



# PLANNING COMMISSION MEETING

July 6, 2022

## Agenda Item

2.a

Time:

Approximately 5:07 PM

Please contact:

Jennifer Patrick at [planning@ogdencity.com](mailto:planning@ogdencity.com) or 801-629-8929 for additional information

# Petition to amend Subdivision Plat for Canyon Terrace Condominiums Phase 2 at 1690 East 1425 South

## DEVELOPER'S PROPOSAL DESCRIPTION

**APPLICANT:** Zach Sargent

**PROPOSAL:** To amend phase 2 of Canyon Terrace Condominiums and divide into phases 3 and 4.

**ZONE:** The property is located in an R-2 (two-family) residential zone.

### SUMMARY & ACTION:

The current condominium owners are unable to sell their homes because phase 2 is not finished. Therefore, the developer is proposing to further divide the plat into two additional phases

### COMMISSION CONSIDERATIONS:

1. Does the amended plat comply with the City's zoning ordinance?
2. Does the amended plat show good cause for the amendment?
3. Does the amendment to divide the plat into two phases reasonable to protect public health, safety, and welfare?
4. Does the amendment meet the requirements of the condominium ownership act of 1975?
5. Have the tenants been notified of the proposed changes ?

### SITE ANALYSIS:

Property Area: 9.29 Acres

Zone: R-2

Community Plan: Canyon Road

Surrounding Use: Residential



