PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	July 17, 2017
NAME OF PROJECT:	Midway Springs
NAME OF APPLICANT:	Watts Enterprises
AGENDA ITEM:	Midway Springs Preliminary Approval (Planned Unit Development are of project)
LOCATION OF ITEM:	600 North 200 East
ZONING DESIGNATION:	R-1-15

ITEM: 9

Berg Engineering, agent for Watts Enterprises, is requesting Preliminary Approval for a large-scale Planned Unit Development. The proposal is for 77 units located on 39.56 acres which includes 20.13 acres of open space. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing preliminary approval the Planned Unit Development (PUD) section of Midway Springs which is located at 200 East and 600 North. The property is 35.56 acres in size and contains 20.13 acres of open space (50.88%).

The area of the proposed subdivision has been historically been in agricultural production. A dairy farm has been on the property for decades. There is generally a high-water table on the property which lends itself to wetlands which are also present on the property. Residents of the City, particularly those living next to the property are have raised concerns with staff regarding the development of the property. The City is committed to assuring the requirements established by the City are met as the project is reviewed by the City.

There are 77 pads proposed in this phase and rage in size from 2,400 square feet to 3,000 square feet. All structural improvements must be located within the building pad for each dwelling including window wells, eave overhangs, bay window, pop outs, decks, pergolas, and other structural items.

The streets located within the area of the PUD will be private roads and will be maintained by the HOA. A public access easement will allow access to all the streets in the PUD. All open space will be common area that will be owned by the homeowner's association (HOA). There will be a public trail located in this area of the development. The trail will run north and south and is planned as a linear park trail. The trail will be 8' wide paved public trails that will be constructed by the developer. 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.

LAND USE SUMMARY:

- 39.56 acres
- 20.13 acres of open space (50%)
- R-1-15 zoning
- Proposal contains 77 pads (PUD)
- Private roads will be maintained by the HOA
- 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 50% open space is required in a PUD. The developer is providing 2.13 acres (50.88%) which complies with code requirements.

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.

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. These 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 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.

Staggered Setbacks – The Land Use Code requires staggered setbacks to help mitigate the "wall effect" that dwellings with the same setback on a straight street creates. The code states the following in Section 16.16.8.5.c:

> *Front setbacks for buildings from all private streets within the PUD shall be staggered at seven and one-half feet variances, with 25 feet the minimum setback. One-third of the buildings containing dwelling units shall be at each of at least three different setbacks as recommended by the Planning Commission and approved by the City Council. For example, one-third at 25 feet, one-third at 32 ½ feet and one-third at 40 feet. Setbacks for accessory buildings shall be as recommended by the Planning Commission and approved by the City Council. Setbacks from private streets shall be measured from top-back of curb or back of sidewalk or trail, whichever is further from the street centerline. The City Council may waive this requirement when a curvilinear street design is used and shown to create the same varying setback effect.*

The following pads should be staggered to help mitigate this issue: 6-11, 27,35, and 61-63.

Trails – The Trails Master Plan and the Master Parks Plan calls for a linear park and trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. Staff feels the trail should be of highest priority and careful review of the alignment and landscaping must happen to assure the trail will function and have the effect that it is versioned to have. Staff also feels the trail should be built with the first phase in its entirety. If it is built per phase then it could take several years, if not more, to complete the trail. For this reason, it should be completed as a requirement of phase 1. The trail will be an 8' wide paved public trail that will be constructed by the developer. The trail plan also calls for a connection the Blackner property that is also part of the linear park trail system that will also be an 8' wide paved trail. This trail will eventually connect to the Indian Summer subdivision with its part of the

linear park trail system. Also looping trails are important for the community. Even though the trail may be private and is not shown on the Master Trails Plan, a trail along the east boundary of the proposal next to the wetlands would create a valuable trail.

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code for the R-1-15 zone.
- The proposal has not yet been presented or received a recommendation from 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

728 West 100 South
Heber, UT 84032
www.horrocks.com

HORROCKS
ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

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

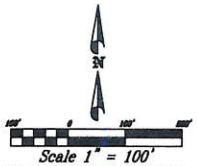
- Adjacent to 600 North and along the stream corridors and wetlands the landscaping plan shows a native grass mix. The irrigation system and mowing schedule should be discussed. Are there any maintenance plans for the wetlands?

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



SCALE 1"=200' FOR 11"X17" PLANS

LEGEND

WETLANDS

PLANT SCHEDULE

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	622,246 sf	Kentucky Bluegrass / Poa pratensis	sod
	558,329 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome	Hydroseed

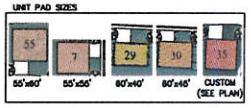
ORNAMENTAL TREES
Spring Snow Flowering Crabapple, Canada Red Chokecherry, Chanticleer Flowering Pear

STREET TREE
Greenspire Little Leaf Linden, Marshall Seedless Green Ash, Shademaster Honey Locust, Slowland Cottonwood

EVERGREEN TREES
Hoopsie Blue Spruce, White Fir

NATIVE TREES
Rocky Mountain Maple, Chokecherry, Common Juniper

UNIT PAD SIZES



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 295680
DATE: 13 JUN 2017

WATTS ENTERPRISES
MIDWAY SPRINGS

PRELIMINARY
LANDSCAPE PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St Suite 204
Midway UT 84049
ph (435) 657 0749

DESIGN BY: PDB	DATE: 13 JUN 2017	SHEET
DRAWN BY: CNB	REV:	8