



Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for West Temple subdivision.

Zones: Single Family SF-.50 and SF-1.0

Acres: 220 acres this Preliminary Plat (528 acres for total site)

Project location: South side of Hwy 59 at approximately Apple Valley Drive

of Lots: 167

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 167 lots located on the south side of Hwy 59 at about Apple Valley Drive. The property (ie, plat area) comprises two zones, SF-.50 and SF-1.0, and minimum lots sizes in these zones are 20,000 square feet and 1 acre respectively. The preliminary plat shows compliance with these minimum lot sizes. The frontage along Hwy 59 is proposed for commercial development with the single-family subdivision located behind the proposed commercial lots. Approval for the commercial development will be considered in the future when a commercial development is proposed. Access to the commercial lots will need to be approved by UDOT as each individual lot will likely not have a separate street access. Also a deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59, and also require UDOT approval.

Streets & Utilities:

The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. A Storm Drainage Report has been prepared by Rosenberg Associates and the City Engineer (Sunrise Engineering) will rely on that information in reviewing the storm drainage plan.

Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision and not for the 167 lots proposed in the preliminary plat. Per the Big Plains Water District letter additional water rights must be dedicated to the Water District with each phase. Ash Creek Special Service District has provided a “**Conditional** Will Serve Letter” for wastewater approval subject to sewer improvements provided with each phase of the project.

Storm Drainage and Flood control should be reviewed and approved by the City Engineer (Sunrise Engineering) as part of the final plat review and approval process.

Staff Comments: The Big Plains Water District has issued a letter stating water approval for only lots 1 – 27, and that water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a “Will Serve” commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals.

Also, the previous lot split for 23 acres which violated city rules has been reversed by the applicant to eliminate this issue from preventing plat approval.



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Fire Comments: The subdivision appears to have only one point of access. Because there are more than 30 homes, two points of access are required unless all homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Staff recommends approval of West Temple Preliminary plat.