



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: January 8, 2019

NAME OF PROJECT: Watts Remund Farms PUD

NAME OF APPLICANT: Russ Watts

AGENDA ITEM: Plat Amendment of Watts Remund Farms PUD Phase 1

LOCATION: 260 East and 600 North

ZONING DESIGNATION: R-1-15

STAFF COMMENTS:

ITEM: 4

Russ Watts, agent for Midway Springs LLC Series 1, is proposing a plat amendment of the Watts Remund Farms Phase 1. The proposal would amend the size of the building pads. Some of the building pads would increase in size and some would decrease in size. The property is located at 260 East and 600 North and is in the R-1-15 zone.

BACKGROUND:

Paul Berg, agent for Midway Springs LLC Series 1, is proposing a plat amendment to the Watts Remund Farms Phase 1 PUD located at 260 East and 600 North. The recorded plat contains 39 building pads and is the first phase of a three-phase master plan that contains 97 units. The developer is proposing to amend the sizes and shapes of the building pads on the recorded plat. This adjustment will allow the developer's proposed dwelling designs to fit on the pads. The land use code requires that all parts of all structures are located within the building pad. Section 16.18.8 (7) states the following:

In all PUDs, all portions of all structures, whether on the ground, above the ground, or below the ground, must be contained within the confines of the building pad identified on the plat. This restriction shall apply to all protrusions, protuberances, and overhangs, including but not limited to all portions of all walls, roofs, doors, windows, bay windows, cantilevers, fireplaces, chimneys, support posts or structures, window wells, and/or decks.

Adjusting the building pads will allow the developer to place their preferred dwelling designs on the pads. Required open space is 50% for a PUD and the proposed adjustments will not impact the required open space.

All property owners will need to sign the amended plat for it to be recorded. It appears the developer still has title to all the building pads. If any pads are sold before the recording of the plat, then that owner will need to sign the plat or acknowledge and agree to the amendment in some other legal form.

This item was noticed in the local newspaper for two weeks, letters will be sent to all property owners in the plat and within 600' of the plat for the public hearing before the City Council, and a public notice will be posted on-site for the public hearing.

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 proposed amendment seems to be a minor adjustment and appears to have no negative impact.

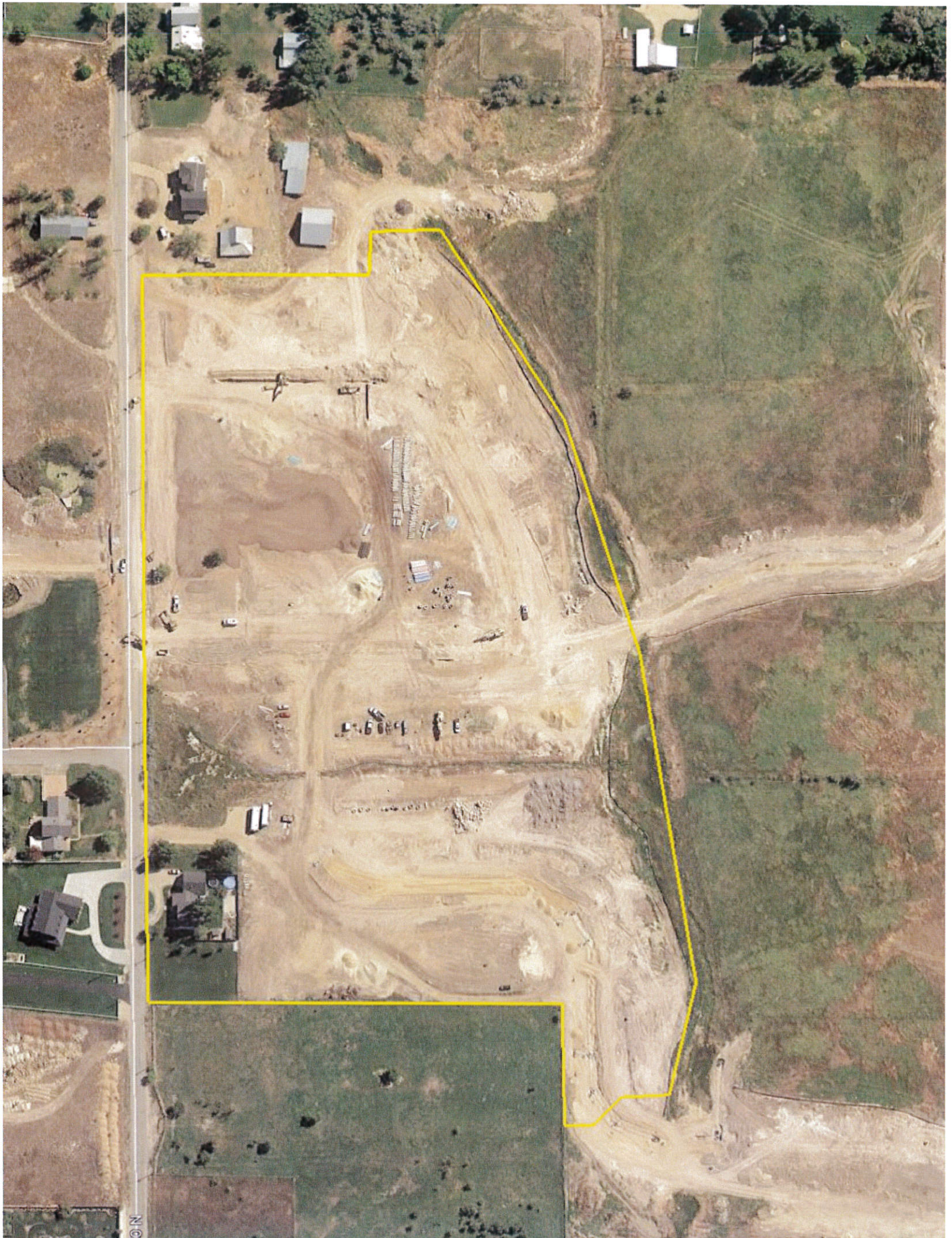
No public street, right-of-way, easement will be vacated or altered if the amendment is approved.

PROPOSED FINDINGS:

- The proposed amendment will adjust the building pad sizes and shapes
- The open space in the PUD will remain the same
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

1. Recommendation for 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. List accepted 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

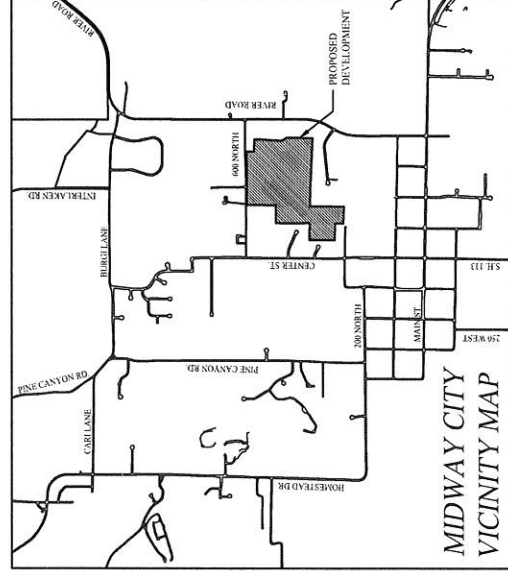


REMUND FARMS

PHASE 1 - PLAT AMENDMENT

SHEET INDEX

1. RECORDED PLAT
2. AMENDED PLAT
3. OPEN SPACE MAP
4. UTILITY MAP



REMUND FARMS PHASE 1 PLAT AMENDMENT - 10 DEC 2015

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. DATE: 10 DEC 2015

WATTS ENTERPRISES

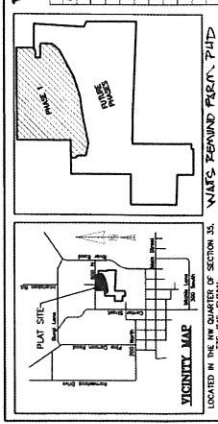
REMUND FARMS

COVER SHEET

BERG ENGINEERING
Resource Group, P.C.
10000 N. 10th Ave., Suite 100
Denver, CO 80231
TEL: 303.733.8800
FAX: 303.733.8801
WWW.BERG-ENG.COM

DESIGNER: JMB
CHECKED: JMB
DATE: 10 DEC 2015
SHEET: 0

WATTS REMUND EARNSPUD PHASE 1



		CURVE TABLE				
	CLAVE	RADIUS	LENGTH	DELTA	REARING	CHORD
	C1	93.00	47.07	29303.97	5.929337%	48.57
	C2	110.07	83.95	47453.54	5.930317%	81.85
	C3	110.07	172.79	90303.00	5.931300%	155.56
	C4	110.07	172.79	90303.00	5.932284%	155.56
	C5	110.07	43.51	27299.43	5.917525%	43.27
	C6	110.07	43.51	27299.43	5.917535%	43.27
	C7	468.07	133.56	1737.30	5.904676%	13.56
	C8	468.07	126.95	1672.11	5.910454%	126.95
	C9	248.07	105.41	1471.08	5.916754%	105.41
	C10	248.07	122.65	1637.24	5.9175054%	122.65

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	30.00'	S00°00'00"E	L3	15.00'	S00°00'
L2	85.92'	N01°46'16"E	L4	18.00'	S00°00'
L3	39.11'	N40°01'25"W	L5	21.26'	N00°00'37"W
L4	43.56'	N00°01'37"E	L6	17.91'	N00°00'30"E
L7	23.06'	S02°36'43"E			
L8	48.64'	N00°00'00"E			

ADDRESS TABLE	
2	523 NORTH FARMHOUSE WAY
3	517 NORTH FARMHOUSE WAY
4	509 NORTH FARMHOUSE WAY
5	501 NORTH FARMHOUSE WAY
6	466 NORTH FARMHOUSE WAY
7	472 NORTH FARMHOUSE WAY
8	482 NORTH FARMHOUSE WAY
9	488 NORTH FARMHOUSE WAY

N. 89°43'03" E. 100' 60"

10 448 NORTH FAIRBOUSE WAY

11 448 NORTH FAIRBOUSE WAY

12 448 NORTH FAIRBOUSE WAY

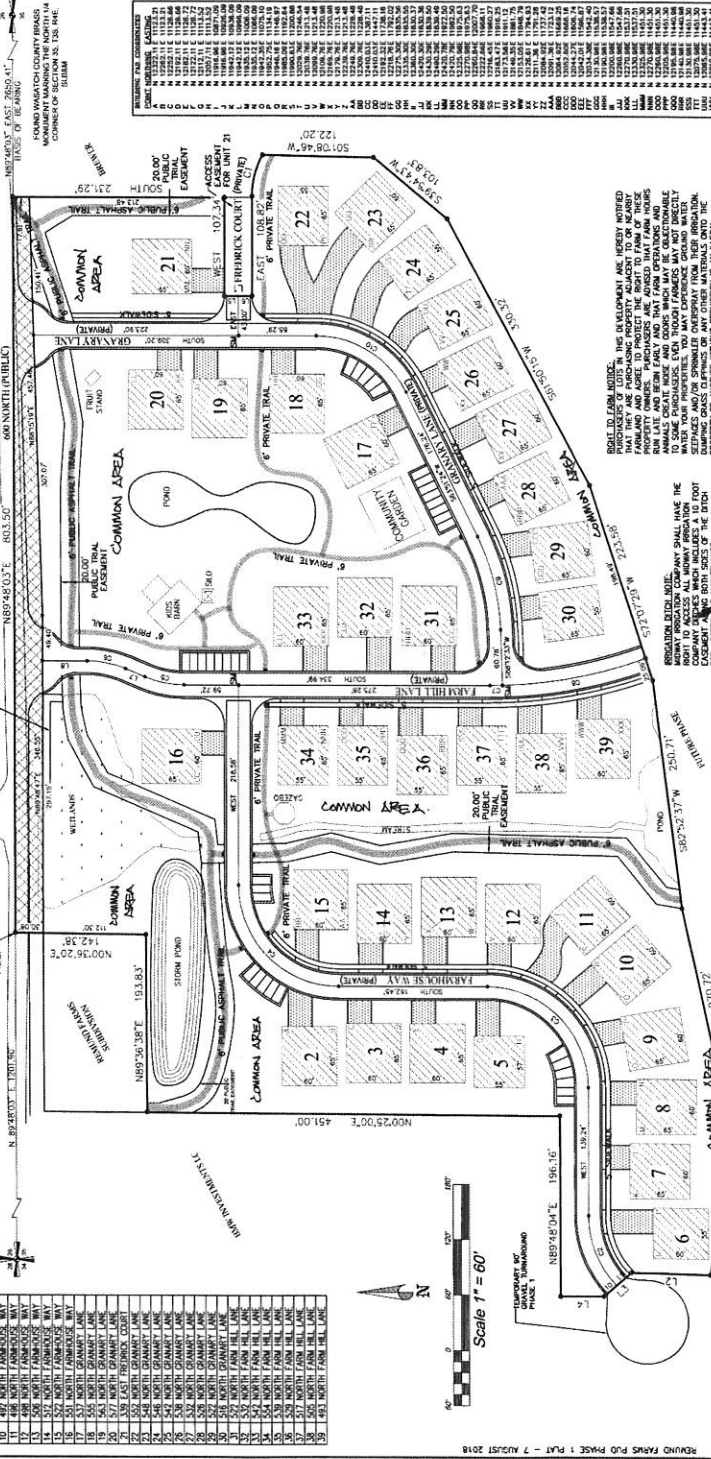
13 448 NORTH FAIRBOUSE WAY

14 512 NORTH FAIRBOUSE WAY

15 522 NORTH FAIRBOUSE WAY

16 551 NORTH FAIRBOUSE WAY

17 517 NORTH GRANARY AVE

[illegible]

STORM WATER RETENTION POND NOTE:
HOME OWNERS ASSOCIATION SHALL NOT
DISTURB, INTERFERE OR CHANGE THE GRADING,
ELEVATION OR LANDSCAPING IN THE STORM
WATER RETENTION POND.

COMMON AREA AND LIMITED COMMON IS A
PUBLIC UTILITY EASEMENT
ALL COMMON AREA AND LIMITED COMMON IS
DEDICATED AS A PUBLIC UTILITY EASEMENT
INCLUDING A STORM DRAIN EASEMENT FOR
PIPELINES AND RETENTION POND.

THE SPASS.

1155968 BOOK 1233 PAGE 1017-1026
TIME 3:21 PM FEE 6.00
IDWAY SPRINGS, LLC
WASATCH COUNTY RECORDER, PUEBLO, CO 81302

[illegible]

BASIS OF MEASURING

BASIS OF BEARING IS NORTH 89°04' EAST, 265.61 FEET (BEARING) CORNER OF SECTION 30N, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 30.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-16-63 OF THE UTAH CODE, I, ROY A. LAYTON, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH, MY EXPIRATION DATE BEING JANUARY 1, 2007.

I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT SUBMITTED TO ME FOR RECORDATION, AND HAVE OBTAINED ALL NECESSARY PERMISSIONS FROM THE ADJACENT LAND SURROUNDERS CONCERNING THE SAME.

UNLESS OTHERWISE NOTED, THE PLAT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.

DATE: 08-14-2006
SURVEYOR: Roy Layton

N89°40'37" EAST 7650.41'
 TAXES OF DEERING
 600 NORTH (PUBLIC)
 600 NORTH (PUBLIC) LANE
 135.41' 427.74'
 N89°51'07" 427.74'
 307.67'
 PUBLIC HIGHWAY 7 TRAIL
 FOUND WASHCOT COUNTY (WASCO) MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 35, T35 R4E.
 135.41' 427.74'
 307.67'

[illegible][illegible]

RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED
THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY
FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE
PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS
ARE:

DAY	MON	TUE	WED	THU	FRI	SAT	SUN
1000-1200	1000-1200	1000-1200	1000-1200	1000-1200	1000-1200	1000-1200	1000-1200
1300-1700	1300-1700	1300-1700	1300-1700	1300-1700	1300-1700	1300-1700	1300-1700
1800-2000	1800-2000	1800-2000	1800-2000	1800-2000	1800-2000	1800-2000	1800-2000
2100-2300	2100-2300	2100-2300	2100-2300	2100-2300	2100-2300	2100-2300	2100-2300
2400-2600	2400-2600	2400-2600	2400-2600	2400-2600	2400-2600	2400-2600	2400-2600
2700-2900	2700-2900	2700-2900	2700-2900	2700-2900	2700-2900	2700-2900	2700-2900
3000-3200	3000-3200	3000-3200	3000-3200	3000-3200	3000-3200	3000-3200	3000-3200
3300-3500	3300-3500	3300-3500	3300-3500	3300-3500	3300-3500	3300-3500	3300-3500
3600-3800	3600-3800	3600-3800	3600-3800	3600-3800	3600-3800	3600-3800	3600-3800
3900-4100	3900-4100	3900-4100	3900-4100	3900-4100	3900-4100	3900-4100	3900-4100
4200-4400	4200-4400	4200-4400	4200-4400	4200-4400	4200-4400	4200-4400	4200-4400
4500-4700	4500-4700	4500-4700	4500-4700	4500-4700	4500-4700	4500-4700	4500-4700
4800-5000	4800-5000	4800-5000	4800-5000	4800-5000	4800-5000	4800-5000	4800-5000
5100-5300	5100-5300	5100-5300	5100-5300	5100-5300	5100-5300	5100-5300	5100-5300
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6900-7100	6900-7100	6900-7100	6900-7100	6900-7100	6900-7100	6900-7100	6900-7100
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9900-10100	9900-10100	9900-10100	9900-10100	9900-10100	9900-10100	9900-10100	9900-10100
10200-10400	10200-10400	10200-10400	10200-10400	10200-10400	10200-10400	10200-10400	10200-10400
10500-10700	10500-10700	10500-10700	10500-10700	10500-10700	10500-10700	10500-10700	10500-10700
10800-11000	10800-11000	10800-11000	10800-11000	10800-11000	10800-11000	10800-11000	10800-11000
11100-11300	11100-11300	11100-11300	11100-1				

SHALL HAVE THE
IRRIGATION
OF THE
OF THE LOT
E.C.

COUNTY RECORDER
 COUNTY OF LOS ANGELES
 DATE: 09-17-18 TIME: 3:41PM FILE # 107-1096
 FOR: FLOWING SPRINGS LLC
 455948 BOOK 1233 PAGE 1
 COUNTY OF LOS ANGELES
 COUNTY RECORDER
 COUNTY OF LOS ANGELES
 DATE: 09-17-18 TIME: 3:41PM FILE # 107-1096
 FOR: FLOWING SPRINGS LLC
 455948 BOOK 1233 PAGE 1

SENT FOR
LOS

Proton DATE: 11-01-00

AIRWAY REGISTRATION COMPANY

BY *TC* WASHINGTON, DC AIRWAY REGISTRATION COMPANY

RESERVATION OF COMMON AREA

THE OWNERS HAVE HEREBY RESERVED ALL COMMON AREAS AND INTERESTS IN THE PROPERTY DESCRIBED HEREON, FOR THE USE OF THE OWNERS, THEIR AGENTS, ATTORNEYS, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND BENEFIT, AND ARE HEREBY RESERVED FOR THE BENEFIT OF THE RESTRICTIONS AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REALM OF MANA P.U.D. AND AS ENFORCED BY THE THREE OWNERS ASSOCIATIONS.

OWNER'S DEDICATION

THE OWNERS KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, IN ACCORDANCE WITH THE ORDINANCES AND CONDITIONS OF THE CITY OF MANA, AND HAVE HEREBY CAUSED THE SAME TO BE PERFECTLY AS PRIVATE

[illegible]

COUNTY OF WASHCO, S.S. JAN 21 1978
 DATE OF ARREST 2/1 DAY OF August A.D. 2015
 BEFORE ME, Sharon E. Bland, a Justice of the Peace, who duly acknowledged
 to me that he/she did execute the same in the capacity indicated.
 MY COMMISSION EXPIRES 8/5/20 NOTARY PUBLIC
7777

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.
ACKNOWLEDGMENT

JENNIFER A. BOONE
Notary Public
State of Utah
My Commission Expires August 31, 2015
ON THE 21st DAY OF August, A.D. 2015
BEFORE ME, Rebecca L. Winters, Notary Public,
PERSONALLY APPEARED _____ WHO DULY ACKNOWLEDGED

TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 8/9/90 Notary Public

ACKNOWLEDGMENT

 **NOTARIAL PUBLIC**
STATE OF ALABAMA

STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON the 27 DAY of August, A.D. 2010, PERSONALLY APPEARED
BEFORE ME James H. Roberts, JUVENILE, WHO DULY ACKNOWLEDGED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

JAMES H. ROBERTS, JUVENILE
B. Le. 100

Notary Public

My Comm. Expires August 1, 2011
JAMES H. ROBERTS, JUVENILE

NOTARY PUBLIC

THIS 13 DAY OF SEPTEMBER A.D. 2018.
 APPROVED JUSTIN MANN ATTEST Beck Wilson
 CLERK - RECORDER
 (DE SEA BOND)
 APPROVED Carli ATTEST Sally Jones

CITY ATTORNEY
CITY ENGINEER
(SEE PAGE 50-500)

PLANNING COMMISSION APPROVAL

APPROVED THIS 6th DAY OF September, A.D. 2018 BY THE
MAYOR CITY PLANNING COMMISSION
Michael K. Parker

WATTS REMUND FARMS PUD
PHASE 1
PLANNED UNIT DEVELOPMENT, MONTWAY CITY, WASATCH COUNTY, STATE OF UTAH
PLANNING DIRECTOR
KAREN B. JACOBSON
GRADUATE PLANNING COMMISSION

SCALE 1" = 50 FEET

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 3rd DAY OF Sept., 2018.

COUNTY SURVEYOR

			
CITY OF CHICAGO, ILL.	CITY OF CHICAGO, ILL.	CITY OF CHICAGO, ILL.	CITY OF CHICAGO, ILL.

THE UNIVERSITY OF CHICAGO

