MEMORANDUM

TO: Planning Commission

DATE: May 8, 2020

FROM: Cathy Brightwell, Duane Huffman

RE: Restrictions for Flag Lots on Dead-End Streets

Planning commission has been discussing restrictions for flag lots on dead end streets after a resident requested a flag lot be included as part of a subdivision he is proposing at 1390 W 1200 North.

WBMC 16.12.060.5 states, the staff of the Flag lot cannot extend from intersections, street corners, cul-de-sacs, or dead end streets.

Commissioners agree that a dead end street and cul-de-sac are similar. The primary difference is that one is intended to remain permanently closed and the other may or may not remain permanently closed.

The maximum length of a cul-de-sac is 400 feet. To recognize the same maximum length when determining where the staff of a flag lot can begin on a dead end street, it is proposed that the flag lot staff be allowed anywhere beyond 400 ft from the end of a dead end street.

WBMC 16.12.060.5 is proposed to change as follows: “the staff of the Flag lot cannot extend from intersections, street corners, cul-de-sacs, or within four-hundred feet of the closed end of a dead end street. If the dead end street has a turnaround at the closed end, the distance will be measured from the center of the turnaround.”

Commissioners suggested staff add a definition of dead end street which is provided below.

WBMC 16.04.020 Definitions:
Current: "Cul-de-sac" means a street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround.

Add new: “Dead end street” means a street with only one way in or out. It may or may not have a turnaround for vehicles at the closed end.

If the commission has no objections to this proposal, it will be reviewed by Mr. Doxey prior to the public hearing scheduled for May 26, 2020.