

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: May 27, 2020

ACTION REQUESTED: Amended Final Plat approval for the New Warm Springs, Phase 4 Amended No. 2 subdivision, located at approximately 845 North Caddington Road.

APPLICANT: Robert Berms

OWNER: New Warm Springs Phases 3, 4 and 5 Homeowners Association.

ENGINEER: L.R Pope Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Final plat for the New Warm Springs, Phase 4, Amended No. 2 subdivision, located at approximately 845 North Caddington Road. The reason for this amendment request is to eliminate the "Detention Basin" area, and turn it into a viable/usable building lot within the subdivision. The newly formed building lot will be labeled Lot #80.

Staff has reviewed the proposed amended final plat and finds it conforms to the Single-Family Residential 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 20, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amended Final Plat for the New Warm Springs, Phase 4, Amended No. 2 subdivision 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.