PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	January 17, 2018
NAME OF PROJECT:	Midway Springs
NAME OF APPLICANT:	Watts Enterprises
AGENDA ITEM:	Midway Springs Preliminary Approval of Phase I
LOCATION OF ITEM:	600 North 200 East
ZONING DESIGNATION:	R-1-15

ITEM: 3

Berg Engineering, agent for Watts Enterprises, is requesting Preliminary Approval for phase I of the Midway Springs which is a Planned Unit Development and standard subdivision. The proposal is for 30 building pads and one lot located on 11.2 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing preliminary approval of phase 1 of the Midway Springs subdivision which is comprised of a large-scale standard subdivision and Planned Unit Development. The proposal is for 30 building pads and one lot located on 11.2 acres. The area of the proposed subdivision has 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 staff.

There are 30 pads proposed in this phase are either 55' x 60' (3,300 sq. ft.) in size or 55' x 55' (3,025 sq. ft.) in size. 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.

There will be two public trails located in this area of the development. One is a trail that will run north and south and is planned as a linear park trail. The other is a trail running along 600 North. Both will be 8' wide paved public trails that will be constructed by the developer.

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).

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:

- 11.2 acres
- An open space acreage has not been provided
- R-1-15 zoning
- Proposal contains 30 pads (PUD)
- Proposal contains 1 lot
- 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 lands of the property include wetlands, and stream corridors

ANALYSIS:

Open Space – The code requires that 50% open space is required in a PUD. An open space aceage amount has not been prvided for phase 1. This acreage must be submitted to the City to assure the project complies with 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 is 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 did limit the maximum density of the development to 97 units based on the off-site open space that is included in the development.

Density – The applicant is asking for approval for 97 dwellings in the development. The density is based on the base density of 2.5 units per acre as allowed for a PUD in the R-1-15 zone. Wetlands and their associated buffer areas receive a density credit of one unit every ten acres. Also, the developer is asking for density credit of 2.26 units for the off-site opens space that will be deeded to the City.

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. The two points of access on 600 North do meet the City requirements regarding the two points of access ordinance.

Traffic Study – The developers have 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. Please see attached letter from Horrocks.

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

Water – The developers have yet to receive a recommendation from the Water Board to determine the amount of water that will be required for the proposal. Review by the Water Board should occur before this item receives a recommendation from the Planning Commission.

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 developers an opportunity to present the development to the surrounding residents of the proposed development.

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 warm spring on the property that will be preserved. 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 has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was 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.*

A plat is required for final approval and the units on the plat will need to comly with this requirement.

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 envisioned 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 or boardwalk trail, depending on the presence of wetlands. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system.

PROPOSED FINDINGS:

- The proposed plan for phase 1 does not contain enough information to know if it complies with the requirements of the code.

- The proposal has not yet been presented or 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. Receive a recommendation from the Water Board before the proposal receives a recommendation from the Planning Commission.

2. Provide open space calculationsF per phase.

3. A toxicity study is conducted on the site.

4. A hydrology study is conducted on site and the areas of phases 2 and 3 are monitored to determine and potential impacts of disturbance of those areas. If any impacts are discovered, then a plan is presented to mitigate those impacts.

5. The linear park public trail is built, in its entirety, as part of phase 1.

728 West 100 South
Heber, UT 84032
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HORROCKS
ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

January 17, 2018

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

Subject: Midway Springs, Phase 1 Preliminary, and overall 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 50.75 acres and contains 97 lots. The following issues should be addressed.

Wetlands

- The development contracted with BIO-WEST to determine the extent and location of the existing wetlands. The wetland delineation was done in two separate delineations. The first delineation covered ground within Phase 1 and partially covering a portion of the proposed Phase 2 and the north corner of the proposed Phase 3. The second delineation covered the majority of the remaining site. However, the very southern portion of the proposed Phase 3 property, adjacent to the Philpot property, has not been delineated. The developer is currently showing this un-delineated property as wetlands.

  The first delineation was submitted to Watts Enterprises through a letter dated, September 23, 2016. The second delineation was submitted to Watts Enterprises through a letter dated, June 1, 2017. Only the first delineation has been submitted to the US Army Corps of Engineers. On December 22, 2016 the US Army Corps of Engineers provided a Jurisdictional Determination for 0.50 acres of palustrine emergent wetlands within the first delineation. The second delineation has currently not be submitted to the US Army Corps of Engineers.

  To ensure the accuracy of the delineation, Midway City contracted with Wetland Resources to provide a 3rd party review of the delineations. This 3rd party review determined that a small section of property within the first delineation was most likely wetlands. After working with BIO-WEST an amended document was sent to the US Army Corp of Engineers. In a letter dated, November 29, 2017, the US Army Corp of Engineers concurred with submitted delineation and provided a Jurisdictional Determination of 0.66 acres of palustrine emergent wetlands.

The second delineation has not been submitted to the US Army Corp of Engineers at this time. The developer is proposing to submit a delineation the US Army Corp of Engineers at the time of preliminary approval of the future phases.

Geotechnical Investigation

- The geotechnical investigation performed 25 boring pits over the entire site. Soil samples were taken to determine the type of soil and depth of groundwater. Generally, the site is covered with topsoil, a sandy lean clay covering pot rock. The soil depth varies from very shallow to a maximum depth of 3 feet. The general topsoil depth determined from the 25 test pits is 12 inches. Each of the 25 test pits were dug to the surface of pot rock. To determine the groundwater elevation 6 piezometers were installed throughout the site. Each of the piezometers were installed to the top of pot rock.

  To better understand the site and predicate the groundwater elevation it is our recommendation that prior to final approval, additional piezometers need to be installed at a depth one foot below the deepest utility elevation. Do the wet nature of the proposed future phases we recommend these piezometers be monitored on a regular basis.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone. The existing line within 600 North is shown as a 6" line. Per the Midway City Master Plan, the 600 North water line should be up-sized to a 12" line. To provide adequate fire flow within the development the water lines shall be upsized and connected to the water line within River Road. Impact fees should pay to upsize the water line from an 8" line to a 12" line.
- To provide adequate fire flow within the lower cul-de-sac of the proposed Phase 3, the cul-de-sac road should be upsized to a 10" line or a connection should be made from the east cul-de-sac, at the bottom of the proposed development, to the existing water line within 300 North.
- 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 to Midway Irrigation Company standards.
- Prior to final approval it should be determined whether the irrigation line within the proposed Phase 3 should be connected to the existing irrigation line within 300 North.

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 was reviewed by a traffic engineer in our Pleasant Grove office. He generally agreed with the finding within traffic study.

- 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.
- All roads with in the proposed development will be private roads.
- 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 and private trails within the development.

Storm Drain

- The storm water system within the proposed development will be a private storm drain systems. All maintenance for the system will be provided by the HOA. Prior to final approval the storm drain calculations should be updated reflecting the PUD status of the development.

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

PLANNING COMMISSION MEETING STAFF REPORT

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LOCATION OF ITEM:	600 North 200 East
ZONING DESIGNATION:	R-1-15

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BACKGROUND:

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January 17, 2018

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Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

Wesley Johnson, P.E.
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