



Shums Coda Associates

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Planning Commission agenda report for June 28, 2023: 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 along with 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, deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59.

Streets & Utilities:

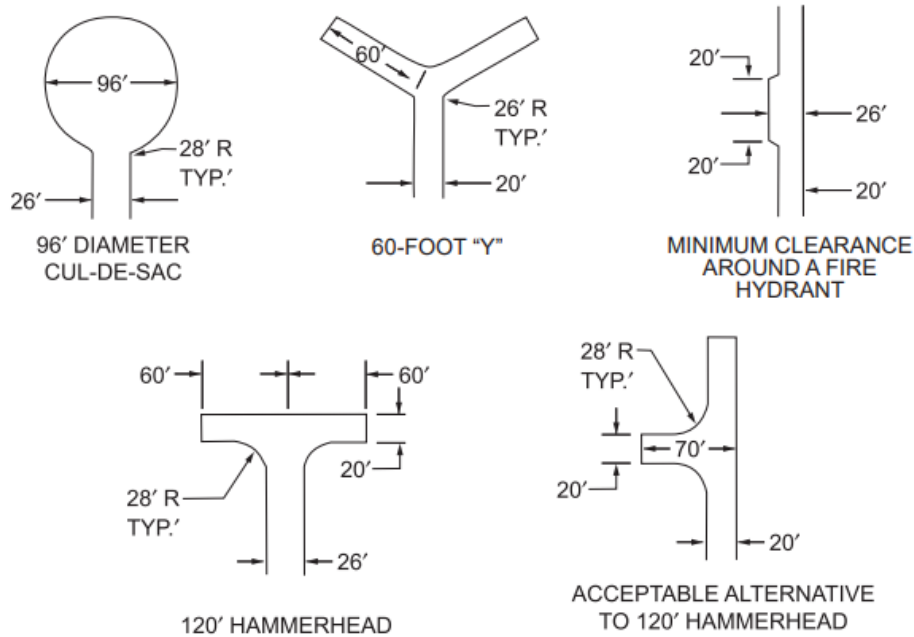
The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision with additional water rights to 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, Flood control, Sewer lines and Water lines to be reviewed by the City Engineer prior to Construction Drawing approval. (Sunrise Engineering)

Staff Comments: Preliminary Plat is Not ready because on May 5,2023 an illegal lot split was recorded changing owners name on 23-acre parcel to new owner Landon Homes which is not part of application submitted for approval. Town ordinance prohibits illegal lot splits in zoning and subdivision applications. Other item needed for approval are Big Plains Water District has issued a letter stating water approval for lots 1 – 27, and 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.

Fire comments: The subdivision appears to have one point of access. As there are more than 30 single family dwelling lots, two points of access are required unless ALL homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Dead-end fire apparatus access roads in excess of 150 feet shall have an approved turnaround as indicated below. Dead-end apparatus access roads, during phased development shall have approved turnarounds if longer than 150 feet. (2018 IFC 503.2.5)



Show all turning radius are a minimum of 35 feet inside and 55 feet outside face of curb. (2018 IFC 503.2.4)

Fire apparatus access roads shall support a gw of 85,000 lbs. Apparatus access roads shall be all weather surface. (2018 IFC 503.2.3)

Water/utility development plans shall show fire hydrant locations.