



Legislation Text

File #: SUB08232021-006136, **Version:** 1

Agenda Item Title:

Edgemont Elementary Subdivision (Preliminary Review)
1085 E. Galena Dr.
[Community #8 - Edgemont]

Presenter:

Craig P. Evans

Description/Background:

The applicant, Leon Wilcox, representing the Board of Education of Canyons School District, is requesting preliminary review for a one-lot subdivision for the Edgemont Elementary School. The applicant is not requesting any special exceptions or overlay zones with this request.

The subject property is approximately 15.81 acres in size and currently contains the remains of the Edgemont Elementary School. It is in the process of being demolished. The property is currently divided into two parcels, and this request would establish a subdivision plat while combining the two parcels into one. The property is in the R-1-8 zone and is accessed from Galena Dr. The property is bordered to the west by single-family homes under County jurisdiction. It is bordered to the south by single-family homes and an LDS Church, all located in the R-1-8 zone. To the east and the north are more single-family homes also located in the R-1-8 zone.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Edgemont Elementary Subdivision**, located at 1085 E. Galena Dr., based on the following findings and subject to the following conditions:

Findings:

1. That the existing Edgemont Elementary School is not required to comply with the regulations of the R-1-8 zone, as they are regulated by the State of Utah.
2. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That the applicant dedicate property along Galena Dr. as required by the Public Works Department to ensure a half-width of 32 feet of right-of-way.

