



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: January 9, 2021

NAME OF PROJECT: Farm Meadows Density Reduction Subdivision

NAME OF APPLICANT: Berg Engineering

PROPERTY OWNER: Ryan Davis

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 550 Pine Canyon Road

ZONING DESIGNATION: R-1-15 & R-1-22

ITEM: 3

Berg Engineering, agent for Ryan Davis, is requesting preliminary/final approval for a density reduction subdivision on 3.92 acres to be known as Farm Meadows Subdivision. The property is located at 550 Pine Canyon Road and is in the R-1-15 and R-1-22 zones.

BACKGROUND:

This request is for preliminary/final approval of a Density Reduction Subdivision (DRS) on 3.92 acres which will contain three lots. The proposed name of the subdivision is Farm Meadows. The proposal will help preserve the property by creating a low-density development with more open area than could be developed using the standard subdivision code in the same zone which, in turn, helps retain the rural atmosphere of the area. Currently, there is one dwelling on the parcel along with several small outbuildings and the property is mostly being used for agriculture.

The DRS was adopted by the City Council on November 17, 2020. The purpose of the DRS is to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. The subdivision code also helps meet the General Plan's goals of preserving open space, lowering potential density, and preserving the rural atmosphere of Midway.

The DRS requires density to be reduced by 2/3 the density allowed by the zone. Lots can be created without requiring the construction of much of the cost prohibitive infrastructure but in return, the lots are deed restricted so that they could never be resubdivided. Access is allowed from a private driveway that connects to a City standard road. The ongoing maintenance cost to the City for this type of development is minimal since no new public roads are constructed.

LAND USE SUMMARY:

- 3.92-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains three lots
- Private driveway access for lots 2 and 3
- The lots will connect to Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line
- Planned bike lane along Pine Canyon Road
- Existing public trail and easement on the northeast side of the proposal

ANALYSIS:

Access – Access for lots 1 and 3 will be from Pine Canyon Road and access for lot 2, with the existing dwelling, will remain from Farm Springs Road. A 30' wide easement will need to be placed on the plat across lot 1 to comply with access requirements. A 20' driveway will be built in the easement to comply with the DRS driveway requirements. Lot 2 must access from Pine Canyon, and not Farm Springs Road, because Farm Spring Road is already nonconforming to the code with 14 lots (13 from Farm Springs and lot 2 of the proposed Farm Meadows subdivision). 11 is the current maximum number of lots that can access from a one access road.

Culinary Water Connection – The lots will connect to the City's water lines located under Farm Springs Road and Pine Canyon Road.

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 property is currently connected to Midway Irrigation Company's water system and this will continue with the new development.

Sewer Connection – The lot will connect to Midway Sanitation District's lines located under Farm Springs Road and Pine Canyon Road.

Sensitive Lands – The application has not identified any sensitive lands on the property.

Density – Of the 3.92 acres, about 2.42 acres is in the R-1-15 zone and about 1.5 acres is in the R-1-22 zone. The R-1-15 zone allows one lot per acre. Therefore, 2.42 density is based on the acreage in the R-1-15 zone. The R-1-22 zone allows 0.7 lots per acre. Therefore, 1.05 density is based on the acreage in the R-1-22 zone. Based on the density for the two zones, three lots is the maximum density allowed in the subdivision.

Bike Lane – The master trail plan shows an attached asphalt bike trail along Pine Canyon 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 Pine Canyon Road. Other subdivisions along Pine Canyon Road have also had the same requirement.

Deed Restriction – The three lots on the 3.92 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 3.92 acres will never be more than three dwellings, one per lot. A note will also be placed on the plat indicating the restriction. Deed restrictions will also be recorded towards the lots immediately after the plat is recorded so all future landowners will know of the restrictions before the property is purchased. The deed restriction language will state the following:

1. *Any further subdividing of the lot is prohibited.*

The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the development, and Midway City, including all parties' heirs, successors or assigns.

All future owners take title subject to this Deed Restriction and shall be bound by it.

WATER BOARD RECOMMENDATION:

The Water Board has yet to review and make a recommendation regarding required water rights for the proposal. Before the item is heard by the City Council, the Water Board must review the proposal and make a recommendation to the City Council.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-15 and R-1-22 zoning districts.
- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- The lot will be deed restricted so it can never be further subdivided.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that the proposal complies with the intent of the land use code.
 - 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 the request does not comply with the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

- The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lots is prohibited.
- The driveway easement must be shown on the plat for lot 2 to Pine Canyon Road.
- 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 Pine Canyon Road.

February 9, 2021

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

Subject: Farm Meadows Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Farm Meadows subdivision plans for Preliminary/Final approval. The proposed subdivision is located at approximately 550 Pine Canyon Road. The proposed subdivision consists of 3 lots. The following comments should be addressed prior to City Council approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs pressure zone.
- Lot 1 will connect to the existing water line within Pine Canyon. Lots 2 and 3 will connect to the existing water line within Farm Springs Lane.
- An 8" PVC line will need to be installed from Pine Canyon and tie into the 8" line that was a part of the Farm Springs development. The existing 10" transite line that was abandoned on the Farm Springs development will need to be removed and replaced or abandoned.

Roads

- A 30' driveway easement across lot 1 will need to be placed on the plat map for driveway access to lot 3.
- The right of way half width (28') of the Pine Canyon Road should be dedicated to the city along the frontage of the proposed development.

Storm Drain

- The existing shoulders will accommodate the storm drain for these lots.

Trails

- The cost of installing a 5' bike lane should be paid to the general trail fund. This money will be used to install future trails within the City.

Irrigation

- Lot 1 will connect to the existing pressurized line within Pine Canyon and lots 2 and 3 will connect off of Farm Springs Lane.

Please feel free to call our office with any questions.

Sincerely,

HORROCKS ENGINEERS

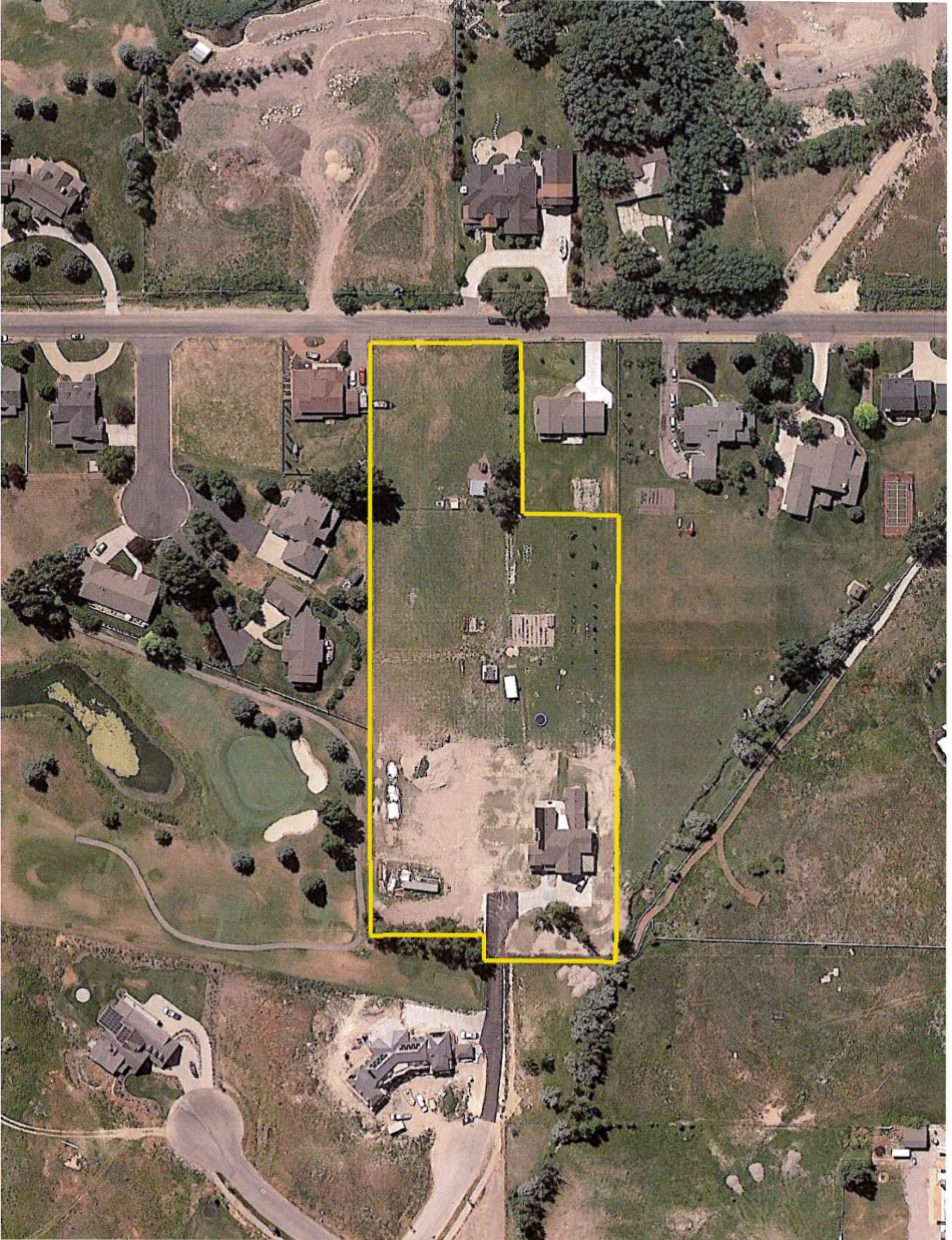


Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering

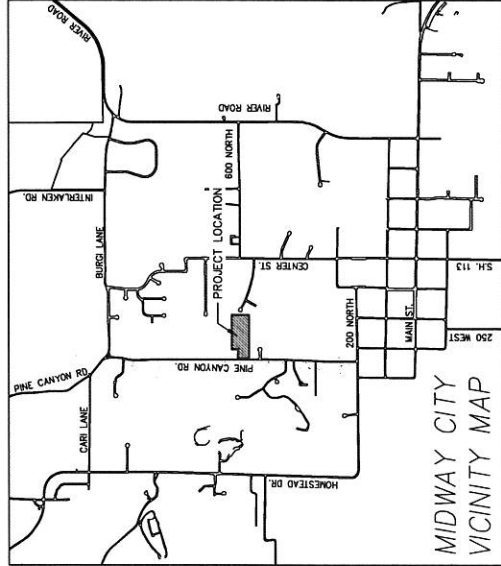






FARM MEADOWS

A DENSITY REDUCTION SUBDIVISION
FINAL APPLICATION

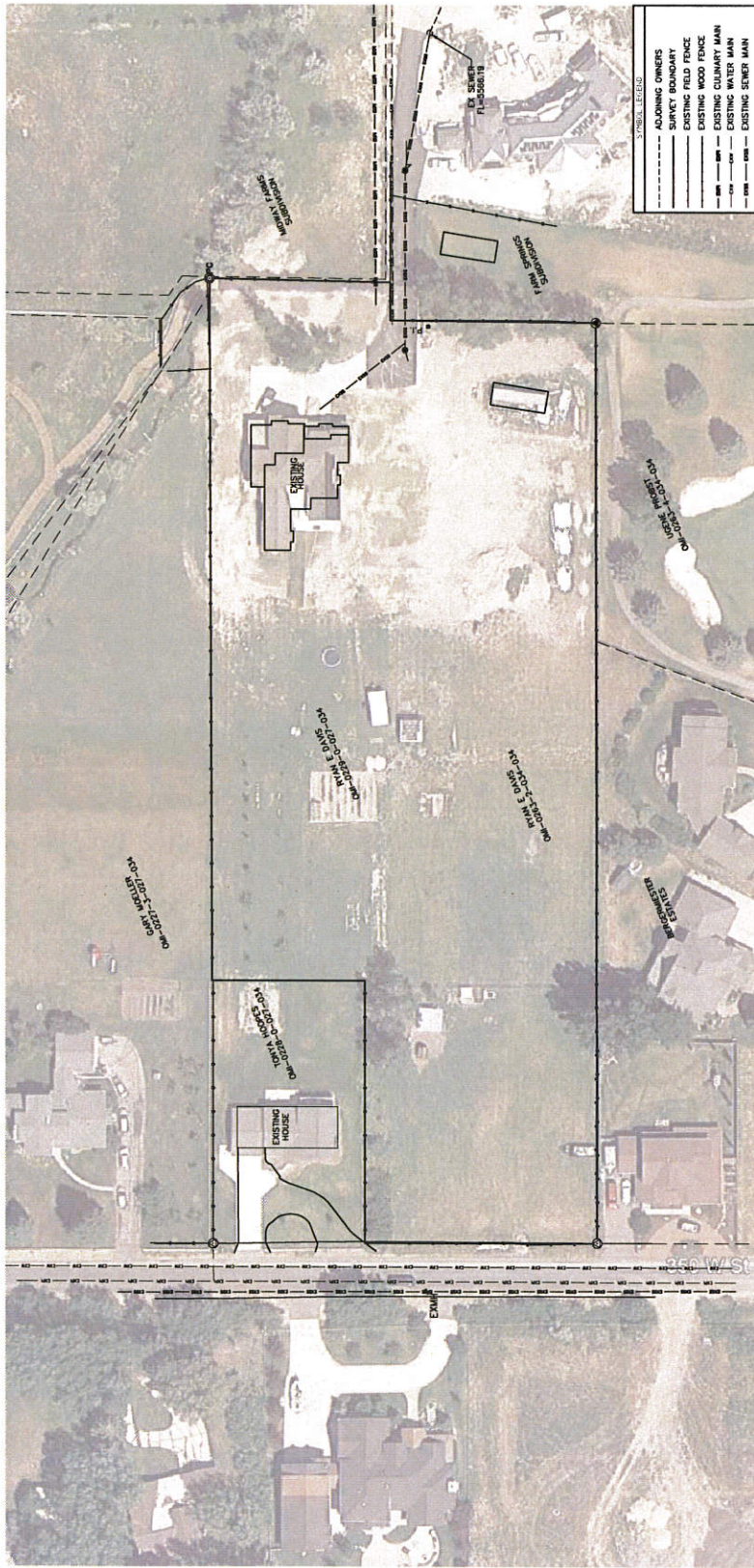


SHEET INDEX

1. EXISTING CONDITIONS PLAN
2. PLAT
3. UTILITY PLAN

THIS DOCUMENT IS INCOMPLETE
FOR REVIEW ONLY. IT IS
NOT TO BE USED FOR ANY
PURPOSES WITHOUT THE
CONSULTATION OF THE
DESIGNER.
DATE: 12 JUN 2023

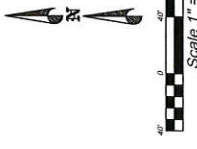
RYAN DAVIS FARM MEADOWS	REV: 0
COVER	
DRAWN BY: ED	DATE: 12 JUN 2023



BLUE STAKE NOTE:
 LOCATIONS OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

THIS DOCUMENT IS INCOMPLETE FOR ALL INFORMATION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL INFORMATION. DATE: 12 JUN 2020

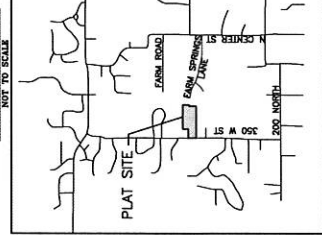
RYAN DAVIS
 FARM MEADOWS
 EXISTING CONDITIONS
 PLAN



Scale 1"=40"
 Half Scale 11"X17", 1"=80"

VICINITY MAP

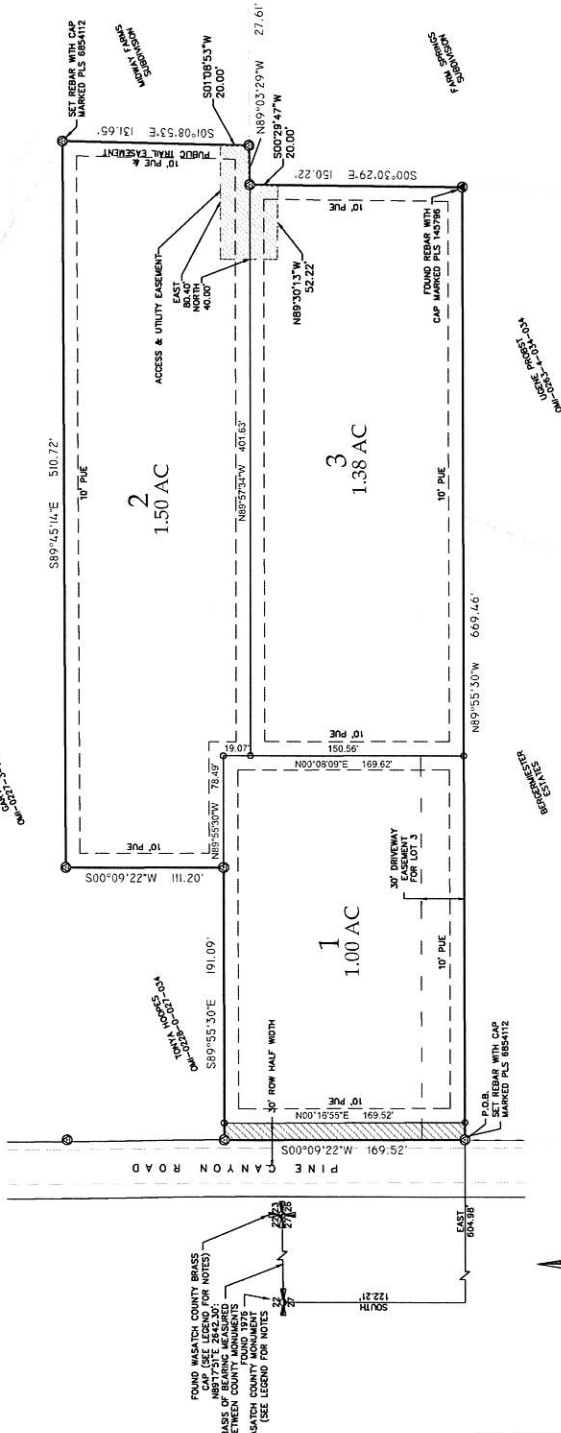
NOT TO SCALE



FARM MEADOWS

A DENSITY REDUCTION SUBDIVISION
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SOUTHEAST
 QUARTER, OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE & MERIDIAN

NO FURTHER SUBDIVISION
 LOTS IN A DENSITY REDUCTION SUBDIVISION
 ARE RESTRICTED FROM FURTHER DEVELOPMENT
 AND CAN NOT BE FURTHER SUBDIVIDED



SYMBOL LEGEND

	DRIVEWAY EASEMENT (0.05 AC)
	DRIVEWAY EASEMENT
	BOUNDARY
	SURVEY BOUNDARY
	PUE
	SET REBAR WITH CAP (AS)
	FOUND REBAR WITH CAP (AS)
	FOUND IN-SITU COUNTY BRASS CAP
	FOUND 1978 WASATCH COUNTY MONUMENT
	FOUND 1976 WASATCH COUNTY MONUMENT

BASIS OF BEARINGS
 IN THE COUNTY OF MICHIGAN, BEING THE EAST
 AND WEST ALIEN MONUMENTS WHICH ARE BEING
 A MEASURED DISTANCE OF 280.50 FEET BE
 1976 ASPEN MONUMENT MARKING THE SOUTH I CORNER OF SECTION
 27 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE
 SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4
 EAST, SALT LAKE BASE AND MERIDIAN.

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS
 DAY OF _____ 20____

ROSEY _____
 COUNTY SURVEYOR

COUNTY RECORDER

DATE: _____
 COMPANY: MINWY REGISTRATION COMPANY
 DATE: _____
 DISTRICT: MINWY SALTATION DISTRICT

SURVEYOR'S CERTIFICATE

I IN ACCORDANCE WITH SECTION 10-61-403 OF THE UTAH CODE, I, ROY L. TAYLOR, SURVEYOR, LICENSE NUMBER 884112, IN ACCORDANCE WITH TITLE 48, CHAPTER 22, OF THE UTAH CODE, HAVE PERSONALLY RECONSIDERED THE PLAT, AND THE PLATTED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: _____ SURVEYOR: ROY L. TAYLOR

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE CORNER ON THE EAST SIDE OF PINE CANYON ROAD, SAID POINT BEING LOCATED SOUTH 122.1 FEET AND EAST 50.48 FEET FROM THE POINT OF BEGINNING OF THE PLAT, THENCE SOUTH 10.70 FEET TO THE SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89.5530° 191.09 FEET, THENCE NORTH 09.227° WEST 11.20 FEET TO A WOOD FENCE, THENCE SOUTH 01.2833° WEST 11.20 FEET TO AN ALUMINUM FIELD FENCE, THENCE SOUTH 00.2929° WEST 20.00 FEET ALONG A FIELD FENCE, THENCE SOUTH 00.2929° WEST 20.00 FEET ALONG A FENCE LINE AND THE FARM SPRINGS SUBDIVISION TO A FOUND REBAR WITH CAP, THENCE SOUTH 00.2929° WEST 20.00 FEET ALONG THE FENCE LINE AND THE BRIDGEMASTER ESTATE SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 3.88 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), RYAN E. DAVIS, OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE FENCING TO BE PLACED AND THE MONUMENTS TO BE PLACED AS EASEMENTS AND INTERESTS. THESE ARE THE MONUMENTS, PUBLIC UTILITIES AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____ A.D. 20____

RYAN E. DAVIS _____

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED TO ME, _____, A Notary Public, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he declared to me that he signed the same in the capacity indicated.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE EASEMENTS AND INTERESTS, PUBLIC TRAILS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____ A.D. 20____

APPROVED: MAYOR _____ ATTEST: CLERK/SEALER
 OF THE CITY _____

APPROVED: CITY ENGINEER _____ APPROVED: CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE
 MIDWAY _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

FARM MEADOWS

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 40' FEET

SURVEYOR'S SEAL: _____ CITY ENGINEER SEAL: _____

COUNTY RECORDER SEAL: _____

DMS SUBDIVISION DENSITY REDUCTION SUBDIVISION - 3 FEBRUARY 2021

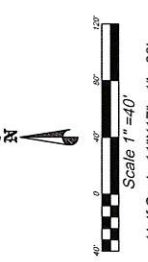
SURVEYOR: ROY L. TAYLOR, P.L.S., 2208 SOUTH 270 EAST, MIDWAY CITY, UTAH 84049

DATE OF SURVEY: JANUARY 11, 2021

BLUE STAKE NOTE:
 ALL EXISTING UTILITY UNITS SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAKING LOCATIONS.
SEWER NOTES:
 ALL SEWER LATERALS ARE 4" SHALL MEET ADOPTED SANITATION SPECIFICATIONS AND STANDARDS.
RESURFACED/RECALCULATED NOTES:
 ALL EXISTING UTILITY UNITS WHICH IMPROVEMENTS SHALL MEET ADOPTED SANITATION SPECIFICATIONS AND STANDARDS.
WATER NOTES:
 ALL WATER MAINS SHALL MEET ADOPTED SANITATION SPECIFICATIONS AND STANDARDS.
STORM DRAIN NOTES:
 ALL STORM DRAIN CONSTRUCTION SHALL MEET ADOPTED SANITATION STANDARDS AS ADOPTED IN 2017 EDITION.

SYMBOL LEGEND

- ADJOINING OWNERS
- SURVEY BOUNDARY
- EXISTING WOOD FENCE
- EXISTING COUNTRY MAIN
- EXISTING WATER MAIN
- EXISTING WATER MAIN (AS NOTED ON DRAWING)
- SET REPAIR WITH CAP (AS NOTED ON DRAWING)
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)

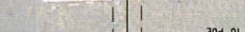


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PAUL A. HERR
 DATE: 11/20/2017

RYAN DAVIS
 FARM MEADOWS
 UTILITY PLAN

BERG ENGINEERING
 10000 BERRY AVE
 WASHINGTON, MD 20910
 TEL: 301-271-2100
 FAX: 301-271-2101
 WWW.BERGENGINEERING.COM



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 WWW.HORROCKSENGINEERSANDARCHITECTS.COM

MARYLAND CITY STANDARD DRAWING
 NUMBER: 2

HORROCKS ENGINEERS AND ARCHITECTS, P.C.
 10000 BERRY AVE
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 TEL: 301-271-2100
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MARYLAND CITY STANDARD DRAWING
 NUMBER: 3

HORROCKS ENGINEERS AND ARCHITECTS, P.C.
 10000 BERRY AVE
 WASHINGTON, MD 20910
 TEL: 301-271-2100
 FAX: 301-271-2101
 WWW.HORROCKSENGINEERSANDARCHITECTS.COM

MARYLAND CITY STANDARD DRAWING
 NUMBER: 4