



## **PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** April 18, 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: 3**

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 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 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.

## 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

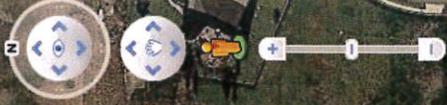
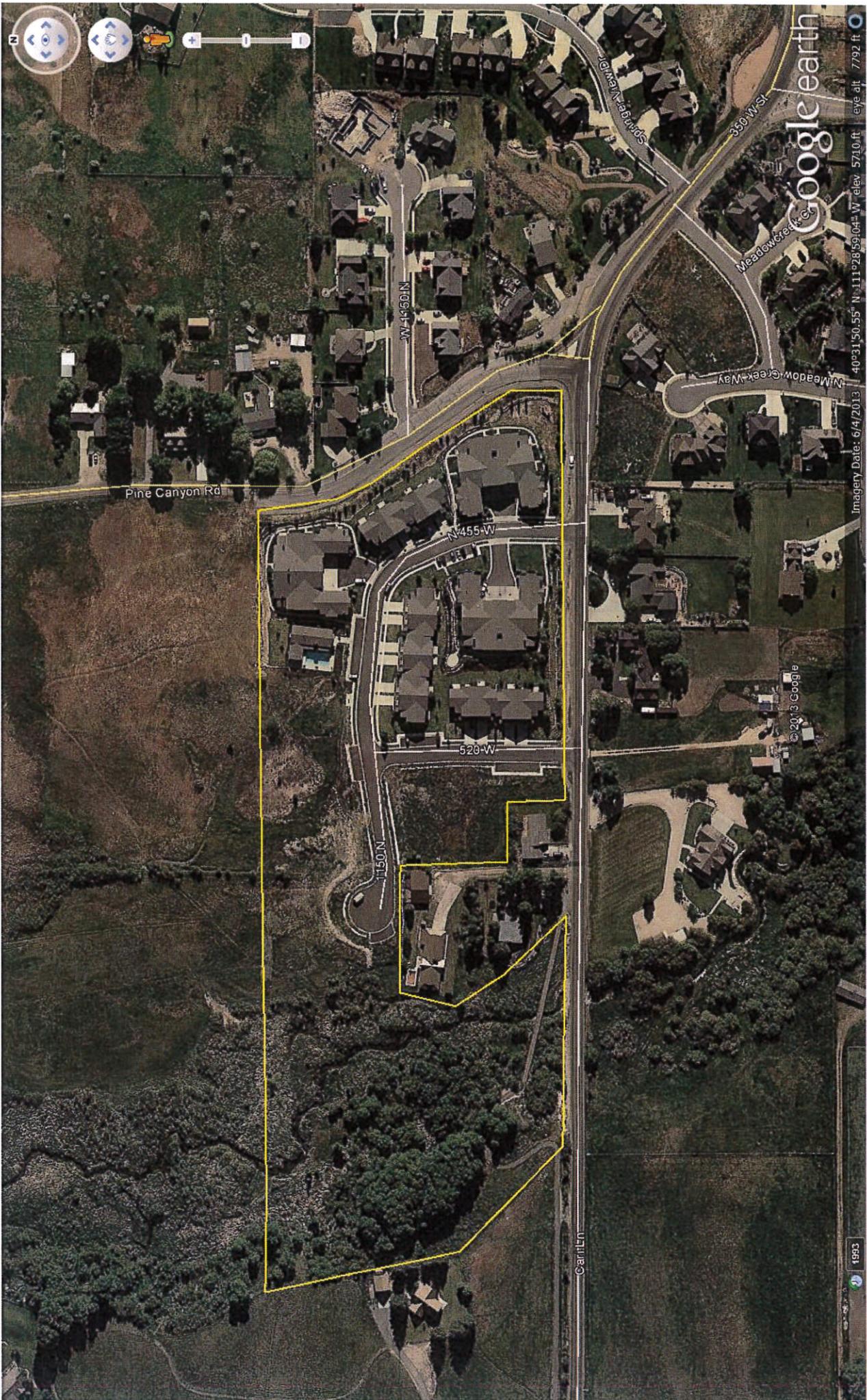
## ALTERNATIVE ACTIONS:

1. (Conditional) Approval. This action can be taken if the 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. 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

**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



Google earth

Imagery Date: 6/4/2013 40°31'50.55" N 111°28'59.04" W elev. 5710. ft eye alt. 7792 ft

Pine Canyon Rd

W 4460 N

N 455 W

520 W

N 150 N

Carril Ln

N Meadow Creek Way

Meadowcreek Ct

350 W St

© 2013 Google

1993

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

# THE LODGES AT SNAKE CREEK

A PLANNED UNIT DEVELOPMENT  
 AN AMENDMENT TO THE LODGES AT SNAKE CREEK CONDOMINIUM PLAT  
 MIDWAY CITY, WASHINGTON COUNTY, UTAH  
 SCALE 1"=50' FEET

SHEET 2 OF 2

CITY-COUNTY ENGINEER SEAL

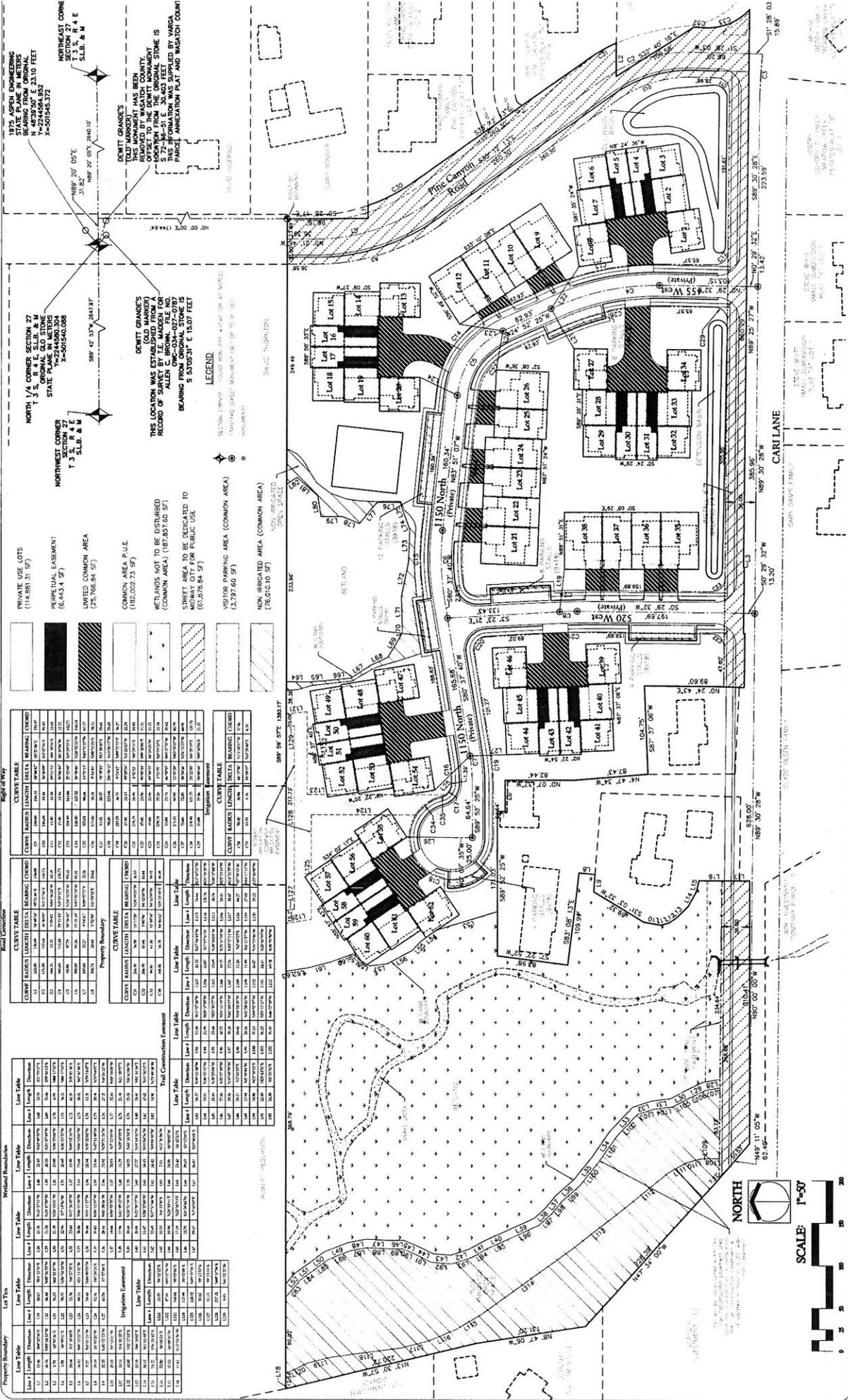
SURVEYOR SEAL

SANITATION DISTRICT APPROVAL  
 MADE OF CITY AND COUNTY DISTRICTS: MIDWAY CITY AND MIDWAY SANITATION DISTRICT  
 PROJECT TYPE AND LOCATION: WIND, UTILITY, RECREATION, CANTON  
 AND CAR LINE  
 APPROVAL SIGNATURE OF DISTRICT BOARD CHAIRMAN  
 DATE: \_\_\_\_\_

COUNTY SURVEYOR APPROVAL  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014  
 BY THE WASHINGTON COUNTY SURVEYOR  
 PROPERTY  
 SIGNATURE: \_\_\_\_\_  
 AD 3 1507

COUNTY RECORDER APPROVAL  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014  
 BY \_\_\_\_\_ WASHINGTON COUNTY RECORDER ELLIEN H. FULLER  
 PROPERTY

JACK JOHNSON CONSULTING  
 644 N. PACE PARKWAY, SUITE 100  
 PARK CITY, UTAH 84302  
 (435) 644-8881



1975 ASPEN ENGINEERING  
 STAFF: P. R. METZ  
 N 43°39'54" E 23.10 FEET  
 S 89°50'00" W 100.00 FEET  
 X=501445.372  
 Y=501445.372

NORTHWEST CORNER  
 T 3° S.L.B. & M  
 S 89°50'00" W  
 S 89°50'00" W  
 S 89°50'00" W

DEWITT GRANDES  
 THIS MONUMENT HAS BEEN  
 ENCLOSED BY WASHINGTON COUNTY  
 LOCATED IN THE ORIGINAL STONE IS  
 BEARING FROM THE ORIGINAL STONE IS  
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 PARCEL ANNEXATION PLAT AND WASHINGTON COUNTY

NORTH 1/4 SECTION 27  
 ORIGINAL OLD STONE  
 STATE X=501445.372  
 Y=501445.372

NORTHWEST CORNER  
 T 3° S.L.B. & M  
 S 89°50'00" W  
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PRIVATE USE LOTS  
 (174,581.31 SF)

PERPETUAL EASEMENT  
 (6,743.19 SF)

UNITED COMMON AREA  
 (24,949.64 SF)

COMMON AREA P.U.E.  
 (182,002.73 SF)

WETLANDS NOT TO BE DISTURBED  
 (COMMON AREA) (187,857.60 SF)

SETBACK AREA TO BE DESIGNATED TO  
 MIDWAY CITY FOR PUBLIC USE  
 (61,879.84 SF)

VISITOR PARKING AREA (COMMON AREA)  
 (3,797.60 SF)

NON-IRRIGATED AREA (COMMON AREA)  
 (76,010.10 SF)

LEGEND

SECTION 27  
 TOWNSHIP 37N  
 RANGE 10E  
 COUNTY 27E

Right of Way

CHURN TABLE	CHURN TABLE	CHURN TABLE	CHURN TABLE
CHURN TABLE	CHURN TABLE	CHURN TABLE	CHURN TABLE
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Right of Way

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Scale 1" = 30'  
Scale 1" = 60' for 11x17

LAND USE CALC. 24 CONDOS  
 CURRENT CONDOS 24 TOWNHOMES  
 CURRENT PARKING 4 SPACES  
 PROPOSED PARKING 8 SPACES

PROPOSED AREA CALC.		EXISTING AREA	
AREA	ACRES	AREA	ACRES
TOTAL	1.28 AC.	1.28 AC.	1.28 AC.
IMPAVED	0.28 AC.	0.28 AC.	0.28 AC.
LANDSCAPE	0.28 AC.	0.28 AC.	0.28 AC.
WETLAND	0.72 AC.	0.72 AC.	0.72 AC.

- LEGEND**
- 30x51.8' TOWNHOME
  - 20x46.0' TOWNHOME
  - 20x63.9' TOWNHOME
  - CUSTOM TOWNHOME
  - WETLAND
  - RESTRICTED PARKING AREA
  - GRASS
  - TREES
  - SHRUBS

JEREMY CLARK  
 THE LODGES AT SNAKE CREEK  
 TOWNHOMES  
 AMENDED SITE PLAN

**BERG ENGINEERING**  
 1000 E. Main St., Suite 204  
 Phoenix, AZ 85004  
 PH 480.257.9799

DRAWN BY: CNB | DATE: 2/14/18/2018 | SHEET: 1  
 DESIGN BY: CNB | REV:

