

**Midway City Council
3 May 2022
Regular Meeting**

**Bonner Meadows /
Preliminary Approval**



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 3, 2022
NAME OF PROJECT: Bonner Meadows
NAME OF APPLICANT: Colton Chronister
OWNER OF RECORD: Johnsons Landing LLC
AGENDA ITEM: Preliminary Approval
LOCATION OF ITEM: 100 East 100 South
ZONING DESIGNATION: R-1-9

Colton Chronister, agent for Johnsons Landing LLC, is requesting preliminary approval of Bonner Meadows. The proposal is for an 18-lot subdivision on 5.99 acres in the R-1-9 zone. The property is located at approximately 100 East 100 South.

BACKGROUND:

This request is for final approval of Bonner Meadows, a large-scale subdivision on 5.99 acres that will contain 18 lots. Most of the proposed lots in the subdivision will obtain frontage along new roads built within the subdivision (100 South and 180 East) and four lots will front the existing 100 East. The property is in the R-1-9 zones which allows single-family dwellings and duplex dwellings (duplex lots require more frontage, acreage, and water rights than single-family lots). None of the lots qualify as duplex lots. If the applicant wants to propose duplexes, they will be required to provide more water for the additional water connections and all duplex lots will be required to meet the 100'-110' requirement for frontage.

This R-1-9 zone does not require open space, so no open space has been included in the proposal. The parcel is located close to Main Street where many services are located. It is

also close to the Midway Elementary School and a church. The property has historically been used for agriculture. The sidewalks in the development are 5' wide and park strips are 8' wide. The new sidewalks will greatly help the movement of pedestrians, especially the school children in the area. Children currently use 200 East to access school which does not have a sidewalk. With the proposed development, children will now be able to use the new 5' sidewalks which will allow a safer walk to school. The developer has included an 8' trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

The General plan describes the R-1-9 zone as the following:

The R-1-9 zone (9,000 sf/lot) provides a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1-11 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. This zone should be planned with an emphasis on walkability.

LAND USE SUMMARY:

- 5.99-acres
- R-1-9 zoning
- Proposal contains eighteen single family building lots (no duplex lots)
- Access to lots is provided by 100 East and new roads 100 South and 180 East
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

ANALYSIS:

Pending Ordinances – The Midway City Council adopted three pending ordinances in February, all of which could impact this proposal. The pending ordinances relate to the standard subdivision ordinance (section 16.16), the outdoor lighting ordinance (section 5.02.080), and the creation of a moderate-income housing code (future title 15). These pending ordinances were passed before the moratorium expired, meaning that any new land use applications, including this proposal, would need to comply

with whatever requirements are adopted in the previously mentioned sections. This could require adjustments to the proposed development if approvals for the development come before either new code is adopted or before the city council votes to rescind the ordinances.

Access/Roads – Access will be from 100 South, 100 East and 180 East. The proposed 100 South will access 200 East north of lot 17 of the Timpanogos View Estates where the City owns a 60' wide area that was deeded to the City for a future road when the Timpanogos View Estates plat was recorded in August of 1973.

The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

The applicant will be required to improve all existing roads abutting the development to match to a city standard half width.

Frontage – The land use code requires that all lots to meet the minimum frontage requirements for the zone. The R-1-9 zone requires 90' of frontage for detached single family lots (non-duplex lots) but allows a reduction of frontage down to 60' if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots appear to meet these requirements. We will confirm at final that all frontages are met.

Single-family dwellings – Only single-family dwellings will be allowed on the eighteen lots, even though the R-1-9 zone does allow for both attached and detached duplexes. Duplexes are not allowed because the lots do not comply with the minimum code requirements for duplexes which includes additional water for a second culinary connection, adequate frontage, and minimum lot sizes. Depending A note should be included on the plat advising future lot owners of the limitation.

Sidewalks and connectivity – The developer will install 5' sidewalks throughout the development and along existing street frontages that are contiguous with the development. The new sidewalks will greatly help the movement of pedestrians, especially school children, in the area. Many children use 200 East to access the school which does not have sidewalk. Now children will be able to use the new 5' sidewalks in the proposal which will allow a safer walk to school. The developer has included an 8' asphalt trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

City and School District agreement of 185 South – The City and the Wasatch School District agreed to a property exchange in 2017 that allowed for the construction of Michie Lane (300 South). The agreement was that the school district would deed Michie Lane to the city to allow for construction of the road if the City, at a future date, would deed 185 South to the school district. The catalyst for deeding 185 South was determined to be when 100 South is built which, is part of the proposed Bonner Meadows subdivision. Basically, the City agreed to vacate one road if two new roads were in service. The deeding of 185 to the school district will allow the school to

have flexibility regarding future plans for Midway Elementary and its surrounding property. Once 100 South is built and deeded to the City then the City will need to follow the process, as outlined in the State code, to vacate the road and then deed it to the school district.

Geotechnical Study – A Geotechnical Study has been submitted to the City and can be viewed at the Planning Office.

Sensitive Lands – The applicant has not identified any sensitive lands that are part of the proposed development.

Culinary Water Connection – The lots will connect to existing city culinary water lines located in the area.

Sewer Connection – The lots will connect to existing Midway Sanitation District sewer lines located in the area.

Fire Flow - A fire hydrant will need to be located within 500' of any future dwellings, measured by the route of a fire hose from the fire hydrant to the future home site.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary water system which is already servicing the property. Secondary water meters are required for each lateral. The applicant will be required to provide a will-serve letter from the Midway Irrigation Company before being approved by the City Council.

Traffic study – A traffic study is required for this proposal since there are more than 15 lots proposed. The applicant will need to provide this before being approved by the City Council.

100 East construction – One of the main routes to access Midway Elementary is 100 East. Buses, vehicles carrying students, and pedestrians all access the school along this route. Staff feels it is very important that construction for 100 East takes place in the summer before school begins for safety concerns. The other roads in the subdivision (100 South and 180 East) do not present the same safety issues that 100 East presents since they are new roads and therefore should not have the same construction timing restriction. It is recommended that a condition of approval is that any construction on 100 East takes place before school starts in the fall.

Storm Water – Storm water runoff will be captured and retained onsite in a pond located on lot 11. The applicant will need to ensure that the storm drain easement on lot 11 is clearly marked on the plat. The city will maintain the right to access the pond for future emergency access. The plat will need to include a note requiring the owner of lot 11 to provide a 10' (minimum) access gate if a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the

access easement. Before deeding the road to the school district, the applicant will need to work with the city to ensure that there is an access easement over the road allowing for future access to the pond on the rear of lot 11.

WATER BOARD RECOMMENDATION:

This item was reviewed by the Water Board on February 6, 2017 (Lucerne Estates – 14 lots – 17.6 acre feet) and on August 5, 2019 (Bonner landing – 4 lots – 5.39 acre feet). The current proposal combines Lucerne Estates and Bonner Landing into what is presented in this staff report. The number of lots, lot areas, and park strip areas have not changed from the original submittals. The combined Water Board recommendations is that 22.99-acre feet of water are tendered to the City before the Bonner Landing plat is recorded. This calculation is based on single-family dwellings constructed on each lot.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Wardle: I make a motion that we recommend approval of the preliminary application for Bonner Meadows. The proposal is for an 18-lot subdivision on 5.99 acres in the R-1-9 zone. The property is located at approximately 100 East 100 South. We accept the staff findings and approve the 3 conditions listed in the staff report.

Seconded: Commissioner Ream

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Cliften, Wardle and Garland

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the land use requirements of the R-1-9 zoning district
- The sidewalks crossing the property and connecting to neighboring roads and existing sidewalks will benefit the community by allowing safe pedestrian access.
- The proposal will need to comply with all requirements resulting from the three pending ordinances for the following sections: section 16.16 (PUDS and Standard Subdivisions), section 5.02.080 (Outdoor Lighting and Glare), and future title 15 (Moderate Income Housing)

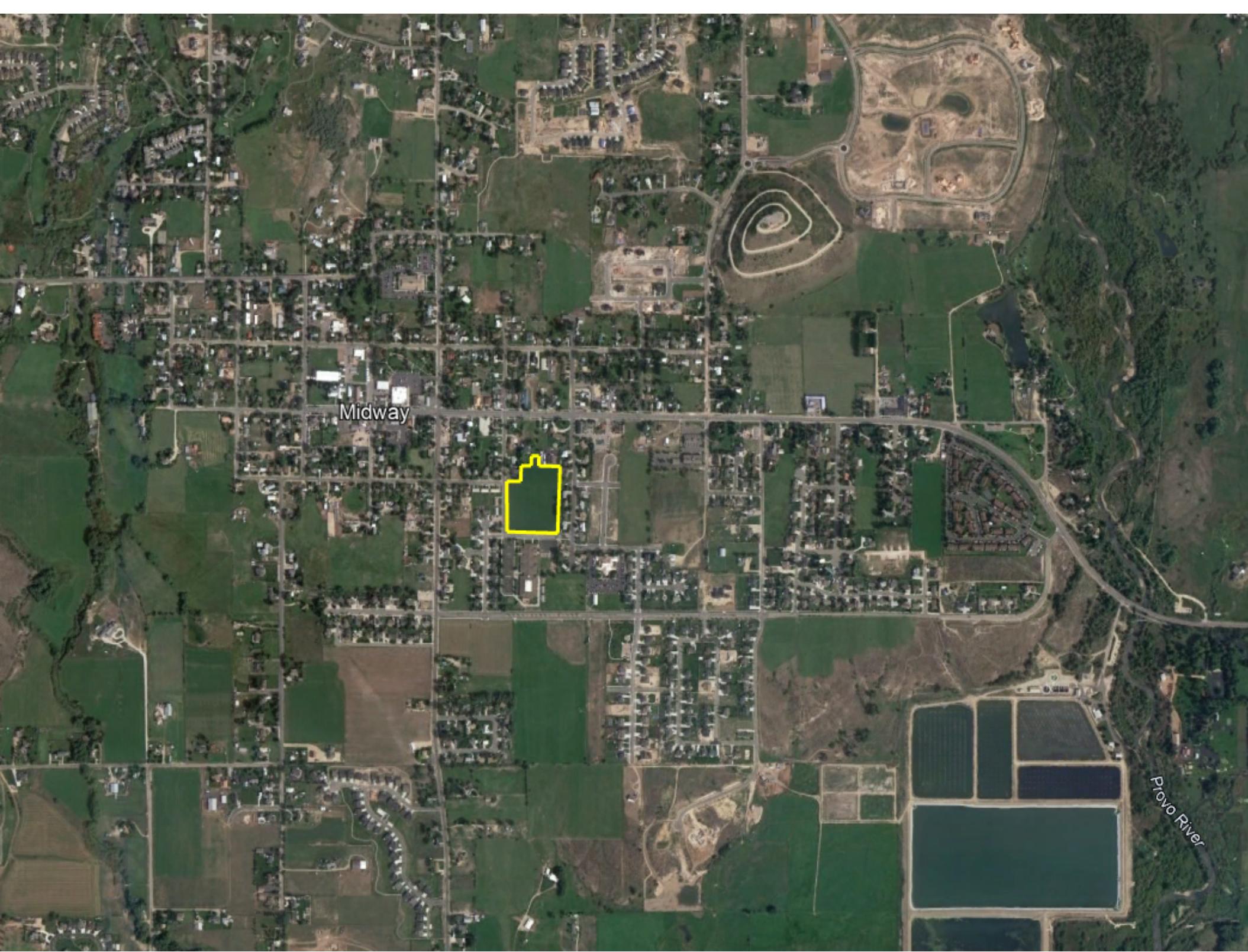
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council shall terminate all proceedings and render the Preliminary Plan null and void.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council 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 City Council 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. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

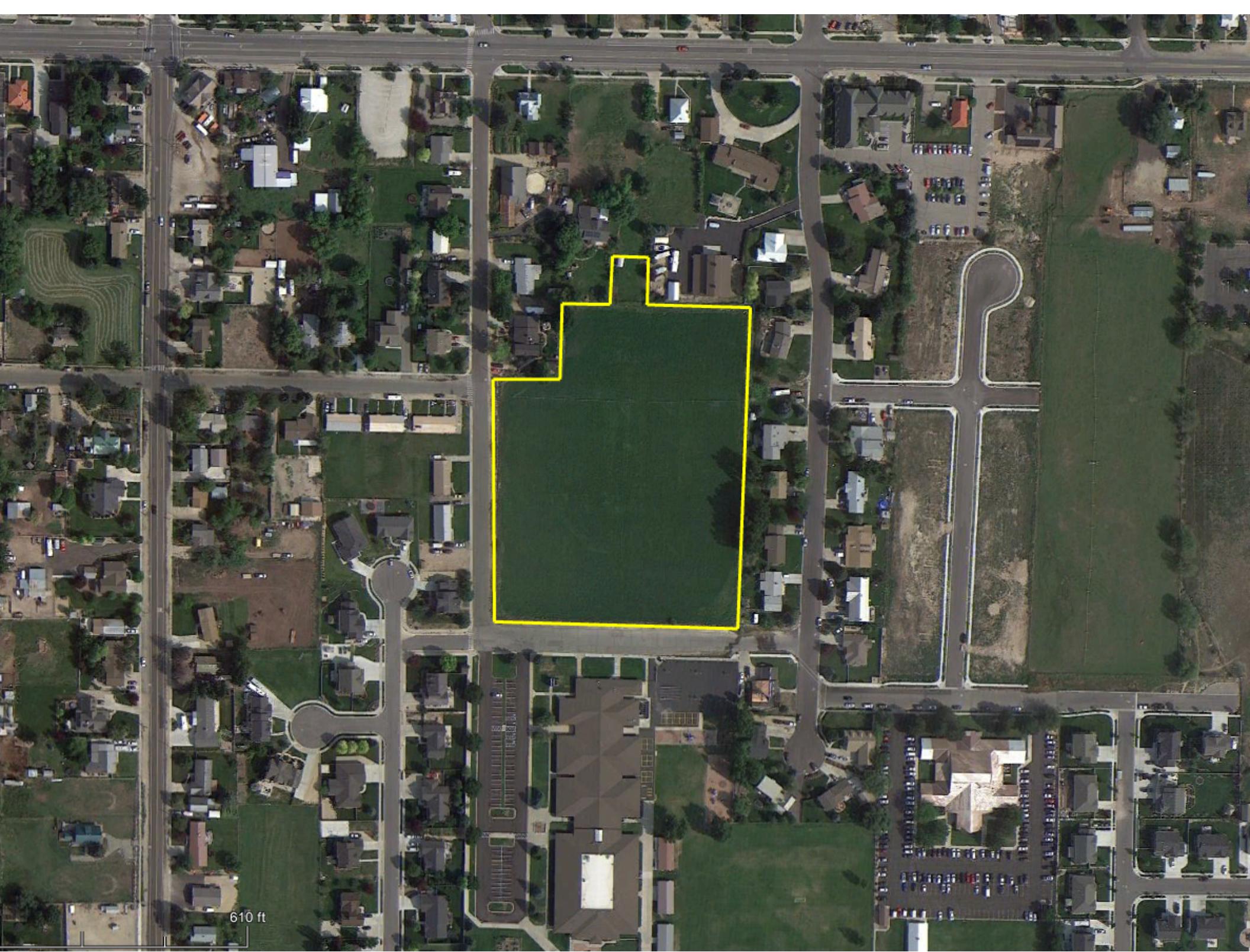
PROPOSED CONDITIONS:

1. Any construction on 100 East takes place before school starts in the fall.
2. Will-serve letter from Midway Irrigation before being approved by the City Council.
3. The applicant must provide a traffic study before being approved by the City Council.

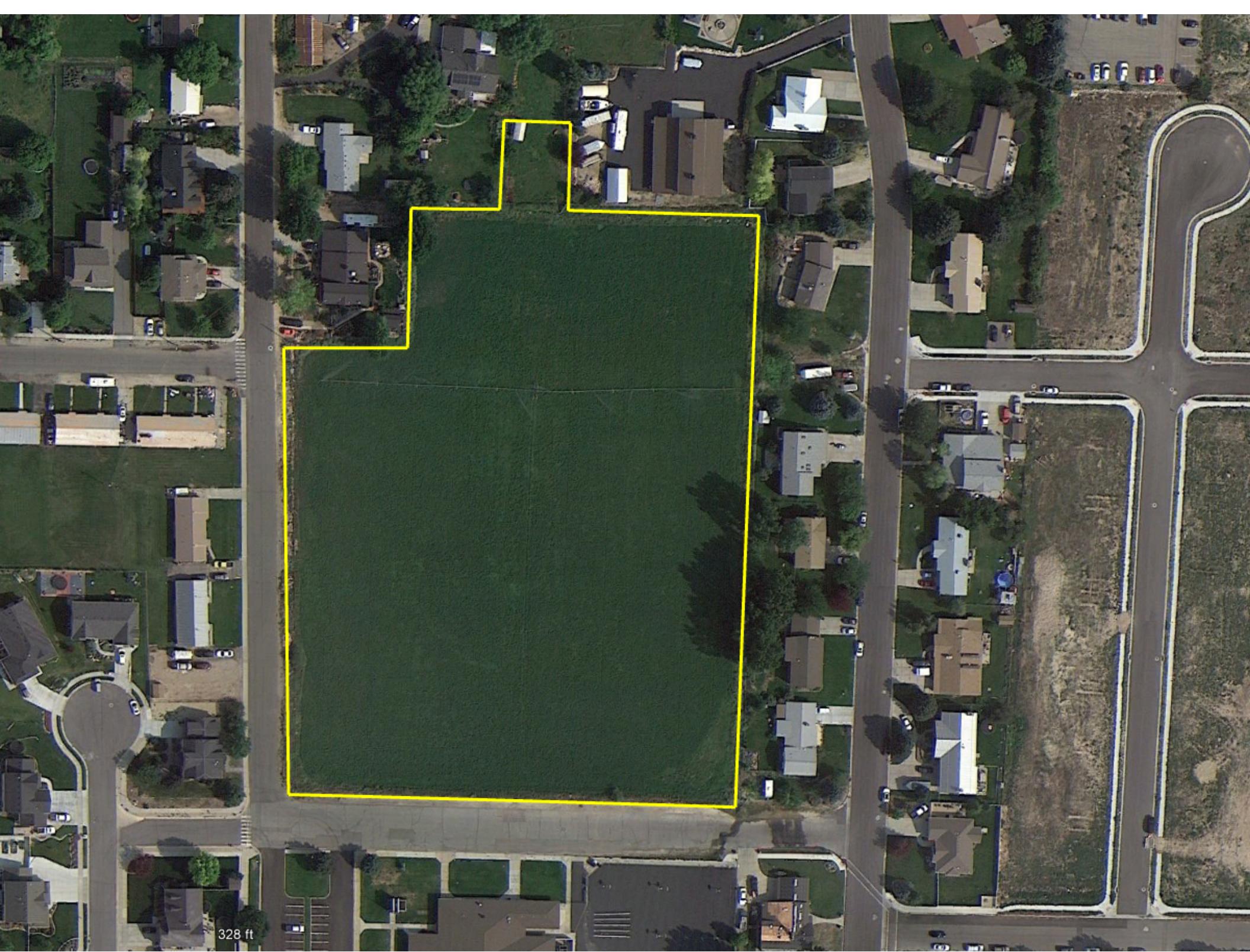


Midway

Payette River



610 ft



328 ft

April 12, 2022

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

Subject: Bonner Meadows – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Preliminary Approval. The proposed development is located between the blocks of 100 South and 185 South and 100 East and 200 East. The entire development is 5.99 acres and contains 18 lots. The following comments should be addressed.

General Comments

- The roads, culinary water, and storm drain systems within this development will be public infrastructure and maintained by Midway City.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- The proposed development will connect to the existing 12" culinary water line in 100 East and the existing 8" culinary water line in 200 East.
- 8" water lines will be installed within the development. The proposed culinary water system will provide adequate fire flows.
- The development will need to install an 8" water line in 100 East from 100 South to 185 South.

Roads

- A new road is proposed to be installed on 100 South from 100 East to 200 East. All new roads will have a cross section of 26' of asphalt, modified curb & gutter, an 8' park-strips and 5' sidewalks.
- Due to the roadway dedication on Michie Lane, Midway City will be dedicating 185 South from 100 East to the eastern property line of the Midway Elementary to the Wasatch School District.

Storm Drain

- The storm water within the proposed development will be public and will be collected and dispersed through the use of catch basins, sumps, and retention basins.
- For maintenance a utility easement within 185 South needs to be provided to maintain access to the storm drain pond and sumps.

Irrigation

- The proposed development will connect to an existing irrigation in 100 East and 200 East and install services with meters according to Midway Irrigation Company



standards.

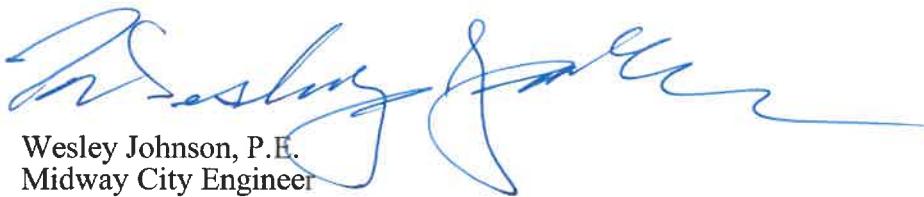
- There is an existing drainage ditch that will need to be piped through the subdivision. Work with Mike Kohler for location and pipe material allowed.

Trails

- There will be an 8' trail connecting the cul-de-sac to 185 South.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

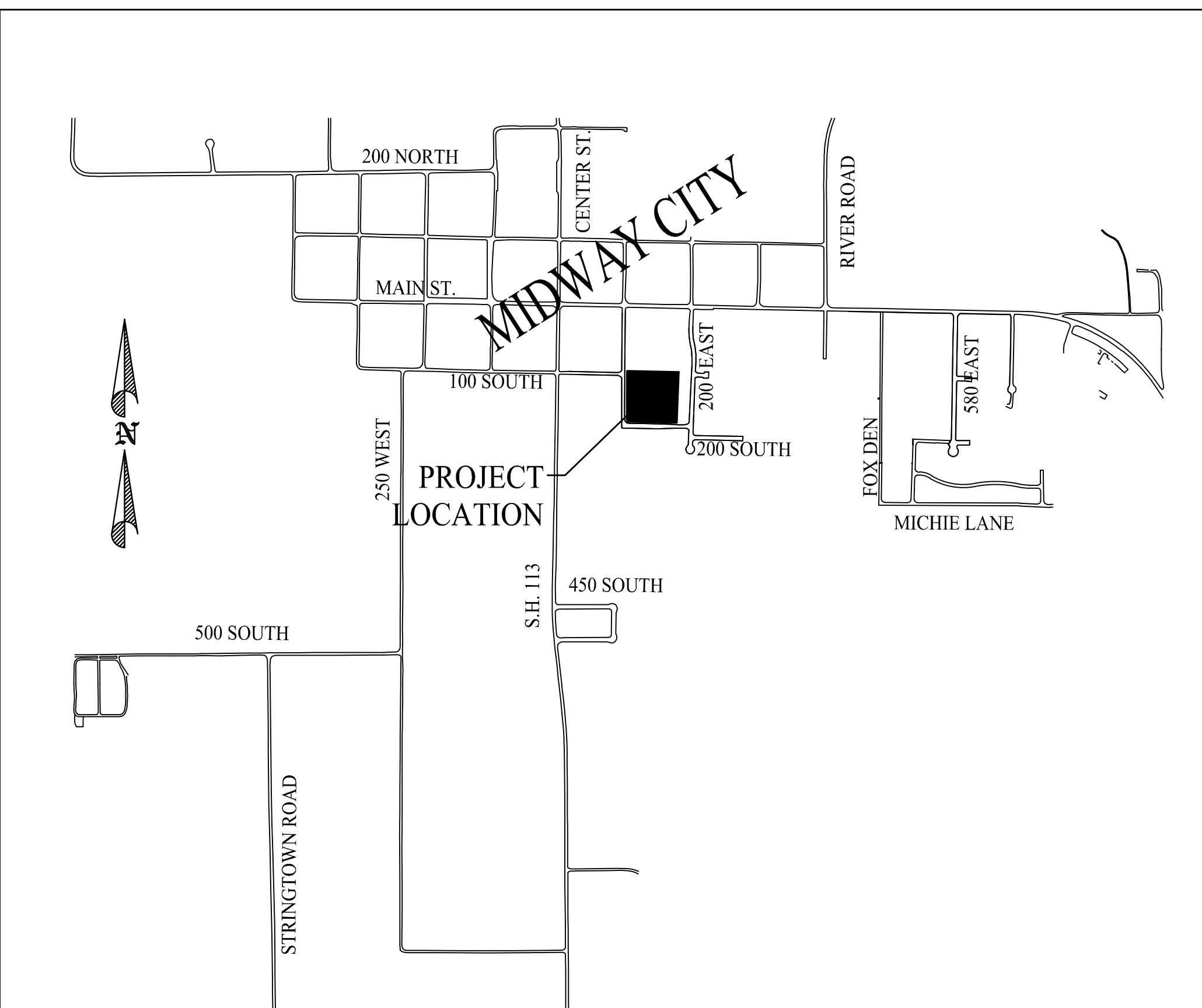


Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering

BONNER MEADOWS

PRELIMINARY PLANS



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. PRELIMINARY PLAN
2. 100 SOUTH ROAD PLAN & PROFILE
3. 180 EAST ROAD PLAN & PROFILE
4. 100 EAST AND 185 SOUTH ROAD WIDENING PLAN
5. PRELIMINARY UTILITY PLAN
6. PRELIMINARY STORM DRAIN PLAN

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 09 MAR 2022

C.W. URBAN	BONNER MEADOWS
COVER SHEET	
 BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749	
DESIGN BY: PDB DRAWN BY: PDB REV:	DATE: 09 MAR 2022 SHEET 0



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 511.90 FEET AND NORTH 752.39 FEET FROM THE SOUTHWEST QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°05'57" EAST 440.20 FEET;
THENCE SOUTH 89°07'04" EAST 462.47 FEET;
THENCE SOUTH 02°14'09" WEST 460.00 FEET;
THENCE NORTH 88°27'53" WEST 430.78 FEET;
THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.19 FEET (CENTRAL ANGLE OF 88°33'50" AND CHORD OF NORTH 44°10'58" WEST 20.95 FEET) TO THE POINT OF BEGINNING.

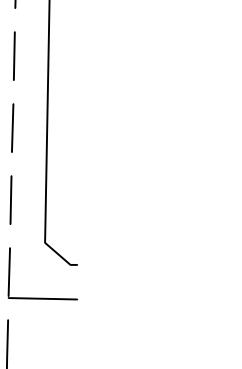
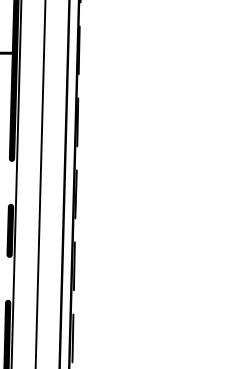
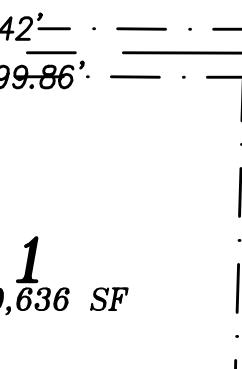
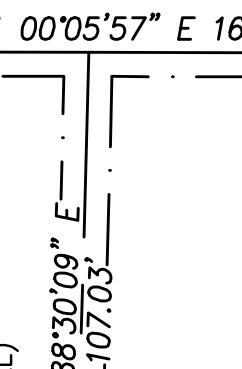
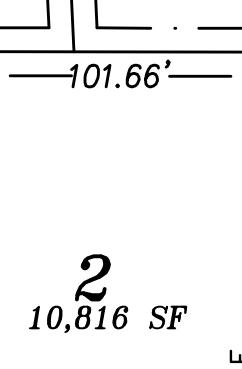
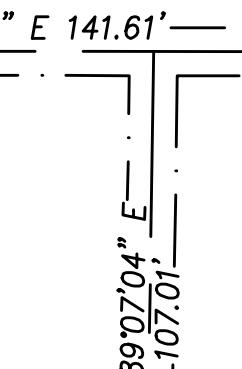
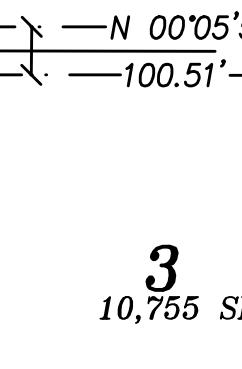
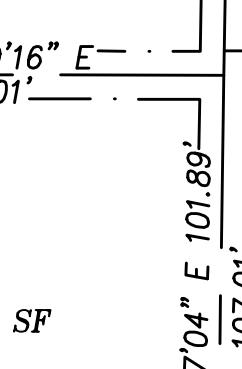
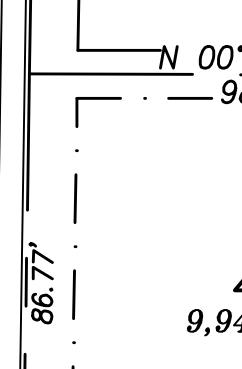
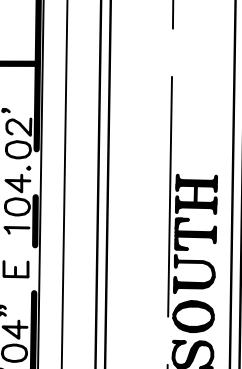
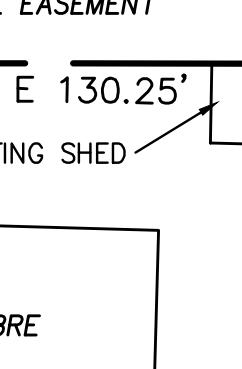
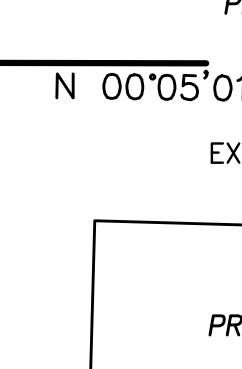
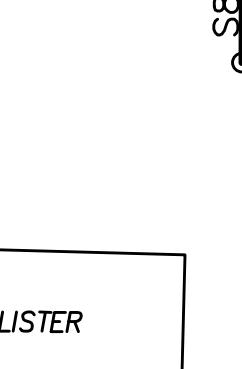
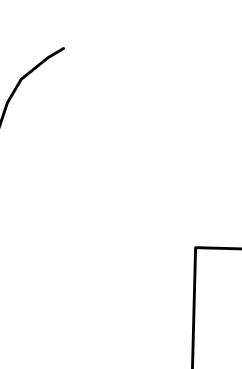
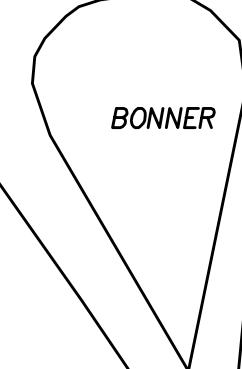
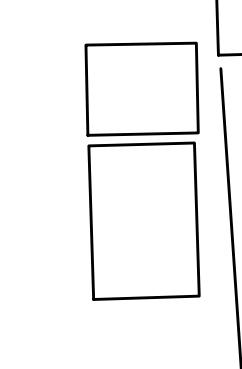
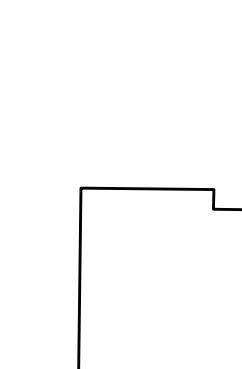
CONTAINING: 4.77 ACRES

CURVE TABLE					
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C2	23.77'	15.00'	90°46'59"	21.36'	N 45°29'25" E
C3	23.90'	15.00'	91°17'35"	21.45'	S 43°28'16" E
C5	33.36'	17.00'	112°25'09"	28.26'	S 58°23'06" W
C6	45.48'	58.00'	44°55'28"	44.32'	N 87°52'04" W
C7	60.00'	58.00'	59°16'37"	57.37'	S 40°01'53" W
C8	60.00'	58.00'	59°16'15"	57.36'	S 19°14'33" E
C9	60.00'	58.00'	59°16'19"	57.36'	S 78°30'50" E
C10	43.55'	58.00'	43°01'14"	42.53'	N 50°20'24" E
C11	8.71'	17.00'	29°20'43"	8.61'	N 43°30'08" E
C12	7.74'	100.00'	04°26'15"	7.74'	N 55°57'22" E
C13	89.99'	100.00'	51°35'44"	86.99'	N 27°57'23" E
C14	23.22'	15.00'	88°42'25"	20.97'	N 46°31'44" E
C15	114.92'	72.00'	91°26'59"	103.10'	S 47°54'01" W

PARCEL: 00-0006-5172
ZONING: R-1-9
SINGLE FAMILY HOMES ARE PROPOSED FOR ALL LOTS WITHIN THE SUBDIVISION.

MAIN STREET

PP



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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 20 APR 2022

C. W. URBAN
BONNER MEADOWS

PRELIMINARY SITE PLAN

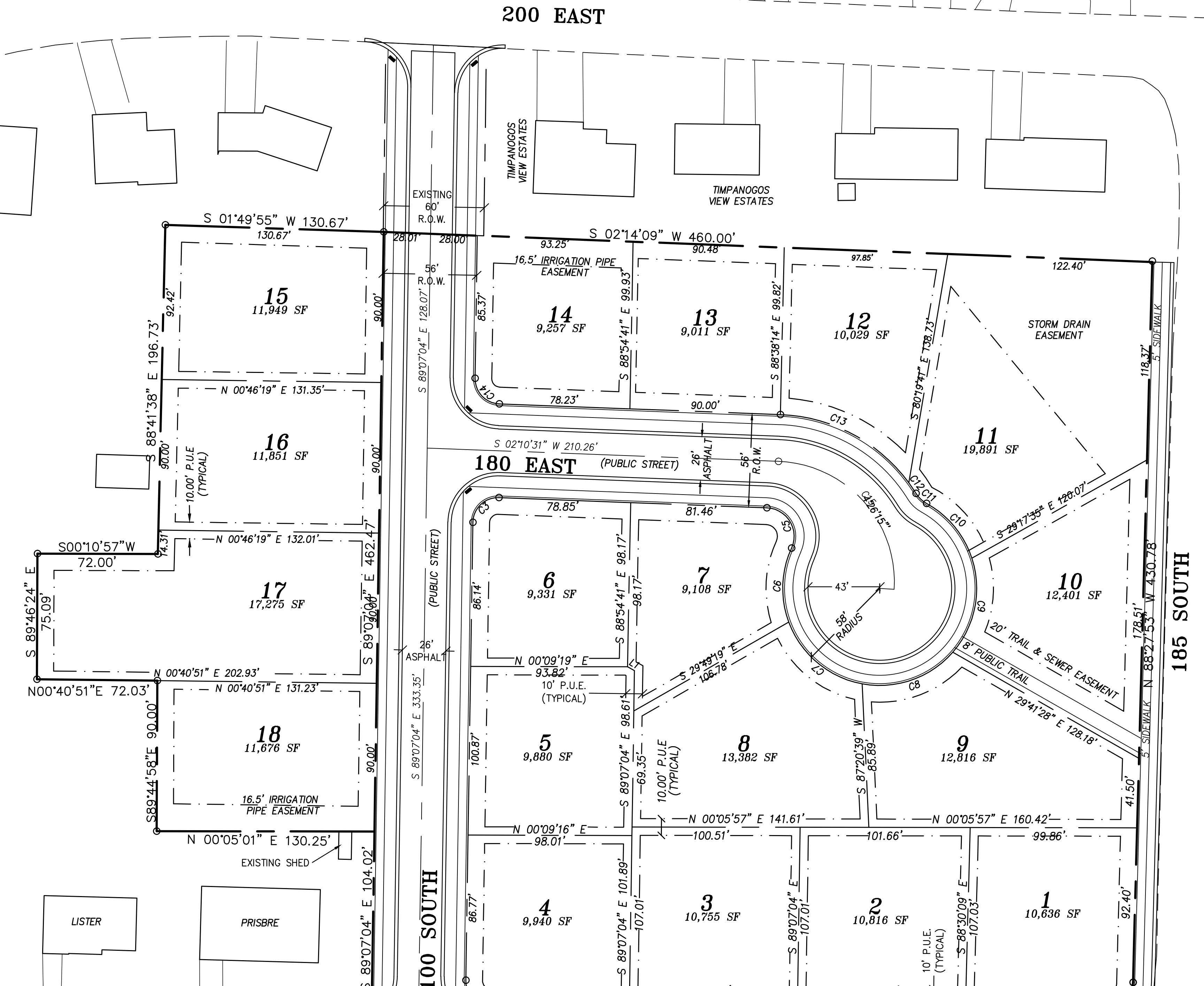
BERG ENGINEERING
380 E Main St, Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DATE: 20 APR 2022 SHEET 1
DRAWN BY: PDB REV:

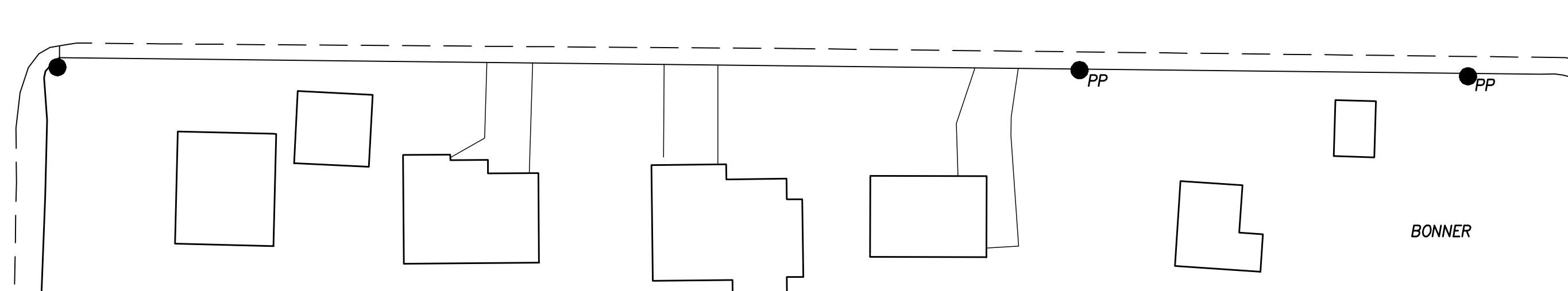
200 EAST

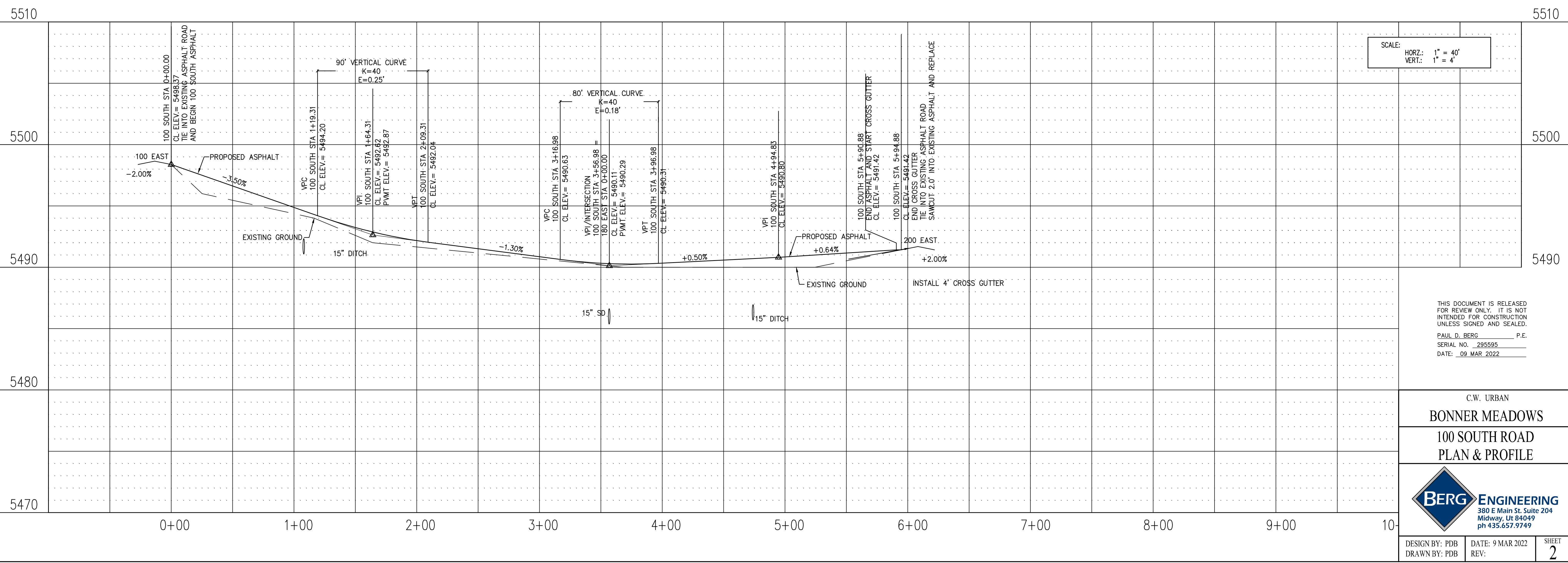
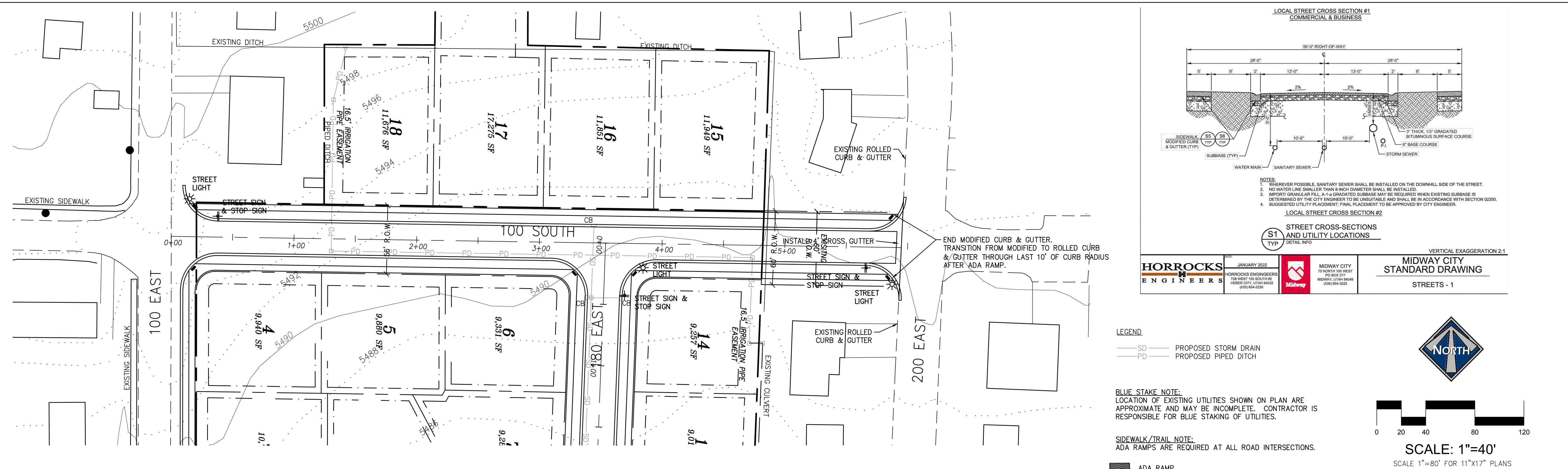


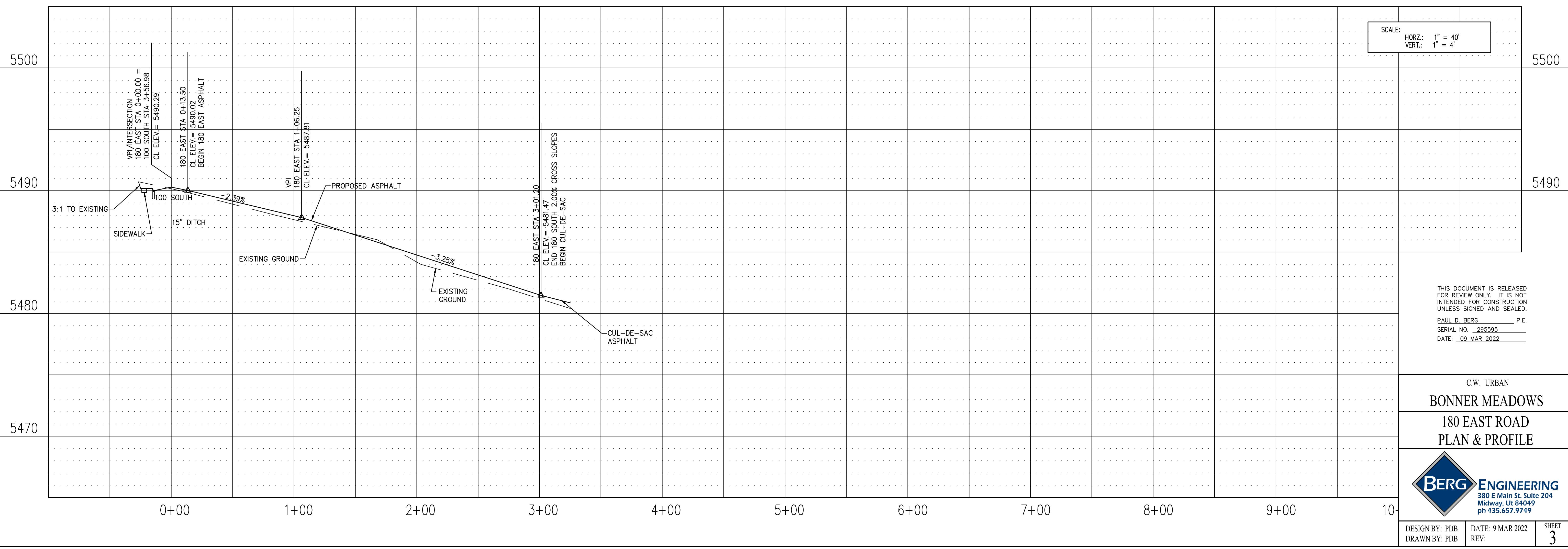
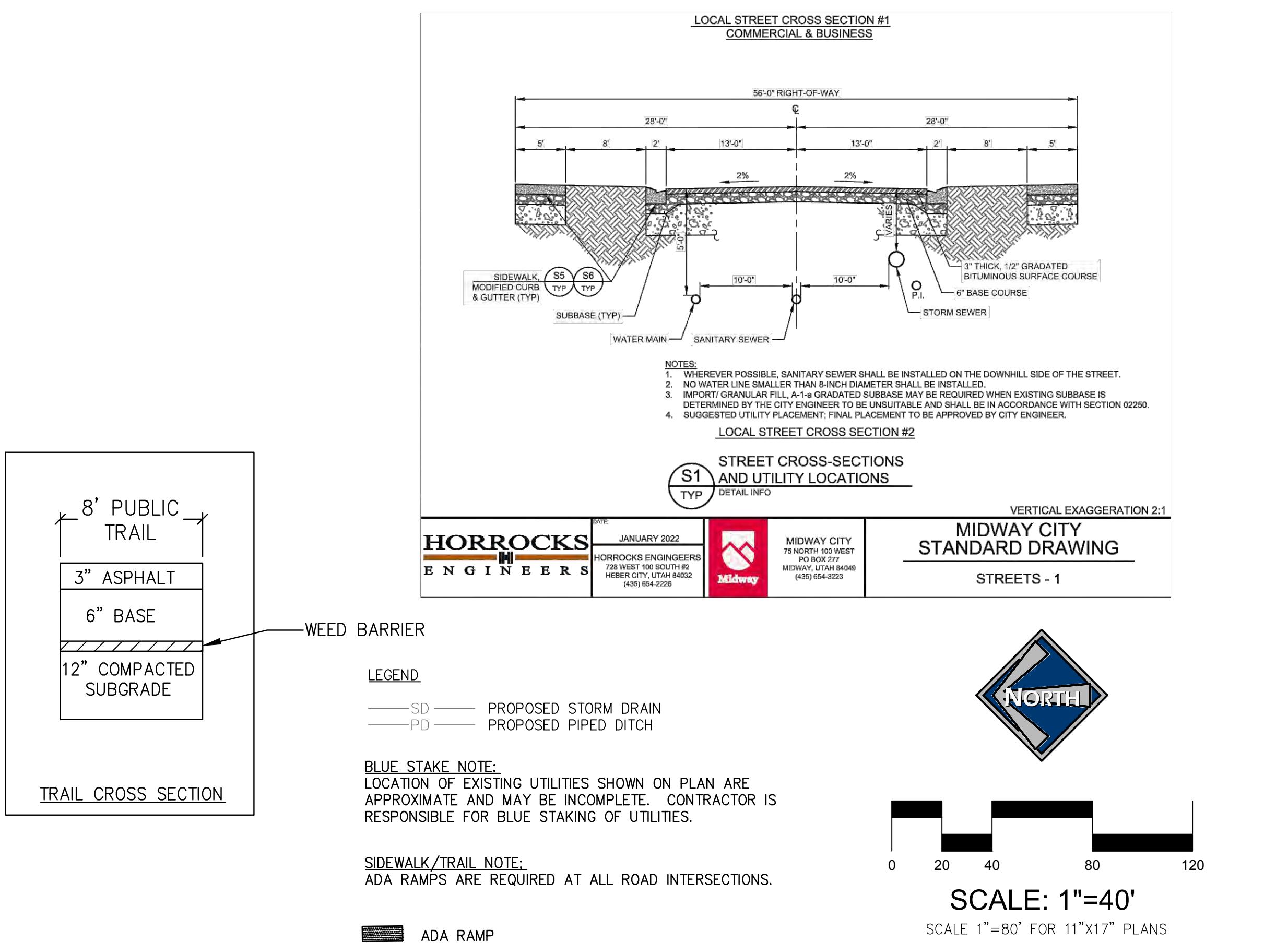
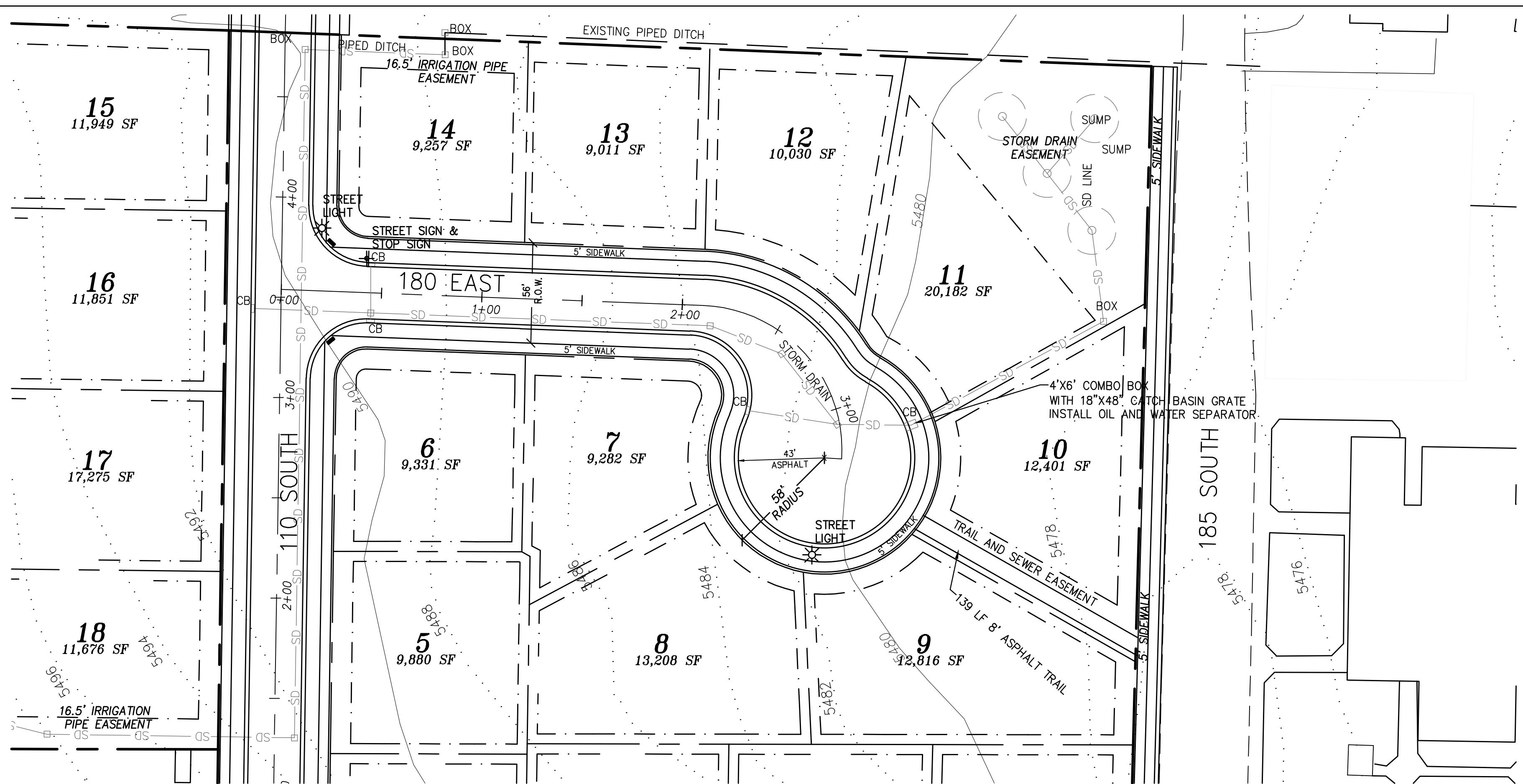
SCALE: 1"=40'
SCALE 1"=80' FOR 11"X17" PLANS

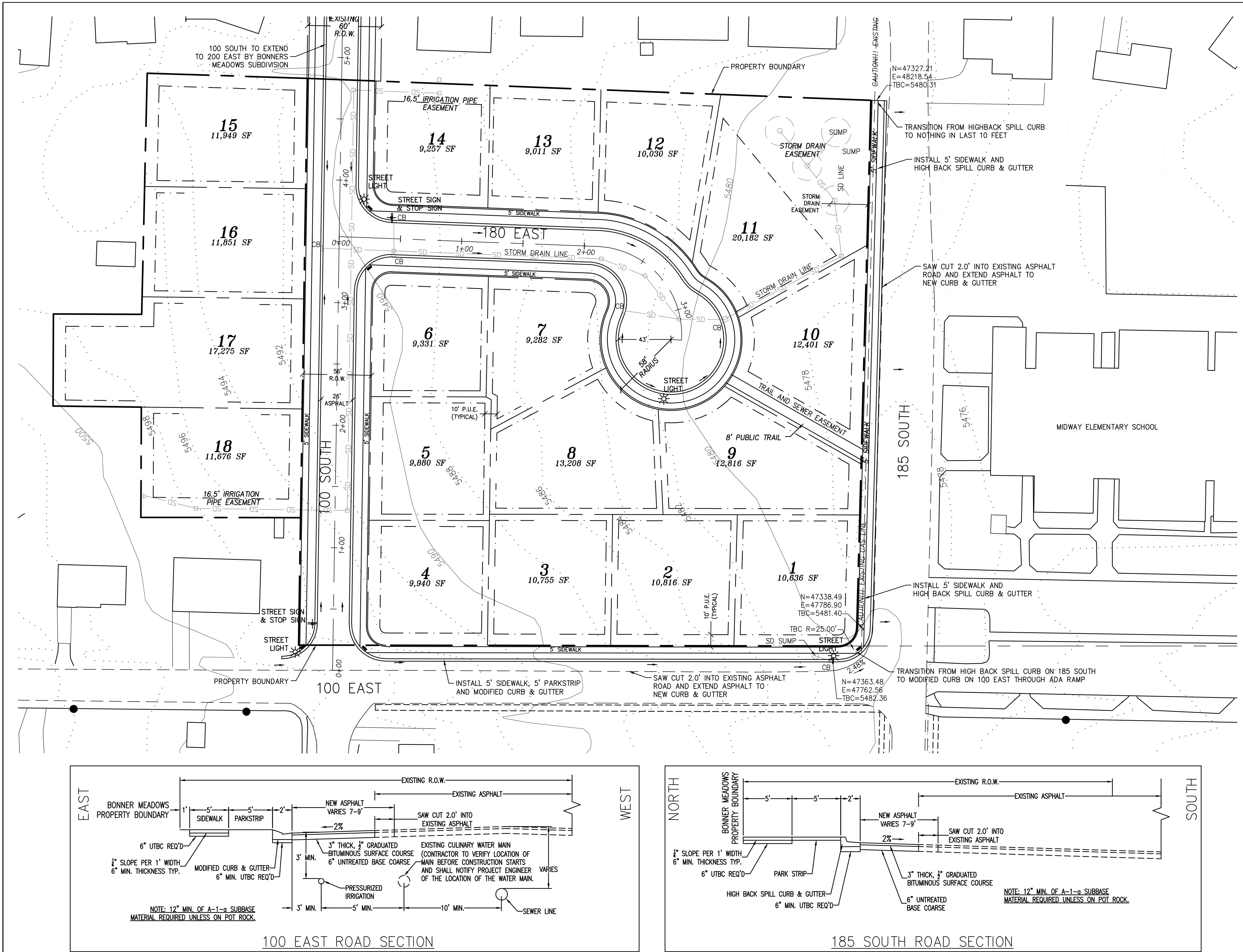


100 EAST









path: X:\Midway\Wood-Bonner Meadows\Preliminary\\ plotted by: roarer
file name: 04_100F18SSdwa plot date: March 07, 2022

The diagram illustrates the cross-section of the 100 East Road Section. It starts at the **BONNER MEADOWS PROPERTY BOUNDARY** on the left, indicated by a vertical line. A **SIDEWALK** is shown with dimensions of 1' and 5'. To its right is a **PARKSTRIP** with dimensions of 5' and 2'. The total width from the property boundary to the **EXISTING R.O.W.** is 13'. The **EXISTING ASPHALT** is shown on the right, with a **SAW CUT 2.0'** into it. The new asphalt layer varies in thickness from 7' to 9'. A **2%** grade is indicated. Below the asphalt, there is a **3" THICK, $\frac{1}{2}$ " GRADUATED BITUMINOUS SURFACE COURSE** and a **6" UNTREATED BASE COARSE**. A **PRESSURIZED IRRIGATION** line is shown crossing the road. A **SEWER LINE** is also indicated. A note specifies that **1" SLOPE PER 1' WIDTH** and **6" MIN. THICKNESS TYP.** apply to the curb and gutter. A note also states that **6" UTBC REQ'D** for the curb and gutter. A note at the bottom left specifies that **NOTE: 12" MIN. OF A-1-a SUBBASE MATERIAL REQUIRED UNLESS ON POT ROCK.** The **EXISTING CULINARY WATER MAIN** is located below the road surface, with a note that the contractor must verify its location before construction starts and notify the project engineer of its location. The distance between the irrigation line and the sewer line is **10' MIN.**

NORTH

BONNER MEADOWS PROPERTY BOUNDARY

EXISTING R.O.W.

EXISTING ASPHALT

NEW ASPHALT VARIES 7-9'

SAW CUT 2.0' INTO EXISTING ASPHALT

2%

1" SLOPE PER 1' WIDTH
6" MIN. THICKNESS TYP.

6" UTBC REQ'D

PARK STRIP

HIGH BACK SPILL CURB & GUTTER
6" MIN. UTBC REQ'D

3" THICK, $\frac{1}{2}$ " GRADUATED BITUMINOUS SURFACE COURSE

6" UNTREATED BASE COARSE

NOTE: 12" MIN. OF A-1-a SUBBASE MATERIAL REQUIRED UNLESS ON POT ROCK.

CONT'D

185 SOUTH ROAD SECTION

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INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.

C.W. URBAN

BONNER MEADOWS

100 EAST AND 185 SOUTH ROAD WIDENING PLAN



DESIGN BY: PDB	DATE: 9 MAR 2022	SHEET
DRAWN BY: PDB	REV:	4

