

Midway City Council
9 May 2018
Regular Meeting

Lodges at Snake Creek /
Plat Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 9, 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: 7

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, 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

3/31/2018

From:
Snake Creek Partners, LLC
PO Box 195
Midway, UT 84049

To Midway City-

We have submitted a Plat Amendment for the Lodges at Snake Creek PUD. This amendment provides traditional side by side units and eliminates the large, tall 8 plex buildings with a single shared driveway and questionable aesthetics, for all of the remaining 24 building sites.

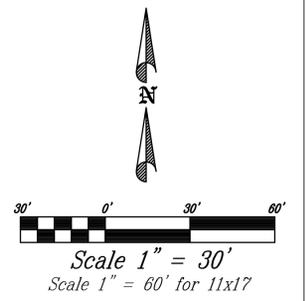
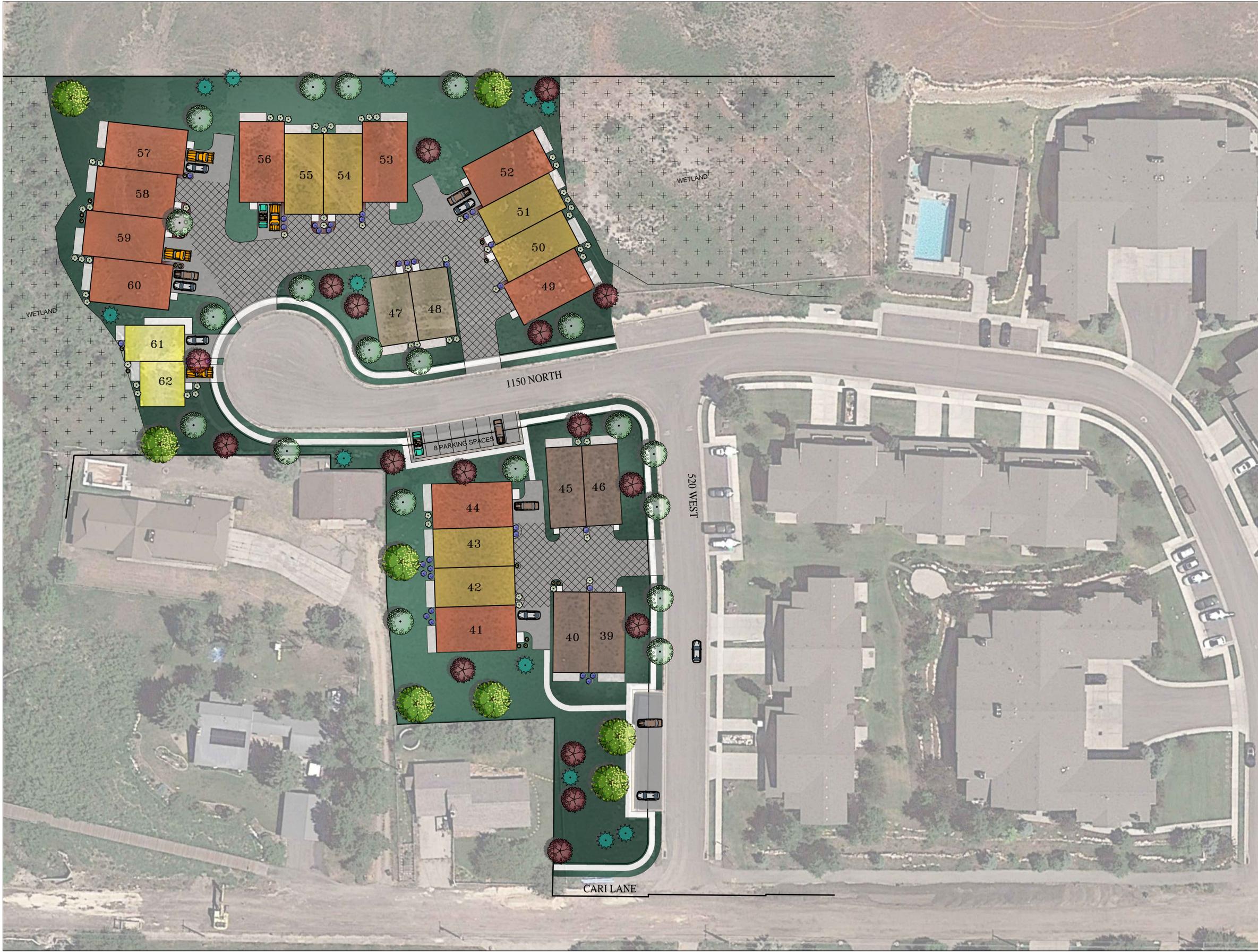
The community will benefit from the improved aesthetics and decreased impact. Additionally, the improvements don't increase the size of the footprint and add off-street parking.

Other specific benefits compared with existing plan:

- Two-story slab on grade for most units instead of current 3 story units.
- Addition of natural exterior materials instead of all stucco
- Adds 8 street parking stalls and 24 off-street parking spaces in front of garages
- Decrease in units per building from 8 to 4
- Decreased square footage of units, adding much needed lower priced housing

Thank you. We can be contacted through Lindy or Michael from the City for any questions or concerns.

Snake Creek Partners, LLC



LAND USE CALCS

CURRENT CONDOS	24 CONDOS
PROPOSED TOWNHOMES	24 TOWNHOMES
CURRENT PARKING	4 SPACES
PROPOSED PARKING	8 SPACES

DEVELOPED AREA CALCS

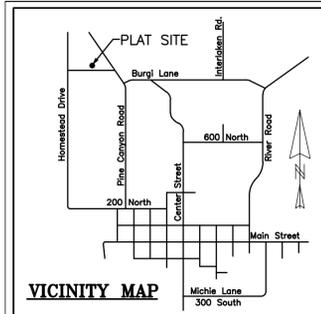
	BUILDINGS	DRIVEWAYS	PARKING	LANDSCAPE	TOTAL
CURRENT	0.83 AC	0.24 AC	0.02 AC	2.53 AC	3.62 AC
PROPOSED	0.69 AC	0.42 AC	0.04 AC	2.47 AC	3.62 AC

- LEGEND**
- 30'x53.5' TOWNHOME
 - 26'x46.0' TOWNHOME
 - 26'x53.5' TOWNHOME
 - CUSTOM TOWNHOME
 - WETLAND
 - RESTRICTED PARKING AREA
 - GRASS
 - TREES
 - SHRUBS

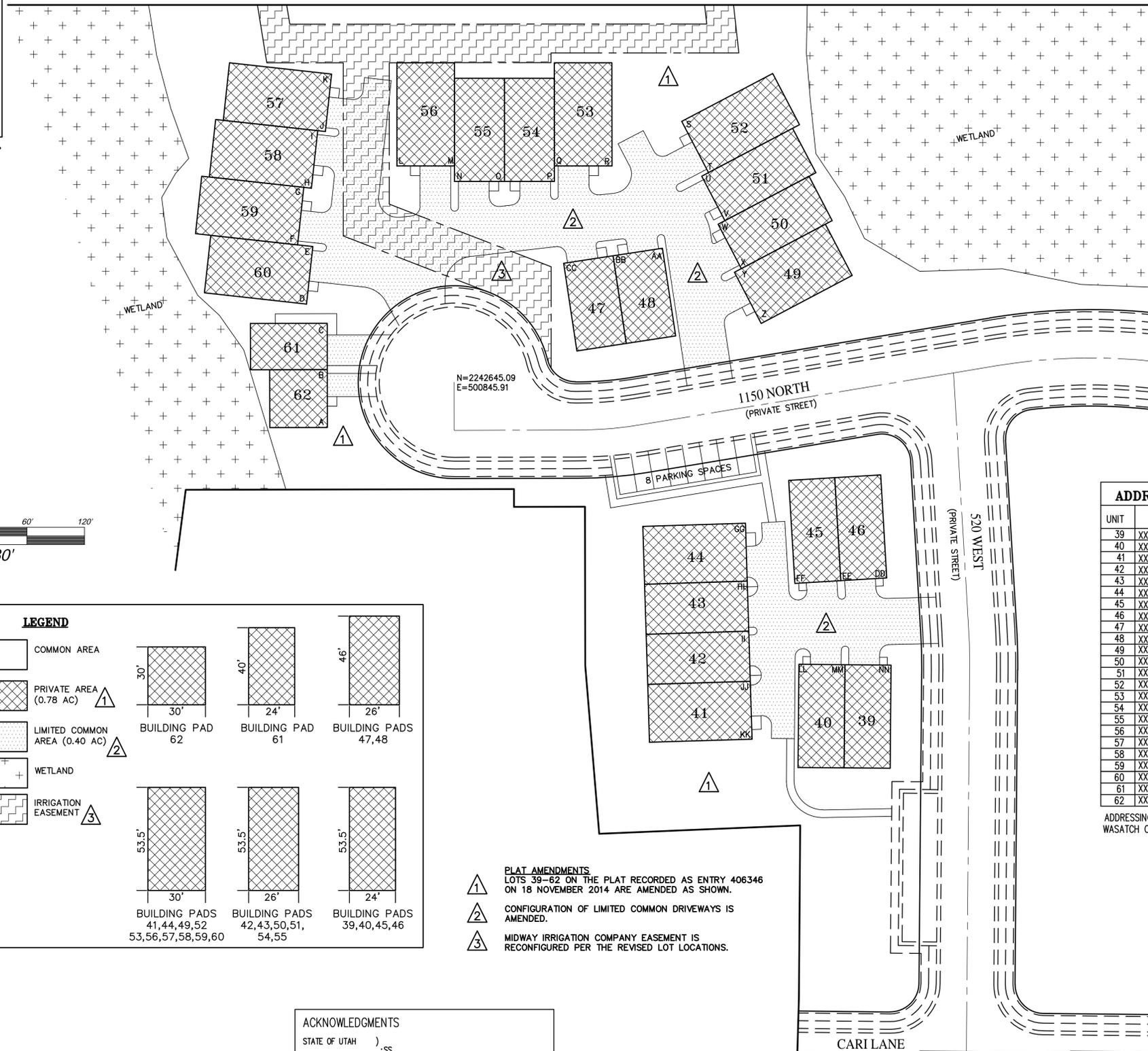
JEREMY CLARK
 THE LODGES AT SNAKE CREEK
 TOWNHOMES
 AMENDED SITE PLAN



DESIGN BY: CNB	DATE: 22 MAR 2018	SHEET
DRAWN BY: CNB	REV:	1



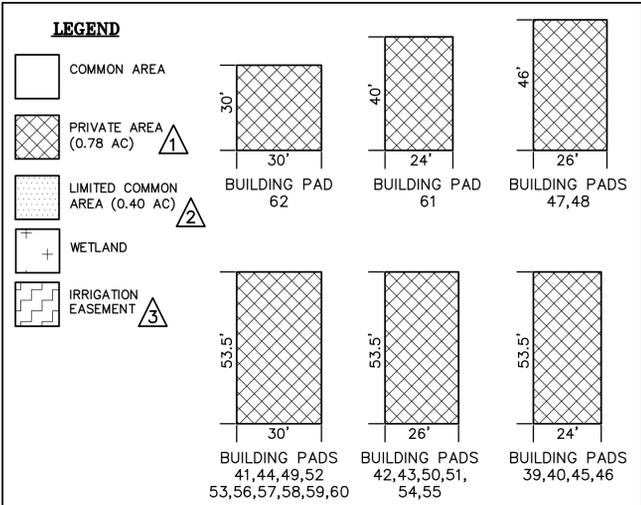
LOCATED IN THE NW QUARTER OF SECTION 27, T3S, R4E, SLB&M



UNIT	ADDRESS
39	XXXX NORTH 520 WEST
40	XXXX NORTH 520 WEST
41	XXXX NORTH 520 WEST
42	XXXX NORTH 520 WEST
43	XXXX NORTH 520 WEST
44	XXXX NORTH 520 WEST
45	XXXX NORTH 520 WEST
46	XXXX NORTH 520 WEST
47	XXXX NORTH 520 WEST
48	XXXX NORTH 520 WEST
49	XXX EAST 1150 NORTH
50	XXX EAST 1150 NORTH
51	XXX EAST 1150 NORTH
52	XXX EAST 1150 NORTH
53	XXX EAST 1150 NORTH
54	XXX EAST 1150 NORTH
55	XXX EAST 1150 NORTH
56	XXX EAST 1150 NORTH
57	XXX EAST 1150 NORTH
58	XXX EAST 1150 NORTH
59	XXX EAST 1150 NORTH
60	XXX EAST 1150 NORTH
61	XXX EAST 1150 NORTH
62	XXX EAST 1150 NORTH

ADDRESSING TO BE COMPLETED BY WASATCH COUNTY GIS DEPARTMENT

PT	NORTHING	EASTING
A	2242621.60	500779.90
B	2242651.60	500779.84
C	2242675.60	500779.78
D	2242685.57	500769.05
E	2242715.40	500772.31
F	2242716.27	500764.35
G	2242746.09	500767.62
H	2242745.65	500771.59
I	2242775.48	500774.85
J	2242775.04	500778.83
K	2242804.86	500782.09
L	2242757.18	500816.14
M	2242757.18	500846.14
N	2242749.18	500846.14
O	2242749.19	500872.14
P	2242749.19	500898.14
Q	2242757.19	500898.14
R	2242757.19	500928.14
S	2242780.29	500964.50
T	2242753.72	500978.44
U	2242751.86	500974.89
V	2242728.84	500986.97
W	2242726.98	500983.43
X	2242703.96	500995.51
Y	2242702.10	500991.97
Z	2242675.53	501005.91
AA	2242714.51	500954.42
BB	2242710.61	500928.71
CC	2242706.71	500903.01
DD	2242543.58	501071.32
EE	2242542.17	501047.36
FF	2242540.75	501023.40
GG	2242571.92	500997.72
HH	2242541.93	500998.64
II	2242515.94	500999.43
JJ	2242489.95	501000.22
KK	2242459.97	501001.13
LL	2242498.75	501025.53
MM	2242498.55	501049.52
NN	2242498.34	501073.52



- 1 PLAT AMENDMENTS
LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
- 2 CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.
- 3 MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

ACKNOWLEDGMENTS
STATE OF UTAH)
COUNTY OF) :SS
ON THE _____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME _____,
WHO DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE
FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.

NOTARY PUBLIC

CONSENT OF MORTGAGEE TO RECORD

HEREBY CONSENTS TO THE RECORDING
OF THE LODGES AT SNAKE CREEK LOTS 39-62 AMENDED AND JOINS IN
THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

BY: _____
ITS: _____

SURVEYOR
TROY L TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 657-8748
DATE OF SURVEY: APRIL 2015

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR (SEE SEAL BELOW) _____ DATE _____

BASIS OF BEARING & BOUNDARY DESCRIPTION
SEE THE LODGES AT SNAKE CREEK PLAT AT THE WASATCH COUNTY RECORDERS OFFICE ENTRY NUMBER 406346.

RESERVATION OF COMMON AREA
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LODGES AT SNAKE CREEK P.U.D.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____

JEREMY CLARK

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED
BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE
THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS
DAY OF _____, 20____.

ROS# _____

COUNTY SURVEYOR

**THE LODGES AT SNAKE CREEK
LOTS 39-62 PLAT AMENDMENT**
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



THE LODGES
AT SNAKE CREEK

03/26/2014



03/26/2014

1



2



3



4



5

