

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: June 7, 2017

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Request for a Private Road in the A-5-H, Annexation Holding Zone

LENGTH OF TIME REQUESTING: 15 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

The applicant, Mike Hiatt is requesting approval from the City Council to construct and maintain a private road for residential-agricultural parcels in the A-5-H, Annexation Holding Zone. The applicant has submitted a request to reconfigure six (6) parcels of land encompassing approximately fifty (50) acres located east of 2450 West (5250 West, Utah County coordinate system) between approximately 800 South and 1200 South. The parcels are located south and west of the Red Bridge trestle and bounded by the Union Pacific freight mainline on the east and the D&RGW Tintic Industrial lead (abandoned) on the north.

The applicant is reconfiguring the parcels to accommodate the construction of single family dwellings on the agricultural parcels. The A-5-H Zone requires a minimum lot area of five (5) acres and at least two hundred (200) feet of frontage on a public street, or private street if approved by the City Council. Because some of the parcels do not have frontage on 2450 West street, it is proposed that a private road traverse the property to provide the required frontage (highlighted in yellow on the attached map).

The applicant has met with staff to discuss the proposal and has agreed to satisfy the minimum standards for a private road in an agricultural area. The private road must satisfy the following standards:

- Minimum of twenty (20) feet in width
- Minimum of 3" of gravel over compacted road base
- Unobstructed bulb or hammerhead turn around at the end of the private road for use by emergency equipment and personnel
- Installation of a street coordinate sign (1130 South – Private) along 2450 West to identify the location of the private street and future dwellings
- Solid waste collection will occur on 2450 West street and not along the private road
- Applicant is responsible for the installation and maintenance of the private road

The City Council will need to determine if a private road is appropriate in this location. Staff would suggest that if the conditions listed above are satisfied, a private road would be appropriate in an agricultural area.