

Midway City Council
13 June 2018
Regular Meeting

Lodges at Snake Creek /
Plat Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: June 13, 2018

NAME OF PROJECT: The Lodges at Snake Creek

NAME OF APPLICANT: Jeremy Clark, agent for Snake Creek Partners LLC

AGENDA ITEM: Plat Amendment

LOCATION: Northwest corner of the intersection of Cari Lane and Pine Canyon Road

ZONING DESIGNATION: R-1-15 zone

ITEM: 16

Jeremy Clark, agent for Snake Creek Partners LLC, is requesting a Plat Amendment of the Lodges at Snake Creek. The current plat contains 24 units, spread between three buildings, that have not yet been constructed. The amendment would reconfigure the 24 units into a mix of four-plex and duplex townhome style buildings. The property is located at the northwest corner of the intersection of Cari Lane and Pine Canyon Road and is located in the R-1-15 zone.

BACKGROUND:

Jeremy Clark, agent for Snake Creek Partners LLC, is requesting a Plat Amendment of the Lodges at Snake Creek. The current plat contains 24 units, spread between three buildings, that have not yet been constructed. The amendment would reconfigure the 24 units into a mix of four-plex and duplex townhome style buildings. The developer would like to make this change for the following reasons as stated in the letter attached to this staff report:

- The community will benefit from the improved aesthetics and decreased impact. Additionally, the improvements don't increase the size of the footprint and add off-street parking.
- Two-story slab on grade for most units instead of current three-story units.
- Addition of natural exterior materials instead of all stucco.
- Adds eight street parking stalls and 24 off-street parking spaces in front of garages.
- Decrease in units per building from eight to four.
- Decreased square footage of units, adding much needed lower priced housing.

There are several items that staff has identified that should be considered. First, the proposed amendment would conform better to the current PUD code in the fact that the current code allows a maximum of four units per building. The current approved plan allows for eight units in each building which has not been popular with some residents of Midway. The building mass for an eight-unit building located in a residential zone is relatively large compared to the surrounding single-family dwellings. One of the main reasons the PUD code was amended several years ago to limit only four units per building because of the buildings at The Lodges at Snake Creek. Second, an amendment to the plan will allow for some variation of building design and materials that will create more distinction in the PUD. All the existing buildings use the exact same colors, whereas the proposed amendment will add some color and material variation. Third, impervious surface has been considered. The overall impervious surface will not change with the plat amendment which is 3.62 acres. The main difference between the approved plan and the proposed plan is the building area will decrease but the driveway area will increase. Fourth, visitor parking will increase. The current plan has four visitor parking stalls whereas the proposed will increase the visitor parking to eight stalls.

City staff also recommends that some other issues are resolved with this amendment. The first is there are four sections of sidewalk that have never been installed. Staff would like a bond established that assures those sidewalks will be completed. Second, staff would like a landscaping bond included in the construction bond for the landscaping around the proposed buildings that have not been built. This is standard for other plat amendments that have been reviewed by the City over the past several years. When this development was originally approved by the City a landscaping bond was not required and we have found this to be a problem in other subdivisions such as Sunburst Ranch. To avoid future problems, we would like that bond established which does comply with the current PUD code.

A plat amendment is a legislative item and City Council is not obligated to allow any changes even if they feel that the applicant met the requirements of the Code. This decision is entirely at the discretion of the City Council as long as the following two findings required by State Code are met.

ANALYSIS:

In order for the Land Use Authority to approve a plat amendment Utah State Code dictates that

(a) there is good cause for the vacation, alteration, or amendment; and

(b) no public street, right-of-way, or easement has been vacated or altered.

The aforementioned (a) could be interpreted as having good cause because of the aforementioned items found in this report. As for (b) no public street, right-of-way, or easement will be altered if this amendment is approved.

VISUAL & ARCHITECTURAL COMMITTEE RECOMMENDATION:

ITEM 6: Review of the proposed mix of four-plex and duplex townhome style building at the Lodges at Snake Creek PUD. The property is located at the northwest corner of the intersection of Cari Lane and Pine Canyon Road and is located in the R-1-15 zone.

Michael Henke, Midway City Planner, a gave a brief description of this proposal.

- the plat is amended to build 4-plexes instead of 8-plexes
- there is added visitor parking, creating more off street parking
- this is to go before the City Council on May 9
- VAC to look at the color scheme

The committee reviewed the five color schemes and voted as follows:

color scheme 1 2 likes

color scheme 2 4 likes but change the garage door color

color scheme 3 0 likes

color scheme 4 0 likes

color scheme 5 4 likes but when outside corners meet the material and design color should be the same

(please see attached numbered elevations)

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Streeter: I move that we approve the plat amendment of the Lodges at Snake Creek from the 24 unit three (3) building configuration to the 24-unit new configuration. We accept the findings of staff and include the conditions suggested by staff

Seconded: Commissioner Payne

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

Nays: None

Motion: Passed

PROPOSED FINDINGS:

- Density will not increase with the proposed amendment
- The proposed amendment will better comply with the current PUD code
- A landscaping bond will be required to assure that all proposed landscaping will be installed
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

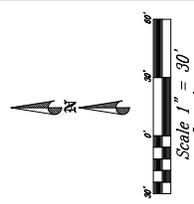
1. (Conditional) Approval. This action can be taken if the City Council feels there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

1. A landscaping bond is established before the plat is recorded
2. A construction bond is established for the missing and damaged infrastructure before the plat is recorded



LAND USE CALCULATIONS
 24 CONDO'S
 24 TOWNHOMES
 CURRENT PARKING 4 SPACES
 PROPOSED PARKING 8 SPACES

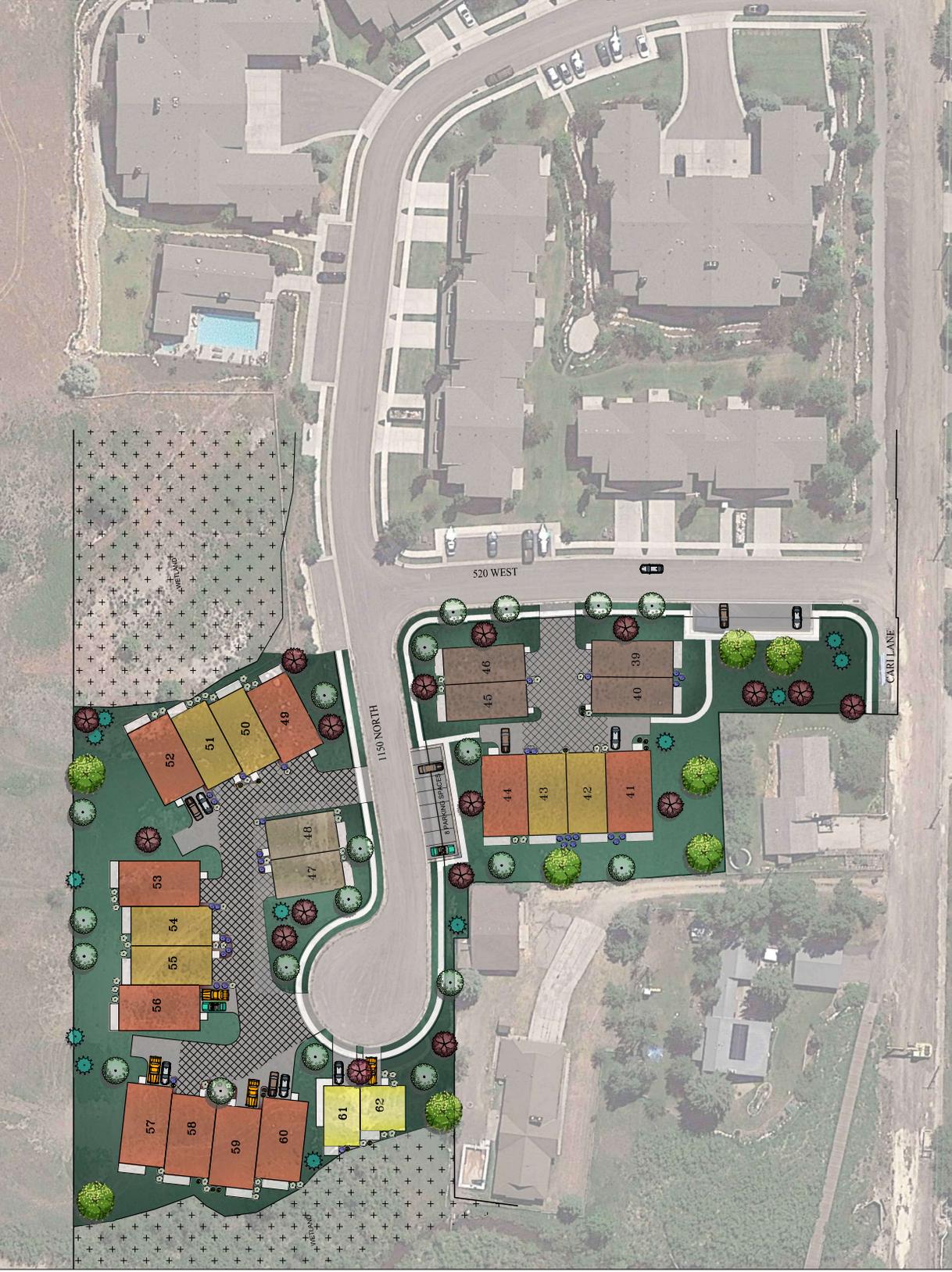
DEVELOPED AREA CALCULATIONS		LANDSCAPE TOTAL	
EXISTING	PROPOSED	EXISTING	PROPOSED
0.03 AC	0.07 AC	2.53 AC	3.02 AC
0.03 AC	0.07 AC	1.04 AC	1.07 AC
0.03 AC	0.07 AC	2.27 AC	1.97 AC

- LEGEND
- 30x35L5 TOWNHOME
 - 26x46L6 TOWNHOME
 - 20x45L5 TOWNHOME
 - CUSTOM TOWNHOME
 - WETLAND
 - RESTRICTED PARKING AREA
 - GRASS
 - TREES
 - SHRUBS

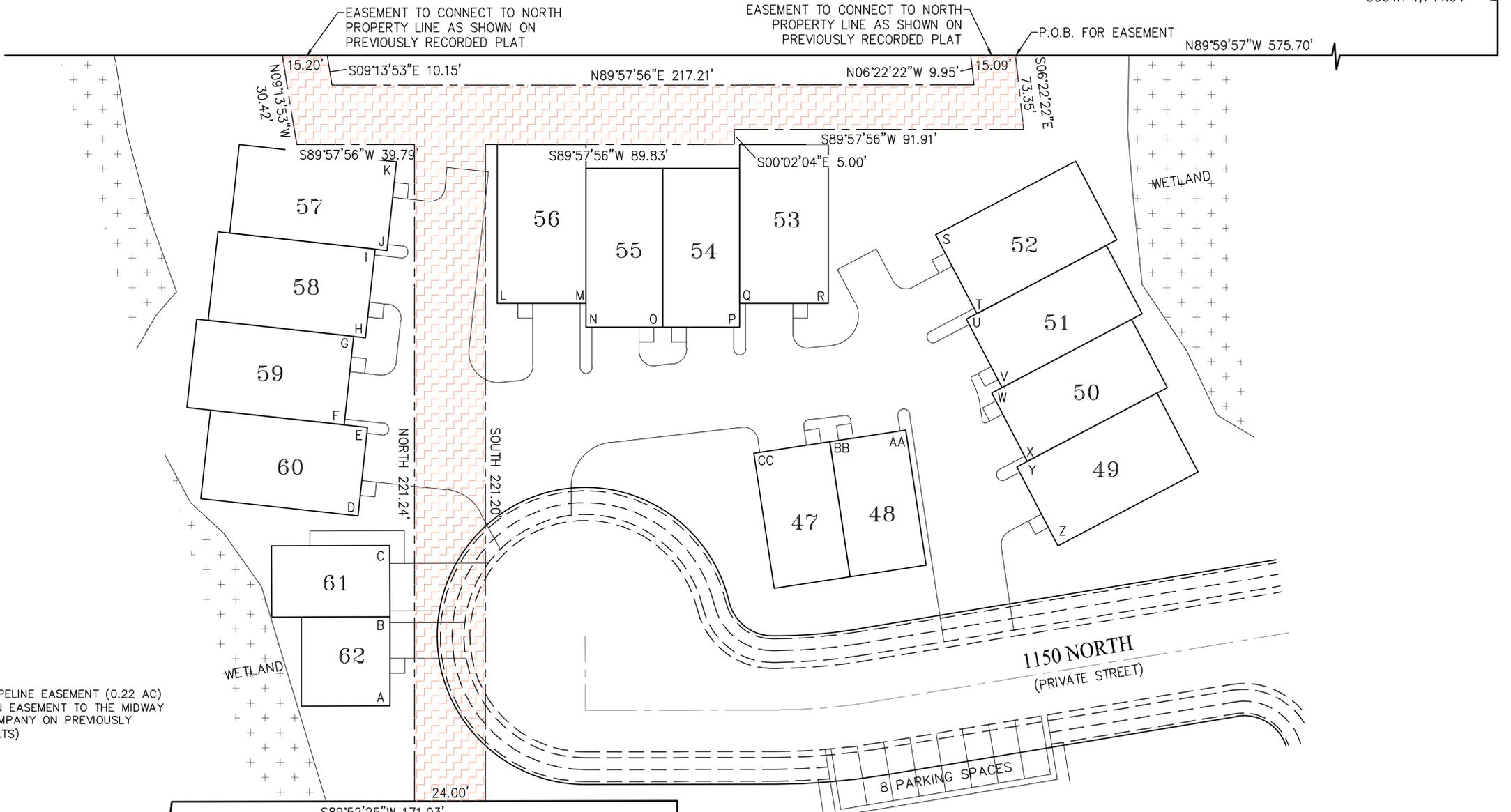
JEREMY CLARK
 THE LODGES AT SNAKE CREEK
 TOWNHOMES
 AMENDED SITE PLAN

BERG ENGINEERING
 300 E Main St. Suite 204
 PH: 835.657.9789

DESIGN BY: JCC	DATE: 23-MAR-2011	SHEET	1
DRAWN BY: JCC	REV:		



NORTH QUARTER SECTION 27,
T3S, R4E SLB&M
N89°20'05"E 31.82'
SOUTH 1,744.64'
P.O.B. FOR EASEMENT
N89°59'57"W 575.70'



LEGEND

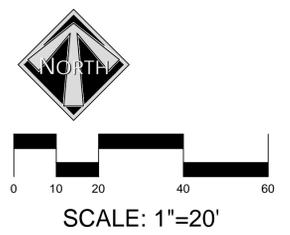
-  WETLAND
-  HOT WATER PIPELINE EASEMENT (0.22 AC)
(SHOWN AS AN EASEMENT TO THE MIDWAY
IRRIGATION COMPANY ON PREVIOUSLY
RECORDED PLATS)

EASEMENT BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°20'05" EAST ALONG A SECTION LINE 31.82 FEET; THENCE SOUTH 1,744.64 FEET TO A POINT ON THE NORTH PROPERTY LINE; THENCE NORTH 89°59'57" WEST 575.70 FEET ALONG SAID PROPERTY LINE.

THENCE SOUTH 06°22'22" EAST 73.35 FEET; THENCE SOUTH 89°57'56" WEST 91.91 FEET; THENCE SOUTH 00°02'04" EAST 5.00 FEET; THENCE SOUTH 89°57'56" WEST 89.83 FEET; THENCE SOUTH 221.20 FEET; THENCE SOUTH 89°52'25" WEST 24.00 FEET; THENCE NORTH 221.24 FEET; THENCE SOUTH 89°57'56" WEST 39.79 FEET; THENCE NORTH 09°13'53" WEST 30.42 FEET; THENCE SOUTH 89°59'57" EAST 15.20 FEET; THENCE SOUTH 09°13'53" EAST 10.15 FEET; THENCE NORTH 89°57'56" EAST 217.21 FEET; THENCE NORTH 06°22'22" WEST 9.95 FEET; THENCE SOUTH 89°59'57" EAST 15.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.23 ACRES



The Lodges at
Snake Creek

REVISED EASEMENT



BERG ENGINEERING
380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 4 JUNE 2018	SHEET
DRAWN BY: DEJ	REV:	1