

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: June 26, 2019

ACTION REQUESTED: Amended Preliminary Plat approval for the Ammerswil Estates subdivision, located at approximately 500 West 3090 South

APPLICANT: Mike Staheli

OWNER: MEGS Ltd.

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Preliminary plat for the Ammerswil Estates subdivision, located at approximately 500 West 3090 South. The reason for this amendment request, is to add 14 lots to originally approved preliminary plat. The original preliminary plat was approved on July 11, 2018.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

The Planning Commission reviewed this request at their May 15, 2019 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for the Ammerswil Estates subdivisions to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of July 11, 2018 (adding an additional number "15" condition):

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Zoning and Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. Before the thirty-second (32nd) lot of this subdivision is recorded, an agreement will need to be provided with the adjoining property owner to the north or east, and a sufficient roadway provided and approved by the public works department. This is to meet the requirement of a secondary access for this development. An alternative to this condition would include the building of a roadway to the west which lies in the St. George city limits.

13. Due to the lack of minimum street width being presented on the preliminary plat, any proposed final plats will require that the minimum width of a half road be provided with sufficient easement (or dedication) acknowledgement as part of the final plat application.

14. Due at final plat application, sufficient easements for utilities being serviced from Merrill Road.