



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 16, 2017
NAME OF PROJECT: Saint-Prex Estates
NAME OF APPLICANT: Kent Buie and Jura Holdings LLC
AGENDA ITEM: Final Approval
LOCATION OF ITEM: 800 West Swiss Alpine Road
ZONING DESIGNATION: R-1-22

ITEM: 6

Berg Engineering, agent for Kent Buie and Jura Holdings LLC, is requesting Final approval of Saint-Prex Estates. The proposal is a large-scale subdivision that is 11.54 acres in size and will contain 16 lots. The property is located at 800 West Swiss Alpine Road and is in the R-1-22 zone.

BACKGROUND:

This request is for final approval of a large-scale subdivision on 11.54 acres and will contain 16 lots. The 16 lots proposed in the subdivision will obtain frontage along new roads built within the subdivision. The property is in the R-1-22 zone and all the lots in the subdivision do comply with the requirements of the code regarding frontage and acreage. The code requires 15% open space and the proposal currently has 15.16% open space at 1.75 acres. The density of lots in the proposal is 1.4 units per acre. The City code promotes that open space is located along collector roads wherever possible and the applicant has complied with this request (Swiss Alpine is not categorized as a collector road but it does act as a collector for this area). The property has historically and is currently being cultivated.

LAND USE SUMMARY:

- 11.54-acre parcel
- R-1-22 zoning
- Proposal contains 16 lots
- Developer is providing 1.75 acres of open space (15%).
- Access from Swiss Alpine 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 will be from Swiss Alpine Road. A second access is required as part of the City's adopted standards specification and drawings. Currently, there are hundreds of units that only have one access which is Swiss Alpine Road. This development will add 16 more lots on a large cul-de-sac. Staff feels this is not sound planning and it is a safety issue to extend the road system in this situation. The City's Master Transportation Plan does plan for Bigler Lane to connect to Olympic Way in the future but there is no time table for when this connection will be made. The connecting of these two roads will create a second access for all the lots located in the City that access on Swiss Alpine Road. The developer could build another access to the proposal along Kohler Lane but that connection has proved to be problematic for the developer to acquire the necessary access.

A solution has been identified that will help create a second access to the Swiss Alpine Road area. The developer has offered to contribute \$110,000 that will be used to help construct a future road in the Swiss Alpine area. The most likely option is the use the money to complete The City's Master Transportation Plan and extend Bigler Lane. The City will keep its options open though, and if a another feasible option presents itself then the City will use the funds to pursue that avenue.

Geotechnical Study – A Geotechnical Study been submitted to the City and portions of that study were attached to the preliminary staff report. A copy of the report is available in the Planning Office for review.

Sensitive lands – No sensitive lands have been identified on the property.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City's water lines under Kohler Lane.

Sewer Connection – The lot will connect to Midway Sanitations District’s sewer lines located in the area.

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 16 lots. Secondary water meters are required for each lateral. The irrigation company has a major 36” diameter water line that crosses along the eastern boundary of the subdivision. They are asking that the easement area of the line is part of the open space not included in any lots. This is based on the reasoning that if the line is in back yards then the lot owners will landscape and make improvements that might damage the line and fixing this size of a line will be problematic if located in a back yard.

Trails – The developer plans to construct a public trail along the north and west sides of the development. This will help pedestrians, especially school children, to travel more safely along Swiss Alpine Road.

Open Space – The Land Use Code requires a minimum of 15% open space for the development and the proposal currently does comply with that requirement.

Realignment of Swiss Alpine Road – The City has explored the possibilities of realigning Swiss Alpine Road through the area of the two “90 degree” turns over the past couple of years. The main reason for realigning the road is based on safety. In the winter, during icy conditions, several vehicles each year slide off the road as they descend Swiss Alpine Road and encounter the first turn. Also, there is limited visibility around one of the turns that puts pedestrians and vehicles at risk because some drivers cut the corner as they round the turn. The idea with realignment would be to reduce the curve radius of each turn and make the area safer. An exact alignment has not been decided but should be decided before final approval is granted by the City Council.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 32.12-acre feet are tendered to the City before the recording of the plat. The Water Board also recommended secondary water meters are installed on each lot.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone

- The development does not have two points of access but an agreement has been created that will help address this issue
- The trails crossing the property will benefit the community by creating a walking separated from Swiss Alpine Road which will help with pedestrian safety

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.

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 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

POSSIBLE CONDITIONS:

1. The rad extension agreement is signed and all obligations of that agreement are met before the plat is recorded

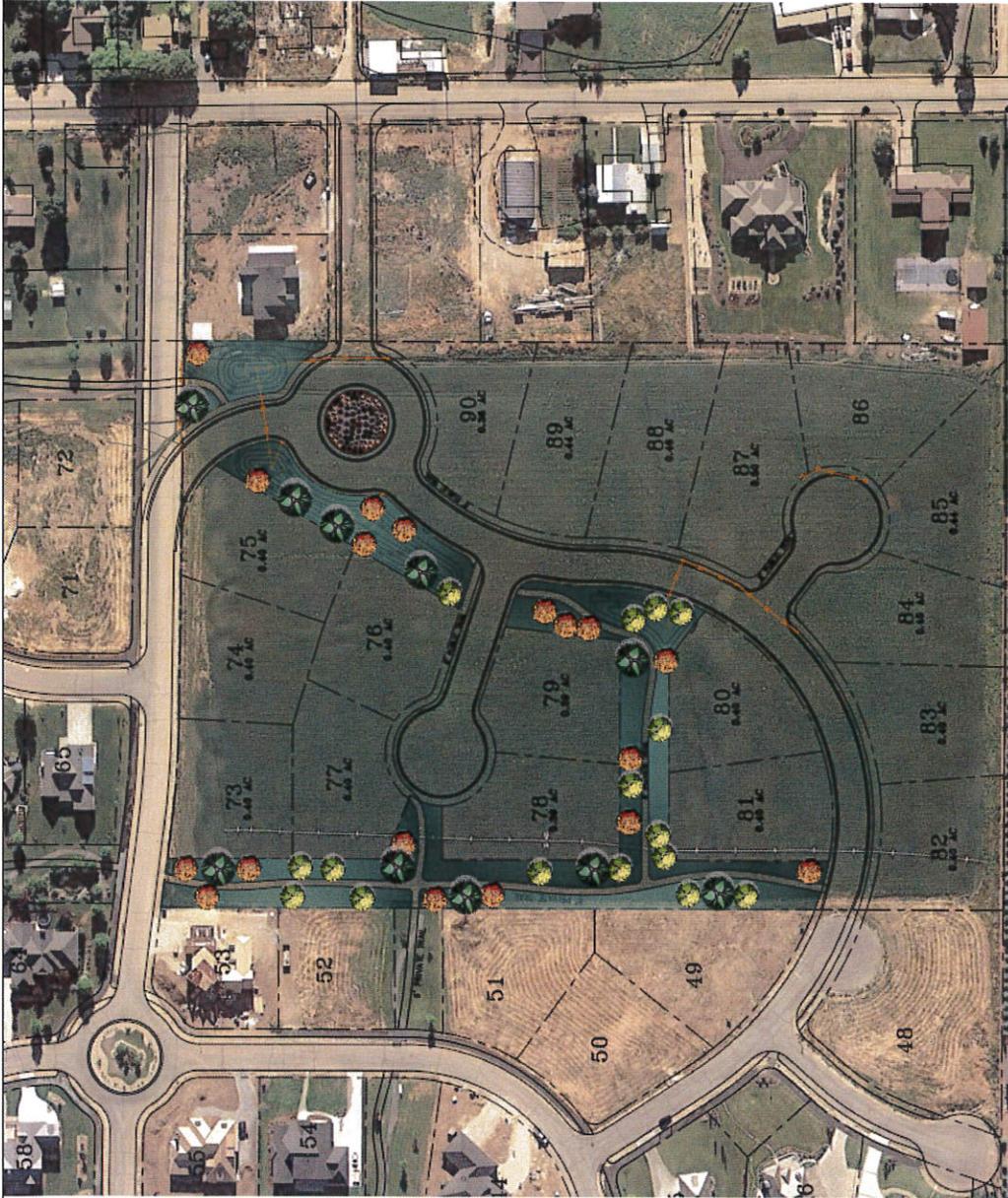


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Imagery Date: 7/8/2016 40°31'09.42" N 111°29'27.67" W elev 5773

1993



SYMBOL	DESCRIPTION	SCALE	DATE
(Tree symbol)	PLANTING: TREE	1" = 60'	08/18/2017
(Shrub symbol)	PLANTING: SHRUB	1" = 60'	08/18/2017
(Flower bed symbol)	PLANTING: FLOWER BED	1" = 60'	08/18/2017
(Grass symbol)	PLANTING: GRASS	1" = 60'	08/18/2017
(Water symbol)	PLANTING: WATER	1" = 60'	08/18/2017
(Path symbol)	PLANTING: PATH	1" = 60'	08/18/2017
(Light fixture symbol)	PLANTING: LIGHT FIXTURE	1" = 60'	08/18/2017
(Furniture symbol)	PLANTING: FURNITURE	1" = 60'	08/18/2017
(Wall symbol)	PLANTING: WALL	1" = 60'	08/18/2017
(Fence symbol)	PLANTING: FENCE	1" = 60'	08/18/2017
(Driveway symbol)	PLANTING: DRIVEWAY	1" = 60'	08/18/2017
(Road symbol)	PLANTING: ROAD	1" = 60'	08/18/2017
(Parking symbol)	PLANTING: PARKING	1" = 60'	08/18/2017
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(Parking symbol)	PLANTING: PARKING	1" = 60'	08/18/2017

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JURA HOLDINGS, LLC
 CASCADES PHASE 2
 LANDSCAPE PLAN

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DESIGN BY: PDB DATE: 20 JUL 2017 SHEET: 18
 DRAWN BY: PDB REV: