

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** March 10, 2021

**ACTION REQUESTED:** Amended Final Plat approval for the Cotton Town Village Amended and Extended subdivision, located at approximately the northwest corner of 300 West and Telegraph Street.

**APPLICANT:** George and Kathy Staheli

**OWNER:** Cotton Town Village LLC

**ENGINEER:** Civil Science

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

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

This item was tabled at the February 24, 2021 city council meeting, with the motion stating that the council wants to know the parking area status of the current conditions at Cotton Town Village. This information will be provided to the council during the March 10, 2021 meeting.

The applicant is requesting approval of an Amended Final plat for the Cotton Town Village Amended & Extended subdivision, located at approximately the northwest corner of 300 West and Telegraph Street. The reason for this amendment and extended request, is simply to redefine existing lots and create new lots with the exception of lots 4, 5, 6, 7 & 8; extend the southern subdivision boundary to include additional granted property; more clearly define the Public Utility Easement on the western portion of the plat; along with updating the common access, parking area and Public Utility Easement located in the common parking area to better fit current/existing conditions. The subdivision is going from 8 lots to the new 11 lots and the acreage of has increased from 5.947 acres to the new 6.06 acres

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

The Planning Commission reviewed this request at their February 17, 2021 meeting.

## **Recommendation**

The Planning Commission unanimously recommended approval of the Amended Final Plat for the Cotton Town Village Amended and Extended subdivision - changing the total of lot numbers (and lot sizes and locations) as well as an increase of xx acres, onto 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. 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.