

ISSUE

Mark Johnson – Requests Concept Plan approval of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

BACKGROUND

Project Area:	1.7 acres	
Existing Zoning:	R-1-8	
Existing General Plan Land Use Designation	LDR	
Adjacent Zoning and Land Use:	<i>North:</i>	R-1-8 Single-family residential
	<i>South:</i>	R-1-8 Single-family residential
	<i>East:</i>	RA-1 Undeveloped
	<i>West:</i>	R-1-8 Single-family residential
Date of Last DRC Review:	January 13, 2016	

HISTORY

June 15, 1872 – This property was a part of the original Lehi City incorporation.

ANALYSIS

The applicant requests approval of a concept plan for a proposed single family residential development in an existing R-1-8 Zone. This is a standard subdivision, with no PRD or PUD overlay. Access for the project comes off of 300 East. This proposal develops the existing cul-de-sac out and subdivides the northern lots. Each of the four existing homes along 1150 North are to remain. The DRC commented that these homes may have to be converted to underground power services. This subdivision is proposed to resolve the original subdivision approved in 1978. This subdivision will clean up the lot lines and provide the road improvements.

An updated concept plan was submitted addressing DRC and Planning Commission comments and has been included in the Council packet. This subdivision includes design concessions in lieu of payment from the City for right-of-way dedication and for the construction of the curb and gutter and an additional 7 feet of asphalt on the south side of 1150 North. In return, the applicant is requesting reduced lot frontages, a 6 foot setback on the west side of Lot 1 (adjacent to the existing home) and the total asphalt width reduction of 1 foot for 1150 North. All lots included in this subdivision meet the 8,000 square foot lot size requirement.

RECOMMENDATION

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed Larsen Schoonover Scott concept plan including the DRC comments and Planning Commission recommendation. This recommendation is based on the updated layout the applicant has submitted including the asphalt, curb and gutter on the south side of 1150 North. This project helps to resolve the original subdivision and provides improvements (that the City would otherwise be responsible for) at no cost.

Planning Commission Recommendation:

The Planning Commission reviewed this request for the Larsen Schoonover Scott concept on January 28, 2016 and made the following recommendation:

Commissioner Hutchings moved to approve with a positive recommendation the Concept Plan of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone; taking into mind that the DRC comment #5 be eliminated as it was taken care of in the DRC meeting that the sidewalk be eliminated in the cul-ta-sac, but curb and gutter are still required; also include curb, gutter and sidewalk on the properties north and along 300 East; on lots 2 and 3 that do not meet the requirements, we recommend approval of in lieu of payment for improvements; include all other DRC comments; with the finding that this will not be injurious to the health safety or welfare of Lehi; and include that this is clearing up a problem that was established back in the 1970's. Commissioner Peterson seconded the motion.

Commissioner Hutchings amended the motion to include that the applicant work with staff to resolve the south side road improvement issues. The amendment to the motion was seconded by Commissioner Peterson.

Minutes from the Planning Commission meeting on January 28, 2016 are as follows:

Ms. Morlan stated that is a standard subdivision off of 300 East. She said that it is already an existing cul-ta-sac, but is not finished. She said that this would finish it with curb, gutter and sidewalk and subdivide some other lots. She said there are issues with proposed lots 2 and 3 as they do not meet the 80ft. frontage requirements. She also said that lot 3 is below the 8,000 square foot requirement. She said that the DRC commented that one of the two lots needs to be eliminated in order to meet the R-1-8 requirements; however, a density in lieu of payment option can be worked out with the city since there is potential to allow the reduced lot size and frontages in lieu of payment for street improvements.

Commissioner Hutchings inquired if the cul-ta-sac was a standard size. Mr. Dinsdale stated that it is not and informed the Council that there is some history regarding this development. He said there is currently a gravel road and a home in the back. He said that there was a subdivision plat done in 1979 and for whatever reason it wasn't recorded with the city. He said that the Planning and Engineering Departments feel comfortable allowing this even though it doesn't meet the standard, because it's a compromise for the city to get improvements.

Commissioner Hampton inquired as to how the density in lieu of payment works. Mr. Dinsdale stated that if the developer pays for the city improvements then the city will allow extra density.

Commissioner Hutchings inquired about the properties on the south. Mr. Dinsdale stated that the property owners to the south do not want to be a part of the project, and some of those details will still need to be worked out at a later stage.

Commissioner Dean inquired if there was to be curb and gutter on the south. Mr. Dinsdale stated that there is no curb and gutter here, but that it may be an agreement worked out for density in lieu of payment for the improvements to add curb gutter and a small section of asphalt.

There was discussion regarding the turn-around for a fire apparatus. Mr. Dinsdale stated that they are okay with the size as long as the Fire Department is okay with it.

Mark Johnson, representing the applicant, stated that these are plated lots and still contain the corner stakes from 1979. He said that Dennis Schoonover is the property owner of the proposed lots 1, 2 and 3; and his son lives in the existing home on lot 1. He said that 2 other property owners felt it's time for the road to be finished. He said that 300 East has to be constructed to the west now because the east side is finished, so the property owner would have to give up an additional 6 feet more than the standard to meet the 75 feet right of way. He says they are willing to do that to try to get the extra lot and that Mr. Schoonover also owns the property to the south and is willing to dedicate property for future improvements. He said that the proposal was to build curb, gutter and sidewalk on the north side, build curb around the cul-ta-sac, and terminate it back to the existing home. Mr. Johnson said they looked at building curb, gutter and sidewalk on the south side, but they had some issues with that.

Mr. Johnson feels that with the 6 additional feet being constructed on 300 East, and the construction of curb, gutter and sidewalk on 300 East, and also the donation of the additional property south at the proposed edge of asphalt for future construction, is good consideration for the extra lot.

Commissioner Hutchings inquired about the fire hydrants. Mr. Johnson stated that the hydrant on 300 East would need to be relocated and there would be another hydrant by the cul-ta-sac. Mr. Johnson stated that he would like the Commission to address some of the DRC comments in their motion. He said the first is item number 3 in regards to the density bonus and the other is item 5. He said that he thought this was resolved in DRC. He said that the DRC is asking for curb gutter and sidewalk around the cul-ta-sac on lots 4 and 5, but if they do that it's unclear to him if it should be constructed inside or outside of the right away. He also said that the sidewalk in the cul-ta-sac doesn't serve a purpose and is only benefiting the two homes. Mr. Johnson is proposing no sidewalk, just curb and gutter back there.

Commissioner Hutchings stated that she does not see the need for a sidewalk in the back of the cul-ta-sac. Mr. Dinsdale stated that the DRC would be okay with no sidewalk in the cul-ta-sac. He also said that the decision doesn't have to be made now unless the Planning Commission sees the need. Mr. Dinsdale said that when they consider allowing density bonuses they look at the cost of the improvements to be at least \$50,000. He said that improvements made for this project would be about half of that.

Motion: Commissioner Hutchings moved to approve with a positive recommendation the Concept Plan of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone; taking into mind that the DRC comment #5 be eliminated as it was taken care of in the DRC meeting that the sidewalk be eliminated in the cul-ta-sac, but curb and gutter are still required; also include curb, gutter and sidewalk on the properties north and along 300 East; on lots 2 and 3 that do not meet the requirements, we recommend approval of in lieu of payment for improvements; include all other DRC comments; with the finding that this will not be injurious to the health safety or welfare of Lehi; and include that this is clearing up a problem that was established back in the 1970's. Commissioner Peterson seconded the motion.

Mr. Dinsdale asked for clarification on the improvements if they included the south side or not. Commissioner Hutchings inquired how they can improve the property if they don't own it. There was discussion regarding the sidewalk and asphalt on the south side. Mr. Struthers stated that staff would like to see improvements made to the south.

Amended Motion: Commissioner Hutchings amended the motion to include that the applicant work with staff to resolve the south side road improvement issues. The amendment to the motion was seconded by Commissioner Peterson.

Motion passed unanimously.

**Larsen-Schoonover-Scott Subdivision Concept
DRC Redline Comments**

Mark Johnson – Requests Concept Plan review of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Mark Johnson, Elmer Scott, John Larsen, Carmen Larsen, and Rebecca Larsen.

Date of Plans Reviewed: 1/7/16

Time Start: 1:45 PM

Time End: 2:15 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power:

1. The existing homes may have to be converted to underground power services.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. There are existing sewer manholes that require a hard surface access to maintain.

Todd – Public Works: No comments

Kim – Planning:

3. Lots 2 and 3 do not meet the frontage requirement for the R-1-8 Zone of 80'. Lot 3 also does not meet the minimum lot size of 8,000 sq. ft. It appears one of the lots (2 or 3) will need to be eliminated and lot lines adjusted accordingly to meet the above stated zoning requirements, unless a density in lieu of payment option is worked out.

Gary – Building/Inspections:

4. Soils report will be required at the time of preliminary plat.

Mike – Public Works:

5. Show sidewalk and planter strip per Lehi City standards continuing through lots 4 and 5.

Ross – Engineering:

6. A potential option to allow the additional lot with reduced lot size and frontages could be allowed as a density in lieu of payment for street improvements.
7. Integral curb, gutter and side walk could be utilized on the local street.

Craig – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



January 6, 2016

Mr. Kim Struthers
Lehi City Planning & Zoning
153 North 100 East
Lehi, UT 84043

RE: Development Proposal for the "Larsen Schoonover Scott Subdivision"

Dear Kim,

The following description is provided by request of the concept plan application requirements. This application for the "Larsen Schoonover Scott Subdivision" is a request for a 5 lot subdivision approval under pre-existing physical constraints that will require special consideration.

The purpose of this application is to complete public improvements that were never finished after the original subdivision was approved in 1979. The existing lots were recorded by deed, sanitary sewer and water facilities were installed and are functioning, but street improvements have never been constructed. This proposal is an attempt to rectify that situation and create a hard surface public street and partial sidewalk to improve public safety and accessibility.

In accordance with the application request, there will be no "proposed building materials", no "CC&R's" and no "required amenities" beyond those proposed in the concept plan provided.

If you have any questions concerning this information, please feel free to contact me directly at (801) 361-6221 or by e-mail at mark@mustangdes.com.

Sincerely
Mustang Design

Mark I. Johnson
Project Manager

RECEIVED
JAN 07 2016
LEHI CITY