



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 10, 2019

NAME OF PROJECT: Midway Wrangler Subdivision

NAME OF APPLICANT: Wasatch School District

AGENDA ITEM: Preliminary Approval

LOCATION OF ITEM: 180 East Michie Lane

ZONING DESIGNATION: R-1-15

ITEM: 4

Wasatch School District is requesting preliminary approval of the Midway Wrangler Subdivision on property owned by Corporation of the Presiding Bishop. The proposal is to subdivide 20.29 acres into one lot and one agricultural parcel that may be developed in the future. The property is located at 180 East Michie Lane and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary approval of a standard subdivision on 20.29 acres that will contain a lot for a future elementary school and a lot that will be an agricultural parcel that may be developed at a future date. The property is owned by the Corporation of the Presiding Bishop and, once approved, lot 2 will continue to be owned by that entity but lot 1 would be deeded to Wasatch County School District. As part of the proposal to create access for lot 1, 220 East will be constructed that will serve as frontage for this proposal and for a five-acre parcel owned by David Studdert. Wasatch County School District has proposed a school bond that, if approved by Wasatch County residents, will pay for the development of the new elementary school. The current property for Midway Elementary will be deeded to the Corporation of the Presiding Bishop which is adjacent to property already owned by that entity that is the site of a church.

220 East – The developer is proposing 70' right-of-way, of which 59' will be located on the Midway Wrangler plat. The other 11' will be dedicated if the Studdert property is developed. The developer will build the full width road including curb and gutter on both sides but is only proposing to build the park strip and 8' sidewalk on the west side of the street. A 5' sidewalk and park strip will be built on the east side of the road once the Studdert property is developed.

With the proposal of an elementary school in this area, it is important that 220 East eventually connect to Hwy 113. The City's Master Road Plan does show a connection from Michie Lane to Hwy 113 and with this proposal the best option for that connection is 220 East. If property owners to the south develop their property, then a connection to Hwy 113 will be possible.

400 South – The submitted plat does show a future public street for 400 South. This street would connect across the Studdert property to the Deer Creek subdivision and to the Fox Pointe subdivision. This road is not on the City's master road plan but with the current proposal of an elementary school in this area, the connection of 400 South is now an important connection.

WATER BOARD RECOMMENDATION:

The Water Board has preliminarily reviewed the proposal, but no specific water calculations have been made. The applicant has indicated that they plan to be on the Water Board's October agenda to receive a recommendation for the water requirement.

POSSIBLE FINDINGS:

- The proposed lots meet the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district
- Lot 2 will not have any building rights until the property is approved for development

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

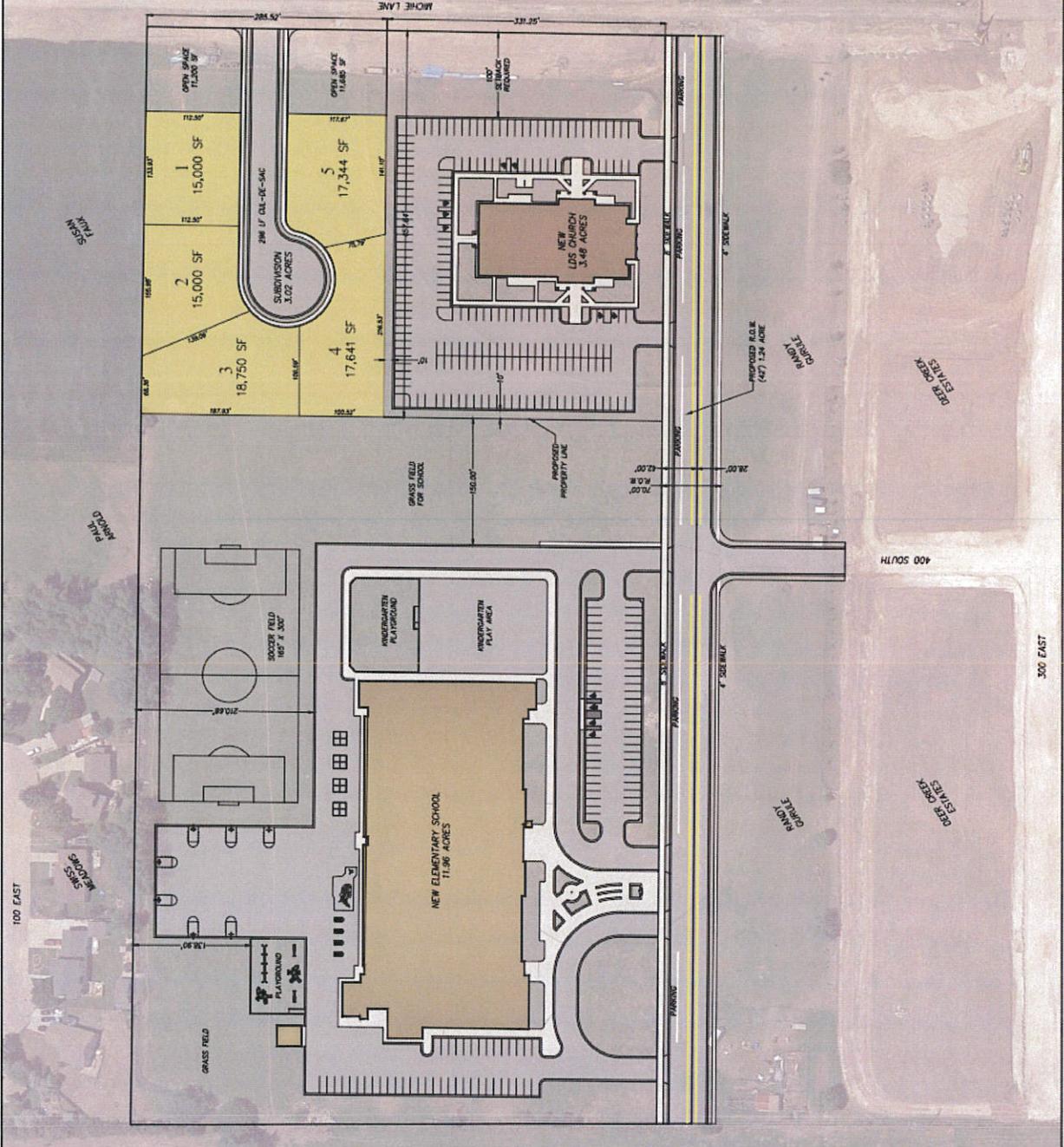
3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

- Either the school bus turnaround is constructed on the south end of 220 East or a temporary turnaround is constructed with accompanying easement, so the road is not constructed without a turnaround.



100 EAST
 300 EAST
 400 SOUTH



Scale 1" = 60'
 Scale 1" = 120' for 11x17

LAND USE VALUES
 TOTAL PROPERTY 18.76 ACRES
 ZONE AD-115
 REGULATED AREA 5.77 ACRES
 (SCHOOL, CHURCH)

WASHINGTON COUNTY SCHOOL DISTRICT
 NEW MIDWAY ELEMENTARY
 CONCEPT PLAN #3

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 DATE: 11/15/2011
 DRAWN BY: CSB
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