## Legislation Details (With Text)

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| **File #:** | 17-0285 | **Version:** 1 | **Name:** | David Dodson Lot Line Adjustment |
| **Type:** | Planning Item | | **Status:** | Passed |
| **File created:** | 7/13/2017 | | **In control:** | Planning Commission |
| **On agenda:** | 7/20/2017 | | **Final action:** | 8/17/2017 |
| **Title:** | David Dodson Lot Line Adjustment | | | |
| **Sponsors:** | Planning Commission | | | |
| **Indexes:** | | | | |
| **Code sections:** | | | | |
| **Attachments:** | 1. Dodson Variance Request.pdf, 2. Plat.pdf | | | |

| Date | Ver. | Action By | Action | Result |
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David Dodson Lot Line Adjustment

SUMMARY: The property owners are adjusting a property line between Lot 1 and Lot 2, making Lot 2 larger and Lot 1 smaller. They are requesting three variances. First, they are requesting a variance to the requirement for the dedication of additional ROW on a substandard road. Virgil Smith Road is approximately 30 feet in ROW. This would require the property owners to dedicate 10 foot of additional ROW. They are requesting the variance based on no new lots are being created and thusly no increased impact on traffic or use of the road. Second, Lot 2 does not front on a public street. There is a private road that runs along Lot 1 and Lot 2, as shown on the plat, that has been used by multiple property owners for quite some time. They are requesting a variance to allow an ingress/egress utility easement instead of public ROW. The reasoning behind the request is based on a pre-existing problem. The lack of proper ROW has been an issue for many years, and by the official dedication of an easement they are improving the situation. Third, they are requesting a variance for the requirement of soils and state environmentalist signature for Lot 1. The reasoning is because the existing system is working fine and the property is agricultural in nature and over 3 acres in size. They feel confident that should the existing system fail, a backup field lines area could be found.

STAFF RECOMMENDATION: Upon review of the plat and the variances, staff recommends approval of the plat and variances.

NECESSARY PLANNING COMMISSION ACTION: Approve Plat and Variances.