



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 15, 2016

NAME OF PROJECT: Dutch Canyon Subdivision

NAME OF APPLICANT: Watts Enterprises

AGENDA ITEM: Final Approval

LOCATION OF ITEM: 600 East Saddle Drive

ZONING DESIGNATION: RA-1-43

ITEM: 3

Paul Berg, agent for Watts Enterprises, is requesting Final approval of the Dutch Canyon Subdivision. The proposal is a large scale subdivision that is 29.08 acres in size and will contain 25 lots. The property is located at 600 East Saddle Drive and is in the RA-1-43 zone.

BACKGROUND:

This request is for final approval of a large-scale subdivision on 29.42 acres that will contain 25 lots. Currently the property is being used as agricultural land and is owned by the Remund Ranch Inc. The zoning allows for a density of one dwelling per acre after the deduction of the acreage used for the road right-of-ways. The code also requires a minimum of 15% open space. Lot areas and frontages are allowed to reduce proportionally in size by the percentage of open space that is included in the subdivision. In this proposal there is the required 15% open space so all of the lots have been reduced in size down to 0.85 of an acre. The open space contains private amenities that include a tennis and pickleball court, pond, children's play area, pool, pool house, and public trails. These amenities will be maintained by the Home Owners' Association (HOA) and will

be private. The only amenity that will be open to the public are the public trails that are part of the City's Master Trail Plan.

Access to the subdivision has been carefully reviewed and planned. Connectivity is important to the City for traffic circulation so there three connecting roads to the proposed subdivision even though the development code only requires two. The developer has agreed to a third connection to Dutch Hollow Road that will be built to City standards that include 30' of asphalt, 5' park strips, and either a 5' sidewalk on each side of the road or a n 8' trail on one side. This third connection is important because it will reduce traffic through the residential neighborhood of Dutch Fields and it will be the designated construction access during the construction of the subdivision infrastructure. The design of the street layout in the subdivision has been planned to discourage through traffic but allow traffic to benefit the area's neighborhoods. Since the road plan in the subdivision and the surrounding subdivisions is for local roads and local traffic only there are several traffic calming devices that have been included in the plan to reduce through traffic. The road will narrow at both entrances to the subdivision and trees will be planted on both sides in the enlarged park strip to help slow down traffic. Also the pavement in these areas will have a rough texture so that drivers will feel a change as they drive through the narrower streets. Also the intersections in the subdivision will be all-way stops to discourage through traffic and to slow traffic in the neighborhood.

As mentioned earlier, the subdivision will have an 8' paved public trail that will cross the property from east to west. There is also a public trail connection to the Wasatch Mountain State Park to the north and a public trail connection to the Dutch Fields to the south. There will also be a trail connection along the road leading into Dutch Fields.

LAND USE SUMMARY:

- 29.42-acre parcel with road easement
- RA-1-43 zoning
- Proposal contains 25 lots
- Open Space 4.41 acres
- Access from Dutch Canyon Road, Dutch Fields, and Saddle Drive
- Public roads and trails
- Private amenities
- 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 subdivision will be through Dutch Canyon Road, Dutch Fields, and through Saddle Drive. Saddle Drive is a private road with a public easement. The Dutch Canyon Road connector will be built on the access easement across the Jeremy Pope parcel to the east and this road will better help distribute traffic and act as the construction access during infrastructure improvements. The third access will be to Dutch Fields to the south.

Water Connection – The lots will connect to the City's water line located under Saddle Drive. A water line will be constructed from Valais that will allow better water pressure for the entire area because the system will create a loop around Burgi Hill.

Sewer Connection – The lots will connect to Midway Sanitations District's sewer line under Saddle Drive.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's irrigation line. The plans for this connection have not been finalized but will be finalized before the Midway Irrigation Company will sign the plat. .

Open Space – 15% open space is required for the subdivision so 4.41 acres is being provided. The HOA will own and maintain the open space which is centrally located in the subdivision. Also because of the open space's location, the entry from Dutch Trail Road is impactful because there is a direct view to that open space and the pond in the area.

Road Cross Section – The City Council for preliminary approval approved a modified cross section from the normal City standards. The approved cross section is in a 56' right-of-way and includes 5' sidewalks on both sides of the street, a 2' ribbon curb on the edge of asphalt on both sides of the street and two rock lined road side swells to capture run-off. developer is proposing a rural road cross section instead of the default urban cross section.

Dutch Canyon Road Improvements – The developer will not make any improvements to the Dutch Canyon Road. The road will be improved when the 11-acre parcel to the east develops as according to the Dutch Hollow Annexation Agreement.

Sensitive Lands – The developer has indicated on the plans there are no sensitive lands in the project area. The City has received the required geotechnical report and no issues have been identified. An executive summary of the findings of that report are included in the attachments in this report.

WATER BOARD RECOMMENDATION:

The Water Board made a recommendation that staff work with the developer to review the water requirement based on impervious surface. That analysis was completed and there is 1 acre of impervious surface. Based on the Midway City Code that each lot that is 0.5 to 1 acre in size to turn over 3 acre feet and the clubhouse and pool turn over 1.5 acre feet to the City the water requirement is 76.5 acre feet. The open space is not part of the calculation because all the lots have been reduced in size to create the open space which is covered by the 3 acre feet calculation required for each lot.

CITY COUNCIL PRELIMINARY APPROVAL:

The City Council did approve the proposal with a new street layout that the Planning Commission had not seen. The new design was created to discourage through traffic and to connect to the Dutch Fields subdivision. Also the street cross section was modified to allow a road side ditch instead of the curb and gutter normally required.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The developer will dedicate a trail easement to the City and build the public trails that will help us complete the trail plan in the area as envisioned in the General Plan
- The completion of the project will create a second access to Burgi Hill Ranches that will be traversable year round making traffic circulation much better in the case of an emergency for the entire area

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.
 - 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 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

POSSIBLE CONDITIONS:

- The Dutch Canyon access road will be the designated construction access during infrastructure construction.

1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed Dutch Canyon Subdivision to be located west of Dutch Canyon Road and north of Saddle Drive in Midway, Utah. Based on the subsurface conditions encountered at the site, the subject site is suitable for the proposed construction provided that the recommendations presented in this report are complied with. A brief summary of our observations and critical recommendations is included below:

- The predominant soil type at the site is Lean CLAY (CL); some granular soils including fine-grained sandy soils were also observed.
- Groundwater was not encountered in any of the test pits completed for our investigation to a maximum depth of 15 feet. Groundwater conditions can be expected to rise or fall several feet seasonally depending on the time of year. However, based on our field investigation, we anticipate that groundwater will not impact the proposed construction.
- Footings constructed as described herein may be proportioned utilizing a maximum net allowable bearing pressure of **2,000 psf** for dead load plus live load conditions.
- Active, at-rest and passive lateral earth pressure coefficients of 0.31, 0.47 and 3.25 respectively and seismic active and seismic passive lateral earth pressure coefficients of 0.56 and 2.72 respectively are recommended; see Section 6.5 for more details.
- Concrete slabs-on-grade should be constructed over a minimum of 4 inches of compacted gravel overlying undisturbed suitable native subgrade soils. The slab may be designed with a Modulus of Subgrade Reaction of **120 psi/inch**.
- Pavement section alternatives are summarized in Section 6.8 of this report. Consideration should be given to incorporating a geosynthetic product into the pavement design to reduce the pavement section thickness and improve long-term performance of the pavement section.

Recommendations for general site grading, design of foundations, slabs-on-grade, moisture protection and addressing soil corrosivity as well as other aspects of construction are included in this report.

NOTE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

June 15, 2016

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

Subject: Dutch Canyon Subdivision, Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Dutch Canyon Subdivision plans for Final Approval. The following issues should be addressed.

General Comments

- The plans proposes to develop 25 lots just above Dutch Fields. All red-line comments to be addressed.

Water

- The proposed development will be served from the Cottages on the Green pressure zone. The development is connecting to the existing 8" water line that was installed by Burgi Hill Ranches. The current 8" water line is a dead end line stubbed into Interlaken Drive, at the entrance to Burgi Hill Ranches PUD. To provide adequate fire flow within this development an 8" water line will be installed connecting the existing 8" line within Interlaken Drive to the existing 8" water line stubbed out of Valais Phase 9. An Easements for this water line will be recorded in the favor of Midway City.

Roads

- The proposed roadway cross-section will include a flat curb and two 5' sidewalks.
- The proposed plans show the roads connecting to Burgi Hills Ranch, Dutch Canyon Road, and into the top of Dutch Fields.

Trails:

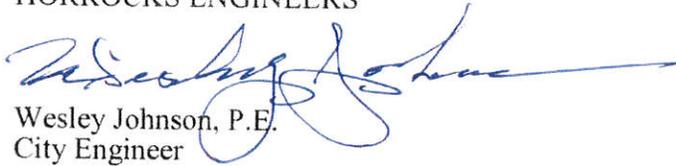
- An 8' public trail system will also be installed throughout the Subdivision which will tie-into the State Park trail on the north, Dutch Canyon Road on the east, Dutch Fields Subdivision on the southeast and Burgi Hills Ranch on the west.
- The alignment of the trail should minimize the amount of road and driveway crossings.

Storm Drain

- The storm water within this phase will be collected within the proposed swales and discharged into several proposed retention ponds throughout the subdivision.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
City Engineer

cc: Berg Engineering