S-32-2008
Tousley Subdivision
3244 South 3600 West
RM Zone
4 Lots
1.3 Acres

BACKGROUND
Mr. Randy Tousley, is requesting preliminary and final subdivision approval for a 4-lot subdivision in the RM Zone. The proposed subdivision includes a small portion that was previously part of lot 19 in the Melrose Gardens Subdivision to the west. The purpose for the subdivision is to create separate lots for the existing duplex units and one for the recently approved 6 plex.

The impetus for the new subdivision is based on requirements of Granger Hunter Improvement District. The District is requiring the Tousley's to create separate lots to accommodate independent water and sewer services.

STAFF/AGENCY CONCERNS:
Fire Department:

X Compliance will all Fire Codes including turnaround area and hydrant location.

Granger Hunter Improvement District:

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

Utility Agencies:

X Subject to all standard easement locations.

Public Works:

$ Comply with provisions of Conditional Use requirements.

ISSUES:

$ The proposed subdivision consists of 4 lots. However, only 1 new building will be constructed as a result of the subdivision. At the present time, the property contains a 5-plex and two duplex units. In addition, a portion of lot 19 of the Melrose Gardens Subdivision has been added to the property description based on conditional use requirements regarding open space.

$ As pointed out during the study session, lots and frontages within this development do not meet requirements of the RM zone. However, staff has determined that this project will be structured similar to a planned community with shared parking, open space and restrictive covenants. Therefore, the project will be designated as a PUD which does allow for the flexibility of development standards.

$ The access drive will be 24 feet in width which is sufficient in size to provide access to all dwellings including fire protection. The driveway will encumber lots 2 and 3. However, access easements will be in place to ensure that all lots have the same rights to use the drive. In addition, the driveway will also be designated as a public utility and access easement to serve all lots in the subdivision.

$ During the study session, a question was raised about the subdivision opening up the option for the applicant to sell individual lots. Staff failed to mention that at the present time, each of the existing buildings occupies its own lot. While the proposed subdivision will modify some of the existing lot lines, each building would have remained independent of each other even without the subdivision. The applicant explained to staff that keeping the individual lots is critical to their financing package.

$ To conclude, the subdivision is being processed to accommodate GHID requirements. All site issues related to the development of this property have already been addressed through the conditional use process. The applicant continues to work with our office and the Engineering Division to satisfy the conditions outlined during the conditional use process.

STAFF ALTERNATIVE:

1. Approval subject to a resolution of staff and agency concerns.

2. Continuation to address any concerns raised during the Planning Commission hearing.

Applicant:
Randy Tousely
3244 S. 3600 W.

Discussion: Steve Lehman presented the application. Randy Tousley, the applicant, explained that he is trying to push forward and noted the improvements that have already been made on existing buildings. He added that he is moving forward in good faith and has had positive feedback from the neighborhood. Commissioner Matheson commented that the applicant is doing a good job.

There being no further discussion regarding this application, Vice-Chairman Fuller called for a motion.

Motion: Commissioner Jones moved for approval subject to the resolution of staff and agency concerns.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Vice- Chairman Fuller	Yes

Unanimous - S-32-2008– Approved