



Mayflower Lakeside Village South Building 8 Plat Amendment

Project: DEV-9992 | Mayflower Lakeside Village South building 8

Report Date: 13 December 2024

Report Author: Anders Bake, Planner

Council Action Required: No

Type of Action: Administrative

Applicant: Mayflower Lakeside Village South LLC

Address: 1122 W Vos Circle

Existing Land Use: Residential Medium Density

Existing Plat: 12 condo units

Proposed Amendment: building envelope extension to limited common area decks

Related Applications: Mayflower Lakeside Phase 2 H-O (DEV-7707)

DETERMINATION ISSUE

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed Plat Amendment based on the findings and subject to the following conditions:

1. The commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

Administrative Land Use Committee Staff Report

3. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Administrative Land Use Committee.



BACKGROUND

The Mayflower Lakeside Village South Expandable Condominium Plat Phase 8-H Subdivision was recorded by plat on 10 April 2024. The applicant is seeking to amend the building envelope of the condominium building in order to expand the limited common area decks located on all three floors of the building. The expanded decks will allow the applicant to use the same building plans that they have used on their previously constructed condominium buildings.

Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. This proposal is considered a Minor Plat Amendment and therefore can be considered by the Administrative Land Use Committee. If no objections are received by the neighboring property owners, the proposal can be approved by the Chairman of the Administrative Land Use Committee without the need for a public meeting. If objections are received, then the Administrative Land Use Committee will hold a public meeting regarding the proposal.

MAIN FLOOR

KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-27a-609, and including WCC 16.04.02 definition of good cause.

STAFF ANALYSIS

– SETBACKS –

The setback requirements for the building were reviewed and approved through the Final Subdivision application which included a building footprint on the lot. These requirements include a 20 foot separation between buildings, a front setback of 20 feet minimum to the sidewalk or curb and a 20 foot rear setback. The proposed changes to the building footprint that are being proposed through this application will comply with the setback requirements.

– GOOD CAUSE –

UCA §17-27a-609 allows the County to approve a plat amendment if the County finds 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. Wasatch County Code 16.04.02 has defined “good cause” as follows:

16.04.02: DEFINITIONS

...

GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.

...

The Development Review Committee has reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” because the proposal promotes a better and more sustainable design. The current plat identifies a portion of the proposed decks on the main floor as common area. The proposed amendment would change this area to limited common space which is a more logical designation for a deck that can only be accessed through a privately owned condo unit. The proposed change will also correct an inconsistency between the deck areas shown on the building footprint plans and the building elevation plans shown on the existing plat. The proposed change will match the existing information shown on the elevation renderings that are part of the recorded plat. Additionally, the proposal does not affect density, health, safety, or welfare.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street or right-of-way access or public utility easement.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Administrative Land Use Committee to render a decision.

RECOMMENDED MOTION

Move to Approve the item consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 0.95 acres per the recorded subdivision plat.
2. The subject property is in the Jordanelle Specially Planned Area Overlay Zone and Residential Medium Density land use determination.
3. The proposed architecture complies with the requirements of the JSPA code.
4. The proposed plat amendment will increase the size of the limited common area decks on the main, second, and third floors of the condominium building.
5. The proposed change will match the existing information shown on the elevation renderings that are part of the recorded plat. There are no proposed changes to the elevation renderings.
6. Good cause for the amendment exists since the proposed change will improve the design and resolve an issue of conflicting floor plans and elevation plans on the existing plat.
7. No public or private roads are being vacated as part of this plat amendment.
8. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.
9. The proposal is consistent with Utah Code §17-27a-609.

– CONDITIONS –

1. The commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.

POSSIBLE ACTIONS

The following is a list of possible motions the Administrative Land Use Committee can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Administrative Land Use Committee should state new findings.

1. Approve. This action may be taken if the Administrative Land Use Committee finds that the Plat Amendment request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the Administrative Land Use Committee feels comfortable that remaining issues can be resolved through specified conditions. ****This action would be consistent with the***

staff analysis.*

3. Continue. This action can be taken if the Administrative Land Use Committee needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Administrative Land Use Committee finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a mylar plat to the planning office for recording. Actions must be taken to pursue the approval with reasonable diligence as outlined in Wasatch County Code 16.01.16.

If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

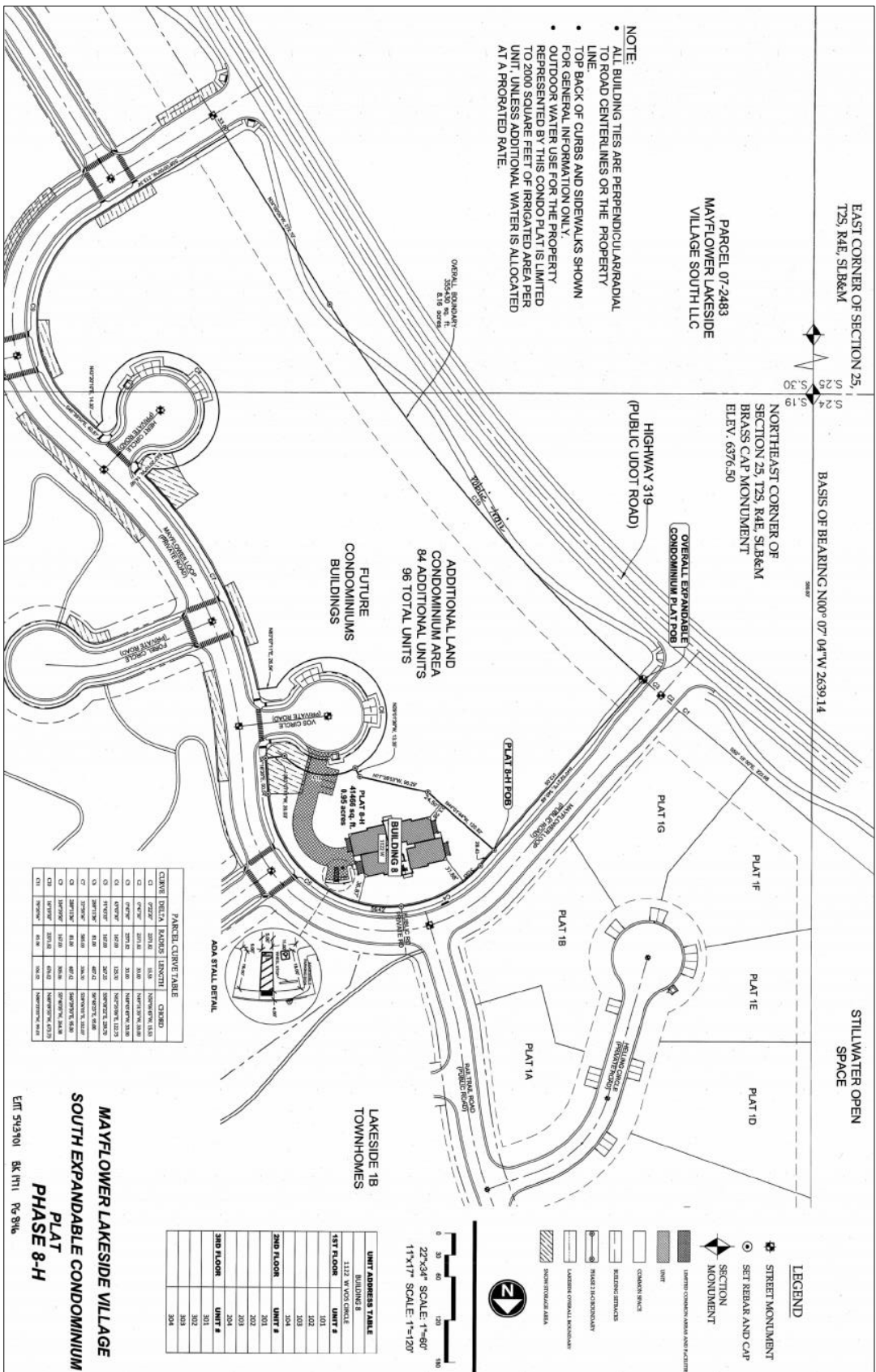
EXHIBITS

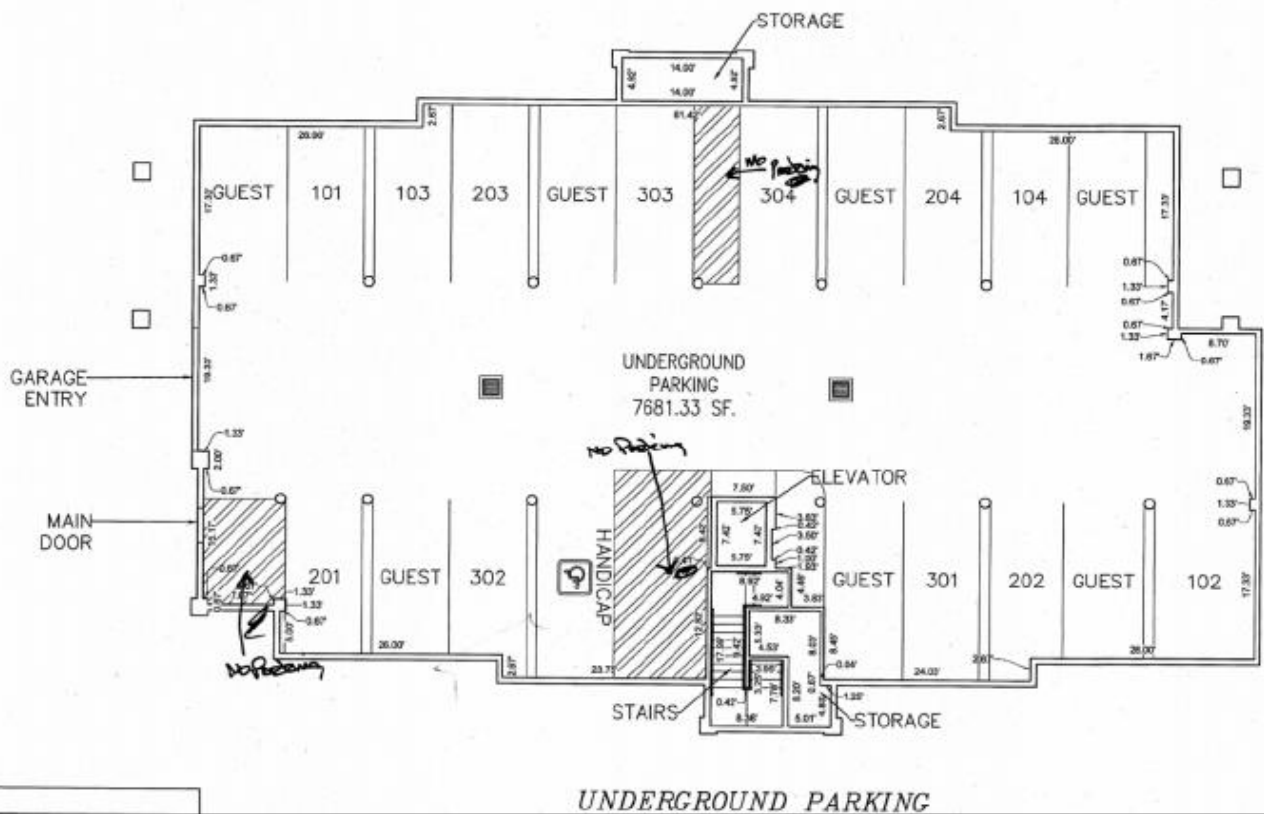
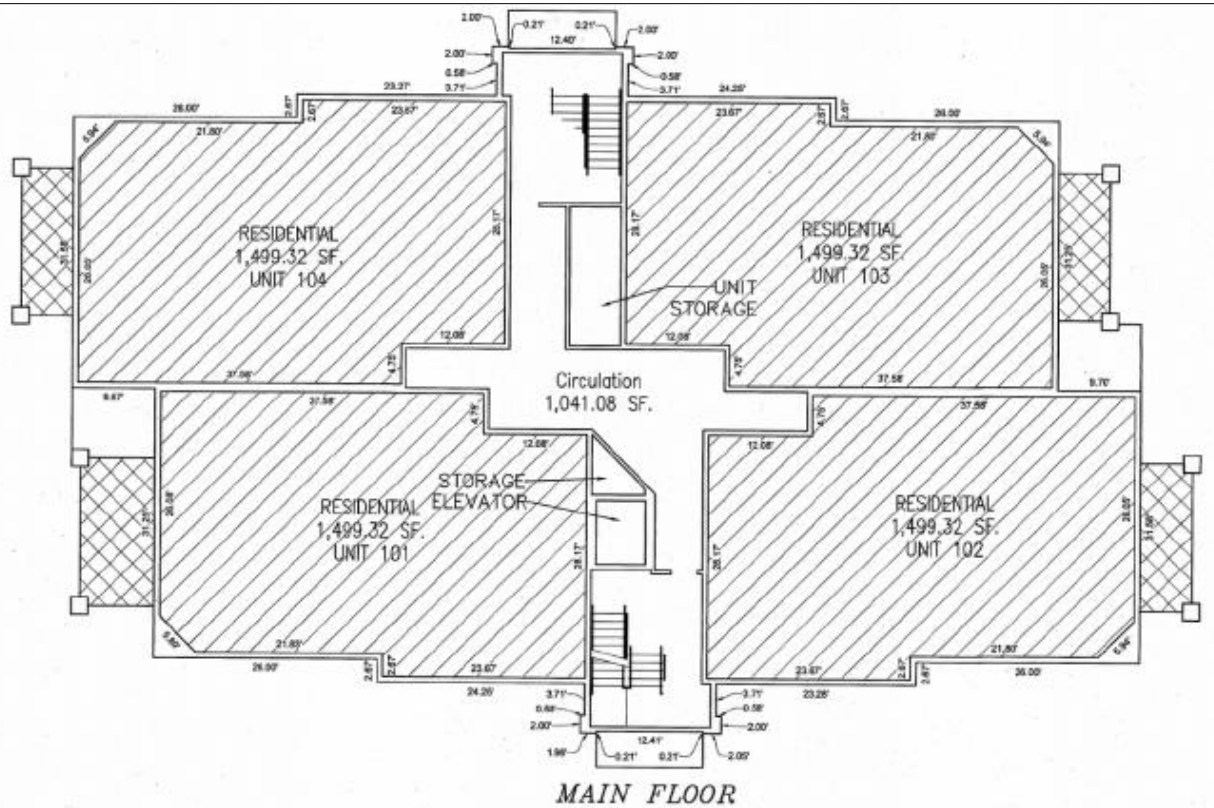
Exhibit A – Vicinity Plan.....	7
Exhibit B – Existing Subdivision Plat	8
Exhibit C – Proposed Amended Plat.....	11
Exhibit D – DRC Report.....	144

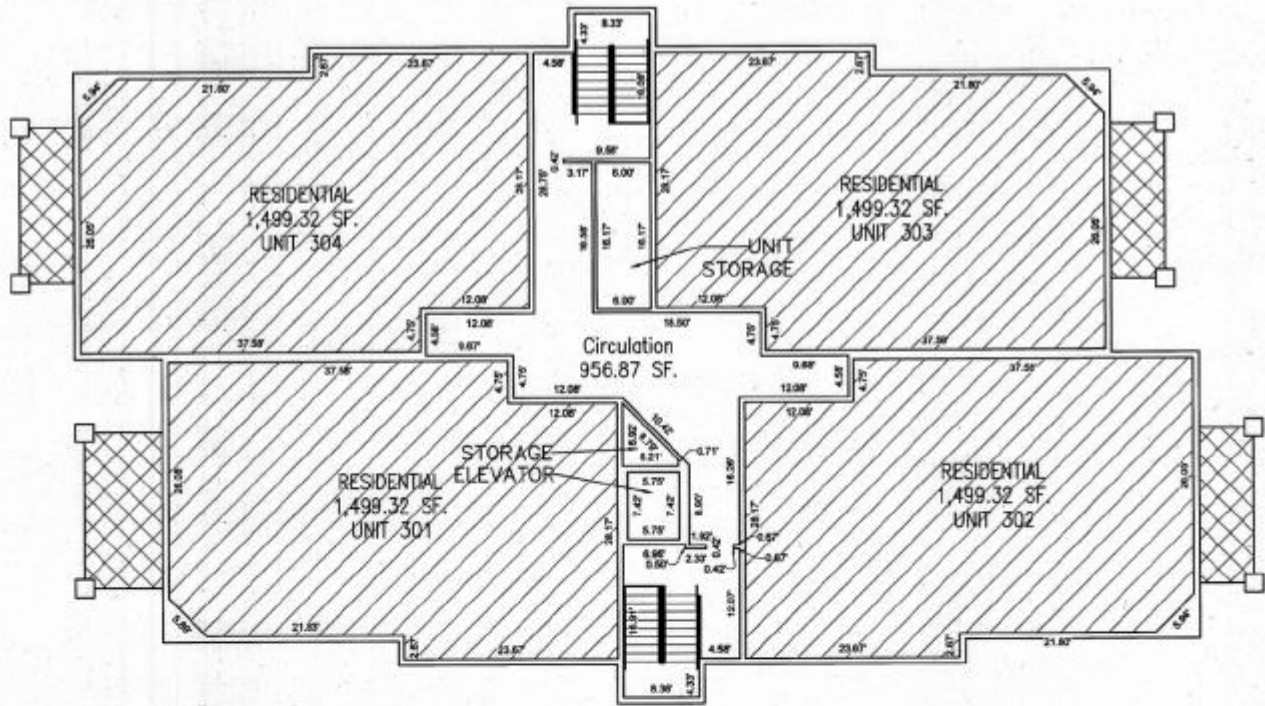
Exhibit A – Vicinity Plan



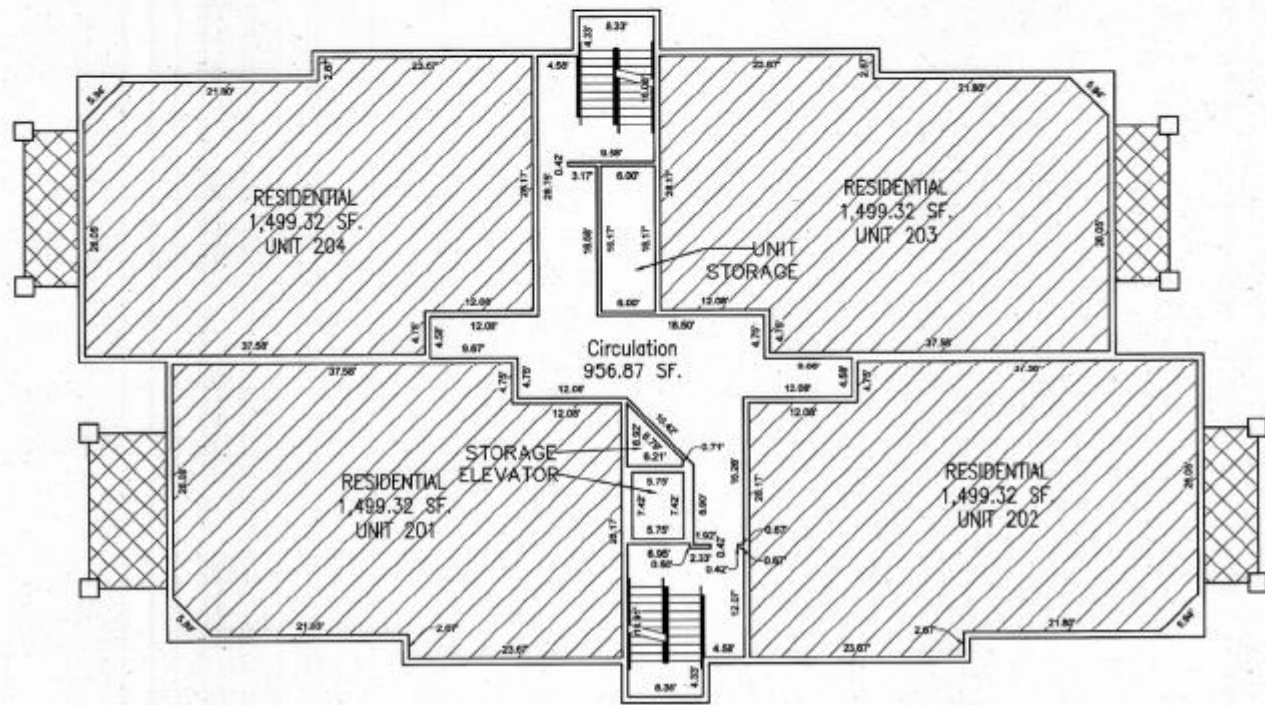
Exhibit B – Existing Subdivision Plat





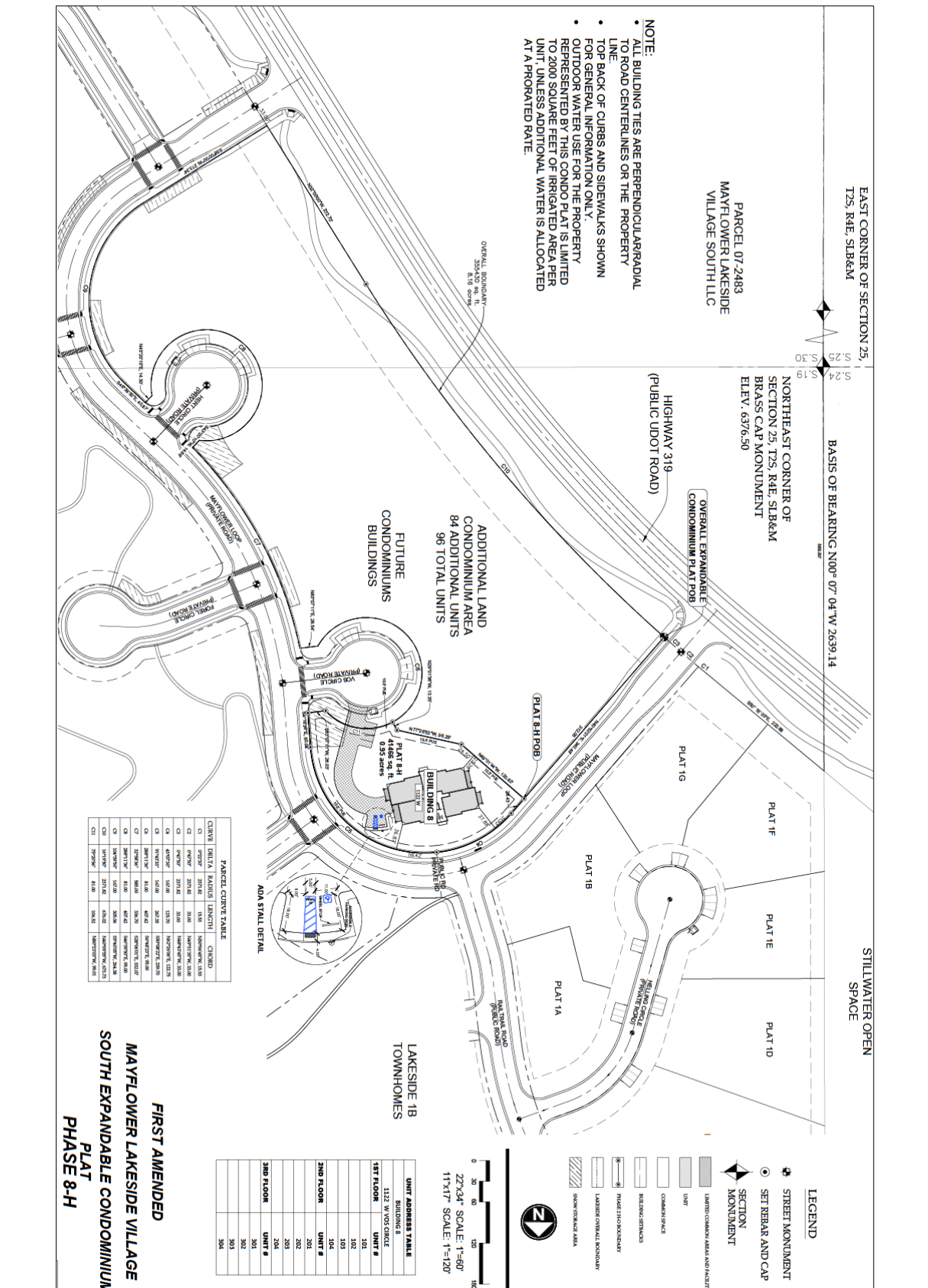


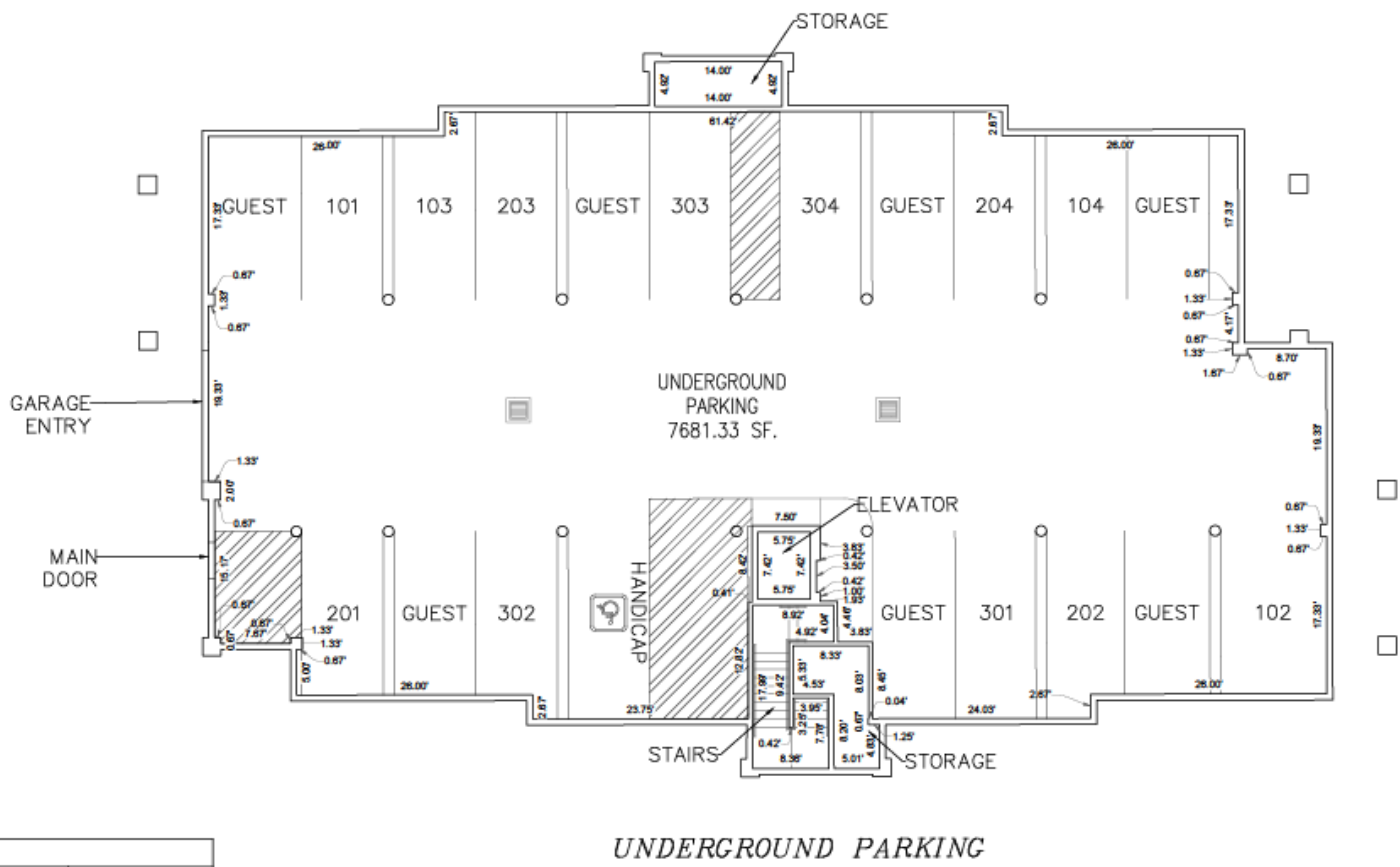
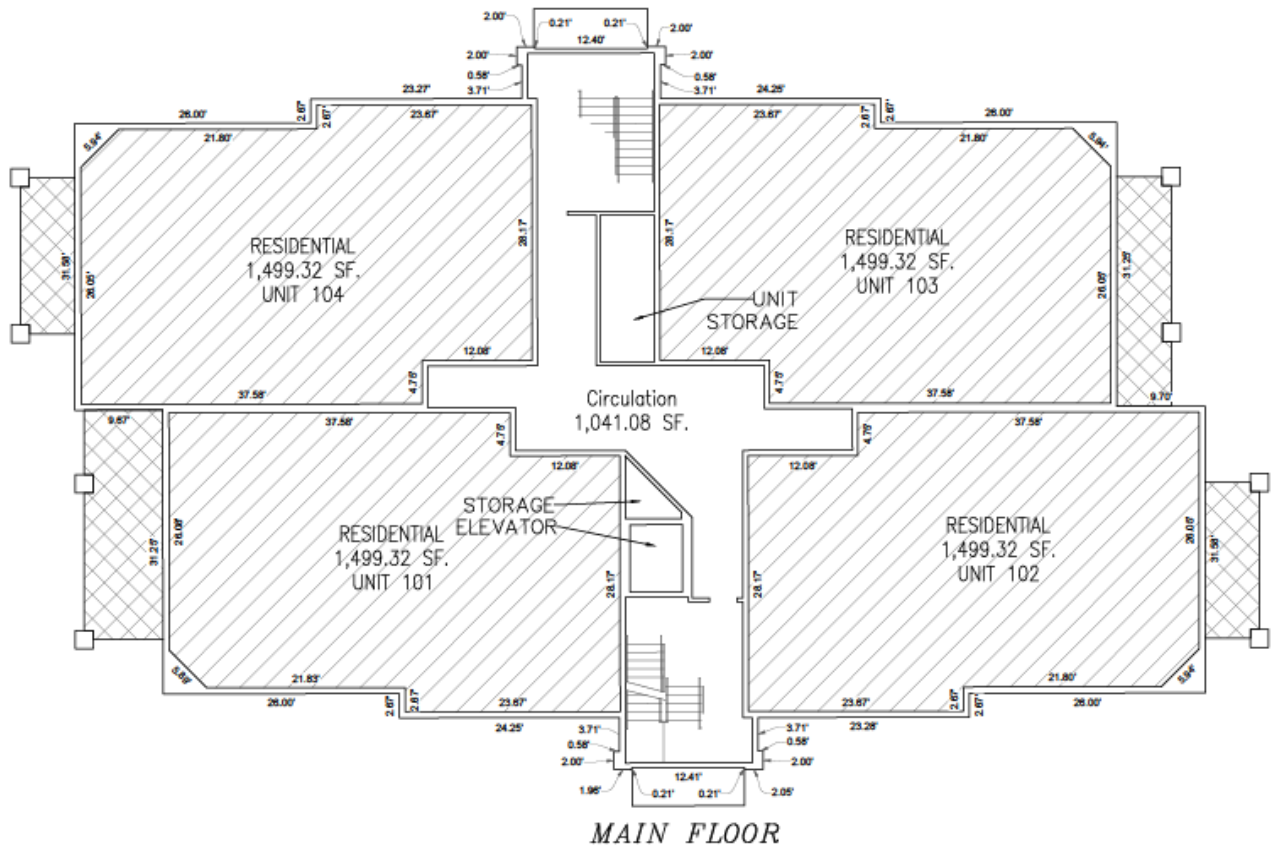
THIRD FLOOR

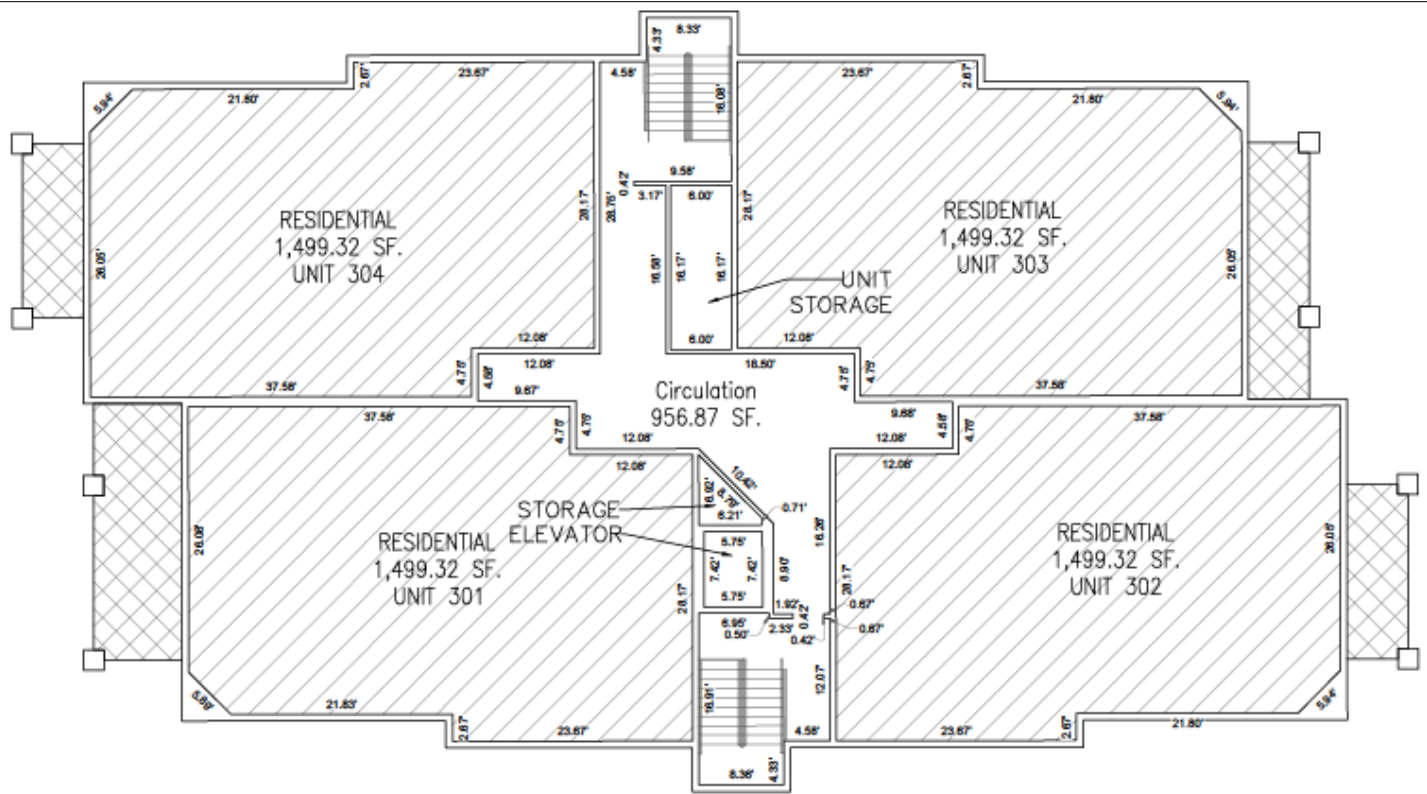


SECOND FLOOR

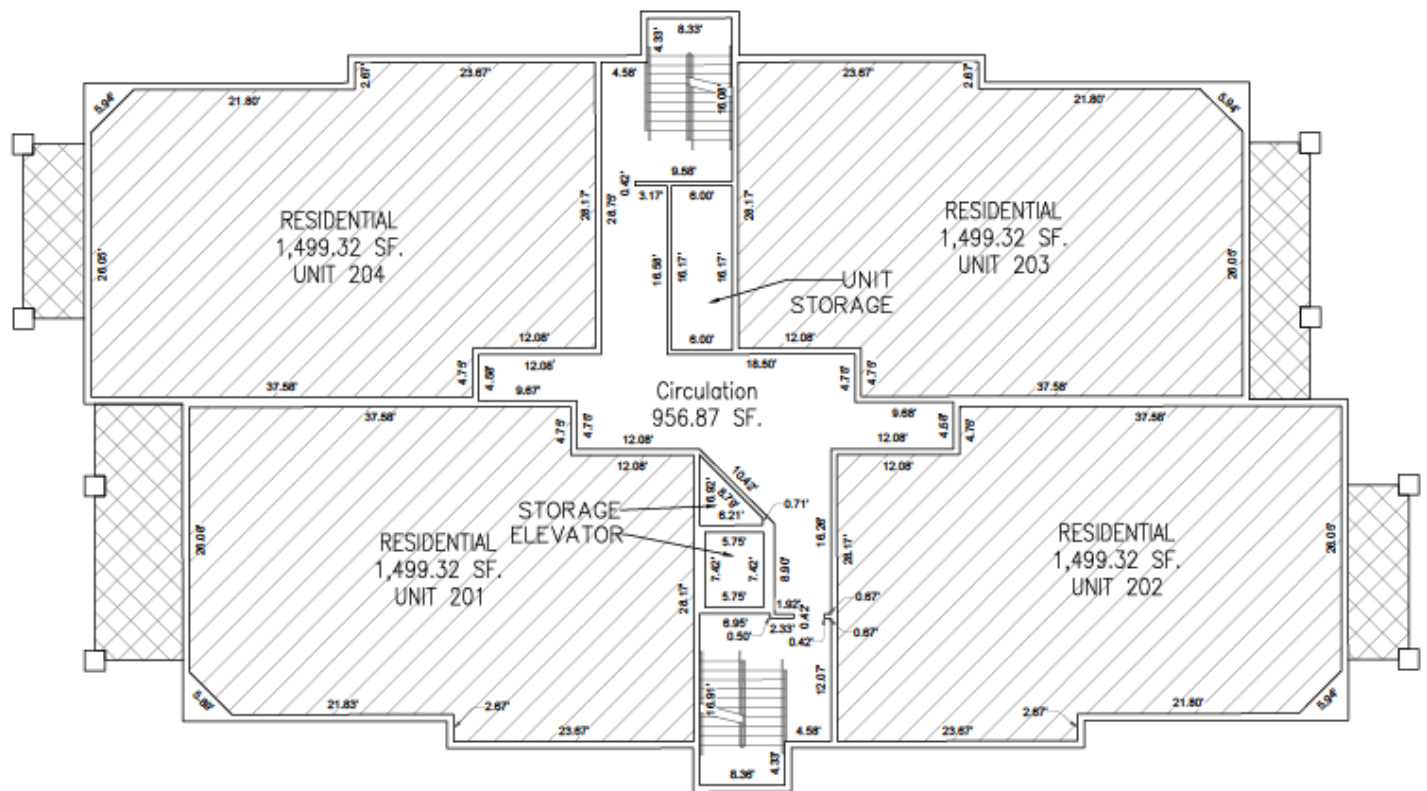
Exhibit C – Proposed Amended Plat







THIRD FLOOR



SECOND FLOOR



**Wasatch County
DESIGN REVIEW
COMMITTEE (DRC)
COMMENTS**

PROJECT ID: DEV-9992
PROJECT NAME: PLAT AM - MAYFLOWER LAKESIDE
VILLAGE SOUTH LLC - WEST VOS CIRCLE
VESTING DATE: 10/17/2024
REVIEW CYCLE #: 2

REVIEW CYCLE STATUS: READY FOR DECISION

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded.

Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Planning Department	Ready for Decision
Recorder's Office	Ready for Decision

Approved = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

Ready for Decision = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

Changes Required = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

No Action = Reviewing entity has not taken any action for the review cycle.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN5	02b - Amended Plat	Condition of Approval: Remove the Weed Board signature box.