



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 10, 2019

NAME OF PROJECT: Walker Farm – A Rural Preservation Subdivision

AUTHORIZED REPRESENTATIVE: Mike Johnston/Summit Engineering Group

NAME OF OWNER: Tom and Lynn Walker

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 500 West Main

ZONING DESIGNATION: RA-1-43

ITEM: 2

Mike Johnston of Summit Engineering Group, agent for Tom and Lynn Walker, is requesting preliminary/final approval of Walker Farm, a rural preservation subdivision. The proposal is for a 1-lot subdivision on 7.89 acres. The property is located at about 500 West Main Street and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary/final approval of a Rural Preservation Subdivision on 7.89 acres and will contain one lot. There are no existing structures on the property and the property is currently in agricultural production. The property will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 7.89-acres will never be more than one dwelling unit. If the property were developed using the density for the RA-1-43 zone then there could potentially be five or more lots on the property. If the proposal is approved and recorded the density of one dwelling will remain in perpetuity.

LAND USE SUMMARY:

- RA-1-43 zoning
- 7.89-acre parcel
- Proposal contains one lot
- Access from Main Street
- The lot will have a septic tank, connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access will be from Main Street.

Geotechnical Study – A Geotechnical Study has not been submitted to the City.

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 habitable floors in the future dwelling must be at least elevated 18" above the base flood elevation shown on the FEMA flood insurance rate maps. The required 50' setback will be drawn on the plat.

Water Connection – The lots will connect to a water line that will be built by the developer and connect to the City's water line in Main Street.

Sewer Service – The future lot owner will each install a septic tank. A percolation test will be performed by the developer and approved by the Wasatch County Health Department before the plat is recorded to verify the area is suitable for septic drain fields.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property.

Trails – The developer will construct or provide the funds needed to construct trail T-022 per the Midway City Master Trails Plan along Snake Creek, which is an 8' wide paved trail, along the western side of the property. A public trail easement will also be deeded to the public for the trail. The developer will also be responsible for paying for half of a pedestrian bridge that will cross Snake Creek just as what was required for the Ray Ryan Rural Preservation Subdivision if the current bridge that crosses the creek cannot be used.

Deed Restriction – The 7.89 acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 7.89 acres will never be more than one dwelling unit. A note will also be placed on the plat indicating the restriction.

WATER BOARD RECOMMENDATION:

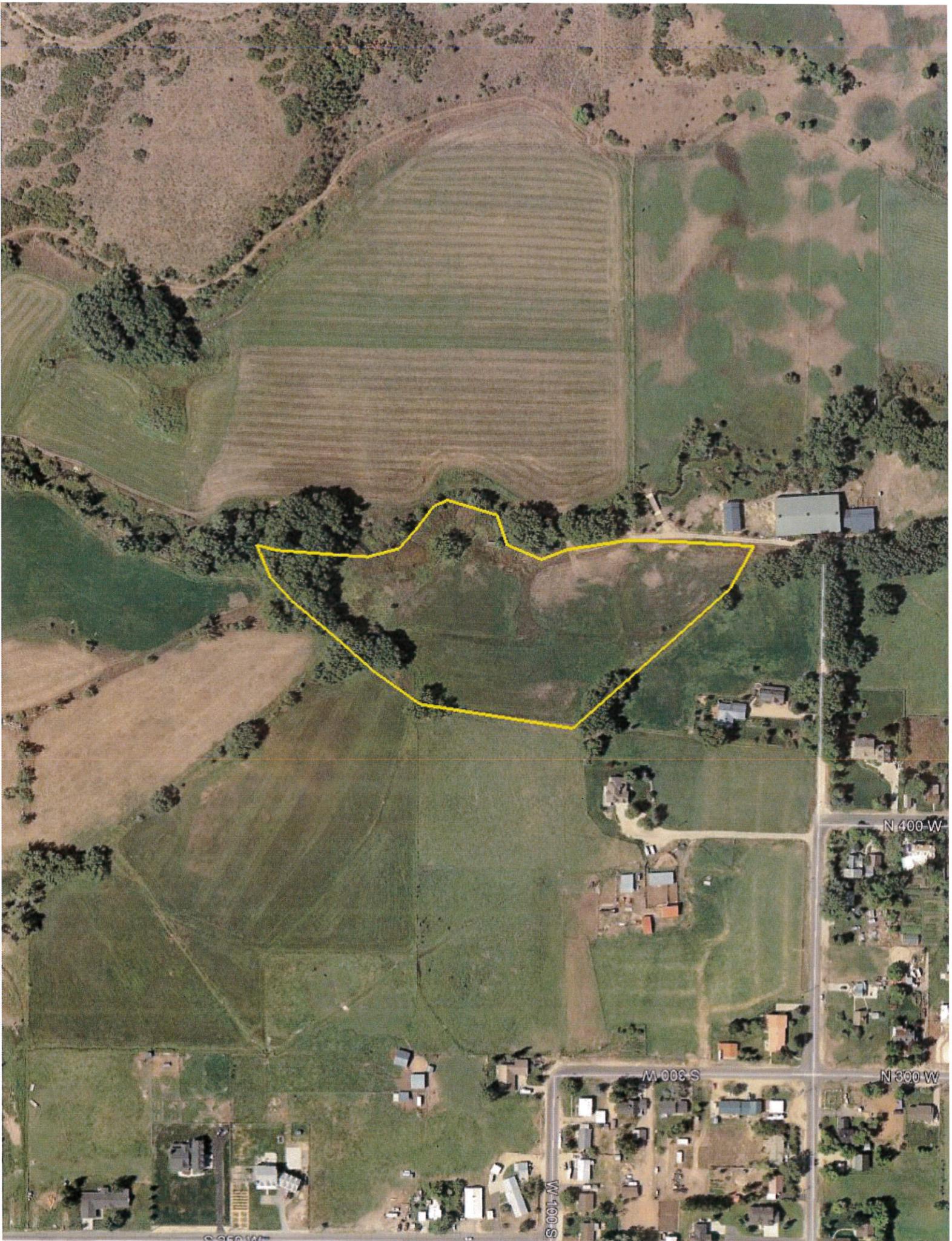
The Water Board has recommended that 23.9-acre feet are required for the culinary and secondary water requirement.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the RA-1-43 zone
- The proposal does comply with the land use requirements of the RA-1-43 zone
- The proposal does comply with the requirements for the Rural Preservation Subdivision code

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.
 - 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 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



N 400 W

S 300 W

N 300 W

W 100 S

September 10, 2019

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

Subject: Walker Farm Rural Preservation Subdivision, Preliminary and Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Walker Farm Subdivision plans for Preliminary and Final Approval. The following issues should be addressed.

General Comments:

- The proposed plans is a rural preservation subdivision. The plan proposes one 7.89 acre lot and is located at approximately 500 West Main Street.

Water:

- The proposed development should install an 8" waterline with fire hydrants. The hydrant should be within 250' of the living structure

Irrigation:

- The proposed development should meet with the water board to determine the outside water requirements and the source of the outside water.

Roads:

- The driveway for this subdivision will connect to Main Street at approximately 500 West. No erosion potential was identified, therefore, the driveway may be a gravel surface.

Trails:

- The Midway City Trails Master Plan requires a trail to be installed along Snake Creek. As the Ray Farm Rural Preservation subdivision received approval, a trail fund was paid to Midway City for the installation of 568' of trail and one-half the cost to install a bridge across Snake Creek. The total amount paid to the Midway City Trail fund was \$33,746. A copy of the calculation is attached.

Storm Drain:

- It is not anticipated that this subdivision will generate any additional storm water above the historical amount.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Michael Johnston

Summit Engineering Group Inc., (sent by e-mail)



Summit Engineering Group Inc.
Civil - Structural - Land Surveying

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**Engineer's Opinion of Probable Cost
for Construction of
RAY FARM TRAIL AND BRIDGE
Prepared 1/17/2018**

Category	Item	Quantity	Units	Unit Cost	Total Cost
Road	6" Aggregate Base Course x 10-ft width - material and grading	568	LF	\$10.00	\$5,680
	3" Asphalt Surface Course x 8-ft trail width	568	LF	\$12.00	\$6,816
	Clearing and Grubbing	568	LF	\$2.20	\$1,250
	Pedestrian Bridge - PPT wood framed. 6-ft width x 40-ft length	1	EA	\$40,000.00	\$40,000
Trails Subtotal					\$53,746
Per conditions of development approval, Developer will pay for cost of trail plus 50% of bridge cost					
Total paid to Midway City =				\$33,746	

Notes:

1. This estimate is the design engineer's opinion of probable cost. Prices quoted by a contractor may differ.
2. Contractors shall verify all quantities from improvement plans, not from this document.