

S-3-2015
Northrup Subdivision
5190 West 3500 South
R-1-8 & A Zones
3 Lots
2.4 Acres

BACKGROUND

Mr. Dan Northrup, is requesting preliminary and final plat approval for a 3-lot subdivision in the R-1-8 and A zones. The subject property is located at 5190 West 3500 South. The property is currently occupied by two single family dwellings. Mr. Northrup would like to subdivide the property in order to create one additional lot for a future single family dwelling.

STAFF/AGENCY COMMENTS:

Fire Department:

Fire hydrant needs to be located within 250 feet of the new flag lot prior to construction.
20-foot clear width needs to be provided for the flag lot from street right-of-way.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Will need to coordinate review of access for new single family dwelling with UDOT.

Will be required to install sidewalk along 3500 south for the entire street frontage.

Basement depth for new flag lot will be determined by the Chief Building Official at such time a building permit is issued.

Existing dead end streets will be dealt with when the larger property comes in for development.

Building Inspections:

Will need to coordinate basement depth with builder prior to issuance of a building permit.

ISSUES:

Mr. Northrup is proposing a 3 lot subdivision on 2.4 acres. In January 2014 Mr. Northrup received approval to rezone approximately .73 acres from the A zone to the R-1-8 zone. The purpose for the rezone was to facilitate a new subdivision with a proposed flag lot.

At the present time, there are two existing dwellings. The east dwelling (lot 1) is located on property that is zoned agriculture and is approximately 1.4 acres in size. The west dwelling (lot 3) is located on property that was rezoned in 2014 and is approximately 13,240 square feet in size. The flag lot (lot 2) will be located behind lot 3, and is approximately 15,400 square feet in size excluding the stem portion.

The City's Subdivision Ordinance requires that all flag lots have a minimum square footage of 12,000 square feet. The square footage of the flag lot excludes the stem portion that serves as an access to the lot. In this case, the proposed flag lot is well in excess of the required standard.

With regards to public improvements, curb and gutter exist along 3500 South. To ensure the correct right-of-way width, the City Engineering Division is requesting that the subdivision plat show a dedicated right-of-way of 40-feet. The City Engineering Division is also recommending that sidewalk be installed across the lots on 3500 South.

As 3500 South is under the jurisdiction of UDOT, any improvements to the right-of-way will need to be coordinated through them. All existing drive approaches, including the access to the flag lot were previously installed. In addition to the sidewalk improvement, the developer will also be required to coordinate water and sewer services with UDOT as well as Granger Hunter Improvement District.

There are two dead end streets located on the northeast and northwest boundaries of lot 1. According to the City Engineering Division, these streets will remain in their existing condition for the present time. Should the agricultural property develop in the future, the City Engineering Division will provide a recommendation as to the terminus of these streets.

The flag lot is intended to be used for a new single family dwelling. In cases where only 1 new lot is being proposed, the City has waived the requirement to submit a soils report. This waiver is based on a field investigation by the Building Official regarding basement depth. If sufficient evidence does not exist wherein the Building Official is comfortable establishing the footing

depth, the builder will be required to submit a soils report prior to issuance of a building permit.
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STAFF ALTERNATIVES:

- A. Approval of the Northrup Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name be approved by Salt Lake County.
 3. That 3500 South be dedicated to a 40-foot half width. Sidewalk shall be installed along the frontage of 3500 South in accordance with UDOT approvals.
 4. That the developer resolve all staff and agency concerns.
 5. The City will waive the soils report if the Building Official determines that sufficient field evidence exists for him to make a determination as to basement depth. If this evidence does not exist, a soils report will be required prior to issuance of a building permit.
 6. That an appropriate terminus for 3435 South and Natalie Court be addressed at such time that lot 1 further develops.
- B. Continuation to address issues raised during the Planning Commission meeting.

Applicant:

Dan Northrup
13579 Ivy Manor Lane
Draper, UT 84020

Neutral:

David Lewis
5204 W 3500 S

Discussion: Steve Lehman presented the application. Jack Matheson asked if there is a curb on the existing sidewalk to the east. Steve replied yes and added that there is a park-strip as well. He indicated that there will likely be either a landscaped or stamped concrete park-strip next to 3500 S. Terri Mills clarified that the lot size for the flag lot does not include the stem. Steve replied yes. Barbara Thomas asked if the lot to the east is also a flag lot. Steve replied no.

Dan Northrup, the applicant, stated that he didn't anticipate installing the sidewalk but will ensure that it works. He stated that it will be difficult working it out with the neighbor to the east.

David Lewis, a neighbor to the west, asked what will be changed with this application. Steve replied that a new lot and home will be added to the north of the existing one. He clarified that the street system where the two stub roads end will not be changing at this time.

Commissioner Mills stated that it's important for the sidewalk to be installed so that there is pedestrian access to the intersection. Steve agreed and added that the reason sidewalk is required on lot 1 is because it is part of the subdivision as defined by State law. The applicant will have to coordinate through UDOT.

Motion: Commissioner Tupou moved for approval subject to the 6 items listed by staff.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Thomas	Yes

Unanimous-S-3-2015- Approved