

Preliminary Plat Staff Report

Applicant Name: Carl Timpson
Agent: Thomas Timpson
Application Type: Preliminary Plat for Subdivision
Project Address: 685 N Willow Street & 725 N Willow Street
Date: January 11, 2023
Prepared by: Harrison Johnson

Sec 152-39-7 Preliminary Plat Requirements

The preliminary plat shall include or be accompanied by the following:

1. Description:

In a title block located in the lower right hand corner of the sheet the following is required:

1. The proposed name of the subdivision.
2. The location of the subdivision, including the address and the section, township and range.
3. The names and addresses of the owner or subdivider if other than the owner.
4. Date of preparation and north point.
5. Scale shall be of sufficient size to adequately describe in legible form all required elements.

2. Existing Conditions:

The preliminary plat shall show:

1. The location of the nearest monument.
2. The boundary of the proposed subdivision and the acreage included.
3. All property contiguous to the property to be subdivided and under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing master street plan or other commission studies.) And all property contiguous to the proposed subdivision.
4. The location, width and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public

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ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

5. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
6. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
7. Contours at vertical intervals not greater than five feet (5').
8. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

3. Proposed Plan:

The subdivision plans shall show:

1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
2. The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
4. Easements for water, sewers, drainage, utilities, lines and other purposes.
5. Typical street cross sections and street grades where required by the planning commission.
6. A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
7. Approximate radius of all centerline curves on highways or streets.
8. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable.)
9. All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.
10. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.

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11. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 12. If the subdivision is to be built in phases, the plat shall show possible phasing lines.
 13. A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
4. Required Copies Of Plans:
1. Two (2) copies of all full scale drawings.
 2. One copy of each drawing on eleven inch by seventeen inch (11" x 17") sheets or eight and one-half by eleven (8 1/2 x 11) if the project is small and the plans are legible at that size.

Sec 152-39-8 Construction Drawings

After preliminary plat approval by city council, the applicant shall have construction drawings prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

1. Final plan and profile must be prepared in accordance with:
 1. Current Hildale City standards and specifications;
 2. Requirements of the Southwest Utah Public Health Department and the state department of environmental quality or other appropriate state agencies; and
 5. Applicable fire codes.
2. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
 1. A general assessment of the requirements needed to develop on the site.
 2. Site preparation and grading and the suitability of on site soils for use as structural fill.
 3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
 4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 5. Anticipated total and differential settlement.
 6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.

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7. Design criteria for restrained and unrestrained retaining or rockery wall.
8. Moisture protection and surface drainage.
3. Eleven (11) sets of complete drawings must be submitted to the Public Works Director. Construction drawings must contain a signature block for all required utility, City, and Ash Creek Special Service District representatives. Drawings shall be a minimum of twenty two inches by thirty four inches (22" x 34") (full size).
4. Applicant shall request placement on a Joint Utility Committee agenda for initial review of the plans.
5. Applicant or applicant's authorized representative shall attend the Joint Utility Committee meeting when the item is on the agenda. Utility, franchisee, City, and Ash Creek representatives will take copies of plans to redline.
6. All street grades over five percent (5%) shall be noted on the preliminary plat.
7. When redlines are completed, Public Works Director shall prepare a summary of the needed changes and return redlined plans to applicant.
8. Applicant shall then submit three (3) copies of the corrected construction drawings, addressing all redlined items, to the City Engineer for review and possible signature. After City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature.
9. Construction drawings are valid for twenty four (24) months after final signature. Construction drawings signed more than twenty four (24) months prior to construction of improvements shall be considered expired. For a project where construction has started and all improvements shown on the plan will be constructed, the Public Works Director may permit construction to continue. Construction drawings showing multiple phases of a project are valid only for those improvements constructed within the first twenty four (24) months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

Summary of Application

This application for subdivision is part of the preliminary plat process and seeks to create six (6) new lots from an existing two lots from which to build single family residential homes.

Zoning Compliance Notes

The zoning of the property is R1-8 and the proposed subdivision lot dimensions are compliant with Residential Zoning Chapter 13.

General Plan Compliance Notes

The proposed subdivision is currently zoned as residential, and the project's objective is to build housing which aligns with the Hildale City General Plan.

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Joint Utilities Comments

The JUC was sent the application on December 7th, 2022 and no negative comments received from any the participating departments or agencies.

Engineering Review

Currently underway but no obvious issues.

Staff Recommendation

This subdivision represents a relatively small number of lots which has a low impact on facilities and aligns with the general plan, therefore, the staff supports approval of this application.

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