



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 9, 2020

NAME OF PROJECT: Cozens Subdivision

NAME OF APPLICANT: Berg Engineering

AGENDA ITEM: Plat Amendment and Preliminary/Final Approval

LOCATION OF ITEM: 840 South Stringtown Road

ZONING DESIGNATION: RA-1-43

ITEM: 3

Glen Lent, agent for Albert Cozens, is proposing a plat amendment of the Cozens subdivision. The proposal would subdivide the 3.72-acre one lot subdivision into three lots. The property is located at 840 South Stringtown Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for a plat amendment and preliminary/final approval of a small-scale subdivision on 3.72 acres that will contain three lots. The Cozens subdivision plat was recorded on November 7, 2019 and contains one lot. The petition is to amend the plat and subdivide the lot into three lots. This proposal requires amending the plat and, since the lot is being subdivided, requires approval of a small-scale subdivision also. The lots proposed in the subdivision will obtain frontage along Stringtown Road. The property is in the RA-1-43 zoning district and the lots do comply with the minimum requirements of frontage, width, and acreage for a lot in this zone.

There is currently one dwelling on the property and a relatively large detached structure. The dwelling is nonconforming to current front setback requirements but is considered legal non-conforming. If the dwelling were ever demolished, then a new dwelling would need to comply with the required setbacks. The dwelling is connected to Midway's culinary water system, but it is not connected to Midway Sanitation District's sewer line because of the septic system on the property. A requirement of approval is that all three lots, including the existing dwelling, will need to connect to the sewer system.

There are sensitive lands present on the property. Snake Creek runs through the northeast section of the property. A FEMA floodplain accompanies Snake Creek which requires a 50' setback or any structures from the edge of the delineated floodplain. The submitted plans do show the floodplain with the required 50' setback.

LAND USE SUMMARY:

- 3.72-acre parcel
- RA-1-43 zoning
- Proposal contains three lots
- Frontage on Stringtown Road
- The lots will connect to the Midway City's culinary water line, Midway Irrigation Company's secondary water line, and Midway Sanitation District's sewer line

ANALYSIS:

Sensitive lands – Snake Creek runs through the property and has a FEMA floodplain associated with it. A 50' setback is required for all structures from the FEMA floodplain. No structures may be 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.

Water Connections – The two new lots will connect to the City's water line along Stringtown Road. The existing structure is already connected to the City's water system. The developer is required to install the two required sewer laterals.

Sewer Connections – The three lots, including the existing structure, are required to connect to Midway Sanitation District's sewer system. The developer will install a sewer main from Wards Lane to the development and will also install the sewer laterals for the three lots.

Secondary Water Connections – The lots will connect to Midway Irrigation Company’s secondary water line which already services the area.

Setbacks – The small-scale subdivision code requires a 50’ setback is required for any structures built in the proposal from the front property line along Stringtown Road. The required setback will be noted on the plat, the same as it is currently noted on the current plat.

Bike Lane – The master trail plan shows an attached asphalt bike trail along Stringtown Road. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.

WATER BOARD RECOMMENDATION:

The Water Board reviewed the proposal to subdivide the existing lot to three lots during their June 1, 2020 meeting. The recommendation is that 10.9-acre feet are required for the proposal. The applicant already dedicated 10.5-acre feet before the recording of the current plat so the dedication requirement for the current proposal is 0.4-acre feet. Secondary water meters are also required for each lot.

POSSIBLE FINDINGS:

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help complete the master trails plan

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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 comply with the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

1. The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.

June 9, 2020

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

Subject: Cozens Subdivision, – Preliminary / Final Approval, June 9, 2020

Dear Michael:

Horrocks Engineers recently reviewed the Cozens Subdivision plans for Preliminary and Final approval. The proposed subdivision is located at approximately 840 South Stringtown Road. The proposed subdivision consists of 3 lots. The following issues should be addressed with approval.

General Comments

- The small scale subdivision is not proposing to construct any new roads or public infrastructure. Depending on additional survey data, the existing sewer line at the intersection of Stringtown Road and Wards Lane should be extended to the North boundary of the subdivided plat. Due to the existing flood plain, and slopes exceeding 25-percent, the driveway to lot 1 should be shown on the plans and also the plat.

Water

- Each lot will connect to the existing 10" water line within Stringtown Road. This subdivision is within the Stringtown Road water extension line agreement.

Roads

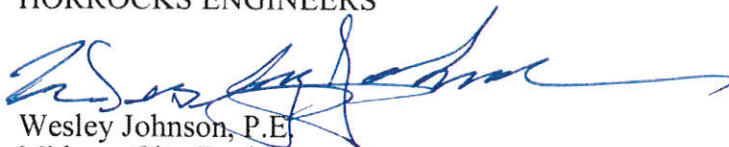
- No new roads are proposed within the subdivision.

Storm Drain

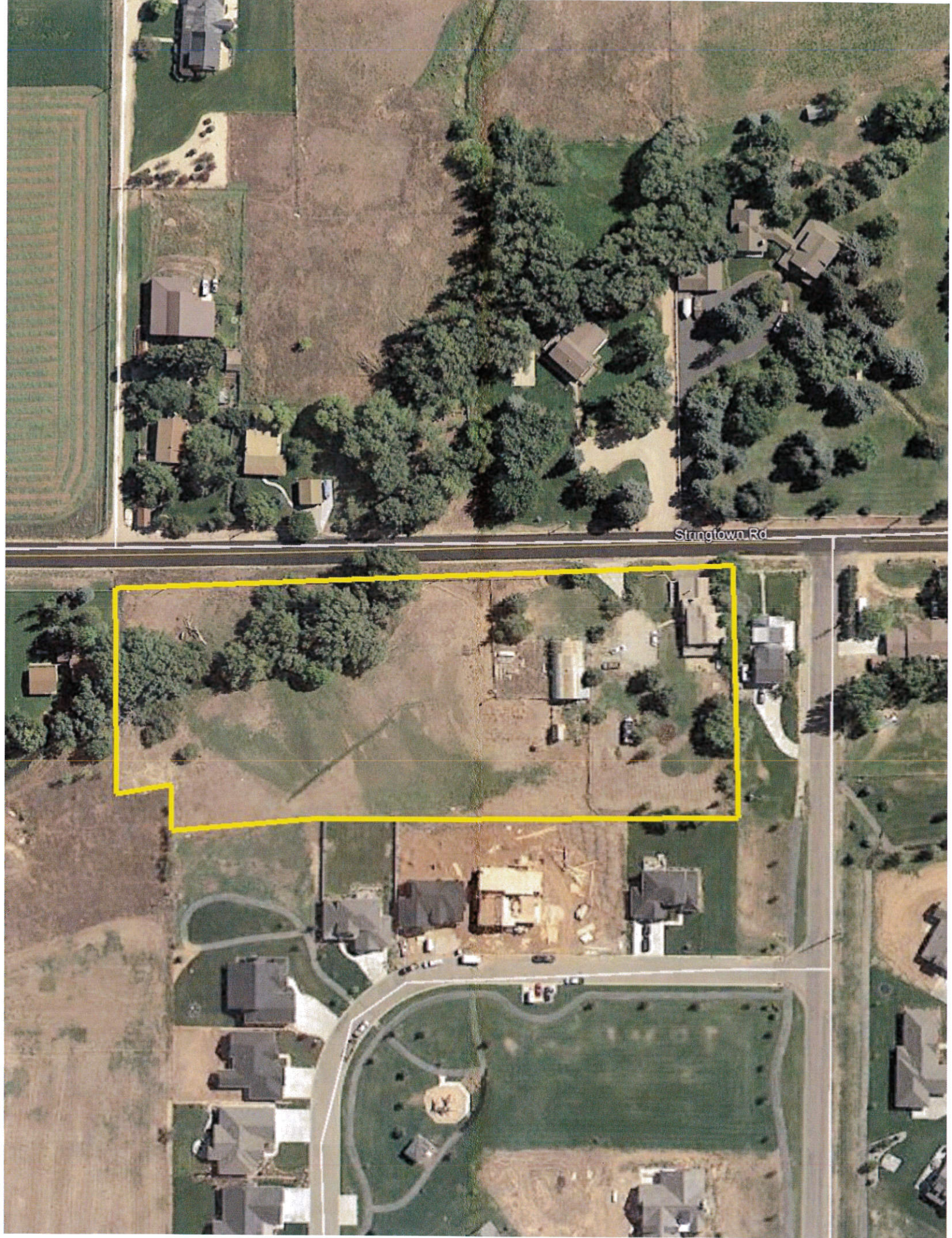
- Because no new roads are being built, the existing Stringtown Road shoulder will contain the storm water.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg, Berg Engineering, (sent via E-mail)

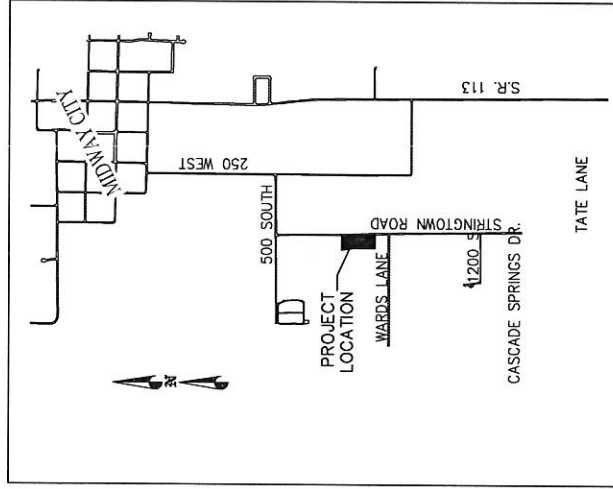


Stringtown Rd

COZENS SUBDIVISION PLAT AMENDMENT

SHEET INDEX

1. SITE PLAN
2. AMENDED PLAT
3. UTILITY PLAN



VICINITY MAP

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DATE: 13 MAY 2020

COZENS SUBDIVISIONS PLAT AMENDMENT - 13 MAY 2020

GLEN LENT
THREE LOT PLAN

COVER SHEET



DESIGNED FOR DATE: 11 MAY 2020 SHEET
DRAWN BY: DEL REV: 0



NOTES:

- 1 ACRE MINIMUM LOT SIZE FOR THE RA-143 ZONE
- 150' OF STREET FRONTAGE IS REQUIRED FOR THE RA-143 ZONE
- NO STRUCTURES ALLOWED IN 100 YEAR FLOOD PLAN

LEGEND

25% + SLOPES

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CLIENT
THREE LOT PLAN

SITE PLAN



PERSON: JEB POB DATE: 13 MAY 2023
 DRAWING: 102 REV: 1

