



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 21, 2017

NAME OF PROJECT: Deer Creek Estates Subdivision

NAME OF APPLICANT: Return Development LLC

AGENDA ITEM: Final Review Phase II

LOCATION OF ITEM: 300 East Michie Lane (south side)

ZONING DESIGNATION: R-1-15

ITEM: 7

Christopher Huffman and Ethan Poppleton, agents for Return Development LLC, is requesting Final Approval for the Deer Creek Estates Subdivision Phase 2. The proposal is a large-scale subdivision that is 14.84 acres in size, of which phase 2 is 6.24 acres in size and comprises ten lots. The property is located at 300 East Michie Lane (south side) and is in the R-1-15 zone.

BACKGROUND:

Christopher Huffman and Ethan Poppleton are proposing final approval of Deer Creek Estates Phase 2. The property is 14.84 acres and is zoned R-1-15 which allows for third-acre lots, though the developer has chosen to reduce the density and create lots closer to a half-acre in size. The property will be developed as a large-scale standard subdivision which will be developed in two phases. There are 20 lots total with ten lots in phase 1 and ten lots in phase 2. There will also be 15% open space that is proposed to be deeded to the City as a public park and is 2.23 acres in size. The park covers two separate parcels, one on each side of 300 East. Phase 1 will include all the required open space for the entire development (both phase 1 and phase 2).

There are two roads planned in the subdivision. The first is 300 East that will run north to south and create a four-way intersection with 300 East at Michie Lane as it enters Bowden Fields. Also 400 South is planned and runs East to West. This road will connect to the stub road in Fox Pointe and this road will stub to the west boundary of the proposed subdivision so it can connect to future developments. Some of the roads will require temporary turnarounds as required by the City Engineer.

The City code promotes that open space is located along collector roads wherever possible to benefit the most members of the community and the applicant has complied with this request. The property has historically been used mostly as agricultural land.

LAND USE SUMMARY:

- 14.86-acre parcel
 - 6.24 in phase 2
- R-1-15 zoning
- Proposal contains 20 lots, 10 lots in Phase 2
- Developer is providing 2.23 acres of open space which does comply with the 15% requirement.
- Access from Michie Lane and 400 South
- 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 – The subdivision will have access from Michie Lane and from 400 South. The City is planning to construct Michie Lane from Center Street to 480 East this year. The developer will deed the Michie Lane right-of-way to the City. Michie Lane will be a limited access collector road and will allow good traffic circulation for the southeast section of town.

Geotechnical Study – The Geotechnical Study was prepared by CMT Engineering Laboratories.

Sensitive Land – The developers have submitted to the City that no sensitive land is located 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 along Michie Lane.

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 20 lots and both park parcels. Secondary water meters are required for each lateral including the park laterals.

Sidewalks – The developer will construct five-foot sidewalks on both sides of the streets within the development. The City will construct a six-foot sidewalk along the south side of Michie Lane.

Lot frontage – The Land Use code requires 15% open space for this proposal. The code also allows that the frontage and acreage of the lots may be reduced by 15% because of this requirement. For this proposal, the acreage has not been reduced for any of the 20 lots but the frontage has been reduced. None of the lots have less frontage than 85’, which is the minimum requirement in this case, but about half of the lots do have less than 100’ of frontage. All lots do comply with the frontage and acreage requirements of the code.

Open Space/public park – The Land Use Code requires a minimum of 15% open space for the development and the proposal does comply with that requirement. The developer is proposing that the open space is dedicated to the City as a public park. The City’s Master Park Plan Map indicates that a park should be located in the general vicinity of this proposal therefore, accepting the park will comply with the vision as described in the General Plan. The developer has proposed to develop some of the park facilities but if the City would like to upgrade those facilities or add others then park impact fees could be used to accomplish this. Some amenities in the park include a sledding hill, park equipment, pavilion, walking trails, and landscaping.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 36.5 acre feet are tendered to the City before the recording of each plat. Phase 1 will need to tender 20.5 acre feet. Phase 2 will need to tender 16 acre feet. The Water Board also recommended secondary water meters are installed on each lot.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-15 zoning districts
- The proposal does comply with the land use requirements of the R-1-15 zoning districts

PROPOSED CONDITION:

1. Either an easement or the property where the turnaround on the southern end of 300 East is located is deeded to the City.

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

June 21, 2017

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

Subject: Deer Creek Estates Subdivision, Phase 2, Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Deer Creek Estates, Phase 2, Subdivision plans for Final Approval. The following issues should be addressed.

General Comments

- The plans propose to develop 20 lots on the south side of Michie Lane, south of Bowden Fields and West of Fox Point. Ten lots in Phase 1, and 10 lots in Phase 2.

Water

- The proposed development will be served from the gravity pressure zone. The water line within the development will be looped by connecting to both the existing 10" Michie Lane water line and the existing 8" water line within the Fox Point development.

Roads

- The development is proposing to install the standard Local street cross-section with 56' of right-of-way.
- For future roadway connectivity, phase 2 will stub a roadway to the South of the development. Prior to final approval a public easement should be provided for the off-site cul-de-sac.

Trails:

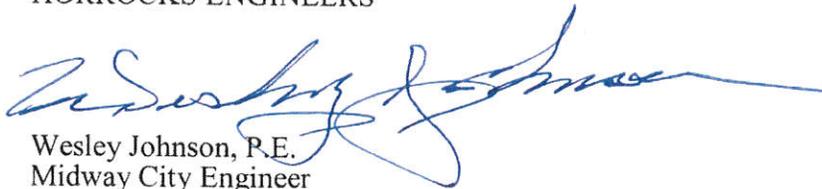
- As part of the standard local roadway cross-section, a 5' sidewalks will be installed on each side of the roadway.

Storm Drain

- The storm water within this subdivision will be a public storm water system. The storm water will be collected and discharged into two proposed public retention ponds. The retention ponds are located within lots 12 and 13.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Dayton Law, CivilSolutionsgroup (sent by email)



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