

STAFF REPORT

DATE: May 17, 2022
TO: Honorable Mayor and City Council
FROM: Laura Thompson, Planner II
SUBJECT: REGENTS PARK BRIXTON, LLC, SEEKING AN AMENDMENT TO THE REGENT'S PARK CONDOMINIUMS PLAT LOCATED AT 317 N 2000 W IN THE HC-HIGHWAY COMMERCIAL ZONE.

RECOMMENDED MOTION

Motion to grant approval for the amendment to the Regent's Park Condominiums plat located at 317 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 to the condominium project, will include a one-acre portion of the lot to the north.

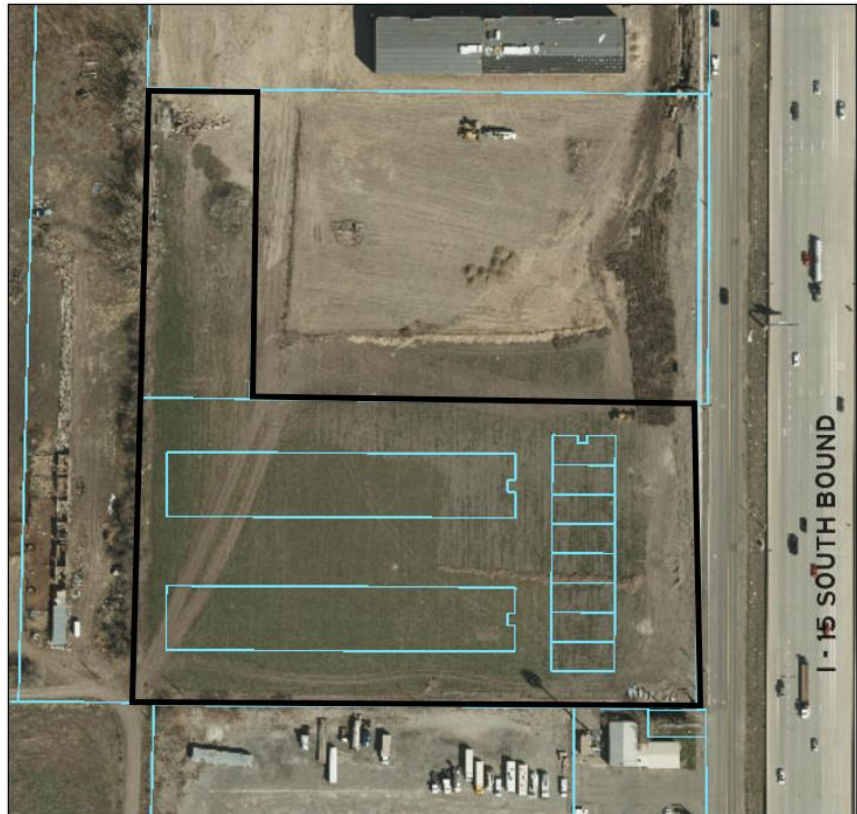
There are no site improvements proposed at this time for the additional property. At the time they choose to develop the additional portion, a separate site plan will be required.

PLANNING COMMISSION REVIEW

The Planning Commission considered the amended plat 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

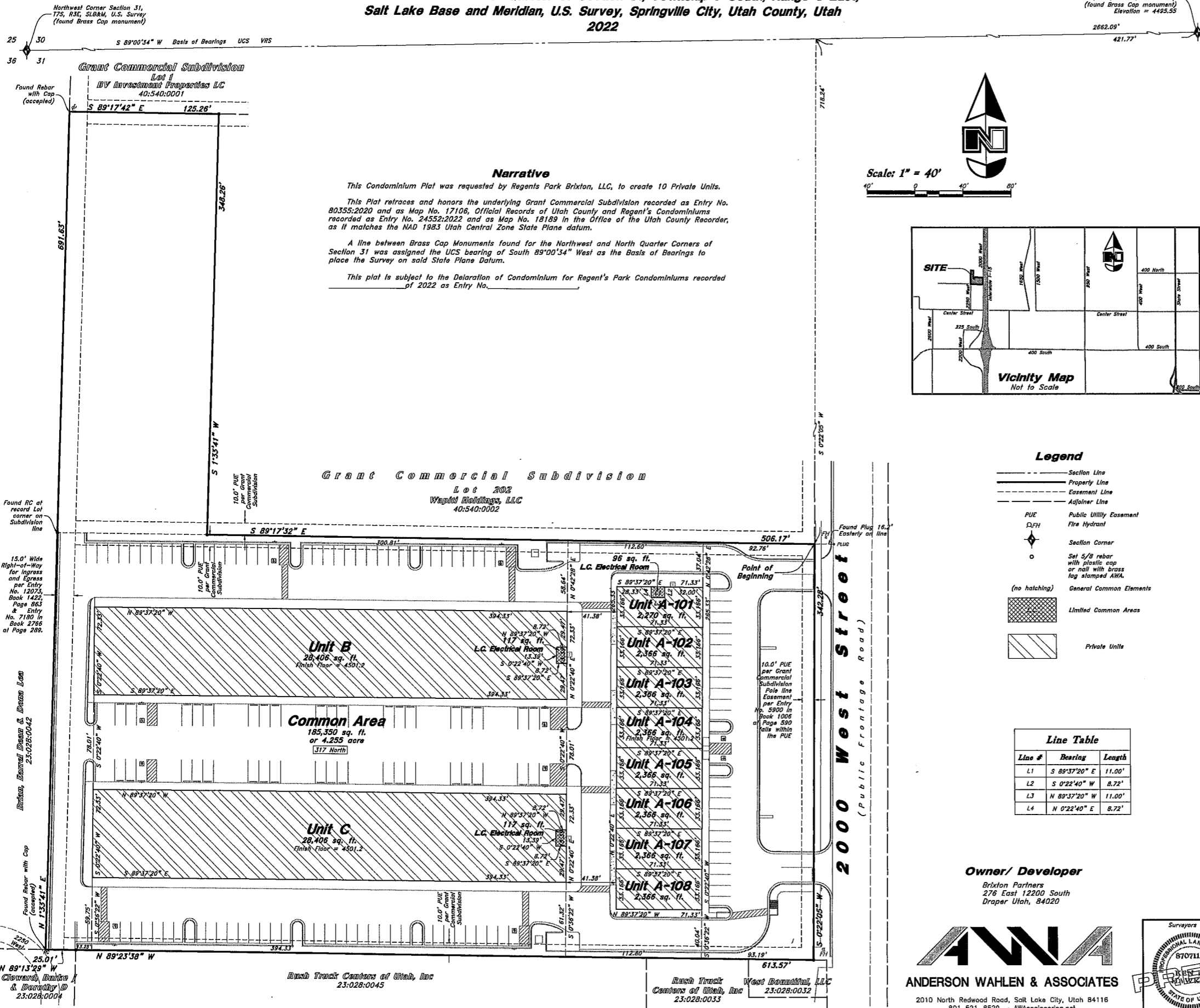
Attachments

cc: Shivam Shaw



Regent's Park Condominiums Amended

Amending all of Regent's Park Condominiums, along with all of Lot 201 of Grant Commercial Subdivision Amended 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



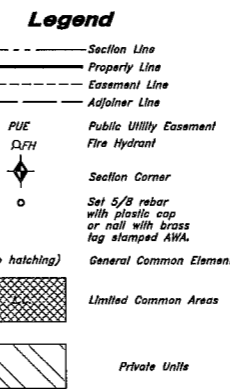
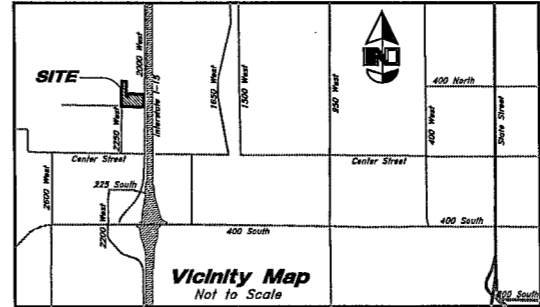
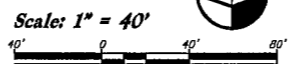
Narrative

This Condominium Plat was requested by Regent's Park Brixton, LLC, to create 10 Private Units.

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 and Regent's Condominiums recorded as Entry No. 24552:2022 and as Map No. 18189 in the Office of the Utah County Recorder, 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.

This plat is subject to the Declaration of Condominium for Regent's Park Condominiums recorded of 2022 as Entry No. _____



Line Table

Line #	Bearing	Length
L1	S 89°37'20" E	11.00'
L2	S 0°22'40" W	8.72'
L3	N 89°37'20" W	11.00'
L4	N 0°22'40" E	8.72'

Owner/ Developer
Brixton Partners
276 East 12200 South
Draper Utah, 84020

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAAengineering.net

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 Condominium Plat, and this Condominium Plat complies with the provisions of Section 57-8-13(1)(b) of the Utah Condominium Ownership Act, Utah Annotated Section 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2019); 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 Regent's Park Condominiums Amended.

Boundary Description

All of Lot 201 of Grant Commercial Subdivision Amended recorded as Entry No. and as Map No. _____ in the Office of Utah County Recorder and all of Regent's Park Condominiums, recorded as Entry No. 24552:2022 and as Map No. 18189 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 Southeast Corner of Lot 202 of said Regent's Park Subdivision, being on the Westerly Line of a Road Dedication for 2000 West Street to Springville City shown on the Official Plat of Grant Commercial Subdivision recorded as Entry No. 80355:2020 and as Map No. 17106 in the Office of the Utah County Recorder, 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 South 0°22'05" West 342.28 feet along said Westerly Line; thence North 89°23'38" West 613.57 feet; thence North 89°13'29" West 25.01 feet; thence North 1°33'41" East 691.63 feet to the Southwest Corner of Lot 1 of said Grant Commercial Subdivision; thence South 89°17'42" East 125.28 feet along the Southerly Line of said Lot 1 to the Northwest Corner of said Lot 202; thence South 1°33'41" West 342.28 feet along the Westerly Line of said Lot 202 to the Southwest Corner thereof; thence South 89°17'32" East 506.17 feet along the Southerly line of said Lot 202 to the Southeast Corner thereof and the point of beginning.

PRELIMINARY

Contains 261,325 sq. ft.
Or 6.00 acres
10 Private Units
and Common Area

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all men by these presents that We, the undersigned owners of the above described tract of land, having caused the same to be subdivided and hereafter known as Regent's Park Condominiums Amended and do hereby dedicate for the perpetual use of the public and City all Easements shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The Owner hereby conveys the Common Area, as indicated hereon, to Regent's Park Condominium Owners Association, Inc., a Utah Nonprofit Corporation.

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

Sheet 1 of 6

Acceptance by the City of Springville
The City of Springville, County of Utah, Accepts this Subdivision of Regent's Park Condominiums 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)

Regent's Park Condominiums
Amending all of Regent's Park Condominiums, along with all of Lot 201 of Grant Commercial Subdivision Amended 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

Surveyor Seal: Ken B. Hawkes, 8707113, State of Utah

Notary Public Seal

City Engineer Seal

Clark-Recorder Seal

PRELIMINARY