



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 20, 2016

NAME OF PROJECT: Fox Pots Subdivision

NAME OF APPLICANT: Max and Susette Gertsch

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 850 Homestead Drive

ZONING DESIGNATION: R-1-15

ITEM: 5

Berg Engineering, agent for Max and Susette Gertsch, is requesting Preliminary/Final approval of the Fox Pots Subdivision. The proposal is a small scale subdivision that is 0.79 acres in size and will contain 2 lots. The property is located at 850 Homestead Drive and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.98 of an acre that will contain two lots. The two lots proposed in the subdivision will obtain frontage along Homestead Drive. The property is located in an R-1-15 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property does contain sensitive lands that must be preserved per the Municipal Code. There are four geologic pot rock outcroppings that fall under the category of "minor hot pots" in the code under section 16.14.12. These features must not be disturbed but there is not a setback in the code so the proposed dwelling on lot 1 will be built next to two of the hot pots. There is also one existing dwelling on the property that will be located on lot 2.

LAND USE SUMMARY:

- 0.98-acre parcel
- R-1-15 zoning
- Proposal contains two lots
- Frontage along Homestead Drive
- 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 both lots will be from Homestead Drive. As per the capitol facilities plan that the City has adopted which regulates driveway spacing in Midway, the two properties will need to share an access to Homestead Drive unless the City Council approves otherwise. The site of the proposal is along an area Homestead Drive that is sloped so visibility is impacted and one driveway in this area will be safer than two. Also the City and UDOT are planning a bike lane along this road and again one crossing over the bike lane is safer than two. Staff feels this is an important issue because of the safety and traffic flow issues associated with driveway intersections on to collector roads.

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

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

Road Improvements – The City Engineer will make a recommendation regarding any road improvements.

Sensitive lands - There are four geologic pot rock outcroppings that fall under the category of "minor hot pots" in the code under section 16.14.12. These features must not be preserved but there is not a setback in the code so the proposed dwelling on lot 1 will be built next to two of the hot pots.

Kantons plat amendment – The developer is proposing to swap property with The Kantons which will be an even trade. Both sides will swap the same amount of property. This amendment will facilitate the construction of a dwelling on the newly created lot.

WATER BOARD RECOMMENDATION:

The Water Board has yet to review the proposal.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 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.
 - 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 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.

July 20, 2016

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

Subject: Fox Pots Subdivision, Preliminary & Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Fox Pots Subdivision for Preliminary and Final Approval. The following issues should be addressed with the approval.

General Comments

- The plans proposes to develop 1 lot on Homestead Drive. To accommodate the development of lot 1 the current boundary of lot 2 must be modified.

Water

- The proposed lot 1 will be served from the existing 10" water line within Homestead road. The proposed lot will be located within the Homestead pressure zone.

Roads

- The Midway City Master Plan classifies Homestead Drive as a Collector Street. To promote the safety of our transportation system, driveways are not allowed on collector streets unless approved by City Council. Because the proposed lot will front Homestead Drive near the location of an existing vertical curve, we recommend that the proposed plan be approved with a shared driveway. A shared driveway between lots 1 and 2 would not increase the number of driveways connecting to Homestead Drive.

Trails:

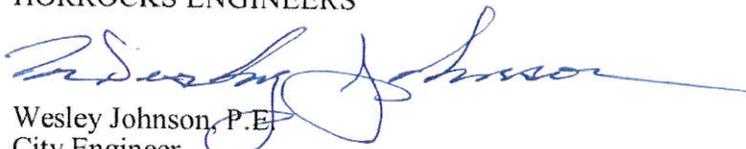
- The proposed trail along this section of Homestead drive will connect to the existing trail located within the Kanton's development. However, a trail easement should be required as part of the approval.

Storm Drain

- The development fronts Homestead Road, therefore no storm drain improvements are required.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering



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Imagery Date: 6/16/2015 40°31'31.13" N 111°29'13.27" W elev 5749

1993



LEGEND



THIS DOCUMENT IS RELEASED
 UNLESS INDICATED OTHERWISE
 FOR THE CONSTRUCTION OF
 THIS PROJECT.
 DALLAS, TEXAS
 DATE: 11.01.2018

SUSANNE GERBESCH
FOX POTS SUBDIVISION

SENSITIVE LANDS MAP



DESIGNED BY: PER
 DRAWN BY: LNS
 DATE: 10.11.2018
 SHEET
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