 300 East, Lot 3-A			
Development Standards	Required	Actual	Comply
Lot and Parcel Standards			
Minimum Area	None	N/A	
Minimum Frontage	60 Feet	80 Feet	Yes
Setbacks			
Front	25	25	Yes
Rear	20	20	Yes
Sides	18 Total	8/21	Yes
Site Standards			
Buildable Area	2,000 Square Feet	4,151	Yes
Buildable Area, minimum, range of length/width ratio	2:1 and 1:2	76 x 128	Yes
Gross Density	4 Units Per Acre	1 Single Family	Yes

It appears the development standards have been satisfied.

Improvements or Utility Easements 15-2-107(3)

The existing lot has all the necessary improvements and the plans indicate all applicable utilities that will be stubbed into the two new lots. The applicant will also be required to submit all necessary utility easements prior to the subdivision being recorded. Staff has already received one letter from Century Link indicating that they can service the new homes. The easement will need to be corrected on the plans showing three easements on all three lots. Front easements must be at least 10 feet and all others must be 7 feet. One concern staff has, is that of fire protection. The city engineer has indicated that a new fire hydrant must be located adjacent to the driveway into the flag lot.

General Requirements for all Subdivisions 15-5

It appears that all three lots have been designed to meet the standards for development within the R-L Zone. The new proposed lots are developable and able to be built upon, and adequately meet the new criteria for flag lots in regard to configuration and area requirements. Finally, as stated earlier, all lots are in harmony with the goals and objectives of the General Plan.

FLAG LOT REVIEW 15-5-102 (9) – (10)15-5-102(9)(a)-(e)

- a. The property involved was and is not a part of a previous subdivision plat approval by the City.
 - **Staff Response:** The property is not part of any previous subdivision approvals.
- b. The property involved qualifies for a “small subdivision waiver” in accordance with Section 15-2-107.
 - **Staff Response:** The proposed flag lot does qualify for a small subdivision waiver, which has been reviewed in this report.
- c. The approving entity finds that there are no adjacent streets stubbed to and could not eventually be constructed to or through the area to provide proper street frontage to the property as part of a conventional subdivision.
- d. The approving entity finds that integrating the property with adjacent property assemblages would not result in developing a lot layout that could be approved as part of a conventional subdivision.
- e. The approving entity finds that leaving the property in its current condition results in an underutilized area that creates an opportunity for the land to become a nuisance to the area in which it is located.
 - **Staff Response:** It is the opinion of staff that in order for this lot to be developed, a flag lot is the best solution. No street could be stubbed in to the property to allow for proper street frontage or to create a conventional subdivision.

15-2-102(10)(a)-(d)

(a) Flag Lot Configuration:

- **Staff Response:** This has been reviewed as part of the development standards on page 3.

(b) Flag Lot Yard Area Requirements:

- **Staff Response:** This has been reviewed as part of the development standards on page 3.

(c) Stem Pole Use and Maintenance:

- i. Driveway Access, Minimum Width: stem/pole driveway must be in cement or asphalt pavement and be a width of 10 feet, intersect a public street and meet the City Standards for a drive approach. If a fire lane is required, it must have necessary pavement and shoulders with an unobstructed minimum width of 20 feet, as required by the fire code.

- **Staff Response:** The stem has been measured at 25 feet, yet the paved portion has yet to be determined.

- ii. Stem/Pole, Multiple Use (sharing):

- **Staff Response:** This criteria discusses multiple flag lots on one stem and would not apply to this project.

- iii. Stem/Pole Addressing Area: An area fronting the public street is required to have a permanent address sign or marker. The sign may not be higher than 3 feet and no larger than 12 square feet. It must be visible, yet still meet the standards found in Section 12-55-230, Visual Obstruction Standards.

- **Staff Response:** This will still be required and be verified at the time the dwelling receives a final inspection after construction.

(d) Utilities and Related Services:

- i. Utilities and other services: All utilities, related services and easements must be provided in accordance to City Ordinances and any requirements recommended by the City Engineer.

- **Staff Response:** The site plan indicates all proposed utilities, yet there are only easements on two sides of each lot. Mr. Evans is aware of this and will be submitting the corrected plans to staff.

- ii. Fire Access Protection: Fire hydrants, emergency access and turn-a-rounds shall be provided in accordance with the applicable fire code regulations, and other applicable regulations and ordinances adopted by the City, State, and any requirements recommended by the city engineer, upon consultation with the fire marshal and the police chief.

- **Staff Response:** The city engineer believes the dwelling will be too far from the closest fire hydrant. He has requested that an additional fire

hydrant be placed adjacent to the driveway of the flag lot along 300 East. The applicant, city engineer and the fire marshal must determine this location prior to the issuance of a building permit.

- iii. Storm Water Drainage and Control: Flag Lots must comply with Section 15-5-105 in regard to storm water, or provide an alternative method of a storm drainage management system acceptable to the city engineer.
 - **Staff Response:** It has been determined that any future basement may have a depth of 6.5' in order to be above the ground water. All other grading and drainage will be addressed prior to receiving a building permit.

CONCLUSION

Staff has concluded that the applicant has met all the requirements found within the Subdivision Ordinance in relation to a small subdivision waiver/lot split and flag lot. On the final plat to be recorded, the applicant must make sure the correct addressing, signature blocks, legal descriptions and all other required information is indicated. City staff will then review this information before the recording is to take place. The lot split and easements must be recorded before any building permit may be issued. In addition, a building permit application must be submitted to the City and approved prior to any construction on the two new lots along 300 East.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/flag lot for properties located at 712 South 300 East. I hereby make a motion for the Planning Commission to approve the small subdivision waiver/flag lot for the project located at 712 South 300 East, with the following conditions:

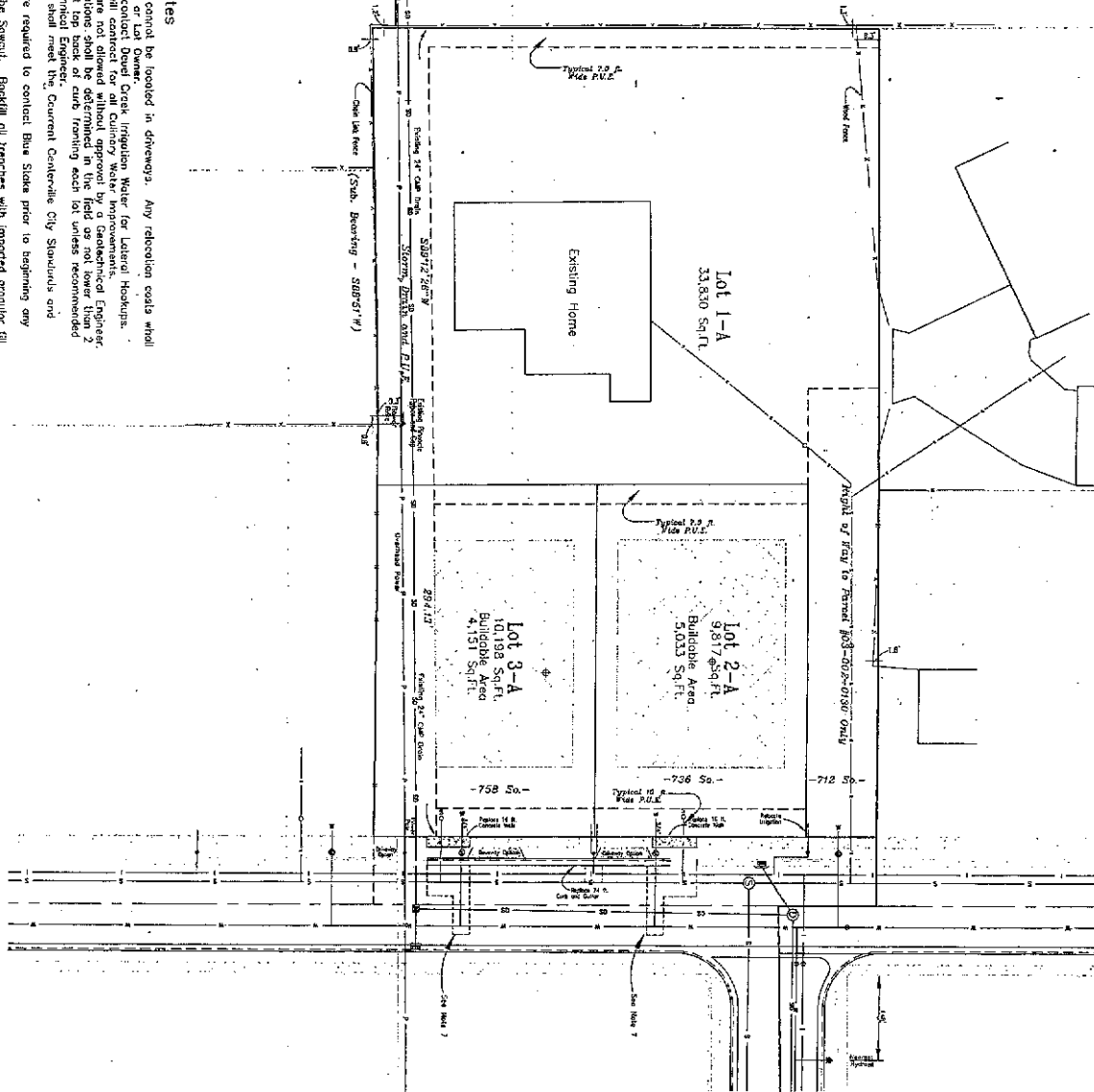
1. The flag lot approval shall be for the property located at 712 South 300 East.
2. All professional services fees shall be paid and a bond for any on or off-site improvements shall be posted.
3. The applicant shall finalize the location of the fire hydrant with the city engineer and the fire marshal prior to the final site plan being recorded.
4. On the final plat to be recorded, the applicant shall make sure the correct addressing, signature blocks, legal descriptions, easements for both lots and all other required information is indicated. This information shall then be reviewed by City staff before the recording is to take place.
5. The plat shall indicate three easements on each lot, all front easement are to be 10 feet and all other sides shall be 7 feet.
6. All easements shall be accepted by the City Council and recorded, along with the plat at the Davis County Recorder's Office.
7. A building permit application and plans shall be submitted to the City, reviewed by staff and approved before any construction may begin.

Suggested Reasons for the Action (Findings):

1. The applicant has submitted a completed application for a small subdivision waiver/lot split [Section 15-2-107].
2. A small subdivision for two single-family dwellings match the goals of the Centerville City General Plan in regard to development within Neighborhood 1, Southeast Centerville [Section 12-480-(c)1].
3. The property is currently zoned Residential-Low (R-L) and has met all the applicable development standards found in Chapter 12-32 of the Zoning Ordinance.
4. The general requirements for all subdivisions appear to have been addressed and fulfilled [Chapter 15-5].
5. The flag lot has met all applicable standards found in Section 15-5-102(9)-(10) of the Subdivision Ordinance.

Lot 1-A
Includes Road and
Lots 1-B, 2-B & 3-B
41,151 Sq. Ft.

- Improvement Notes**
1. All Water Boxes cannot be located in driveways. Any relocation costs will be borne by the property owner.
 2. Developer shall contact David Creek Irrigation Water for Lateral Hookups.
 3. Centerville City will contract for all Culinary Water Improvements.
 4. Full townships are not allowed without approval by a Geotechnical Engineer. The lowest floor elevations shall be determined in the field as not lower than 2 feet above the existing ground surface.
 5. All improvements shall meet the Current Centerville City Standards and Specifications.
 6. All Contractors are required to contact Blue Sticks prior to beginning any work.
 7. All Asphalt is to be Scarcut. Backfill all trenches with imported granular fill. Road Bases is to be 8 inches thick. Asphalt is to be the thickness of the existing asphalt plus 1 inch but not less than 4 inches.



Legend

- Fence Line ————
- Center Line ————
- Boundary Line ————
- Lot Line ————
- Existing Home or Structure ————

Stippling

Asphalt Paved, Shovel at 60%
Gravel Paved, Shovel at 60%
Gravel Paved, Shovel at 60%
Gravel Paved, Shovel at 60%

Curb and Gutter

Curb Inlet Box

Catch Basin

Storm Drain Manhole

Storm Drain

Sewer Manhole

Sanitary Sewer Main

Sewer Lateral

Sewer Detention

Fire Hydrant

Gate Valve

Culinary Water Main

3/4" Lateral and Water

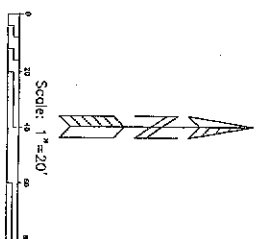
Power Line

Power Pole

Irrigation Main

David Creek Irrigation Lateral (or two Lots)

Scale: 1"=20'



**Joani Evans Property
Improvement Plan**

For Joani Evans
712 South 300 East, Centerville
801-797-9935 Email: joanievans@gmail.com



Balling Engineering
Civil Engineering • Surveying • Planning

323 E. Pages Lane
Centerville, Utah 84014

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Revisions		
Date	Description	By

Surveyor	S. Balling
Date Surveyed	5-24-12
Drafting	S. Balling
Checked By	S. Balling
Submittal Date	9-04-13
File Number	

RECEIVED SEP - 4 2013