

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: October 9, 2019

ACTION REQUESTED: Final Plat approval for the Rusted Hills, Phase 4 subdivision, located at approximately Bronco Drive and Fremont Street.

APPLICANT: Doug Dennett

OWNER: D & G Property Holdings LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for the Rusted Hills, Phase 4 subdivision, located at approximately Bronco Drive and Fremont Street. This particular subdivision is proposing 32 lots on an area covering 13.99 acres. The specific location of this subdivision is zoned Residential / Agricultural - 1 Acre Min. (RA-1) with Bonus Density program credits. The Amended Preliminary Plat was approved back on August 28, 2019.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their October 2, 2019 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Final plat for the Rusted Hills, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

Ordinance as outlined.

3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.