

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: July 10, 2019

ACTION REQUESTED: Revised - Final Plat approval for the 5th Amended OK Corrals, Phase 1A subdivision, located at approximately along Quarter Horse Drive and Thoroughbred Road.

APPLICANT: Barbara Button

OWNER: TB Property Management, LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a "revision" of the final plat for the 5th Amended OK Corrals, Phase 1A subdivision, located at approximately along Quarter Horse Drive and Thoroughbred Road. The original 5th amended final plat was approved by the Planning Commission and City Council back on February 27, 2019. That approval was based upon the request to combine lots 5 & 6 (creating lot "D") and also combining lots 35, 36, 37 and 38 (creating lot "E"). Since that approval on February 27, 2019, the applicant has had the opportunity to purchase lot number 34 and is wishing to include it into the proposed lot "E" of this amended final plat.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat and the already approved amended final plat. Staff is seeking council approval for the revision to add lot 34 into the newly proposed lot "E".

Recommendation

Staff is seeking approval of the Revised - Final Plat for the 5th Amended OK Corrals, Phase 1A subdivision from the City Council, based on the following original findings and subject to the following original conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the

proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

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. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.