



STAFF REPORT

To: Snyderville Basin Planning Commission
From: Jennifer Strader, County Planner
Date of Meeting: July 22, 2014
Type of Item: Plat Amendment- Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff has reviewed the application for compliance with all standards in the Snyderville Basin Development Code (Code) and found that it meets the minimum required for approval. Staff recommends that the Snyderville Basin Planning Commission (SBPC) review the proposed plat amendment, conduct a public hearing, and approve the application pursuant to the findings of fact and conclusions of law found in this staff report.

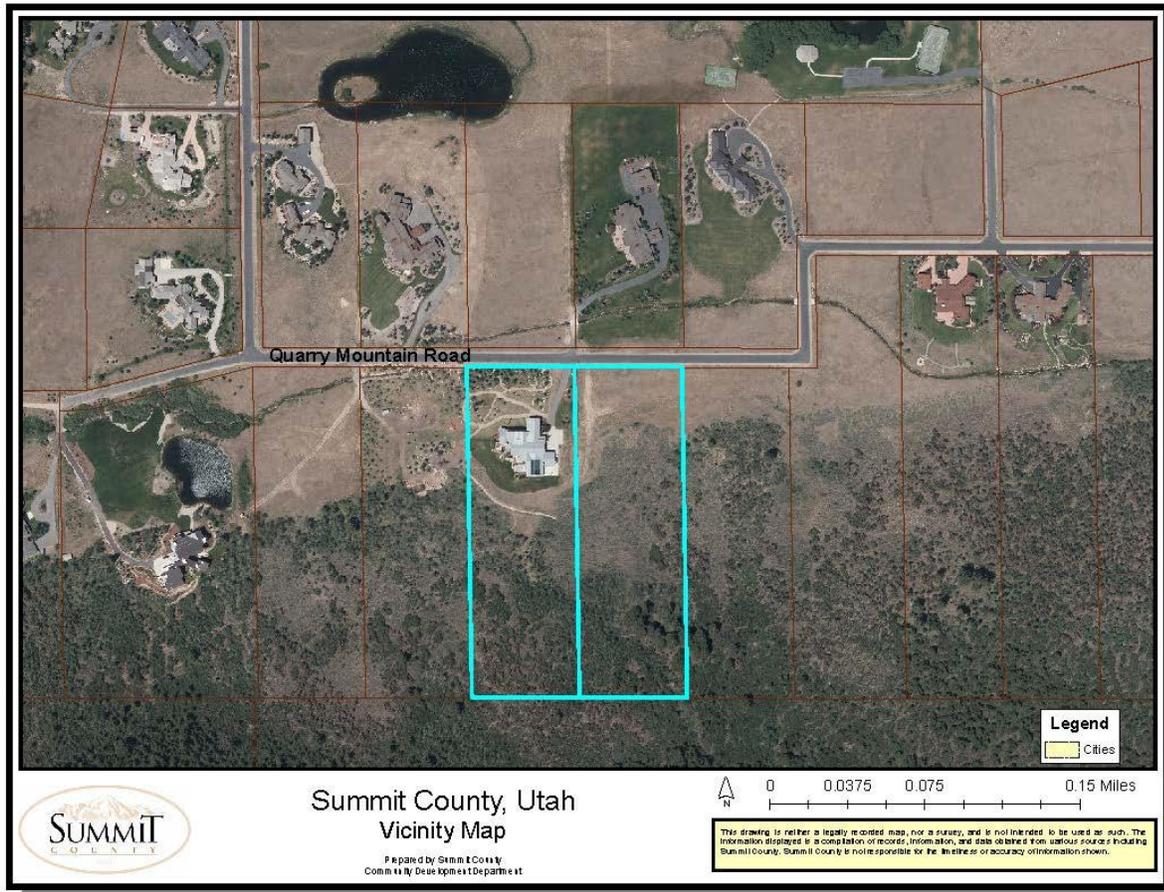
Project Description

Project Name: Quarry Mountain Ranch Plat Amendment
Applicant(s): Brooks Jacobsen, Representative
Property Owner(s): Christopher Carter
Location: 3881 Quarry Mountain Road
Zone District: Rural Residential (RR)
Parcel Number and Size: Parcel QMR-28, 5.37 Acres & Parcel QMR-29, 5.37 acres
Type of Process: Administrative
Final Land Use Authority: Snyderville Basin Planning Commission

Proposal

The applicant is requesting approval of a plat amendment to combine lots 28 and 29 of the Quarry Mountain Ranch Subdivision into one (1) lot containing 10.74 acres and slightly relocate and increase the size of the building pad at 3881 Quarry Mountain Road.

Vicinity Map



Background

Quarry Mountain Ranch Subdivision was recorded in 1999 after being approved as a Specially Planned Area (SPA) by the adoption of a Development Agreement. It consists of thirty-six (36) lots at an average size of five (5) acres. Building pads were designated on each lot to ensure the preservation of view corridors, stream corridors, and steep slopes.

The Board of County Commissioners approved an amendment in 2003 to amend the common area and enlarge or decrease several building pads consistent with the original approval. Subsequent amendments to adjust building pads since 2003 have been approved for individual lots.

Analysis and Findings

The SBPC may approve, approve with conditions, or deny a plat amendment based upon written findings of fact according to each of the following standards. It is the responsibility of

the applicant to provide written and graphic evidence demonstrating compliance:

Standard 1: Neither the public nor any person will be materially injured by the proposed amendment and there is good cause for the amendment. **COMPLIES**

Analysis: Lots 28 contains an existing residence and the applicant is requesting to combine the lots to consolidate the density that would otherwise be allowed with two (2) separate lots. The adjustment to the building pad is being requested to allow the property owner the opportunity to add on to the existing residence. The building pads were placed on Lots 28 & 29 to ensure development stays off steep slopes, located on the south end of the lots. The adjusted building pad would not affect the slopes.

Staff is of the opinion that neither the public nor any person would be materially injured by the amendment.

Standard 2: No plat amendment shall be approved which results in an increase in density. **COMPLIES**

Analysis: The density would be decreased if the plat amendment were approved.

Recommendation

It is Staff's finding that the project meets the applicable standards in the Code. Staff recommends that the SBPC conduct a public hearing and review the proposal for compliance with the Code. Based upon the review outlined in this report, and unless members of the public bring to light new issues or concerns that may affect these findings, Staff also recommends that the SBPC vote to **approve** the Quarry Mountain Ranch Lots 28 & 29 plat amendment based on the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1. Quarry Mountain Ranch Subdivision was recorded in 1999 and was approved through the Specially Planned Area (SPA) process.
2. Quarry Mountain Ranch Subdivision is zoned Rural Residential.
3. Quarry Mountain Ranch Subdivision contains thirty-six (36) lots, each containing a building pad.
4. The applicant is proposing to combine Lots 28 & 29 into one (1) lot and slightly relocate and increase the size of the building pad.
5. The proposed plat amendment will reduce the density of the Quarry Mountain Ranch Subdivision by one (1) lot.
6. The adjustment to the building pad is being requested to allow the property owner the opportunity to add on to the existing residence.
7. The building pads were placed on Lots 28 & 29 to ensure development stays off steep slopes.

8. The adjusted building pad would not negatively affect the slopes.
9. Lot 28 contains an existing residence.

Conclusions of Law:

1. Neither the public nor any person would be affected by the plat amendment as the request is to combine two (1) existing lots into one (1). The amendment to the building pad would ensure that development stays off steep slopes that exist on the lots.
2. The density would be decreased if the plat amendment were approved.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Snyderville Basin Planning Commission. Notice of the public hearing was published in *The Park Record*. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel. At the time of this report, Staff has not received any public comment.

Applicable service providers have reviewed the request and the applicant has responded to their comments.

Attachments

- Exhibit A: Existing Subdivision Plat
- Exhibit B: Proposed Plat Amendment

QUARRY MOUNTAIN RANCH AMENDED SUBDIVISION

EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
MAY 2003

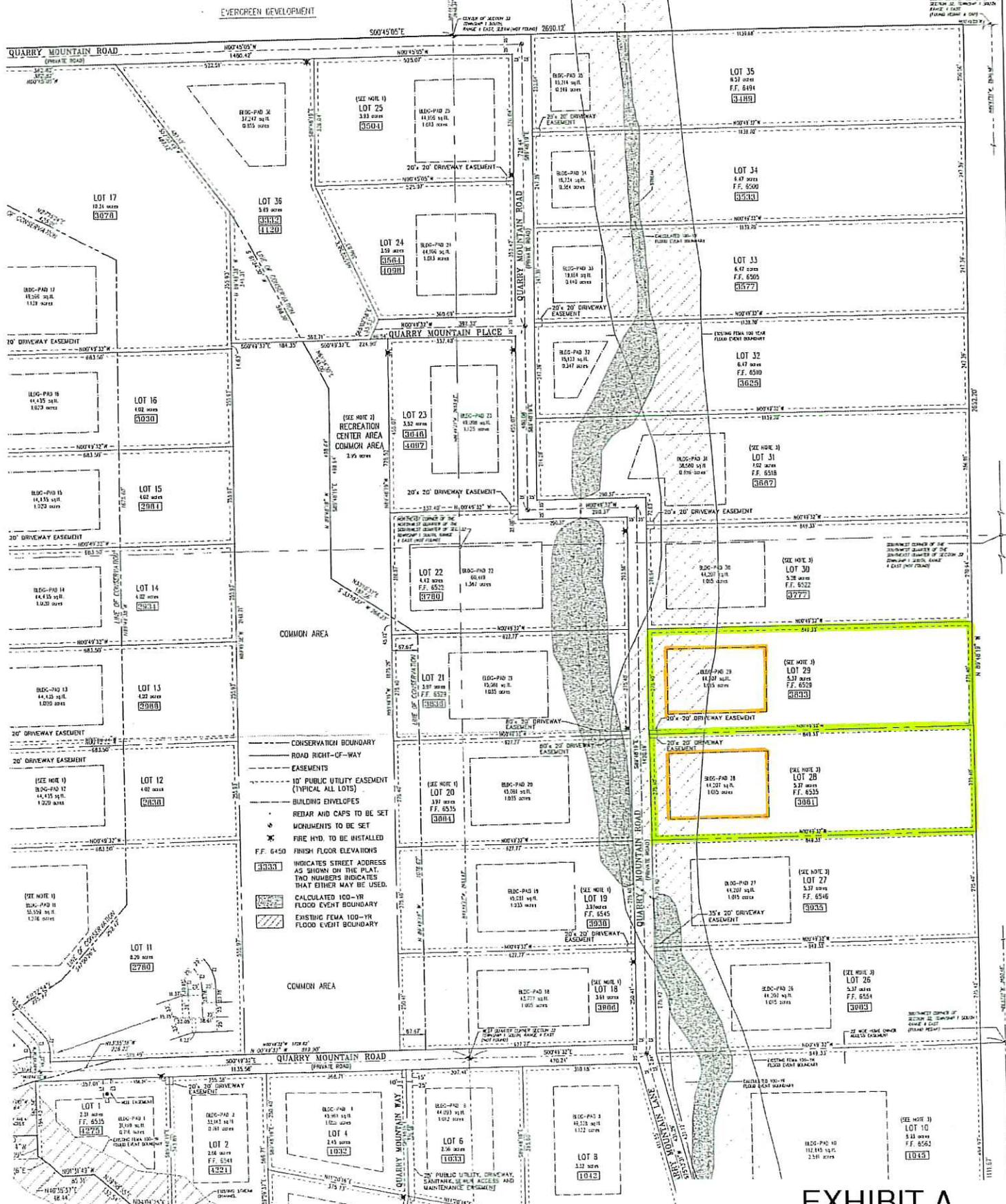


EXHIBIT A

