

# MULTIPLE PLATS PER PHASE

CODE TEXT AMENDMENT

# CODE TEXT AMENDMENT

- Proposed amendment would allow multiple plats to be recorded per a phase of development
- Section 16.16.20
  - Proposal would not modify any existing language
  - Proposal would add more language

# PROPOSED LANGUAGE

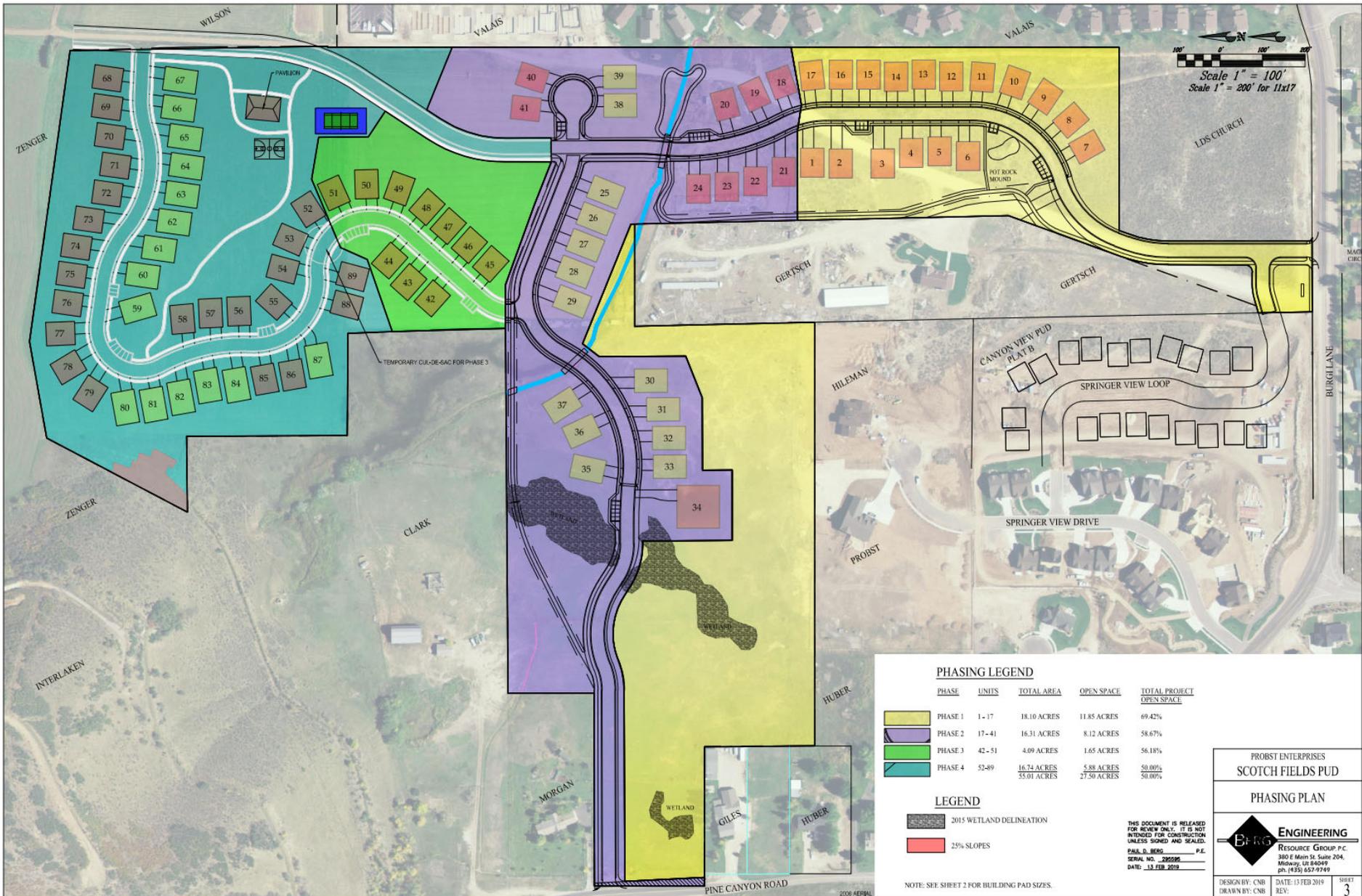
- B. Plats for a subdivision or planned unit development shall match the phasing plan approved by the City Council during the master plan unless the conditions in Item C are met.
- C. Multiple plats may be recorded for a phase within a large-scale subdivision or a planned unit development if:
  - i. The first plat recorded for a phase includes all open space for the phase.
  - ii. The roads needed to comply with city codes and construction standards for the phase are platted and constructed with the first plat within the phase.

# PROPOSED LANGUAGE

- iii. All utilities associated with the phase are bonded and constructed with the first plat within the phase.
- iv. The water rights for the entire phase are turned over to the city with the recording of the first plat within the phase. This requirement includes units that are planned within the phase but are not included in the first plat.
- v. Since the first plat for a phase contains the open space, roads and easements needed for utilities, the remaining plats for the phase will generally be building pads and small amounts of common area between or around building pads.
- vi. Once a developer has received final approval from the City Council for a phase, a separate final approval is not required for each plat if multiple plats are recorded.

# CODE TEXT AMENDMENT

- All infrastructure is built for the entire phase as part of the first plat per phase
  - Roads, off-site improvements, storm drain, open space landscaping, etc.
- All water rights for the entire phase is tendered with the recording of the first plat per phase
- All open space for the entire phase is dedicated with the recording of the first plat per phase
- All bonding for the entire phase is established before the recording of the first plat per phase



Scale 1" = 100'  
Scale 1" = 200' for 11x17

**PHASING LEGEND**

PHASE	UNITS	TOTAL AREA	OPEN SPACE	TOTAL PROJECT OPEN SPACE
PHASE 1	1 - 17	18.10 ACRES	11.85 ACRES	69.42%
PHASE 2	17 - 41	16.31 ACRES	8.12 ACRES	58.67%
PHASE 3	42 - 51	4.09 ACRES	1.65 ACRES	56.18%
PHASE 4	52-89	16.74 ACRES	5.88 ACRES	50.00%
		55.01 ACRES	27.50 ACRES	50.00%

**LEGEND**

- 2015 WETLAND DELINEATION
- 25% SLOPES

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL B. BERG, P.E.  
 SERIAL NO. 295092  
 DATE: 13 FEB 2019

NOTE: SEE SHEET 2 FOR BUILDING PAD SIZES.

PROBST ENTERPRISES  
SCOTCH FIELDS PUD

PHASING PLAN

**BERG ENGINEERING**  
 RESOURCE GROUP P.C.  
 380 E. Main St. Suite 204,  
 Midway, UT 84049  
 ph. (435) 657-9749

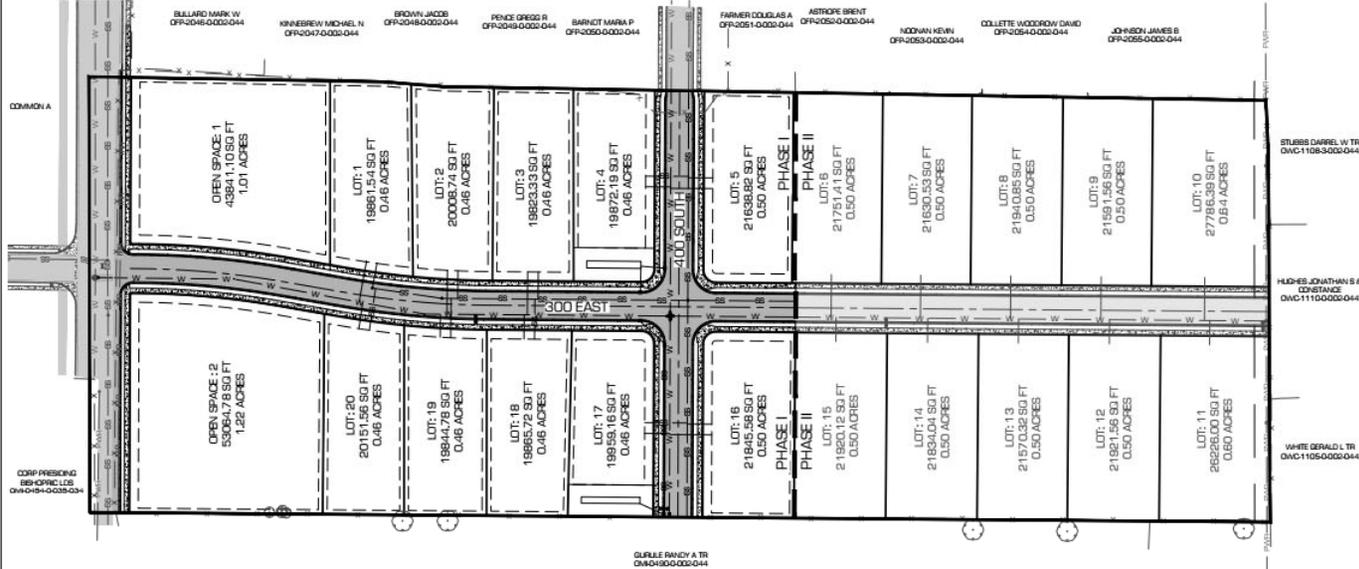
DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 13 FEB 2019  
REV:

SHEET  
**3**

# DEER CREEK ESTATES SITE PLAN

SCALE: 1" = 60'



- GENERAL NOTES:**
1. R-1-15 RESIDENTIAL ZONE
  2. SEEKING VARIANCE FROM MINIMUM 100' FRONTAGE TO GO FUTURE
  3. MINIMUM LOT SIZE: 15,000 SF
  4. SETBACKS: 30'
  - 4.1. FRONT SETBACK: 30'
  - 4.2. SIDE SETBACK: 10' MIN AND 24' TOTAL
  - 4.3. REAR SETBACK: 30'
  5. TOTAL SITE AREA: 14.86 ACRES
  6. DRIVEWAY AREA: 2.23 ACRES 15.0% OF TOTAL
  7. GREEN SPACE AREA: 2.23 ACRES 15.0% OF TOTAL
  8. OPEN SPACE LOTS TO BE DEDICATED TO THE CITY FOR PARK USE: 2.74 ACRES
  9. ROW AREA: 18.4% OF TOTAL
  10. ROW AREA TO BE DEDICATED TO THE CITY: 10. PUBLIC SETBACKS
  11. NUMBER OF LOTS: 57 SITES AND REAR SUBLEASABLE LOTS
  - 11.1. 2 OPEN SPACE LOTS
  12. NO SENSITIVE LANDS ARE LOCATED WITHIN THE PROJECT BOUNDARY, SEE GEOTECHNICAL REPORT.

- STORM DRAIN NOTES:**
1. EACH LOT ASSUMED TO HAVE 1,500 SF BUILDING FOOTPRINT AS WELL AS 1,500 SF OF DRIVEWAY AREA.
  2. STORM DRAIN CALCULATIONS WERE DONE USING THE RATIONAL METHOD WITH A 24-HOUR 100-YEAR STORM EVENT.
  3. RAINFALL INTENSITIES WERE OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) WEBSITE.
  4. TOTAL VOLUME REQUIRED: 5,158 CF
  5. PHASE I VOLUME REQUIRED: 4,804 CF
  - 5.1. PHASE I VOLUME PROVIDED: 5,158 CF
  6. EACH LOT SHALL BE GRADED IN SUCH A WAY AS TO NOT RELEASE STORM WATER INTO THE PUBLIC WAY.
  7. ALL STORM WATER SHALL BE RETAINED ON SITE AND SHALL BE TREATED IN RETENTION POND(S) OF LANDSCAPE AREA ON LOTS.
  8. RETENTION POND(S) ARE TO BE SLOPE AT 5:1 AND HAVE 1-FOOT OF FREEBOARD.

**civilsolutionsgroup inc.**

UTAH VALLEY | P: 801.874.1432  
CACHÉ VALLEY | P: 435.213.3782  
SALT LAKE | P: 801.216.3192  
www.civilsolutionsgroup.com

DEER CREEK ESTATES  
300 SOUTH 400 EAST  
MIDWAY, UT 84049

MARK	DATE	DESCRIPTION
PROJECT #:	757-1701	
REVIEWER:	D. MACFARLANE	
PROJECT MANAGER:	D. LAW	
DESIGNED BY:	J. POWELL	
ISSUED:	02/08/17	



SITE PLAN

C-102

Civil Solutions Group, Inc.  
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates  
Date: 7-Feb-17  
Location: Midway, Utah  
Method: Rational  
Retention: ROW Phase I Area

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impervious Hardscape (Asphalt, Concrete, Curbs, etc.)	0.86	0.9	0.774
Pervious Softscape (Landscaping)	0.22	0.15	0.033
<b>Total Area</b>	<b>1.08 acres</b>		
<b>Total Weighted Area</b>			<b>0.807</b>
<b>Weighted Coefficient</b>			<b>0.75</b>

Design Storm: 24-Hour  
Allowable Discharge: 0.11 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (cfs)	Cumulative Detention Storage (CF)	Retention (CF)
5	6.54	1.29	5.28	1583	32.40	1551
10	4.99	0.96	4.03	2416	64.80	2353
15	4.12	0.77	3.32	2962	97.20	2895
30	2.77	0.52	2.24	4004	194.40	3829
60	1.72	0.32	1.39	4997	388.80	4608
120	0.96	0.18	0.78	5601	777.60	4824
180	0.65	0.12	0.52	5648	1166.40	4481
360	0.36	0.07	0.29	6275	2332.80	3942
720	0.21	0.04	0.17	7461	4665.60	2795
1440	0.12	0.02	0.10	8576	9331.20	0
Required Storage Volume Detention				N/A		
Required Storage Volume Retention				4824		

Civil Solutions Group, Inc.  
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates  
Date: 7-Feb-17  
Location: Midway, Utah  
Method: Rational  
Retention: ROW Phase II Area

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impervious Hardscape (Asphalt, Concrete, Curbs, etc.)	0.90	0.9	0.81
Pervious Softscape (Landscaping)	0.24	0.15	0.036
<b>Total Area</b>	<b>1.14 acres</b>		
<b>Total Weighted Area</b>			<b>0.846</b>
<b>Weighted Coefficient</b>			<b>0.74</b>

Design Storm: 24-Hour  
Allowable Discharge: 0.11 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (cfs)	Cumulative Detention Storage (CF)	Retention (CF)
5	6.54	1.26	5.53	1660	34.20	1626
10	4.99	0.96	4.22	2533	68.40	2465
15	4.12	0.79	3.49	3327	102.60	3034
30	2.77	0.53	2.34	4218	205.20	4013
60	1.72	0.33	1.46	5238	410.40	4828
120	0.96	0.19	0.82	5872	820.80	5051
180	0.65	0.12	0.55	5921	1231.20	4689
360	0.36	0.07	0.30	6578	2462.40	4116
720	0.21	0.04	0.18	7821	4924.80	2896
1440	0.12	0.02	0.10	8921	9849.60	0
Required Storage Volume Detention				N/A		
Required Storage Volume Retention				5051		

Civil Solutions Group, Inc.  
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates  
Date: 7-Feb-17  
Location: Midway, Utah  
Method: Rational

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Asphalt	0.27	0.9	0.243
Concrete Pavement	0	0.9	0
Grassed Open Space (slopes less than 2%)	6.14	0.15	0.921
Grassed Open Space (slopes greater than 2%)	8.45	0.2	1.69
<b>Total Area</b>	<b>14.86 acres</b>		<b>2.854</b>
<b>Total Weighted Area</b>			<b>2.854</b>
<b>Weighted Coefficient</b>			<b>0.19</b>

Design Storm: 24-Hour  
Allowable Discharge: 1.49 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Runoff (cfs)
5	6.54	1.26	5.53	1660
10	4.99	0.96	4.22	2533
15	4.12	0.79	3.49	3327
30	2.77	0.53	2.34	4218
60	1.72	0.33	1.46	5238
120	0.96	0.19	0.82	5872
180	0.65	0.12	0.55	5921
360	0.36	0.07	0.30	6578
720	0.21	0.04	0.18	7821
1440	0.12	0.02	0.10	8921



Know what's below. **811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN EQUAL OPPORTUNITY EMPLOYER. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM CIVIL SOLUTIONS GROUP, INC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT. THESE PLANS ARE DRAWN TO SCALE UNLESS NOTED IN A HUP OR SHEET OF PLANS.

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING



TYPICAL BUILDING SETBACKS  
NOTES

VICINITY MAP  
NOTES

Curve Table

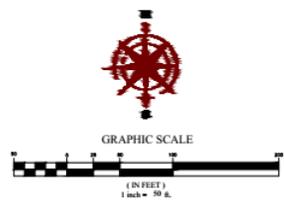
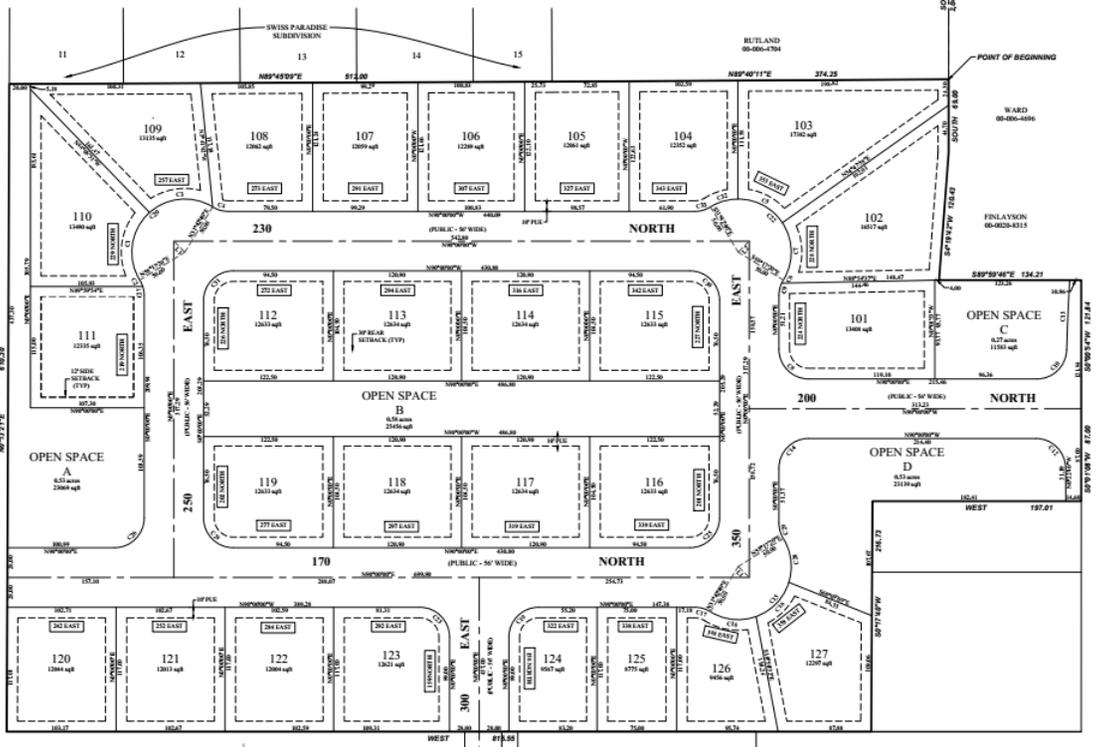
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	56.00	80°51'00"	48.63	N80°51'00"W	44.20
C2	56.00	80°51'00"	48.63	N80°51'00"W	44.20
C3	56.00	73°54'00"	44.06	N80°51'00"W	38.76
C4	28.00	31°42'00"	15.58	S75°00'00"W	15.50
C5	56.00	50°51'00"	40.45	N20°00'00"W	41.46
C6	56.00	45°52'00"	37.06	N80°51'00"W	34.83
C7	56.00	45°52'00"	37.06	N80°51'00"W	34.83
C8	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C9	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C10	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C11	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C12	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C13	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C14	28.00	34°52'00"	13.38	N75°00'00"W	15.50
C15	56.00	15°52'00"	131.89	N45°00'00"W	95.32
C16	56.00	15°52'00"	131.89	N45°00'00"W	95.32
C17	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C18	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C19	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C20	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C21	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C22	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C23	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C24	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C25	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C26	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C27	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C28	56.00	10°51'00"	123.62	N80°51'00"W	85.53
C29	28.00	31°42'00"	15.58	S75°00'00"W	15.50
C30	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C31	28.00	8°00'00"	43.96	N45°00'00"W	38.60
C32	56.00	15°52'00"	131.89	N45°00'00"W	95.32
C33	28.00	31°42'00"	15.58	S75°00'00"W	15.50

Line Table

LINE	DIRECTION	LENGTH
L1	N45°00'00"W	144.4
L2	N45°00'00"W	144.4

**NOTES:**

- ALL COMMON AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- MIDWAY CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY PUBLIC UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 5 FEET OF PUBLIC UTILITIES WITHOUT WRITTEN PERMISSIONS FROM THE MIDWAY CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNERS EXPENSE.
- ALL STORM DRAIN UTILITIES, AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.
- ALL SEWER LATERALS, AND THEIR MAINTENANCE TO THE PUBLIC SEWER MAIN, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



**SURVEYOR'S CERTIFICATE**

I, DENNIS P. CARROLL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172978 IN ACCORDANCE WITH TITLE 8, CHAPTER 23 OF UTAH STATE CODE. MY CERTIFICATE IS VALID BY ADHERENCE TO THE OWNERSHIP THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 1729-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

**INDIAN SUMMER SUBDIVISION**

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carroll  
Professional Land Surveyor  
Certificate No. 172978

Date: \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A portion of the NW1/4 of Section 35, Township 3 South, Range 4 East, Salt Lake Base & Meridian, located in Midway, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 951 Page 636 of the Official Records of Wasatch County located S89°43'31"W along the section line 607.23 feet and South 2,048.72 feet from the North 1/4 Corner of Section 35, T3S, R4E, S11.8.A.M.C.; thence South along said Agreement line 69.00 feet; thence S4°09'42"W 120.41 feet; thence East 44.52 feet; thence South 142.84 feet; thence East 90.65 feet; thence S89°17'36" E 66.00 feet; thence West 197.01 feet; thence S89°17'40"W 216.73 feet to a point on a Boundary Line Agreement recorded in Deed Book 958 Page 627 of the Official Records of Wasatch County; thence West along said Agreement line 813.55 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 629 of the Official Records of Wasatch County; thence N89°12'21"E along said Agreement line and extension thereof 610.30 feet; thence N89°45'00"E 512.00 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County; thence N89°40'11"E along said Agreement line 174.25 feet to the point of beginning.

Contains: 12.41 +/- acres

**OWNER'S DEDICATION**

KNOW ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

**INDIAN SUMMER SUBDIVISION**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARBERS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ OF \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A L.L.C. A UTILITY L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

**INDIAN SUMMER SUBDIVISION**

A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MIDWAY, UTAH

RECORDED IN \_\_\_\_\_

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

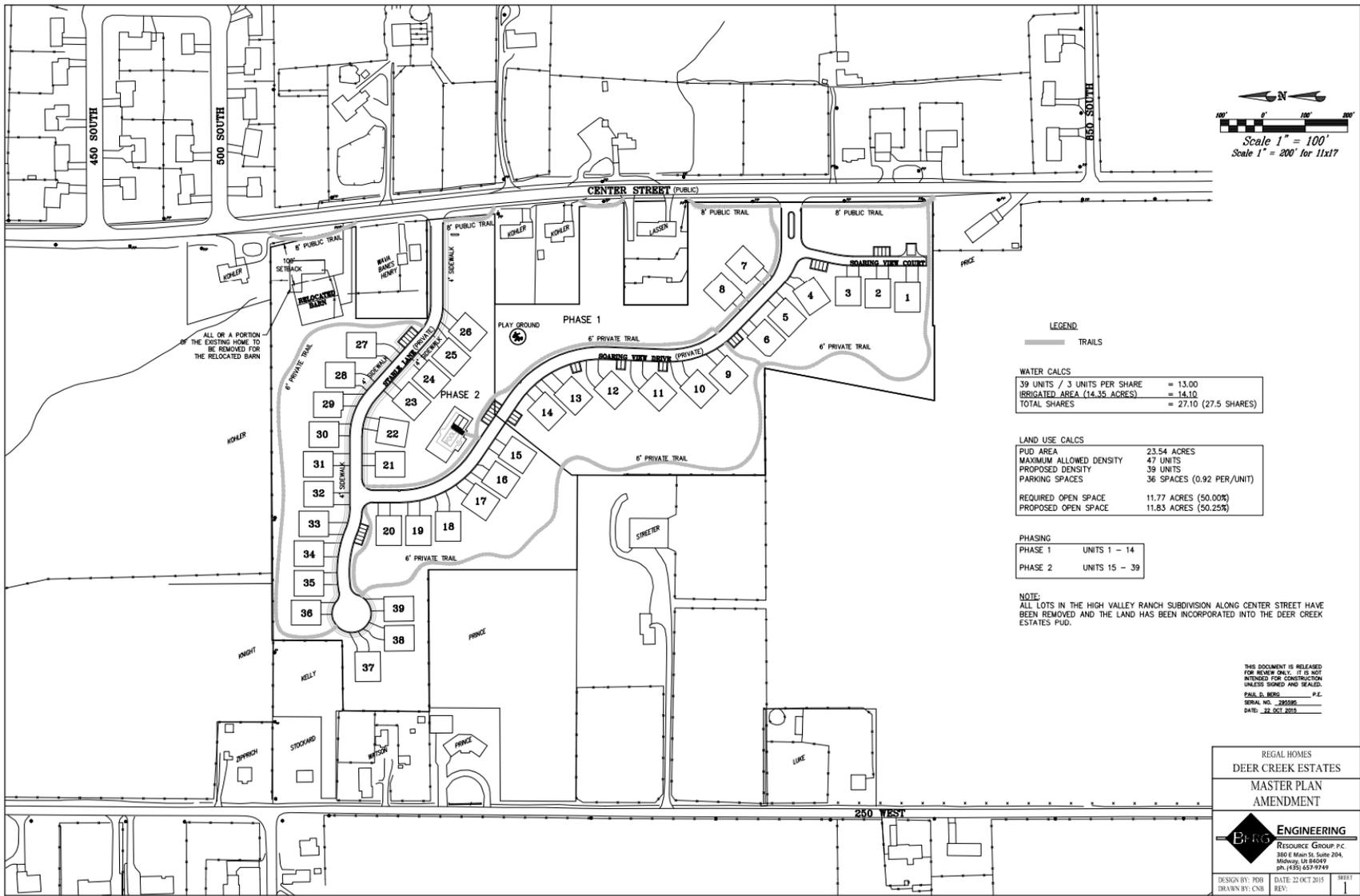
FILE: \_\_\_\_\_ WASATCH COUNTY RECORDER



DATE: 2/14/2017

<b>COUNTY SURVEYOR</b> APPROVED THIS _____ DAY OF _____ A.D. 20____ WASATCH COUNTY SURVEYOR	<b>MIDWAY CITY ENGINEER</b> I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. MIDWAY CITY ENGINEER	<b>PLANNING COMMISSION</b> APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MIDWAY CITY PLANNING COMMISSION. PLANNING COMMISSION CHAIRPERSON	<b>MIDWAY CITY APPROVAL</b> PRESENTED TO MIDWAY CITY THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTISE: CITY RECORDER MIDWAY CITY MAYOR
---	---	---	--





Scale 1" = 100'
   
 Scale 1" = 200' for 11x17

**LEGEND**

**WATER CALCS**

39 UNITS / 3 UNITS PER SHARE	= 13.00
IRRIGATED AREA (14.35 ACRES)	= 14.10
TOTAL SHARES	= 27.10 (27.5 SHARES)

**LAND USE CALCS**

PUD AREA	23.54 ACRES
MAXIMUM ALLOWED DENSITY	47 UNITS
PROPOSED DENSITY	39 UNITS
PARKING SPACES	36 SPACES (0.92 PER/UNIT)
REQUIRED OPEN SPACE	11.77 ACRES (50.00%)
PROPOSED OPEN SPACE	11.83 ACRES (50.25%)

**PHASING**

PHASE 1	UNITS 1 - 14
PHASE 2	UNITS 15 - 39

**NOTE:**  
 ALL LOTS IN THE HIGH VALLEY RANCH SUBDIVISION ALONG CENTER STREET HAVE BEEN REMOVED AND THE LAND HAS BEEN INCORPORATED INTO THE DEER CREEK ESTATES PUD.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 Paul B. Berg, P.E.  
 SERIAL NO. 28585  
 DATE: 22 OCT 2015

REGAL HOMES  
 DEER CREEK ESTATES  
 MASTER PLAN  
 AMENDMENT



DESIGN BY: PDB DATE: 22 OCT 2015 SHEET  
 DRAWN BY: CNB REV: 1

# CODE TEXT AMENDMENT

- Allows flexibility for the developer
- Tax savings
- Reduces development risk

# CODE TEXT AMENDMENT

- Items to consider:
  - Administrative time
    - Planning department
    - City recorder
    - County surveyor
    - County recorder
    - Required signatures
      - 12+ signatures
    - Time is of short supply
    - Application fee should reflect the amount of time required
    - Number of public meetings for PC & CC

# CODE TEXT AMENDMENT

- Items to consider:
  - Loss of property tax
  - Minimum number of units should be required
    - Minimum of five units per plat
  - Currently there is not a limit on the number of phases for a development

# POSSIBLE FINDINGS

- The proposed amendment would allow flexibility for the developer to record multiple plats per phase.
- The proposal would save property taxes for the developer.
- The proposal would reduce developer risk.
- The proposed amendment would increase administrative work for staff.
- An application fee could be adopted to the City's fee schedule to cover the City's costs.
- The City and other entities could potentially lose some potential property taxes because of the proposal.
- The developer has the ability to propose as many phases as desired with the current code.