



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: John Anderson, 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
Date: November 18, 2015  
Re: PLNSUB2015-00876 Vacate the Buena Vista Subdivision

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## Vacate Subdivision

**PROPERTY ADDRESS:** Approximately 500 S. Gladiola St.  
**PARCEL ID:** Multiple parcels – Identified in staff report  
**MASTER PLAN:** Westside Master Plan  
**ZONING DISTRICT:** M-2 Heavy Manufacturing

**REQUEST:** The petitioner, The Romney Group, is requesting to vacate a portion of the Buena Vista Subdivision which includes platted lots, public streets and alleys. Vacating a subdivision with public streets requires a recommendation from the Planning Commission to the City Council. The City Council has final decision making authority for subdivision plat amendments involving alterations or vacating public streets.

**RECOMMENDATION:** Based on the information in this staff report, staff recommends that the Planning Commission make a favorable recommendation to the City Council to approve the proposed vacation of portions of the Buena Vista Subdivision subject to complying with all applicable regulations.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Existing and Proposed Plats
- C. Additional Applicant Information
- D. Existing Conditions
- E. Analysis of Standards
- F. Public Process and Comments
- G. Dept. Comments
- H. Motions

**PROJECT DESCRIPTION:**

The Romney Group is proposing to vacate a portion of the Buena Vista Subdivision including platted lots, alleys, streets and any other features shown on the Salt Lake County plat maps. The subdivision was originally established in 1888 and has remained on county plat records but was never developed. Streets were never constructed, public utilities were not provided and no structures were ever constructed. The property today remains vacant and undeveloped.

The properties are all currently owned by the LDS Church. The desire of the applicant is to purchase

this property from the LDS Church but is seeking to first vacate and delete the subdivision from the Salt Lake County and City records and consolidate the original lots and streets into a single parcel in order to construct an industrial building on the property in the future. The portion of the existing subdivision that is proposed to be vacated is shown on the Vicinity Map in Attachment A.

**KEY ISSUES:**

No key issues have been identified through the analysis, department reviews or public comments.

**DISCUSSION:**

The proposal is an amendment to the Buena Vista Subdivision and involves vacating lots, streets and alleys. Portions of this subdivision are being vacated to allow for future development of the parcel. The proposed subdivision vacation would allow for development which would be similar to development of adjacent properties. The vacation of portions of the existing undeveloped subdivision would not create any new lots from the existing parcels of land. The ultimate goal of the applicant is to consolidate the 27 existing lots into a single parcel. This proposal would affect 13.10 acres of property.

The vacation of a portion of the Buena Vista will not affect the remaining portions of that same subdivision. The applicant has proposed to vacate one half of the undeveloped Emilia Street. The applicant owns the properties on the west side of the right of way. The properties on the east side of the right of way are owned by a separate property owner. The street right of way is 70 feet and the applicant is requesting to vacate 35 feet of the street. The Transportation Division has reviewed the application and has no issues with the proposed vacation. Though it is unlikely that the streets in any portion of this subdivision will ever be constructed, the property owner on the east side of Emilia Street could improve the remaining 35 feet if desired.

The purpose of the M-2 heavy manufacturing district is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate for, a nuisance free environment. This proposed subdivision amendment will help to achieve the purpose of the M-2 zoning district. By vacating portions of this undeveloped subdivision and consolidating the lots into a single parcel, the applicant is creating a situation that would allow the development of the parcel with an industrial use.

The key standard of review is that the vacation of the subdivision does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment. This standard and other related standards for subdivision amendments related to section 20.16.100 are discussed in Attachment "E".

**NEXT STEPS:**

The application is reviewed as a subdivision amendment by the Planning Commission. Its action, whether to recommend approval or denial, of the proposed subdivision vacation will be transmitted to the City Council for final action.

If approved, the applicant will be required to provide appropriate legal descriptions in order to consolidate parcels to allow for eventual development of the site.

If denied, the applicant would not be able to easily develop the majority of the site as it would require the installation of costly public infrastructure such as streets and utilities.

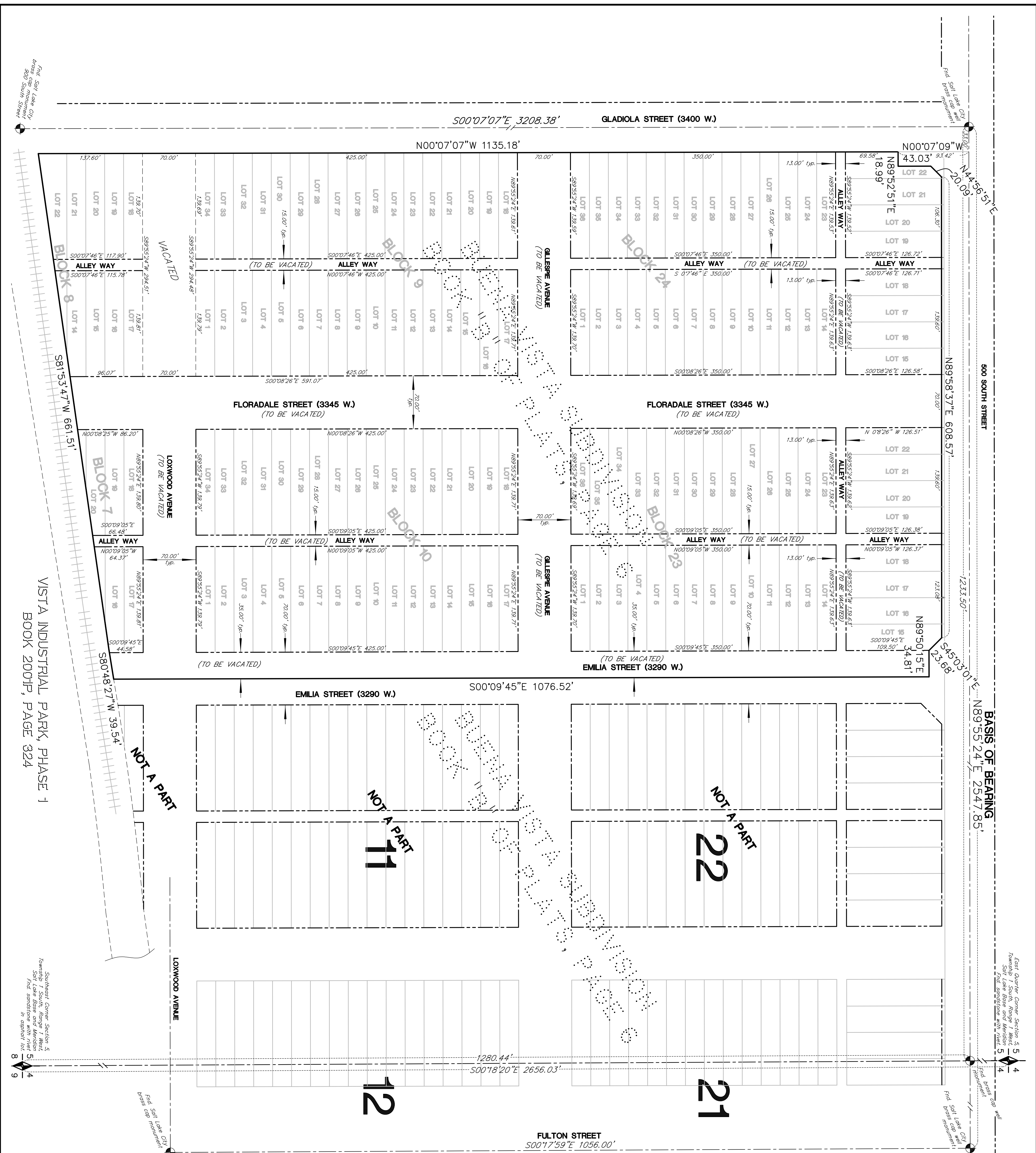
# ATTACHMENT A: VICINITY MAP

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**ATTACHMENT B: BUENA VISTA EXISTING AND PROPOSED PLAT**

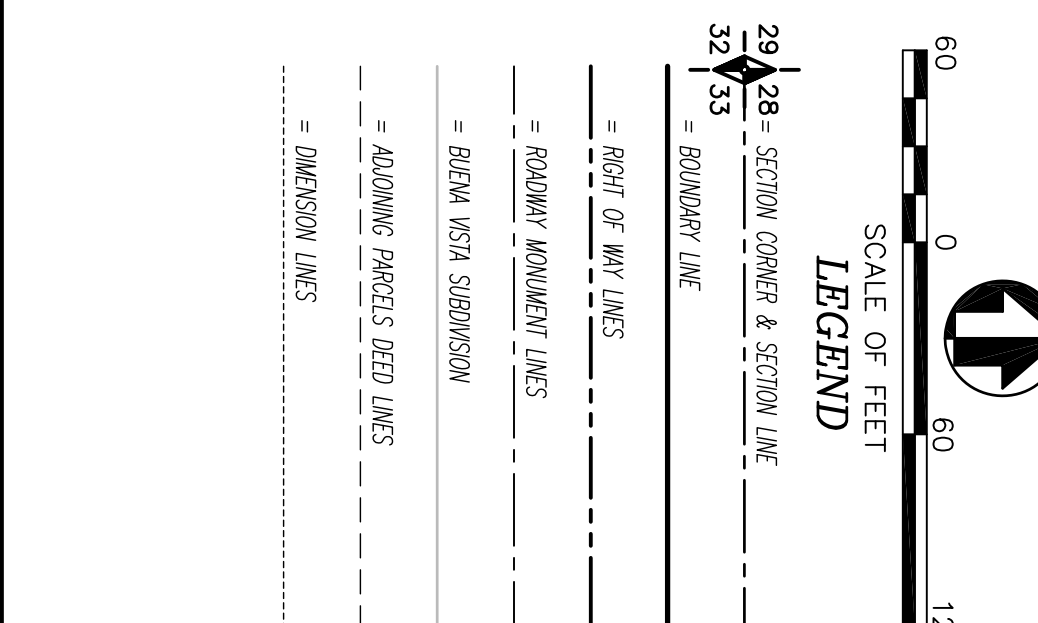
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**DESCRIPTION:**

A parcel of land lying and situate in the Southeast Quarter of Section 5, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Comprising 18.16 acres of the Buena Vista Subdivision approved December 18, 1888 and recorded in Book 18 of Plats, Page 6 of the Salt Lake County records. Basis of bearing for subject parcel being North 89°52'41" East 200.09 feet to the intersection of the center line of Gladiola Street (3400 West) and the center line of Emilia Street (3290 West). Subject parcel being more particularly described as follows:

Commencing at the intersection monument of 500 South and Gladiola Streets, thence North 89°52'41" East 33.00 feet coincident with the monument line of said 500 South Street; Thence South 00°07'07" East 93.42 feet to the TRUE POINT OF BEGINNING; Thence the following five (5) courses coincident with the south right of way line of 500 South Street described in that certain Special Warranty Deed recorded as Entry 11228818, in Book 9942, at Pages 7518 through 7530 of said County Records: 1) North 89°52'51" East 18.99 feet; 2) North 00°07'09" East 43.03 feet; 3) North 44°56'51" East 20.09 feet; 4) North 89°58'57" East 608.57 feet; 5) South 45°03'01" East 23.68 feet; Thence North 89°50'15" East 34.81 feet to a point on the center line of Emilia Street; Thence coincident with said center line of Emilia Street, thence East 107°08'52" feet, more or less, to a point on the north right of way of the Union Pacific Railroad; Thence the following two (2) courses coincident with said right of way, 1) South 80°48'27" West 39.54 feet, 2) South 81°33'4" West 661.51 feet to a point on the east right of way line of Gladiola Street; Thence North 00°07'07" West 1135.18 feet to the point of beginning.



DESIGNED: DEH  
 DRAFTED: DEH  
 CHECKED: DEH

**Boundary Consultants**  
 Professional Land Surveyors  
 1295 North 1700 West, Farr West, Utah  
 801-792-1569 801-690-7158 FAX

**CONCEPT PLAN FOR THE ROMNEY GROUP**  
**VACATING A PORTION OF THE BUENA VISTA SUBDIVISION**  
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 10-23-15  
 SCALE: 1"=60'  
 PROJECT NUMBER: 1509001

Southwest Corner Section 5  
 Town of Salt Lake Base and Meridian  
 Plat sandstone with metal  
 in asphalt lot

East Quarter Corner Section 5, 5  
 Township 1 South, Range 1 West,  
 Salt Lake Base and Meridian  
 Plat sandstone with metal  
 in asphalt lot

Plat Salt Lake City  
 Plat cap monument  
 940 South Street

Plat Salt Lake City  
 Plat cap monument  
 940 South Street

VISTA INDUSTRIAL PARK, PHASE 1  
 BOOK 2001P, PAGE 324

# BUEENA VISTA.

## A Subdivision of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 Brighton Farming Plat.

### Salt Lake County, Utah.

#2977

Filed December 15<sup>th</sup> 1938 at 2:10 p.m.

Clayton M. Cannon  
Plattee  
Brighton State Subdiv. Co.

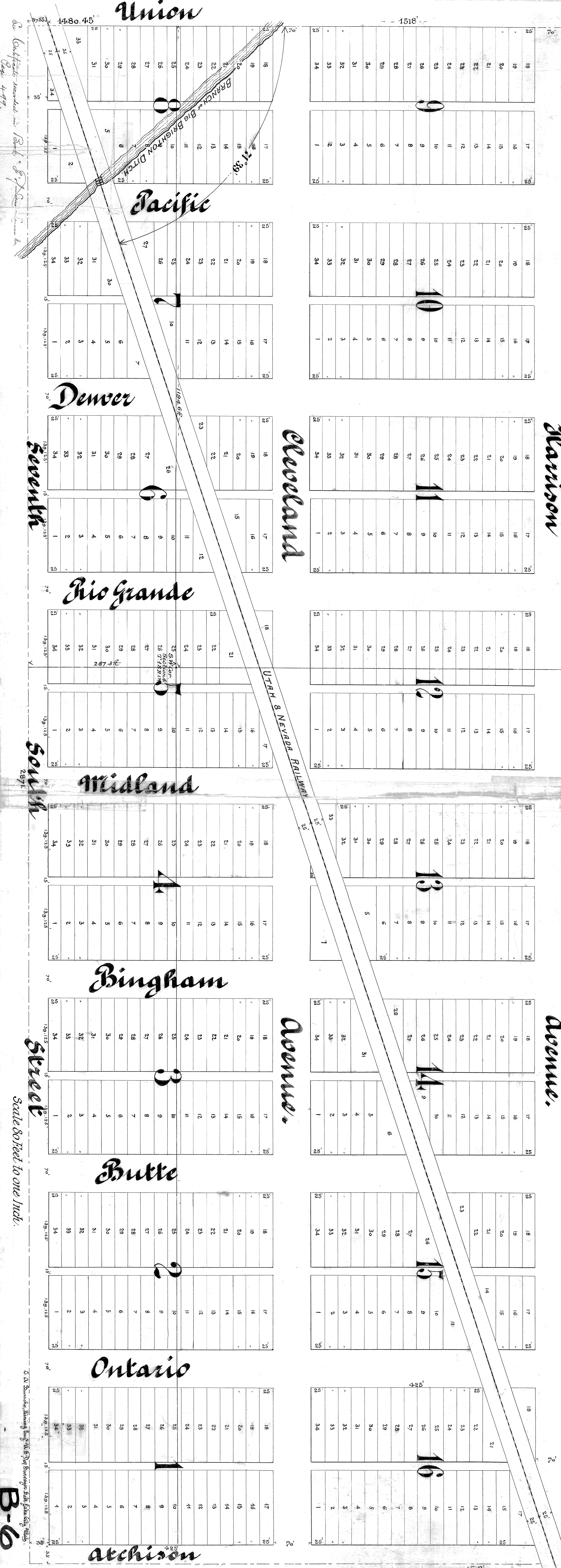
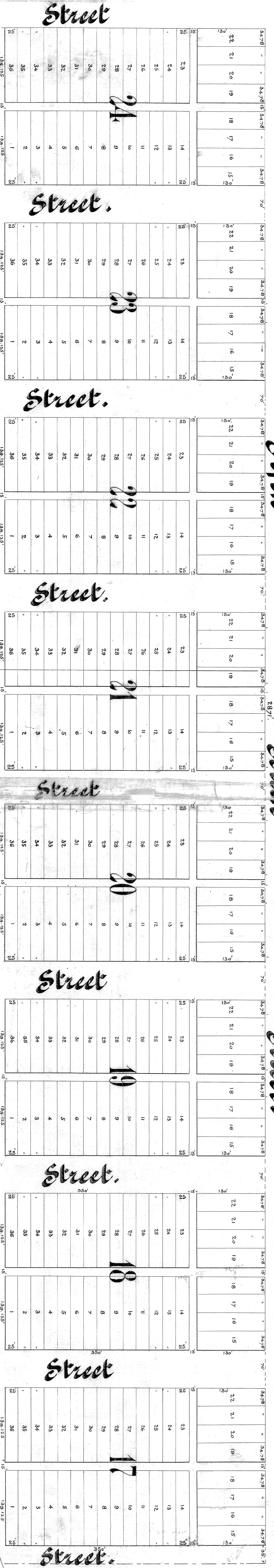
**31st**

**South**

**Street.**

Approved December 18, 1938

Glenn A. Smith  
County Clerk  
Salt Lake County

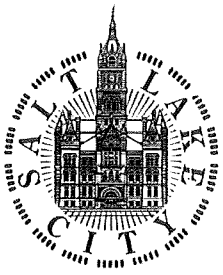


Scale 80 feet to one inch.

B-6

# **ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION**

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# Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

New Lots

Amendment

### OFFICE USE ONLY

Project #: PLNSUB2015-00876	Received By: L. Parisi	Date Received: 10/27/15	Zoning: M-2
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Proposed Subdivision Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s): 500 S. Gladiola St

Name of Applicant: The Romney Group, LLC	Phone: 801-694-3750
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Address of Applicant: 2265 E. Murray Holladay Rd, Holladay, UT 84117

E-mail of Applicant: anthon@theromneygroup.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner  Engineer  Architect  Other: Contract to purchase

Name of Property Owner (if different from applicant): Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day-Saints

E-mail of Property Owner: jacobdowse@ldschurch.org	Phone: 801-240-9231
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### WHERE TO FILE THE COMPLETE APPLICATION

<b>Mailing Address:</b> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<b>In Person:</b> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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### REQUIRED FEE

- ➔ Filing fee of \$364 plus \$121 for each new lot created.
- ➔ Plus additional fee for required public notices

### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 10/26/15
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## SUBMITTAL REQUIREMENTS

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Staff Review

**Please include with the application** *(please attach additional sheet/s if necessary)*

**Project Description**



A written description of what is being proposed.

**Legal Description**



A digital file and one (1) paper copy of the legal description of the current boundaries of the subject property; and, for proposed subdivision of 10 lots or less, the legal descriptions of each of the proposed lots.

**Preliminary Plat Drawing**



A digital (PDF) copy of the preliminary plat drawing



One paper copy (24" x 36") of the preliminary plat drawing  
(The plat shall be certified as accurate by a Utah Registered Land Surveyor or Professional Engineer and shall include the information listed on the attached checklist. If all the information cannot fit on the drawing, the information may be provided in accompanying documents.)

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## APPEAL PROCESS

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- ➔ Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.
- ➔ Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

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## AVAILABLE CONSULTATION

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- ➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

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## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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As I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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**THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE PRELIMINARY PLAT OR IN AN ACCOMPANYING DATA STATEMENT:**

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1. Any subdivision that includes recordation of a final plat shall be given a name. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;
2. The name and address of the record owner or owners;
3. The name and address of the subdivider; if different from the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act;
4. The name, address and phone number of the person, firm or organization preparing the preliminary plat, and a statement indicating the recorded owner's permission to file the plat;
5. The date, north direction, written and graphic scales;
6. A sufficient description to define the location and boundaries of the proposed subdivision;
7. Vicinity map showing general location of the project at a scale of 1" = 1,000' or similar.
8. The locations, names and existing widths and grades of adjacent streets;
9. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
10. The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;
11. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
12. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
13. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
14. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
15. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;
16. Any proposed public areas;
17. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;
18. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
19. The approximate radius of each curve;
20. The approximate layout and dimensions of each lot;
21. The area of each lot to the nearest one hundred (100) square feet;
22. A statement of the water source;
23. A statement of provisions for sewerage and sewage disposal;
24. Preliminary indication of needed major storm drain facilities;
25. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
26. Any existing or proposed dedications, easements and deed restrictions;
27. A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;
28. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;
29. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat;
30. If required by the planning director, a preliminary soil report prepared by a civil engineer specializing in soil mechanics and registered by the state of Utah, based upon adequate test borings or excavations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage.

THE  
ROMNEY GROUP

October 26, 2015

Nick Norris  
Planning Manager  
Planning Division  
Salt Lake City Corporation  
**Via Email: [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)**

RE: Plat Amendment – 500 S Gladiola St

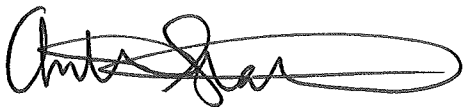
Dear Nick:

Thank you for your assistance and guidance on amending the plat at 500 S. Gladiola St. The current owner of this ground is the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day-Saints. The Romney Group, LLC is under contract with the owner of this ground to purchase it. Our plans are to build one large industrial distribution building. The plat currently consists of 27 residential paper lots on vacant land in an industrial area. These 27 lots are surrounded by platted public streets that were never created. In order for us to move forward we need the City to vacate these streets and convey the ground back to the property owner. We are asking the city to not only vacate these streets but consolidate all of these lots and vacated public streets into one parcel for industrial use.

Attached with this letter and application please find the preliminary plat drawing showing the existing lots, public streets, and proposed single parcel. We are using David Hawkes, owner of Boundary Consultants Professional Land Surveyors, as our surveyor. He can be reached at 801-792-1569 or [dave@boundaryconsultants.biz](mailto:dave@boundaryconsultants.biz) if you have any questions regarding the plat. The plat application requests a legal description, but we do not have one on each of these paper lots. We feel that the preliminary plat drawing does a good job of identifying the parcels.

We've also included a letter from the current owner authorizing us to amend the plat. Please call or email with any questions. We are in the process of moving to our new office so the address on our letter head is incorrect. Please use the address on the application.

Thanks,



Anthon Stauffer

THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

SPECIAL PROJECTS DEPARTMENT

Real Estate Services Division  
50 East North Temple Street  
Salt Lake City, Utah 84150-0012  
Phone: 1-801-240-3840  
Facsimile: 1-801-240-3907

To Whom It May Concern:

I, the undersigned owner of record of the real property described below, do hereby authorize the Romney Group, LLC, a Utah limited liability company, to act on my behalf and to fulfill other requirements as are required for application to the City of Salt Lake for a subdivision plat amendment with respect to the property, consisting of parcels attached hereto as Exhibit A. The sole purpose of the subdivision plat amendment is to consolidate the parcels described in Exhibit A into one parcel and to vacate the existing right-of-ways associated with those parcels. The Romney Group, LLC, shall pay all costs associated with the application to the City for a subdivision plat amendment. No subdivision plat amendment approval or any other action that would permanently alter the underlying use of the property shall be given and finalized by the City of Salt Lake until such time as the Romney Group, LLC, has acquired legal title to the property. No liens or other encumbrances shall be asserted against the property in connection with the application to the City for a subdivision plat amendment.

OWNER: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation Sole

BY:

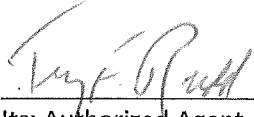
  
JD \_\_\_\_\_  
Its: Authorized Agent

EXHIBIT A

PROPERTY IDENTIFICATION SUMMARY - Revised				
Parcel ID	APN	Address (County Records)	Size <sup>a</sup> (acre)	Size <sup>a</sup> (SF)
1	15-05-476-004	525 South Gladola Street	2.85	128,502
2	15-05-477-008	543 South Floradale Street	0.08	3,485
3	15-05-477-007	522 South Emilia Street	0.08	3,485
4	15-05-477-008	522 South Emilia Street	0.24	10,464
5	15-05-477-009	522 South Emilia Street	0.32	13,939
6	15-05-477-010	522 South Emilia Street	0.24	10,464
7	15-05-477-013	522 South Emilia Street	0.16	6,970
8	15-05-477-014	562 South Emilia Street	0.08	3,485
9	15-05-477-015	543 South Floradale Street	1.04	45,302
10	15-05-477-016	3325 West 500 South	0.19	8,276
11	15-05-477-017	3325 West 500 South	0.20	8,712
12	15-05-477-018	3325 West 500 South	0.39	16,988
13	15-05-480-001	579 South Gladola Street	1.01	43,998
14	15-05-480-002	595 South Gladola Street	0.24	10,464
15	15-05-480-003	603 South Gladola Street	0.84	36,580
16	15-05-480-004	631 South Gladola Street	1.05	45,738
17	15-05-480-011	598 South Floradale Street	0.24	10,464
18	15-05-480-015	631 South Gladola Street	0.27	11,761
19	15-05-480-016	3291 West Loxwood Avenue	0.17	7,405
20	15-05-480-019	3291 West Loxwood Avenue	0.16	6,970
21	15-05-481-001	581 South Floradale Street	0.32	13,939
22	15-05-481-002	612 South Emilia Street	1.20	52,272
23	15-05-481-012	612 South Emilia Street	0.24	10,464
24	15-05-481-013	578 South Emilia Street	0.16	6,970
25	15-05-481-014	596 South Emilia Street	0.50	34,848
26	15-05-484-002	3325 West Loxwood Avenue	0.24	10,464
27	15-05-484-003	3325 West Loxwood Avenue	0.19	8,276
Totals <sup>a</sup> :			13.10	570,636

# **ATTACHMENT D: EXISTING CONDITIONS**

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The subdivision is located within the M-2 Heavy Industrial District. The zoning requirements are shown in the table below.

## **Zoning Requirements**

Regulations	Zoning District
	M-2
Minimum Lot Size	20, 000 square feet
Minimum Lot Width	80 feet
Front Yard / Corner Side Yard Setback	Front 25 feet Corner Side 15 feet
Rear Yard Setback	35 feet
Side Yard Setback	20 feet
Building Height	80 feet, except that chimneys and smokestacks shall be permitted up to 120 feet in height

Vacating portions of the existing subdivision will not change the underlying parcels as they currently exist. All existing parcels that do not meet the zoning district requirements are considered to be noncomplying with respect to zoning requirements. The vacation of the subdivision plat and the consolidation of the lots will bring the parcel of property into compliance with zoning requirements. The intention of the applicant is to consolidate the parcels once the subdivision has been vacated. The surrounding properties where the original subdivision is located included those remaining portions of the Buena Vista Subdivision will maintain their existing parcel configurations and will not be modified by the vacation of a portion of the subdivision plat.

# **ATTACHMENT E: ANALYSIS OF STANDARDS**

## **STANDARDS OF APPROVAL FOR PRELIMINARY PLATS**

**20.16.100:** All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

<b>Criteria</b>	<b>Finding</b>	<b>Rationale</b>
<b>A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.</b>	<b>Complies</b>	Many of the existing subdivision lots are noncomplying due to not meeting minimum lot sizes and widths. If consolidated, the end result will comply with the zoning regulations for lot size and width in the zoning district listed in Attachment D.
<b>B. All buildable lots comply with all applicable zoning standards</b>	<b>Complies</b>	Existing parcels either meet the applicable zoning standards or are noncomplying and they will maintain their noncomplying status until they are consolidated.
<b>C. All necessary and required dedications are made;</b>	<b>Complies</b>	There are no required dedications related to this proposal.
<b>D. Water supply and sewage disposal shall be satisfactory to the public utilities director:</b>	<b>Complies</b>	The property in question is currently vacant and public utilities are not necessary. Elimination of the existing undeveloped subdivision would not have any impact on existing services in 500 South or Gladiola Street. The eventual development of the parcel would need to be designed with existing services in mind.
<b>E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included;</b>	<b>Complies</b>	There are no required public improvements related to this proposal.
<b>F. The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	Existing parcels comply with other applicable laws and regulations. Following, the vacation of the subdivision and consolidation of the lots into a single parcel of property, the property in question would continue to comply with other applicable laws and regulations.
<b>G. If the proposal is an amendment to an existing subdivision that involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</b>	<b>Complies</b>	There would be no material injury to the public given the nature of the site and the lack of use of the site. The LDS Church owns all of the land involved in the proposed amendment, so no other property owners would be affected. The applicant intends to purchase the property from the property owner if the subdivision amendment is approved.  The proposed subdivision vacation allows for similar development to occur on the property in question that exists on adjacent properties. The vacation of an existing undeveloped subdivision would not create any new lots from the existing parcels of land.

# **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

The public process for subdivision amendments includes notification of the public hearing to property owners within the subdivision, adjacent property owners and affected entities as well as holding an open house or attending a community council meeting. Notice of the public hearing is also published in the newspaper.

At the time of final staff report development the staff had sent notices, attended an open house and had not received any public comments.



# **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

## **Public Utilities**

The Brighton North Point Canal flows through the south west corner of the subdivision. This conveyance and easement will need to be maintained.

## **Transportation**

There are no objections from Transportation. As the area develops, we are open to looking at how future roads would be designed to accommodate use of the land and whether those roads would be dedicated or not.

## **Engineering**

No objection to the closure of the paper streets. When a set of development plans is submitted, that will trigger public way improvement requirements, such as sidewalk, curb & gutter, street lights, etc.

## **Zoning**

No zoning concerns at this time. Lot consolidation and/or subdivision will need to be recorded prior to a building permit being issued and construction started.

## **ATTACHMENT H: MOTIONS**

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The Planning Commission shall hold a public hearing to consider the amendment petition and shall provide a recommendation to the City Council to approve, approve with conditions, or deny the amendment according to the standards for preliminary plats set forth in Section 20.16.100.

### **Consistent with Staff Recommendation:**

Approve With Conditions: Based on the findings in the staff report, public input and discussion, I move to transmit a favorable recommendation to the City Council to approve with conditions the request to vacate portions of the Buena Vista Subdivision as described in Attachment B.

### **Not Consistent with Staff Recommendation:**

Approval Option: Based on the staff report information, public input and discussion and the following finding(s), I move that the Planning Commission transmit a favorable recommendation to the City Council relating to the request to vacate portions of the Buena Vista Subdivision as described in Attachment B.

Denial Option: Based on the staff report information, public input and discussion and the following finding(s), I move that the Planning Commission transmit a negative recommendation to the City Council relating to the request to vacate portions of the Buena Vista Subdivision as described in Attachment B.

The Planning Commission shall make findings on the standards of approval for preliminary plats as listed below:

1. All buildable lots comply with all applicable zoning standards;
2. All necessary and required dedications are made;
3. Water supply and sewage disposal shall be satisfactory to the public utilities director;
4. Provisions for the construction of any required public improvements, per Section 20.40.010, are included
5. The subdivision otherwise complies with all applicable laws and regulations; and
6. If the proposal is an amendment to an existing subdivision that involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.