



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: May 12, 2020

NAME OF PROJECT: Whispering Creek Estates

NAME OF APPLICANT: Mike Harvie

OWNER OF RECORD: Cari Lane LLC

AGENDA ITEM: Preliminary Approval

LOCATION OF ITEM: 515 Cari Lane

ZONING DESIGNATION: R-1-15

ITEM: 3

Mike Harvie of the Ramp Group, agent for Cari Lane LLC, is proposing preliminary approval for Whispering Creek Estates. The proposal contains seven lots and is on 4.81 acres. The property is located at 515 East Cari Lane and is in the R-1-15 zone.

BACKGROUND:

This request is for preliminary approval of a large-scale subdivision on 4.81 acres and will contain seven lots. The seven lots proposed in the subdivision will obtain frontage along a new road built within the subdivision. The property is in the R-1-15 zone and all lots in the subdivision do comply with the requirements of the code regarding frontage and acreage. The proposed subdivision will combine two parcels (OMI-0186-0 and OMI-0550-0) and the Cospers Subdivision. The Cospers Subdivision is a one lot plat that was recorded 5-31-2017. The plat will be vacated before the proposed subdivision may be recorded. There is one dwelling on the property that will be on lot 2 in Whispering Creek Estates.

LAND USE SUMMARY:

- 4.81-acre property
 - OMI-0186-0 – 1.22 acres
 - OMI-0550-0 – 2.25 acres
 - Cosper Subdivision 1.57 acres
- R-1-15 zoning
- Proposal contains seven lots
- Access from Cari Lane
- Sensitive lands are present including floodplain and wetlands
- 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 Cari Lane. A second access is not required because the cul-de-sac is less than 1,300' in length and there are not more than 11 lots in the subdivision. The new road will create a four-way intersection on Cari Lane and 520 West which accesses the Lodges at Snake Creek.

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

Sensitive lands – There are wetlands and FEMA floodplain areas in the proposed subdivision area. A wetland map has been submitted to the City, but we have not received the wetlands study. The code requires a 25' buffer area for any structures and disturbance from any delineated wetlands. The buffer area has been included in the plans. The study must be submitted to the City and to the US Army Corp. of Engineers for their review and approval.

The proposal includes FEMA flood zone areas including Zone AE (1% annual flood) which requires a 50' setback. The 50' setback has been marked on the plans from Zone AE. No structures may be located in this area, but the setback area may be filled and landscaped. Landscaping is allowed in the FEMA flood area, but nothing is allowed that will modify the FEMA flood zone, this includes placing rocks or fill of any type in this area that impacts the functionality of the floodplain. There is area in the subdivision that is designated Zone X which is area of the 500-year flood (0.2% annual chance flood) and is considered a low risk area but there is flooding potential. Flood insurance is not federally required but it is recommended in the Zone X area. A

note should be placed on the plat that advises future owners of lots 4 and a small section of lot 5 (though the dwelling may be located completely outside of the zone on lot 4) of the potential flood hazard.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City’s water lines along Cari Lane.

Sewer Connection – The lots 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 seven lots. Secondary water meters are required for each lateral.

Trails – There are no planned trails on the Trail System Master Plan in the proposal area. 5’ sidewalks will be included on both sides of the proposed street and around the cul-de-sac.

Public Street – The developer will build the proposed road that will create access and frontage for the development. The right-of-way will be 56’ wide except where it will extend at the bulb of the cul-de-sac. The street will be 30’, with modified curb, 5’ park strips, and 5’ sidewalks.

Open Space – Because the property is less than six acres there is not an open space requirement.

100’ Setback Requirement – The subdivision code requires a 100’ setback from the edge of the right-of-way for Cari Lane for any structures. The setback line will be noted on the plat so no structures, including accessory structures, are placed in this area.

Lot 3 Access – The driveway for lot 3 will cross Snake Creek and a Stream Alteration Permit is required for the crossing. Approval for the crossing must be given by the Army Corps of Engineers before the subdivision receives final approval. The developer must build the crossing to lot 3 as part of the subdivision infrastructure.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 16.73-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-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- Sensitive lands are on the property and setbacks will be included on the plat along with notes informing future lot owners of any risk

ALTERNATIVE ACTIONS:

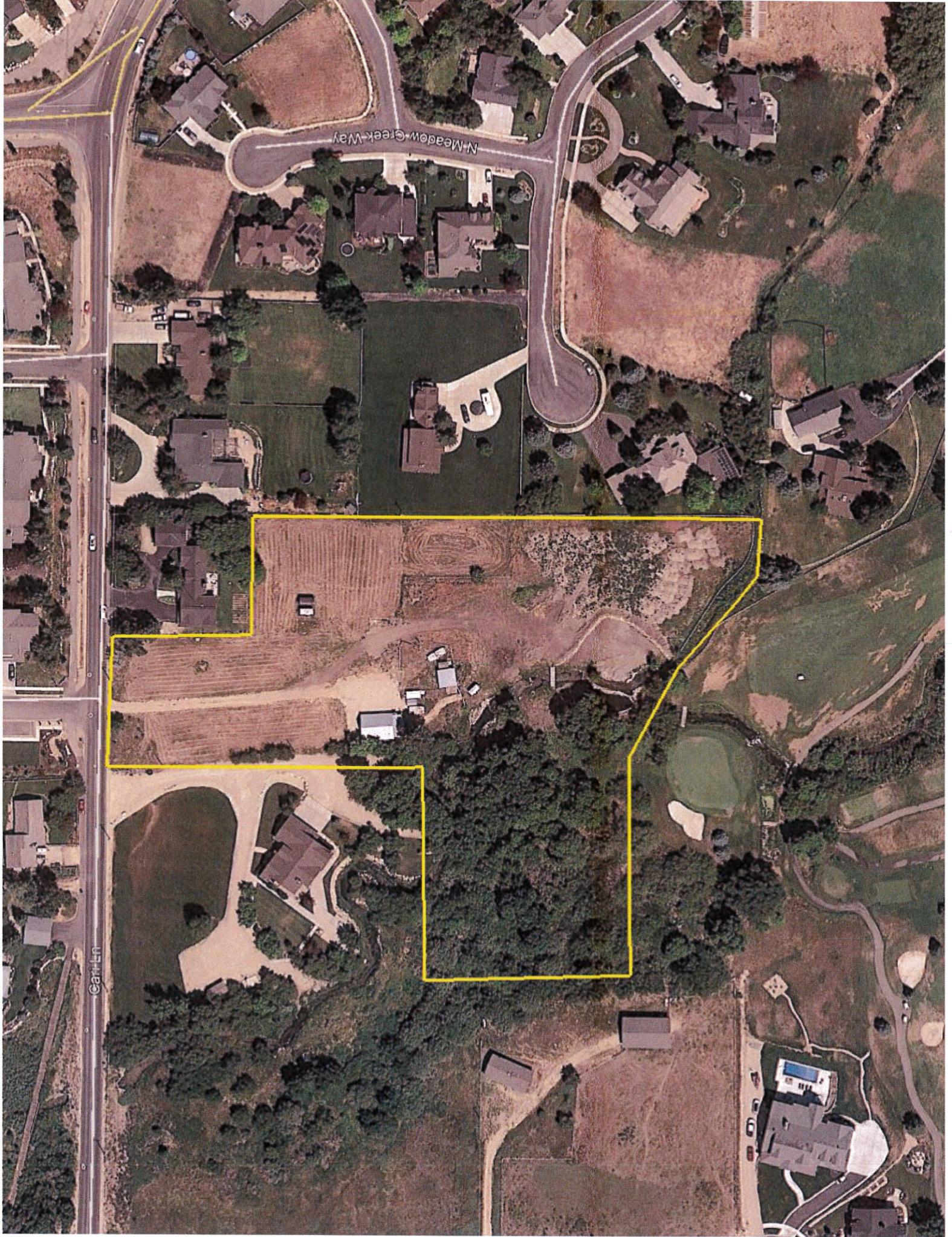
1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission finds 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 finds 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. A wetlands study must be submitted to the City for review and the Army Corps of Engineers must approve the study before preliminary approval is granted by the City Council.
2. A stream alteration permit must be approved before final approval is granted by the City Council.
3. A note shall be placed on the plat that advises future owners of lots 4 and 5 of the potential flood hazard.
4. The developer must build the driveway crossing to lot 3 as part of the subdivision infrastructure.



N Meadow Creek Way

Cari Ln

CONSTRUCTION NOTES

1. CONTRACTOR TO FOLLOW MINIMUM SPECIFICATIONS IN THE EVENT MINIMUMS ARE NOT PROVIDED. ALL SPECIFICATIONS SHALL BE FOLLOWED TO THE LETTER AND SCHEDULE ALL CONSTRUCTION WITH ALL PRIVATE PUBLIC OR CITY DATED QUOTES.

WARNING
CALL BLUE STAKES



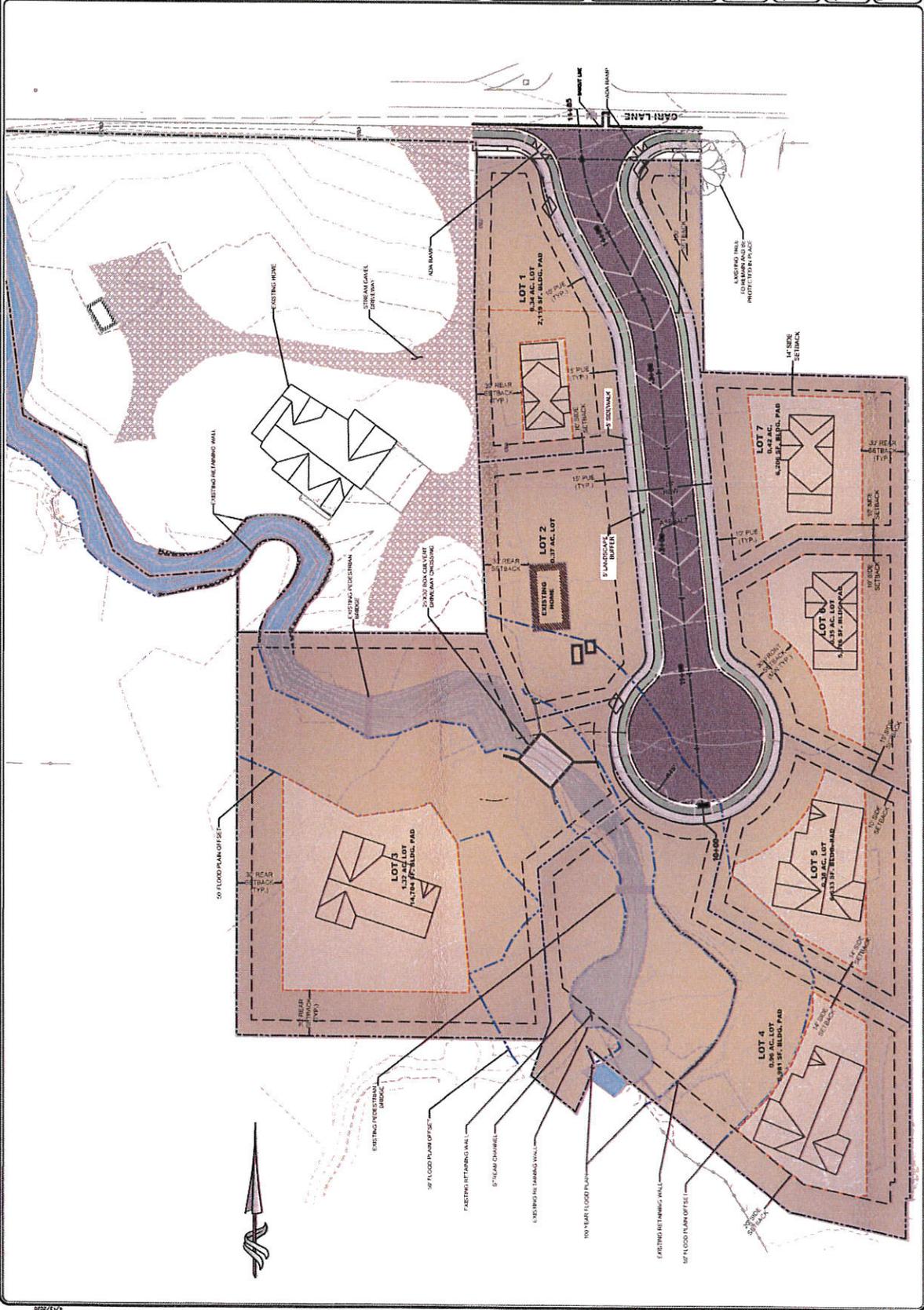
DATE:	11/14/20
SCALE:	AS SHOWN
PROJECT #:	2019-001
PROJECT NAME:	CARI LANE ESTATES
PROJECT LOCATION:	114455
PROJECT OWNER:	114455
PROJECT ARCHITECT:	114455
PROJECT ENGINEER:	114455
PROJECT SURVEYOR:	114455
PROJECT CONTRACTOR:	114455

SCALE:	0
DATE:	11/14/20
PROJECT #:	2019-001
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CARI LANE ESTATES

SITE PLAN

PRELIM 2.0



**REPORT
GEOTECHNICAL STUDY
PROPOSED CREEKSIDE ESTATES
515 CARI LANE
MIDWAY, UTAH**

February 27, 2020

Job No. 609-004-20

Prepared for:
Construction Services Consulting
PO Box 571363
Murray, Utah 84157

Prepared by:
Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123
Tel: 801-327-9600
Fax: 801-327-9601
www.gordongeotech.com

February 27, 2020
Job No. 609-004-20

Construction Services Consulting
PO Box 571363
Murray, Utah 84157

Attention: Mr. Pete Skolmoski

Ladies and Gentlemen:

Re: Report
Geotechnical Study
Proposed Creekside Estates
515 Cari Lane
Midway, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Creekside Estates which is located at 515 Cari Lane in Midway, Utah. The general location of the site with respect to major topographic features and existing facilities, as of 1998 and 1999, is presented on Figure 1, Vicinity Map. A detailed location of the site showing existing roadways and surrounding facilities, on an air photograph base, is presented on Figure 2, Area Map. The locations and alignments of photographs taken of the site during the field portion of study are also shown on Figure 2. A more detailed layout of the site showing the proposed lot boundaries and building footprints is presented on Figure 3, Site Plan. The locations of the test pits excavated in conjunction with this study are also presented on Figure 3.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of our study were planned in discussions between Mr. Pete Skolmoski of Construction Services Consulting and Mr. Patrick Emery of Gordon Geotechnical Engineering, Inc. (G²).

In general, the objectives of this study were to:

1. Accurately define and evaluate the subsurface soil and groundwater conditions across the site.
2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of five test pits at the site.
2. A laboratory testing program.
3. An office program consisting of the correlation of available data, engineering analyses, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of our professional services agreement No. 20-0102 dated January 2, 2020.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, measured and projected groundwater conditions, and the layout and design data discussed in Section 2., Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, G² must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

A seven-lot single-family residential subdivision is planned for the three and one-half-acre site. The proposed structures are anticipated to be two to three levels above grade with a partial- to full-depth basement level. Construction will be of reinforced concrete below grade and wood-

frame construction above grade. Maximum column and wall loads are projected to be on the order of 40 to 60 kips and 2 to 3 kips per lineal foot, respectively.

Site development will require a minor amount of earthwork in the form of site grading. It is estimated that maximum cuts and fills to achieve design grades will be on the order of three to four feet.

A 435-foot long at-grade roadway terminating in a cul-de-sac will provide access to the lots. Traffic over the pavement will consist of a light to moderate volume of automobiles and light trucks, and some medium-weight trucks.

3. INVESTIGATIONS

3.1 FIELD PROGRAM

In order to define and evaluate the subsurface soil and groundwater conditions across the site, five test pits were excavated to a depths ranging from two to eight and one-half feet below existing grade. It should be noted that excavation refusal was encountered on hard hot spring deposits (tufa) at all test pits except for Test Pit TP-5. The limited depth of Test Pit TP-5 was due to saturated granular soils flowing into the test pit. Locations of the test pits are presented on Figure 3.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, relatively undisturbed and small disturbed samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications have been supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representation of the subsurface conditions encountered is presented on Figures 4A through 4E, Log of Test Pits. Soils were classified in accordance with the nomenclature described on Figure 5, Unified Soil Classification System.

Disturbed bag samples were collected from the soils brought up by the backhoe bucket. Additionally, relatively undisturbed samples were obtained utilizing thin-walled hand sampling equipment.

Following completion of excavating and logging, each test pit was backfilled. The backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.