



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Amir Caus, County Planner
Date of Meeting: June 28, 2018
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 Eastern Summit County Development Code and found that it meets the requirements for approval. Staff recommends that the Eastern Summit County Planning Commission review the proposed Deer Crossing Lot 52 Plat Amendment, conduct a public hearing and vote to approve pursuant to the findings of fact, conclusions of law, and conditions found in this Staff Report.

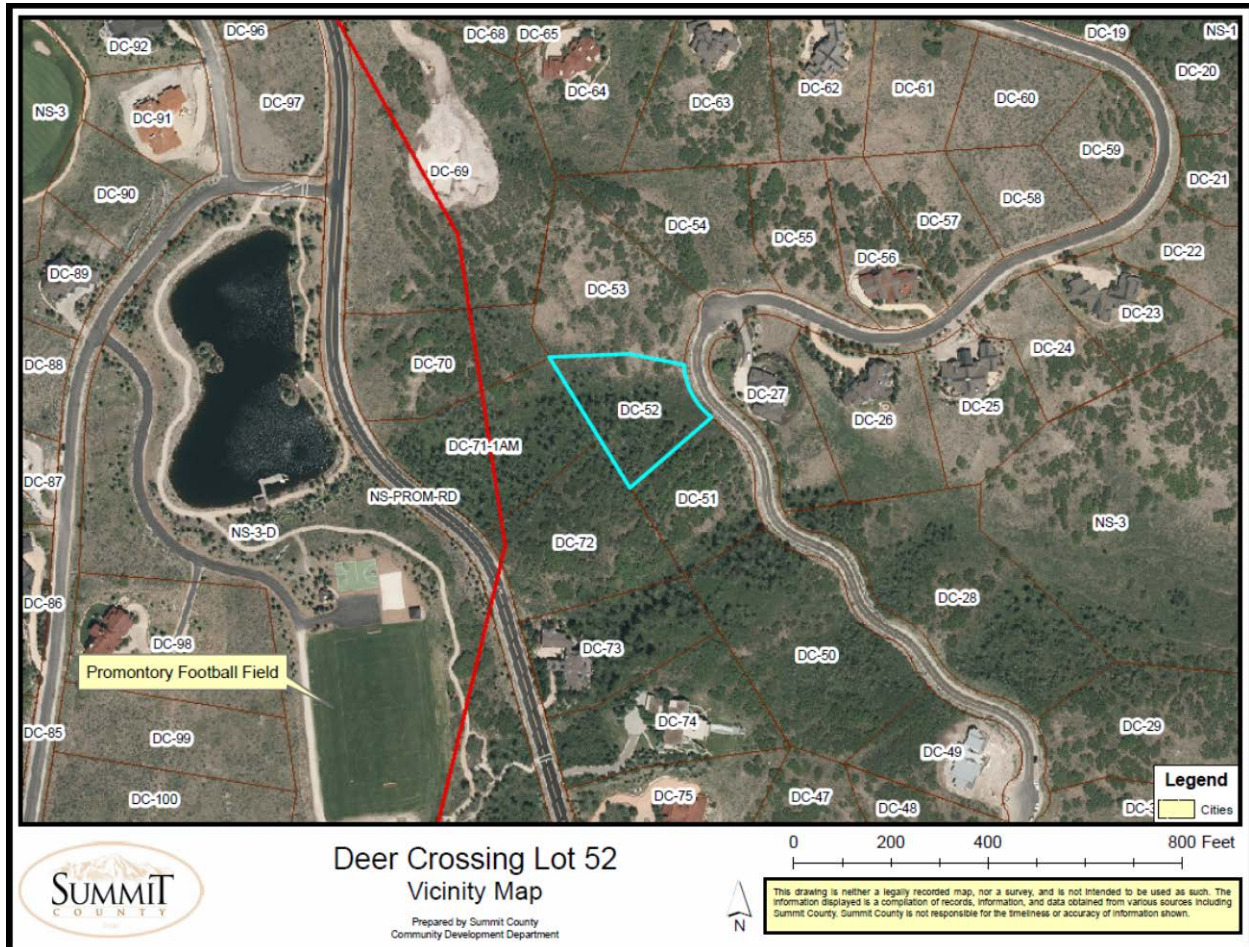
Project Description

Project Name: Deer Crossing Lot 52 Plat Amendment
Applicant(s): Martina Nelson
Property Owner(s): Catherine Ream
Location: 8175 N Sunrise Loop, Promontory, Summit County, UT
Zone District: Promontory Specially Planned Area
Parcel Number and Size: DC-52 (1.17 acres)
Type of Process: Administrative
Final Land Use Authority: Eastern Summit County Planning Commission

Proposal

The applicant is requesting to relocate the 10 foot wide Open Drainage Easement in order to relocate the building pad designated by Promontory. The applicant proposes to designate the building pad in an area on slopes less steep than the existing building pad. The amended easement would remain on Lot 52. The proposed Plat Amendment can be found in Exhibit A.

Vicinity Map



Background

The Deer Crossing Subdivision was recorded in January of 2002 as part of the overall Promontory Specially Planned Area. It consists of 103 lots at an average size of 1.88 acres.

Analysis and Findings

Section 11-4-18(G) of the Eastern Summit County Development Code sets the following grounds for vacating or amending a plat:

1. If the county manager or land use authority is satisfied that the public interest will not be materially injured by the proposed vacation, alteration or amendment, and there is good cause for the vacation, alteration or amendment, the county manager or land use authority, may vacate, alter or amend the plat, any portion of the plat, or any road or lot therein

Analysis: The applicant proposes to situate a home on top of what is now identified as a drainage easement. The location where the home is being proposed is a location with less steep slopes. Additionally, the location to which the drainage easement would be

moved follows more closely the natural drainage contours on the lot and Staff considers this a good cause. **COMPLIES**

2. No plat amendment shall be approved which results in an increase in density.

Analysis: The proposal will result in a decrease of density. **COMPLIES**

Recommendation

It is Staff's finding that the project does meet Section 11-4-18(G) of the Eastern Summit County Development Code. Staff recommends that the Eastern Summit County Planning Commission review and vote to approve the Deer Crossing Lot 52 Plat Amendment according to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The Deer Crossing Subdivision was recorded in January of 2002.
2. Catherine Ream is the owner of record of Parcel DC-52 (1.17 acres), located at 8175 N Sunrise Loop, Promontory, Summit County, UT.
3. The proposed Plat Amendment is legally described as "Deer Crossing First Amended Lot 52."
4. The applicant proposes to situate a home on top of what is now identified as a drainage easement.
5. The location where the home is being proposed is a location with less steep slopes.
6. The location to which the drainage easement would be moved follows more closely the natural drainage contours on the lot.
7. Public notice of the public hearing was published in the *Summit County News*.
8. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The proposed Plat Amendment will not result in additional density.

Conditions of Approval:

1. All service provider requirements shall be met.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Eastern Summit County Planning Commission. Notice of the public hearing was published in the Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposed Plat Amendment