



STAFF REPORT

DATE: May 17, 2022
TO: Honorable Mayor and City Council
FROM: Laura Thompson, Planner II
SUBJECT: REGENTS PARK BRIXTON, LLC, SEEKING SUBDIVISION PLAT AMENDMENT APPROVAL FOR LOT 2 OF THE GRANT COMMERCIAL SUBDIVISION LOCATED AT 395 N 2000 W IN THE HC-HIGHWAY COMMERCIAL ZONE.

RECOMMENDED MOTION

Motion to grant subdivision plat amendment approval for Lot 2 of the Grant Commercial Subdivision located at 395 N 2000 W in the HC-Highway Commercial Zone.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat amendment meet the requirements of Springville City Code?

BACKGROUND

The proposed amendment is for Lot 2 of the Grant Commercial Subdivision, which will divide one-acre of the west portion of the five-acre parcel, which will be attached and included with the Regent's Park Condominium project to the south.

PLANNING COMMISSION REVIEW

The Planning Commission considered the plat amendment on April 26, 2022 as part of the consent agenda with a recommendation of approval.

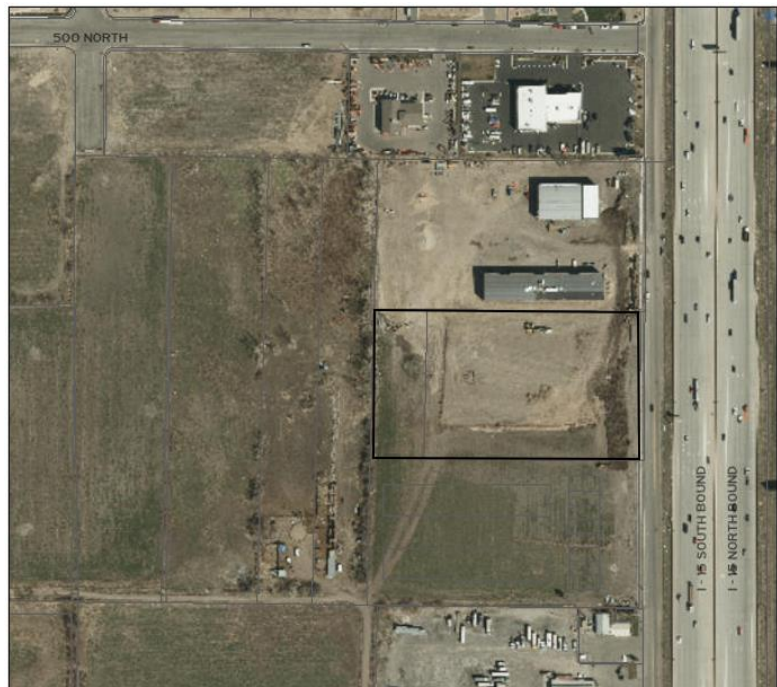
ALTERNATIVES

1. Approve the plat amendment;
2. Approve with conditions; or
3. Deny the application.

Laura Thompson
Planner II

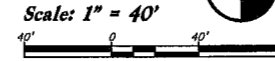
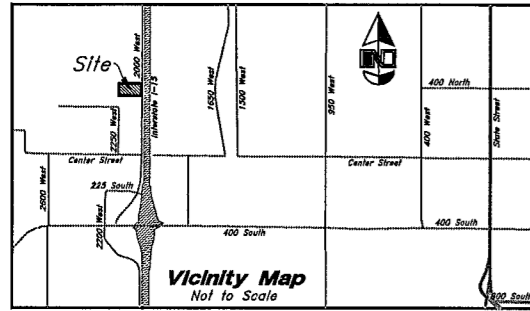
Attachments

cc: Shivam Shaw



Grant Commercial Subdivision Amended

Amending Lot 2, Grant Commercial Subdivision
located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East,
Salt Lake Base and Meridian, U.S. Survey, Springville City, Utah County, Utah
2022



Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Grant Commercial Subdivision Amended.

Boundary Description

All of Lot 2 of Grant Commercial Subdivision, recorded as Entry No. 80355:2020 and as Map No. 17106 in the Office of the Utah County Recorder, located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, in Springville City, Utah County, Utah, being described metes and bounds as follows:

Beginning at the Northeast Corner of the Regent's Park Condominium Plat recorded as Entry No. 24552:2022 and as Map No. 18189 in the Office of the Utah County Recorder, being on the Westerly Line of a Road Dedication for 2000 West Street to Springville City shown on the Official Plat of said Grant Commercial Subdivision, located 421.77 feet South 89°00'34" West along the North Line of said Section 31; and 718.24 feet South 0°22'05" West to and along said Westerly Line from a Brass Cap Monument found marking the North Quarter Corner of said Section 31; and running thence North 89°17'32" West 631.44 feet along the Northerly line of said Condominium Plat to the Northwest Corner thereof; thence North 1°33'41" East 348.26 feet to the Southwest Corner of Lot 1 of said Subdivision; thence South 89°17'42" East 624.18 feet along the Southerly Line of said Lot 1 to the Southeast Corner thereof on said Westerly line; thence South 0°22'05" West 348.26 feet along said Westerly line to the Northeast Corner of said Condominium plat and the point of beginning.

Contains 218,625 sq. ft.
Or 5.02 acres
2 Lots

PRELIMINARY

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all by these presents that I, the undersigned Owner of the above described tract of land, having caused the same to be subdivided into Lots to be hereafter known as Grant Commercial Subdivision Amended, do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use.

In witness whereof I have hereunto set my hands This _____ Day
of _____ AD, 20____.

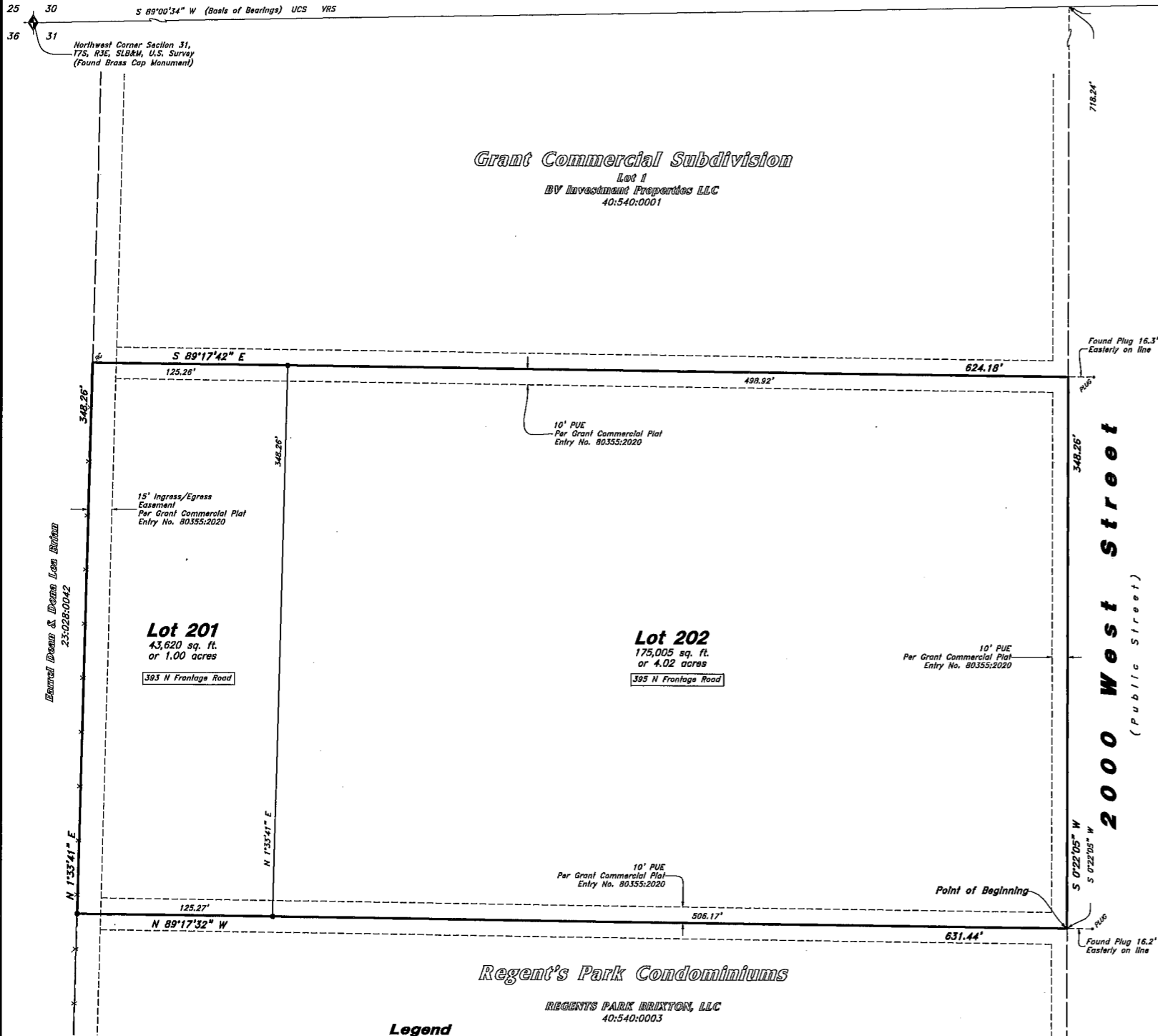
(See Sheets 2-4 for Owner's Signatures and Acknowledgements)

Narrative

This Subdivision Plat was requested by Regents Park Brixton, LLC, to subdivide Lot 2 of Grant Commercial Subdivision and create 2 Lots.

This Plat retraces and honors the underlying Grant Commercial Subdivision recorded as Entry No. 80355:2020 and as Map No. 17106, Official Records of Utah County, as it matches the NAD 1983 Utah Central Zone State Plane datum.

A line between Brass Cap Monuments found for the Northwest and North Quarter Corners of Section 31 was assigned the UCS bearing of South 89°00'34" West as the Basis of Bearings to place the Survey on said State Plane Datum.



Grant Commercial Subdivision

Lot 1
BV Investment Properties LLC
40:540:0001

Regent's Park Condominiums

REGENTS PARK BRIXTON, LLC
40:540:0003

Legend

- Property Line
- Easement Line
- Adjouter Line
- Section Line
- Section Corner
- VRS Virtual Reference Station
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Owners / Developers

Readeo LLC Wapiti Holdings LLC
1052 W Sovereignty Circle 545 S 1250 E
Bluffdale, UT 84065 Pleasant Grove, UT 84062



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWEngineering.net

Sheet 1 of 4

Acceptance by the City of Springville

The City of Springville, County of Utah, Accepts this Subdivision of
Grant Commercial Subdivision Amended

This _____ Day of _____ A.D. 20____.

Approved _____
City Attorney

Approved _____
Mayor

Approved _____
Planning Commission Chair

Approved _____
City Engineer (See Seal Below)

Attest _____
City Recorder (See Seal Below)

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Surveyor's Seal Ken B. Hawkes 8707113	Natary Public Seal	City Engineer Seal	Clerk-Recorder Seal
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PRELIMINARY