



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** August 17, 2016

**NAME OF PROJECT:** Jeremy Pope (Midway Meadows) Subdivision

**NAME OF APPLICANT:** Robert Johnson

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 1600 North Dutch Canyon Road

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 4**

Robert Johnson, agent for Sweet Mango Lane LLC, is requesting Preliminary/Final approval of the Midway Meadows Subdivision. The proposal is a small scale subdivision that is 11.16 acres in size and will contain five lots. The property is located at 1600 North Dutch Canyon Road and is in the RA-1-43 zone.

### **BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 11.16 acres and will contain five lots. The five lots proposed in the subdivision will obtain frontage along Dutch Canyon Road and Dutch Trail Road which is currently under construction. The property is located in an RA-1-43 zoning district which requires at least an acre for each lot less than the percent of open space which in this case is 20%. The lots all comply with this requirement and are 0.8, 0.82, 0.89, 0.96, and 6.01-acres in size. The property has no structures and has been used as agricultural land.

The property of for this proposed development was annexed into the City in 2006. The annexation was called the Dutch Hollow Annexation. With the annexation of the property the petitioner and City entered into an agreement regarding City obligations and developer obligations regarding the property. The agreement runs with the land so any owner that wishes to develop the property is required to comply with the requirements of the agreement. Some of the obligations are the following:

- Build a City standard road from the northwest corner of the development through to Dutch Canyon Road that will allow for access from neighboring properties.
- Improve Dutch Canyon Road to City standards from development parcel to the River Road.
- Build a public trail across the property to match the City's Trail Map.
- Build a public trail connection to the State Park.
- Build a public trail along Dutch Canyon Road.
- Pay a park annexation fee of \$6,379 (paid in 2006)
- Build a development of no more than 16 units

One of the above requirements has been finalized, some are in the process of construction because of the Dutch Canyon Subdivision to the west, and the rest are requirements of this proposal.

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

- 11.16-acre parcel
- RA-1-43 zoning
- Proposal contains five lots
- Developer is providing 2.23 acres of open space (20%)
- Frontage along Dutch Canyon Road and Dutch Trail Road
- 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 will be from Dutch Canyon Road and Dutch Trail Road which are both public roads

*Water Connection* – The lots will connect to water lines currently under construction in the Dutch Canyon subdivision.

*Sewer Connection* – The lot will connect to Midway Sanitations District’s sewer lines currently under construction in the Dutch Canyon subdivision.

*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 five lots. Secondary water meters are required for each lateral.

*Trails* – There are two public trails on the City’s Master Trail Plan that cross the property. One is required along Dutch Trail Road and is being constructed by Watts Development. The second is a trail along Dutch Canyon Road and will be constructed as part of this proposal. The trail will be an 8’ wide paved trail and will connect to the Dutch Fields portion of the same trail.

*Animal Rights* – All five lots will have animal rights based on the standards of the RA-1-43 zone.

*Open Space* – The Land Use Code requires a minimum of 15% open space for the development. The developer is providing 20% which will be designated within the boundaries of lot 5. This open space will need to remain free of any structures. Because the developer is providing 20% open space the size of the lots and the frontage requirement are allowed to reduce proportionally in size.

#### **WATER BOARD RECCOMDATION:**

The Water Board has recommended that 29 acre feet are tendered to the City before the recording of the plat. Lots 1-4 require 11.2 acre feet (2.8 acre feet each) and lot 5 requires 17.8 acre feet (2.8 for the dwelling and the one acre on which its located + 15 which is 3 acre feet for each agricultural acre). The Water Board also recommended secondary water meters are installed on each lot.

#### **POSSIBLE FINDING:**

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The proposal does comply with the land use requirements of the RA-1-43 zoning district
- The two trails crossing the property will increase accessibility to the State Park for area residents and will help complete the City’s trail plan for the area

**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.

August 17, 2016

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

**Subject: Midway Meadows Subdivision; Preliminary & Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the plans for the above subdivision; the following issues should be addressed.

**General:** The proposed subdivision is located just east of the Dutch Canyon Subdivision. The subdivision is proposing five lots, and connecting Dutch Canyon Subdivision to the Dutch Canyon road.

**Road**

- The Dutch Canyon Subdivision will install the roadway and associated surface improvements, such as curb & gutter, and sidewalks. This development will be responsible for installing a street light at the intersection of Dutch Canyon Road.
- The proposed subdivision will improve Dutch Canyon Road from the intersection of River Road to the north end of the property.

**Water**

- The proposed development will be responsible to install an 8" water line within the proposed roadway. A fire hydrant will be installed in Dutch Canyon Road at the top of lot five.

**Storm Drain**

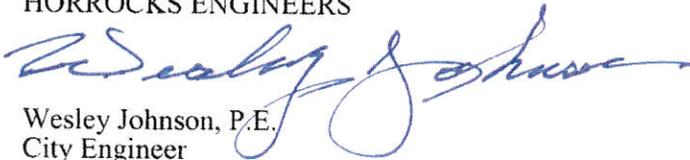
- Catch basins and sumps will be installed at the intersection of Dutch Canyon Road.

**Trails**

- As Dutch Canyon Road is improved, a new trail will be installed from the north property line to the existing trail at the top of Dutch Fields. The trail will be a detached trail separate from the new roadway.

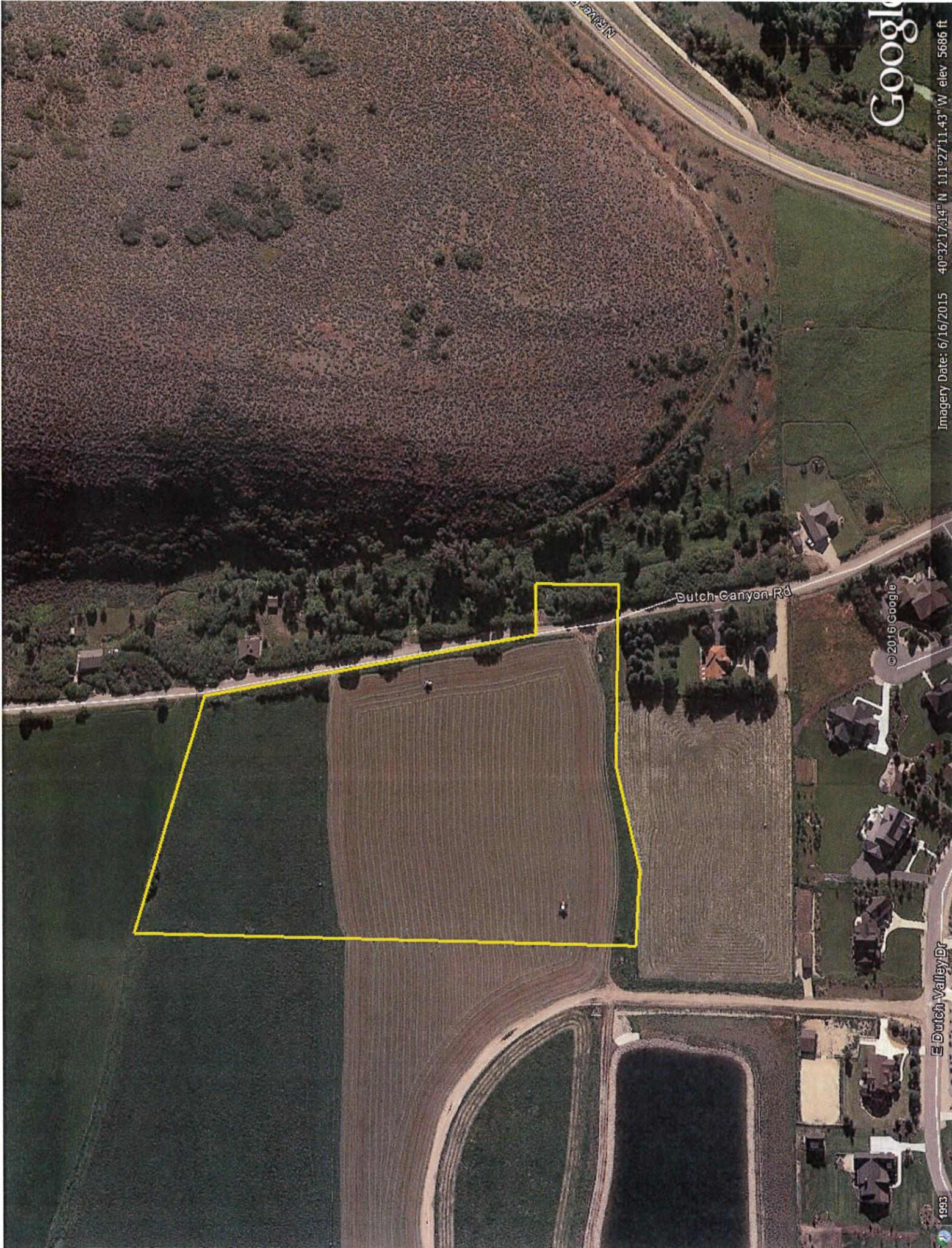
Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
City Engineer

cc: Paul Berg Berg Engineering



Google

Imagery Date: 6/16/2015 40°32'17.14" N 111°27'11.43" W elev 5686 ft

Dutch Canyon Rd

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E Dutch Valley Dr

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