

Midway City Council
16 July 2019
Regular Meeting

Lime Canyon Meadows /
Preliminary Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 16, 2019
NAME OF PROJECT: Lime Canyon Meadows
NAME OF APPLICANT: Brett Walker
AGENDA ITEM: Preliminary
LOCATION OF ITEM: 960 West Lime Canyon Road
ZONING DESIGNATIONS: R-1-22

ITEM: 20

Brett Walker is requesting Preliminary approval for the Lime Canyon Meadows Subdivision. The proposal is a large-scale subdivision located on two acres and will contain four lots. The property is located at 960 Lime Canyon Road and is in the R-1-22 zone.

BACKGROUND:

This request is for preliminary approval of a large-scale subdivision that will be known as Lime Canyon Meadows. The property is two acres in size and the proposal is to create a four-lot subdivision which will contain 0.5 acre lots. The property is the remnant parcel from the Lime Canyon Rural Preservation Subdivision that Brett Walker also developed. The property begins about one-quarter mile from the intersection of Homestead Drive and Lime Canyon Road. Lime Canyon is about three miles in length and this property is in the drainage area for the canyon. There is also a Rocky Mountain Power transmission line that crosses the property from north to south. The transmission line will affect where structures and trees can be located on two of the lots.

LAND USE SUMMARY:

- 2-acre parcel
- R-1-22 zone
- Proposal contains four lots
 - Each lot is 0.5 acres
- Access from Lime Canyon Road
- The lots connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access will be from Lime Canyon Road for all four lots. Per Section 16.13.44, development along an existing City street does not require a second point of access if each lot fronts on the City street.

Geotechnical Study – A Geotechnical Study has not been required or submitted to the City since no new roads will be built with this proposal.

Drainage and Hydrology Study – The City is requesting a hydrology study because the area of the proposal is part of the drainage for Lime Canyon. During and after large runoff events, storm water flows onto this parcel from the west and then percolates into the ground. No water is known to flow off the property from the main drainage of Lime Canyon. The City would like to have a hydrologist study the impacts of runoff on the parcel to protect future dwellings. Staff is concerned that the four lots may be in area that could be flooded in the future. The hydrology study should help resolve this concern.

Water Connection – The lots will to the City's culinary water lines in the area.

60' Power Easement – A 60' transmission line power easement crosses a section of the property. No buildings or trees will be allowed in this area as noted on the plat. The City will not approve any building permits in the easement area. Rocky Mountain Power will be responsible for enforcing any other rights associated with their easement.

Sewer Service – The lots will to Midway Sanitation District's sewer line in the area.

Secondary Water Connection – The lots will connect to Midway Irrigation Company’s secondary which is in the area and is already servicing the lots in the Lime Canyon Rural Preservation subdivision. Laterals will be created for all four lots. Secondary water meters are required for each lateral.

Lime Canyon Rural Preservation Subdivision Development Agreement – The development agreement for the Lime Canyon Rural Preservation subdivision restricted the remnant parcel to agricultural uses only unless the remnant parcel was further subdivided and approved by the City. At the time of the approval of the rural preservation subdivision the City had a requirement of two access points for roads longer than 500’. Since that time the City has adopted a code that allows development along existing city streets if no new roads are constructed as part of the development. The revised code allows development to proceed on the two-acre parcel.

Homestead Irrigation Easements – The owners of The Homestead have irrigation lines that cross all four of the proposed lots. The proposed plans show easements that will contain the irrigation lines and will limit development in the easements. The owners of The Homestead will be responsible for enforcing their easement rights with future lot landowners.

WATER BOARD RECOMMENDATION:

The Water Board approved the following motion:

To recommend to City Council that the Lime Canyon Meadows located at 960 Lime Canyon Road be required to turn in 7.1-acre feet of water based on the water calculations presented tonight. The easement agreement with the Homestead Resort and pressurized irrigation source will also need to be resolved. Midway Irrigation Member Grant Kohler seconded the motion.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Payne: I make a motion to recommend to City Council that we accept the preliminary approval for the Lime Canyon Meadows Subdivision. The proposal is a large-scale subdivision located on two acres and will contain four lots. The property is located at 960 Lime Canyon Road and is in the R-1-22 zone. Accept the staff report and staff findings and accept the two proposed conditions of preliminary approval is not granted until a drainage/hydrology study is approved by the City and Rocky Mountain Power approves the language on the plat regarding the transmission line easement.

Seconded: Commissioner O’Toole

Chairman Kohler: Any discussion on the motion?

Commissioner

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, O'Toole, Whitney, Ream, Bouwhuis
Nays: None
Motion: Passed

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- A drainage/hydrology study has not been submitted to the City for review.
- Rocky Mountain Power has not approved the language on the plat regarding the transmission line easement.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the City Council 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. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. Preliminary approval is not granted until a drainage/hydrology study is approved by the City.
2. Rocky Mountain Power approves language on the plat regarding the transmission line easement.

April 9, 2019

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Lime Canyon Meadows Subdivision, Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Lime Canyon Meadows Subdivision plans for Preliminary Approval. The following issues should be addressed.

General Comments

- The proposed plans is a four lot subdivision adjacent to Lime Canyon Road.

Water

- The proposed development will be served from the Cottages tank. Culinary water will be provided from the existing 8" water line adjacent to Lime Canyon Road.

Roads

- No road improvements will be required for the four lots within the proposed subdivision.

Trails:

- No trails are shown to be constructed within the development.

Storm Drain

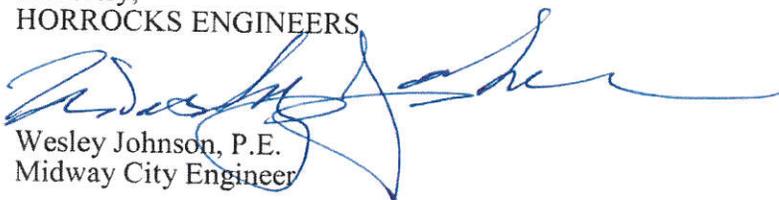
- The proposed subdivision is at the bottom of the Lime Canyon drainage. The recessed areas of this land is the final retention basin for all of Lime Canyon. To protect the safety of each of the proposed lots/homes, the high water line of the 100 year, 24 hour storm should be shown on the plans prior to final approval,
- The existing swales along Lime Canyon Road will accommodate the storm water runoff from Lime Canyon road.

Landscaping

- No landscaping will be required as part of the proposed subdivision.

Please feel free to call our office with any questions.

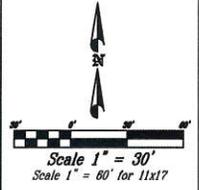
Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering, (sent by Email)





LEGEND
 [White box symbol] 25% OR GREATER SLOPES UNBUILDABLE AREA

LAND USE CALCS
 TOTAL AREA: 2.00 ACRES
 ZONE: R-1-22
 OPEN SPACE: 4 LOTS
 # OF LOTS: 4 LOTS
 DENSITY: 1 UNIT PER .50 ACRES

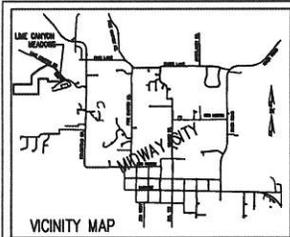
SENSITIVE LANDS
 NO SENSITIVE LANDS WERE IDENTIFIED IN THE SUBDIVISION.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL S. BERG P.E.
 SERIAL NO. 295082
 DATE: 10 DEC 2018

BRETT WALKER
 LIME CANYON MEADOWS
 SITE PLAN

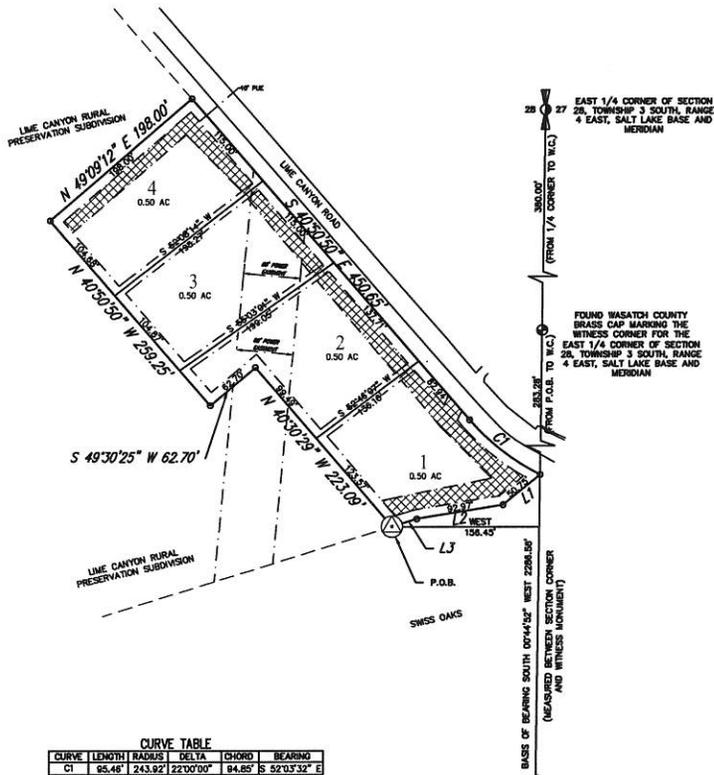
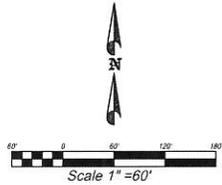
BERG ENGINEERING
 Resource Group P.C.
 389 E Main St, Suite 204
 Midway, UT 84049
 ph: 435.657.9749

DESIGN BY: CNB DATE: 11/02/18 SHEET 1
 DRAWN BY: CNB REV:



VICINITY MAP

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	95.48'	243.92'	22°00'00"	84.85'	S 52°03'32" E

LINE TABLE

LINE	LENGTH	BEARING
L1	50.75'	S07°36'20" W
L2	62.97'	S80°44'28" W
L3	27.50'	S72°45'04" W

LIME CANYON SUBDIVISION PLAT - 10 DECEMBER 2017

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2288 SOUTH 270 EAST
HEBER CITY, UTAH 84002
PHONE (801) 657-8748

DATE OF SURVEY: DECEMBER 2017

POWER EASEMENT NOTE:
NO BUILDINGS, STRUCTURES OR TREES ARE ALLOWED IN THE 60 FOOT POWER EASEMENT.

- SYMBOL LEGEND**
- SURVEY BOUNDARY
 - ⊙ SET REBAR WITH CAP
STAMPED ELEMENT LAND SURVEYING PLS 8854112
 - ⊙ FOUND REBAR WITH CAP
 - ⊕ FOUND SECTION CORNERS (AS NOTED ON DRAWING)
 - ⊗ 30' IRRIGATION EASEMENT (HOMESTEAD)

ADDRESS TABLE

LOT	ADDRESS
1	XXXX WEST LIME CANYON ROAD
2	XXXX WEST LIME CANYON ROAD
3	XXXX WEST LIME CANYON ROAD
4	XXXX WEST LIME CANYON ROAD

ADDRESSING TO BE DETERMINED BY WASATCH COUNTY GIS

DATE: _____
WASATCH COUNTY HEALTH DEPARTMENT

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

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

REG # _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°44'52" WEST 283.28 FEET AND WEST 156.45 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 40°30'20" WEST 223.09 FEET; THENCE SOUTH 46°30'22" WEST 82.70 FEET; THENCE NORTH 40°30'20" WEST 256.25 FEET; THENCE NORTH 49°09'12" EAST 198.00 FEET; THENCE SOUTH 40°30'20" EAST 450.85 FEET; THENCE ALONG THE ARC OF A 243.92 FOOT RADIUS CURVE TO THE LEFT 84.85 FEET (CENTRAL ANGLE OF 22°25'22" AND A CHORD BEARING SOUTH 52°03'32" EAST 84.85 FEET); THENCE SOUTH 50°30'20" WEST 50.75 FEET; THENCE SOUTH 80°44'28" WEST 62.97 FEET; THENCE SOUTH 72°45'04" WEST 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.00 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 00°44'52" WEST 2286.58' (MEASURED BETWEEN SECTION CORNER AND WITNESS MONUMENT).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ BY: _____
BRIET ROBERT WALKER BRYN MICHELLE WALKER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE 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 SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ MAYOR _____ ATTEST _____ CLERK-RECORDER (SEE SEAL)

APPROVED _____ CITY ENGINEER (SEE SEAL) APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-36-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: _____ SURVEYOR (SEE SEAL HERE)

LIME CANYON MEADOWS

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 30'-FEET

BANKER'S SEAL	HEBY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL