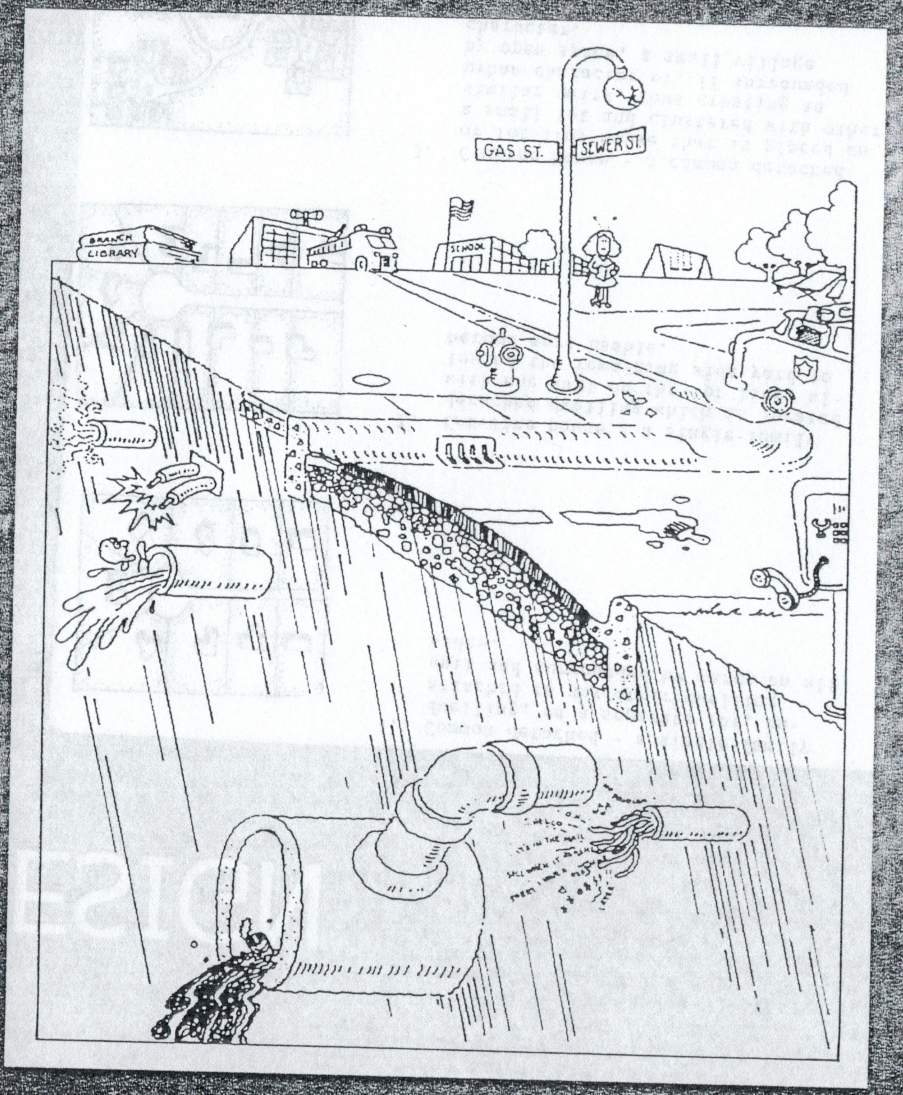
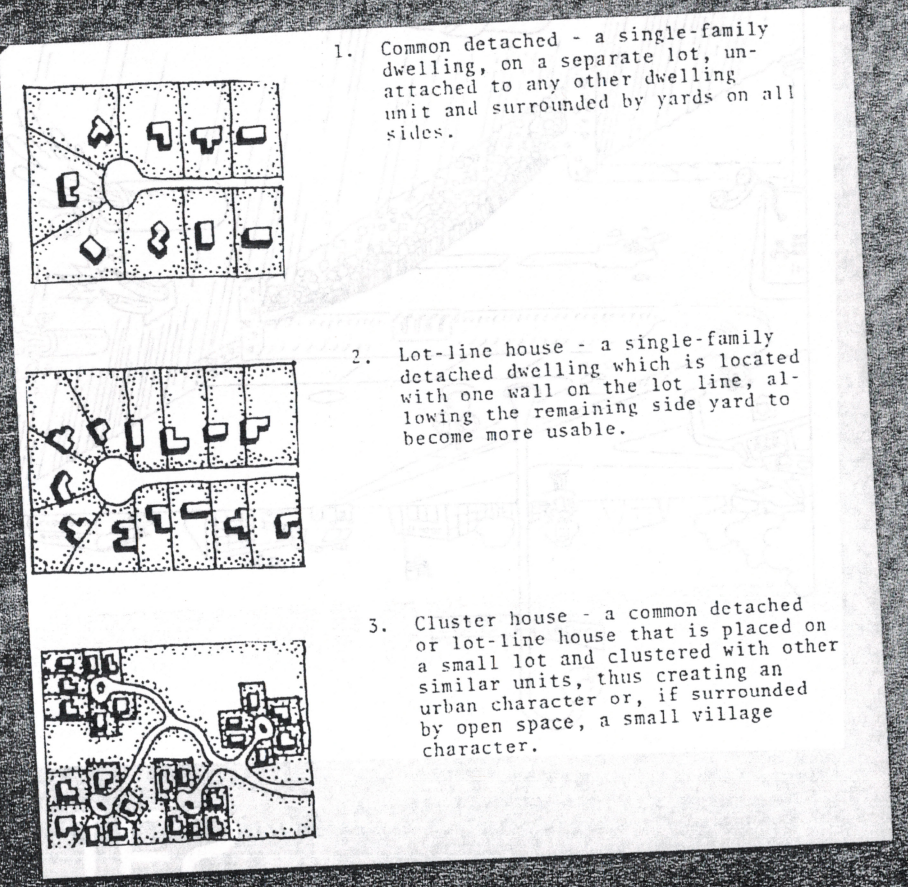
# UTILITIES

- Direct Services:
  - Sewer
  - Water
  - Storm Drain
  - Power, Gas, Phone, etc.
- Indirect Services:
  - City Parks
  - Police & Fire
  - Libraries
  - Schools



# LOT DESIGN

- Lot size and design can help establish appealing neighborhoods.
- Ordinances should be flexible for challenging infill properties.
- General Plan should be used to guide decisions about lot sizes and density.



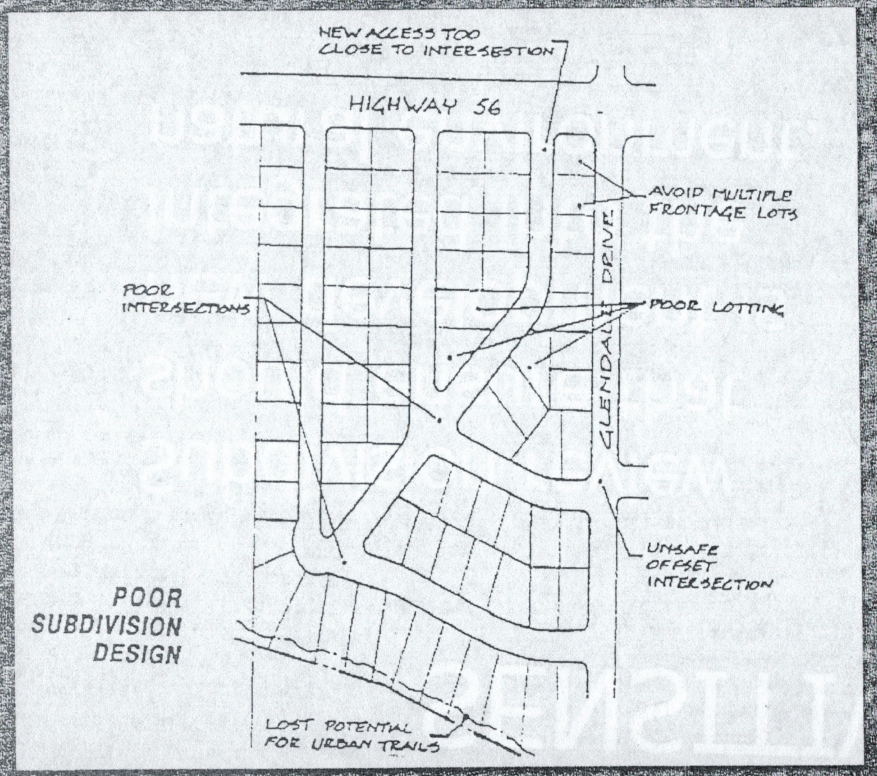
1. Common detached - a single-family dwelling, on a separate lot, unattached to any other dwelling unit and surrounded by yards on all sides.

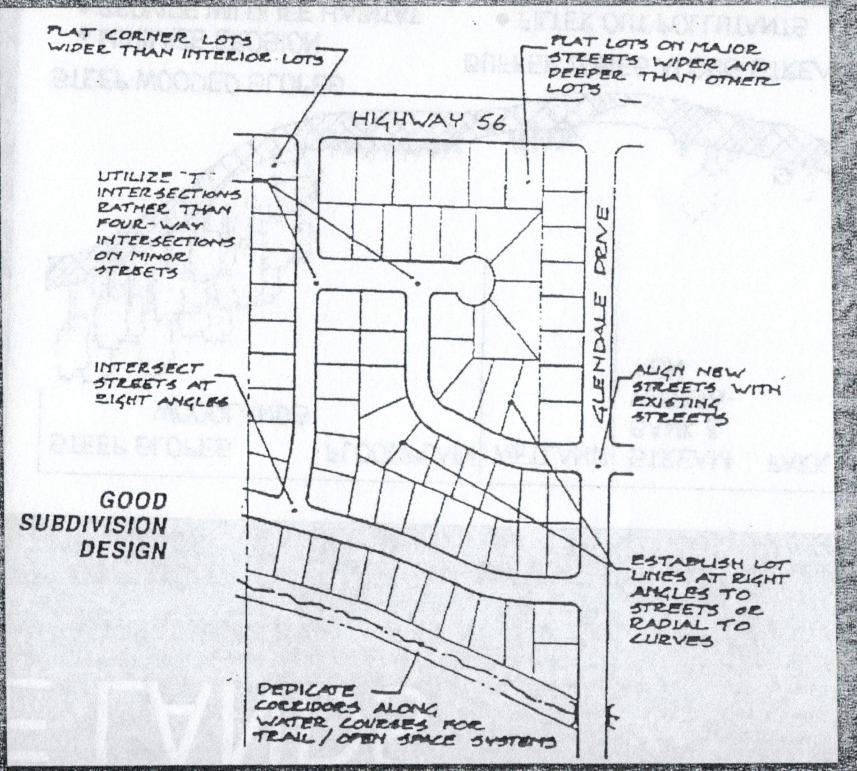
2. Lot-line house - a single-family detached dwelling which is located with one wall on the lot line, allowing the remaining side yard to become more usable.

3. Cluster house - a common detached or lot-line house that is placed on a small lot and clustered with other similar units, thus creating an urban character or, if surrounded by open space, a small village character.

Residential Performance Zoning – Bruce E. Fowler

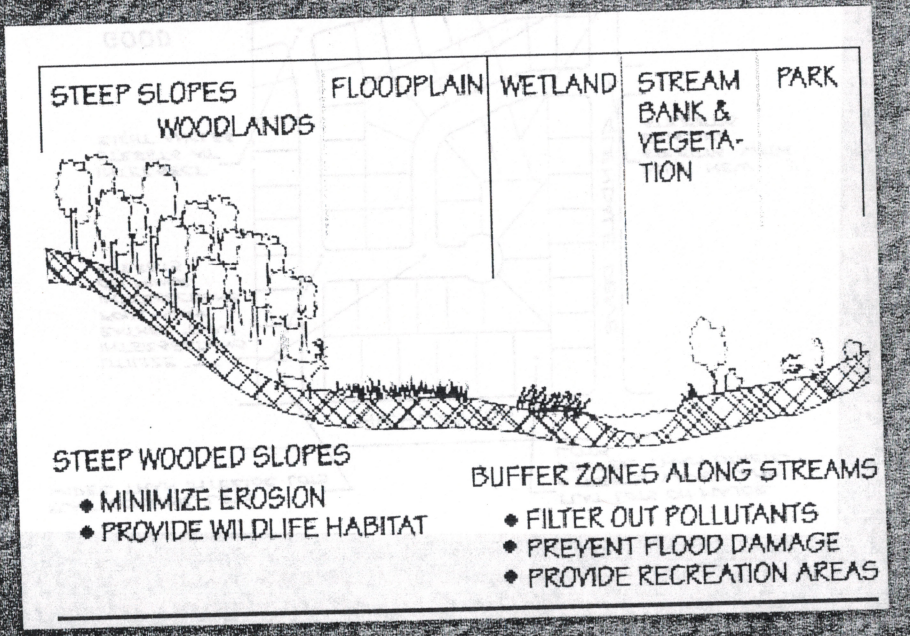
# LOT DESIGN


NEW ACCESS TOO CLOSE TO INTERSESTION
HIGHWAY 56
AVOID MULTIPLE FRONTAGE LOTS
GLENDALE DRIVE
POOR INTERSECTIONS
POOR LOTTING
UNSAFE OFFSET INTERSECTION
LOST POTENTIAL FOR URBAN TRAILS
POOR SUBDIVISION DESIGN


FLAT CORNER LOTS WIDER THAN INTERIOR LOTS
FLAT LOTS ON MAJOR STREETS WIDER AND DEEPER THAN OTHER LOTS
HIGHWAY 56
UTILIZE "T" INTERSECTIONS RATHER THAN FOUR-WAY INTERSECTIONS ON MINOR STREETS
GLENDALE DRIVE
INTERSECT STREETS AT RIGHT ANGLES
ALIGN NEW STREETS WITH EXISTING STREETS
GOOD SUBDIVISION DESIGN
ESTABLISH LOT LINES AT RIGHT ANGLES TO STREETS OR RADIAL TO CURVES
DEDICATE CORRIDORS ALONG WATER COURSES FOR TRAIL / OPEN SPACE SYSTEMS

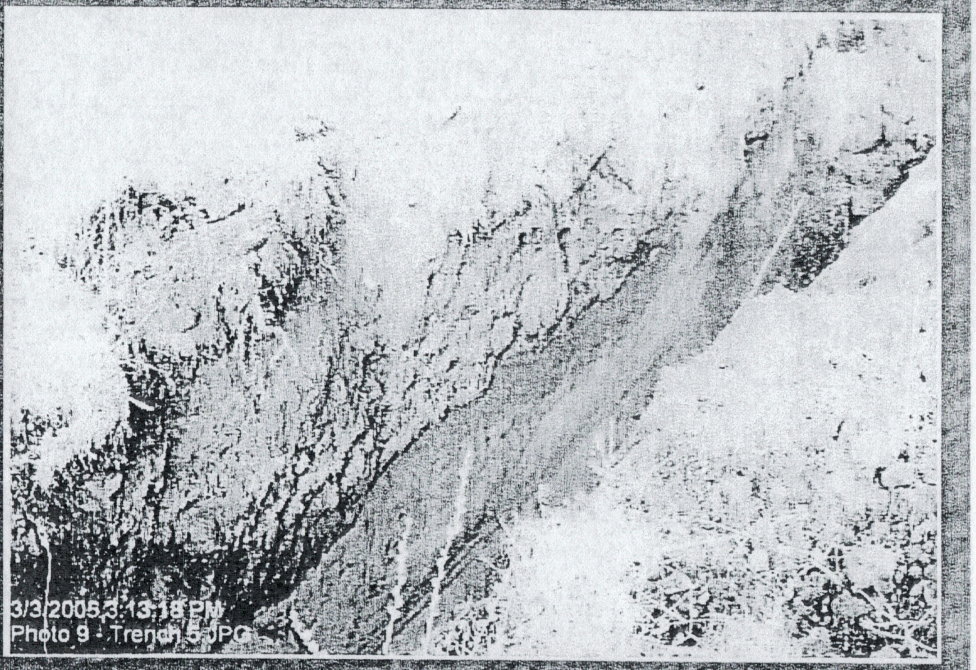
# SENSITIVE LANDS

- Subdivision review should ensure that new development is integrated into the natural environment.



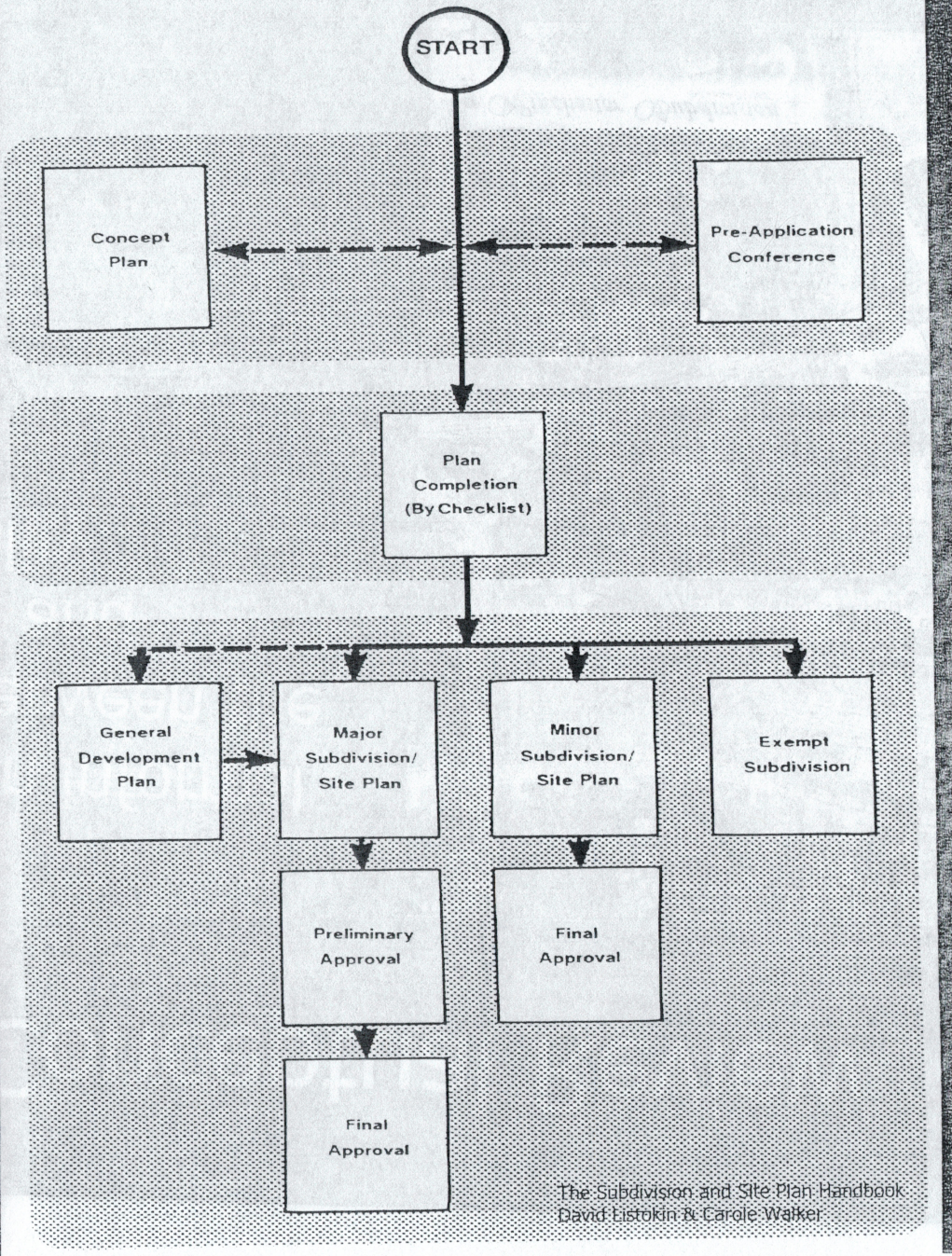
# SENSITIVE LAND STUDIES

- Subsurface Reports
  - Groundwater
  - Environmental
- Geologic Reports
  - Natural Hazards
  - Man Made Hazards
- Wetland Reports



# SUBDIVISION PROCESS

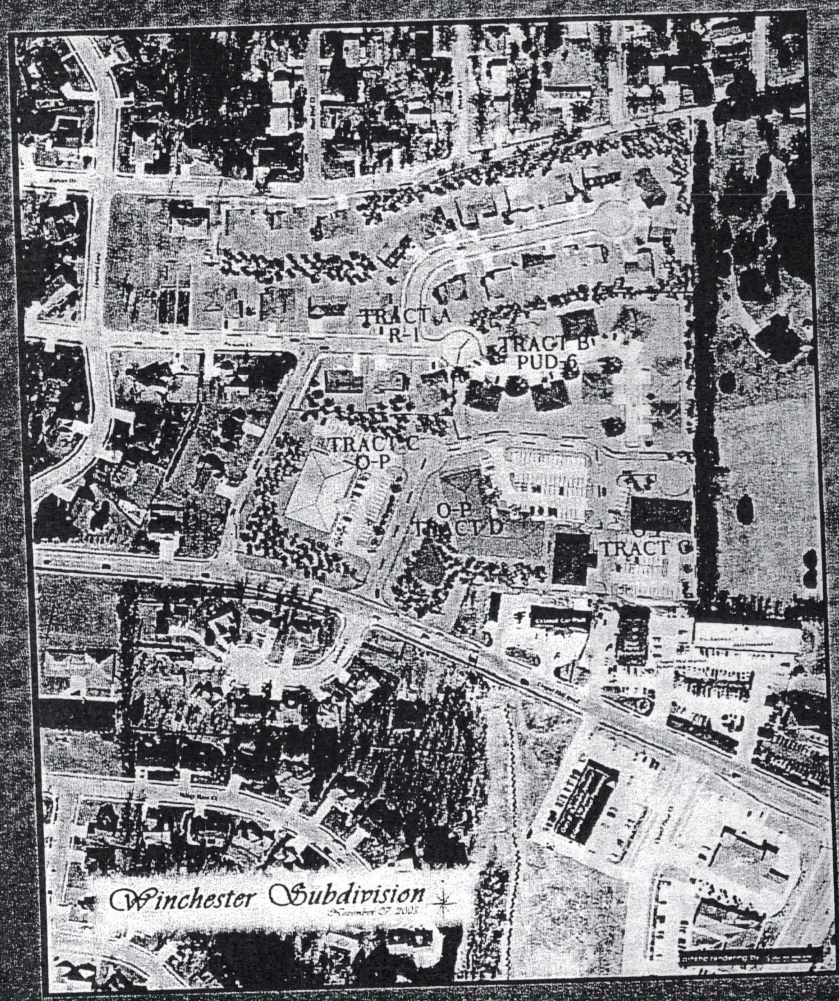
- Example Flow Chart
- Conceptual Review
- Preliminary Plat
- Final Plat




The Subdivision and Site Plan Handbook
David Listokin & Carole Walker

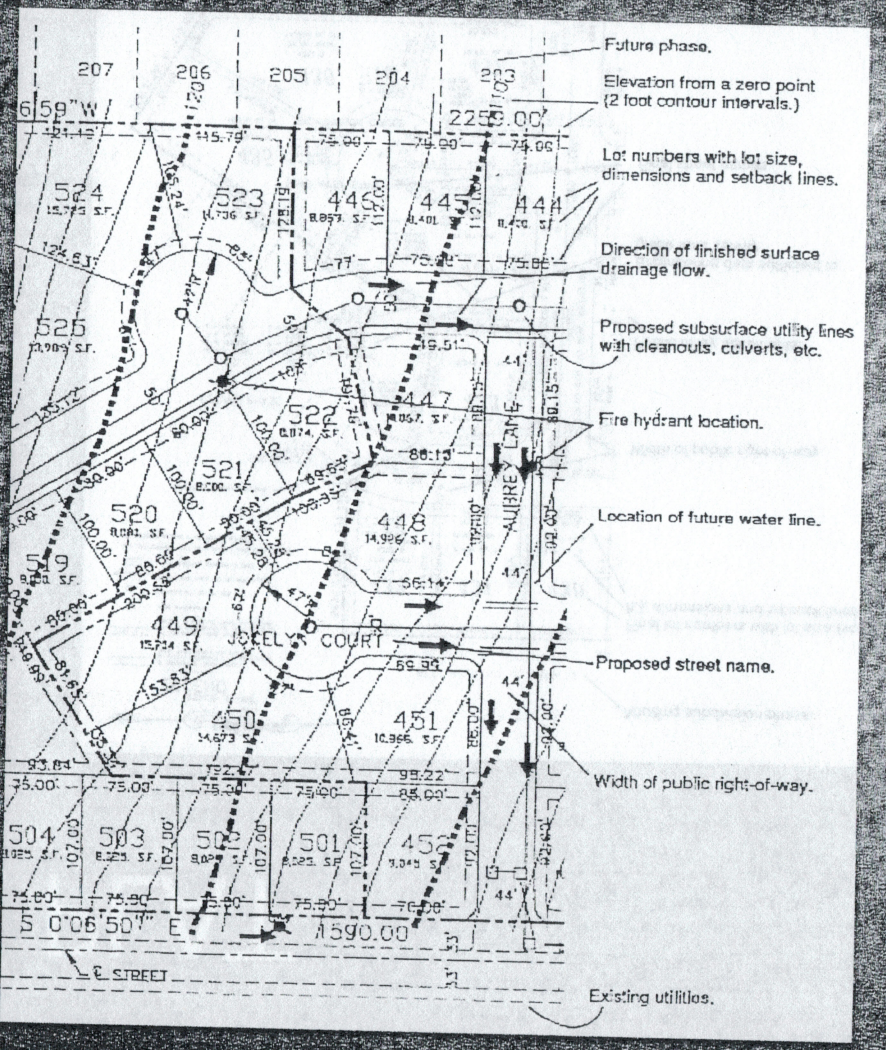
# Conceptual Review

Fosters an informal review between the applicant and municipality.



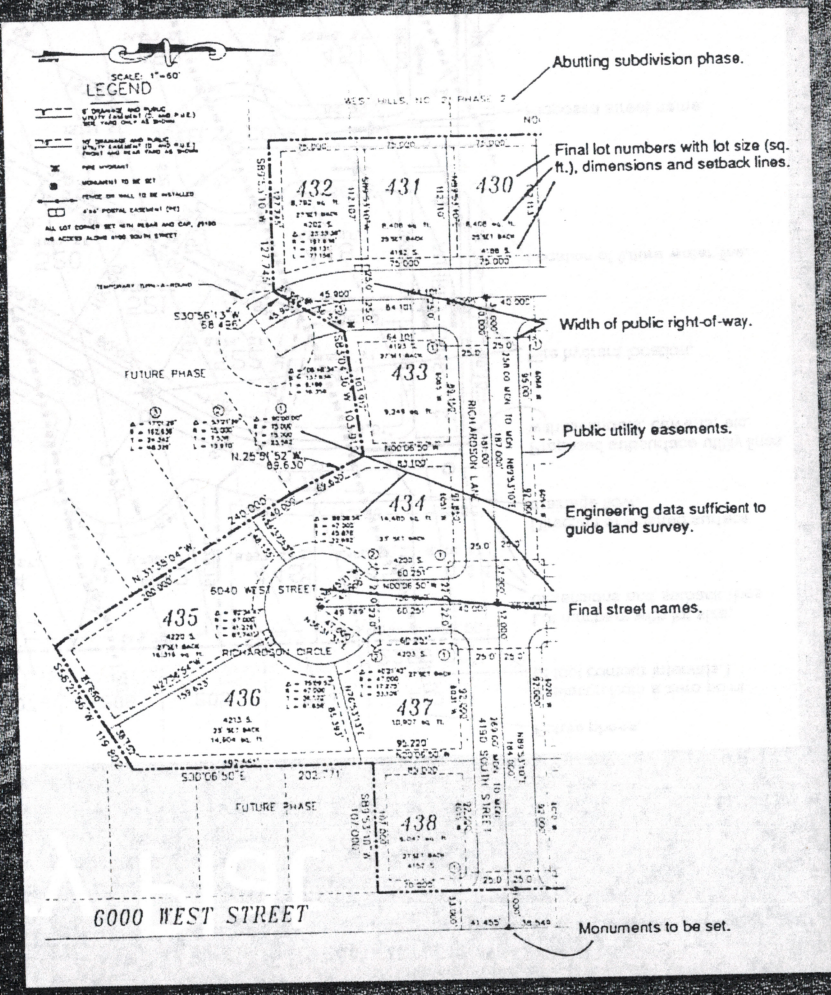
# Preliminary Plat

- Most important step in the process.
- Standards and regulations are applied.
- Engineering and other agency reviews are conducted.
- Planning Commission review.




Planning and Zoning Administration in Utah – Third Edition

# FINAL PLAT

The final plat should be drawn to reflect any changes made by the Planning Commission, or reviewing agencies during the preliminary process.

- Plan and Profiles.
- Final Approval.