

DENSITY REDUCTION SUBDIVISION

PROPOSED CODE



PURPOSE & INTENT

- The intent of the Density Reduction Subdivision is designed to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. Reducing density will help preserve Midway's rural character by decreasing the number of structures, roads, and infrastructure in Midway. The initiative will reduce the maintenance burden for city taxpayers, preserve and enhance the value of current landowners' property, and preserve the rural quality of life in Midway.

PROPOSED CODE

- Density is reduced by 2/3

R-1-7	2.1 lots per acre
R-1-9	1.6 lots per acre
R-1-11	1.3 lots per acre
R-1-15	1 lot per acre
R-1-22	0.7 lots per acre
RA-1-43	0.3 lots per acre

PROPOSED CODE

- Deed restricted from further development
- Maximum number of lots per shared driveway is 5
- Driveway length limit is 1,300'
- Hydrants must be located with the correct distance from each dwelling
- All lots must connect to sewer

PROPOSED CODE

- Permitted Zones
- Density
 - Sensitive lands do not count for density
- Maximum Number of Lots Per Driveway
- Lot Area
- Frontage
- Further Development
- Remnant Parcels
- Open Space
- Animal Rights

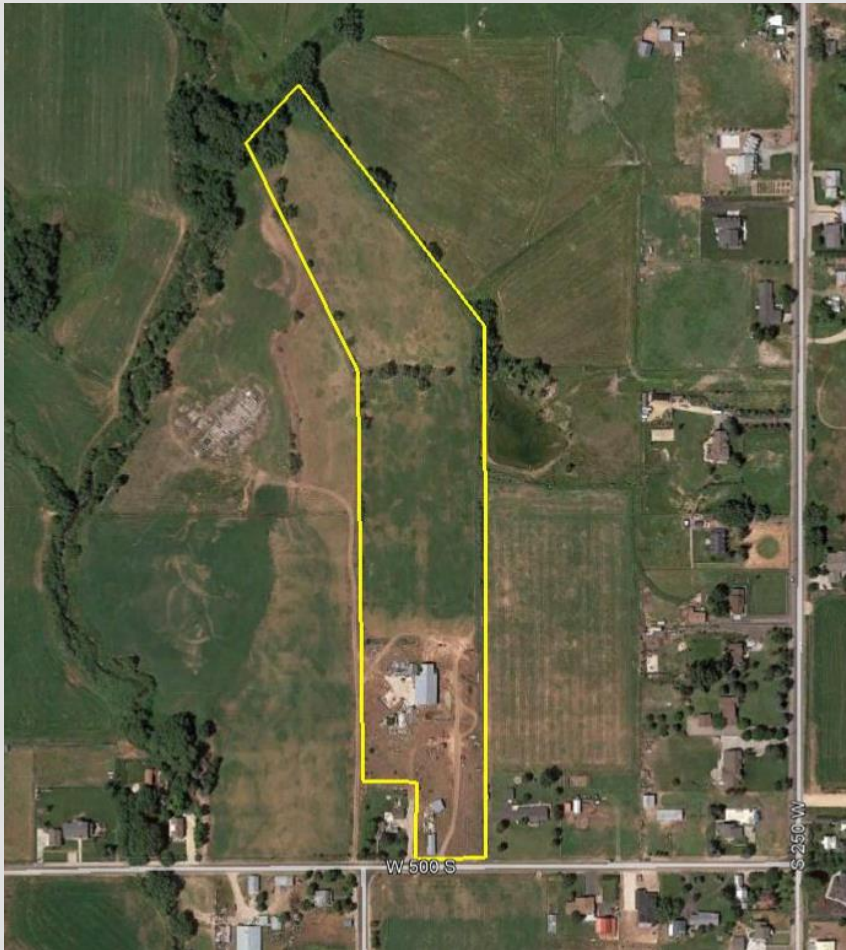
PROPOSED CODE

- Waste Disposal
- Water Requirements
- Sensitive Lands
- Access
- Single Point of Access
- Setbacks
- Permitted Uses
- Master Planned Streets
- Public Utility Easements

PROPOSED CODE

- Section 16.29.8 Frontage
- A minimum of one lot must meet the frontage requirements for a Density Reduction Subdivision for the zone in which the lot is located. Further, for each shared driveway, one lot must meet the frontage requirement for the zone in which the lot is located. All other lots do not have a frontage requirement. There are no requirements to improve streets used as frontage in a Density Reduction Subdivision.

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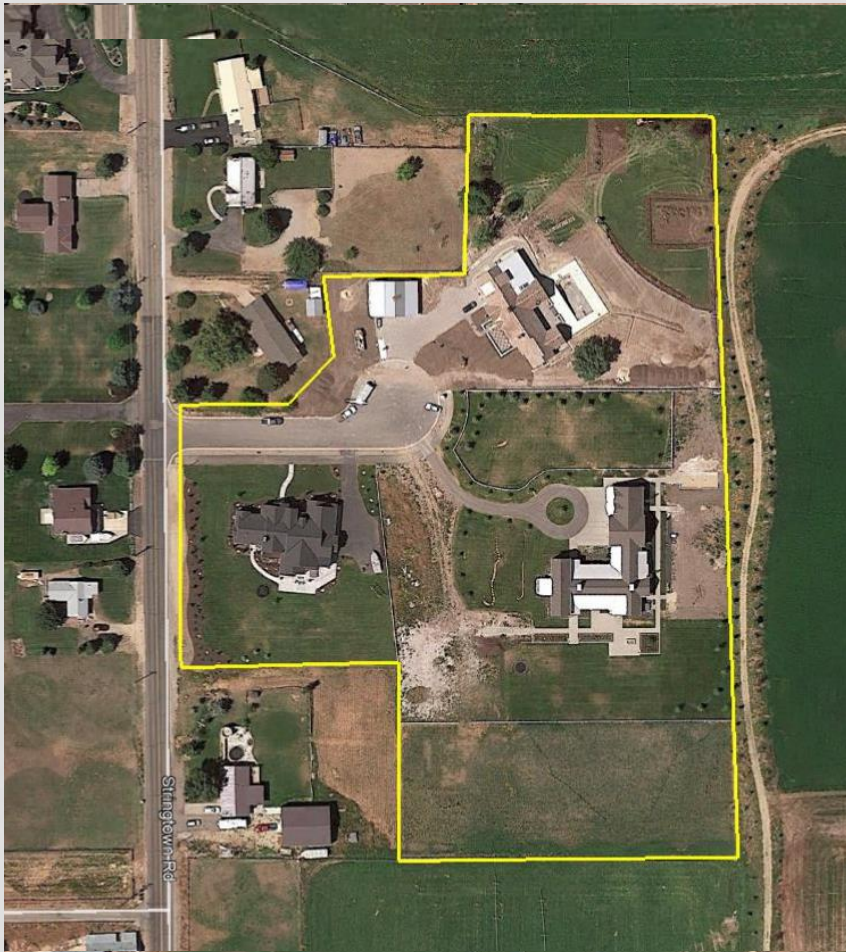
- 15.39 acres
- RA-1-43
- Potential density
 - 13 lots (11 with one access)
- DRS density (sewer)
 - 5 lots
- Rural Preservation Density (septic)
 - 3 lots

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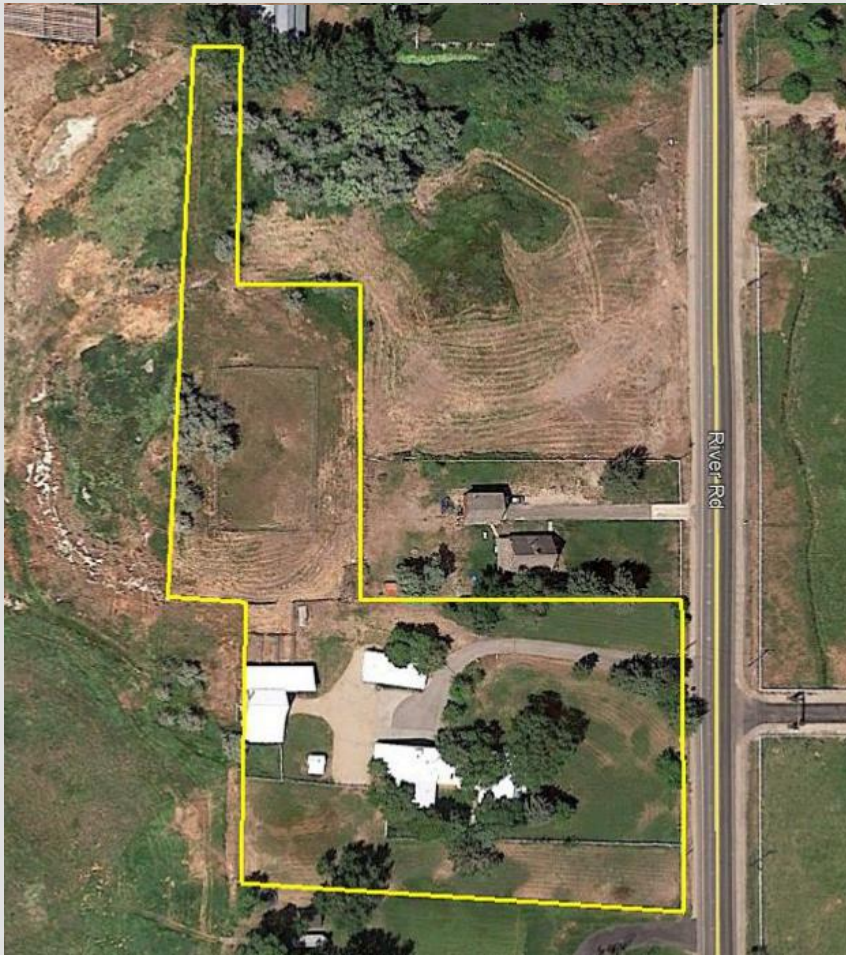
- 4.05 acres
- R-1-22
- Potential density
 - 7 lots
- DRS density
 - 2 lots

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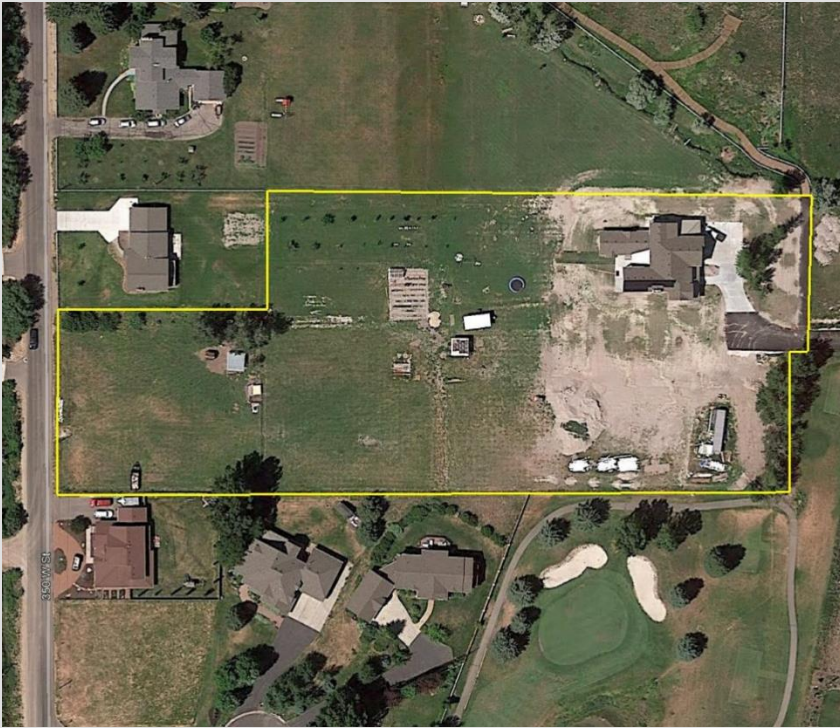
- 7.2 acres
- RA-1-43
- Potential density
 - 6 lots
- DRS density
 - 2 lots

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- 2.94 acres
- R-1-15
- Potential density
 - 7 lots
- DRS density
 - 2 lots

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- 2.94 acres
- R-1-15
 - 2.43
- R-1-22
 - 1.5
- Potential density
 - 8 lots
- DRS density
 - 3 lots

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Bouwhuis: I make a motion that we recommend approval to adopt new code text to the Midway City Municipal Code Section 16.29: Density Reduction Subdivision. We accept the findings, approve it as presented with the revision of modifying section 16.29.6 to say that the maximum amount of lots in a Density Reduction Subdivision is 5 lots per driveway and that section 16.29.8 that the frontage requirement is met per driveway.
- Ayes: Commissioners: Bouwhuis, McKean, Whitney, Simons, Ream and Crawford
- Nays: None

POSSIBLE FINDINGS

- The Density Reduction Subdivision will help Midway meet the General Plan goals of preserving open space and a rural atmosphere by reducing potential density.
- The proposed code is another option for development but does not affect the ability of a landowner to develop their property using other development options.
- The Density Reduction Subdivision will reduce the maintenance burden for city taxpayers by reducing the number of cul-de-sacs that the City would maintain.
- Deed restrictions are required to be recorded towards each lot in a Density Reduction Subdivision so lots cannot be further developed.