PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	June 21, 2017
NAME OF PROJECT:	Cascades at Soldier Hollow Phase 2
NAME OF APPLICANT:	Kent Buie and Jura Holdings LLC
AGENDA ITEM:	Preliminary Approval
LOCATION OF ITEM:	500 West Cascade Parkway
ZONING DESIGNATION:	R-1-15

ITEM: 3

Berg Engineering, agent for Kent Buie, is requesting Preliminary approval of Cascades at Soldier Hollow Phase 2. The proposal is a large-scale subdivision that is 11.23 acres in size and will contain 18 lots. The property is located at 500 West Cascade Parkway and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary approval of a large-scale subdivision on 11.23 acres and will contain 18 lots. The 18 lots proposed in the subdivision will obtain frontage along new roads built within the subdivision and along the existing Cascade Parkway. The property is in the R-1-15 zone and all the lots in the subdivision do comply with the requirements of the code regarding frontage and acreage. The code requires 15% open space and the proposal currently has 17.47% open space at 2 acres. The density of lots in the proposal is 0.64 units per acre. The property has historically and is currently being cultivated.

LAND USE SUMMARY:

- 11.23-acre parcel
- R-1-15 zoning
- Proposal contains 18 lots
- Developer is providing two acres of open space (17%).
- Access from 970 South, Cascade Parkway, and Boulder Point Road
- 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 will be from 970 South, Cascade Parkway, and Boulder Point Road. The City and the developers of Phase 1 planned in 2007 that one access for the Cascades at Soldier Hollow will be 970 South and not from the existing Cascade Parkway. The reason for this access is because of the City's Master Transportation Plan which shows 970 South from Center Street to Stringtown Road as a collector road. The spacing between the current intersection of Cascade Parkway and the future 970 South does not meet the intersection spacing distance requirements and the intersection would be safer if it were a four-way intersection. Once 970- South is built by the developer then the City will need to decide what to do with the right-ow-way for the Cascade Parkway. There is a trail and water and sewer utilities in the right-of - way that will need to be protected. The City Council will need to decide what to do with the property.

Geotechnical Study – A Geotechnical Study has not been submitted to the City.

Sensitive lands – No sensitive lands have been identified on the property.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City's water lines under Stringtown Road and to the water lines in Phase 1 of the Cascades at Soldier Hollow.

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

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. Laterals will be created for all 18 lots. Secondary water meters are required for each lateral.

Trails – The developer plans to construct private trails in the common areas of the subdivision and a public trail along the roads.

Streets – The roads on the proposal will be public roads maintained by the City. The developer is asking for a street profile that will closely match the existing road profile in the Phase 1 of the Cascades which include 27' of asphalt, roadside drainage swells, and a 6' wide public trail on one side of the road. The current profile requirement is a 5' sidewalk on both sides of the street, 5' park strips, modified curb and gutter and 30' of payment. The City Engineer and the City Council will need to decide if the proposed profile is in the best interest of the community and City.

Open Space – The Land Use Code requires a minimum of 15% open space for the development and the proposal currently does comply with that requirement.

WATER BOARD RECOMMENDATION:

The Water Board has yet to hear or make a recommendation on this item.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- The developer will need to construct 970 South which will create a safer future intersection on Stringtown Road.

ALTERNATIVE ACTIONS:

1. Recommendation of 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 of 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

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HORROCKS ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

June 21, 2017

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

Subject: Cascades at Soldier Hollow Subdivision Phase 2, Preliminary Approval

Dear Michael:

Horrocks Engineers recently reviewed the above named subdivision plans for preliminary Approval. The proposed development is East of the existing Cascades at Soldier Hollow Subdivision and West of Stringtown Road. The proposed development contains 18 lots. The following issues should be addressed.

General Comments

- A geotechnical report should be submitted prior to the submission of final plans.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone. The proposed development will connect to the existing culinary water system within the Cascades at Soldier Hollow development. The water line should be looped and connect above the existing PRV located within Cascade Parkway. The proposed water line can NOT connect to the existing line within Stringtown Road. Stringtown Road water line is within a lower pressure zone.
- The fire hydrant spacing shall not exceed 500'

Roads

- To avoid an off-set intersection, Cascade Parkway Road should be realigned and connected to 970 South.
- The existing development of Cascades at Soldier Hollow received approval in 2006. The roadway cross-section at that time allowed for a roadway to be constructed without installing a curb & gutter. To better protect the integrity of the asphalt roadways, this cross-section is no longer allowed. The current standards allow for a ribbon curb to be installed. For the ribbon curb to be allowed the development must have an average lot frontage of 150'. To provide a visual continuity between the existing development and the proposed development, the City should discuss the option of allowing the ribbon curb. If a ribbon curb is allowed, a paved trail on one side of the roadway should be required. This would match the layout of the existing development.

Trails:

- It is proposed that a public trail be installed on one side of the proposed public roads. The proposed trail should go around the cul-de-sacs rather than through the cul-de-sacs.
- The proposed subdivision shows several private trails within the development.

Storm Drain

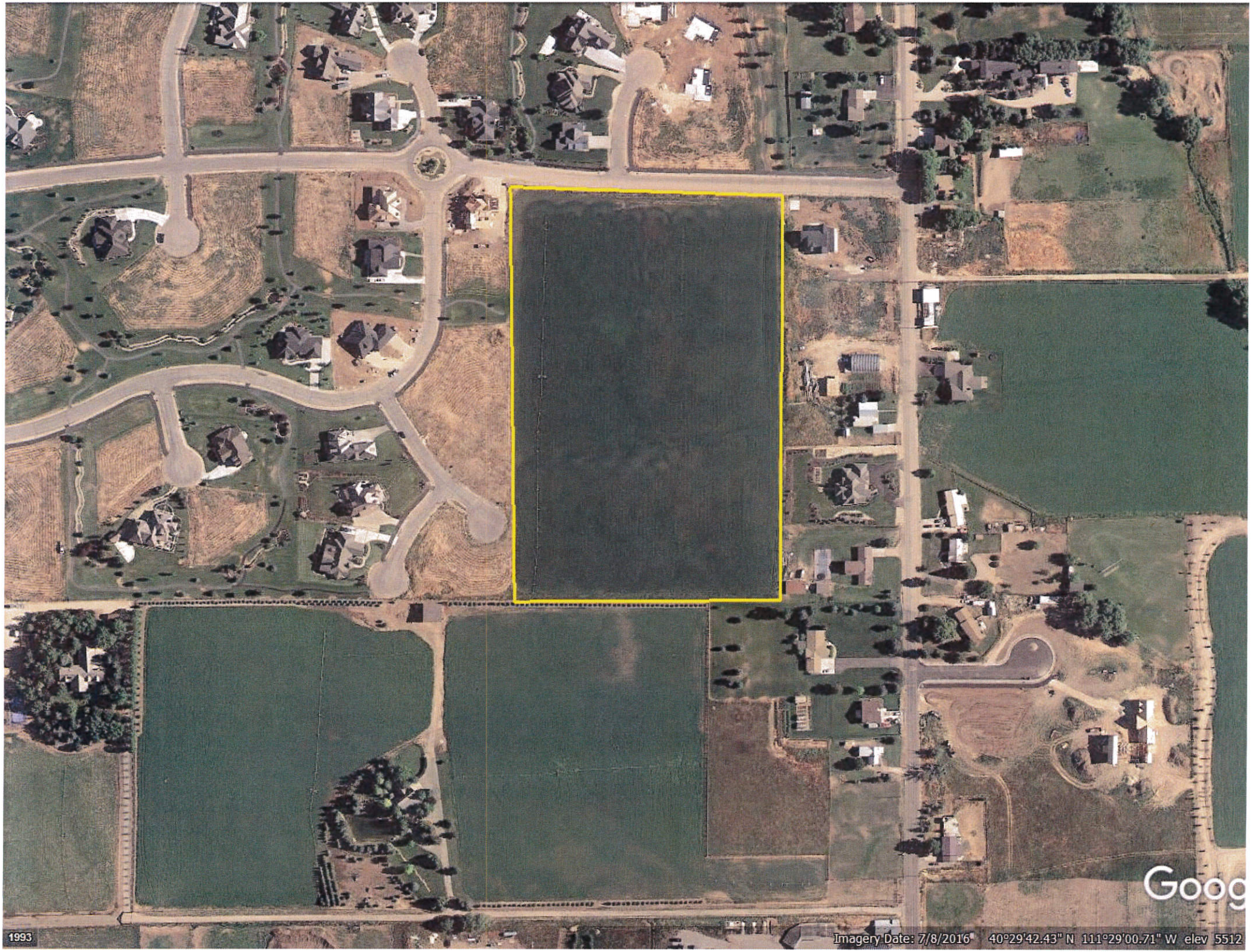
- The storm water within the proposed development will be a public storm drain system.
- To minimize future City maintenance, all swales should be lined with a 4" rip-rap, or have lawn installed and maintained by the lot owner.

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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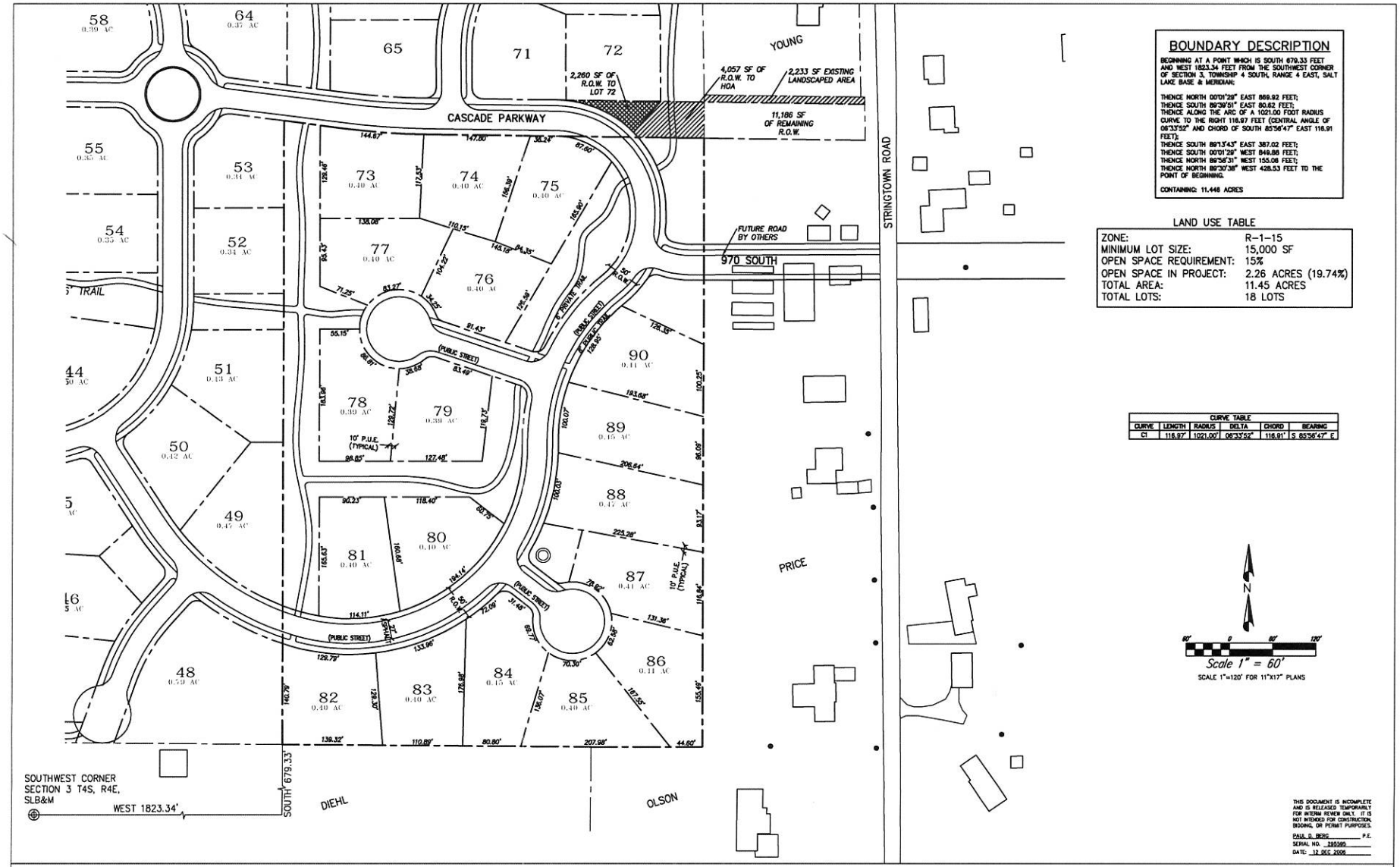

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 679.33 FEET AND WEST 1823.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;

THENCE NORTH 00°01'28" EAST 869.92 FEET;
THENCE SOUTH 89°39'51" EAST 80.62 FEET;
THENCE ALONG THE ARC OF A 1021.00 FOOT RADIUS CURVE TO THE RIGHT 116.97 FEET (CENTRAL ANGLE OF 06°33'52" AND CHORD OF SOUTH 85°56'47" EAST 116.91 FEET);
THENCE SOUTH 89°13'43" EAST 387.02 FEET;
THENCE SOUTH 00°01'29" WEST 848.86 FEET;
THENCE NORTH 89°56'31" WEST 155.06 FEET;
THENCE NORTH 89°30'38" WEST 428.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.448 ACRES

LAND USE TABLE

ZONE:	R-1-15
MINIMUM LOT SIZE:	15,000 SF
OPEN SPACE REQUIREMENT:	15%
OPEN SPACE IN PROJECT:	2.26 ACRES (19.74%)
TOTAL AREA:	11.45 ACRES
TOTAL LOTS:	18 LOTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	116.97'	1021.00'	06°33'52"	116.91'	S 85°56'47" E

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 195095
DATE: 12 DEC 2006

MIDWAY, UTAH	WASATCH MOUNTAIN DEVELOPMENT, LLC ADDRESS: 1219 W. RANCH CIRCLE, MIDWAY, UT PHONE: (612) 242-7702	PRELIMINARY SITE PLAN WITH 970 SOUTH EXTENSION	SOWBY & BERG CONSULTANTS 380 E MAIN ST. SUITE B, MIDWAY, 84049 PHONE: (435) 657-9749	SCALE: 1" = 60'	DESIGN BY: PDB DRAWN BY: CNB	DATE: 12 DEC 2006 REV:	DRAWING NO. PRE_PLAN	SHEET NO. 1