

Midway City Council
9 May 2018
Work Meeting

Resolution 2018-13 /
Whitaker Annexation Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 9, 2018

NAME OF PROJECT: Whitaker Farm

NAME OF APPLICANT: Luster Development

AGENDA ITEM: Phase 1 of Whitaker Farm Subdivision

LOCATION OF ITEM: 455 North River Road

ZONING DESIGNATION: RA-1-43

ITEM: 9

Luster Development, agent for Tom and Linda Whitaker, is proposing an amendment to the Whitaker Farm Annexation Agreement that would modify the River Road improvement requirements. The developer is proposing to modify the road profile and add two roundabouts on River Road. The required improvements on River Road include the area from about 200' north of the 600 North intersection to the area about 200' south of the Memorial Hill access intersection.

BACKGROUND:

Luster Development is proposing an amendment to the annexation agreement for the Whitaker Farm Annexation which was approved and adopted by the City Council on December 13, 2017. Specifically, he is proposing to amend Section 8: Conditions of Annexation, Section B: Conditions. This section lists the River Road required improvements that include adding a center turn lane and bike lanes of both sides of River Road. The applicant would like to propose an amendment that would eliminate the

center turn lane for a section along River Road and add two roundabouts, one at 600 North and the other at the south entrance to the proposed Whitaker Farm Subdivision located just north of the current access to Memorial Hill. To make any modifications the River Road requirements requires amending the approved annexation agreement. The City Council is not bound in any way to modify the agreement. Modifying the agreement is a legislative action and the City Council should only modify the agreement if the proposed amendment better comply with the vision of the General Plan.

The following are the required improvements as cited in the annexation agreement:

A. Additional Conditions:

- 1) Access: As a condition of this Annexation Agreement, Applicant shall be required to improve River Road and construct other roads and trails at the time of development as follows:
 - i. Applicant/Developer, at its sole cost and expense, shall construct a center turn lane (12 feet wide) on River Road. The turn lane shall meet the following requirements;
 - a. The center turn lane shall be designed and constructed according to plans approved by the City Engineer;
 - b. The center turn lane shall be constructed entirely within the existing River Road easement. Midway City shall work with the developer to insure that the necessary improvements to River Road fit within that existing easement;
 - c. The center turn lane shall continue from 200 feet north of the North entrance at the intersection of River Road and 600 North, and shall continue southerly along River Road to 200 feet south of the South property line.
 - ii. Applicant, at its sole cost and expense, shall construct paved bicycle lanes on both sides of River Road, within the existing easement, and in a length identical to the River Road center turn lane. (Bicycle lanes shall be five (5) feet on each side of the Road). Once completed the City shall have full obligation to maintain the bicycle lanes.
 - iii. All roads within the Annexation Parcel shall be dedicated to the City, and shall become public roads.
 - iv. The western loop road (from the intersection of River Road and 6th North, through the western portion of the Annexation Parcel, through the roundabout, and both back to River Road and to the Stub Road to the South), as shown on the Annexation Concept Plan, shall be a full width City road, and shall meet all the design and construction standards of the City. This Road shall be built to the rural cross section standards of the City, and shall be dedicated to the City as a public road.

- v. Applicant, at its sole cost and expense, shall construct other roads for the development parcels according to the design and construction standards of the City at the time of application for development.
- vi. Applicant, at its sole cost and expense, shall construct detached paved trails in the following locations:
 - a. Starting on the north and east side of the Western Loop Road in the subdivision, and continuing the full length of the Western Loop Road to where the road stubs into the White September parcel, as shown on the Annexation Concept Plan and future development plats.
 - b. Starting at the south access road and continuing east along the southern access until it intersects with the trail running north and south along the Western Loop Road.
 - c. Starting at the location where the stub road to Memorial Hill turns south off of the southern access, and continuing south until it connects with the road on Memorial Hill.
 - d. All of these trails will be shall be dedicated to the City, open to the public, and shall become a part of the dedicated public trail system. The City shall have all obligation to maintain the dedicated trails.
 - e. A ten (10') foot wide trail easement shall be dedicated to the City for all of the above trails. The Applicant or the developer shall construct a paved eight (8') foot wide trail within the easements. This trail shall be dedicated to the City, and shall be maintained by the City.
 - f. The remaining trail associated with the Development Parcel, that runs along the road through the subdivision, shall be private, and shall be maintained by the HOA.
- vii. Two points of access are required as per the applicable section of the Code. There shall be two access points to River Road, as shown on the Annexation Concept Plan and on future development plats. The first point of access shall be at or in the vicinity of the intersection of River Road and 6th North. The second access point shall be at or in the vicinity of approximately 400 North and River Road. Applicant shall also stub a road to the South on the East side of Memorial Hill, as generally shown on the attached Annexation Concept Plan. The actual location of the south stub road shall be flexible, depending upon the development plans of the parcels to the

south of the Annexation Parcel. All access points, including the two along River Road and the stub road to the South, which shall eventually be completed, shall meet all applicable City standards that are in place at the time application is submitted for approval. All roadway improvements shall be designed and constructed according to City standards, and shall be approved by the City engineer.

- viii. The Developer shall be responsible to build a city standard road that connects Memorial Hill to the Southern Access of the development, so that access to Memorial Hill can be closed from River Road, and accessed through the southern access point of the development. Developer shall also be responsible to replace lost parking at the base of Memorial Hill, and any and all costs necessary to meet City requirements for access to Memorial Hill.
- ix. All required easements and/or rights of way that are within the Annexation Parcel shall be granted in the name of the City. The expanded road design, including trails and access stub roads, shall be approved by the City Engineer prior to commencement of construction.
- x. The City and the Applicant agree that the road cross sections within the Annexation Parcel shall include a ribbon-curb, with a trail on one side of the road. There shall be a grass swale in between the curb and the trail, which grass swale shall be maintained by the HOA.
- xi. Applicant, at its sole cost and expense, shall construct a safe and adequate Pedestrian Crossing at existing grade level of the intersection of River Road and 6th North Streets according to plans and specifications approved by the City. The requirements for the Pedestrian Crossing may include, but are not limited to pavement markings, signs, flashing lights, etc.

ANALYSIS:

The applicant is proposing to install two roundabouts on River Road at the two intersections that will access the proposed development. He is also proposing a different cross section on River Road than what is described in the annexation agreement. The annexation agreement requires improvements that include adding a center turn lane and bike lanes of both sides of River Road. The applicant would like to eliminate the center turn lane to only a few hundred feet both north and south of each of the proposed roundabouts. Staff is considering the possibility that widening the road as proposed will

only cause traffic to speed more through this residential neighborhood. It is worth considering alternatives to avoid this potential problem.

Staff has received some information and documents on this proposal, which are attached to the report, but more information is required for a complete analysis. Generally, staff and the Planning Commission have liked the direction of the proposed improvements for several reasons.

- The proposed improvements may slow down traffic on River Road. The roundabouts will act as traffic control devices that will require a slower rate of speed. The City has received many complaints about the speed of traffic along River Road and this may help that issue.
- By introducing roundabouts, drivers will more actively drive this section of road which will require them to pay closer attention as they traverse this residential area. There have been vehicle accidents, both between multiple vehicles and vehicles hitting pedestrians, in this area and more active driving may help with this issue.
- The roundabouts will create a more aesthetically pleasing streetscape along this section of road that will help preserve its rural character. River Road is an iconic rural streetscape that is worth preserving and the proposed amendment may help keep the rural feel of the section of road.
- The proposed improvements may discourage through traffic on River Road. A UDOT traffic study showed that of the traffic that did not stop between Summit County and Wasatch County some of those trips were on River Road which is a city street. The Federal and State highway system is designed to handle through traffic but because River Road has no stop signs or other traffic hindering devices (except for the current roundabout on River Road and Burgi Lane) it is a very feasible option for those passing through the County. The introduction of roundabouts may hinder some of that through traffic and will leave River Road for local traffic.
- The applicant has offered that any money saved from changing the required improvements will be used to extend trails and bike lanes along River Road to the north and south that are not required by the annexation agreement.

For a complete analysis, staff will need information of the proposed road cross section and a line item cost of the required improvements and proposed improvements. Staff is recommending this information is submitted and public comment is gathered from the community, especially those that live and own property along River Road, before action is taken on this item.

PROPOSED FINDINGS:

- The proposed amendments may help reduce the speed of vehicles along River Road
- The proposed amendments will help preserve the rural atmosphere and will create some improvements to the streetscape
- More information is required for a full analysis

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels the proposal is in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council 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. Denial. This action can be taken if the City Council feels that the request is not in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

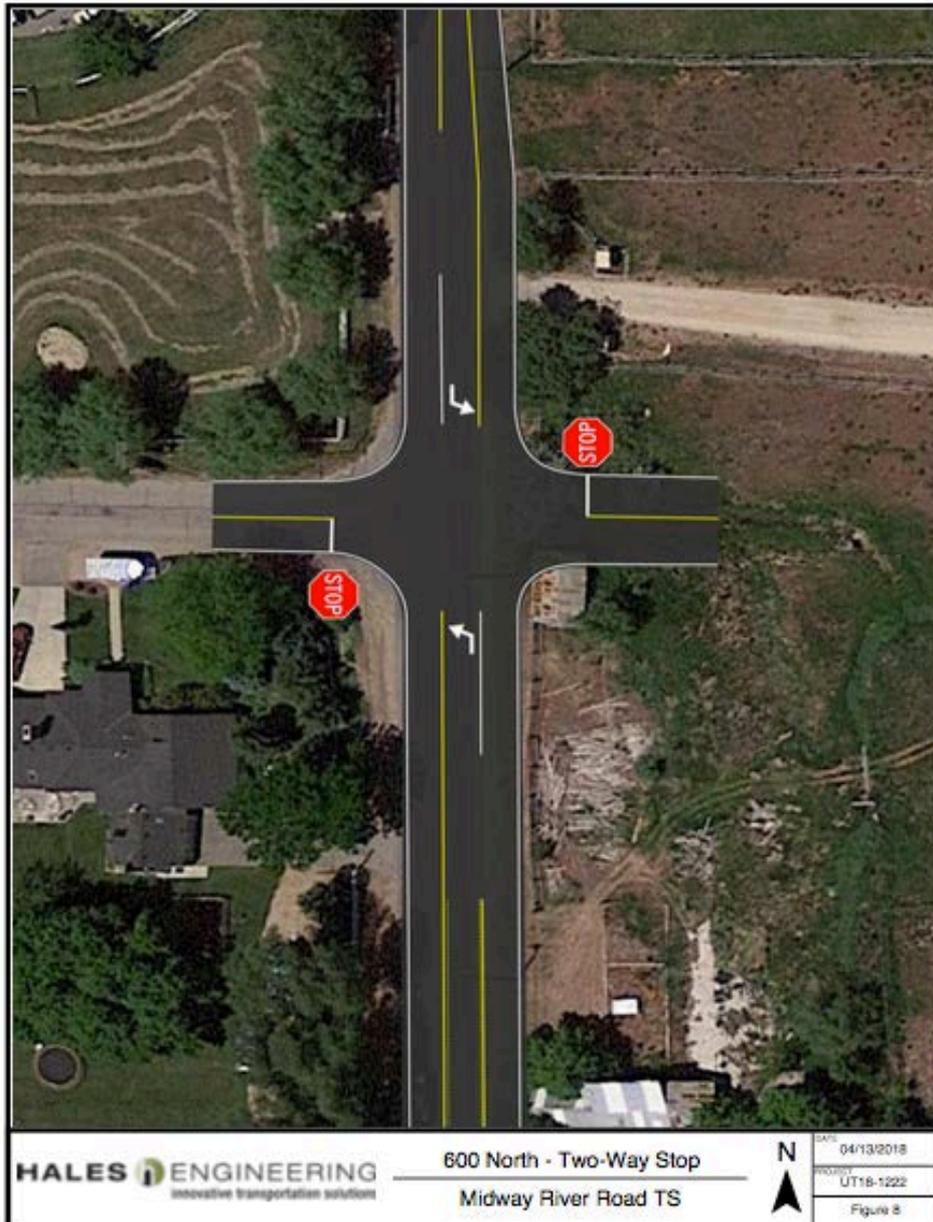
1. The developer provides more information including the proposed road cross section and a line item cost of the required improvements and proposed improvements.

River Road Traffic Study: Two Lanes is Sufficient

-Need to accommodate left hand turns at intersections



Intersection Concept: 600 N. and River Road



- Simple left hand turn design
- No traffic calming
- 4-way stop to calm traffic??

Intersection Concept: 600 N. and River Road



- Constant flow/safe
- Traffic calming
- Beautification/old world
- Requires easement

Intersection Concept: Memorial Hill & River Road



- Constant flow/safer
- Traffic calming
- Beautification/old world

→ Three roundabouts on River Road??

Intersection Concept: Memorial Hill & River Road



- Constant flow/safer
- Traffic calming
- Beautification/old world

→ Three roundabouts on River Road??

Intersection Concept: Memorial Hill & River Road



- Simple design
- No traffic calming
- Tough left hand turn south