

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 15, 2020

ACTION REQUESTED: Approval for the conceptual, Afton Gibson Minor Subdivision, located at approximately 250 South 200 West.

APPLICANT: Dennis Gibson

OWNER: Same

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval for the conceptual Afton Gibson Minor Subdivision plan, located at approximately 250 South 200 West.. The applicant is wishing to split the present 5.62 acre parcel into two lots along with some roadway dedication to the city. Parcel (1) of the subdivision will be 146,013 sq. ft. (3.35 ac.), Parcel (2) of the subdivision will be 87,118 sq. ft. (2.0 ac.). Both proposed lots meet the minimum two (2) acres required for the zoning at this location.

The proposed minor subdivision is currently zoned Residential / Agricultural - 2 Acre min. (RA-2), with the surrounding zoning of RA-2 to the east, RA-1 to the south and west, PUD and Open Space to the north.

Staff has reviewed the requested proposal, and the proposed conceptual Bourgoin Minor Subdivision plan, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Bourgoin Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

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. That a post maintenance agreement be recorded prior to the recording of the final plat.