

Midway City Planning Commission Work Meeting February 15, 2017

Notice is hereby given that the Midway City Planning Commission will hold a work meeting at 5:00 p.m., February 15, 2017, at the Midway City Community Center 160 West Main Street, Midway, Utah

5:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions

Regular Business

1. Midway City is proposing a Code Text Amendment for the Midway Rural Preservation Subdivision. The purpose of the subdivision is to promote five-acre lots to help preserve the rural atmosphere in Midway by reducing density and preserving open space.
 - a. Discussion of Proposed Code
2. Adjournment

Memo



Date: February 15, 2017
To: Midway City Planning Commission
From: Michael Henke
Re: Proposed Rural Preservation Subdivision

This item was continued from the January 18th Planning Commission meeting. It was continued so the Planning Commission could have a work meeting to discuss some of the details of the proposed text. Staff has received many positive comments from the public and some suggestions that should be considered. One promising suggestion is that we allow the lots to be clustered if the density does not increase more than one unit for every five acres. For example, a 23-acre parcel would be allowed to have only four lots but there would be three one-acre lots and one 20-acre lot. I think the intent of the Rural Preservation subdivision is still being met but this would add some flexibility to the code and might entice more land owners to develop their property in this manner which has many benefits for the community. Below is my original memo to the Planning Commission.

On the following pages, you find the proposed Rural Preservation Subdivision. This subdivision code is being proposed in response to the public input gathered through the 2016 General Plan review. Both the survey and the comments gathered from open house clearly indicated that open space, lower potential density, and preserving the rural atmosphere of Midway are popular sentiments from the residents of our community. The proposed subdivision code would accomplish all three of the aforementioned items.

Basically, the City would allow five acres lots to be created without requiring the construction of much of the cost prohibitive infrastructure but in return the lots would be deed restricted so that they could never be resubdivided. Any lot created using this code would have animal rights, regardless of the zone in which they are located. Access would be allowed from a hard surface private driveway that would connect to a City standard road. The ongoing maintenance cost to the City for this type of lot would be minimal since, most likely, no public roads would be constructed. There are many other details included in the code that should be reviewed and analyzed to determine if this proposal has value to the residents of Midway. The hope is that several rural preservation lots would be created and the lasting impact of those lots would benefit

the entire community. The key is the lots could never be redeveloped at any point in the future and that would need be assured through any means necessary.

Please review the following code and come prepared to discuss the details. We need to consider if there are any ways that we can improve it or if it is something the Planning Commission would even want to consider.

Please contact me at 435-654-3223 ext. 105 if you have any questions.

Chapter 16.18 Rural Preservation Subdivision

Section 16.18.1 Purpose and Intent

The intent of the Rural Preservation Subdivision is to preserve Midway's rural character by reducing the number of homes allowed and roads required by current zoning. The initiative is designed to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. The initiative will reduce the maintenance burden for city taxpayers, preserve or enhance the value of current landowners' property, and preserve the rural quality of life in Midway.

Section 16.18.2 Pre-Application Conference with Staff Member

Any person wishing to construct a Rural Preservation subdivision shall meet with a staff member, check and review the zone information, obtain application and review procedures, obtain information from the City regarding the City's plan of land use, streets, water, sewer, traffic, trails and parks, and public facilities; and have discussion about public participation meetings and other requirements affecting the land to be developed. The developer shall then prepare plans and seek approval based on the information received and the process outlined below.

Section 16.18.3 Preliminary/Final Plan

The developer shall prepare a preliminary/final plan and shall submit five copies of the plan on 11" x 17" size paper to the Planning Commission for its review. The purpose of this plan is to demonstrate how the proposed development plan will be able to meet the standards required under the zoning ordinance and other applicable laws or regulations. The Preliminary/Final Plan is expected to contain construction drawings, and it is also expected that it will demonstrate compliance with this code. The Preliminary/Final Plan shall contain the following information:

- A. Type of development.
- B. Name of development.
- C. Applicant entity name, primary contact name, civil engineer, architect, designer and attorney, with respective contact addresses, phone numbers, and email addresses for each.
- D. Legal description with section tie.
- E. Zone boundaries and designations.

- F. North point and a scale consistent with a scale that is on a standard engineering scale ruler.
- G. A site plan showing location and dimensions of all lot lines, along with building feasibility for each lot.
- H. Dimensioned side, rear and front yards.
- I. Topography shown by contours at no greater interval than two feet except that a greater interval may be permitted when the property is outside the survey boundary if specifically authorized by the Planning Commission.
- J. The outside boundary of the project.
- K. Tabulation of land use:
 - 1. Total area and building area.
 - 2. Number of units and project density.
- L. Adjacent property owners.
- M. Typical street, roadway and driveway cross sections.
- N. A detailed statement and illustration of how the project will meet sensitive lands requirements.
- O. Existing and proposed easements, waterways, utility lines, canals and ditches.
- P. A plan for accommodating waterways, ditches and canals.
- Q. Proposed and existing sewage disposal facilities.
- R. Existing and proposed storm drain system with the related run-off calculations for the development site including routing the runoff water that leaves the site to a City storm drain or natural drainage approved by the City to accept the water.
- S. Existing and proposed water system indicating size of water lines and fire hydrant locations. Indications as to the capacity of the water system as it relates to the project when required.
- T. Environmental Assessment Review Statement.
- U. Any other information Staff or the Planning Commission may determine necessary relating to the site of the proposed project.

Section 16.18.4 Permitted Zones

All property must be in a R zoning districts (R-1-7, R-1-9, R-1-11, R-1-15, R-1-22 or RA-1-43).

Section 16.18.5 Lot Size

Each lot must be at least five acres in size.

Section 16.18.6 Further Development

Lots cannot be further subdivided and must be deed restricted to ensure they are never reduced to less than five acres. Deed restrictions must be recorded towards each lot when the plat is recorded. A note must also be placed on the plat that restricts further development of any lots in a Rural Preservation subdivision.

Section 16.18.7 Open Space

A two-acre area of the lot may be developed with structures (300' x 300' area) The buildable area will be shown on each lot in the plat. Three acres will be left as open space and will contain no structures.

Section 16.18.8 Animal Rights

Lots in a Rural Preservation subdivision will have animal rights independent of the zone in which they are located.

A. The keeping of animals and fowl in numbers per the following point system:

1. Animals may total 50 points per ½ acre.
2. Animals shall be worth the following points each:
 - a. Chickens, pigeons, pheasants, and other similar birds; 2 points.
 - b. Geese, ducks, peafowl, turkey and other similar birds; 10 points.
 - c. Sheep, llamas, calves, foals, and other similar sized animals; 25 points.
 - d. Horses, cattle, and other similar sized animals; 40 points.
 - e. For this point system, an animal and one offspring shall be one animal until six months after the birth of the offspring.

Section 16.18.9 Waste Disposal

Septic tanks will be allowed unless the lot is located within 300' of a sewer line.

Section 16.18.10 Frontage

Zone frontage requirements are not required for lots in a Rural Preservation subdivision.

Section 16.18.11 Trails

Any trails crossing a Rural Preservation subdivision will be built by the developer and an easement will be deeded to the public for public use.

Section 16.18.12 Water Requirements

All required water shares for culinary and secondary water will be tendered to the City before the recording of the subdivision plat.

Section 16.18.13 Sensitive Lands

A structure may not be built on a site of slope 25 percent or greater. If a lot is proposed on a parcel containing slopes of 25 percent or greater, a suitable building pad with a slope less than 25 percent is required. The building pad must be able to be reached by a road or driveway meeting the standards contained elsewhere in City adopted ordinances, and the building pad must have a home-and-garage footprint of at least 3,000 square feet. All other sensitive lands standards must be met as found in the Sensitive Lands Overlay Zone ordinance.

Section 16.18.14 Access

Each lot must have access from a private driveway that complies with the following standards:

- A. 20' wide paved surface
- B. 50' diameter paved turnaround located near the future dwelling
- C. Up to three homes can share one private driveway
- D. Each private driveway and shared private driveways must connect to a road built to City standards
- E. Private driveways must be located at least 200' from another private driveway where the driveway connects to the City standard road

Section 16.18.15 Setbacks

Independent of the zone in which the Rural Preservation subdivision is located, all building pads must be located at least 50' from any lot lines. All structures must be located within the building pad designated for each lot.

16.18.16 Permitted Uses

The principal use permitted in the Rural Preservation subdivision is one residential living unit. No living space (kitchen, bedrooms, and full bathrooms) is allowed in any accessory structures. Other uses are permitted as allowed by the zoning regulations governing the zone in which the subdivision is located.

Section 16.18.17 Standards and Requirements

The following standards, requirements and conditions shall apply to all Rural Preservation subdivisions:

- A. The project must be prepared by a design team composed of at least a civil engineer, land surveyor or landscape architect, all who must be licensed to practice in the State of Utah.
- B. All dwelling units shall be served by a city-approved water supply. All utilities within the Rural Preservation subdivision shall be placed underground, including telephone, power and television. All dwelling units shall have separate utility connections and metering.
- C. The area proposed for a Rural Preservation subdivision shall be in one ownership during development to provide for full supervision and control of said development and to insure conformance with these provisions.
- D. Dwellings and permitted structures shall be located to best comply with the intent of this Ordinance and shall meet the following standards:
- E. All parking spaces, parking areas and driveways shall be hard-surfaced asphalt or concrete, and properly drained with no drainage running across public or private sidewalks.
- F. The developer shall install all public improvements on-site and off-site as identified by the Planning Commission and City Council.
- G. All street construction improvements in subdivisions and along public roads shall be constructed per public street construction widths and cross-section standards.
- H. Provisions of the Sensitive Lands Section of this ordinance shall be adhered to within the Rural Preservation subdivision.
- I. The subdivision shall connect any trails shown on the City Master Trails Plan for the area.
- J. Gated communities shall not be permitted.
- K. Final engineering drawings (plans and profiles) for all public and private improvements, final grading plan, and final drainage and run-off plan with run-off calculations.
- L. All documents and legal material shall be ready for recording.
- M. Deeds of dedication for all public lands as required by the City, when not shown on a final plat.
- N. Provisions for bonding of all improvements in a form acceptable to the City. The bond amount is to be 110 percent of the engineer's estimated cost for improvements.
- O. All required final plat fees.

P. Phasing plan for final plats.

Q. In the event the project will not be divided into separate ownership; the developer shall submit the same information as requested above except for the Record of Survey Map. A final site plan shall be submitted totally dimensioned conforming to the approved preliminary plan.

Section 16.18.18 Preliminary/Final Planning Commission Action

Upon presentation of the preliminary final plan and documents, the Planning Commission shall approve them as submitted, approve them with conditions or may refer them back to the developer for one or more of the following reasons:

A. Due to the type of buildings, layout of structures, design of plan, or other aspects of the preliminary/final submittal, the Planning Commission determines the project to be inconsistent with the intent of this Ordinance or the Community General Plan.

B. The Planning Commission requires that certain specific changes be made within the plans.

C. The plans or documents have not been completed.

D. The fees have not been paid by the developer.

E. That this project is in substantial compliance with the intent of this Section as stated previously. The Planning Commission may impose such conditions on preliminary development plans as it may deem appropriate to meet the goals and objectives of this Chapter. The Planning Commission may disapprove the Rural Preservation subdivision, which is found to be deficient in meeting the intent of these provisions. Any such disapproval may be appealed to the City Council within ten days after the decision of the Planning Commission.

Section 16.18.19 Recommendation of Preliminary/Final Plan to City Council

Upon the Planning Commission's approval of the preliminary/final plan of a Rural Preservation subdivision, the Planning Commission shall recommend this plan to the City Council for direction, with or without conditions.

Section 16.18.20 Public Hearing

After receiving notice of Planning Commission approval of the preliminary/final plan, or upon the City Council's reversing on appeal the Planning Commission's disapproval of a preliminary/final plan, the City Council shall set and hold a public hearing to consider preliminary/final approval of the project.

Section 16.18.21 Preliminary/Final Approval of City Council

After holding the public hearing, the City Council shall approve, approve with conditions, or deny the preliminary/final plan based on the same standards as required above for preliminary/final approval by the Planning Commission.

Section 16.18.22 Time Limit for Preliminary/Final Approval

A. Any failure to submit a proposed preliminary/final plan application within one year of the approval of the concept plan by the Planning Commission shall terminate all proceedings and render the preliminary/final plan null and void.

B. The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that:

1. Construction must be conducted per any new City standards in effect at the time the plat is ultimately recorded;
2. The property must be maintained in a clean, dust-free, and weed-free condition always;
3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
4. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

Section 16.18.23 Final Plat

In addition to all other requirements, the proposed final plat shall show an address block containing addresses for each dwelling unit and for each main building within the plat, subject to approval by the Wasatch County Recorder's office.

Section 16.18.24 No Building Permits Issued Prior to Plat Recording

No building permit applications shall be submitted prior to the recording of the plat by the Wasatch County Recorder.

Section 16.18.25 Completion of Construction and Issuance of Permits

A. No building permits applications shall be submitted until the construction of the development is substantially complete; provided, however, that the developer in whose name the bond for the project is issued may submit a building permit application once the fire flow mechanisms are installed, operating and approved by the City Engineer. Once installed, operating and approved, fire flows must remain operating continuously thereafter.

B. No certificate of occupancy will be issued until construction on the development reaches final completion as determined by the City Engineer.

Section 16.18.26 Construction Bond

Prior to beginning construction of a development, the developer shall submit a bond to the City in the amount of 110 percent of the cost of all improvements and inspections as determined by the City Engineer.

Section 16.18.27 Default

In the event the developer defaults, fails or neglects to satisfactorily install the required improvements within one year from the date the plat is recorded, the City Council may declare the bond forfeited and the City may install or cause the required improvements to be installed using the proceeds from the collection of the bond or other assurances to defray the expense thereof.

Section 16.18.28 Final Disposition and Release

The developer shall be responsible for the quality of all materials and workmanship. At the completion of the work, or not less than ten days prior to the release date of the bond or other assurance, the City Engineer shall make a preliminary inspection of the improvements and shall submit a letter to the City Council setting forth the conditions of such facilities. If conditions thereof are found to be satisfactory, the City Council shall release the bond or other assurance. If the condition of materials or workmanship shows unusual depreciation or does not comply with the acceptable standards of durability, the City Council may declare the developer in default.

Section 16.18.29 Record Drawing Submittal and Contents

A. Prior to final bond release, an electronic copy of the final drawings in the latest version of AutoCAD or DXF format shall be submitted to the City Engineer. This drawing file needs to include adequate information regarding position and basis of bearing tied to established control as approved by the City Engineer.

B. As-built information shall be overlaid on this final drawing. The as-built drawing must be based upon actual field survey of the items on the following list:

1. Established survey monuments, benchmark, and permanent horizontal and vertical control.
2. Water: valves, fire hydrants, blow-offs, flush valves, and water meters.
3. Sewer: laterals and manholes with rim and inverts elevations.
4. Storm drain: Catch basins, curb inlets, and manholes with rim and inverts elevations, size and type of pipe, storm outlets and detention / retention systems.
5. Miscellaneous light pole locations, street sign locations, and utility box/transformer locations.
6. Pressurized irrigation: valves, blow-offs, flush valves, drains and water lateral locations.

Section 16.18.30 Total Compliance with all Regulations

In case of failure or neglect to comply with all conditions as established during the approval process or regulations as identified in this Section, the City may refuse additional building permits and stop construction of all work at the site until such violations or noncompliance conditions have been eliminated.

Section 16.18.31 Warranty Bond

The City Council shall authorize the release of 100 percent of the bond amount upon verification by the City Engineer that all work is complete and acceptable. The remaining 10 percent of the bond amount shall be retained by the City for a period of one year to insure quality of improvements. If improvements are found to be unacceptable to the City at any time during the one-year period, the City may use the bonding funds to replace or repair any improvements not installed acceptably.