



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 20, 2017

NAME OF PROJECT: Dutch Hollow Pump Station

NAME OF APPLICANT: Mike Kohler (Midway Irrigation Company)

AGENDA ITEM: Conditional Use Permit

LOCATION OF ITEM: Dutch Meadows Lane

ZONING DESIGNATION: RA-1-43

ITEM: 3

Mike Kohler, with Midway Irrigation Company, is proposing a Conditional Use Permit for an irrigation booster station that will be located to the west of the Midway Irrigation Company's pond which is located north of Dutch Fields. The booster station will be part of the secondary irrigation system and will supply water for outside irrigation to areas north of the pond. The proposal is in the RA-1-43 zone.

BACKGROUND:

Mike Kohler is petitioning for approval of an irrigation booster station which will be used to supply water for outside irrigation for the Dutch Fields area. The booster station will be part of the secondary irrigation system owned by the Midway Irrigation Company. The booster station will be located on property owned Midway Irrigation Company next to their irrigation pond.

The booster station building has been designed with some architectural elements to give it a pleasant appearance. It will have a concrete foundation, rock wainscoting, lap siding, and a standing seam metal roof.

The pump will run during the irrigation season. During the off-season, the pump will be drained until the irrigation system is again charged. The irrigation company representative has stated the pump will not be heard outside of the building. The applicant claimed that they have a similar pump in the Homestead area and that pump cannot be heard outside of the pump house.

This item has been noticed in the local newspaper for two weeks, posted in three locations in town, and posted on the State's website.

ANALYSIS:

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the Planning Commission must make in considering this request. Section 16.26.120 requires specifically the Planning Commission to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believes that the proposal will not have a significant impact on the neighborhood. The two main issues staff identified were noise and how the structure itself would match other structures in the area and it appears that neither will be an issue.*
2. The proposed use is consistent with the General Plan; *no issues have been identified.*
3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other local regulations; *if the system connects to any Midway City culinary lines then the State's Engineering Office will need to approve the plans for the connection.*
4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *the applicant has stated that there will be no noise heard outside of the pump house itself so there should be no pollution of any kind because of the use or building.*
5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or

other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the proposed building has been designed with architectural elements to make its appearance more pleasing.*

6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the proposal is suitable based on the proposed use.*
7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to ensure that the proposed use would not be detrimental to public health and safety; *no detrimental impacts have been identified.*

POSSIBLE FINDINGS:

- The proposed use is a conditional use in the RA-1-43
- The proposal does meet the vision for agricultural use in the RA-1-43 zone as described in the General Plan.

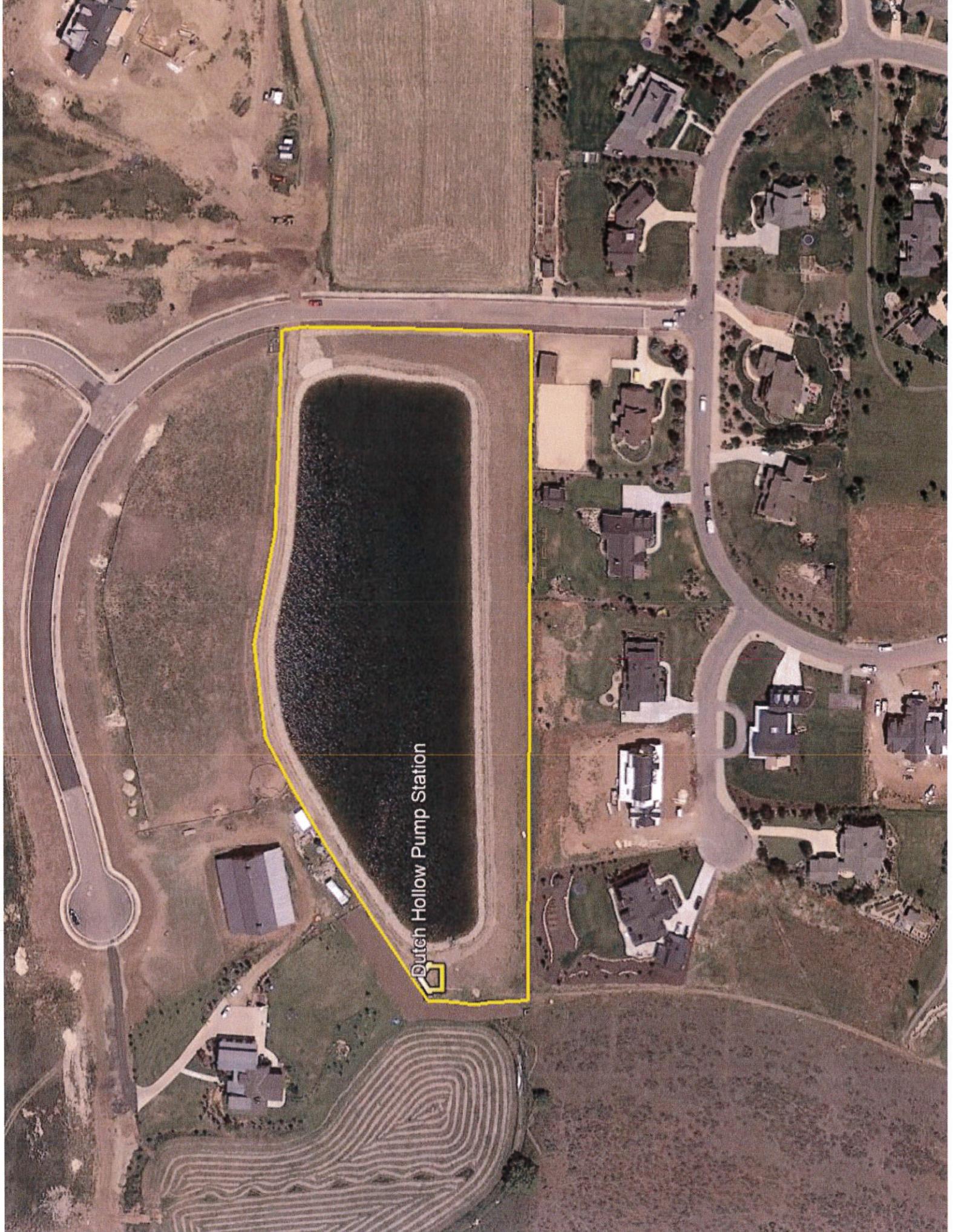
ALTERNATIVE ACTIONS:

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.
 - 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 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

PROPOSED CONDITIONS:

1. The pump house will be appropriately consistent with the surrounding area regarding design (rock and lap siding), color, and type and material.
2. If noise becomes a nuisance then Midway Irrigation Company will take steps to reduce noise emitted from the pump house.



Dutch Hollow Pump Station

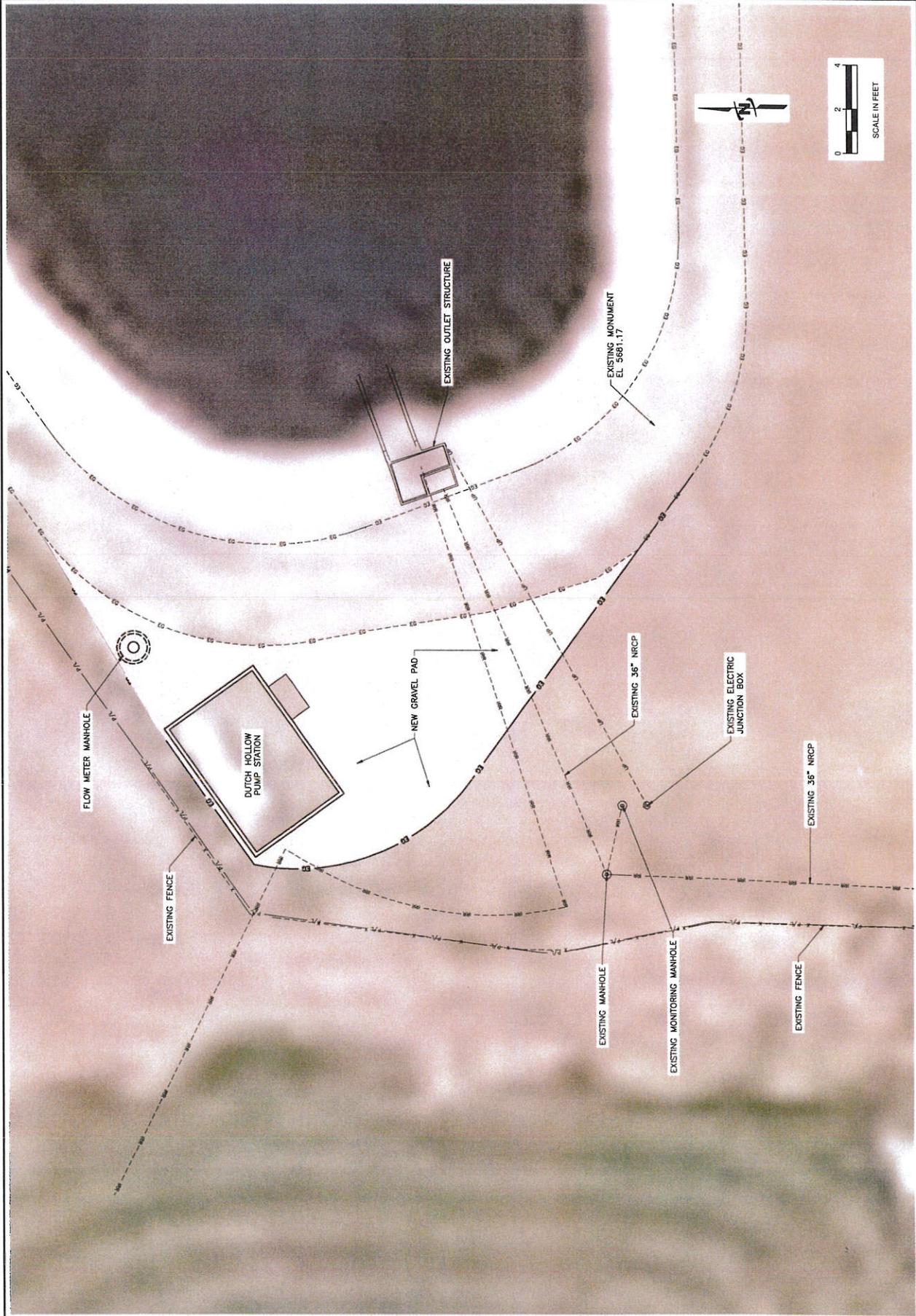


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PRELIMINARY
 PLANS
 NOT FOR
 CONSTRUCTION

NO.	REVISION	DATE

DUTCH HOLLOW PUMP STATION
 MIDWAY IRRIGATION COMPANY
 SITE PLAN
 SHEET NUMBER
 C-102

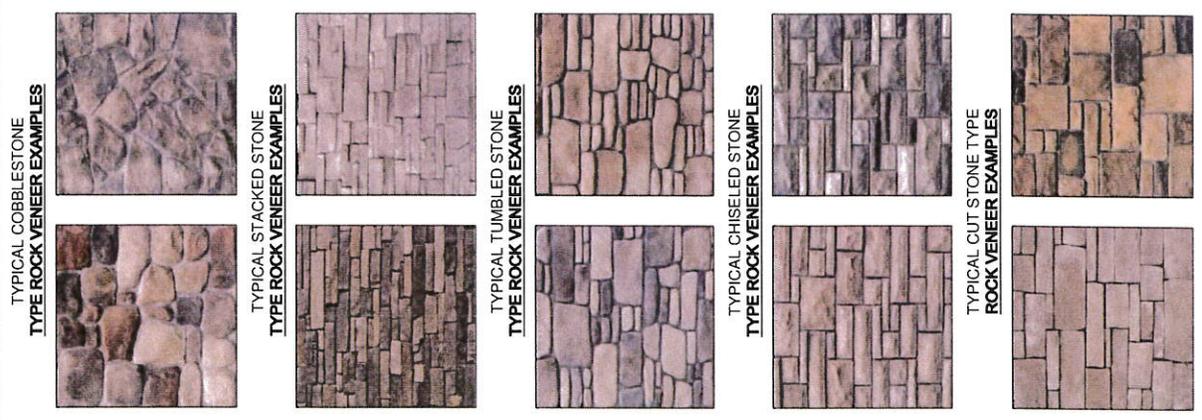


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NO.	DESCRIPTION	DATE	BY

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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TYPICAL COBBLESTONE TYPE ROCK VENEER EXAMPLES

TYPICAL STACKED STONE TYPE ROCK VENEER EXAMPLES

TYPICAL TUMBLED STONE TYPE ROCK VENEER EXAMPLES

TYPICAL CHISELED STONE TYPE ROCK VENEER EXAMPLES

TYPICAL CUT STONE TYPE ROCK VENEER EXAMPLES

