



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: January 17, 2018

NAME OF PROJECT: Lime Canyon Rural Preservation Subdivision

NAME OF APPLICANT: Brett Walker

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: Approximately 950 West Lime Canyon Road

ZONING DESIGNATIONS: RA-1-43 & R-1-22

ITEM: 4

Brett Walker is proposing a six lot Rural Preservation Subdivision on property owned by D L Evans Bank. The property is 32.06 acres and is located at approximately 950 West Lime Canyon Road in the R-1-22 and RA-1-43 zones.

BACKGROUND:

This request is for preliminary/final approval of a Rural Preservation Subdivision on 32.06 acres and will contain six lots. The original parcel is 34.06 acres in size. By creating the proposed subdivision, there will be a remainder agricultural parcel of two acres that will not be part of the subdivision and will not have the ability for any structures, except for a purely agricultural structure, to be built on the remainder parcel. The remainder parcel will remain unbuildable until it is approved as a subdivision or it is combined with another legal lot or parcel. 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 base density of one unit per five acres will not be allowed to increase. If the property were developed using the density for the R-1-22

zone, then there could potentially be several additional lots on the original parcel though a second point of access would be required. If the proposal is approved and recorded the density of six dwelling will remain in perpetuity.

The property is dissected into two zones. The steeper area of the parcel in the southwest part of the lot is zoned RA-1-43 and is 16.86 acres in size. The more developable northeast area of the parcel is 17.2 acres and is zoned R-1-22.

LAND USE SUMMARY:

- 34.06-acre parcel
 - 32.06 included in the Rural Preservation Subdivision
- R-1-22 and RA-1-43 zoning
- Proposal contains six lot of five acres
 - One agricultural parcel
- Access from Lime Canyon Road and Lime Canyon Way
- Lot 6 may have a septic tank or connect to sewer, lots 1-5 will connect to the MSD's sewer line, all lots will connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access will be from Pine Canyon Road and Lime Canyon Way. A second point of access or cul-de-sac length limitations are not considered for rural preservation subdivisions because of the low density and low impact on the community.

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

Hydrology Study – The City is requesting a hydrology study because the area of the proposal is part of the drainage for Lime Canyon. During and after large runoff events, storm water flows onto this parcel from the west and then percolates into the ground. No water is known to flow off the property from the main drainage of Lime Canyon. The City would like to have a hydrologist study the impacts of runoff on the parcel to protect future dwellings. The proposal includes a drainage easement over the central area of the developable area of the property that will not allow structures in the easement. Staff is concerned that the location of lots 1-5 may be in area that could be flooded in the future. The hydrology study should help resolve this concern.

Water Connection – The lots will to the City’s water lines in the area.

60’ Power Easement – A 60’ transmission line power easement crosses a section of the property. Building will be restricted in this area as noted on the plat.

Sewer Service – The future lot owner of lot 6 may install a septic tank or connect to sewer depending on the location of the future dwelling. 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 a septic drain field. Lots 1-5 will connect to MSD’s sewer line along Lime Canyon Road.

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

Deed Restriction – The 32.06 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 five acres will never be more than one dwelling unit. A note will also be placed on the plat indicating the restriction.

Remainder Parcel – By creating the proposed lot, there will be a remainder agricultural parcel of two acres that will not be part of the subdivision but will be included as part of the plat. There will not be an ability for any structures, except for a purely agricultural structure, to be built on the remainder parcel. The remainder parcel will remain unbuildable until it is approved as subdivision or it is combined with another legal lot or parcel. The parcel should be restricted for development until the parcel complies with all City access requirements. Specifically, a second point of access is required.

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 R-1-22 and RA-1-43 zones
- The proposal does comply with the land use requirements of the R-1-22 and RA-1-43 zones
- 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

PROPOSED CONDITIONS:

1. The remainder parcel will remain unbuildable until it is approved as subdivision or it is combined with another legal lot or parcel. The parcel should be restricted for development until the parcel complies with all City access requirements. Specifically, a second point of access is required.

January 17, 2018

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

Subject: Lime Canyon Rural Preservation Subdivision, Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Lime Canyon Rural Preservation Subdivision plans for Final Approval. The following issues should be addressed.

General Comments

- The proposed plans is a rural preservation subdivision. The plan proposes six lots on 32.06 acres. Two acres are being held out of the proposed development.

Water

- The proposed development will be served from the Cottages tank. To provide water service to the proposed development an 8" water line will need to be installed on Lime Canyon Road between Swiss Oaks and the entrance to Turnberry.
- Fire hydrants shall have a 500' maximum spacing and should not exceed 250' from the proposed structure.

Roads

- No road improvements will be required for the six lots within the proposed rural preservation subdivision. However, Lime Canyon is essentially one long cul-de-sac with hundreds of homes. It should be discussed that if the remaining two acre parcel is ever subdivided into separate lots a second access to Lime Canyon should be obtained.

Trails:

- No trails are shown to be constructed within the development.

Storm Drain

- The proposed subdivision is at the bottom of the Lime Canyon drainage. The recessed areas of this land is the final retention basin for Lime Canyon. To protect the safety of each of the proposed lots/homes, the high water line of the 100 year, 24 hour storm should be shown on the plans prior to final approval,
- The existing swales along Lime Canyon Road will accommodate the storm water runoff from Lime Canyon road.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering, (sent by Email)



