



SUB2023-000854

**Ashley Circle Estates
Subdivision**

Request: Preliminary Plat Approval and a Recommendation of Approval for an Exception to the Installation of Sidewalk

Applicant Name: Dale Bennett

MSD Planner: Morgan Julian

MSD Planning Staff

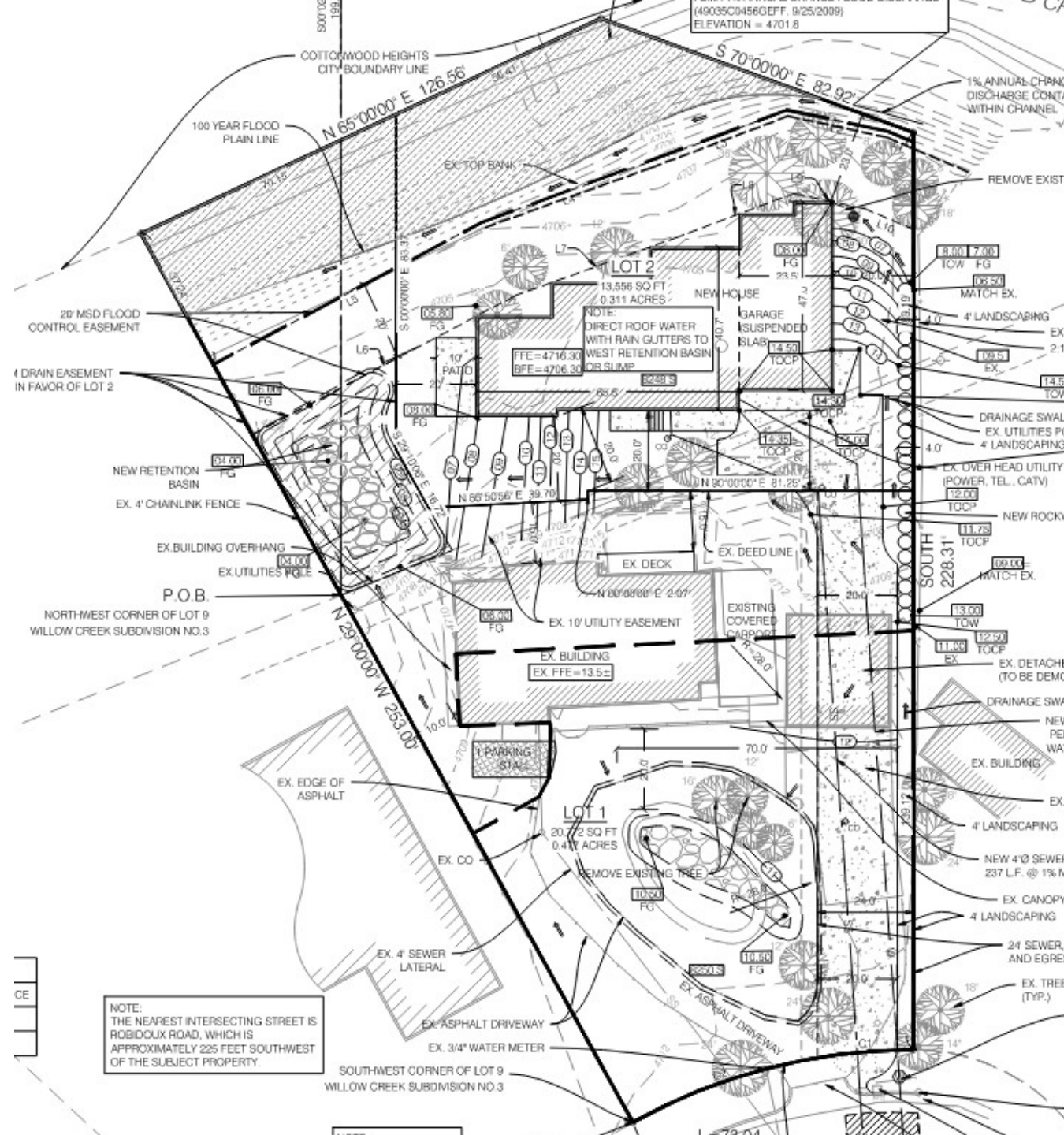
Recommendation: Approval with conditions and recommendation of approval for an exception to sidewalk improvements

Site and Zone



Project Description

- Two-lot subdivision with flag lot in rear
- Has received approval in the past but process was never completed
- Meets all the ordinance requirements in Title 18 & 19
- The proposed new lot will need a flood control permit and a flood plane development permit as it sits near Little Cottonwood Creek
 - The applicant is currently pursuing these permits



Exception to the Installation of Sidewalk

- Standard 18.24.090 C.

The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.

- Standard 18.08.020 - Exceptions—Permitted when.

In cases where unusual topographic, aesthetic or other exceptional conditions exist or the welfare, best interests and safety of the general public will be usefully served or protected, variations and exceptions of this title may be made by the county mayor after the recommendation of the planning commission, provided, that such variations and exceptions may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this title.

Recommendation

Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant Preliminary Approval for a Subdivision and recommendation of approval for an exception to sidewalk improvements with the following conditions:

1. The applicant shall comply with all requirements from other reviewing agencies prior to final approval.
2. The applicant receives a Floodplain Development Permit and a Flood Control Permit.
3. Applicant must receive final approval by the MSD staff.