



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 18, 2018

NAME OF PROJECT: The Cascades at Soldier Hollow Subdivision

NAME OF APPLICANT: Berg Engineering

AGENDA ITEM: Plat Amendment of Lots 36 and 37

LOCATION: 1060 South Cascade Falls Circle

ZONING DESIGNATION: R-1-15 zone

ITEM: 3

Berg Engineering, agent for Mark Angelos, is requesting a Plat Amendment of The Cascades at Soldier Hollow. The proposal is to combine lots 36 and 37. The property is located at 1060 South Cascade Falls Circle and is in the R-1-15 zone.

BACKGROUND:

Mark Angelos is proposing a plat amendment to The Cascades at Soldier Hollow Subdivision. The property is located at 1060 South Cascade Falls Circle and is in the R-1-15 zone. The applicant is proposing to combine lots 36 and 37 into one lot to create more space around a future home. Lot 36 is 0.5 of an acre and Lot 37 is 0.52 of an acre. If the lot combination is approved the size of the lot will be just over an acre in size. The Cascades at Soldier Hollow Homeowners' Association (HOA) is currently reviewing the proposal and initial indications are

they will approve the proposal the same as they approved another plat amendment last year that combined lots 18 and 19.

The approval of the plat amendment will reduce the traffic in the area by potentially ten trips per day. It will also create more open space because only one dwelling will be allowed instead of two that are currently allowed. Overall density in the subdivision will also be reduced if the proposal is approved. The applicant will benefit from reduced property taxes if the lots are combined into one lot.

If approved the applicant will need to cap one sewer and one water lateral at the main line. The City Engineer will need to approve and oversee this process.

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 two findings required by State Code, as listed below, 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 reduction of density, potential traffic and increased open space. As for (b) no public street, right-of-way, or easement will be altered if this amendment is approved.

PROPOSED FINDINGS:

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission 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 Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



Stringtown Rd

Serenity Way

Price Farm Ct

W 865 S

W 580 W

Coldwater Way

Clearwater Way

S Wards Ln

White Water Way

Mont Blanc Ct

Cascade Ct

Cascade Falls Cir

Cascade Cove

Eden Prairie Way



COMMON AREA NOTES: MAY BE USED FOR RIGHT-OF-WAY FOR A CITY STREET IF SUCH STREET IS NEEDED.

- COMMON AREAS SHOWN ON THIS MAP ARE INTENDED AS PUBLIC UTILITIES, TRAILS OR STREAMS IN CASCADE PARKWAY. ANY PUBLIC UTILITIES, TRAILS OR STREAMS TEMPORARILY INTERRUPTING THE EXISTING UTILITIES, TRAILS OR STREAMS OF THIS SUBDIVISION SHALL BE RESTORED AFTER INSTALLATION OF ANY UTILITIES AND SHALL BE MAINTAINED BY THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION.
- ALL COMMON AREA LOTS ARE DESIGNATED AS STORM DRAIN EASEMENTS. THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN ALL COMMON AREAS. MAINTENANCE PROVIDED SHALL BE AS SHOWN ON THIS MAP. THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN ALL COMMON AREAS. MAINTENANCE PROVIDED SHALL BE AS SHOWN ON THIS MAP. THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN ALL COMMON AREAS. MAINTENANCE PROVIDED SHALL BE AS SHOWN ON THIS MAP.
- A 50' ROAD EASEMENT IN LOT D AND G IS BEHIND TO MIDWAY CITY. THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN EASEMENT UNTIL IT BECOMES A PUBLIC STREET IMPROVED TO MIDWAY CITY STANDARDS.

BUILDING SETBACK REQUIREMENTS:

BUILDING SETBACK REQUIREMENTS IN THE SUBDIVISION ARE:

- FRONT: 25 FEET
- REAR: 50 FEET
- EXCEPT LOTS 1, 16, 17, 22, 23, 24, 44, 53, 55, 56, 64, 65 & 71 WHICH CAN HAVE A CLEAR SETBACK OF 30 FEET.

STREET NOTE:
STREETS WITHIN THE SUBDIVISION ARE PUBLIC STREETS. ALL PUBLIC STREETS HAVE A 50 FOOT RIGHT-OF-WAY.

THE CASCADES AT SOLDIER HOLLOW SUBDIVISION AMENDED

MIDWAY CITY, WASHO COUNTY, STATE OF UTAH

SHEET 7 OF 2

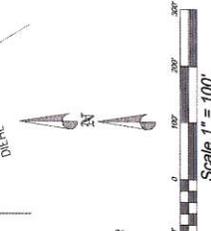
DATE: 08/14/2008

BY: [Signature]

SCALE: 1" = 100'

LEGEND

- [Symbol] RIGHT-OF-WAY DEDICATION TO MIDWAY CITY
- [Symbol] INTERSECTION SITE WITH 970 SOUTH



BASIS OF BEARINGS: THE BEARINGS FOR THIS SUBDIVISION WERE ESTABLISHED AS NORTH BEARING LINES BETWEEN SECTION 3, T14N, R4E, S18&M AND SECTION 3, T14N, R4E, S18&M IN CONFORMANCE WITH THE UTAH PLAT ACT, AS AMENDED, AND THE UTAH PLAT ACT, AS AMENDED, AND THE UTAH PLAT ACT, AS AMENDED.

BASIS OF BEARINGS: N89°33'17"E, BETWEEN SECTION CORNERS SOUTHWEST CORNER SECTION 3, T14S, R4E, S18&M AND SOUTH 1/4 CORNER SECTION 3, T14S, R4E, S18&M

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 14-6-603 OF THE UTAH CODE, I, BRUCE CHRISTENSEN, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12345, HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH TITLE 18A, CHAPTER 23, OF THE PROFESSIONAL SURVEYING ACT. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

ALL OF LOTS 36 AND 37 OF THE CASCADES AT SOLDIER HOLLOW SUBDIVISION AMENDED PLAT AS RECORDED AS ENTRY NUMBER 12345 IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, UT.

ALSO DESCRIBED AS FOLLOWS: IS NORTH 84.00 FEET AND EAST 84.14 FEET FROM THE WASHINGTON COUNTY SURVEY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST, T13N R4E S4M. THENCE NORTH 84.14 FEET TO THE POINT OF BEGINNING. THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE POINT 73.00 FEET THENCE SOUTH 01°45'37" EAST 157.74 FEET. THENCE NORTH 83°07'37" EAST 83.23 FEET TO THE POINT OF BEGINNING. CONTAINING: 1.07 ACRES.

OWNERS' CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE COMBINED INTO ONE PLAT FOR THE PURPOSE OF RECORDING FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

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

BY: _____ MARK AMELDOR _____, JOHN L. AMELDOR _____

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 I, _____, DAY OF _____, A.D. 20____, PERSONALLY APPEARED TO ME _____, NOTARY PUBLIC, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO ESQUIRE THE SAME.

BY COMMISSION EXPIRES _____ MONTH PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY ACCEPTS THE PLAT FOR RECORDING AND ACCEPTS THE GOVT OF PUBLIC UTILITY CASEMENTS AS SHOWN HEREON.

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

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

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE BOARD OF PLANNING COMMISSION

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION _____

THE CASCADES AT SOLDIER HOLLOW SUBDIVISION

LOTS 36 AND 37 AMENDED

MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH
 IN THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST, T13N R4E S4M

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

THE CASCADES AT SOLDIER HOLLOW SUBDIVISION

LOTS 36 AND 37 AMENDED



ADDRESS TABLE

LOT	ADDRESS
36	1000 SOUTH CASCADE FALLS CIRCLE
37	REMOVED

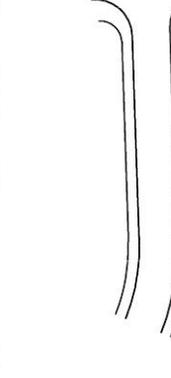
SCALE
Scale 1" = 40'

COUNTY RECORDER

DATE: _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT WAS ESTABLISHED AS NORTH 83°37' EAST BETWEEN WASHINGTON COUNTY SURVEY MONUMENTS LOCATED AT THE RANGE 4 EAST, T13N R4E S4M AND MIDWAY, IN CONFORMANCE WITH THE BASIS OF BEARINGS ESTABLISHED BY THE WASHINGTON COUNTY SURVEY MONUMENTS. THE BASIS OF BEARINGS WAS ESTABLISHED AT THE PLANNING COMMISSION MEETING ON THE DATE OF THE SURVEY. THE BASIS OF BEARINGS WAS ESTABLISHED AT THE PLANNING COMMISSION MEETING ON THE DATE OF THE SURVEY. THE BASIS OF BEARINGS WAS ESTABLISHED AT THE PLANNING COMMISSION MEETING ON THE DATE OF THE SURVEY.



CASCADES AT SOLDIER HOLLOW SUBDIVISION

LOTS 36 & 37

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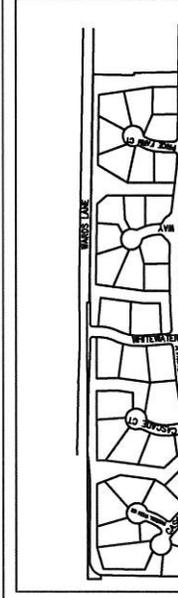
APPROVED: _____ MAYOR _____ ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

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

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PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION _____



CASCADES AT SOLDIER HOLLOW SUBDIVISION

LOTS 36 & 37

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