

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: April 14, 2021

ACTION REQUESTED: Amended Final plat approval for The Cottages at The village at Stucki Farms phase 1 Amended and Extended subdivision, located at approximately Cattail Lane and Farmhouse Drive

APPLICANT: Karl Larson

OWNER: South Landing Development LLC

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Final plat for The Cottages at The Village at Stucki Farms Phase 1 Amended & Extended subdivision, located at Cattail Lane and Farmhouse Drive. The reason for this amendment and extended request, is to increase the size of lot 1, eliminate lot 9 to increase the adjacent lot widths, and extend the phase boundary. The open space/common area has been expanded adjacent to lots 5-8 to allow for more amenities/landscape to be installed.

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PCD 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 April 7, 2021 meeting.

Recommendation

The Planning Commission unanimously recommend approval of the Amended final plat for The Cottages at The village at Stucki Farms phase 1 Amended and Extended subdivision, 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.