



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** October 18, 2017

**NAME OF PROJECT:** Jones Farm – A Rural Preservation Subdivision

**NAME OF APPLICANT:** Dan Luster

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 400 West 500 South

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

**ITEM: 3**

Dan Luster, agent for Joseph and Marjorie Jones Family, LLC, is requesting Preliminary/Final Approval for a small-scale subdivision that will be called Jones Farm. The proposal is for one lot on 5 acres and is in the RA-1-43 zone. The proposal is located at 400 West 500 South.

**BACKGROUND:**

This request is for preliminary/final approval of a Rural Preservation Subdivision on five acres and will contain one lot. The original parcel is 9.67 acres in size. By creating the proposed lot, there will be a remainder parcel of 4.67 acres that will not be part of the subdivision and will not have the ability for any structures, except for a purely agricultural structure, to be built on the remainder parcel. The remainder parcel will remain unbuildable until it is approved as building lot or it is combined with another legal lot or parcel. There are no existing structures on the property and the property is currently in agricultural production. The property will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 5-acres will never be more than one dwelling unit. If the property were developed using the density

for the RA-1-43 zone then there could potentially be 7-8 lots on the original parcel. If the proposal is approved and recorded the density of one dwelling will remain in perpetuity.

**LAND USE SUMMARY:**

- 9.67-acre parcel
- RA-1-43 zoning
- Proposal contains one lot of five acres
- Access from 500 South
- The lot will have a septic tank, connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line

**ANALYSIS:**

*Access* – Access will be from 500 South across a 33' wide access easement.

*Geotechnical Study* – A Geotechnical Study has not been submitted to the City.

*FEMA Floodplain* – There is a FEMA floodplain in the west side of the property along Snake Creek. All future structures will need to comply with Section 16.14.8 that requires a 50' setback from the floodplain and all floors in structures must be at least elevated 18" above the base flood elevation shown on the FEMA flood insurance rate maps.

*Water Connection* – The lots will connect to water lines that will be built by the developer and connect to the City's water lines in the area.

*Sewer Service* – The future lot owner will each install a septic tank. A percolation test will be performed by the developer and approved by the Wasatch County Health Department before the plat is recorded to verify the area is suitable for septic drain fields.

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

*Trails* – The developer will construct or provide the funds needed to construct trail T-022 per the Midway City Master Trails Plan along Snake Creek, which is an 8' wide paved trail, along the western side of the property. A public trail easement will also be deeded to the public for the trail.

*Deed Restriction* – The five acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the five acres will never be more than one dwelling unit. A note will also be placed on the plat indicating the restriction.

*Remainder Parcel* – By creating the proposed lot, there will be a remainder parcel of 4.67 acres that will not be part of the subdivision and will not have the ability for any structures, except for a purely agricultural structure, to be built on the remainder parcel. The remainder parcel will remain unbuildable until it is approved as building lot or it is combined with another legal lot or parcel.

#### **WATER BOARD RECOMMENDATION:**

The Water Board has yet to hear or make a recommendation on this item.

#### **POSSIBLE FINDINGS:**

- The proposal does meet the intent of the General Plan for the RA-1-43 zone
- The proposal does comply with the land use requirements of the RA-1-43 zone
- The proposal does comply with the requirements for the Rural Preservation Subdivision code

#### **ALTERNATIVE ACTIONS:**

1. Recommendation of 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.
  - 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: Jones Farm Subdivision, Preliminary and Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the Jones Farm Subdivision plans for Preliminary and Final Approval. The following issues should be addressed.

General Comments

- The proposed plans is a rural preservation subdivision. The plan proposes one 9.7 acre lot and is located at 400 West 500 South.

Water

- The proposed development is located within the Gerber/Mahogany Springs zone.
- If water service and fire protection is provided by Midway City, the proposed development should install an 8" waterline with fire hydrants.

Irrigation

- The proposed should meet with the water board to determine the outside water requirements.

Roads

- The driveway for this subdivision will connect to 500 South according to the rural preservation requirements. No erosion potential was identified, therefore, the driveway may be a gravel surface.

Trails:

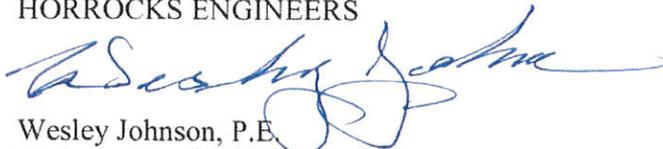
- No trails are shown to be constructed within the development.

Storm Drain

- It is not anticipated that this subdivision will generate storm water along the private driveway.

Please feel free to call our office with any questions.

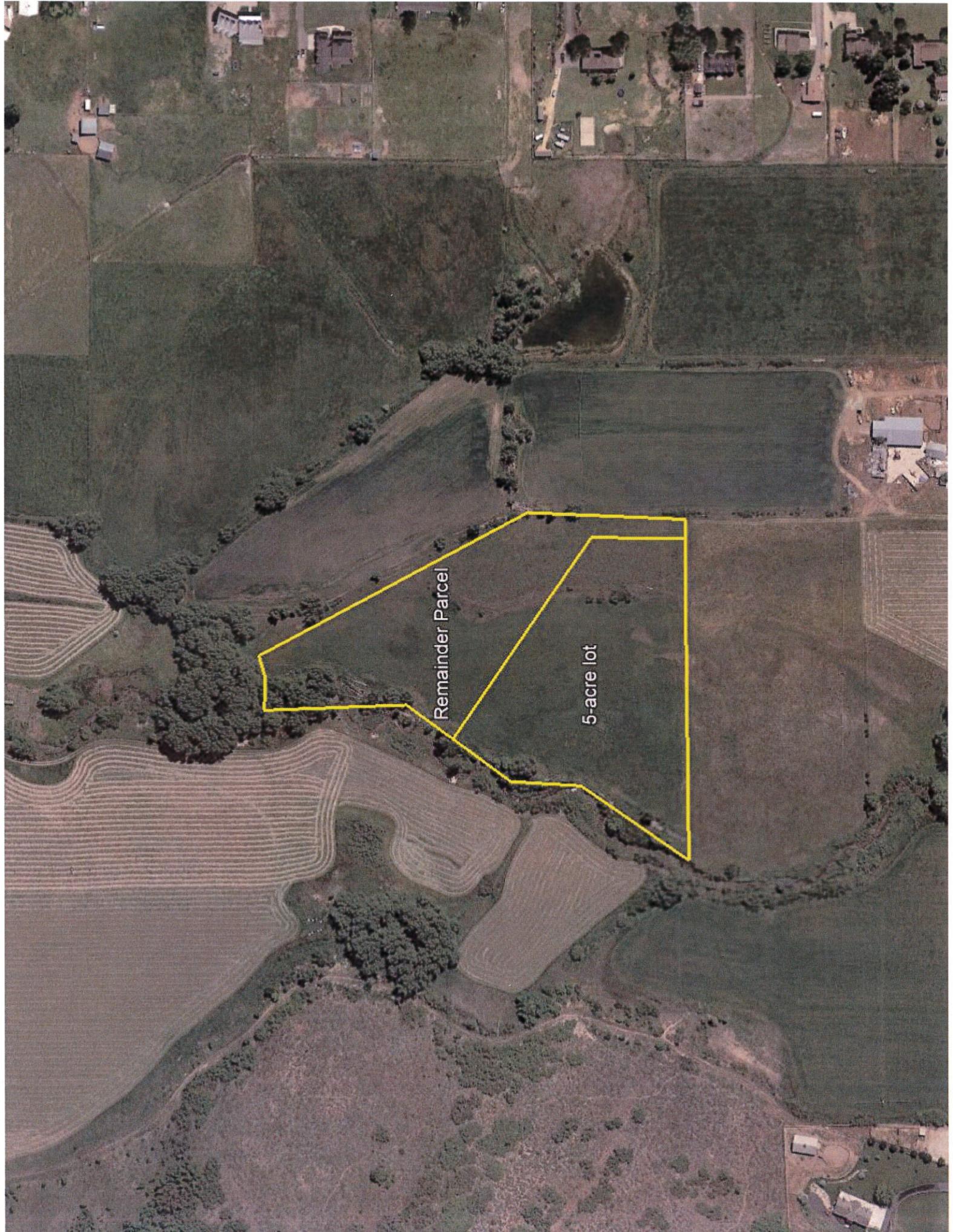
Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Dan Luster                      Developer, (e-mail)  
Dallas Nicol                      Summit Engineering Group Inc.





Remainder Parcel

5-acre lot



**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED, SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF MIDWAY CITY, UTAH.

DATE: \_\_\_\_\_

**BASIS OF BEARINGS**

THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE OBTAINED BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND CHECKED BY ME OR BY OTHERS UNDER MY SUPERVISION. THE BEARINGS WERE OBTAINED BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND CHECKED BY ME OR BY OTHERS UNDER MY SUPERVISION.

**BOUNDARY DESCRIPTION**

THE BOUNDARY DESCRIPTIONS SHOWN ON THIS PLAN WERE OBTAINED BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND CHECKED BY ME OR BY OTHERS UNDER MY SUPERVISION. THE BOUNDARY DESCRIPTIONS WERE OBTAINED BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND CHECKED BY ME OR BY OTHERS UNDER MY SUPERVISION.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

I, THE UNDERSIGNED, HEREBY DEDICATE AND CONSENT TO RECORD THE FOREGOING AS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF MIDWAY CITY, UTAH.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF MIDWAY CITY, UTAH.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY ENGINEER OF MIDWAY CITY, UTAH, HEREBY ACCEPTS THE FOREGOING AS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF MIDWAY CITY, UTAH.

**MIDWAY CITY ENGINEER APPROVAL**

CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

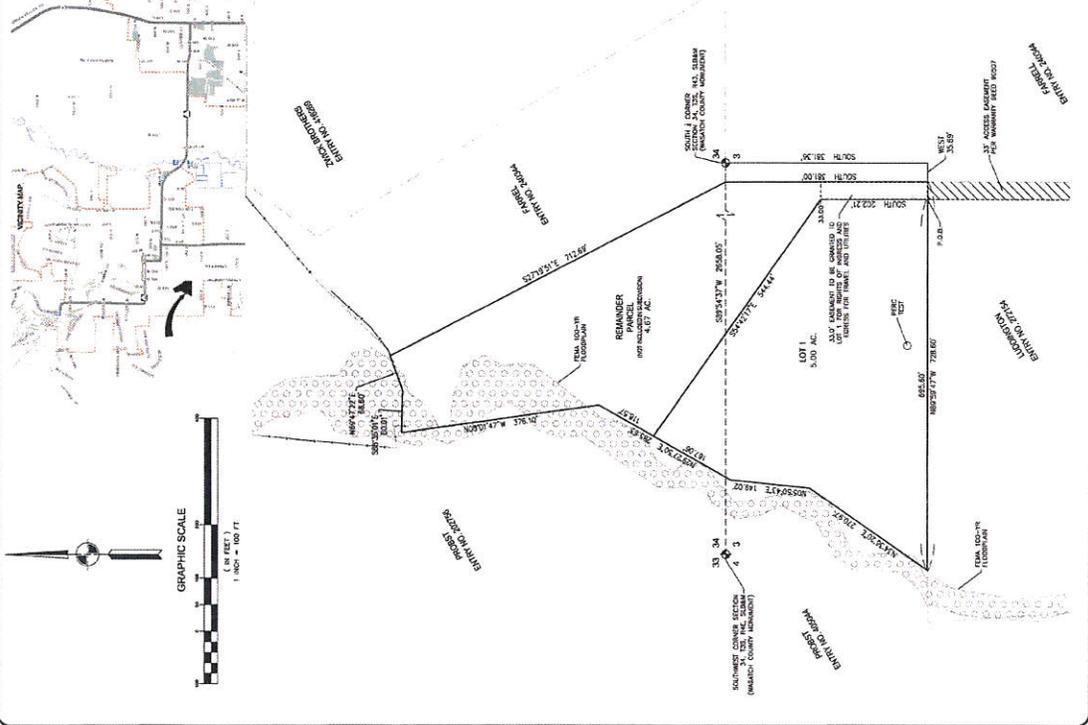
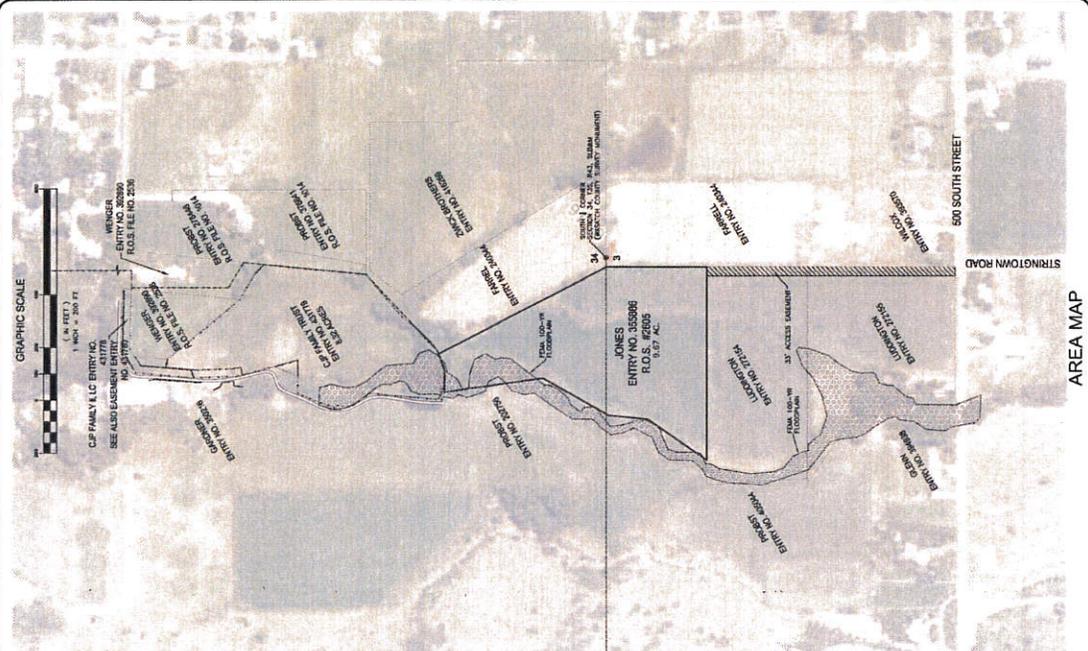
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**WASATCH COUNTY SURVEYOR**

DATE: \_\_\_\_\_

**WASATCH COUNTY RECORDER**

DATE: \_\_\_\_\_



**JONES FARM**  
SMALL SUBDIVISION  
MIDWAY CITY, UTAH

PROJECT: L17-004  
SHEET: 1 OF 1  
DATE: 8/24/2023

Summit Engineering Group, Inc.  
Surveying & Civil Engineering  
1000 N. 1000 W., SUITE 100  
MIDWAY, UTAH 84044

