

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-2-2015 – Diamond Summit Unit 15C – Lots 1501-1503 Amended

SYNOPSIS:

Applicant: Perry Homes
Proposal: Plat Amendment
Location: 6472 South Mount Adams Drive
Zoning: R-1-8

BACKGROUND:

Perry Homes is requesting consideration to amend lots 1501-1503 of the Diamond Summit Unit 15C Subdivision. The purpose for the amendment is to adjust mutual property lines between each lot.

The Diamond Summit Unit 15C Subdivision was recorded with the Salt Lake County Recorder's Office in January 2014. Prior to recording the subdivision plat, Perry Homes wanted to begin the installation of the public improvements. This is a practice that is not uncommon, but the developer does need to have the construction drawings approved, and the appropriate City inspections.

Once the installation of the curb and gutter are complete, the developer's surveyor will install pins in the top of the curb to delineate the side property lines of each lot. Unfortunately, the location of the pins placed in the curb were based on an earlier version of the subdivision plat. As a result, the property line between lots 1501 and 1502 was off by approximately 4 feet.

The owner of lot 1501 purchased his lot based on the recorded subdivision which is correct. However, because of the pin placement, he was under the impression that he had additional property to install an R.V. pad. Rather than go back to the owner of lot 1501 to have him reconfigure his site layout, Perry Homes wanted to explore other options to resolve the situation.

Staff met with Perry Homes and the Engineering firm that installed the pins. The solution that seems to work for all involved, including the future owner of lot 1502, is to amend the subdivision plat by shifting the property line to accommodate the existing improvements on lot 1501, and the pending new home on lot 1502. However, shifting the property line to the south would also impact lot 1503, which is owned by City. This lot was acquired by the City to provide a trail connection with the Mountain View Corridor trail system.

Staff explained that any alteration to this lot would need to be coordinated with the City's Parks Department. Perry Homes made contact with the Parks Department Director and have reached an agreement for this to happen. In consideration of the City's willingness to allow the amended plat, Perry Homes has agreed to the following:

1. Remove all rock and other debris from the property.
2. Grade the property in accordance with the City's Parks Department plans for the site.
3. Install a 10-foot wide concrete walkway from the sidewalk to the Mountain View Corridor trail system.
4. Install a drive approach that will allow easier access for pedestrians or those using strollers to access the trail.

The Parks Department believes that these items will more than adequately cover any costs associated with the loss of approximately 400 square feet of park space. The agreement has been signed by both Perry Homes and the Parks Department. These improvements will be installed at such time as the Parks Department deems them appropriate.

To summarize, the application will adjust the mutual property lines between lots 1501-1503. The existing utility easements will be adjusted to follow the new property lines.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager