



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** July 19, 2017

**NAME OF PROJECT:** Shangri-La Subdivision

**NAME OF APPLICANT:** Robert Grieve

**AGENDA ITEM:** Preliminary/Final Approval

**LOCATION OF ITEM:** 151 South 250 West

**ZONING DESIGNATION:** R-1-9

### **ITEM: 4**

Robert Grieve is requesting Preliminary/Final approval of the Shangri-La Subdivision. The proposal is a small-scale subdivision that is 0.64 acres in size and will contain two lots. The property is located at 151 South 250 West and is in the R-1-9 zone.

### **BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 0.64 of an acre and will contain two lots. The two lots proposed in the subdivision will obtain frontage along 250 West. The property is located in the R-1-9 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property has one dwelling on the property that will remain for the time being.

The City Council made a zone boundary clarification on the property and determined that, even though the parcel was located in two separate zones, the entire parcel would be considered R-1-9. They also added a condition that the maximum number of density would be two dwelling units on the entire parcel. This condition will be met with this

two-lot proposal that will allow single-family structures on each lot. Duplexes will not be allowed on either lot and this requirement will be noted on the plat.

**LAND USE SUMMARY:**

- 0.64-acre parcel
- R-1-9 zoning
- Proposal contains two lots
- 250 West
- 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 both lots is from Center Street which is a collector road. Since 250 West 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 driveway on the lot 2. Lot 1 currently does have a turnaround as part of the driveway.

*Water Connection* – The lot will connect to the City's water line located under 250 West.

*Sewer Connection* – The lot will connect to Midway Sanitations 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 and a meter will be installed for both lots.

**WATER BOARD RECCOMDATION:**

The Water Board has recommended that 1.3-acre feet are tendered to the City before the recording of the subdivision plat. The developer was credited 1.3-acre feet for the existing dwelling and landscaping for one lot. Secondary water meters are required for both lots.

**POSSIBLE FINDINGS:**

- The proposed lot meets the minimum requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district

**ALTERNATIVE ACTIONS:**

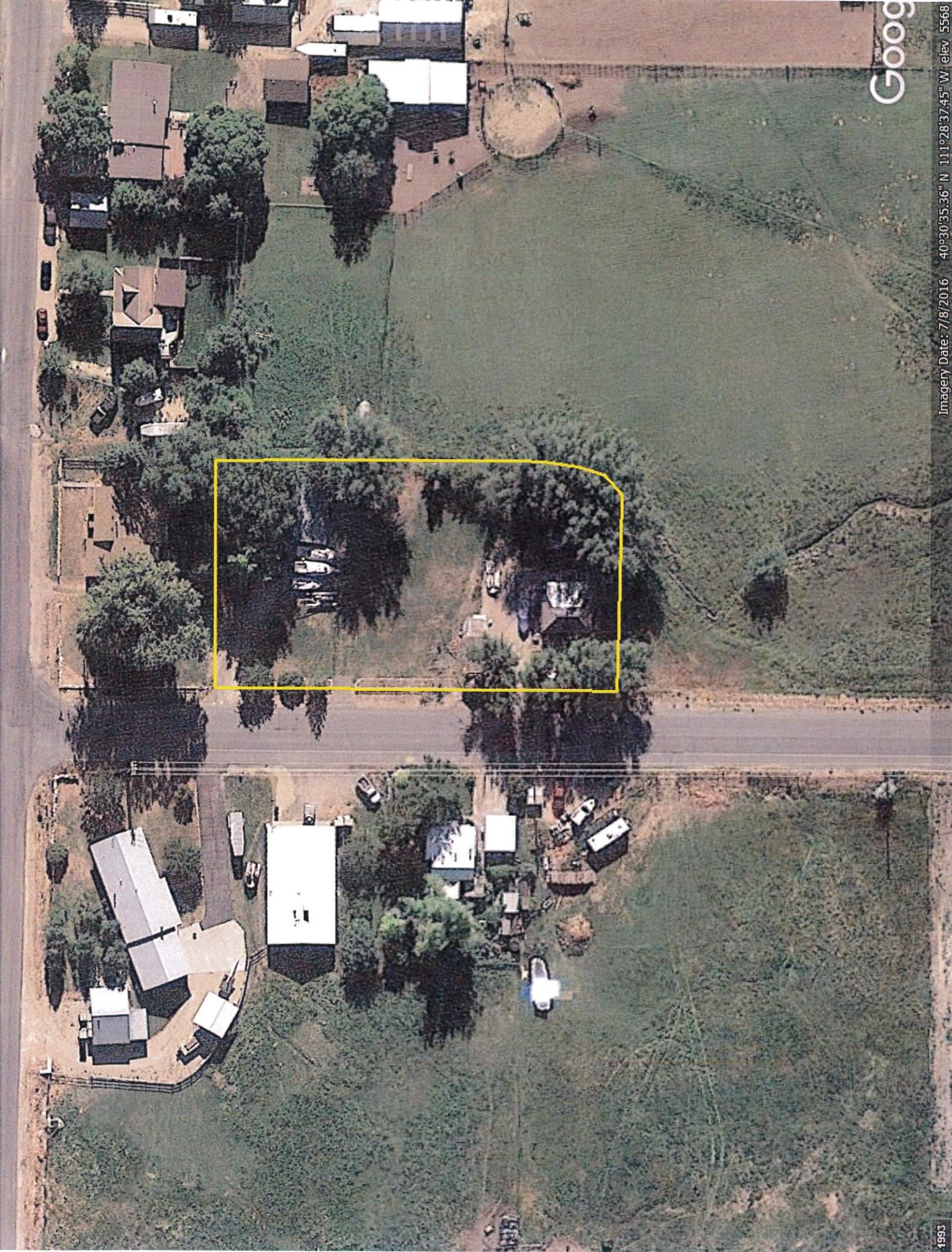
1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
2. Continuance. This action can be taken 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

**POSSIBLE CONDITION:**

- A note will be included on the plat that will limit a single-family dwelling to both lots.
- A driveway turnaround or hammerhead is required on lot 2.



Goog

Imagery Date: 7/8/2016 40°30'35.56" N 111°28'37.45" W elev 5568

1993

