

**Staff Report**

October 4, 2018

Perry City Planning Commission

**Subdivision**

1. **Kerr Subdivision – Jeff Kerr,** located at 2925 S Hwy 89 (02:029:0036).

**Summary**

The applicant is proposing a subdivision of land to create a small parcel solely for the use of an existing billboard. The property is zoned NC2 and has a billboard and non-permitted structure currently on the property. The proposed parcel is approximately 37’ x 21’ (0.018 acres).

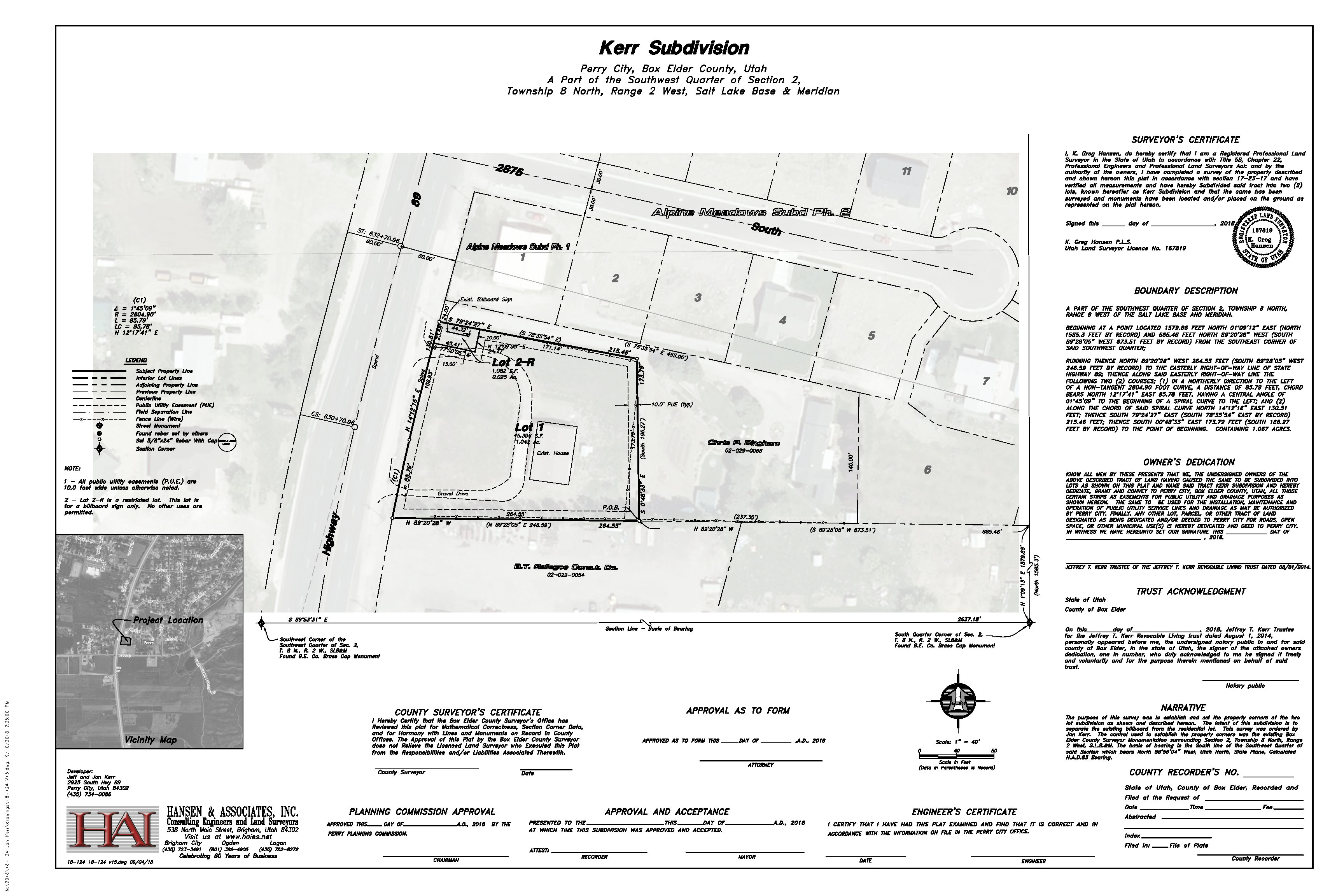
This subdivision received preliminary approval in September. This application for final approval will be a recommendation to City Council.

**Code Compliance**

The setbacks and lot requirements for the NC2 zone are ‘By Design Review.’ Many of the typical infrastructure considerations with a subdivision would not apply to this situation. The plat has been updated to indicate the small parcel is restricted in its possible uses.

**Considerations and Recommendations**

It appears everything is in order for this subdivision.



**Lot Line Adjustment**

1. **Wasatch Hills Subdivision – Lots 11 and 12,** located at 2275 and 2259 S 560 W (03:246:0026, & 27).

**Summary**

The applicant is proposing a lot line amendment between two parcels in the Wasatch Hills Subdivision. The proposed change would increase the size of lot 12 and decrease the size of lot 11. The amendment would return the lots to the original layout, which was changed afterwards.

**Code Compliance**

Lot frontage is required to be eighty feet and has typically been measured at the front setback line of the lot. However a provision along these lines has not been located in the code and it appears that the frontage is supposed to be measured along the property line, which would mean these lots cannot comply with our lot requirements.

*Frontage. frontage is any area of a lot facing the street of public right-of-way. All property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.*

In addition there is a home under construction on lot 11 and setbacks need to be verified to ensure the lot line adjustment does not violate setback requirements for the home. Staff has asked the engineer to provide verification of the setbacks.

**Considerations and Recommendation**

Planning Commission will need to consider the frontage issue and if a code amendment is needed.

PROPOSED

CURRENT

