



STAFF REPORT

DATE: May 17, 2022

TO: Honorable Mayor and City Council

FROM: Laura Thompson, Planner II

SUBJECT: JOHNSTON DEVELOPMENTS SEEKING FINAL APPROVAL FOR THE HOLDAWAY PARK ESTATES SUBDIVISION LOCATED IN THE AREA OF 650 E 200 N IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE.

RECOMMENDED MOTION

Motion to grant approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed subdivision meet the requirements of Springville City Code and the Holdaway South New Neighborhood Plan?

BACKGROUND

Neighborhood Plan was adopted by the City Council on December 2, 2021, which includes five-units with two lot types. The Side Drive Rambler type will allow a minimum lot size of 5,500 square feet and the Side Drive Bungalow, with a minimum lot size of 4,800 square feet.

The plan also includes an additional street access and parking lot for the south side of Holdaway Park.

The preliminary plan was granted approval on April 26, 2022.

PLANNING COMMISSION REVIEW

The Planning Commission considered the final plans on May 10, 2022 as part of the consent agenda and recommended approval.

ALTERNATIVES

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



If denied, the City Council shall give reason for such disapproval. If additional conditions are required by the City Council, such conditions shall be referred to the Planning Commission for their review and approval prior to City Council's final action on the application.

Laura Thompson
Planner II

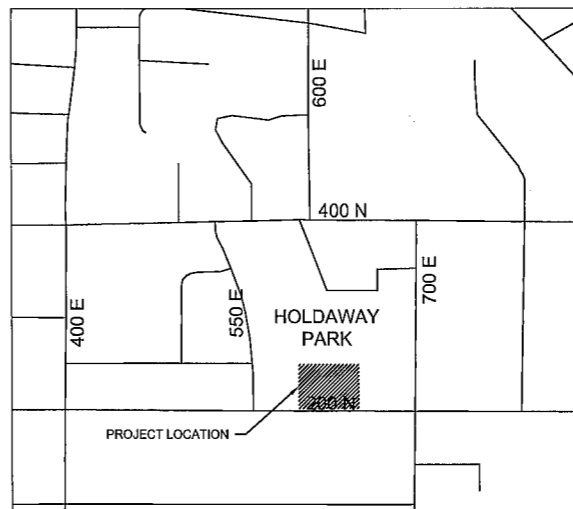
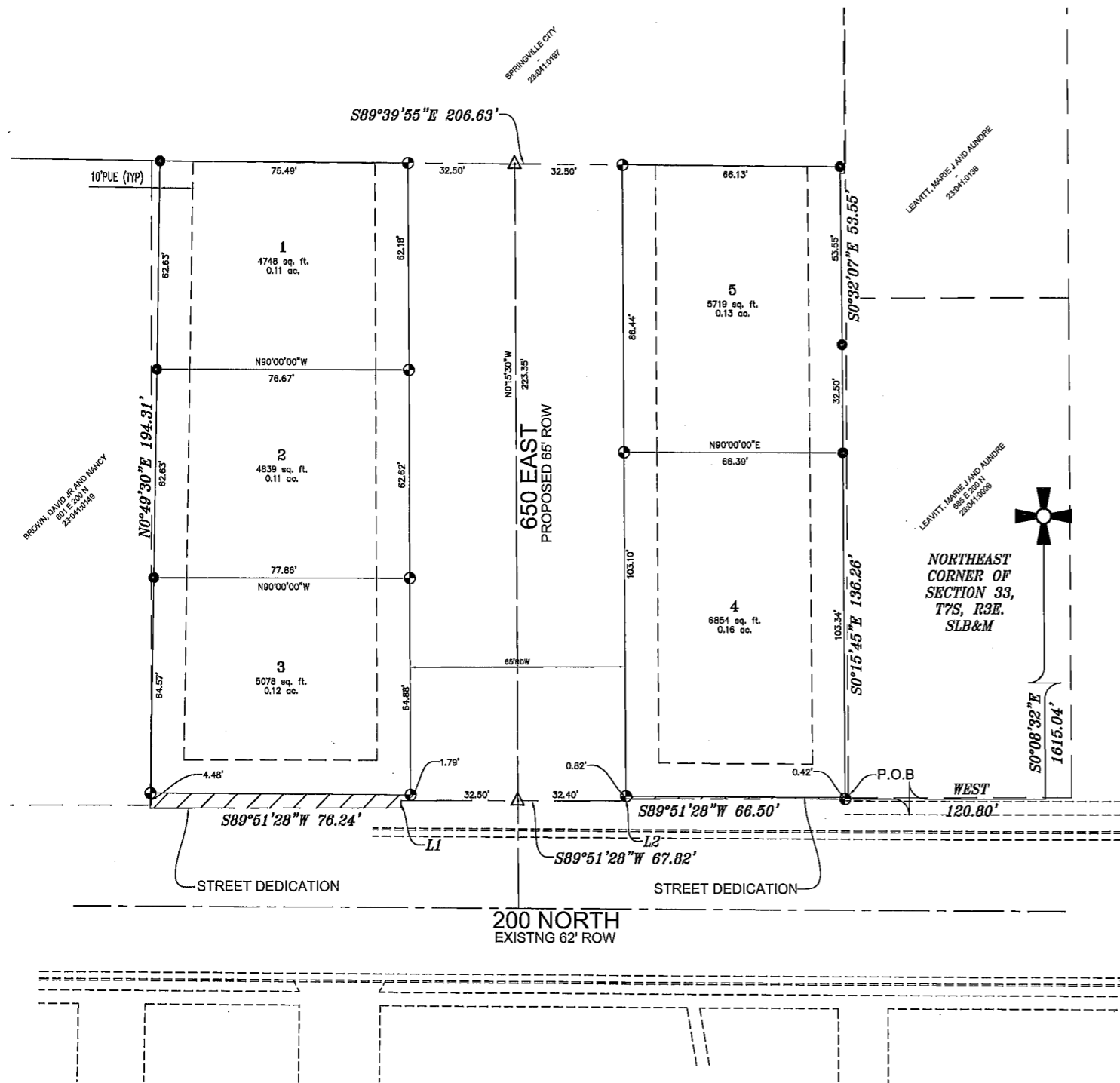
Attachments

cc: Ryan Johnston



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°08'32"E	2.18'
L2	S0°08'32"E	0.68'

ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.



VICINITY MAP
-NTS-

LEGEND

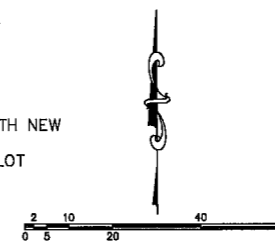
- FOUND BRASS CAP
- SET 5/8" REBAR AND CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

SURVEY/ENGINEER
ATLAS ENGINEERING
801-655-0566

OWNER/DEVELOPER
RYAN JOHNSTON
801-420-6565

DATA TABLE
TOTAL ACREAGE=0.91 ACRES
TOTAL # OF LOTS=5
TOTAL # OF LOTS PER ACRE=5.49
ACREAGE OF LOTS=0.63 ACRES
ACREAGE IN ROW=0.25

- NOTES:
- ZONING BASED ON HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN
 - REFER TO REGULATING PLAN FOR LOT TYPES AND REQUIREMENTS



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°08'32" EAST ALONG THE SECTION LINE 1615.04 FEET AND WEST 120.80 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'28" WEST 66.50 FEET; THENCE SOUTH 00°08'32" EAST 0.58 FEET; THENCE SOUTH 89°51'28" WEST 67.82 FEET; THENCE SOUTH 00°08'32" EAST 2.18 FEET; THENCE SOUTH 89°51'28" WEST 76.24 FEET TO THE PROJECTION OF A WIRE FENCE; THENCE ALONG SAID PROJECTION AND EXTENSION OF SAID WIRE FENCE NORTH 00°49'30" EAST 194.31 FEET TO A CHAIN-LINK FENCE; THENCE ALONG SAID CHAIN-LINK FENCE SOUTH 89°39'55" EAST 206.63 FEET TO A WOOD FENCE; THENCE ALONG SAID WOOD FENCE THE FOLLOWING TWO (2) CALLS, (1) SOUTH 00°32'07" EAST 93.55 FEET; (2) SOUTH 00°15'45" EAST 136.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2022.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2022.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

HOLDAWAY PARK

A RESIDENTIAL SUBDIVISION IN
SPRINGVILLE, UTAH

CONTAINING 05 LOTS AND 0.91 ACRES.
LOCATED IN THE NORTH EAST QUARTER OF SECTION 33, OF TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL