

**B. General Business:**

**4. Recommendation to City Council of a Preliminary Plat/Final Plat of a commercial property located at Rachel Drive and Pioneer Parkway. Parkside Partners, Applicant. Skyler Lawrence of Parkside Partners, Representing, and Jason Ward, Rosenberg & Associates, Representing.**

**Corey Bundy:** The staff report is as follows:

Zone: Commercial

Acres: 2.27 acres

Project location: Northwest corner of Rachel Drive and Pioneer Parkway

Number of Lots: 2

Contact person /applicant: Skyler Lawrence

Engineer: Rosenberg Associates

**Preliminary and Final Plat:** The plat contains 2 lots that are located on the Northwest 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 feet 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.

**Jason Lindsey:** Any comments or a motion?

**Leina Mathis:** Is there entrance from Pioneer Parkway?

**Jack Taylor:** It is not to that point quite yet, just the lot split for now.

**Todd Jacobsen:** The access is not necessary to be shown at this time.

**Jason Lindsey:** Can I have a motion for this item?

**Marv Wilson:** I make a motion to approve this matter.

**Leina Mathis:** I second the motion.

**Motion to recommendation approval to City Council of a Preliminary Plat/Final Plat of a commercial property located at Rachel Drive and Pioneer Parkway.**

**Made by: Marv Wilson, Seconded by: Leina Mathis**

**Voting Aye: All**

**Voting Nay: None**  
**Motion Carried**