

Staff Report

March 7, 2019

Perry City Planning Commission



SUBDIVISION

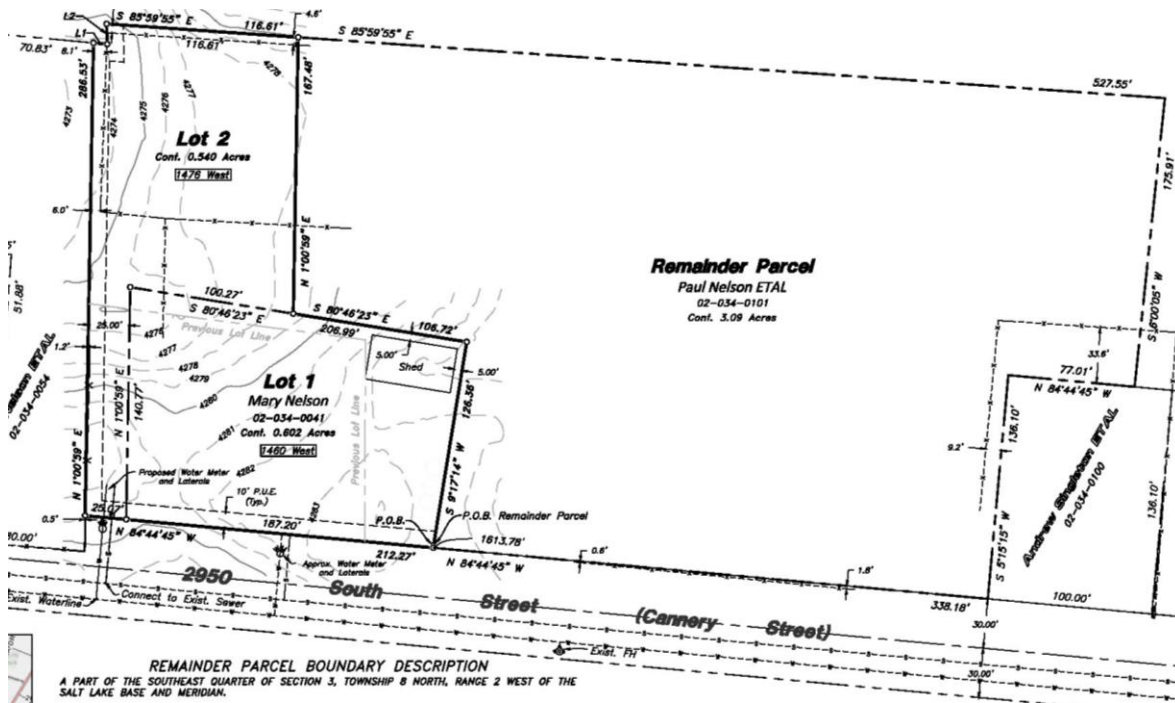
1. Paul Nelson, Preliminary Subdivision with Flag Lot, located at 1476 W 2950 S (02:034:0041 and 02:034:0101).

Summary

The applicant is proposing the creation of a flag lot for residential development. The flag lot would be approximately 0.5 acres with the remainder parcel being approximately 3 acres. The flag lot access will come through another lot with an existing home on it.

Planning Commission approved the Concept application for this subdivision. The current zoning is RE 1/2 and requires 20,000 sf lots.

The flag lot access comes from 2950 South, which is a paved City Street. The nearest curb, gutter, and sidewalk improvements are about 1000' to the east of the proposed subdivision. The applicant has indicated a desire for a deferral agreement, however they have not yet submitted a specific request for which improvement they desire to defer.



Code Compliance

The proposed subdivision appears to meet the lot requirements of the code. The City engineer has reviewed the application and has requested the following:

- Minor corrections to the plat including the setback from the existing house to the western property boundary.
- Improvement drawings including curb, gutter, sidewalk, utilities and a storm water plan.
- Request for deferral if desired.
- Flag lot turnaround.

Based on the engineer's modeling, this subdivision will not have adequate fire flow to meet the Fire Marshal's requirements. The Fire Marshal has been made aware of this application, but a formal response has not yet been received.

Considerations and Recommendations

Improvement drawings and corrections should be obtained prior to a decision. The application should not be approved without approval from the Fire Marshal.

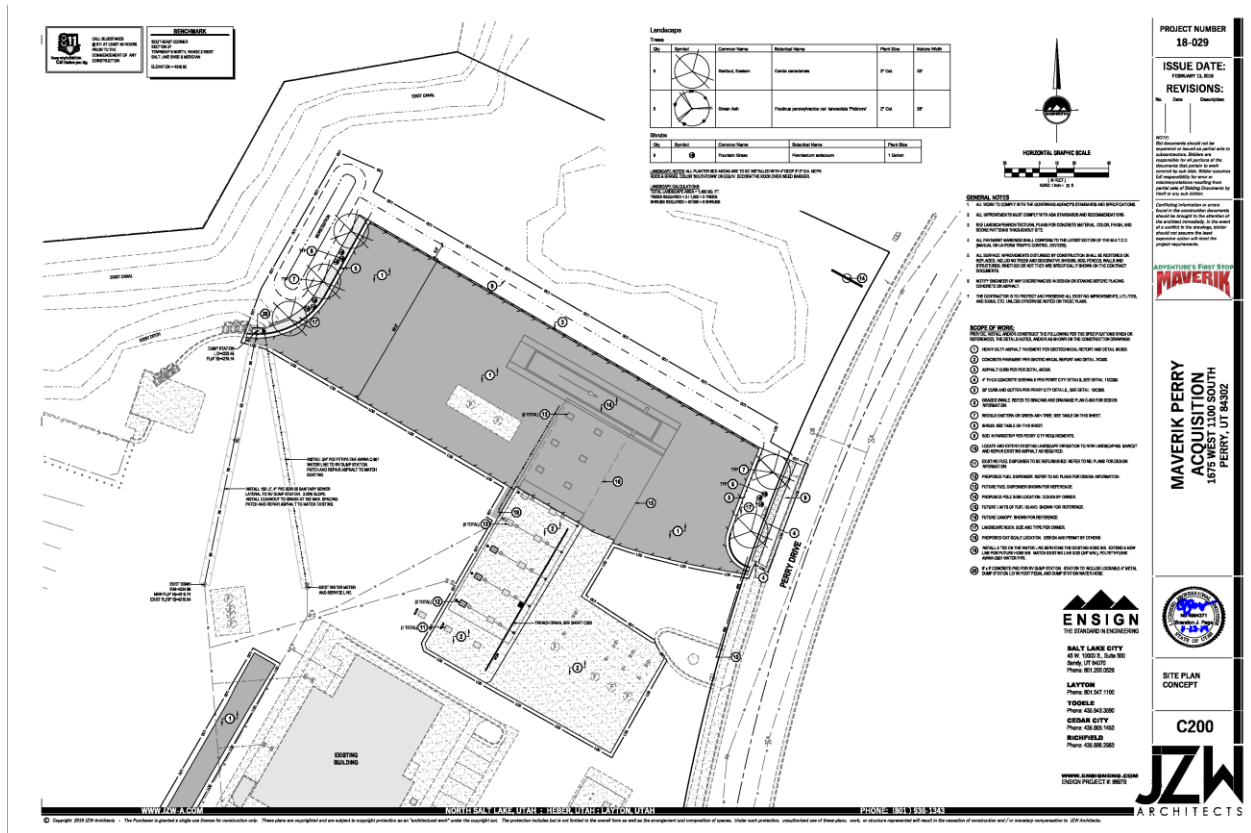
SITE PLAN

2. **Maverik site expansion**, located at 1674 W 1100 S (03:236:0033, 03:236:0018, and 03:236:0019).

Summary

This site plan application addresses proposed site improvements and expansions for Maverik located west of the I-15 interchange. The applicant is proposing to extend the canopy and fill-up stations on the north side of the facility. This expansion would necessitate an updated storm water management plan, additional landscaping, and extension of the sidewalk.

The proposed expansion will include asphalt, six fuel dispensers, a scale, and landscaping.



Code Compliance

The City Engineer has requested additional information regarding the pond (landscape treatment and an additional detail).

Perry City staff has reviewed the application and requested changes to the landscape plan. Maverik was asked to update their plans to verify compliance with the landscape square footage requirements. They also need to show how they are replacing the existing landscape areas being removed with the site expansion.

Considerations and Recommendations

If the site plan is updated to address the corrections required from staff and the City Engineer, the application should be ready for approval.

- 3. Leading Tech shop addition – Chris Forsyth, located at 1835 S Hwy 89 (03:159:0057).

Summary

The applicant is proposing a commercial storage building on a site with an existing office and storage space. The new site development would necessitate an updated storm water management plan, additional landscaping, and possibly review of utilities.

The proposed building is 7,750 square feet and would include a concrete apron along the front of the building.

Code Compliance

Perry City staff and engineer are waiting for updated drawings and have communicated to the applicant the items general items needed on the site plan for a thorough review.

Considerations and Recommendations

If the site plan is updated to address the corrections required from staff and the City Engineer, the application should be ready for approval.

