



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** May 17, 2017

**NAME OF PROJECT:** Julian Subdivision

**NAME OF APPLICANT:** Richard and Lori Julian

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 125 North Center Street

**ZONING DESIGNATION:** R-1-7

### **ITEM: 2**

Diann Burgener is requesting Preliminary/Final approval of the Julian Subdivision. The proposal is a small-scale subdivision that is 0.8 acres in size and will contain two lots. The property is located at 125 North Center Street and is in the R-1-7 zone.

### **BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 0.8 of an acre and will contain two lots. The two lots proposed in the subdivision will obtain frontage along Center Street. The property is located in the R-1-7 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property has one dwelling on the property that will remain for the time being.

## LAND USE SUMMARY:

- 0.8-acre parcel
- R-1-7 zoning
- Proposal contains two lots
- Center Street
- 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 both lots is from Center Street which is a collector road. Since Center Street is a collector road and traffic will only increase over time on this road, the City should consider requiring a turnaround or hammerhead for the driveway on the lot 2. Lot 1 currently does have a drive through driveway.

*Water Connection* – The lot will connect to the City's water line located under Center Street.

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

*Secondary Water Connection* – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. A lateral will be created for both lots.

*Center Street Bike Lane* – The master trail plan shows an attached 8' attached asphalt bike trail along Center Street. This will need to be addressed in the construction drawings for the subdivision.

*Potential duplex* – Both lots meet the current code requirements for the R-1-9 zone for single-family dwellings but only lot 1 meets the requirements for a duplex to be constructed. If a future lot owner would like to construct a duplex, and the code still allows duplexes, then the required water must be turned over to the City for the extra dwelling unit.

## **WATER BOARD RECCOMDATION:**

The Water Board has recommended that 1.3 acre feet are tendered to the City before the recording of the subdivision plat. The developer was credited 1.3-acre feet for the existing dwelling and landscaping for one lot. If a duplex is proposed on lot 1, and the code still allows duplexes, then the required water must be turned over to the City for the extra dwelling unit. Secondary water meters are required for both lots.

## **POSSIBLE FINDINGS:**

- The proposed lot meets the minimum requirements for the R-1-7 zoning district
- The proposal does meet the intent of the General Plan for the R-1-7 zoning district
- The subdivision will construct an attached 8' attached asphalt bike trail to help us complete the trail in the area which will make bikers safer by allowing them a place to walk off the road

## **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.  
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 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.



N Center St

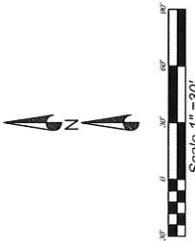
© 2016 Google

W 100 N

Imagery Date: 7/8/2016 40°30'52.04" N 111°28'20.75" W elev 5607

**SURVEYOR'S CERTIFICATE**

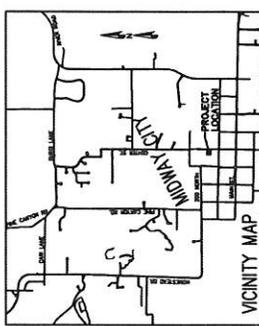
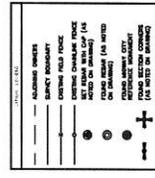
IN ACCORDANCE WITH SECTION 10-59-603 OF THE UTAH CODE, I, \_\_\_\_\_ SURVEYOR OF THE STATE OF UTAH, HAVE BEEN LICENSED AS A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8584112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH THE MEASUREMENTS AND HAVE PLACED MARKERS AS REPRESENTED ON THE PLAT.



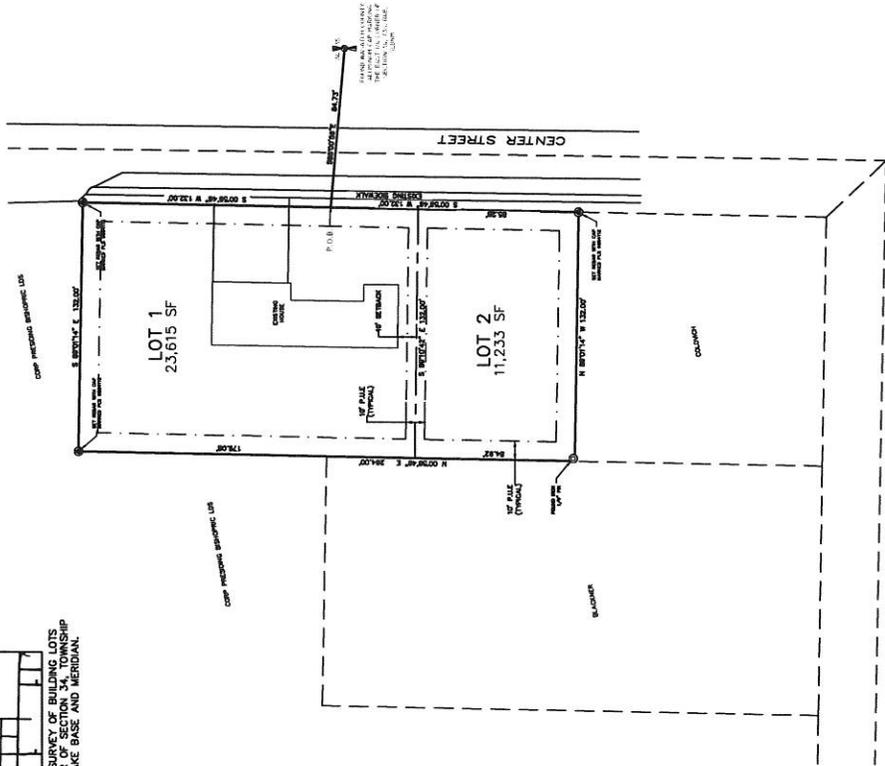
**ADDRESS TABLE**

LOT	AREA (SQ. FT.)	AREA (SQ. FT.)
1	23,615	23,615
2	11,233	11,233

A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS ALONG THE BOUNDARY OF THE SUBDIVISION.



**VICINITY MAP**  
 LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP  
 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



**BOUNDARY DESCRIPTION**

THE EAST HALF OF LOT 5 AND THE EAST HALF OF LOT 4, BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS, EAST QUARTER SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY ALUMINUM C&M MAPPING, THE EAST QUARTER SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 5, OF THE MIDWAY SURVEY OF BUILDING LOTS, SAID CORNER BEING LOCATED NORTH 85°00'28\"/>

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°21'44\"/>

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREOF, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS AND HEREBY DEDICATE TO THE AGENTS, OFFICERS AND EMPLOYEES OF THE CITY OF MIDWAY, UTAH, THE RIGHTS OF PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS.

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, A D. 20\_\_\_\_, WHO DAILY ACKNOWLEDGED TO ME THAT HE/SHE DO DEEDS THE SAME IN THE CAPACITY INDICATED BY COMMISSION EXPRES \_\_\_\_\_, NOTARY PUBLIC.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
 BY: \_\_\_\_\_, ROBERT L. JULIAN

**ACCEPTANCE BY MIDWAY CITY**  
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF PUBLIC STREETS AND PUBLIC RIGHTS-OF-WAY HEREOF SHOWN.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED: \_\_\_\_\_ MATTER \_\_\_\_\_ ATTEST: \_\_\_\_\_ CLERK, RECORDER OF THE COUNTY  
 APPROVED: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ APPROVED: \_\_\_\_\_ CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**JULIAN SUBDIVISION**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP  
 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
 SCALE 1" = 30' FEET

RECORDERS SEAL: \_\_\_\_\_ CITY ENGINEER SEAL: \_\_\_\_\_ CLERK-RECORDER SEAL: \_\_\_\_\_

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 R/S: \_\_\_\_\_  
 COUNTY SURVEYOR

DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY  
 DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT  
 COUNTY RECORDER

RECORDERS  
 TROY L. TAYLOR, PLS.  
 2208 SOUTH 2700 EAST  
 MIDWAY CITY, UTAH 84043  
 PHONE (801) 807-0700  
 DATE OF SURVEY: APRIL 2017