

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 15, 2020

ACTION REQUESTED: Amended Final Plat approval for the Arroyo at Sienna Hills, Phase 9 Amended subdivision, located at approximately Grapevine Crossing and Pleasant Valley Lane.

APPLICANT: Brennan Holdings No. 200, LLC

OWNER: Ivory Southern, LLC

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended Final plat for the Arroyo at Sienna Hills, Phase 9 Amended subdivision, located at approximately Grapevine Crossing and Pleasant Valley Lane. The reason for this amendment request, is simply to change the name of the subdivision from Arroyo at Sienna Hills, Phase 9, to the new proposed name of "Desert Ravine at Sienna Hills". The subdivision still has 35 lots and the acreage of 11.19 remains the same as the originally approved subdivision.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Arroyo at Sienna Hills, Phase 9 subdivision - changing the name to "Desert Ravine at Sienna Hills" to the City Council, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.