



Memorandum

To: Planning Commission
From: Sophie Frankenburg, Associate Planner
Date: January 10, 2019
Re: **January 15, Planning Commission Meeting**
Plat Amendment Application- S-BIT-1 and S-BIT-2: Ryan Lee

Overview

Ryan Lee has requested an amendment of the Bit and Spur Subdivision Plat. The proposed amendment would combine lots 1 and 2 into one single lot, S-BIT-1-A, as referenced on the proposed amended plat, and remove the existing access easement. No other changes were made to this plat. The key issues to consider in this application are its effects on lot size, landscape requirements, and required setbacks.

Applicable Ordinances

The Council should review the following code chapters or sections:

1. Chapter 10-14: Subdivisions (particularly 10-14-13)

Staff Analysis

The only proposed change with the amended plat is to the sideyard property boundary splitting S-BIT-1 and S-BIT-2. This property boundary will be removed to combine the lots into a single 1.71 acre lot. Because no new lot lines will be created with the amendment, the main issues for the Commission to consider are lot size, landscaping, and setbacks from existing structures.

Plat Amendment in Village Commercial

Standard	Requirement	Proposal	Comments
<i>Lot Area</i>	The minimum lot size is 0.5 acres.	The final combined lot will be 1.71 acres.	S-BIT-1 is .85 acres, S-BIT-2 is .86 acres. Since no new lot lines are being created, the total acreage is 1.71. In compliance
<i>Lot width and frontage</i>	Average width of 100 feet, with a minimum of 50 feet. Minimum frontage of 50 feet.	Minimum width is 146 feet. Maximum width 350 feet. Frontage about 350.	In compliance.
<i>Setbacks</i>	Front setbacks must be 30 feet, side setbacks 10 feet adjacent to VC, side yard adjacent to FR 20 feet, and rear setbacks 20 feet.	As analyzed in recent DDR proposals, all structures (existing and approved) comply with setback requirements. Removing the lot line between S-BIT-1 and S-BIT-2 will not impact	Any new structures on the southern boundary must have a side setback of 20 feet. In compliance.

		current setback compliance.	
<i>Landscaping</i>	Must retain 60% of the lot as natural open space or landscape.	Both properties contain 60% landscaping and/or open space.	Combined property will be in compliance.

Staff Recommendation

Staff recommends the Commission make specific findings regarding the proposed development as follows:

1. Does the proposed plat amendment, combining lots S-BIT-1 and S-BIT-2, meet the standards for the VC zone?

Should the Commission recommend approval, staff recommends the following condition:

- 1- Amended plat must be recorded with the Washington County Recorder’s Office prior to a building permit application.

Sample Motion Language

The Planning Commission recommends **APPROVAL / DENIAL** of the plat amendment combining lots S-BIT-1 and S-BIT-2 into a single lot, S-BIT-1-A, as referenced on the proposed amended plat, to the Town Council. The motion is based on the following findings:

List Findings

RECEIVED

COPY

DEC 04 2019



TOWN OF SPRINGDALE
By JG #013 \$450

TOWN OF SPRINGDALE

118 Lion Blvd PO Box 187 Springdale UT 84767 435-772-3434 fax 435-772-3952

SUBDIVISION PLAT AMENDMENT APPLICATION

FOR OFFICIAL USE ONLY	File # _____
Brief Description of Project: _____	
Application Date: _____ Completed File Date: _____ Review Date: _____	
Notes: _____	
Authorization: _____ Revised 12/06	

Application is hereby made to the Town of Springdale, Utah for a subdivision plat amendment pursuant to Section 10-14-13 of the Springdale Town Code for the following:

APPLICANT INFORMATION:

Name RYAN LEE

Street Address 1855 S. 70 W. LINCOLN, UT 84042

Mailing Address SAME AS

Email Address RYAN.LEE@BLUERAVENSOLAR.COM

Phones (Home) _____ (Cell) 801-318-0336 (Fax) _____ (Business) _____

SUBDIVISION INFORMATION

Subdivision Name BIT AND SPUR SUBDIVISION

Zone VILLAGE COMMERCIAL

SUBMITTAL REQUIREMENTS

The following information must be submitted with this application:

1. Complete amended Final Plat, in compliance with the requirements of section 10-14-8(A) and (C).
2. Name and address of all owners of record of the land contained in the entire plat.
3. Name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended.
4. The signatures of each owner (from #2 and #3 above) that consents to the plat amendment.

APPLICATION FEE

The applicant must pay the appropriate before this application will be found complete.

Fee = \$400 plus \$25 per lot affected by the amendment.

Number of lots this application affects 2

Fee for this application \$450

*Note: The applicant will also be charged engineering review and legal review fees incurred by the Town during the review of the plat amendment.

APPLICANT CERTIFICATION

I certify that the information contained in this application is true and correct.

Printed Name: Ryan CBF

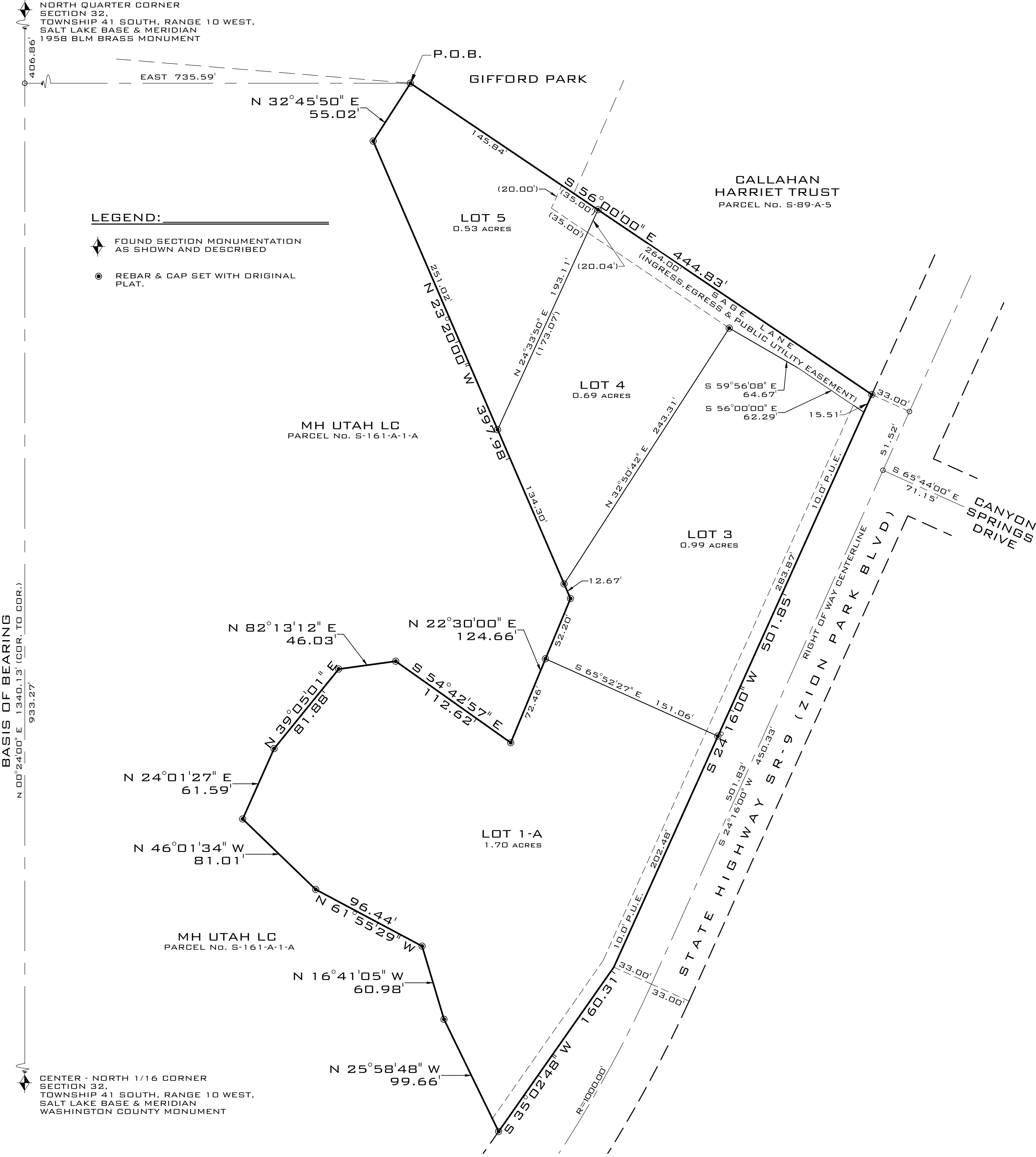
Signature: *Ryan CBF*

Date: 12/9/19

AMENDMENT NOTE:
 THE PURPOSE OF THIS AMENDMENT IS TO COMBINE LOTS 1 & 2 AND REMOVE THE EXISTING ACCESS EASEMENT. NO OTHER CHANGES WERE MADE WITH THIS PLAT.

OWNER'S DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREDON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

SURVEYOR'S CERTIFICATE:
 I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREDON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS TO BE HEREAFTER KNOWN AS:
BIT AND SPUR SUBDIVISION - AMENDED
 THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



BIT AND SPUR SUBDIVISION - AMENDED
 FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE TOWN OF SPRINGDALE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS (P.U.E.). ALL LOTS, AND PUBLIC UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO(ES) HEREBY WARRANT TO THE TOWN OF SPRINGDALE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

CODA HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY WEST RIM HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY
 MANAGER - _____ MANAGER - _____

ACKNOWLEDGMENT:
 STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:
 STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

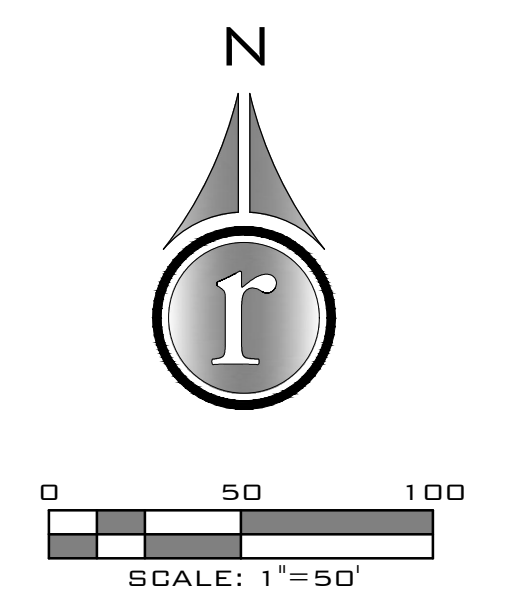
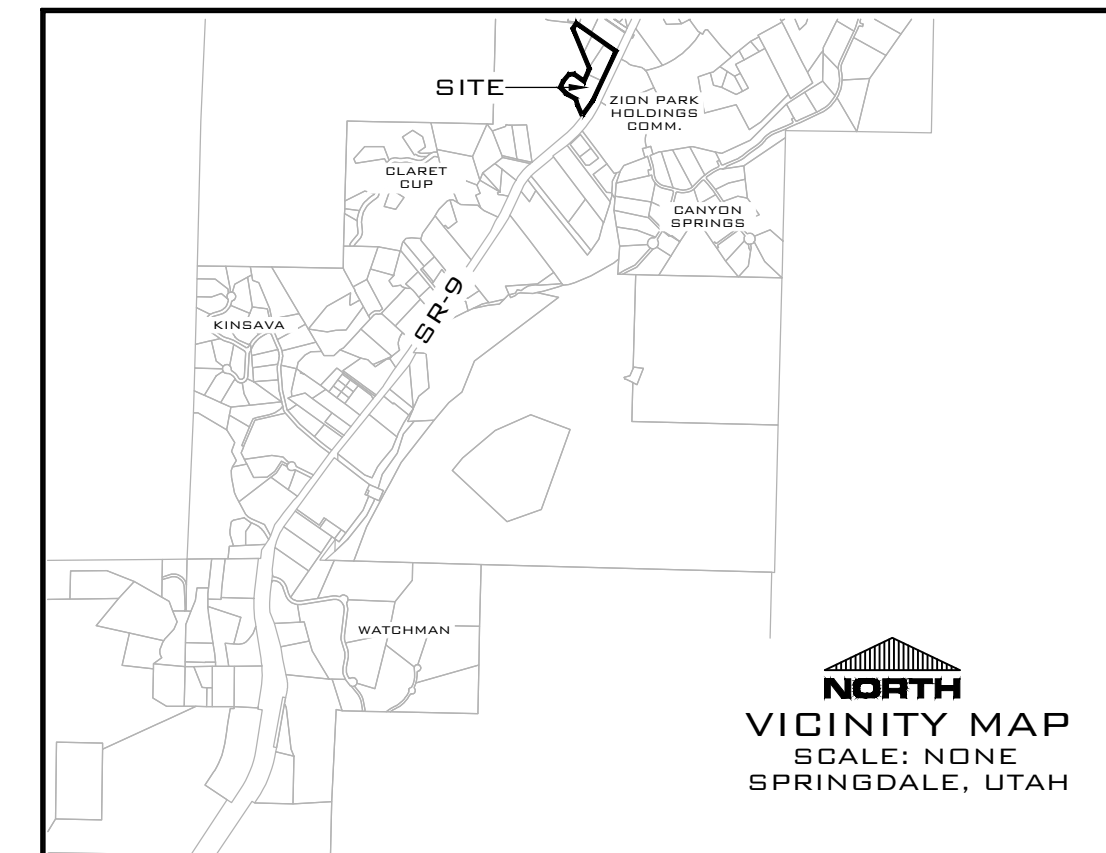
MORTGAGE CONSENT TO RECORD:
 CACHE VALLEY BANK, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

VICE PRESIDENT _____
 NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:
 STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)



THE FINAL PLAT FOR
BIT AND SPUR SUBDIVISION
 A COMMERCIAL SUBDIVISION
 - A M E N D E D -

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 41 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE AND MERIDIAN
 TOWN OF SPRINGDALE, WASHINGTON COUNTY, UTAH



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

SURVEY/FPLAT-AMD FILE NUMBER:	11/21/2019 DATE:	B.E.A. DRAWN:
10953-18 JOB NUMBER:	1"=30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:
 THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

ENGINEER
 TOWN OF SPRINGDALE, UTAH

APPROVAL OF THE PLANNING COMMISSION:
 ON THIS THE _____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TOWN'S ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
 TOWN OF SPRINGDALE, UTAH

APPROVAL AND ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH:
 WE THE MAYOR AND CITY COUNCIL OF THE TOWN OF SPRINGDALE, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

MAYOR
 TOWN OF SPRINGDALE, UTAH ATTEST: CITY RECORDER

APPROVAL AS TO FORM:
 APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY
 TOWN OF SPRINGDALE, UTAH

TREASURER APPROVAL:
 I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY
 TREASURER

RECORDED NO.: _____

FEE _____ COUNTY RECORDER
 WASHINGTON COUNTY, UTAH

Existing Plat

