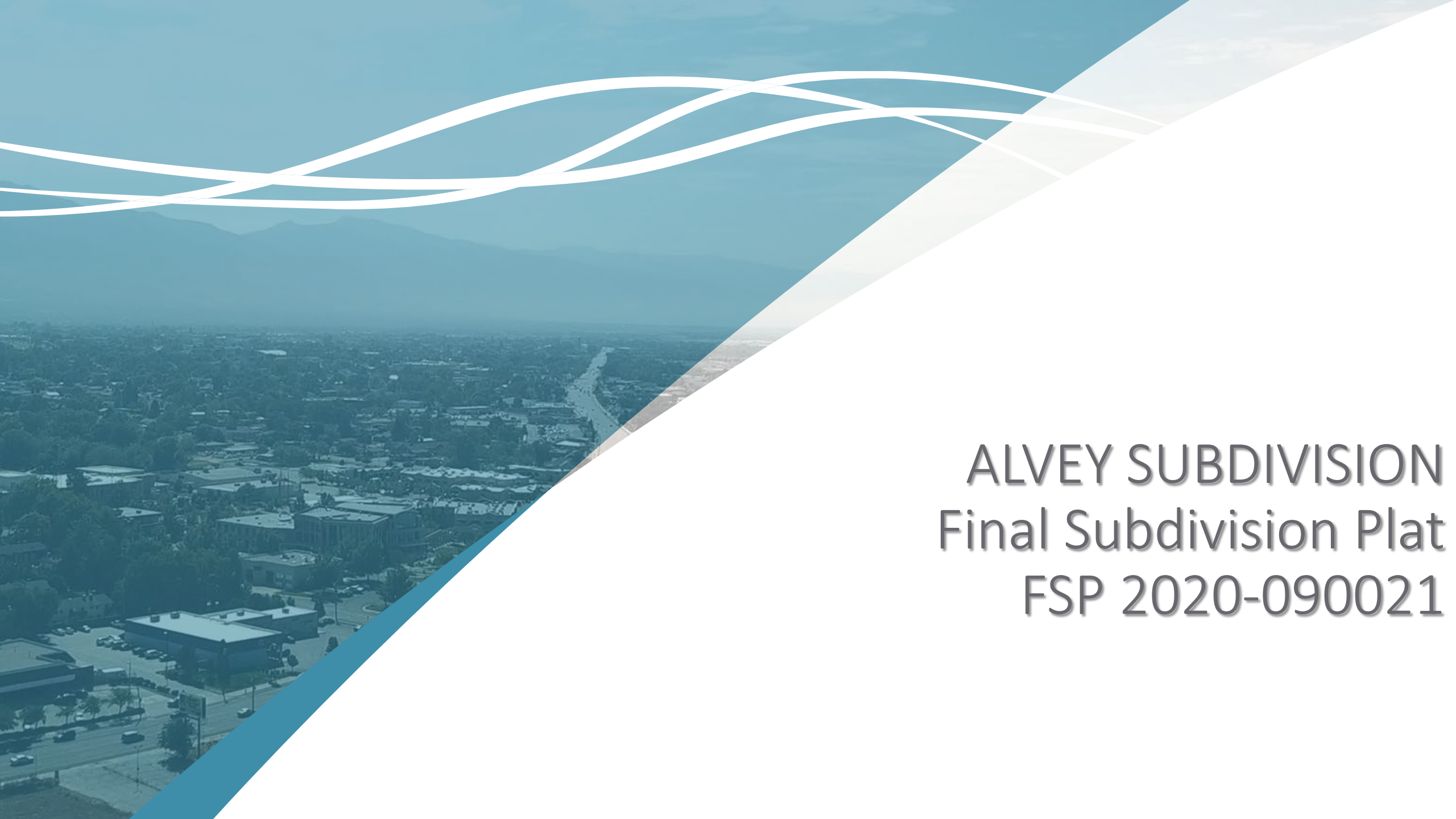




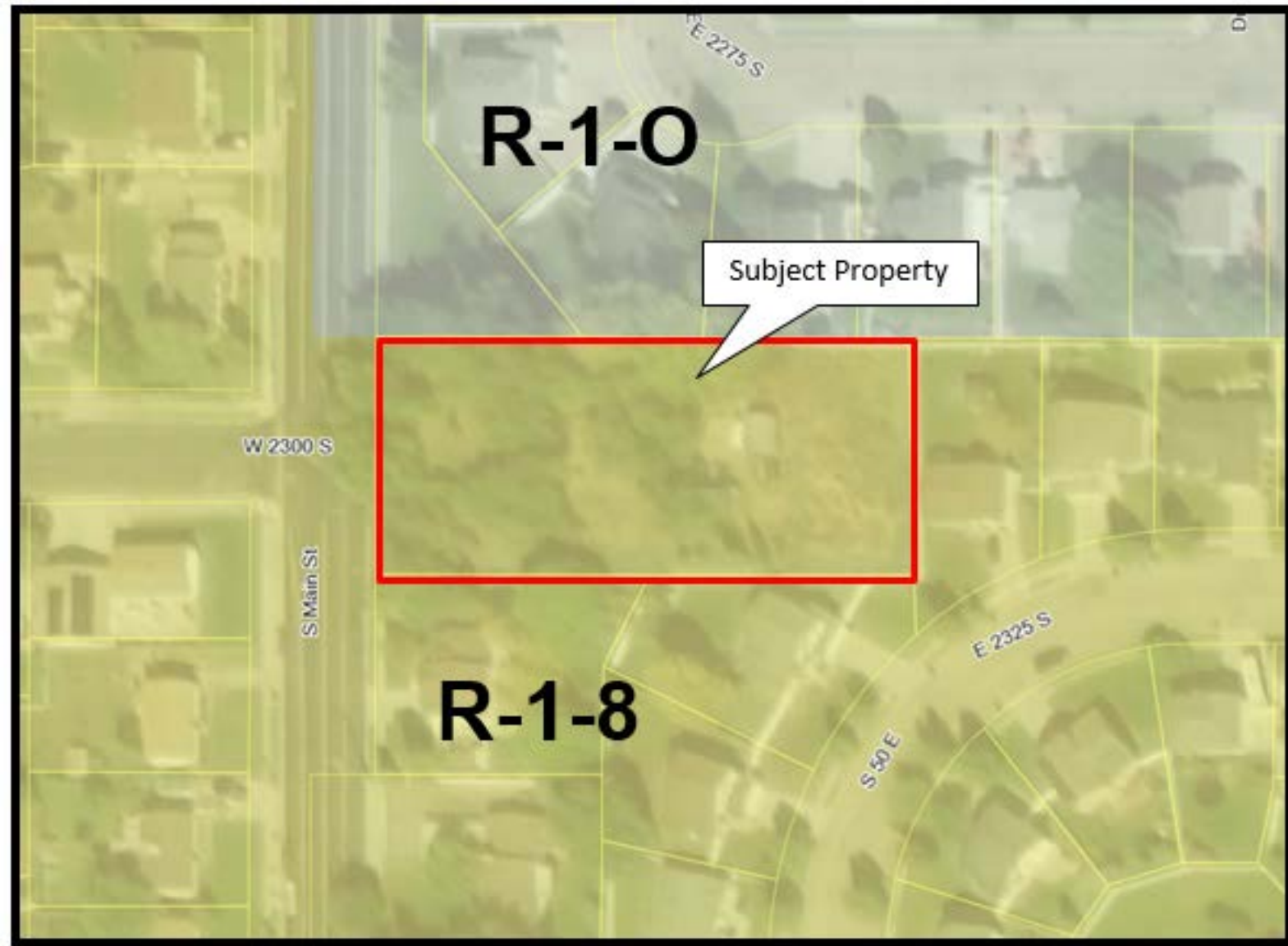
ALVEY SUBDIVISION
Final Subdivision Plat
FSP 2020-090021

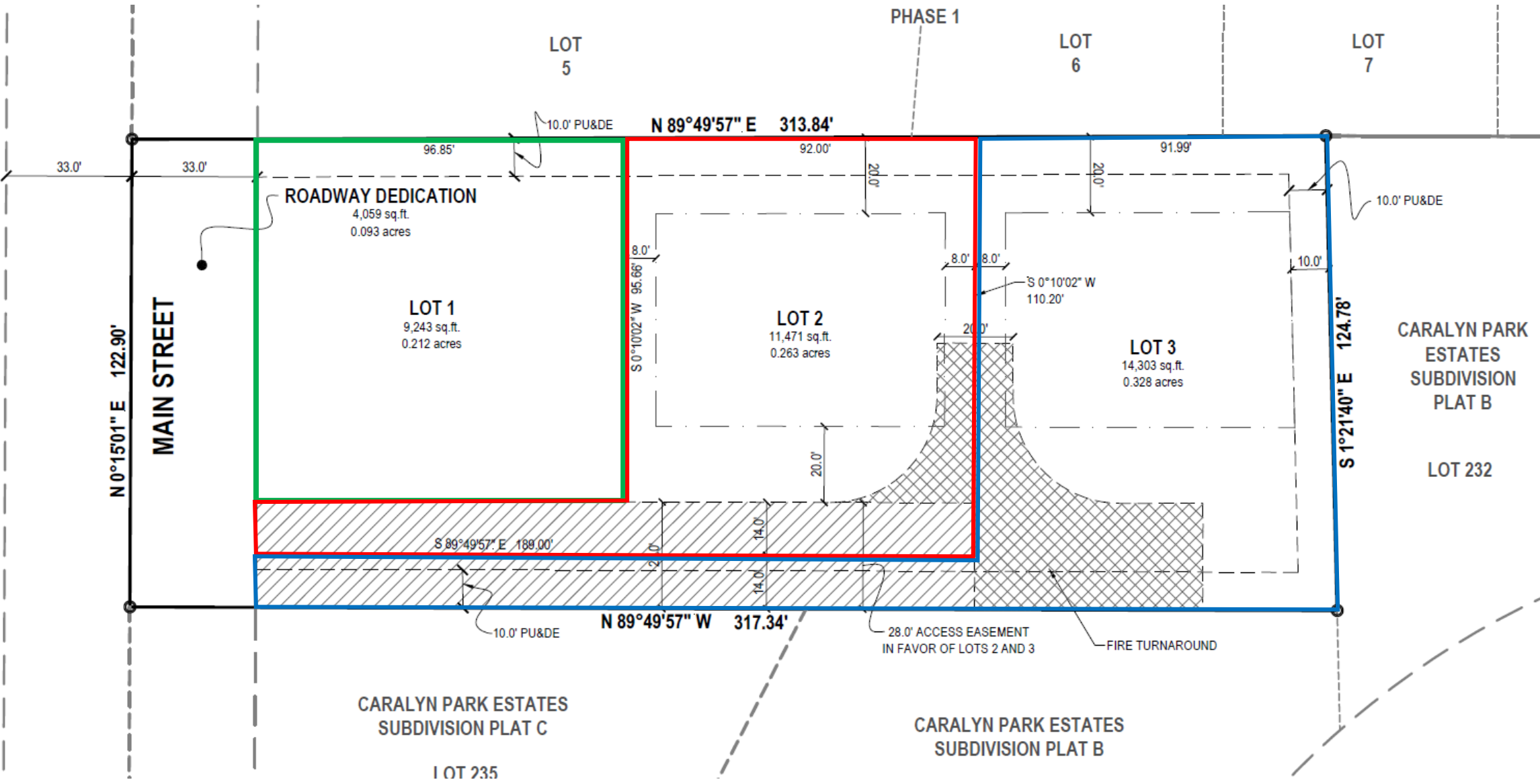


Background Information

- o Three (3) lot subdivision.
- o Two (2) flag lots.
 - o Minimum 14 foot wide access stem for each lot.
 - o Comply with minimum lot area for R-1-8 zone.
 - o Cross-access easement and fire truck turnaround.

Aerial Image & Zoning





CARALYN PARK
ESTATES
SUBDIVISION
PLAT B

LOT 232

CARALYN PARK ESTATES
SUBDIVISION PLAT C

LOT 235

CARALYN PARK ESTATES
SUBDIVISION PLAT B



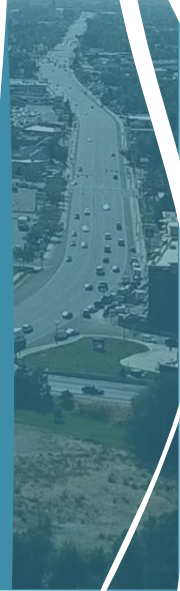
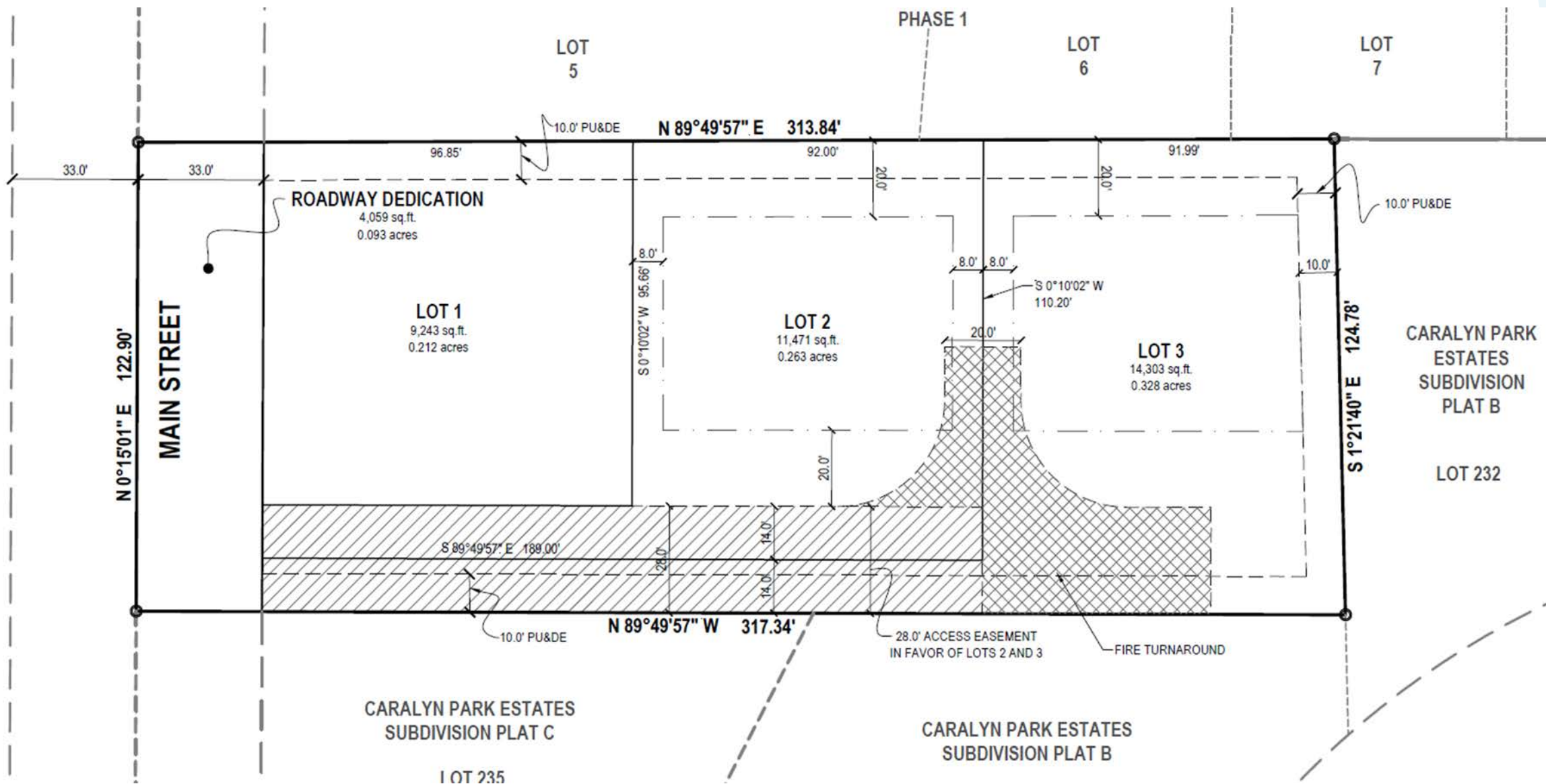


As outlined in Section 11-13-9 of the Clearfield City Code, flag lots are permitted within Clearfield City subject to the following development standards.

A. Frontage And Dimensions: Where permitted, the staff or handle portion of the lots shall front on a public street. The minimum width of the staff portion of the flag lot shall be fourteen feet (14') for residential uses and twenty feet (20') for nonresidential uses. The maximum length of the staff shall be two hundred feet (200'). The main or flag portion of the lot shall conform to the minimum lot size requirements of the zone in which the lot is located.

B. Yard Requirements: The front yard shall be considered that side of the flag portion that adjoins the staff. The minimum front yard setback shall be twenty feet (20'). All other yard requirements for buildings in the flag portion of the lot shall conform to the regulations of the zone in which the lot is located.

C. Construction In Staff Portion: No building or construction, except for a driveway, shall be allowed in the staff portion of the lot unless the minimum width thereof is the same or greater than the minimum lot width allowed in the zone. (Ord. 2009-40, 11-24-2009)



Planning Commission Recommendation – Final Plat

On October 7th, 2020, the Planning Commission forwarded a recommendation of **approval** to the Clearfield City Council for **FSP 2020-090021 as conditioned**. This is a final subdivision plat request by Nathan Alvey for a three-lot subdivision of the subject property located at 2305 S. Main Street (TIN: 12-075-0081). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) The setbacks and buildable area for lot 3 shall be revised to have the west property line (shared property line with lot 2) as the front lot line and front yard. The north and south property lines are to be the side yards, and the rear yard the east property line.
- 2) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering staff.
- 3) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of the plat.
- 4) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.
- 5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.