



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 15, 2017

NAME OF PROJECT: Indian Summer Subdivision

NAME OF APPLICANT: Gardner and Associates

AGENDA ITEM: Final Approval

LOCATION OF ITEM: 300 East and 200 North

ZONING DESIGNATION: R-1-9 & R-1-15

ITEM: 3

Gardner and Associates, agent for SN Midway LLC, is requesting Final approval for the Indian Summer Subdivision. The proposal is a large-scale subdivision that is 12.91 acres in size and will contain 27 lots. The property is located at 300 East and 200 River Road in the R-1-9 and R-1-15 zones.

BACKGROUND:

This request is for preliminary approval of a large-scale subdivision on 12.91 acres and will contain 27 lots. The 27 lots proposed in the subdivision will obtain frontage along new roads built within the subdivision. The property is in the R-1-9 and R-1-15 zones. There are four lots in the R-1-9 zoning district and three of those lots are smaller than the other lots in the subdivision but do comply with the requirements of the code. Besides the three smaller lots, the rest of the lots all comply with the R-1-15 zoning requirements. The code requires 15% open space and the proposal currently has 14.8% open space at 1.88 acres (this will need to be adjusted to 15% for final approval before City Council). The density of lots in the proposal is 2.13 units per acre. There is currently one dwelling on the property that will be demolished because the structure is nonconforming regarding its setback from River Road. The area where the dwelling is located will become open

space within the development. One of the new dwellings in the subdivision will be credited applicable impact fees because of the demolition. The City code promotes that open space is located along collector roads wherever possible and the applicant has complied with this request. The property has historically been used mostly as agricultural land except for the one dwelling unit on the property.

LAND USE SUMMARY:

- 12.91-acre parcel
- R-1-9 and R-1-15 zoning
- Proposal contains 27 lots
- Developer is providing 1.88 acres of open space (14.8%). This will need to be 15% for final approval.
- Access from River Road and 300 East
- 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 will be from River Road and 300 East. The City currently owns a 50' strip a land where 300 East will be located. This strip of land begins at the intersection of 100 North and runs north to the current Clegg property which is part of the development parcel. The developer's engineer and title company have researched the location of the strip of land and have found that it overlaps by 15' onto the Norm George Flag Lot Subdivision. The 15' strip of land was deeded to the City after the original plat was recorded and after the 1st amendment but before the 2nd amendment was recorded. The City has always planned on 300 East becoming a City road and for that reason pursued acquiring the property. 300 East has been planned since at least 1977 and was also shown on the original plat of Midway from the late 1800s.

The developer has agreed to help pay for the construction cost of a center turn lane on River Road. Staff has been working with the neighboring property owners to determine the edge of the right-of-way in preparation for the turn lane.

Traffic Study – The Traffic Impact Study was prepared by ADH Investments LL.

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

Wetlands – It has been determined by the developer’s consultants that there are wetlands located on lots 108, 109, and 110. The wetlands on lot 110 will not impact the construction of a dwelling on that lot since they are in the upper corner of the lot and are within the setbacks though a 25’ wetlands buffer setback will need to be placed on the plat. The wetlands on lots 108 and 109 will impact the ability to place a dwelling on those lots unless the wetlands are deemed nonjurisdictional by the US Army Corp of Engineers. The developer is planning to pursue that designation but until then the two lots will not be buildable. A note will be placed on the plat explaining that the lots are not buildable until proven otherwise.

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 River Road.

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 27 lots. Secondary water meters are required for each lateral.

Trails – The developer has agreed to construct a public trail from 100 North along 300 East northward along the western boundary of the subdivision. This part of the linear park trail the City is pursuing that will eventually connect to Valais Park on Burgi Lane. The developer will also build a public trail along River Road and some private trails within the subdivision.

Open Space – The Land Use Code requires a minimum of 15% open space for the development and the proposal currently has 14.8% open space at 1.88 acres (this will need to be adjusted to 15% for final approval).

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 33.8-acre feet are tendered to the City before the recording of the plat. The 27 lots require 1.3-acre feet each for a total of 35.1 acre feet. The one historic connection for the dwelling that will be demolished will allow for a 1.3-acre foot reduction for a total of 33.8-acre feet. The Water Board also recommended secondary water meters are installed on each lot.

CITY COUNCIL MOTION:

Motion: Council Member Christen moved to grant preliminary approval to the Indian Summer Subdivision with the recommendation of the Planning Commission that geotechnical/hydrological studies be required for any basements on lots 105-110, that construction traffic use the entrance on River Road and not 300 East, the developer meet with the neighbors to determine the type of fence on the south side of the development, the developer would help move the ditch and swing on 300 East, and the developer would help pay for a turn lane on River Road.

Second: Council Member Kohler seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Van Wagoner	Aye
Council Member Dodge	Excused from the Meeting
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Nay

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-9 and R-1-15 zoning districts
- The proposal does comply with the land use requirements of the R-1-9 and R-1-15 zoning districts
- The trails crossing the property will benefit the community by constructing part of the linear park trail and part of the River Road trail. Which will help with pedestrian safety for members of the community.

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

POSSIBLE CONDITION:

Proposed basements on lots 105-110 are required to have a geotechnical/hydrological study submitted with the building permit to assure that the lot is a viable location for a basement and that the excavation for the basement will not impact the underground hydrology of the area.

February 15, 2017

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

Subject: Indian Summer Subdivision, Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Indian Summer Subdivision plans for Preliminary Approval. The following issues should be addressed.

General Comments

- The plans proposes to develop 27 lots just off of River Road to the west of Memorial Hill. A geotechnical report has already been submitted for the development.
- All redlined comments shall be address prior to submitting to the City Council for final approval.

Water

- The proposed development will be served from the main gravity pressure zone. To provide adequate fire flow the water line within the development will be looped by connecting to the existing 6" water line in River Road and connecting to the existing 10" water line within 100 North & 300 East.
- The 8" water line in 170 North should be stub beyond the asphalt.
- All water line intersections shall have a valve on each leg of the water line. Fire hydrants shall have a maximum spacing of 500'.

Roads

- As the proposed 300 East roadway ties into the existing 100 North the intersection offset must not exceed 10'. To maintain the existing open ditch, and accommodate the proposed 10' trail, the roadway is offset within the existing right-of-way.
- A temporary turn around must be installed on 170 North as it stubs to the west.
- Because this area of town is rapidly growing, we recommend a center turn lane be installed on River Road. Midway City will work with the adjacent homes owners to accomplish this.

Trails:

- An 8' public trail system will also be installed throughout the Subdivision which will tie-into a 10' trail stubbed out of the north-west corner of the development for future trail connections on the north.
- The alignment of the trail should minimize the amount of road and driveway crossings.

Storm Drain

- The storm water within this Subdivision will be collected within the proposed catch basins and discharged into three proposed retention ponds throughout the subdivision.
- Storm drain calculations should be submitted for the development.

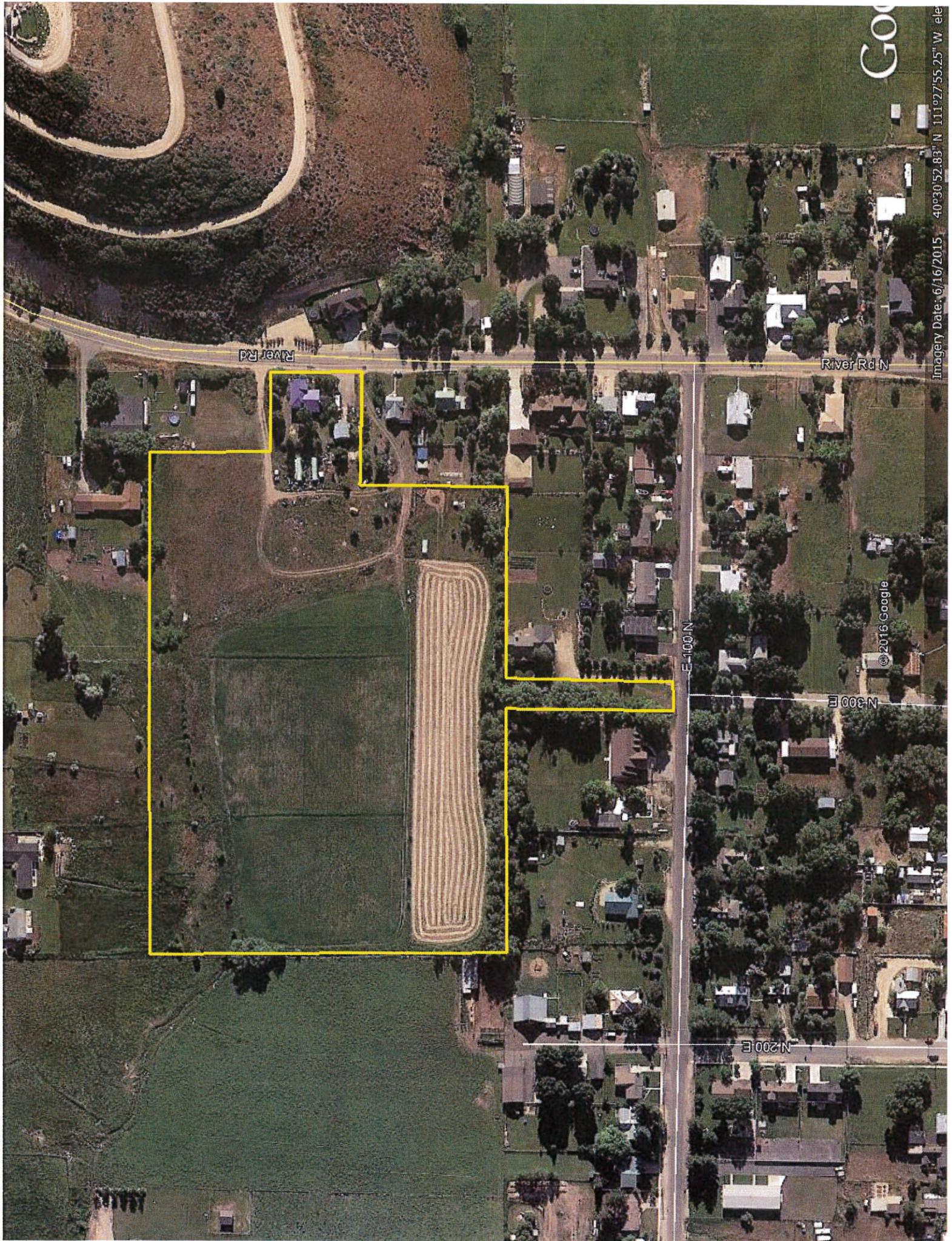
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', with a long horizontal flourish extending to the right.

Wesley Johnson, P.E.
City Engineer

cc: Focus Engineering and Surveying



River Rd

River Rd N

E-100 N

N-300 E

N-200 E

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Imagery Date: 6/16/2015 40°30'52.83" N 111°02'55.25" W ele

August 17, 2016

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

Subject: Indian Summer Subdivision, Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Indian Summer Subdivision plans for Preliminary Approval. The following issues should be addressed.

General Comments

- The plans proposes to develop 27 lots near 300 East and 200 North.
- All redline comments within the preliminary plans should be addressed.

Water

- The proposed development will connect to the existing water line in 100 north and River Road. Eight-inch water lines will be installed throughout the development.
- The existing culinary water system will provide adequate water pressure and fire flow throughout the proposed development.
- All water line intersections shall have a valve on each leg of the water line.
- Fire hydrants shall have a 500' maximum spacing.

Roads

- The applicant has generated a traffic impact study for the proposed development. The study was prepared by Larson Engineering. A copy of the Conclusions and Recommendations are attached to our review letter. A traffic engineer from our Pleasant Grove office has reviewed the report, and generally agrees with the study and Conclusions and Recommendations. It is the conclusion of the study that a center turn lane on River Road is not required of the proposed development and not necessary at this time. Please contact me if you would like a full copy of the Traffic Impact Study, or our complete review of the study.
- Per the Midway Construction Standards, section 02225, 3.11 B, due to the soil classification of the existing soil, the roadway subgrade shall have 18" of A-1 granular material, or excavation to potrock.
- The proposed roads within the development will have the standard Midway road cross-section.

Trails:

- An 8' public trail system will be installed within the development. The proposed trail will connect the northwest corner of the development to 100 North. The alignment of the trail will minimize the amount of road and driveway crossings.

Storm Drain

- The storm water system within this development will be a public system. The storm water will be addressed through the use of sumps and retention basins.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Lance May Developer, (sent by Email)

Conclusions and Recommendations

1. The proposed 25 single-family residential unit Midway Housing development located at approximately 200 North just West of River Road in Midway will generate approximately 239 trips each weekday. At full development 10% or about 25 trips are expected to use 100 North to the West, 40% or about 95 trips are expected to use River Road to the North of the project site and 40% or 95 trips are expected to use River Road South then Main Street to the East and 10 % or 25 Trips will use 300 East then Main Street to travel on Center Street South of the project site each day.
2. The access provided for the proposed project is adequate for entrance and exit of the project. There are 2 access points (200 North at River Road and 300 East) with 1 future access planned to connect to the future development west of Midway Housing development.
3. The 25 PM peak hour trips will have no significant impact to the existing intersection capacities studied in the vicinity of the project.
4. The project will not produce traffic volumes that will cause any of the area streets or intersections to exceed Level of Service "C".
5. Given the current traffic volumes on River Road and 80% of the Midway Housing project volumes that would most likely access the project by the newly created intersection of 200 North at River Road, a separated northbound to westbound left-turn is not necessary at this time. This left-turn traffic movement is estimated to be LOS A after full-build of the Midway Housing project.
6. New intersection (200 North at River Road) sight distance is adequate for vehicles desiring to enter and exit the development. The River Road 25 mph speed limit is an asset in providing safe travel through this intersection.

