PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	July 19, 2017
NAME OF PROJECT:	Jones Farm – A Rural Preservation Subdivision
NAME OF APPLICANT:	Dan Luster
AGENDA ITEM:	Preliminary/Final Approval
LOCATION OF ITEM:	400 West 500 South
ZONING DESIGNATION:	RA-1-43

ITEM: 6

Dan Luster, agent for Joseph and Marjorie Jones Family, LLC, is requesting Preliminary/Final Approval for a small-scale subdivision that will be called Jones Farm. The proposal is for one lot on 9.67 acres and is in the RA-1-43 zone. The proposal is located at 400 West 500 South.

BACKGROUND:

This request is for preliminary/final approval of a Rural Preservation Subdivision on 9.7 acres and will contain one lot. There are no existing structures on the property and the property is currently in agricultural production. The property will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 9.7-acres will never be more than one dwelling units. If the property were developed using the density for the RA-1-43 zone then there could potentially be 7-8 lots on the property. If the proposal is approved and recorded the density of one dwelling will remain in perpetuity.

LAND USE SUMMARY:

- 9.67-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Access from 500 South
- The lot will have a septic tank, connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access will be from 500 South across a 33' wide access easement.

Geotechnical Study – A Geotechnical Study has not been submitted to the City.

FEMA Floodplain – There is a FEMA floodplain in the west side of the property along Snake Creek. All future structures will need to comply with Section 16.14.8 that requires a 50' setback from the floodplain and all floors in structures must be at least elevated 18" above the base flood elevation shown on the FEMA flood insurance rate maps.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City's water lines in the area.

Sewer Service – The future lot owner will each install a septic tank. A percolation test will be performed by the developer and approved by the Wasatch County Health Department before the plat is recorded to verify the area is suitable for septic drain fields.

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

Trails – The developer will construct trail T-022 per the Midway City Master Trails Plan along Snake Creek, which is an 8' wide paved trail, along the western side of the property. A public trail easement will also be deeded to the public for the trail.

Deed Restriction – The 9.67 acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 9.67 acres will never be more than four dwelling units. A note will also be placed on the plat indicating the restriction.

WATER BOARD RECOMMENDATION:

The Water Board has yet to hear or make a recommendation on this item.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the RA-1-43 zone
- The proposal does comply with the land use requirements of the RA-1-43 zone
- The proposal does comply with the requirements for the Rural Preservation Subdivision code

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.

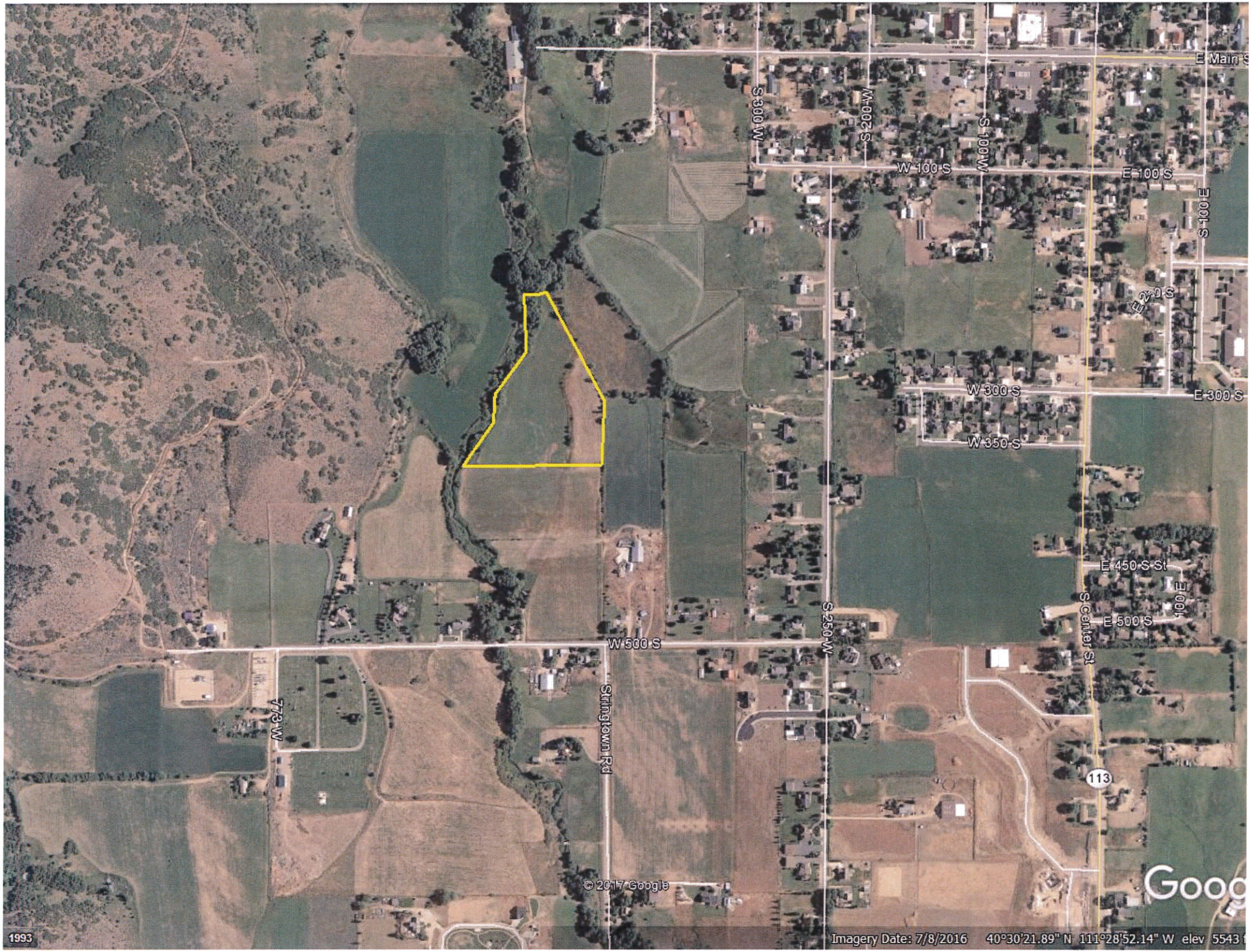
    a. Accept staff report
    b. List accepted findings
    c. Place condition(s)

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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© 2017 Google
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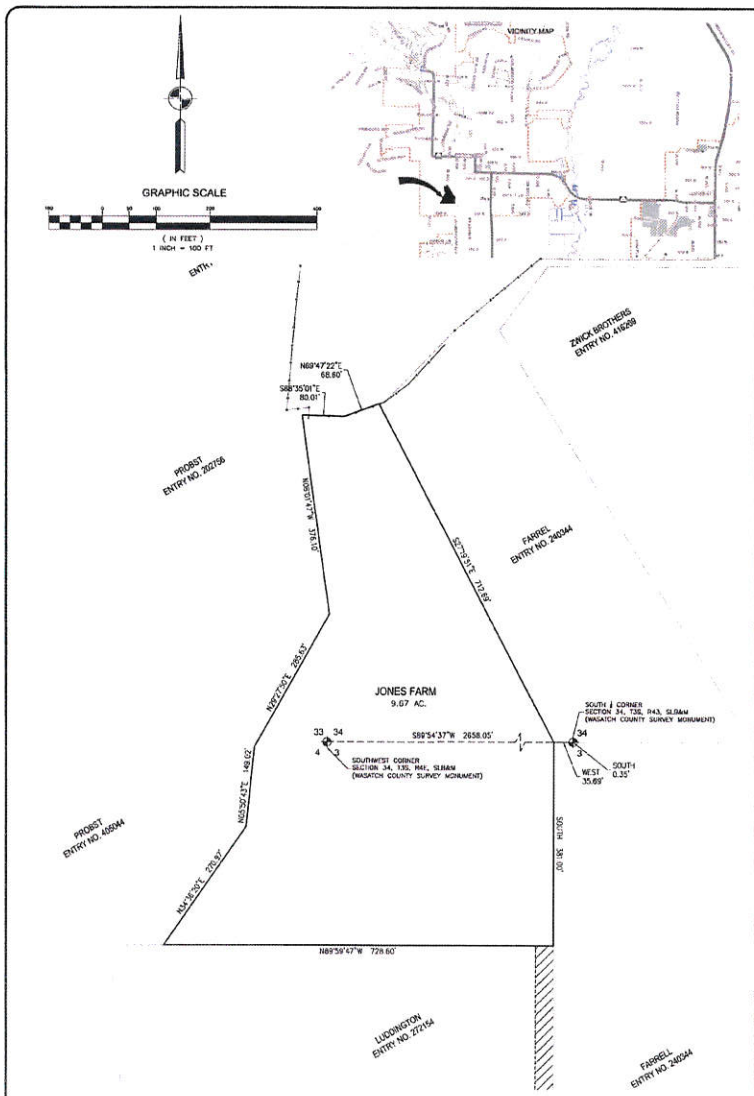
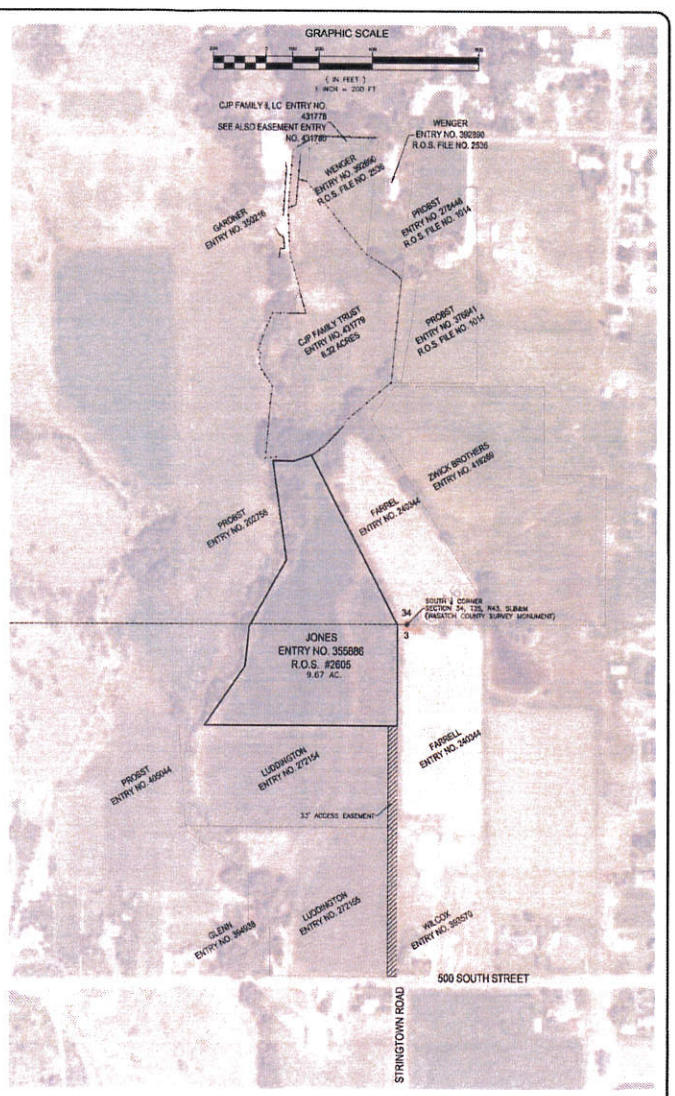
Imagery Date: 7/8/2016 40°30'21.89" N 111°28'52.14" W elev 5543





SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5457966 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

BING CHRISTENSEN

DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°54'48" WEST 2657.95 FEET BETWEEN WASATCH COUNTY SURVEY MONUMENTS FOR THE SOUTH ONE-QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 0.35 FEET AND WEST 35.69 FEET FROM THE WASATCH COUNTY BRASS CAP MONUMENT FOR THE SOUTH QUARTER CORNER FOR SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 361.00 FEET; THENCE NORTH 89°36'47" WEST 728.60 FEET; THENCE NORTH 34°36'20" EAST 270.97; THENCE NORTH 65°50'41" EAST 149.02 FEET; THENCE NORTH 29°53'30" 385.63 FEET; THENCE NORTH 88°35'01" EAST 376.16 FEET; THENCE SOUTH 88°35'01" EAST 80.01 FEET; THENCE NORTH 69°47'22" EAST 68.60 FEET; THENCE SOUTH 27°19'05" 712.48 FEET TO THE POINT OF BEGINNING CONTAINING 9.67 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS AND EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO MIDWAY CITY, UTAH, ALL EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND MIDWAY CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

NAME

DATE

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH

ON THE _____ DAY OF _____, 2017 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2017.

MAYOR

CLERK-RECORDER

MIDWAY CITY ENGINEER APPROVAL

CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2017 BY THE PLANNING COMMISSION OF MIDWAY CITY

CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS ___ DAY OF _____, ____

ROS # _____

COUNTY SURVEYOR

DATE

WASATCH COUNTY RECORDER

PROJECT
L17-044

SHEET
1 OF 1

ISSUE DATE
6/12/2017

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Structural • Civil • Surveying

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JONES FARM

PRELIMINARY PLAT

MIDWAY CITY, UTAH