



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 15, 2018

NAME OF PROJECT: Ford Subdivision

NAME OF APPLICANT: Kraig Ford

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 155 West 970 South

ZONING DESIGNATION: R-1-22

ITEM: 2

Kraig Ford, agent for Kraig R. Ford Trust, is requesting a preliminary/final approval for a small-scale subdivision. The proposal is 2.12 acres in size and will contain two lots. The property is located at 115 West 970 South and is in the R-1-22 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 2.12 acres that will contain two lots. The lots proposed in the subdivision will obtain frontage along 970 South. The property is located in the R-1-22 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property currently has one dwelling which will be located on lot 1 of the proposed plat. Lot 1 also has one accessory structure. The area of lot 2 has no structures and has been used for agriculture. There is an open ditch that crosses the north end of the property that is owned by Midway Irrigation Company. An easement for the ditch will be shown on the plat.

LAND USE SUMMARY:

- 2.12-acre parcel
- R-1-22 zoning
- Proposal contains two lots
- Frontage along 970 South
- The lot will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Both lots will access from 970 South. The existing dwelling has a driveway on the west side of the lot and a new driveway will be installed for lot 2. Generally, the City requires shared driveways that front on collector roads to limit the number driveways but in this case, since the existing driveway is on the far west side of the property, a shared driveway is not realistic. Lot 2 should be required to have a hammerhead or turnaround driveway so that vehicles exiting the property can do so in a forward motion and not in reverse.

Water Connection – The lot will connect to the City's water line located under 970 South.

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

Secondary Water Connection – The lot will connect to Midway Irrigation Company's secondary water line which already services all the surrounding lots. Secondary water meters must be installed for both lots.

Midway Irrigation Company ditch – A Midway Irrigation Company ditch runs along the north end of the property. The ditch has a prescriptive easement and that easement must be shown on the plat.

WATER BOARD RECCOMDATION:

The Water Board has recommended that 5.9-acre feet are tendered to the City before the recording of the subdivision plat. This recommendation covers all the outside irrigation for both lots and the culinary connection for lot 2. The existing dwelling is on a well and Kraig has petitioned the City and been approved by the city to transfer 0.8 acre feet of water from the well to the City's water system.

A secondary water meter is required to be installed on the property for both lots.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-22 zoning district
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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