



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: January 8, 2019

NAME OF PROJECT: Swiss Creek PUD

NAME OF APPLICANT: Fastbreak Management LLC

AGENDA ITEM: Plat Amendment of Swiss Creek PUD Plat "A" 2nd Amended

LOCATION: 570 North Mountain Springs Drive

ZONING DESIGNATION: R-1-15

STAFF COMMENTS:

ITEM: 3

Paul Berg, agent for Fastbreak Management LLC, is proposing a plat amendment of the Swiss Creek PUD Plat "A" 2nd amendment. They are proposing to remove six attached units and replace them with three single-family detached units. The property is located at 570 North Mountain Springs Drive and is in the R-1-15 zone.

BACKGROUND:

Paul Berg, agent for Fastbreak Management LLC, is proposing a plat amendment to the Swiss Creek PUD located at 570 North Mountain Springs Drive. The recorded plat contains 12 building pads, two lots, private road, and common area that is mostly part of the Crater Springs Golf Course. The Swiss Creeks PUD has been amended three time, with most recent plat being recorded on August 21, 2007. One dwelling has been built on the lot and six of the possible 12 building pads have been constructed upon. The 12 building pads are grouped into four three-unit condominiums. The developer is proposing to remove the two 3-plexes and replace them with three detached building pads for single-family residences. Overall the density in the PUD will reduce from 13 to ten.

There are some positive aspects to the proposal that have been discovered and include that following. With the density decrease of three units the potential reduction in potential traffic is almost 30 trips per day so the potential traffic in the area will most likely be less if the proposed plat amendment is approved. There are also two new visitor parking spaces that will be added with the plat amendment. The proposed amendment does not encroach on the open space on the current plat and it also does not encroach on the golf course easement.

The only identified potential negative impact is the overall pool of members in the Home Owners' Association (HOA) will decrease by three. The HOA is responsible for plowing the road, maintaining the road, and maintaining the open space. Normally the larger the pool of members, the healthier the HOA is because it can absorb the loss better if members do not pay their fees.

Another concern is the existing water and sewer laterals. The City requires that all water laterals are not located under driveway areas. This is because the ground under driveways is colder during the winter because there is not an insulating cover of snow. The developer is aware of this issue and will need to supply the City with construction drawings with driveway and lateral locations. The laterals that are in place now that will be vacated will need to be capped at the main.

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:

The proposed plat amendment seems to not have any major negative aspects associated with it. There are not any street infrastructural changes that will be needed with this amendment.

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.

In this situation there is good cause to grant the approval because the lots will become more marketable. The overall density will decrease which in turn will decrease overall potential traffic in the area. Also, for the aforementioned "b," no public or private street right-of-way will be impacted because of this amendment.

PROPOSED FINDINGS:

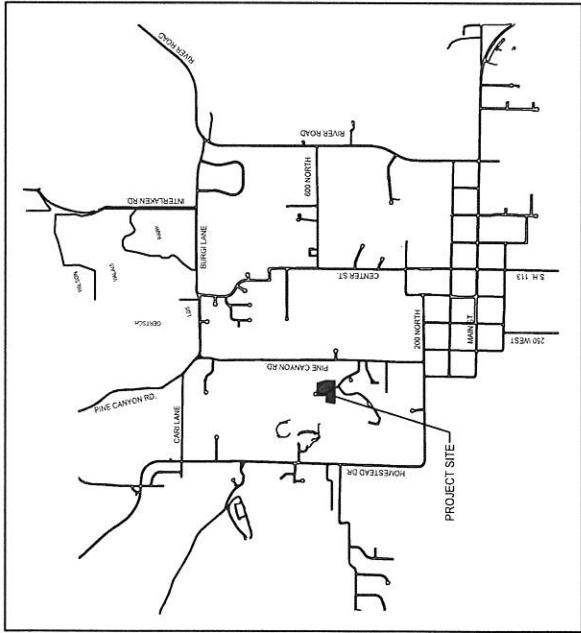
- The proposed amendment will decrease density by three units
- The open space in the PUD will remain the same
- More visitor parking will be added with this amendment
- No public street, right-of-way, or easement will be vacated or altered

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



SWISS CREEK P.U.D. 4TH PLAT AMENDMENT



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. SWISS CREEK P.U.D. 2ND AMENDMENT (RECORDED PLAT)
2. SWISS CREEK P.U.D. 4TH AMENDMENT (PROPOSED PLAT)
3. UTILITY PLAN

THIS DOCUMENT IS RELAYED
TO THE USER FOR INFORMATION
ONLY. IT IS NOT TO BE USED
FOR ANY OTHER PURPOSE.
P.L.
SERIAL NO. 200000
DATE: 8 DEC 2018

GRANT/LARSEN
SWISS CREEK PUD
COVER SHEET



DESIGN BY: CNB	DATE: 5 DEC 2018	SHEET
DRAWN BY: CNB	REV:	0

HOMESTEAD GOLF COURSE

Diagram illustrating the Homestead Golf Course layout. The course is a semi-circular turn-around with a radius of 80 feet. The turn-around is 0.08 miles long. The distance from the turn-around to the Homestead Golf Course is 0.08 miles.



AREA: 3.912 ACRES, MORE OR LESS.
BASIS OF BEARING: UTAH STATE PLAT

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SWISS CREEK P.U.D.

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED (OWNERS) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE AREAS, PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____

STATE OF UTAH } S.S.
COUNTY OF WASATCH

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED
BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE
THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 34 AND
THE SW 1/4 OF SECTION 27, T3S, R4E, S14
LOCATED IN _____ HIGHWAY CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = _____ FEET

[illegible]

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS
DAY OF _____, 20____

ROS# _____

COUNTY SURVEYOR _____

△ AMENDMENT TABLE
UNIT 1-6 HAVE BEEN REMOVED
UNITS 1-3 REVISED TO BE SINGLE FAMILY UNITS
△ 3 ADDITIONAL GUEST PARKING SPACES ADDED TO THE PLAT.

MOUNT. SPRINGS P.U.D.

SURVEYOR
TROY L. TAYLOR, PLS.
CROOK SANDERS & ASSOCIATES
331 SOUTH RIO GRANDE AVENUE
SALT LAKE CITY, UT 84101
PHONE (801) 364-4051

DATE OF SURVEY: OCT 2015



Scale 1" = 30'
Scale 1" = 60' for 11/17

CULINARY WATER SYSTEM NOTES:

1. ALL CULINARY WATER CONSTRUCTION TO MEET METWAY CITY STANDARDS AND SPECIFICATIONS.
2. ALL UNITS SHALL HAVE A WATER SERVICE WITH A 3/4" METER.

SANITARY SEWER SYSTEM NOTES:

1. ALL SEWER CONSTRUCTION TO BE TO METWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 - ALL SEWER MAIN LINES AND LATERALS SHALL BE 12" DIA. 15' DEPT. 40' COVER.
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 - ALL SEWER MAIN LINES AND LATERALS SHALL BE 12" DIA. 15' DEPT. 40' COVER.
2. INSTALLED WITH TRACER WIRE. ALL UNITS SHALL HAVE A 4" RICH SEWER LATERAL.

PRESSURIZED IRRIGATION SYSTEM NOTES:

1. ALL IRRIGATION SYSTEMS TO BE EXTENDED AROUND UNITS A-3.

GAS DESIGN BY DOMINION ENERGY

POWER DESIGN BY HEER LIGHT & POWER

CONTRACTOR NOTES:
LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

THIS DOCUMENT IS RELEASED
UNLESS OTHERWISE NOTED
FOR CONSTRUCTION
ONLY. IT IS NOT TO BE
USED FOR ANY OTHER
PURPOSE.
PAUL J. BERG, P.E.
SEAL NO. 200205
DATE: 8 DEC 2008

GRANT HARRISON
SWISS CREEK PUD
UTILITY PLAN



DESIGN BY: PJB	DATE: 8 DEC 2008	SHEET: 3
DRAWN BY: CMB	REV:	

