



Legislation Details (With Text)

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Title: Marlin Subdivision (Preliminary Review)
147 E. 11000 S.
[Community #11 - Crescent]

Sponsors:

Indexes:

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Attachments: 1. Staff Report FINAL.pdf

Date	Ver.	Action By	Action	Result
4/18/2019	1	Planning Commission	approved	Pass

Agenda Item Title:

Marlin Subdivision (Preliminary Review)
147 E. 11000 S.
[Community #11 - Crescent]

Presenter:

Darryll Wolnik

Description/Background:

The applicants, Jason and Jennifer Anderson, are requesting preliminary subdivision review for a proposed three lot subdivision located at approximately 147 E. 11000 S.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission **grant a special exception** for the use of flag or L-shaped lots, for the establishment of lots without public right-of-way frontage, and for the establishment of a private lane of over 150 feet based on the following findings and subject to the following condition:

Findings

1. That the proposed subdivision is an infill development

2. That the proposed configuration is an efficient use of the land
3. The Fire Marshal and other reviewing departments have recommended approval of this particular layout.

Conditions

1. That the applicants continue to work with staff through the final review process to ensure that all flag lots meet the code requirements and standards.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Marlin Subdivision**, located at 147 E. 11000 S., subject to the following conditions:

1. That the applicants comply with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations of this project.
3. That the applicants establish a shared access and maintenance agreement between the owners of lots two and three for the private lane of the Marlin Subdivision.
4. That the applicant continues to work with staff to ensure lot size requirements are met.
5. That building envelopes for lots two and three be shown on the final subdivision plat.
6. That the private lane be signed "no parking" and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.
7. That the carport to the rear of 147 E. 11000 S. be removed so as not to provide access to the residence via the private lane. An alternative to removal of the carport is to have a different access from the existing shared driveway (with the property to the west) in addition to making sure the structure complies with all setbacks and building code requirements.
8. That during construction of the private lane and installation of utilities, open and unhindered access be maintained for the driveway immediately to the east which accesses those properties behind this development.