

HOOPER CITY
PLANNING COMMISSION AGENDA
OCTOBER 9, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, October 9, 2025, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items
2. Flag Lots

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
4. Action Items
 - a. Public Hearing for Angus Farms Subdivision located at 5688 South 5900 West Hooper, UT 84315 for Nilson Homes
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission discussion on public input
 - b. Discussion: Flag lots
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 9th day of October, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS**

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
 - a. When a member of the audience addresses the council, they will come to the podium and state their name.
 - b. Each person will be allotted three (3) minutes for their remarks/questions.
 - c. The City Recorder will inform the speaker when their allotted time is up.

***CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Angus Farms - (Zaugg) Zone R-2 Date Submitted 4/11/2025

Address of Subdivision 15.21 Hooper City, UT No. of Units or Lots 22

Owner Name Brent & Nancy Zaugg Irrevocable Trust Address 5688 South 5900 West, Hooper Ph 801-726-0365

Fax # - Email Address -

Subdivider's Name Nilson Homes Address 1740 Combe Rd. Ph 801-392-8100

Fax # - Email Address Steve.anderson@nilsonld.com

Name of Intended Escrow Holder TBD Address TBD

Contact Name TBD Ph Fax # Email TBD

Surveyor's Name Ensign Engineering Address 919 North 400 West, Layton Ph 801-547-1100

Engineer's Name Same as Above Address Same as Above Ph Same as Above

Secondary Water Available? Yes Contact Hooper Irrigation Ph

Secondary Water System in Place? Type Pressurized Ph

Culinary Water Available? Yes Type Hooper Water Improvement Ph

Sewer Connection Available? Yes Contact Hooper City Type

Septic System Appears Feasible? N/A Contact Type

Is Property in a Flood Hazard Area? No Flood Zone Lowest Elevation

Access Road Above 4215' Elevation? Yes Source Survey

Please describe any agreements, rights-of-way, easements etc, that could affect this site:

UDOT Approval

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

Agricultural Land

The above information is true and accurate to the best of my knowledge.

Date 4/10/2025

Signature Joseph Herring

Office Use Only

Subdivision Preliminary Fee:

Preliminary Approval Date:

Subdivision Final Fee:

Final Approval Date:

Number of Copies: Envelopes:



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WITNESS CORNER TO THE NORTHWEST
QUARTER CORNER OF SECTION 19,
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4241.34'

ANGUS FARMS SUBDIVISION

5688 SOUTH 5900 WEST
HOOPER, UTAH

INDEX OF DRAWINGS

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2 OF 2	SUBDIVISION PLAT
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C-100	DEMOLITION PLAN
C-200	SITE PLAN
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C-301	GRADING AND DRAINAGE PLAN
C-302	GRADING AND DRAINAGE PLAN
C-303	GRADING AND DRAINAGE PLAN
C-304	GRADING AND DRAINAGE PLAN
C-305	GRADING AND DRAINAGE PLAN
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C-400	UTILITY PLAN
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C-500	EROSION CONTROL PLAN
PP-0	PLAN AND PROFILE KEY MAP
PP-1	5900 WEST STREET PLAN AND PROFILE
PP-2	5900 WEST STREET PLAN AND PROFILE
PP-3	5700 SOUTH STREET PLAN AND PROFILE
PP-4	5875 WEST STREET PLAN AND PROFILE
PP-5	5675 SOUTH STREET PLAN AND PROFILE
PP-6	5675 SOUTH STREET PLAN AND PROFILE
PP-7	5800 WEST STREET PLAN AND PROFILE
PP-8	5750 WEST STREET PLAN AND PROFILE
C-600	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 26, 2025

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS' CONSTRUCTION SAFETY ORDERS.' THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

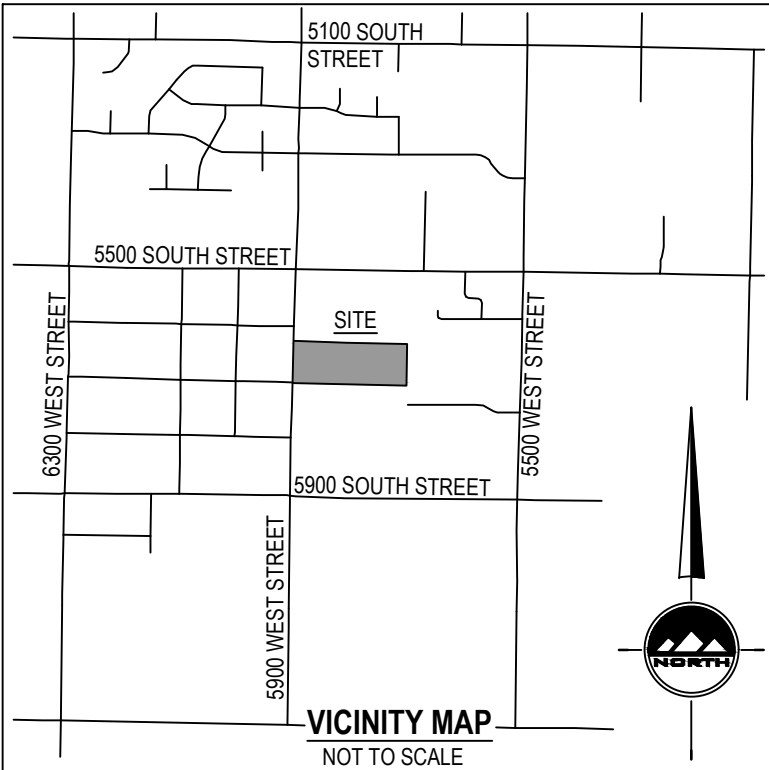
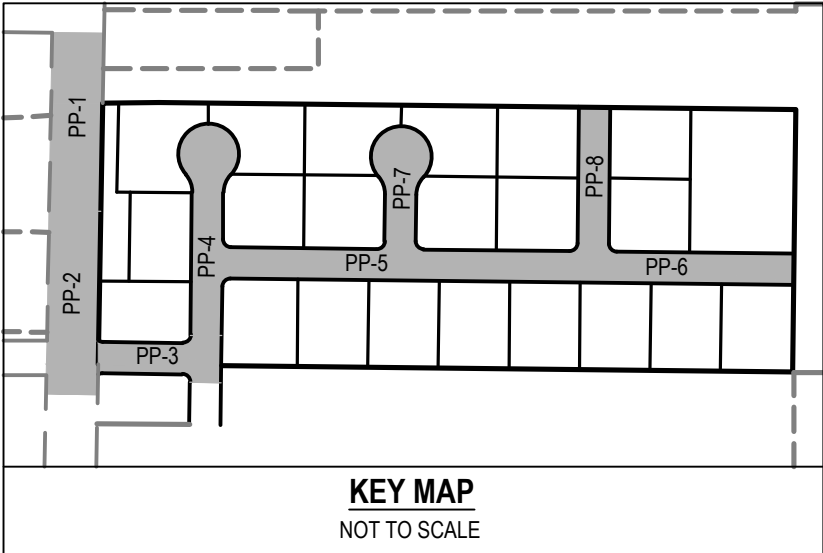
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO HOOPER CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

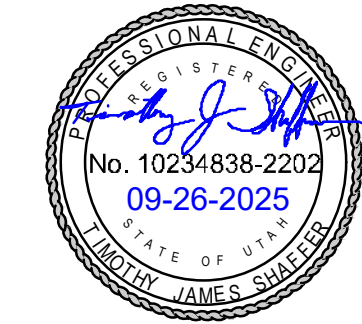
WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
1740 COMBE ROAD, SUITE 2
SOUTH OGDEN, UTAH 84403

CONTACT:
STEVE ANDERSON
PHONE: 801-392-8100

ANGUS FARMS SUBDIVISION

5688 SOUTH 5900 WEST
HOOPER, UTAH



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 13843
PROJECT MANAGER T. SHAFFER
PRINT DATE 2025-09-26
DESIGNED BY M. ELMER

ZAUGG SUBDIVISION

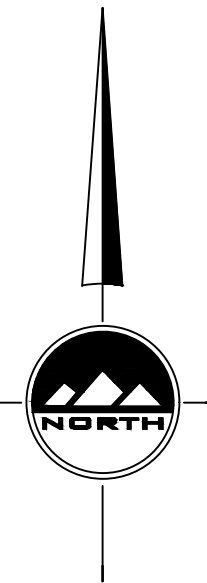
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 5 NORTH, RANGE 2 WEST
AND THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
JULY 2025

LEGEND

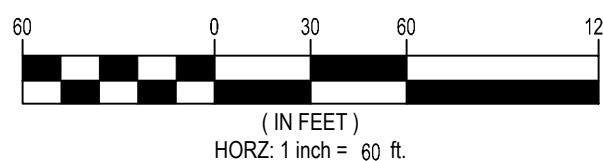
- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- FUTURE RIGHT OF WAY
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- FUTURE ROAD CENTERLINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- ADJACENT EASEMENT
- TANGENT

ABBREVIATIONS LIST

- | | |
|--------|------------------------------------|
| PL | PROPERTY LINE |
| MON | MONUMENT |
| CL TAN | CENTERLINE TANGENT LINE |
| P&UDE | PUBLIC UTILITY & DRAINAGE EASEMENT |



HORIZONTAL GRAPHIC SCALE



ZAUGG SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 19 AND THE NORTHEAST
QUARTER OF SECTION 24
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILE AND RECORDED _____ DAY
OF _____ 20____
IN BOOK _____ OF OFFICIAL RECORDS,
PAGE _____
FOR _____
COUNTY RECORDER
DEPUTY: _____

SHEET 2 OF 2

PROJECT NUMBER : 13843
MANAGER : T.SHAFFER
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 9/26/25



DEVELOPER
NILSON HOMES
1740 COMBE RD, SUITE 2
SOUTH OGDEN, UTAH 84403
801-392-8100

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSGNENG.COM

SANDY
Phone: 801.255.0529
TODDLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.861.1453
RICHFIELD
Phone: 435.886.2983

24-004-0014
THERON JON
WILLIAMS & MELANIE
JONES WILLIAMS
FAMILY TRUST

5600 SOUTH STREET
(PUBLIC STREET)

LOFTUS ACRES
SUBDIVISION
LOT 1

WITNESS CORNER TO
THE NORTHWEST QUARTER CORNER
OF SECTION 19
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

DIVISION OF LOT 2
LOFTUS ACRES SUBDIVISION
LOT 2-A
LOT 2-B

5900 WEST STREET (SR-37)
(PUBLIC STREET)

24-004-0001
DALE R ROBINSON & CONNIE D
ROBINSON FAMILY TRUST OF HOOPER

5700 SOUTH STREET
(PUBLIC STREET)

LA ROQUE SUBDIVISION
LOT 2

5900 S 5900 W
(FOUND CENTERLINE MONUMENT)

WITNESS CORNER TO
THE WEST QUARTER CORNER
OF SECTION 19
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

WEST QUARTER CORNER
SECTION 19
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE & MERIDIAN
(NOT FOUND)

09-079-0001
HOOPER STORAGE L C

09-079-0062
WYNN B & LISA M STUCKI

NORTHWEST QUARTER CORNER
SECTION 19
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

10.0' CULINARY EASEMENT IN FAVOR OF
HOOPER WATER IMPROVEMENT DISTRICT
ENTRY NO.

BASIS OF BEARINGS S 89°26'57" E 5459.19' (RECORD) 5459.20' (MEASURED)
S 89°27'25" E 2652.04' (RECORD)

09-079-0015
ROGER L & NATALIE W MILLS

NORTHEAST QUARTER CORNER
SECTION 19
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

09-079-0013
RULON S ALBRECHTSEN
REVOCABLE TRUST

09-081-0043
RULON S ALBRECHTSEN REVOCABLE TRUST

HOOPER HAVEN SUBDIVISION
LOT 12

09-081-0040
CLAIR ROY MANNING TRUST

5500 S 5900 W
(FOUND CENTERLINE MONUMENT)

N 89°56'20" E 107.69'

POINT OF BEGINNING

S 89°28'10" E 153.93' 5.10'

S 0°30'50" W 27.50'

N 89°56'20" E 107.69'

30.01'

66.0'

33.0'

N 1°01'12" E 519.90'

340.61'

25.64'

N 89°22'01" W 174.71'

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55.64'

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West Point

8.

Flag Lots.

a.

The subdividing of a single lot or parcel to form one additional lot in a flag or L-shaped configuration shall be allowed in any residential zone where parcel configuration is oddly shaped so that subdivision design would be poorly configured or create excessively large lots or access is awkward/difficult in the design. The goal is to accommodate the development of property that otherwise could not reasonably be developed under existing city subdivision or development ordinances. Flag lots shall be processed as a standard subdivision.

b.

Development Standards for Flag Lots. All potential flag or L-shaped lots shall meet all the following criteria:

i.

Each lot shall have its own stem, which contains a driveway providing access to a public street. The stem is not separable from the buildable portion of the lot and shall be at least 20 feet wide. The stem may be as long as necessary; however, a turnaround reviewed and approved by the appropriate fire suppression agency shall be provided. No structures shall be allowed within the stem area and all landscaping shall be maintained so as to provide unobstructed access for emergency service vehicles.

ii.

The driveway shall be at least 20 feet wide and shall be completely surfaced in asphalt or concrete. The thickness of the pavement and subbase material shall be the same as a West Point City local street. The surface of the driveway shall be designed to drain water away from the surface.

iii.

The total area of the lot, excluding the stem section, shall be at least one and one-half times the minimum lot size for the zone in which it is located, and the lot shall meet all minimum width and depth requirements as if it was located on a public street.

iv.

Each lot shall have its own water, sewer, power and other utility connections.

v.

Each lot shall have its own mailbox located along the public street frontage afforded by the stem section of the lot. The mailbox may not obstruct any vehicle or pedestrian access to the lot. The street address of the residence shall be clearly illustrated on the mailbox, with characters at least six inches in height and of proportionate width.

vi.

Each lot shall be graded consistent with city-approved storm water practices.

vii.

A fire hydrant must be located within 250 feet of any dwelling structure on the lot.

viii.

The lot in its entirety shall be held in fee simple ownership.

ix.

The original lot from which the flag or L-shaped lot was subdivided must meet the minimum standards for the zone in which it is located, both before and after the creation of the flag or L-shaped lot; however, the minimum rear yard setback shall be increased by 10 feet.

x.

Snow removal shall be provided by the property owner and shall not obstruct traffic on the public street or driveway.

Plain City

E. Flag Lots:

1. The City does not favor flag lots. Flag lots shall not be created by subdividing property. Flag lots will only be permitted in the case of existing landlocked property and in conformance with the City's zoning regulations; such use qualifies as an established conditional use as set out herein.

2. A flag lot may be approved as a conditional use by the Planning Commission, after determining that due to topographic conditions, sensitive land concerns, or other requirements of this chapter, streets cannot or should not be extended to access

substantial buildable areas that would otherwise comply with the minimum lot standards. Also, the following criteria must be met:

- a. Only one single-family dwelling may be constructed as a main use on a flag lot;
- b. The minimum lot area, exclusive of the access stem, shall be one hundred twenty five percent (125%) of the minimum lot area required in the zoning district;
- c. The width of the access stem shall be at least thirty feet (30') with a paved, the pavement being asphalt or concrete to meet Plain City public works standards, twenty foot (20') wide driveway and a minimum five foot (5') wide landscaped buffer on each side of the driveway. The buffer area is provided to help screen adjacent properties and to provide a drainage area for the paved portion of the access strip. The construction of the stem landscaping and improvements shall be completed prior to issuance of building permit;

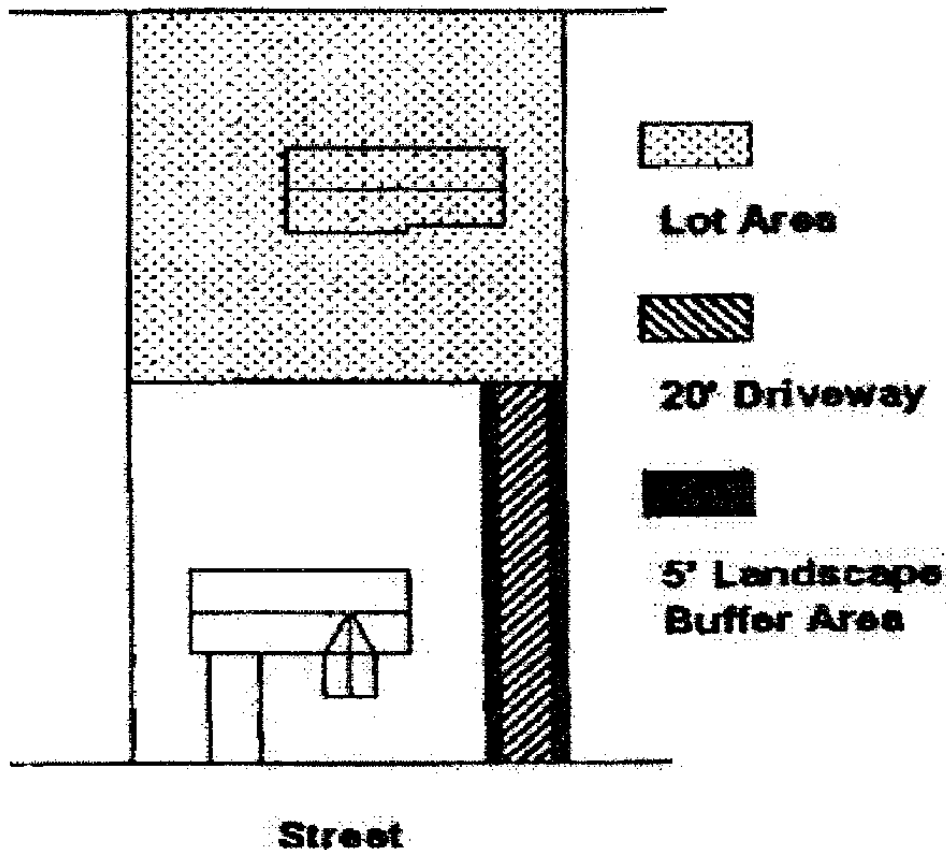


Figure 1- Typical Flag Lot

(Ord. 2008-13, 9-19-2008, eff. 9-19-2008)

d. An asphalt or concrete turnaround shall be required at the end of the stem. The asphalt or concrete shall meet current Plain City public works standards; (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)

e. Approved street numbers shall be located in such a manner as to be plainly visible and legible from the street fronting the lot; (Ord. 2008-13, 9-19-2008, eff. 9-19-2008)

f. A six foot (6') privacy fence as approved by the Planning Commission beginning at forty feet (40') from the right-of-way setback on the stem and along the front of the flag lot will be required and any other fencing as required by the Planning Commission. (Ord. 2009-07, 8-20-2009, eff. 8-20-2009)

F. Debris And Waste: No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish or other waste materials of any kind shall be buried on any land, or left or deposited on any lot or street at the time of conditional acceptance of the subdivision by the City Council, and removal of the same shall be required prior to final acceptance by the City Council. (Ord. 2008-13, 9-19-2008, eff. 9-19-2008)

G. Fencing: Each developer shall be required to furnish and install fences wherever the Planning Commission determines that a hazardous condition or incompatibilities in land use may exist on a lot. The fences shall be constructed according to the Plain City public works standard and shall be noted as to height and material on the final construction plans. Before any improvements begin on the subdivision, a fence needs to be installed around all surrounding agricultural property boundaries. (Ord. 2009-07, 8-20-2009, eff. 8-20-2009)

H. Staking Of Lots: Permanent corner markers shall be placed at all rear lot corners to completely identify the lot boundaries on the ground. Front lot corners shall be identified with permanent reference plugs or nails in the concrete curb. All lot corner markers must be in place prior to the issuance of building permits and after the completion of all subdivision improvements. All lot corners shall be designated in accordance with State/County survey laws. (Ord. 2008-13, 9-19-2008, eff. 9-19-2008)

West Haven

FLAG LOTS.

Lots not having frontage on a street as required by this subchapter, but having access to such a street by means of rights-of-way or fee title access strips, may be approved as “special exceptions” by the Planning Commission in any zone; provided that:

(A) The Planning Commission determines that it is not feasible or desirable to extend a street to serve such lot or lots at that time;

(B) The right-of-way or access strip shall have a minimum width of 20 feet, a maximum width of 30 feet and a maximum grade of 15%;

(C) The area of the right-of-way or access strip shall not be included within the minimum lot area requirement;

(D) The lot shall meet all minimum yard and area requirements of the zone in which it is located, exclusive of the right-of-way or access strip;

(E) The depth of the front yard shall be the distance between the front line of the building and the property line or nearest line of the right-of-way or access strip which the building faces;

(F) The lot address shall be displayed in a prominently-visible location at the street entrance to the right-of-way or access strip;

(G) Each lot shall access a street by means of its own right-of-way or access strip. Successive stacking of lots on the same right-of-way or access strip is not permitted;

(H) No building, structure, or parking is allowed in the right-of-way or access strip which is to be used solely as access to the lot;

(I) The Planning Commission shall impose such other conditions to ensure safety, accessibility, privacy, and the like to maintain or improve the general welfare of the immediate area;

(J) No ROW or access strip shall exceed 500 feet in length;

(K) A maximum of two flag lot ROWs or access strips may be adjacent to each other;

(L) A turnout area shall be provided at the home location to allow firefighting equipment to turn around. This area must be a year-round surface capable of supporting fire equipment (a minimum 40-foot radius if circular);

(M) Bridges, including decking and culverts, must be capable of supporting a minimum 20 ton weight capacity;

(N) Road surfaces on private rights-of-way or private access ways shall be capable of supporting a 20 ton weight capacity with a surface approved by the City Engineer;

(O) A maximum distance of 500 feet access strip shall be permitted without a fire hydrant or other fire suppression method approved by the Fire District;

(P) The home location shall be shown on a plan submitted to the Fire District;

(Q) No flag lot shall be allowed which proposes to resubdivide or include within it (including the right-of-way or access strip) any portion of an existing lot in a recorded subdivision;

(R) The flag lot must meet the minimum lot width requirements for the zone in which the lot is located at the end of the access strip; and

(S) In calculating the minimum lot width of the flag lot to meet the requirements for the zone in which the lot is located at the end of the access strip, the ROW or access strip minimum width of 20 feet shall be included in the minimum (150 foot) frontage requirement of the host or front lot.

(Prior Code, § 42.56) (Ord. 2-92, passed - -1992; Ord. 4-93, passed 8-4-1993; Ord. 21-98, passed 8-5-1998; Ord. 08-2001, passed 8-1-2001)