



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: October 9, 2018

NAME OF PROJECT: Reed Bezzant Property Lot 9

NAME OF APPLICANT: Steven and Kala Francis

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 95 South 700 East

ZONING DESIGNATION: R-1-11

ITEM: 4

Steven and Kala Francis are proposing a small-scale subdivision that would add an additional lot in lot 9 of the Reed Bezzant Property (14-lot subdivision). The property is located at 95 South and 700 East and is in the R-1-11 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.59 acres that is currently lot 9 of the Reed Bezzant Property (14-lot subdivision) that will contain two lots. The lots proposed in the subdivision will obtain frontage along 700 East. The property is in the R-1-11 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The minimum required side yard setback for the R-1-11 zone is 10' on one side and 24' combined and the proposed lot line does comply with the setbacks from the existing dwelling located on the lot.

LAND USE SUMMARY:

- 0.59-acre parcel
- R-1-11 zoning
- Proposal contains two lots
- Frontage along 700 East
- The new 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 700 East.

Water Connection – The lot will connect to the City’s water line located under 700 East.

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.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 1.28-acre feet are tendered to the City before the recording of the plat amended subdivision plat. This recommendation covers all the outside irrigation for both lots and the culinary connection for lot 9B. The existing dwelling on lot 9A is credit for the culinary and outside irrigation from the original water rights dedicated to the city when the plat was recorded in 1975.

Secondary water meters are required to be installed for both lots.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R-1-11 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