

City Council agenda report for 1/11/17: Lot Split for Mountain America Credit Union; Preliminary & Final Plat

Zone: Commercial

Acres: 2.27 acres

Project location: NW corner of Rachel Drive and Pioneer Parkway

of Lots: 2

Contact person / applicant: Skyler Lawrence

Engineer: Rosenberg Associates

Preliminary & Final plat: The plat contains 2 lots that are located on the NW corner of Rachel Drive and Pioneer Parkway. (West of the Harmons store.) The 2.27 acre parcel will be divided into 2 lots of approximately equal size.

Staff Comments: This lot split could be processed as a Record of Survey according to State law which allows 9 or fewer lots on existing dedicated streets to be approved under the "Plat Exemption" provision of State code (UCA 10-9a-605). However when utility easements are required as part of the lot split it is usually easier or more efficient to record a plat which shows the lot split along with all the required easements. Also in this case the applicant has been asked to align the driveway access off of Rachel Drive with the driveway into Harmons, or offset the driveways by 150' or more. The location of the driveway may require a cross-access easement if the driveway is located on both lots as per the conceptual plan submitted to the city.

PC Recommendation: The PC recommends approval of the preliminary & final plat for the lot split for MACU.