

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** May 27, 2020

**ACTION REQUESTED:** Final Plat approval for the Magnolia Grove Estates subdivision, located at approximately 2930 South 20 East.

**APPLICANT:** Michael Bahr

**OWNER:** Bahr LLC

**ENGINEER:** Civil Science

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a final plat for the Magnolia Grove Estates subdivision, located at approximately 2930 South 20 East. This particular subdivision is proposing 5 lots on an area covering 7.27 acres. The specific location of this subdivision is zoned Residential / Agricultural - Half Acre Min. (RA-1/2). The Preliminary Plat was approved back on November 14, 2018

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their May 20, 2020 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Final plat for the Magnolia Grove Estates 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 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.