



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 21, 2018

NAME OF PROJECT: Pine Canyon Paradise Subdivision

NAME OF APPLICANT: Summit Engineering

NAME OF OWNER: BB Venture LLC

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 521 North Pine Canyon Road

ZONING DESIGNATION: R-1-15

ITEM: 7

Summit Engineering, agent for BB Ventures LLC, is requesting approval of a small-scale subdivision. The proposal is for a two-lot subdivision that will be called Pine Canyon Paradise and is 2.9 acres in size. The property is located at 521 North Pine Canyon Road and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 2.9 acres and will contain two lots. The two lots proposed in the subdivision will obtain frontage along Pine Canyon Road. The property is located in the R-1-15 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone.

LAND USE SUMMARY:

- 2.9-acre parcel
- R-1-15 zoning
- Proposal contains two lots
- Frontage on Pine Canyon 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 for both lots is from Pine Canyon Road which is a collector road. Since Pine Canyon Road is a collector road and traffic will only increase over time on this road, the City should consider requiring a turnaround or hammerhead for the driveways of both proposed lots.

Water Connection – The lot will connect to the City's water line located under Pine Canyon Road.

Sewer Connection – The lot will connect to Midway Sanitation District's line located in the area.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. A lateral will be created for both lots.

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.

Pine Canyon Road small-scale subdivision setback – The required setback on Pine Canyon Road for a small-scale subdivision is 50' for all structures. The plat will note the 50' setback requirement.

Pine Canyon Road Bike Lane – The master trail plan shows an attached 8' attached asphalt bike trail along Pine Canyon Road. This will need to be addressed in the construction drawings for the subdivision.

Water right requirement – Water has been tendered to the City that is attached to the property. This parcel has a long history of land use approvals but none of those approvals have ever completely been constructed. Because of this history the Water Board reviewed previously proposed development and made a recommendation of the quantity of water that was required. 6-acre feet (two Midway Irrigation Shares) were given to the City and that total has been determined to be sufficient for the current proposal. Please see the attached letter from Jennifer Sweat.

POSSIBLE FINDINGS:

- The proposed lot meets 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
- The subdivision will construct an attached 8' attached asphalt bike trail to help us complete the trail plan in the area which will make bikers safer by allowing them a place to ride outside of the vehicular travel lanes

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

February 21, 2018

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

Subject: Pine Canyon Paradise Subdivision, – Preliminary and Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Pine Canyon Paradise subdivision plans for preliminary and final approval. The proposed development is located at 521 and 523 North Pine Canyon Road. The proposed development contains 2 lots. The following issues should be addressed.

Water

- The proposed development will use existing water meter services that were installed during the Midway City 2014 Pine Canyon Road and Utility Project.
- Location of existing water meters and fire hydrants as shown on the plans need to be updated. These items need to be shown accurately in order to verify their actual location within each lot. A private utility easement may be required within the lots.

Irrigation

- Location of the existing irrigation services as shown on the plans need to be updated. These services need to be shown accurately in order to verify their actual location within each lot. A private utility easement may be required within the lots.

Trails:

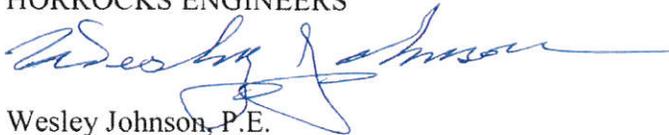
- Due to the limited ROW on Pine Canyon Road an attached bike lane is proposed within the City Master Plan. It is recommended that the cost of installing the bike lane shall be submitted to Midway City for the installation of future trails.

Storm Drain

- Each of the lots front Pine Canyon road and no appreciable storm water will be generated. Therefore, the existing roadway shoulder and ditches will accommodate the storm water runoff.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Summit Engineering Group Inc.