



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 15, 2016
NAME OF PROJECT: Caldwell Farm Subdivision
NAME OF APPLICANT: James Allred
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 580 East Wards Lane
ZONING DESIGNATION: RA-1-43

ITEM: 2

James Allred, agent for Ted Caldwell is requesting Preliminary/Final approval of the Caldwell Farm Subdivision. The proposal is a small scale subdivision that is 5.53 acres in size and will contain 3 lots. The property is located at 580 West Wards Lane and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 5.53 acres and will contain three lots. The three lots proposed in the subdivision will obtain frontage along Wards Lane and Cascade Meadows Loop. The property is located in an RA-1-43 zoning district which requires at least an acre for each lot. The lots all comply with this requirement and are 1, 1.39, and 3.14 acres in size. The property has one dwelling on the property that will remain on lot 1. The rest of the property has been used for agriculture.

LAND USE SUMMARY:

- 5.53-acre parcel
- RA-1-43 zoning
- Proposal contains three lots
- Frontage along Wards Lane and Cascade Meadows Loop
- 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 lot 1 will be from Cascade Meadows Loop which is a private road. Access for lots 2 and 3 will be from Wards Lane which is a public road.

Water Connection – The lots will connect to the City's water lines located under Wards Lane and Cascade Meadows Loop.

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 all three lots.

Homestead Trail – There are no trails on the City's Master Trail Plan that cross the property.

Animal Rights – All three lots will have animal rights based on the standards of the RA-1-43 zone.

WATER BOARD RECCOMDATION:

The Water Board has not yet reviewed this proposal.

POSSIBLE FINDING:

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district

ALTERNATIVE ACTIONS:

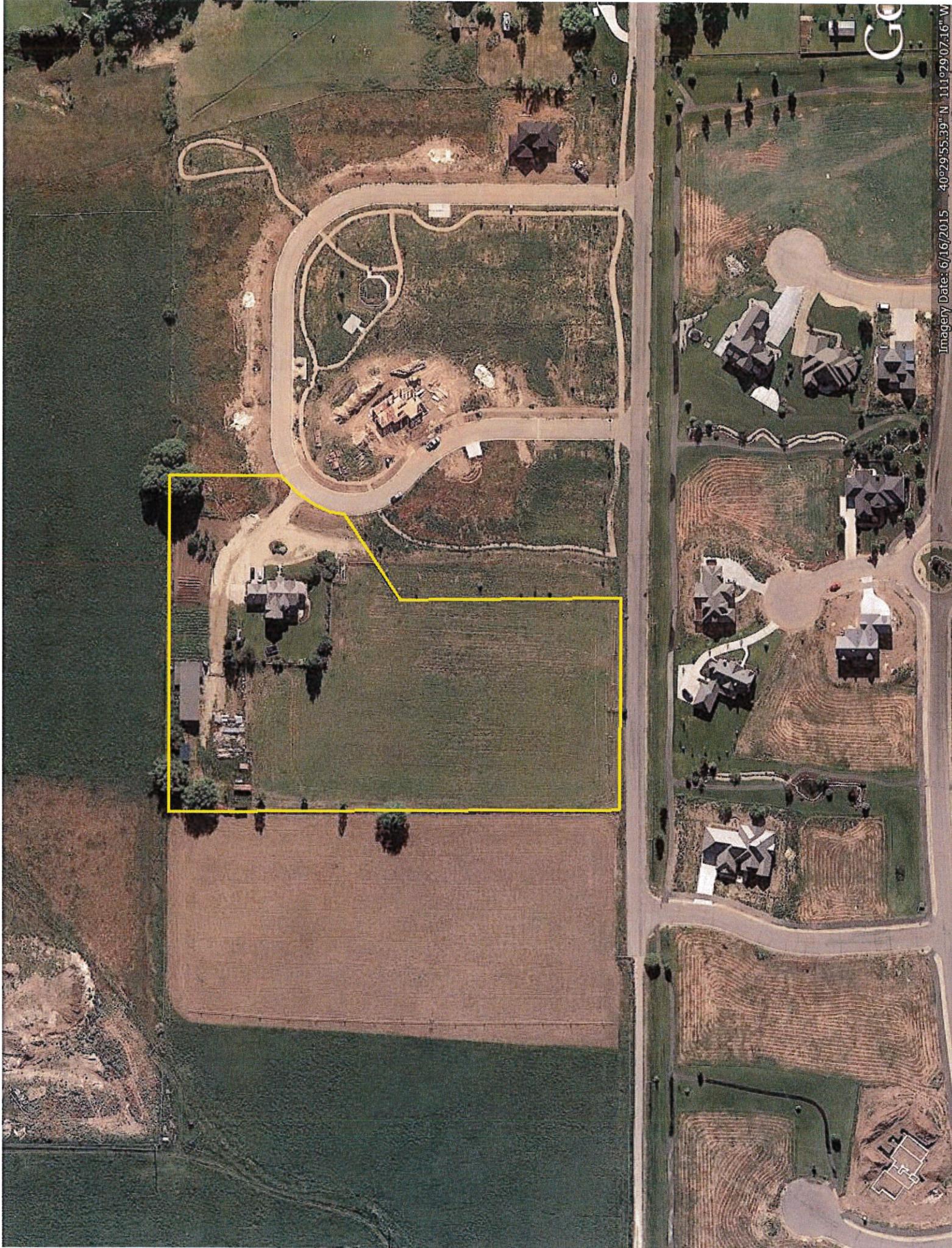
1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if 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.



June 15, 2016

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

Subject: **Caldwell Farm Subdivision; Preliminary & Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the plans for the above subdivision; the following issues should be addressed.

General: The proposed subdivision is located just east of the intersection of White Water Way and Wards Lane. The proposed subdivision divides one parcel into three lots. The existing home is proposed to remain on lot 1.

Road

- The proposed subdivision will front Wards Lane, and Cascade Meadows Loop and will therefore not construct any new roads.
- If the Caldwell parcel to the west of the proposed development is developed White Water Way should be constructed to the North.

Water

- The proposed development will connect to the existing eight-inch water line located in Wards Lane.
- Lot 1 currently has a water connection within the Cascade Meadows PUD.
- Each lot shall be connected to the pressurized irrigation system.

Storm Drain

- Because each lot fronts the existing road, the existing shoulders will be used to accommodate the storm water. The plan appears to meet the current City standards.

Trails

- The existing 8' public trail within the Cascades Meadows PUD should be extended to the west boundary of lot 3.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering