



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** April 20, 2016

**NAME OF PROJECT:** Brinton Subdivision

**NAME OF APPLICANT:** Robert Brinton

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 310 West 200 North

**ZONING DESIGNATION:** R-1-9

### **ITEM: 2**

James Mack, agent for Robert Brinton, is requesting Preliminary/Final approval for a small-scale subdivision to be called Brinton Subdivision that will contain two lots. The property is 0.9 of an acre and is located at 310 West 200 North and is in the R-1-9 zone.

### **BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 0.9 of an acre and will contain two lots. The two lots proposed in the subdivision will obtain frontage along 200 North and Pine Canyon Road (access will be limited from 200 North because it is a collector street). The property is located in an R-1-9 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property has one dwelling on the property that will remain for the time being. If the dwelling is removed than a future dwelling will need to comply with the required setbacks.

## LAND USE SUMMARY:

- 0.9-acre parcel
- R-1-9 zoning
- Proposal contains two lots
- Frontage along Pine Canyon Road and 200 North
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

## ANALYSIS:

*Access* – Access for the corner lot will be limited to Pine Canyon Road. 200 North Lane is a collector road on the City's Master Transportation Map so access is limited unless specifically approved by the City Council. A note will be placed on the plat that will explain the access for the corner lot. Access for lot 2 will be from 200 North.

*Water Connection* – The lot will connect to the City's water line located under 200 North.

*Sewer Connection* – The lot will connect to Midway Sanitations District's line located in the area.

*Secondary Water Connection* – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. A lateral will be created for both lots.

*Homestead Trail* – The developer will dedicate a 10' public trail easement along Homestead Drive. The trail will be built by the City in the near futures and will help complete the master trail plan. The installation of the trail will help with the pedestrian safety along 200 North.

*Potential duplexes* – Both lots meet the current code requirements for the R-1-9 zone for the ability to have duplexes constructed on them. If a future lot owner would like to construct a duplex, and the code still allows duplexes, then the required water must be turned over to the City for the extra dwelling unit(s).

## **WATER BOARD RECCOMDATION:**

The Water Board has recommended that three-acre feet are submitted to the City before the recording of the subdivision plat. The developer was credited 3-acre feet for the existing dwelling and landscaping for one lot. If a duplex is proposed on either lot, then an extra 1-acre foot must be submitted to the City for each lot containing a duplex.

## **POSSIBLE FINDINGS:**

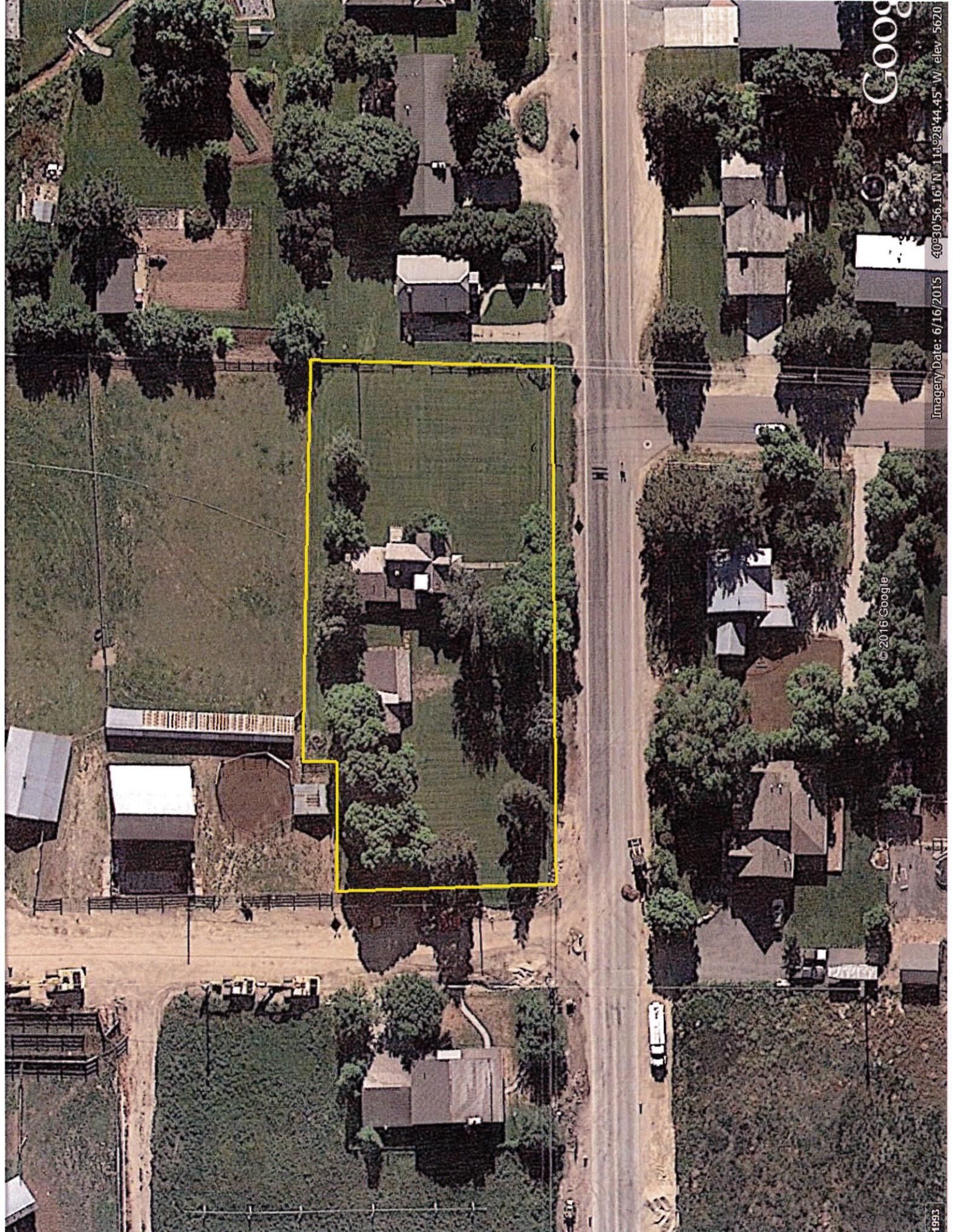
- The proposed lot meets the minimum requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The subdivision will dedicate a trail easement to the City to help us complete the trail in the area which will make pedestrians safer by allowing them a place to walk off the road

## **ALTERNATIVE ACTIONS:**

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission 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 Planning Commission feels that there are unresolved issues.
  - Accept staff report
  - a. List accepted findings
  - b. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - c. Date when the item will be heard again
3. Recommendation for 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

## **POSSIBLE CONDITIONS:**

None recommended.



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Imagery Date: 6/16/2015 40°30'56.16" N 111°28'44.45" W, elev. 5620

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