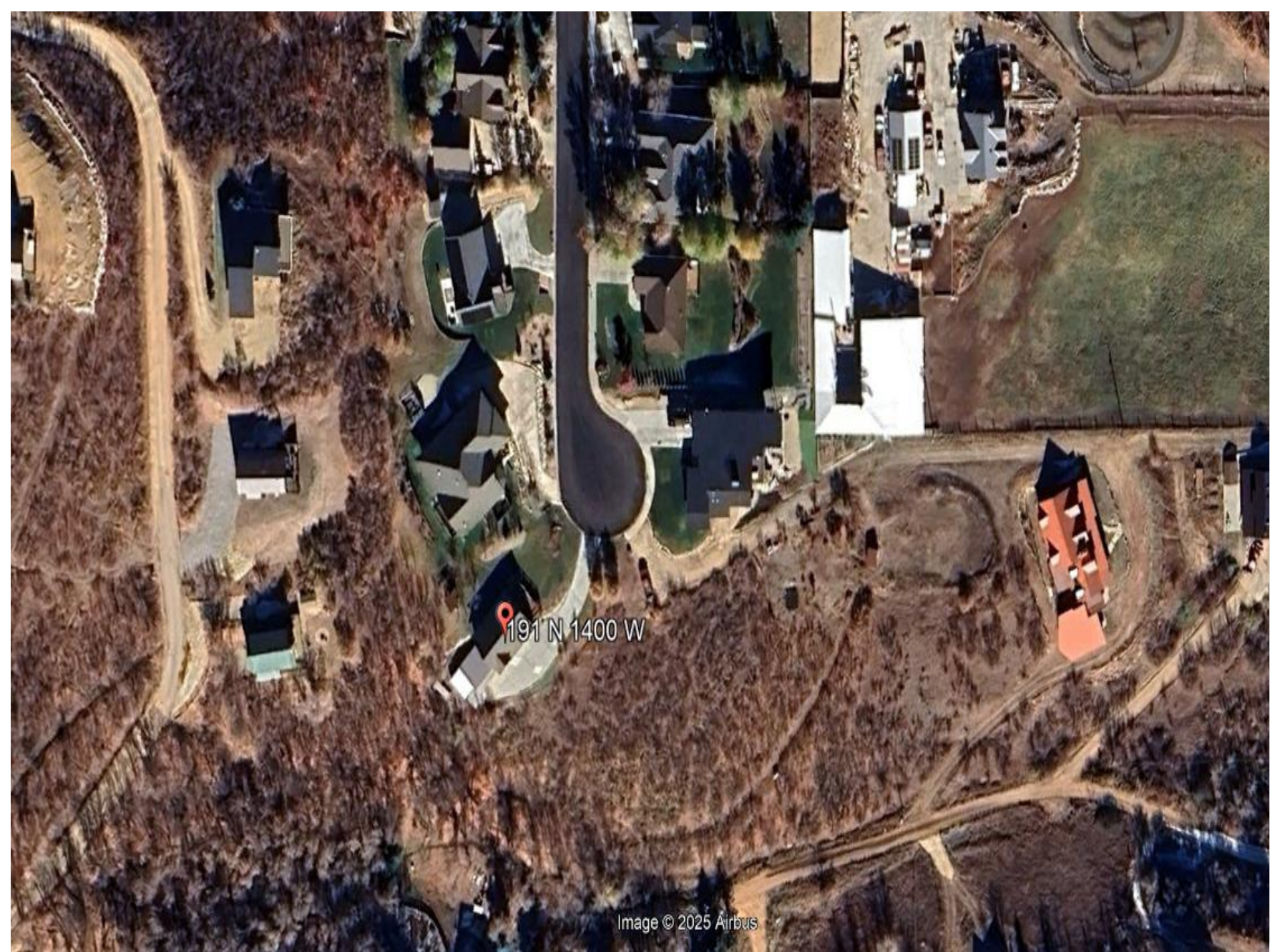


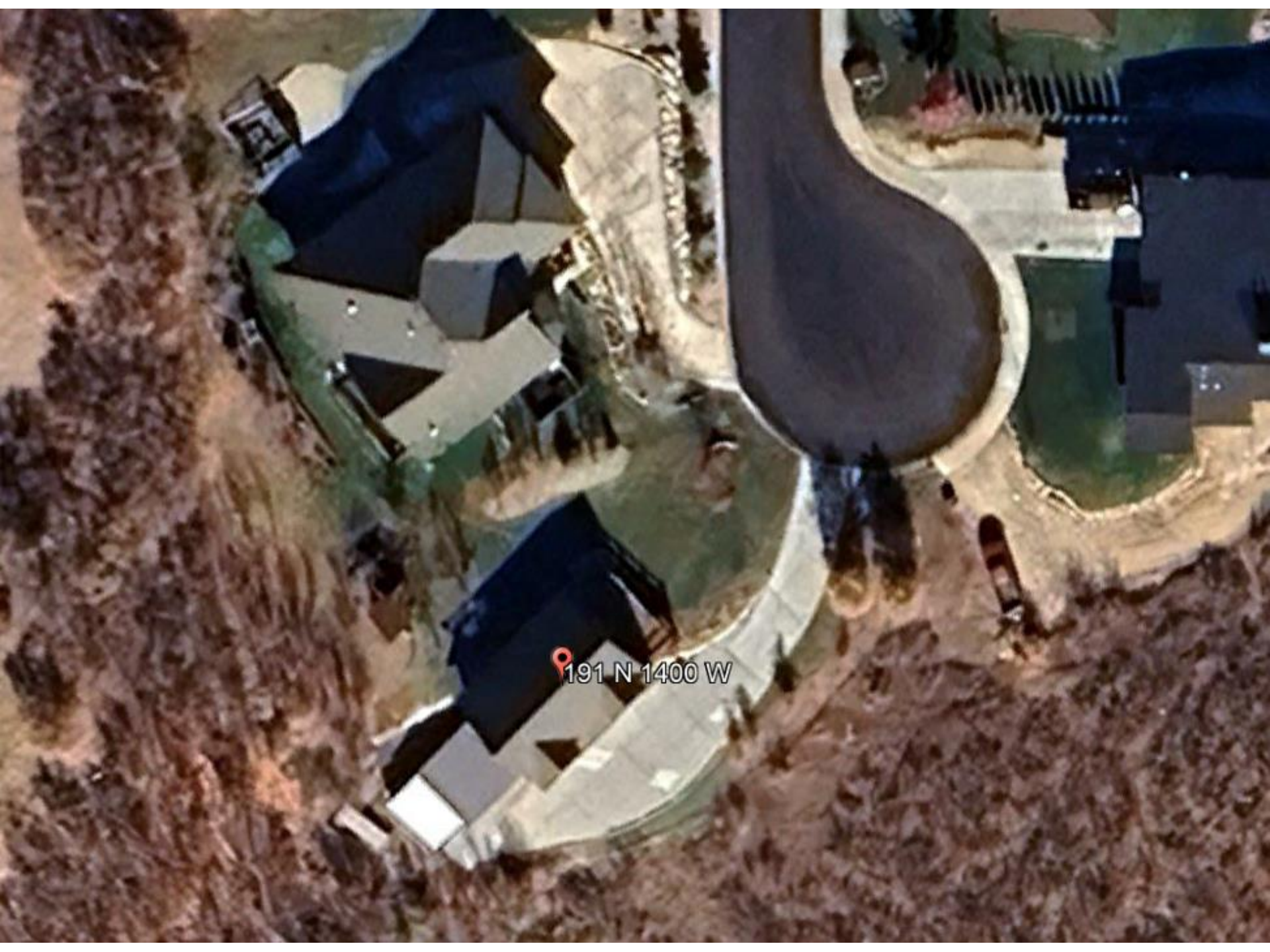
ALPENHOF ESTATES PLAT E

PLAT AMENDMENT

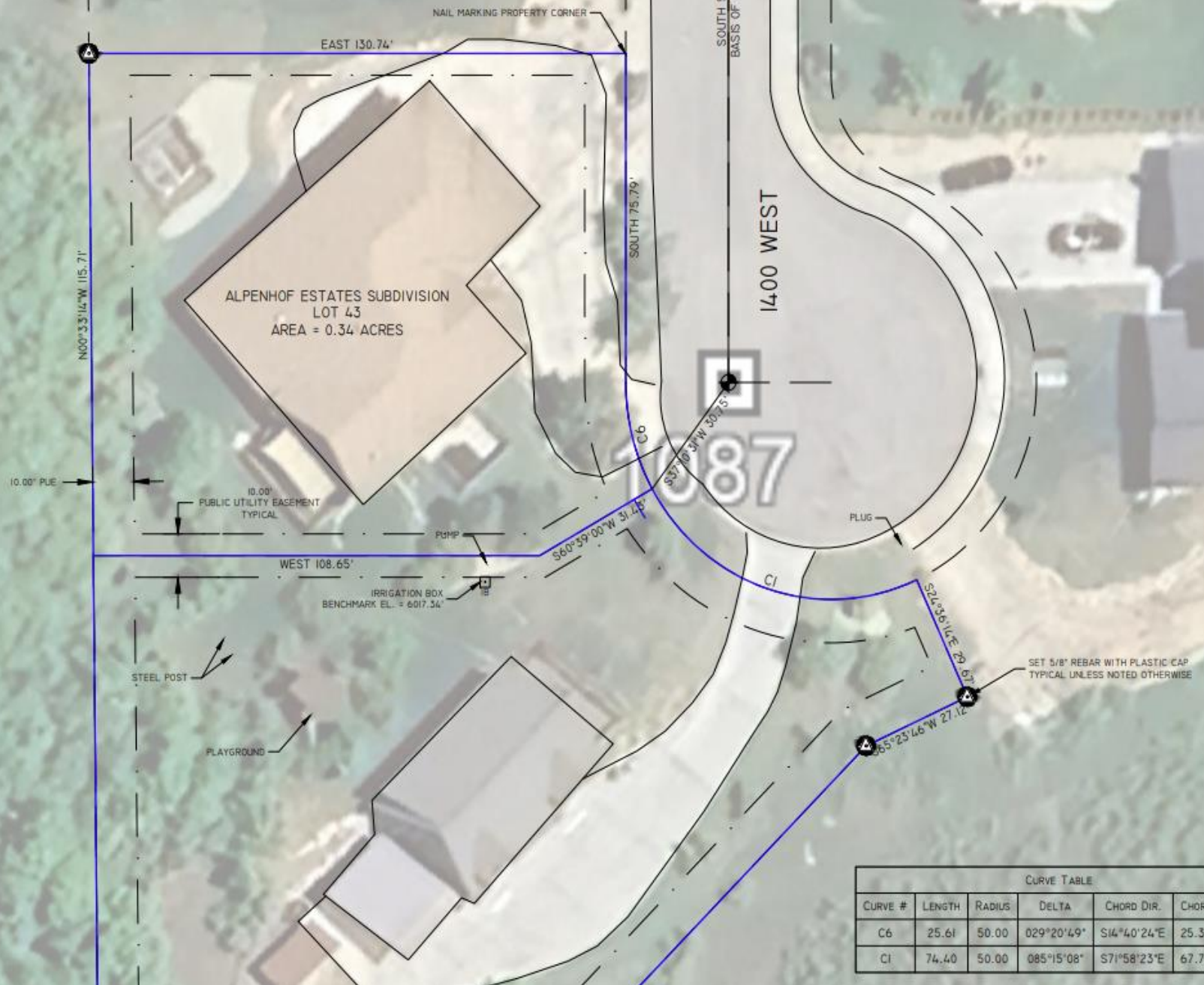


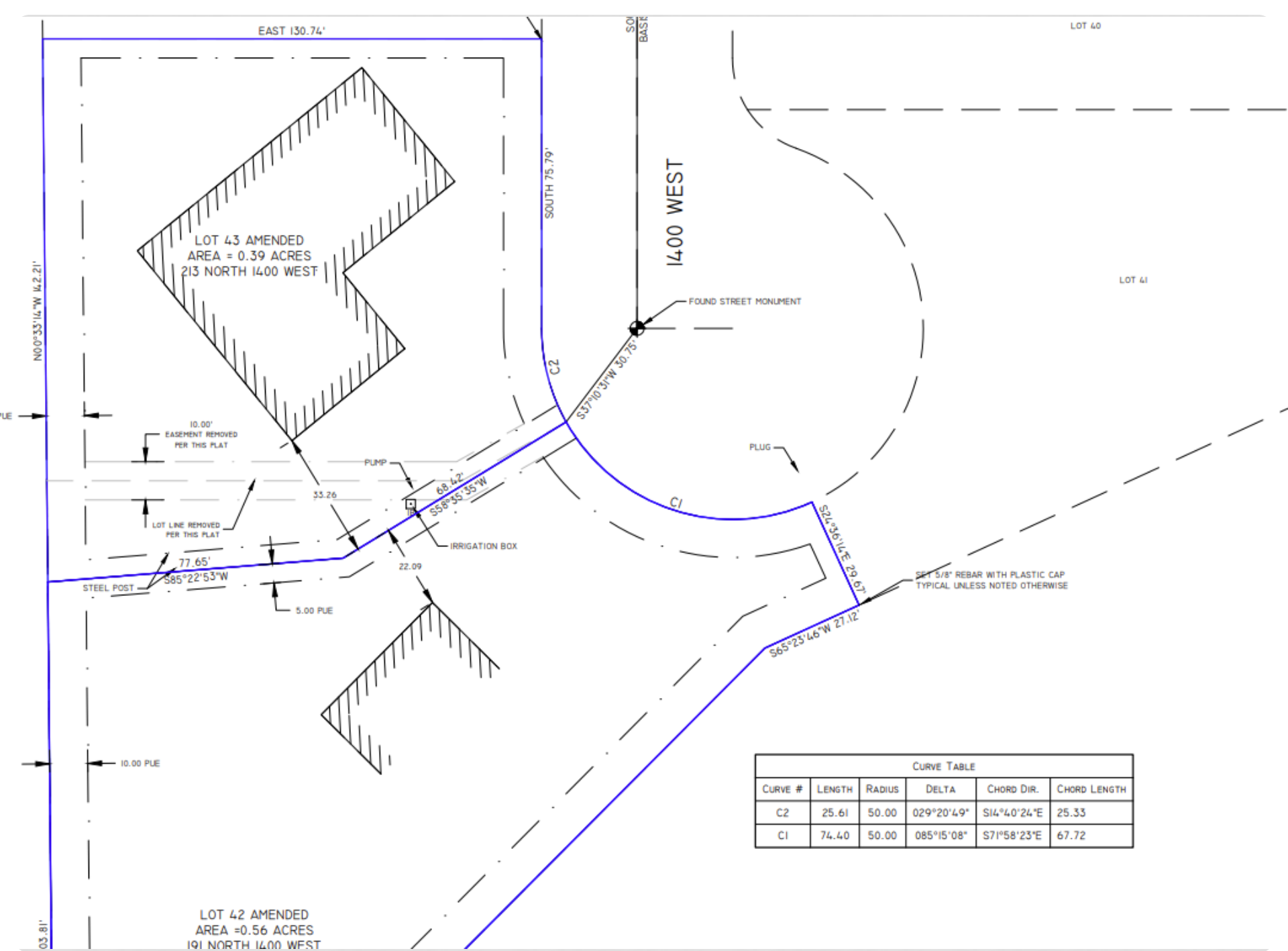
191 N 1400 W





191 N 1400 W





BACKGROUND

- David Baird, on behalf of himself and the Curtis D. Logan Trust, is requesting a Plat Amendment of the Alpenhof Estates Subdivision, Plat E, lots 42 and 43.
- The proposal is to adjust the lot line between the two lots: 191 N and 213 N 1400 West in the R-1-22 zone.
- The Alpenhof Estates Subdivision is a fifty-one lot subdivision located on the west side of Swiss Alpine Road.

ANALYSIS

- Per the submitted survey and proposed amended plat, the boundary line will rotate westward to give additional footage along the west side of Lot 43.
- Lot 43 will increase in size from .34 acre to .39 acre.
- Lot 42 will decrease in size from .61 acre to .56 acre.
- It appears that frontage along 1400W will remain unchanged.
- Most plat amendments are legislative actions, and the Land Use Authority has discretion regarding approval. This proposal is a lot line adjustment and does require approval unless the petition is in violation of a land use ordinance.

ANALYSIS

- For the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. A lot line adjustment does require approval unless the petition is in violation of a land use ordinance. Subsection 9a-608(5)(b) states “The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”
- No land use ordinance violations have been identified. No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lot line of lots 42 and 43 will be relocated to run along the boundaries of the adjusted lot line.

PROPOSED FINDINGS

1. The lot line between lots 42 and 43 will be adjusted as per the amended plat.
2. Both lots will continue to comply with the requirements of the R-1-22 zone.
3. State code requires that the petition be approved if no land use ordinance is violated.
4. No public street, right-of-way, or easement will be vacated or altered.

PROPOSED FINDINGS

5. The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval shall be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.