



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 21, 2016
NAME OF PROJECT: Provost Subdivision
NAME OF APPLICANT: John Provost
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 84 East 600 North
ZONING DESIGNATION: R-1-15

ITEM: 2

John Provost is requesting Preliminary/Final approval of the Provost Subdivision. The proposal is a small scale subdivision that will contain three lots and covers an area of 5.26 acres. The property is located at 84 East and 600 North and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 5.26 acres that will contain three lots. The three lots proposed in the subdivision will obtain frontage along 600 North. The property is located in an 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. Two of the lots are an acre in size and the third lot is 3.25 acres in size. Actually this property could accommodate higher density than three lots but the applicants have chosen this density for the subdivision. The property has one dwelling and several accessory structures.

LAND USE SUMMARY:

- 5.26-acre parcel
- R-1-15 zoning
- Proposal contains three lots
- Frontage along 600 North
- Public detached trail along 600 North
- 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 the corner lot will be limited to Fox Den Road (580 East). Michie Lane is a collector road on the City's Master Transportation Map so access is limited unless specifically approved by the City Council. A note will be placed on the plat that will explain the access for the corner lot.

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

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

Public Trail Improvements – The City's Trail Master Plan has a trail along 600 North. The development will dedicate a trail easement along the property and will construct the 8' public trail.

Road Improvements – The developer will install all required improvements along 600 North which includes road and drainage improvements.

WATER BOARD RECCOMDATION:

The Water Board has not yet reviewed the proposal.

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 dedicate a trail easement to the City to help us complete the trail in the area which will make pedestrians safer by allowing them a place to walk off the road

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.
 - 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 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:

None recommended.

September 21, 2016

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

Subject: John Provost Subdivision; Preliminary & Final Review

Dear Michael:

Horrocks Engineers recently reviewed the plans for the above subdivision; the following issues should be addressed.

General: The proposed subdivision is located on the south side of 600 North at approximately 150 East. The subdivision is proposing three lots.

Road

- The proposed development should rebuild 600 North along the frontage of the development to a 30' width. Because the Sunflower Farms development, directly across the street, installed curb & gutter along 600 North, there should be a discussion to determine if curb & gutter should be installed along the frontage of this proposed development.

Water

- To comply with the Midway City Master Plan, the existing 6" water line within 600 North should be replaced and upsized to a 10" water line. Impact fees will reimburse the development for upsizing the line from an 8" to a 10" line.

Storm Drain

- If curb & gutter is required a storm drain system will be required.

Trails

- To comply with the Midway City Master Plan, an 8' trail should be installed along the frontage of the development.

Pressurized Irrigation

- The proposed development should connect to the pressurized irrigation system.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering



E 600 N

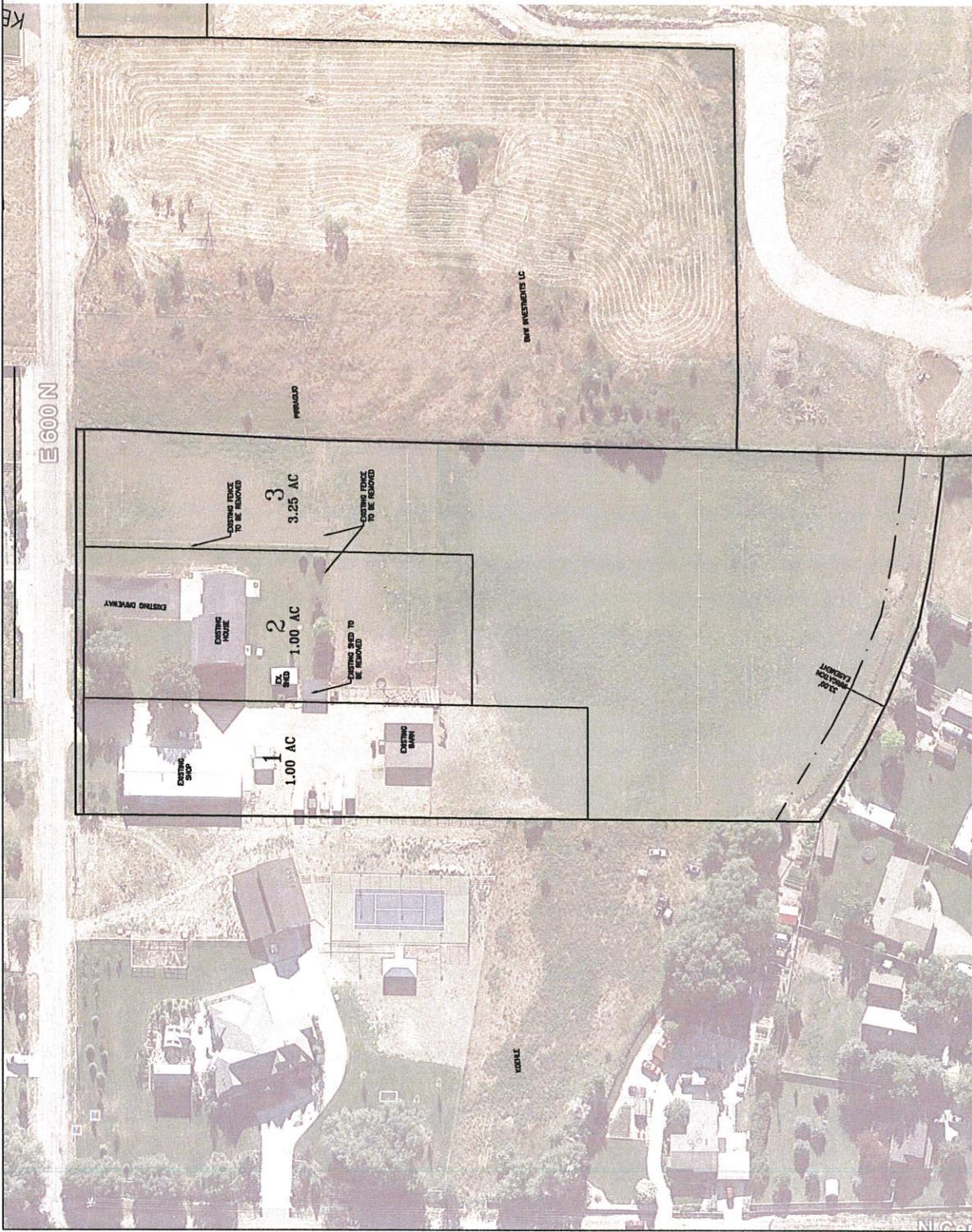
Meadow Ln

N Center St

Google

Imagery Date: 7/8/2016 40°31'14.43" N 111°28'12.47" W elev 5640

1993



Scale 1" = 40'
Scale 1" = 80' for 11.217"

ZONE R-1-12
AREA 5.28 ACRES
PROPOSED LOTS 3 LOTS
PROPOSED LOT SIZE 1 AC - 3.25 AC
PROPOSED LOT SIZE 1 AC - 3.25 AC
LOCAL SERVICE
NO PORT SPACE IS REQUIRED SINCE
THE PORT SPACE IS LESS THAN 4
ACRES.
SENSITIVE LANDS
SENSITIVE LANDS ARE SHOWN ALONG
THE EXISTING BOUNDARY LINE.
THIS AREA WILL BE PRESERVED IN AN
UNDEVELOPED STATE AND WILL NOT
BE DEVELOPED.

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DATE: 22 AUG 2023

EWIN PROVOST PROVOST SUBDIVISION	
SITE PLAN	
RESOURCE GROUP P.C. 1000 N. W. 10th St., Suite 100 Boynton Beach, FL 33426 TEL: 561-366-1000 FAX: 561-366-1001 WWW.BERG-ENG.COM	
ISSUED FOR: ASH	DATE: 22 AUG 2023
DESIGNED BY: PFB	REV: 1

