

**SINGLE FAMILY DWELLING/ DUPLEX CONVERSION
717 EAST PARK DRIVE
CITY COUNCIL MEETING
JUNE 21, 2012
SITE PLAN**

ZONING: R-2, OK with conditional use permit- meets lot size, frontage, and distance requirements.

UTILITIES: Existing- Two meters required.

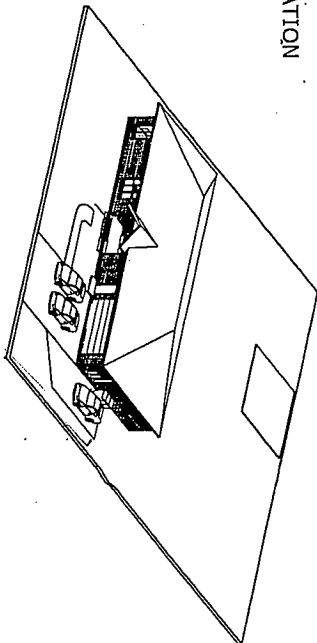
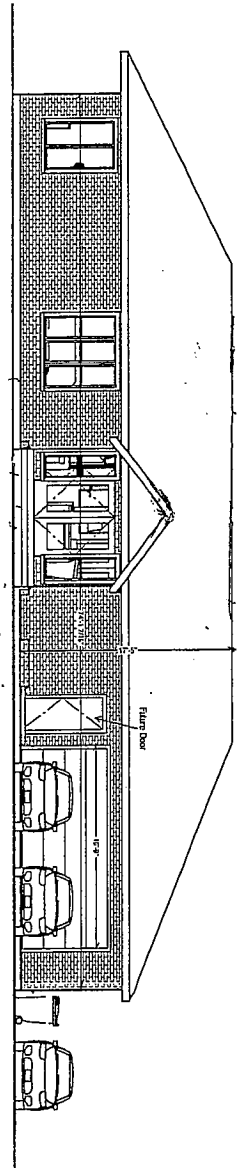
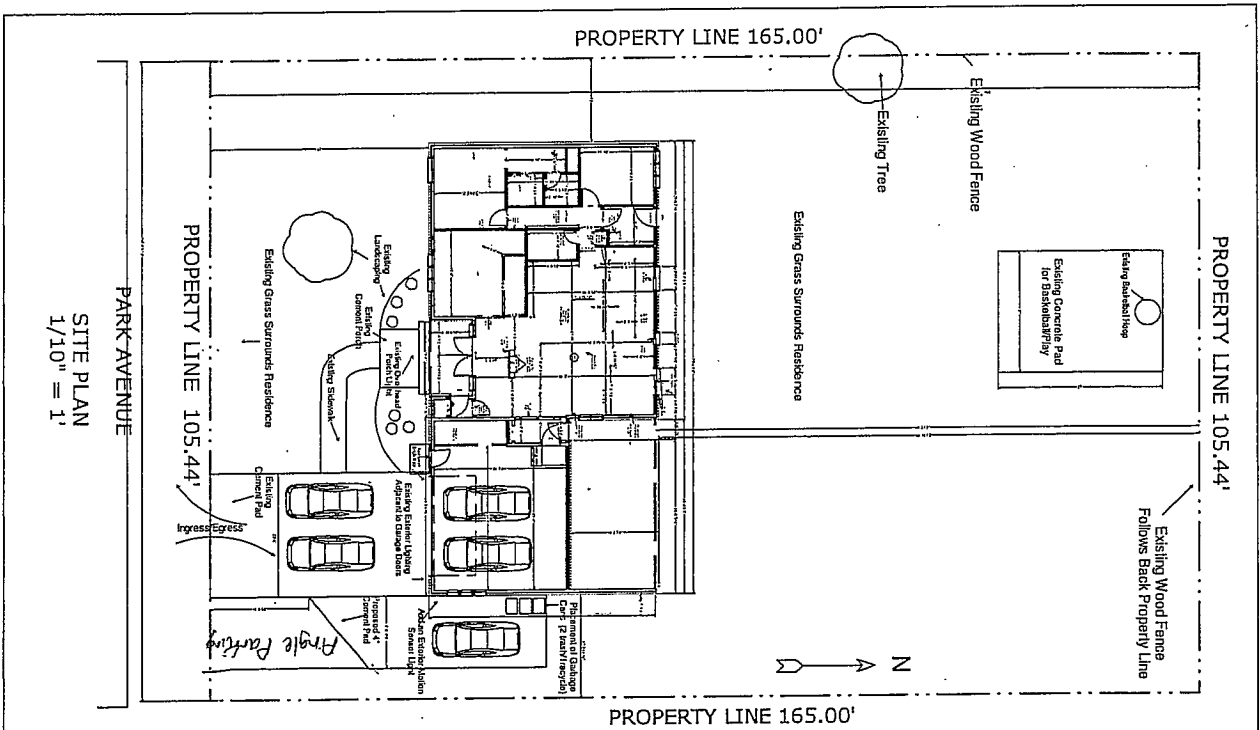
LANDSCAPPING: Existing-

PARKING: Need five hard surface spaces- They are proposing adding a concrete pad to the east side of the house.

GARBAGE: Garbage cans to be used- stored on the east side of the house.

FENCING: Existing on north & west sides. Recommend requiring it on east side. (17.28.070 Item J)

OTHER: The city mailed comment forms to the surrounding five property owners concerning the conditional use permit. The city received comments back from four of the neighbors. Two had no objections, one was opposed and the other recommended that a fence be installed on the east end of the property. The Planning Commission discussed parking issues and stressed that the city park parking lot could not be used for parking for this dwelling. The Planning Commission issued the conditional use permit, to allow a duplex, with the following conditions: Two meters be installed (as per 13.16.130 requires), existing landscaping to be maintained, hard surface angle parking be provided on the east side of the dwelling, a six foot tall light proof fence be installed on the east end of the property, garbage cans to be kept on the east end of dwelling, and dwelling to meet fire code requirements. The Planning Commission then voted to recommend approval of the site plan with the same requirements as stipulated in the conditional use permit.



SITE PLAN CHECKLIST /

- Location of main and accessory buildings on the site and relation to one another. All buildings are existing. One residential home exists on the property.
- Traffic circulation features within the site.
- Height and bulk of building.
- Provisions of off-street parking space.
- Provisions for driveways for ingress and egress.
- Provision of other space on the site.
- The display of signs thereon. None are foreseen.
- Property owner's name and address. Krista Allen, 717 Park Ave., Hyrum, Utah 84319
- Provisions required by Fire Officials review.
- Plan for containing storm water. Existing landscape home and landscape are sufficient.
- Show outside lighting. All existing will stay as is, 2 additional exterior lights will be added on East side of garage.
- Directional arrow showing north.
- Location of garbage cans or dumpsters. On east side placed on new proposed 4" concrete slab.
- Fencing-existing and proposed. Fencing will remain as is. Fencing exists on the North and West side of property and no new fencing will be installed.
- Landscape-existing and proposed. No new landscaping will be added. Maintenance will be maintained weekly by tenants which includes watering of lawn, lawn mowing and weed control in flower beds.
- Provisions for how snow removal and storage will be provided. As existed.
- Any roads, sidewalk, curb & gutter required.
- Fees paid to Hyrum City. (\$500 filing fee and \$2000 deposit)

DUPLEX REGULATIONS

- Lot Size Requires over 13,500 Square Feet Existing Lot size is 17,397 Square Feet.
- Landscape Area must be 50%. Existing landscaped Area is 83%
- Playground Area must be 10%. Existing Grassy Back Yard Size is 9,555 Square Feet (includes a 27' x 20' basketball court) which equals 55% of the lot.

DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:		SHEET TITLE:		NO. DESCRIPTION:		BY DATE:		DATE:	
LB DESIGN		KRISTA ALLER 717 PARK AVE HYRUM, UT 84319		SITE PLAN						MAY 18 2012	
PO BOX 182 HYRUM, UT 84319-0182										1 OF 1	