



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** July 17, 2017  
**NAME OF PROJECT:** Midway Springs  
**NAME OF APPLICANT:** Watts Enterprises  
**AGENDA ITEM:** Master Plan of Midway Springs  
**LOCATION OF ITEM:** 600 North 200 East  
**ZONING DESIGNATION:** R-1-15

**ITEM: 7**

Berg Engineering, agent for Watts Enterprises, is requesting Master Plan approval of Midway Springs Subdivision. The proposal is a large-scale subdivision that is 50.76 acres in size and will contain 97 lots/units and will be developed in three phases. The property is located at 200 East 600 North and is in the R-1-15 zone.

**BACKGROUND:**

Watts Enterprises is proposing Master Plan of Midway Springs which is located at 200 East and 600 North. The property is 55.76 acres in size and will be developed in three phases. In all there will be 97 units in the three phases. The property will be partially developed as a Planned Unit Development (PUD) and as a standard subdivision. There will be a mix of public roads and private roads (all private roads will have a public access easement). There will also be 15% open space in the standard subdivision section of the development and 50% open space in the PUD section of the project that will be common area owned by the homeowner's association (HOA). There will also be a mix of public and private trails throughout the development along with private amenities that includes a clubhouse, swimming pool, tennis court, pickleball court, basketball court, among others. Sensitive lands area also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands and stream corridors.

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.

At this point it is unknown if the Midway Springs phasing plan does meet the requirements. More information is needed to assure that the open space acreage per phase has been met. Also, the development does need to receive a recommendation from the Water Board regarding the amount of water the development will need to tender to the City. Both items will be discussed later in this report.

#### **LAND USE SUMMARY:**

- 55.01 acres
- R-1-15 zoning
- Proposal contains 77 building pads (PUD)
- Proposal contains 20 lots (standard subdivision)
- Three phases
  - Phase I – 31 units (20 lots, 11 pads)
  - Phase II – 41 units (41 pads)
  - Phase II – 25 units (25 pads)
- Project is a Planned Unit Development/Standard Subdivision
- Private roads will be maintained by the HOA
- Public roads will be the responsibility of the City
- 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
- Sensitive land of the property includes wetlands and stream corridors

## 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 as long as both phases are equal in acreage. The development application does not include an acreage total of open space per phase. It is unknown if each phase meets the minimum requirements as required by the code. The overall total of required open space does comply with the requirements of the code.

*Open Space Credit* – The City Council has approved off-site open space for this proposal. Watts Enterprises owns much of the property around the River Road roundabout. The parcel is OMI-0563-0-026-034 and comprises 1.32 acres that will be deeded to the City. Watts Enterprises will need to landscape the property and deed the required water acre-feet to the City as it would if the open space was part of the open space within the proposed Midway Springs subdivision. Midway Springs HOA will be required to maintain the open space unless another option is approved by the City Council. The City Council has not granted additional density because of this credit and did limit the maximum density of the development to 97 units of the off-site open space is included in the development.

*Density* – The applicant is asking for approval for 97 dwellings in the development. This is less than the maximum density allowed by the zoning. The maximum density on the project is 137 pads (PUD) unless a 5% density is granted by the City as a Swiss architectural bonus and no off-site open space is included. If those two items were included then the maximum density could be as high as 149 pads.

*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 length and access requirements have been met as presented in the application.

*Two Points of Access* – The development plans have two points of access onto 600 North. This is not the most road plan for access for a development of this size. The developer has attempted to access from three other location that include 250 North, 300 North and River Road. All three options were unattainable. The two points of access on 600 North do meet the City requirements regarding the two points of access ordinance but it would be better if an access point was acquired to another collector road.

*Traffic Study* – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers is in the process of reviewing that study to determine what road improvements are required on impacted surrounding streets.

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

*Water* – the developers have yet to meet with the Water Board to determine the recommendation about the amount of water that will be required for the proposal. Review by the Water Board will need to occur before this item is heard by the City Council.

*Public Participation Meeting* – The developers did hold a public participation meeting on July 10, 2017 as required by the ordinance for master plan applications. This requirement is to give the developer a chance to present the development to residents of the City so that both parties can work together to create the best development possible.

*Sensitive Lands* – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a hot spring on the property that will be preserved also. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer and will be reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that will be decided by the City. There is concern by residents and of the area and the City regarding the location of wetlands and therefore the City has decided to have three entities review the study that has been submitted.

#### **PROPOSED FINDINGS:**

- The proposed master plan appears to meet the requirements of the code.
- The proposal has not yet been presented to the Water Board.
- The proposal does meet the vision as described in the General Plan for the R-1-15 zone.

## ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission feels there is good cause to approve the proposal.
  - 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

July 19, 2017

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

**Subject: Midway Springs, Preliminary and Master Plan Approval**

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Preliminary and Master Plan Approval. The proposed development is located near 200 East and 600 North. The proposed development is 50.76 acres and contains 97 lots. The following issues should be addressed.

**Wetlands**

- Per the provided wetland delineation, performed by BIO-WEST, 8.2 acres of wetlands were identified. The US Army Corps of Engineers has provided a Preliminary Jurisdictional Determination. The wetlands delineation should be reviewed by a second wetlands professional. The wetland delineation report is currently being reviewed by our wetland professional in our Pleasant Grove office. His findings will be reported in the meeting.

**Water**

- The proposed development will be served from the Gerber Mahogany Springs zone. The existing line within 600 North is a 6" line. Per the Midway City Master Plan, this line should be up-sized from Center Street to River Road, to a 12" line. Impact fees should pay to upsize the water line from an 8" line to a 12" line.
- The fire hydrant spacing shall not exceed 500'.

**Irrigation**

- The proposed development will connect to existing irrigation line within 600 North and install services with meters according Midway Irrigation Company standards.

**Roads**

- A Traffic Impact Study was completed by Hales Engineering. The study indicates that the peak hour of operation is in the evening between 5:00 and 6:00 pm. The study indicates that each intersection is currently operating at a Level of Service (LOS) A. The study states that "All study intersections are anticipated to operate at LOS A during the evening peak hour with project traffic added." The traffic study is currently being reviewed by a traffic engineer in our Pleasant Grove office. His

findings will be reported at the meeting.

- A proposed 30' public road will be looped within the development and connect to 600 North in two locations.
- The proposed development will install a modified curb on each side of the road, with a 5' park strip and 5' sidewalk on each side of the road.
- To accommodate roadway maintenance and snow removal, the separation between private and public roads should be further address.
- 600 North is classified in the Midway City Master Plan as a Local Collector with a right-of-way of 60' and a pavement section of 34'. The rebuilding of 600 North should be addressed.

Trails:

- The proposed subdivision is showing several public trails within the development. The connection points and location of the trails should be discussed.

Storm Drain

- The storm water system within the proposed development will be a mix between a public and private storm drain systems. The storm drain system within the public roadways will be a public storm drain system. All storm drain ponds within the public system should have access through a public road.

Landscaping

- Adjacent to 600 North and along the stream corridors and wetlands the landscaping plan shows a native grass mix. The irrigation system and mowing schedule should be discussed. Are there any maintenance plans for the wetlands?

Please feel free to call our office with any questions.

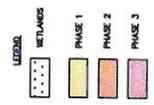
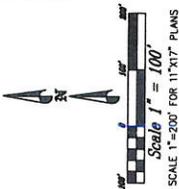
Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg                      Berg Engineering



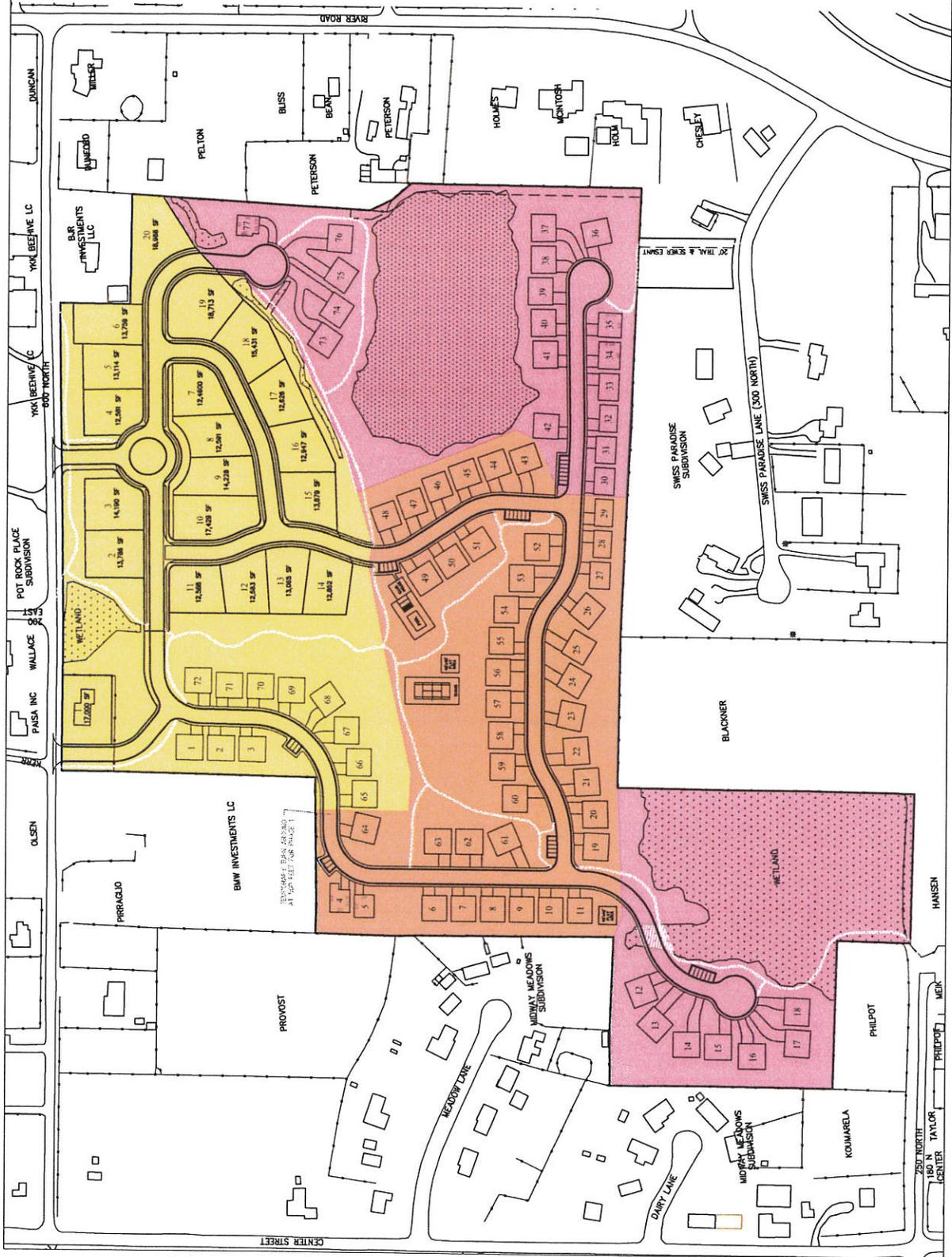


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WATTS ENTERPRISES  
MIDWAY SPRINGS  
PRELIMINARY  
PHASING PLAN



DESIGNER: PJB DATE: 11/18/17  
DRAWN: CSM REV: 10



POT ROCK PLACE SUBDIVISION  
WALLACE  
PARRA INC  
OLSEN  
PRRAGLO  
BMW INVESTMENTS LC  
BMW INVESTMENTS LC  
TEMPORARY TRAIL PARKING AT 500 FEET FOR PHASE 1

YUKA BEEHIVE LC  
YUKA BEEHIVE LC  
BAR INVESTMENTS LLC  
BAR INVESTMENTS LLC

PETLON  
BLISS  
BEAN  
PETERSON  
PETERSON  
HOLMES  
MONTOSH  
HODG  
CHESLEY

SWISS PARADISE SUBDIVISION  
SWISS PARADISE LANE (300 NORTH)

BLACKNER  
WETLAND

PROVOST  
MIDWAY MEADOWS SUBDIVISION  
MURPHY MEADOWS SUBDIVISION  
DANICAN  
YUKA BEEHIVE LC  
YUKA BEEHIVE LC

PHILPOT  
KOUIMARELA  
HANSEN  
PHILPOT  
MURPHY MEADOWS SUBDIVISION  
DANICAN  
YUKA BEEHIVE LC  
YUKA BEEHIVE LC

CENTER STREET  
DANICAN  
YUKA BEEHIVE LC  
YUKA BEEHIVE LC

SWISS PARADISE SUBDIVISION  
SWISS PARADISE LANE (300 NORTH)

BLACKNER  
WETLAND

PROVOST  
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DANICAN  
YUKA BEEHIVE LC  
YUKA BEEHIVE LC

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CENTER STREET  
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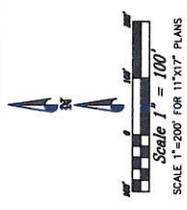
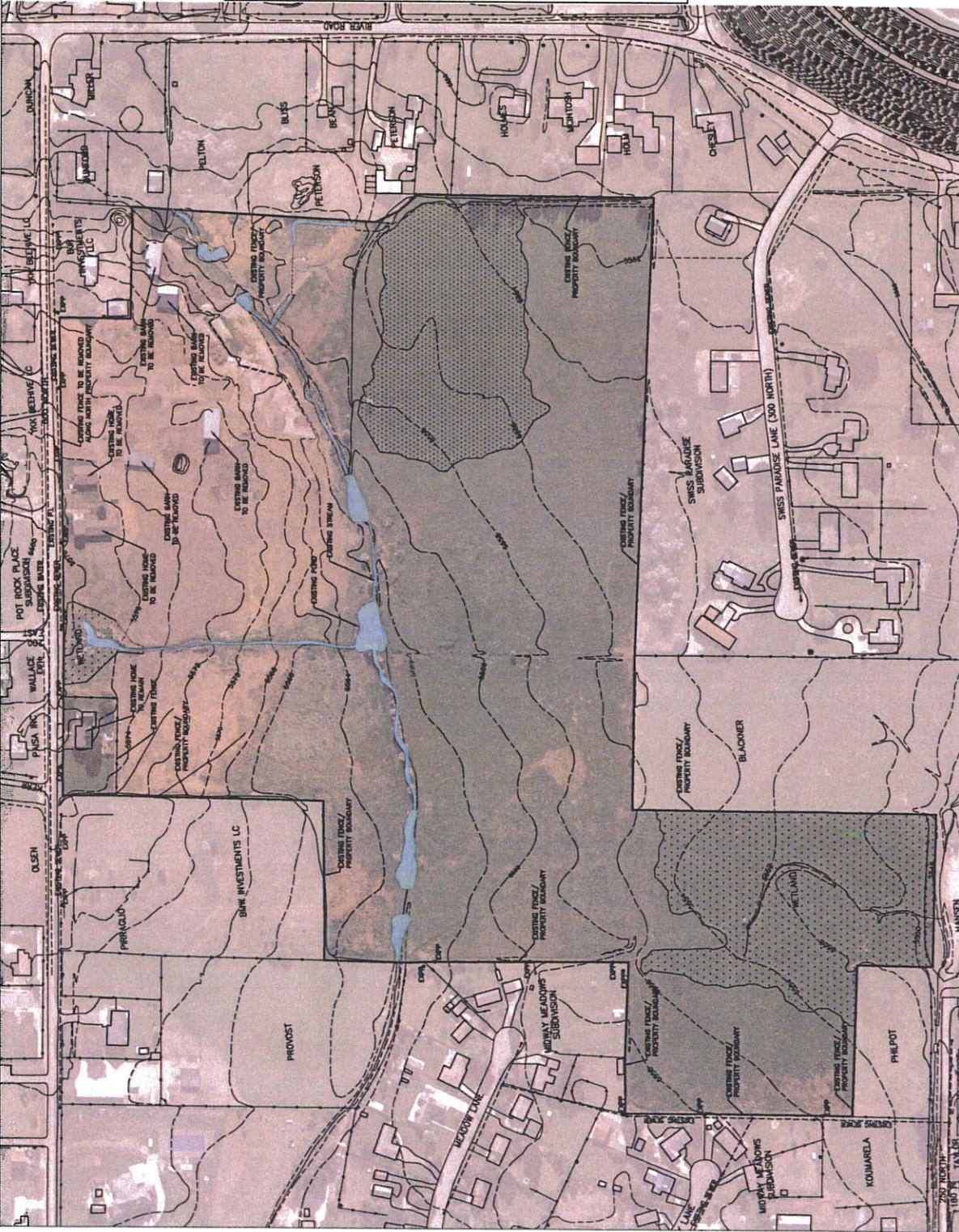
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YUKA BEEHIVE LC  
YUKA BEEHIVE LC

CENTER STREET  
DANICAN  
YUKA BEEHIVE LC  
YUKA BEEHIVE LC



- LEGEND**
- WETLANDS
  - EXISTING DITCH

**SENSITIVE LANDS NOTES**

**WETLANDS**  
 THERE ARE NO HOT SPOTS OR GEOMORPHIC DOMES ON THE PROPERTY.  
 THERE ARE NO HOT SPOTS ON THE PROPERTY AS BEING PRESENTED AND IS INCLUDED IN THE DEVELOPMENTS OPEN SPACE.

**STREAMS AND WATERWAYS**  
 THE EXISTING STREAM AND WATERWAYS ON THE PROPERTY ARE BEING MAINTAINED AND ARE INCLUDED IN THE DEVELOPMENTS OPEN SPACE AREAS.

**FLOODPLAIN**  
 THERE ARE NO FEMA 100 YEAR FLOODPLAINS ON THE PROPERTY.

**SLOPES**  
 THERE ARE NO HILL SIDES OR SLOPES GREATER THAN 20% ON THE PROPERTY.

**ROCKLINES**  
 THERE ARE NO ROCKLINES ON THE PROPERTY.

**WETLANDS**  
 THE WETLANDS ON THE PROPERTY HAVE BEEN DELINEATED BY DEBENT ENVIRONMENTAL CONSULTANTS. A PRELIMINARY DETERMINATION HAS BEEN MADE BY THE CONSULTANTS THAT THE WETLANDS ARE NOT SUBJECT TO FEDERAL, STATE, OR LOCAL REGULATIONS. THE WETLANDS ARE LOCATED SOUTH OF THE STREAM. THE WETLANDS DELINEATION REPORT.

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THIS DOCUMENT IS BELIEVED  
 TO BE A TRUE AND CORRECT  
 COPY OF THE ORIGINAL AS  
 PREPARED AND IS BEING  
 SUBMITTED FOR RECORD.

DATE: 13 JUN 2017

WATTS ENTERPRISES  
 MIDWAY SPRINGS  
 EXISTING CONDITIONS /  
 SENSITIVE LANDS MAP

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DESIGNED FOR: DATE: 12/20/16  
 DRAWN BY: REV: SHEET



