



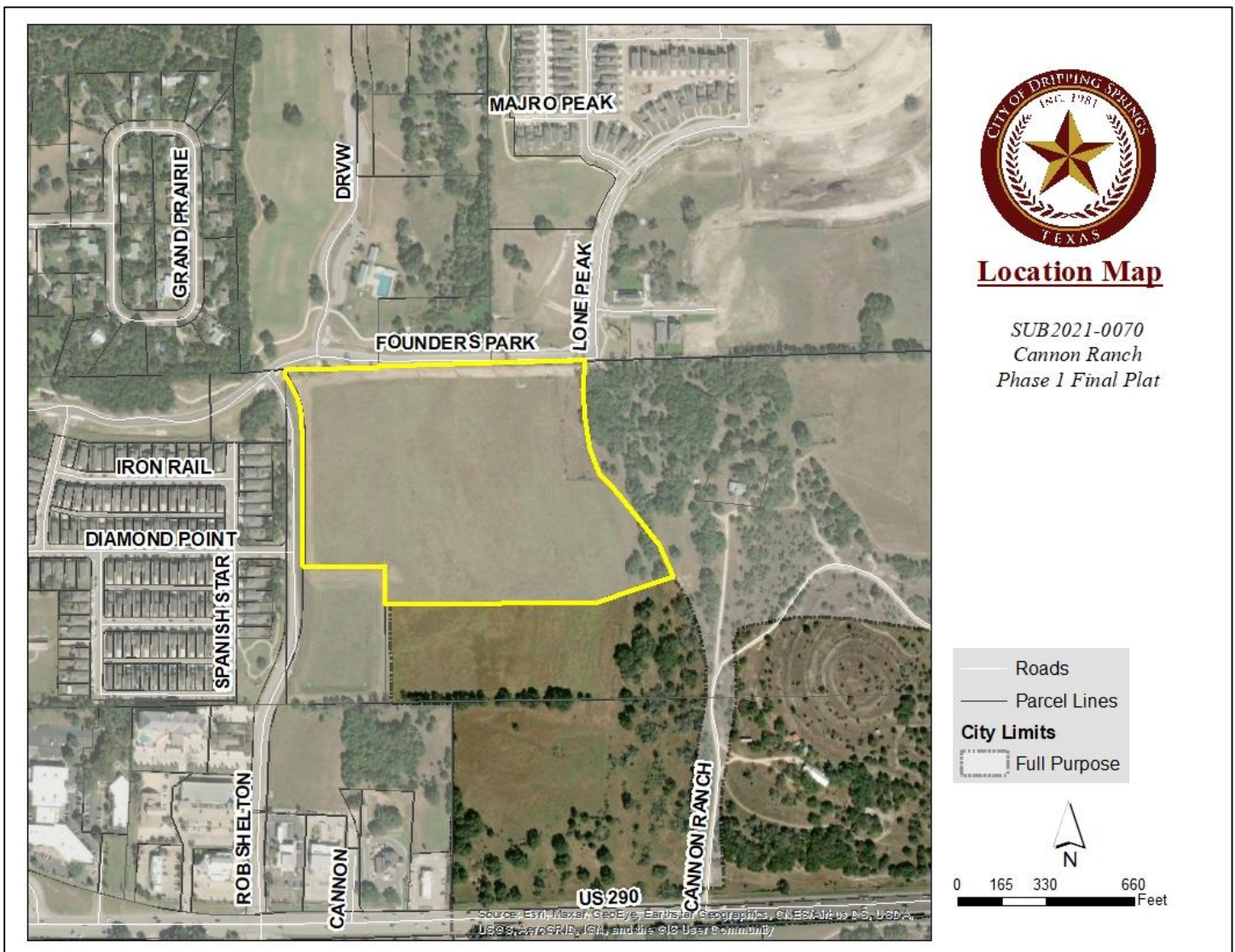
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0070  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Cannon Ranch Phase 1 Final Plat  
**Property Location:** Founders Park Road at Rob Shelton  
**Legal Description:** 29.97 acres, out of the Philip A. Smith and C.H. Malott Surveys  
**Applicant:** Jake Helmburg, Doucet & Associates  
**Property Owner:** Ashton Woods  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



# Planning Department Staff Report

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## Overview

This final plat consists of 122 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Lone Peak Way.

## Site Information

**Location:** Founders Park Road at Rob Shelton

**Zoning Designation:** Cannon Ranch PDD

## Property History

Preliminary plat was approved November 24, 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A