

MEMO



To: Mayor Hunsaker and City Council Members

From: Jason Bond, Community Development Director

Date: May 14, 2021

Re: **Right-of-Way Dedication by Plat Amendment for the Cottonwood Development**

The Cottonwood Subdivision is located at approximately 350 West and 300 North. Plats A, B, C, and D of this subdivision were recorded in the early 1980s (see attached map).

Even though the lots for Plat A and Plat C were recorded, the infrastructure improvements in those plats were never completed. This has prevented the lots from receiving building permits to build homes. About 10 years ago, better connectivity was needed for various safety reasons, so the City laid some asphalt to connect 400 West to 300 North.

In 2017, an application was submitted to do some of the infrastructure improvements so that the lots could become buildable. The application was approved but nothing has happened since that time.

Recently, most of the property owners in Plat A and Plat C have worked together and plan to install the needed infrastructure improvements so that their lots can be buildable. A property owner of a lot on the west side of Plat A desires to help complete the infrastructure. However, this lot needs to provide an appropriate turn-around in order for it to qualify to receive a building permit.

The purpose for this being on the City Council agenda is so that this lot can dedicate right-of-way to the City and provide the required turn-around. The area to be dedicated will be in the form of a hammerhead turnaround (see attached plan). The dedication will take place through an amendment to Plat A which will be called Plat E. Santaquin City Code 11.20.090.D indicates that “changes to recorded final plats shall be in accordance with State law.” Utah State Code 10-9a-609 indicates that the land use authority may amend a plat.

Recommended Motion: “Motion to approve that the right-of-way dedication by plat amendment as described in the attached Plat E.”

