


ISSUES ONLY HEARING STAFF REPORT

Alder-Robinson Subdivision – Amending  
the Amended Plat of the Arcadia Heights  
Plat A Subdivision

Case #PLNSUB2010-00044

2857 East 2100 South

May 26, 2010



Planning and Zoning  
Division  
Department of Community  
Development

<p><b><u>Applicant:</u></b> Greg Robinson</p> <p><b><u>Staff:</u></b> Wayne Mills (801)535-7282 wayne.mills@slcgov.com</p> <p><b><u>Tax ID:</u></b> 16-14-376-011, 16-14-376-005 16-14-376-012, 16-23-127-007</p> <p><b><u>Zone:</u></b> FR-3/12000 Foothills Residential District and OS Open Space District</p> <p><b><u>Master Plan Designation:</u></b> Very Low-Density Residential</p> <p><b><u>Council District:</u></b> 7, Council Member Søren Simonsen</p> <p><b><u>Acreage:</u></b> 1.64 acres</p> <p><b><u>Use:</u></b> Residential</p> <p><b><u>Applicable Land Use Regulations:</u></b></p> <ul style="list-style-type: none"><li>• 20.31, Article II (Subdivision Ordinance)</li><li>• 21A.24 (Zoning Ordinance)</li></ul> <p><b><u>Attachments:</u></b> A. Proposed Plat B. Block Face Lot Size and Buildable Area Comparison C. Photos D. Department/Division Comments</p>	<p><b><i>Request</i></b></p> <p>Greg Robinson is requesting an amendment to the Amended Plat of the Arcadia Heights Plat A Subdivision. The subdivision area consists of one existing buildable lot containing a single-family home and three non-buildable parcels. The purpose of the subdivision is to combine and reconfigure the existing parcels to create two buildable lots. The proposed subdivision is located in the FR-3 Foothills Residential and OS Open Space zoning district.</p> <p><b><i>Staff Recommendation</i></b></p> <p>The proposed subdivision is located in the FR-3 Foothills Residential Zoning District. Section 20.16.095 of the Subdivision Ordinance requires the Planning Commission to hold an Issues Only Hearing prior to taking action on a preliminary subdivision plat in a Foothills zoning district. A recommendation from Staff is not being presented at this time.</p>
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### ***Vicinity Map***



### ***Background***

The proposed subdivision is located at 2857 East 2100 South in the East Bench community planning area. The subdivision area consists of one existing buildable lot containing a single-family home (Lot B shown above), one triangular shaped lot that serves as driveway access to the single-family home (Lot D shown above), and two existing non-buildable parcels (Lots A and C shown above). These parcels are considered non-buildable because they do not have street frontage. The parcel containing the single-family dwelling and the triangular shaped lot are located in the Arcadia Heights Plat A Amended Subdivision. The two remaining parcels are not located in a platted subdivision.

The applicant is requesting the proposed subdivision in order to add additional rear yard area to the lot containing the single-family dwelling. This would allow the applicants to add onto the home and meet rear yard setback requirements. The proposal would also create an additional buildable lot for a future single-family dwelling.

**Property History**

Staff is unable to find a detailed history of why the parcels in the proposed subdivision are configured the way they are. Records have been found showing that the northern most rectangular lot (Lot A) was the continuation of a private right-of-way located to the west. Right-of-way access was closed off in 1992 with the annexation of the Scenic Circle subdivision located to the west of Lot A. Lot A was annexed into the City in 2002 as part of the Turville Annexation. Staff can find no records showing how the eastern most landlocked parcel (Lot C) was created. Both of these lots are considered non-buildable because they do not have frontage on a public street.

The parcel containing the single-family dwelling was created as part of the Arcadia Heights Plat A Subdivision in 1956. In 1963, the property owner at the time was granted a variance to construct the single-family dwelling without the required rear yard setback.

**Subdivision Proposal**

The applicant is requesting subdivision approval to reconfigure the existing lots and create an additional buildable parcel (see proposed preliminary plat, Attachment A). The two proposed lots have the following dimensions:

	Lot Width	Lot Size
Lot 1	116.43 feet	36,725 square feet (0.84 acres)
Lot 2	92 feet	34,593 square feet (0.79 acres)

The lots in the proposed subdivision would utilize the existing driveway access (located on proposed Lot 2) for both parcels. A cross access easement would need to be recorded on Lot 2 providing permanent driveway access to Lot 1.

**Zoning Review**

The proposed subdivision is located in the FR-3 Foothills Residential zoning district. The FR-3 minimum lot area standard is 12,000 square feet and the minimum lot width is 80 feet. The proposed subdivision meets the minimum lot area and lot width zoning regulations.

In all Foothill Residential zoning districts there are slope restrictions on lots created after 1994 that prohibit building on significant steep slopes. A significant steep slope is defined as a slope that exceeds a 30% grade. The proposed preliminary plat identifies slopes over 30%. If the preliminary plat is approved, the final plat will need to identify these areas as non-buildable.

In addition to minimum lot size standards, there are maximum lot size restrictions in all single-family zoning districts. In the FR-3 district, the maximum lot size is 18,000 square feet. The purpose of the regulation is to prohibit large lots with large buildable areas that would allow homes that are out of scale with the surrounding neighborhood. The code allows lots in excess of the maximum lot size limitation through the subdivision process if:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

In this case, the block face is defined as the lots on the same side of the street as the proposed subdivision, between Scenic Circle and Lakeline Drive (see Vicinity Map for reference). Staff prepared a spreadsheet (see Attachment B) showing the sizes of the parcels along the block face and their potential building pads based on the 35% maximum lot coverage as allowed in the FR-3 zoning district. The block face lot sizes range from approximately 8,000 square feet to 18,500 square feet with an average of 11,471 square feet. The potential building footprints range in size from approximately 2,800 square feet to 6,500 square feet, with an average of 4,015 square feet.

At 36,725 square feet and 34,593 square feet, both of the lots in the proposed subdivision exceed the 18,000 square foot maximum lot size limitation of the FR-3 district and exceed the sizes of all of the lots on the block face. However, the applicants have proposed a limit on the buildable areas of the two lots to meet the compatibility standards required to approve oversize lots. The proposed buildable areas are:

- **Lot 1 = 6,400 square feet**
  - The buildable area is not shown on the plat because the property owners would like design flexibility on an addition to the existing home. The buildable area limitation would need to be documented on the final plat.
  
- **Lot 2 = 5,356 square feet**
  - The buildable area is shown on the proposed preliminary plat. Any future structure built on the parcel would need to be contained within the buildable area.

The proposed buildable areas do not exceed the largest potential building footprint on the block face; however, they do exceed the block face average (see Attachment B). There are mitigating factors that can be considered that would justify allowing larger buildable areas on the two proposed parcels. The mitigating factors are as follows:

- The orientation of the buildable areas is different than the other lots on the block face. The existing lots on the block face have a typical street frontage orientation in that the homes have a visible street presence. The average front yard setback of the existing homes along the block face is approximately 20 feet. The existing home in the proposed subdivision is oriented more to the side yard with little street presence and the buildable area on proposed Lot 2 is setback approximately 115 feet from the front property line.
- The topography of the two proposed lots and mature front yard landscaping prevents the majority of the buildable areas from being seen at the street level (see photos, Attachment C).

It is important to note from a compatibility standpoint that the existing parcel containing the single-family dwelling (Lot B on the Vicinity Map) is approximately 36,155 square feet in size. Other than standard setback, building coverage, and height regulations, there are no other limitations on the size of the home that can be built on this parcel. At the allowable 35% building coverage, a home could be built with a building footprint of approximately 12,650 square feet, which is considerably larger than the potential block face building coverage average.

**Comments**

**Public Comments**

No public comments were received at the time this staff report was written.

**City Department Comments:**

The proposed subdivision was reviewed by the applicable City departments and divisions. The review comments have been attached to this report as Exhibit D.

***Analysis***

**Master Plan Compliance**

The proposed subdivision is located within the East Bench Master Plan area. The Future Land Use Map in the Master Plan identifies the properties within the subdivision area as “Very Low-Density Residential”. The residential density of the proposed subdivision is consistent with the “Very Low-Density Residential” future land use classification.

**Subdivision Amendment Standards for Approval**

The proposed subdivision requires an amendment to the Amended Plat of the Arcadia Heights Plat A subdivision. A subdivision amendment petition may be approved only if it meets the requirements specified in Section 20.31.090 of the Salt Lake City Code. The standards for approval are as follows:

**A. The amendment will be in the best interests of the city.**

**Analysis:** The proposed subdivision would add an additional building lot in a developed area of the City. When the lot is developed, it will increase the City’s housing stock. Staff is of the opinion that this is in the best interest of the City. Furthermore, the subdivision would consolidate parcels that are privately owned, zoned for residential development, and are currently landlocked and unusable. Staff is of the opinion that cleaning up the current lot configuration is in the best interest of the City.

**B. All lots comply with all applicable zoning standards.**

**Analysis:** The proposed lots meet the minimum dimensional zoning standards; however, they exceed the maximum lot size regulation. Lots that exceed the maximum lot size can be approved through the subdivision process. The maximum lot size issue is addressed in the Background section of this Staff Report.

**C. All necessary and required dedications are made.**

**Analysis:** The preliminary plat shows a five foot public utility easement running through the building pad on Lot 2. According to a title report submitted by the applicant, there are no utilities currently located within this easement. The applicant will need to work with the City Department of Public Utilities and other local utility companies to either relocate or abandon the easement. This would be a condition of final plat approval.

**D. Provisions for the construction of any required public improvements are included.**

**Analysis:** Comments from the Engineering Division indicate that the existing sidewalk, curb and gutter need repair. These issues will need to be resolved prior to the approval of the final plat.

**E. The amendment complies with all applicable laws and regulations.**

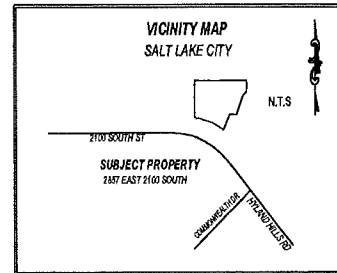
**Analysis:** The Transportation Division has expressed concern with the driveway access to Lot 2. The concern relates to the steepness of the driveway grade (see Department/Division Comments, Attachment D). The applicant will need to provide documentation to the City that the building pad for Lot 2 can be accessed according to the City’s driveway standards as a condition of final plat approval.

**F. The amendment does not materially injure the public or any person and there is good cause for the amendment.**

**Analysis:** Staff also can find no evidence that the proposed subdivision would materially injure the public or any person. Furthermore, there is good cause for the amendment in that it would consolidate noncomplying landlocked parcels

**EXHIBIT A**  
Preliminary Plat

ALDER-ROBINSON SUBDIVISION  
AMENDING LOTS 8,9 AND 10 OF THE  
AMENDED PLAT OF ARCADIA HEIGHTS PLAT A SUBDIVISION  
LOCATED IN THE SW 1/4 OF SECTION 14, AND THE NW 1/4 OF SECTION 23,  
TOWNSHIP 1 SO., RANGE 1 EAST, SLB& M



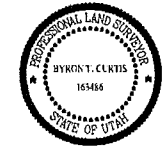
SURVEYORS CERTIFICATE

I, BYRON T. CURTIS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163486 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

ALDER-ROBINSON SUBDIVISION  
AMENDING LOTS 8,9 AND 10 OF THE  
AMENDED PLAT OF ARCADIA HEIGHTS PLAT A SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES AND THAT A RECORD OF SURVEY NO. \_\_\_\_\_, HAS BEEN FILED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

DATE \_\_\_\_\_



BOUNDARY DESCRIPTION

BEGINNING at the Southwest corner of Lot 8, Amended Plat of Arcadia Heights Plat "A"; thence North 02°54'30" East, 126.64 feet; thence North 00°18'50" East, 50.00 feet; thence South 89°41'10" East, 340.00 feet; thence South 00°18'50" West, 64.77 feet; thence South 66°30'00" West, 20.23 feet; thence South 07°30'00" West, 137.00 feet; thence North 89°41'10" West, 92.67 feet; thence South 32°39'48" West, 83.79 feet, to the 2100 South Street right of way line; thence North 45°00'00" West, along said right of way, 82.00 feet to a point on a 166.00 foot radius curve to the left, thence northwesterly along the arc of said curve, through a central angle of 40°11'10"; a distance of 116.43 feet, to the point of beginning; said described tract containing 71,318 square feet, or 1.64 Acres, more or less.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE:

ALDER-ROBINSON SUBDIVISION  
AMENDING LOTS 8,9 AND 10 OF THE  
AMENDED PLAT OF ARCADIA HEIGHTS PLAT A SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010.

ACKNOWLEDGEMENT

STATE OF UTAH S.S.  
COUNTY OF SALT LAKE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PARCEL NO.S 1614376011, 6005,6012,6007

ALDER-ROBINSON SUBDIVISION  
AMENDING LOTS 8,9 AND 10 OF THE  
AMENDED PLAT OF ARCADIA HEIGHTS PLAT A SUBDIVISION

2857 EAST 2100 SOUTH STREET  
SALT LAKE CITY, UTAH

LOCATED IN THE SW 1/4 OF SECTION 14, AND THE NW 1/4 OF SECTION 23,  
TOWNSHIP 1 SO., RANGE 1 EAST, SLB& M

ADDRESSES	
LOT 1	2857 EAST 2100 SOUTH STREET
LOT 2	2867 EAST 2100 SOUTH STREET

LEGEND

- SECTION, QUARTER SECTION, STREET OR OTHER SURVEY MONUMENT
- BOUNDARY OR PROPERTY LINE, WITH CORNER
- RIGHT OF WAY LINE, ADJOINING PROPERTY LINES
- CENTERLINE
- FENCE LINE
- FIRE HYDRANT
- AREA OF 30% GRADE

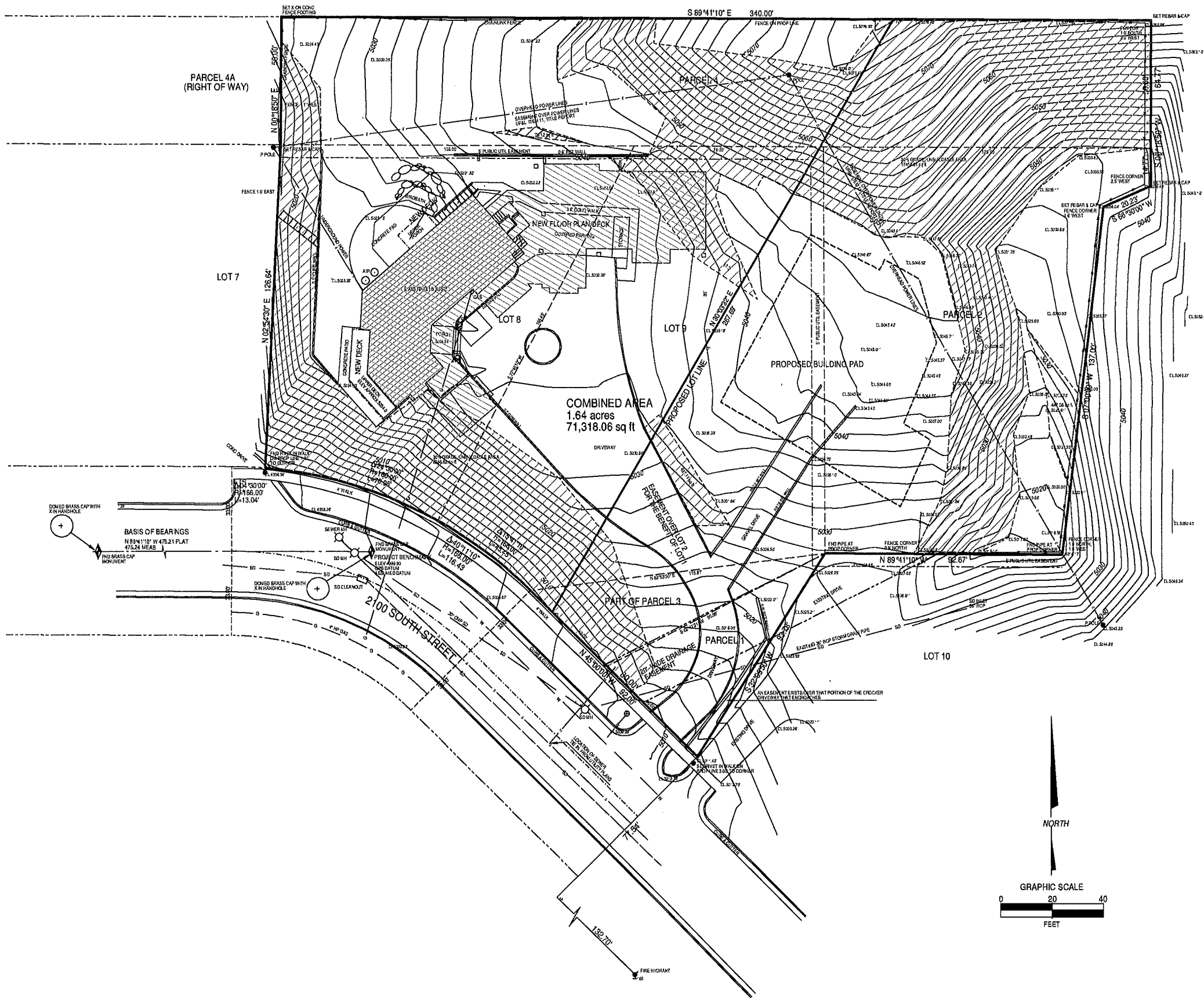
CURTIS & ASSOCIATES, INC.

LAND SURVEYING  
PLANNING

9400 SO. UNION SQUARE, STE. 204  
SANDY, UTAH 84070  
(801) 572-2761

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 2010. DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ A.D. 2010, BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2010. SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D. 2010, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ SALT LAKE COUNTY RECORDER _____	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
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SURVEYORS CERTIFICATE

I, BYRON T. CURTIS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 163486, AS PRESCRIBED BY UTAH STATE LAW. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, OR HIS REPRESENTATIVE, THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT.



SIGNATURE

DATE

LEGAL DESCRIPTIONS

DESCRIPTIONS FROM TITLE REPORT ISSUED BY METRO NATIONAL TITLE, ORDER NO. 16142

PARCEL 1

Beginning at a point South 45°00' East 42.00 feet from the Westmost corner of Lot 10 of the Amended Plat of Arcadia Heights Plat "A"; a subdivision of part of the Southwest quarter of Section 16, and the Northwest quarter of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 45°00' East 50.00 feet; thence North 32°09'50" East 93.78 feet to the Southeast corner of Lot 9 of said subdivision; thence South 62°41'21" West 95.98 feet to the point of beginning.

PARCEL 2

Commencing at the Northeast corner of Lot 9, Amended Plat of Arcadia Heights Plat "A"; thence South 89°41'10" East 128 feet; thence South 0°18'50" West 14.77 feet; thence South 66°30' West 20.23 feet; thence South 7° West 137 feet; thence North 89°41'10" West 92.67 feet; thence North 159.01 feet to the point of beginning.

PARCEL 3

LOT 8 and 9, Amended Plat of Arcadia Heights Plat "A". Also, commencing at the Northwest corner of Lot 10, Amended Plat of Arcadia Heights Plat "A"; thence Southeasterly along street 42 feet; thence Northeasterly to Southeast corner of Lot 9; thence South 89°53'30" West 115.67 feet to beginning.

PARCEL 4

Commencing at the Northwest corner of Lot 8, Amended Plat of Arcadia Heights Plat "A"; thence North 0°18'50" East 50 feet; thence South 89°41'10" East 340 feet; thence South 0°18'50" West 50 feet; thence North 89°41'10" West 340 feet to the point of beginning.

PARCEL 4A

Together with the following described right of way:

Commencing at the Northwest corner of Lot 8 of the Amended Plat of Arcadia Heights Plat "A"; and running thence North 89°41'10" West 410 feet; thence South 0°18'50" West 126 feet to 2100 South Street; thence North 89°41'10" West 50 feet; thence North 0°18'50" East 176 feet; thence South 89°41'10" East 460 feet; thence South 0°18'50" West 50 feet to the point of beginning.

ENTIRE TRACT (As Surveyed)

BEGINNING at the Southwest corner of Lot 8, Amended Plat of Arcadia Heights Plat "A"; thence North 0°18'50" East, 126.64 feet; thence North 0°18'50" East, 50.00 feet; thence South 89°41'10" East, 340.00 feet; thence South 0°18'50" West, 64.77 feet; thence South 66°30'00" West, 20.23 feet; thence South 07°00'00" West, 137.00 feet; thence North 89°41'10" West, 92.67 feet; thence South 32°09'50" West, 93.78 feet, to the 2100 South Street right of way line; thence North 45°00'00" West, along said right of way, 92.00 feet to a point on a 1166.00 foot radius curve to the left, thence northeasterly along the arc of said curve, through a central angle of 40°11'10"; a distance of 116.43 feet, to the point of beginning; said described tract containing 71,318 square feet, or 1.64 Acres, more or less.

NARRATIVE

PROPERTY SURVEYED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF IMPROVING THE PROPERTY AND ADJUSTING THE PROPERTY LINES. BASIS OF BEARINGS AS SHOWN. CORNERS SET WITH REBAR AND CAP STAMPED 163486, UNLESS NOTED OTHERWISE.

LEGEND

- SECTION, QUARTER SECTION, STREET OR OTHER SURVEY MONUMENT
- BOUNDARY OR PROPERTY LINE, WITH CORNER
- RIGHT OF WAY LINE
- CENTERLINE
- FENCE LINE
- UTILITY LINE, TYPICAL
- SEWER, STORM DRAIN OR OTHER UTILITY MANHOLE
- SPOT ELEVATION
- MAJOR ELEVATION CONTOUR
- MINOR ELEVATION CONTOUR

TITLE			CURTIS & ASSOCIATES, INC.  LAND SURVEYORS LAND PLANNING  9490 SO. UNION SQUARE, SUITE 204 SANDY, UTAH 84070 PHONE (801) 572-2781 FAX (801) 523-2774
PRELIMINARY PLAT AND EXISTING CONDITIONS			
PREPARED FOR SUSAN ALDER AND GREG ROBINSON			
LOCATION AND ADDRESS			
2857 EAST 2100 SOUTH SALT LAKE CITY, UTAH LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN			
DATE	JANUARY 11, 2010	SCALE: 1" = 20'	FILENAME: robinson_g_topo.PCS

**EXHIBIT B**  
Block Face Lot Size and Buildable Area Comparison

Block Face Lot Size adn Buildable Area Comparison

ADDRESS	LOT SIZE (square feet)	35% LOT COVERAGE
2799 E. 2100 South	8,025	2,809
2811 E. 2100 South	10,615	3,715
2821 E. 2100 South	10,123	3,543
2831 E. 2100 South	11,257	3,940
2841 e. 2100 South	10,922	3,823
2863 E. 2100 South	18,586	6,505
2885 E. Hyland Hills Rd	11,435	4,002
2895 E. Hyland Hills Rd	12,913	4,520
2126 S. Bel Aire Dr	9,366	3,278
Average	11,471	4,015
PROPOSED LOTS		PROPOSED BUILDING PAD
Lot 1	36,725	6,400
Lot 2	34,593	5,356



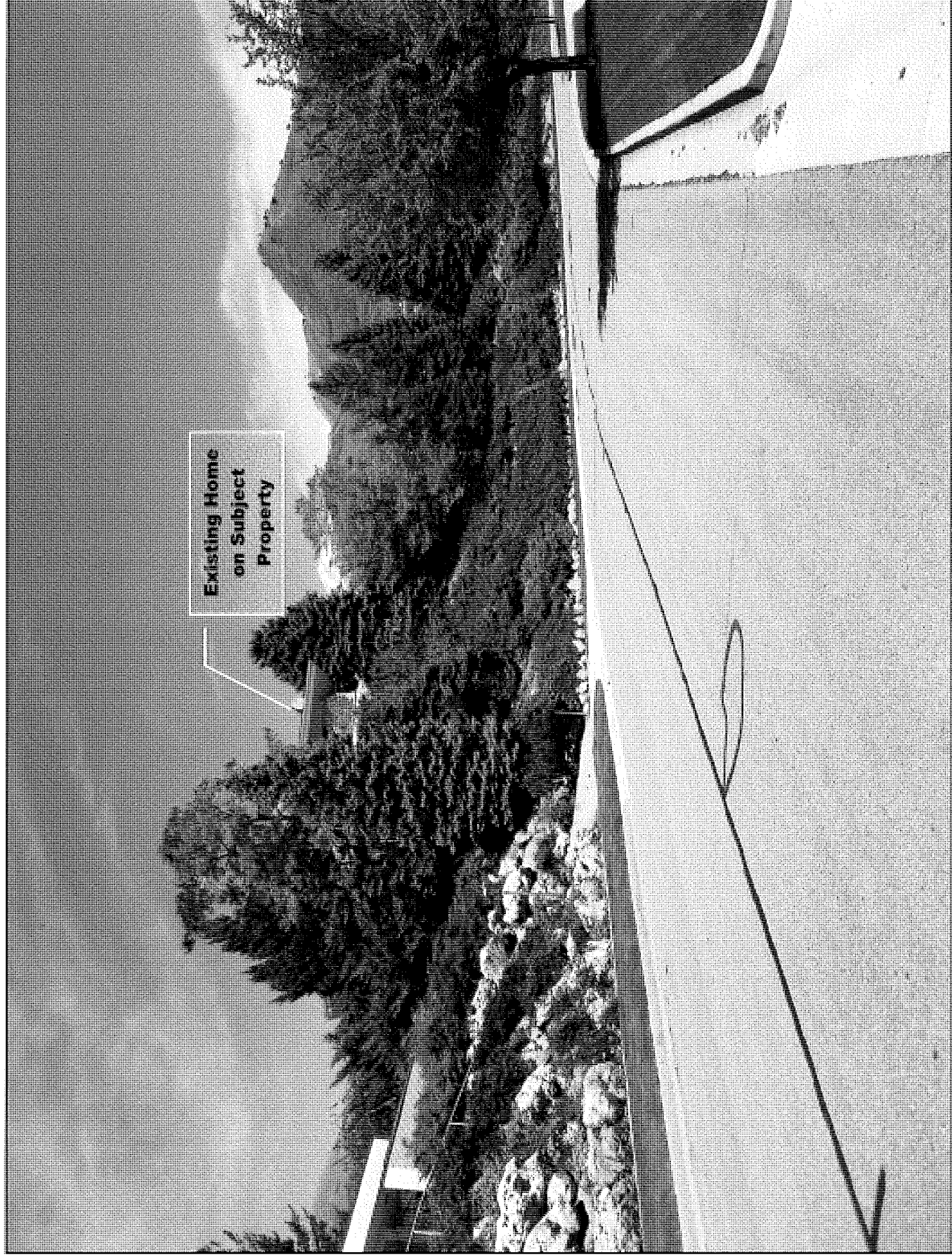
**EXHIBIT C**  
Photos























**EXHIBIT D**  
Department/Division Comments

**PRELIMINARY SUBDIVISION PLAT – CITY DEPARTMENT REVIEW**

**Project:** Alder-Robinson Subdivision

**Applicant:** Greg Robinson

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**Department/Division:** Fire  
**Reviewer:** Ed Itchon  
**Phone:** 535-6636  
**Review Comments:** No comments received.

**Department/Division:** Public Utilities  
**Reviewer:** Jason Brown  
**Phone:** 483-6729  
**Review Comments:** The existing meter for Lot 1 is located along the frontage of the proposed lot 2. Lot 2 must provide an easement for the water service lateral and meter for Lot 1 or the meter must be relocated along the frontage of Lot 1.

**Department/Division:** Engineering  
**Reviewer:** Randy Drummond, P.E.  
**Phone:** 535-6204  
**Review Comments:** This is a project to reconfigure one lot and create another lot in an existing FR-3 Foothills Residential District. All of the required right-of-way exists, and the street is fully improved. Access to both lots is available via the existing driveway that will be shared by both lots, so it is assumed that no new driveway will be required.

There is one panel of sidewalk with a trip hazard that must be ground down, and one section of settled curb and gutter that meets the criteria of APWA Std. Plan #291A requiring replacement. The curb and gutter must be replaced as per APWA Std. Plan 205A, and constructed by a licensed, bonded and insured contractor via a Permit to Work in the Public Way.

The plat is being reviewed, and any required changes will be made known to the applicant's consultant.

**Department/Division:** Transportation  
**Reviewer:** Barry Walsh  
**Phone:** 535-7102  
**Review Comments:** There are no changes indicated to the existing public transportation right of way corridor of 2100 South roadway fronting this proposal. The proposal is to reconfigure the existing (3) parcels into two lots with a shared easement over lot 2 to access lot 1.

In reviewing the existing conditions, there are some concerns for the driveway development to comply to current design standards. Per the submitted grading plan the existing drive is at 18 – 22% slope from back of city sidewalk, with no transitions or staging area. The existing gravel drive, presumed access to the new building pad for lot 2 is at 25%+ slope. We recommend that

an access grading study be presented showing driveway access compliance to current city design standards in order to establish a building pad elevation and show the grading impact required to develop this proposed site. Driveway grades are to be an average of 16% with 6% transitions over an eleven foot run. The drive approach can be at 8% maximum grade from the flow line to the property line.

**Department/Division:** Planning/Zoning  
**Reviewer:** Wayne Mills  
**Phone:** 535-7282  
**Review Comments:** Lot #1 and Lot #2 both exceed the maximum 18,000 square feet allowed in the zone. Larger lots may be approved per 21A.24.040.J of the Zoning Ordinance.

Portions of the proposed additions to the house on Lot #1 encroach into the undevelopable or nonbuildable areas, which are not allowed per 21A.24.040.G of the Zoning Ordinance. Also, all buildings must be set back a minimum of ten feet from these areas.

The plat shows a 5 foot public utilities easement bisecting the building pad on Lot #2. This will present a problem to develop the lot and it should be relocated.

The note on the driveway, "Easement over Lot 2 for the benefit of Lot 1", may need to be described more fully for recordation purposes.