



Planning and Zoning Commission Meeting Staff Report

Date of Meeting: 7/10/2019
Name of Project/Business: Bradley Acres
Name of Applicant: Rory Bradley
Agenda Item: Subdivision
Location of Item: Hwy 6 and 3540 S
Zoning Designation: R-1-10
Parcel Number: Creating a new parcel
Item #
Planning and Zoning Info Received a favorable recommendation on July 3, 2019 for the Bradley Acres Subdivision.

Background:

Rory Bradley is proposing a lot one subdivision at approximately [Highway 6 and 3540 S](#). (Click link or see page 3 for location). Rory Bradley is combining portions of parcels 02-1795-0000, and 1B-0276-0000 owned by Emily Marston and parcels 02-1791-0000, 02-1790-0000, and 1B-1790-0000 owned by Leonard Pagano to create Bradley Acres. Approximately 2 acres of the eastern portion of Bradley Acres is located in Wellington City.

Land Use Summary

- Lot Size: 7.02 acres
- [R-1-10 Zoned \(Chapter 9 Section 4\)](#)

Analysis:

Access: Access will be along a private road, 3450 S east off of Highway 6.

Water: A water share has been turned over to PRWID and the water impact fees have been paid. The home will be connected to PRWID's water system.

Sewer: Will be connected to existing sewer lines and the sewer impact fee has been paid.

Fire Hydrant: Have already been installed and meet the minimum required distances.

Fire Inspection: Recommended that Business Owner obtain a new Fire Inspection.

Engineering/Road: N/A

Plat/survey review: N/A

Carbon County Comments:

Majority of property is in County limits, and has been approved by Carbon County Planning Commission.

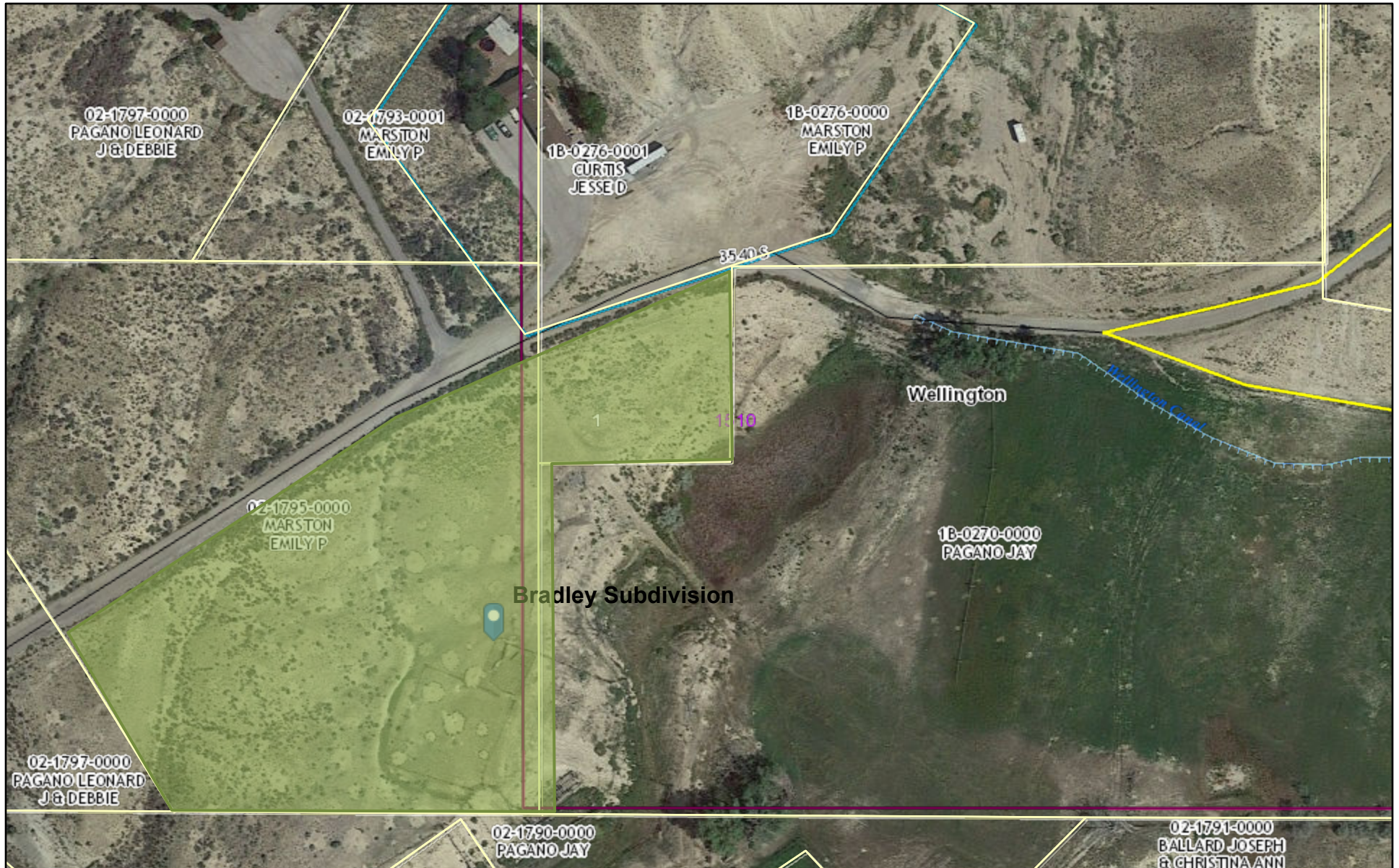
Findings:

- The subdivision meets the minimum requirements for the R-1-10 Medium Density Single Family Residential Zone for frontage, acreage, and width.
- Meets requirements for Water, Sewer, Access, and Fire Hydrant spacing.
- All applicable water and sewer requirements have been met.

Possible Actions:

1. **Recommendation of Approval:** This action may be taken if the Planning and Zoning Commission feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. **Table:** This action may be taken if the Planning and Zoning Commission feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. **Recommendation of Denial:** This action may be taken if the Planning and Zoning Commission feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial

ArcGIS Web Map



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