

## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** September 10, 2019

**NAME OF PROJECT:** Watts Remund Farms PUD

**NAME OF APPLICANT:** Russ Watts

**AGENDA ITEM:** Plat Amendment of Watts Remund Farms Planned Unit Development Phase 1, Pad 22

**LOCATION:** 552 North Granary Lane

**ZONING DESIGNATION:** R-1-15 zone

### **ITEM: 3**

Russ Watts, agent for Midway Springs LLC Series 1, is proposing a plat amendment of Watts Remund Farms Planned Unit Development Phase 1. The amendment is to relocate unit 22 to the east by 28'. The property is located at 552 North Granary Lane and is in the R-1-15 zone.

### **BACKGROUND:**

Russ Watts is proposing an amendment to Watts Remund Farms Planned Unit Development Phase 1. The amendment is exclusive to unit 22. The proposal is to move the building pad for unit 22 to the east by 28'. The applicant stated that the reasons for the proposal is "to provide more open area along the road and better sight lines for unit 23.

The recorded plat contains 39 building pads and unit 22 is located in the first phase of a three-phase master plan that contains 97 units.

A plat amendment is a legislative item and City Council is not obligated to allow any changes even if they feel that the applicant has complied with all requirements of the Code. This decision is entirely at the discretion of the City Council.

This item was noticed in the local newspaper for two weeks, the agenda was posted on the City's and State's websites, notices were posted in three public location in town, and letters will be sent to all property owners in the plat and within 600' of the plat amendment for the public hearing before the City Council.

### **ANALYSIS:**

In order for the Land Use Authority to approve a plat amendment Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among many things, the preservation of open space and the rural atmosphere of Midway.

The plan also discusses preserving view corridors. This proposal will create a better view corridor for unit 23 by moving unit 22 farther from the road. Currently unit 22 is partially between unit 23 and the street. The streetscape will also be improved by creating a better view of unit 23 from the road. It does not appear that moving unit 23 will alter any neighboring property owners' view corridors in a negative manner.

No public street, right-of-way, easement will be vacated or altered.

### **PROPOSED FINDINGS:**

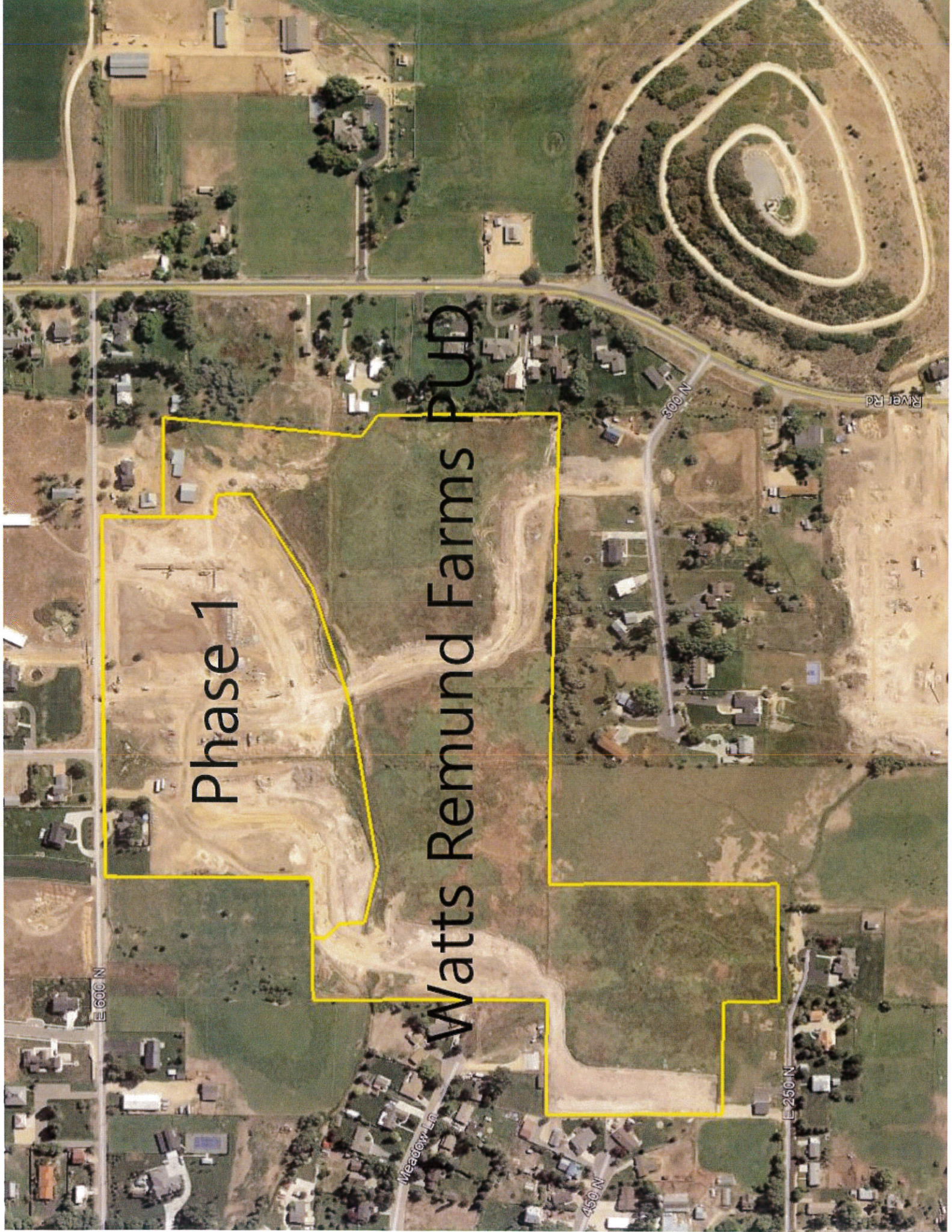
- The proposal complies with PUD requirements
- No public street, right-of-way, or easement will be vacated or altered

### **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





Phase 1

Watts Remund Farms PUD

E 600 N

Meadow Ln

450 N

E 250 N

N 300 S

River Rd







