



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 21, 2018
NAME OF PROJECT: Whitaker Farm
NAME OF APPLICANT: Luster Development
AGENDA ITEM: Master Plan of Whitaker Farm
LOCATION OF ITEM: 455 North River Road
ZONING DESIGNATION: RA-1-43

ITEM: 9

Luster Development, agent for Tom and Linda Whitaker, is proposing Master Plan approval of the Whitaker Farm Subdivision. The proposal consists of 50 lots on 80 acres and contains 20 acres of open space. The property is located at 455 North River Road and is in the RA-1-43 zone.

BACKGROUND:

Luster Development is proposing Master Plan of Whitaker Farms which is located at 455 North River Road. The property is 80 acres and will be developed in two phases. In all, there will be 50 lots in the two phases, 38 lots in the first phase and 12 lots in the second phase. The property will be developed as a large-scale standard subdivision. All roads in the development will be public roads which will require maintenance once the roads are accepted by the City. There will be 25% open space (20 acres) included in the development which is 10% more than the minimum requirement of 15%. The open space/common area will be owned by the homeowner's association (HOA) though the developer is in discussions with Utah Open Lands because of a possibility that Utah Open Lands will hold a conservation easement on the 20 acres which would be a tax benefit for the land owner. There will also be a mix of public and private trails throughout the

development along with a private amenity which is a barn that members of the community could use. The HOA barn could not be used for any commercial uses because of its location in a residential zone.

Sensitive land is located on the property and will be left undisturbed as required by the land use ordinance. For residential development, these sensitive lands are areas of slope 25% or greater. Most of the areas of slope that are 25% or greater are located in the open space area that contains part of Memorial Hill. There are some small areas of slope greater than 25% that are located on the far east side of the property and will be located in some of the lots. For those lots, a building envelope will be placed on the plat limiting areas where structures can be located.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase to allow the project to function without subsequent phases.

LAND USE SUMMARY:

- 80 acres
- RA-1-43 zoning
- Proposal contains 50 lots
- Two phases
 - Phase I – 38 lots
 - Phase II – 12 lots
- Project is a Standard Subdivision
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved public trail is planned to run north and south through the length of the property with a connection to Memorial Hill. There will also be a public trail that will run alongside the eastern loop road.
- Sensitive lands of the property include areas of slope 25% or greater and wildlife habitat

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The development application indicates that all 20 acres of open space are included in phase I which does meet the requirements of the code.

Density – The applicant is asking for approval for 50 lots in the development as per the annexation agreement that was signed by the petitioner and the City. The applicant is bound to that agreement and cannot petition for more density unless an amendment is made to the annexation agreement. Generally, 80 acres in the RA-1-43 zone would allow about 68 lots (this is based on streets covering about 15% of the property).

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500' in length, unless approved otherwise by the City Council. Staff has reviewed the phasing plan and all street lengths and access requirements have been met as presented in the application.

Two Points of Access – The development plan has two points of access onto River Road. The two points of access on River Road do meet the City requirements regarding the two points of access construction standards.

Traffic Study – The developer has submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required. The developer is required, through the annexation agreement, to make significant improvements to River Road which include widening the road for a center turn lane and adding bike lanes on both sides of the road.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers is reviewing that study to determine if any special requirements are needed for construction of the roads and future structures in the development.

Public Participation Meeting – The developers have submitted a public participation plan which includes sending letters to all property owners within 600' and inviting them to comment on the plans. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development and to address issues that the neighbors feel should be considered.

Sensitive Lands – Sensitive land is located on the property and will be left undisturbed as required by the land use ordinance. For residential development, these sensitive lands are areas of slope 25% or greater. Most areas of slope that are 25% or greater are located in the open space area that contains part of Memorial Hill. There are some small areas of slope greater than 25% that are located on the far east side of the property and will be located in some of the lots. For those lots, a building envelope will be placed on the plat limiting areas where structures can be located.

Trails – The developer is required to build public trails as part of the proposal. The public trails will run along all roads in the development and will consist of 8' of paved surface.

Road Cross Section – The developer is proposing a rural road cross section instead of the default urban cross section. The rural cross section has the same 56' right-of-way width and 30' of asphalt width but it includes an 8' trail on one side of the street, 2' flat concrete curb and a road side drainage ditch instead of the standard 5' park strips and 5' sidewalks with modified curb on both sides of the street. The rural cross section can only be approved if the Planning Commission and City Council both approve the road design. The rural cross section can only be petitioned if the average frontage of the lots is greater than 150'. This will need to be reviewed as part of the preliminary application for phase 1.

20-acre Whitaker Parcel – There are 20 acres located to the west of the 80-acre proposal that are associated with each other through the annexation agreement. All density in the 100-acre area will be part of one Homeowner's Association. An HOA will be formed for the 50 lots and later, when the 20-acre area is developed, a 12-unit PUD will be created that will also be subject to the HOA as discussed when the property was considered for annexation.

WATER BOARD RECOMMENDATION:

The Water Board reviewed the proposal and has preliminarily recommended that 230-acre feet of water are required for the 80-acre proposal. The developer will need to return to the Water Board for so that a precise calculation can be made for both the phases once the exact layout of the development is determined.

PROPOSED FINDINGS:

- The proposed master plan does appear to comply with the requirements of the code.
- The proposal does comply with the requirements of the annexation agreement.
- The proposal has received a recommendation from the Water Board.

ALTERNATIVE ACTIONS:

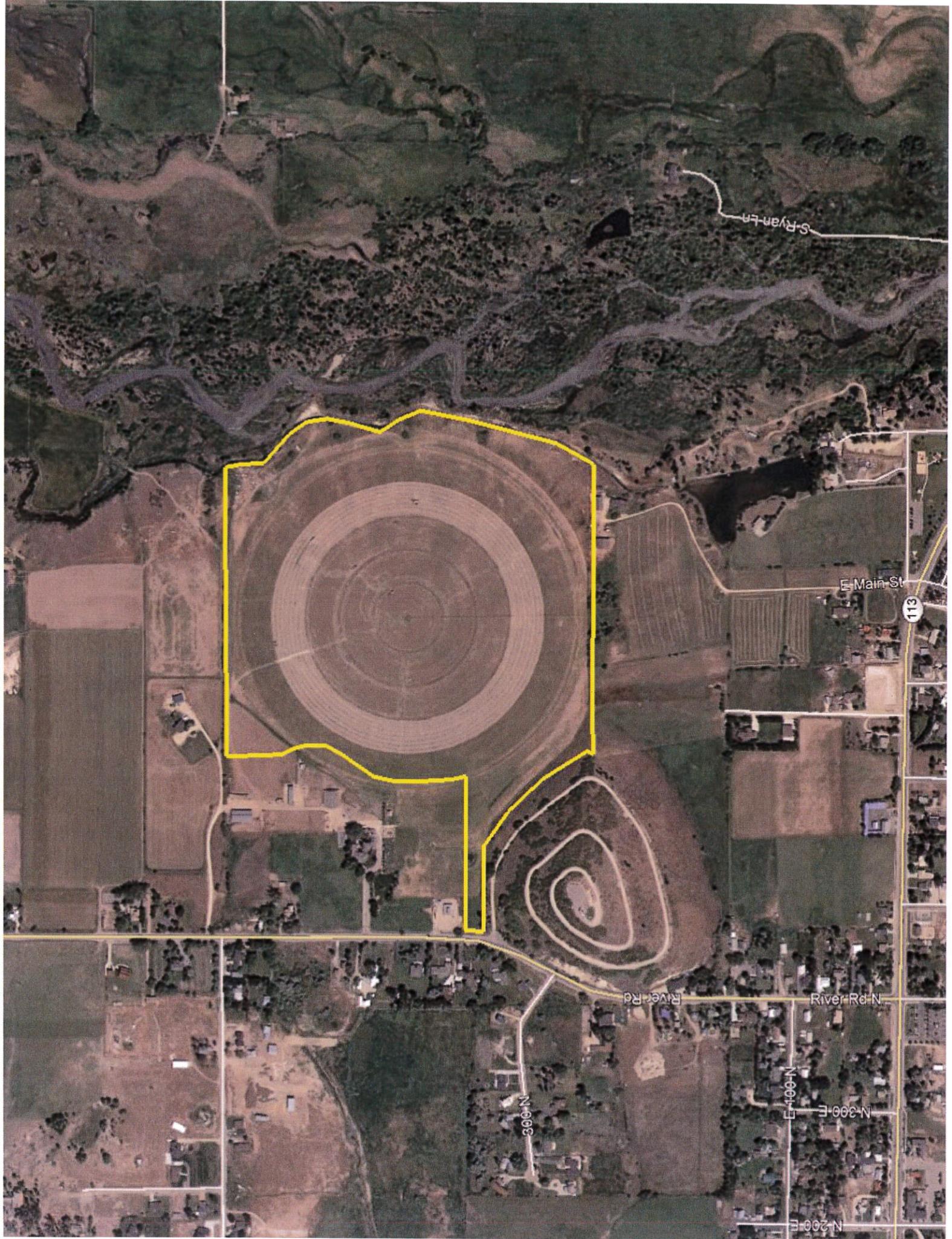
1. Recommendation of Approval. This action can be taken if the Planning Commission feels the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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

PROPOSED CONDITIONS:

1. No dirt or overburden be placed in the area of phase 2 until that area receives final approval.



February 21, 2018

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

Subject: Whitaker Farm Subdivision – Master Plan Review

Dear Michael:

Horrocks Engineers recently reviewed the Whitaker Farm subdivision plans for Master Plan approval. The proposed subdivision is located at approximately 450 River Road just north and east of Memorial Hill. The proposed subdivision consists of 50 lots. The following issues should be addressed.

General Comments

- All existing features need to be shown on plans such as existing asphalt, fences, ditches, buildings, houses, barns, etc. and details indicating what will be preserved or removed.
- The roads, culinary water, pressurized irrigation system, and storm drain systems within this development will be public infrastructure and maintained by Midway City.
- Each phase within the Master Plan is a stand-alone phase.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- The proposed development will connect to the existing 8" culinary water line in River Road.
- Each of the water lines within the development will be 8". The proposed culinary water system will provide fire flows.
- The current design only connects the water line to River Road at 600 North. To increase the fire flow and provide a redundant source, the development could connect to River Road within both connection roads and provide a looped system.

Roads

- The proposed roads within development will have right-of-way widths of 56'. The rural cross-section using a ribbon curb and an 8' trail on one side will be used.
- Design for access to the Memorial Hill road and parking lot off of the proposed roadways need to be addressed. The grade of the roadway onto the Memorial Hill road will need to be shown.

Trails

- It is proposed that a trail system will be installed throughout the subdivision. The proposed trail system will connect to Memorial Hill and continuing to the south property line.
- Trail cross sections and connectivity should be discussed.

Storm Drain

- No storm drain plans were submitted with this master plan. The storm water within the proposed development will need to be collected and retained onsite. Storm drain plans and runoff calculations will need to be submitted for the preliminary review.

The following items will need to be submitted for preliminary review:

- Roadway cross sections
- Proposed design for River Road improvements including cross section and center turn lane. Along with proposed asphalt and cut/fill slope lines showing the widening limits of River Road.
- Memorial Hill parking lot design
- Geotechnical report
- Storm Drain plans and runoff calculations
- Pressurized Irrigation Plan

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', is written over the typed name.

Wesley Johnson, P.E.
Midway City Engineer

cc: Summit Engineering Group Inc.