

Midway City Council
20 April 2021
Regular Meeting

Rising Ranch Subdivision /
Preliminary Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 20, 2021
NAME OF PROJECT: Rising Ranch Subdivision
NAME OF APPLICANT: Samuel Castor
OWNER OF RECORD: Bow Hunting Skills LLC (Samuel Castor)
AGENDA ITEM: Preliminary Approval
LOCATION OF ITEM: 425 Homestead Drive
ZONING DESIGNATION: R-1-22/TROD

ITEM: 9

Summit Engineering, agent for Bow Hunting Skills LLC, is requesting preliminary approval of a large-scale subdivision that will be known as the Rising Ranch Subdivision. The proposal is to create eight lots on 6.35 acres. The property is located at 425 Homestead Drive and is in the R-1-22 zone and the Transient Rental Overlay District.

BACKGROUND:

This request is for preliminary approval of a standard subdivision on 6.35 acres that will contain seven platted building lots, one 0.956 acre open-space parcel and one non-buildable parcel. The seven building lots will have frontage along existing roads, Homestead Drive and Swiss Alpine Road. The property is in the R-1-22 zone and the TROD and all the proposed lots comply with the requirements of the code regarding frontage and acreage. The proposed subdivision is on one 6.35 acre parcel that is wholly owned by the applicant and contains an existing residential single family dwelling.

LAND USE SUMMARY:

- 6.35-acres
- R-1-22/TROD zoning
- Proposal contains seven building lots, one open space parcel and one unbuildable lot
- Access to lots is provided from Homestead Drive and Swiss Alpine Road
- Public trail along Swiss Alpine Road and future bike trail/lane along Homestead Drive
- 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:

Access – Access for the seven building lots will be from existing roads, Homestead Drive and Swiss Alpine Road. Additional access will be required for the unbuildable lot if it is ever intended to become buildable.

The applicant has included a 15' agricultural access easement on the future building parcel 8 to ensure legal access to the open space parcel for agricultural equipment.

They have also created a 5' access strip between lots 2 and 3-5 so that all property owners will have legal access to the open space parcel in the future.

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. No new roads are being proposed at this time, so the geotechnical recommendations would only apply to home construction.

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. Laterals will be created for all seven lots. Secondary water meters are required for each lateral.

Trails – The developer will be dedicating a 10' public trail easement with an 8' asphalt trail along the north property line of the development. This trail will be an extension of the existing 8' asphalt trail in Maisons de Saint-Prex subdivision to the west and will connect to Homestead Drive. The trail easement will need to be shown on the plat along with language clarifying that it is a public trail.

After the trail improvements are accepted by the city, Midway City will accept maintenance responsibilities.

The City master trail plan shows a 5' attached asphalt bike trail along Homestead Drive. 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 Homestead Drive.

Open Space – The property is greater than six acres and therefore requires a 15% open space is required. The developer is required to provide 0.954 acres of open space and has proposed 0.956 acres. This area will be dedicated on the plat as open space and no further development will be allowed in the open space area.

The current proposal indicates that the open space will be owned in common by the owners of the subdivision lots.

The land use code requires the open space to be “attractively landscaped or actively used for agricultural purposes”. The applicant has stated that in the future, a neighborhood amenity may be installed, but for now they intend to be keep it in agricultural production. If something other than agricultural is proposed for the open space before plat recording, the applicant will need to provide a landscape plan and bond for any proposed improvements.

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

Non-buildable Parcel – The proposed subdivision contains one 0.72-acre parcel that is currently deemed as non-buildable due to lack of frontage along a city standard road. If in the future the parcel can meet the minimum 115' frontage requirement

along a road built to city standards, the owner of the lot can then apply for a plat amendment to remove the non-buildable status. This will require the property owner to install the necessary improvements to the parcel (sewer, culinary water, irrigation, fire hydrant, streetlights, etc.). The plat and development agreement will need to include language stating that the parcel is currently non-buildable and detailing what needs to occur for the parcel to become buildable.

The 19.47-acre feet of water that is to be tendered to the City before recording of the plat includes the culinary and irrigation water needed for the non-buildable parcel.

TROD – This property also falls within the Transient Rental Overlay District meaning that with the correct approval’s property owners could rent their property as a short-term rental. Because the base zone it is a residential, they would need to apply for a conditional use permit to do so.

UDOT – The applicant is proposing to use the two existing driveway entrances to access lots 4-7 (two lots per access) which UDOT has acknowledged that they are okay with. UDOT will require the accesses to be upgraded to their current standard, along with the half width of Homestead Drive in front of the development to be widened to 26’, per UDOT standards. There will not be a requirement for curb and gutter, but the applicant will need to demonstrate how they will handle drainage.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 19.47-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.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend preliminary approval and of a large-scale subdivision that will be known as the Rising Ranch Subdivision. The proposal is to create eight lots on 6.35 acres. The property is located at 425 Homestead Drive and is in the R-1-22 zone and the Transient Rental Overlay District. We accept the findings listed the staff report and conditions listed in the staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Cliften, Whitney, Garland, Bouwhuis and Simons

Nays: None

Abstained: Ream

Motion: Passed

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- A public trail will be built as part of the subdivision that will benefit members of the community
- 0.956 acres of open space will be created as part of the development
- Homestead Drive half width adjacent to development will be widened to 26'
- 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:

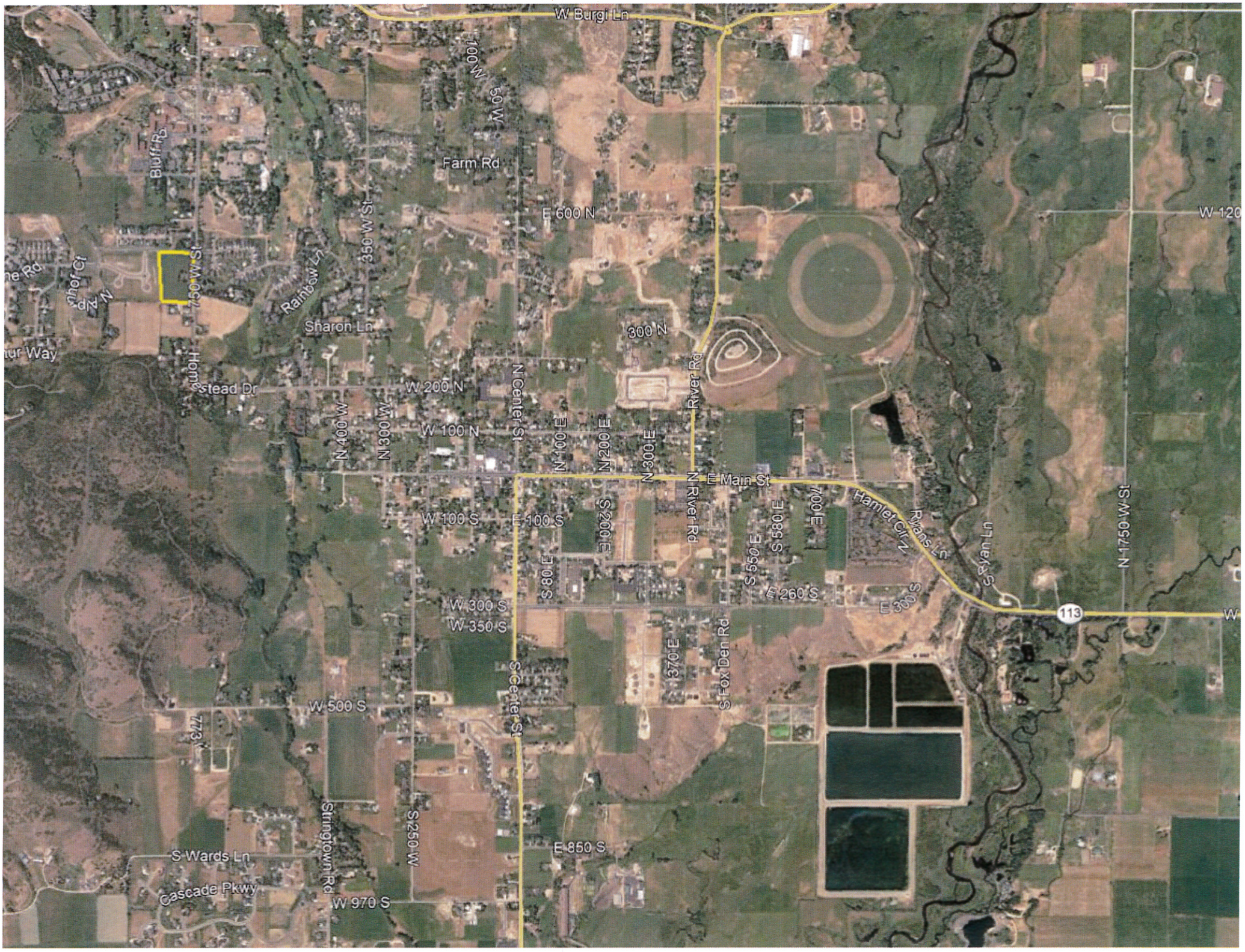
1. Approval (conditional). This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

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. Must provide a will serve from Midway Irrigation before applying for final approval.
2. Include plat note that limits access to lot 3 from Swiss Alpine Road.
3. Funds to build the 5' bike lane along Homestead Drive adjacent to this project are added to the general trails fund and will be used when the bike lane is completed in the future as part of a larger improvement project.
4. The plat and development agreement must clearly state that parcel 8 is not currently considered a building lot and what needs to occur for the parcel to become buildable. This will include at a minimum the need to amend the plat, obtain a minimum of 115' frontage along a road built to city standards, lot improvements that include a sewer connection, culinary water connection, irrigation connection, adequate access to a fire hydrant, etc.



W Burgi Ln

1100 W
50 W

Bluff Rd

Farm Rd

E 600 N

W 120

750 W St

Rainbow Ln

350 W St

Sharon Ln

300 N

Homestead Dr

W 200 N

N Center St

N 400 W
N 300 W

W 100 N

N 100 E
N 200 E

N 300 E

E Main St

N River Rd

W 100 S

S 100 E
S 200 E

S 200 E

S 550 E
S 580 E

Hamlet Cir
Rivans Ln

E 700 E
E 260 S
E 300 S

S Ryan Ln

N 1750 W St

113

W 300 S
W 350 S

S 80 E
S 100 E

S 370 E

S Fox Den Rd

W 500 S

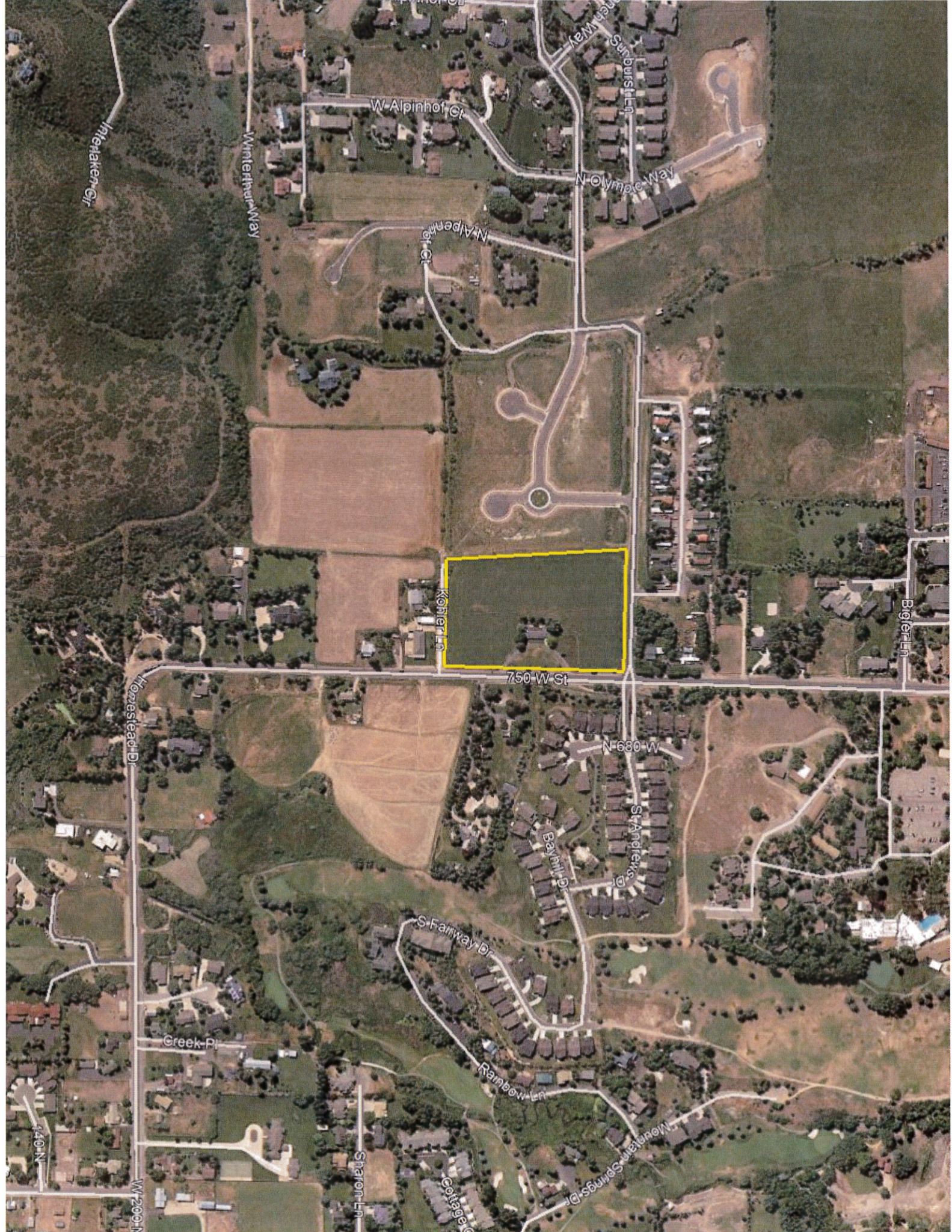
S 770 E

S Wards Ln
Cascade Pkwy

Stringtown Rd
W 970 S

S 250 W

E 850 S



W Alpinhof Ct

Surbush Ln

N Olympic Way

Winterthur Way

N Alpine Ct

Interlaken Cir

Kohler Ln

750 W St

Bigler Ln

Horzstead Dr

N 680 W

St Andrew Dr

Eastmill Dr

S Fairway Dr

Creek Pl

Rainbow Ln

Mountain Springs Dr

Goffage Ct

Sharon Ln

W 2009 N

440 N



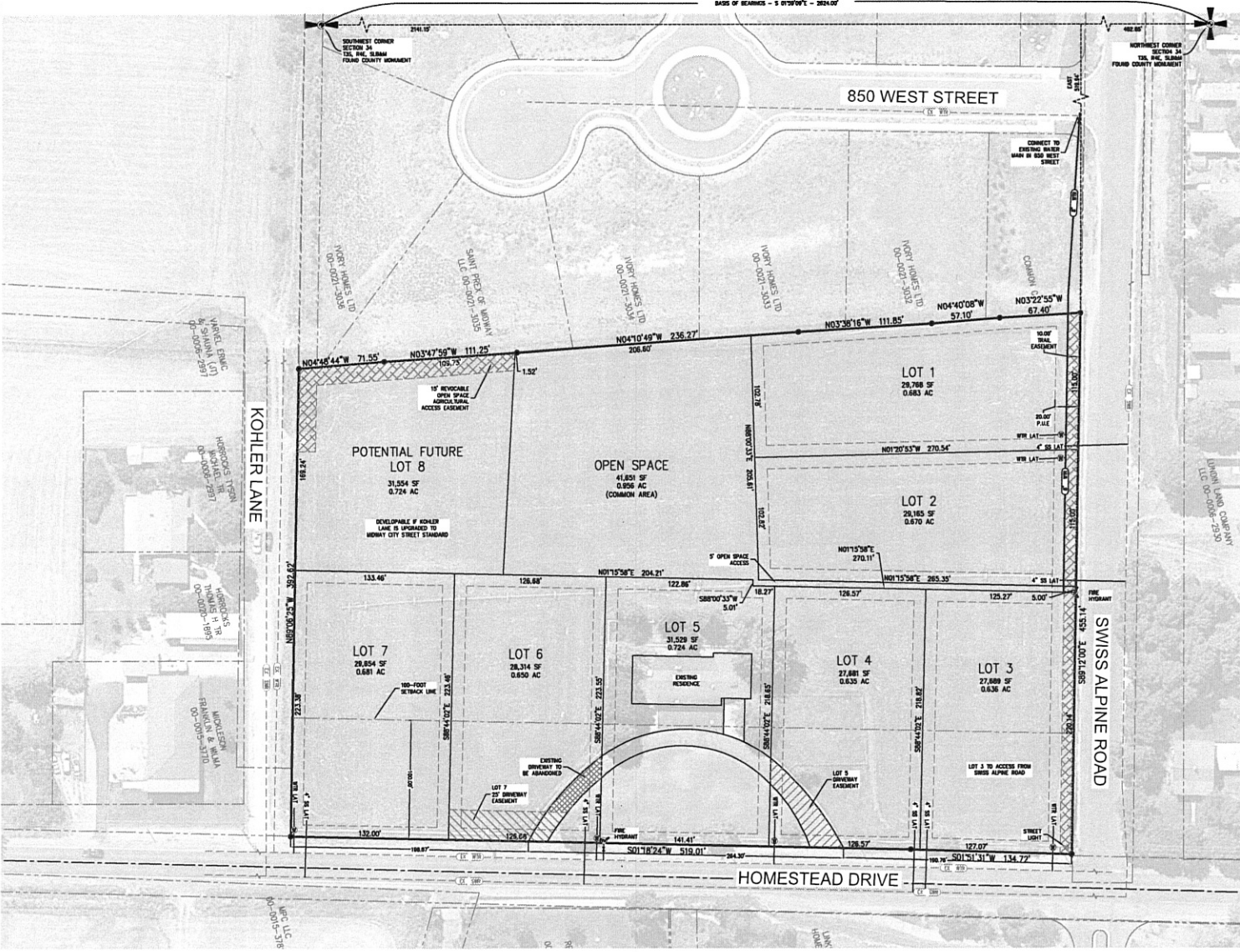
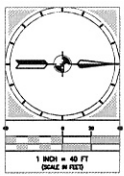
Swiss Alpine Rd

Kohler Ln

750 W St

St Andrews Dr

N 680 W



BOUNDARY DESCRIPTION

BEGINNING AT THE 1998 WASATCH COUNTY MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLBAM AND HEREINAFTER THENCE SOUTH 01°20'00" EAST 482.85 FEET AND EAST 518.94 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING AN EXISTING FENCE CORNER AND A FOUND REBAR AND CAP REPRESENTING THE NORTHEAST CORNER OF THE WARDENS DE SAINT PIERRE SUBDIVISION RECORDED AS INSTRUMENT 404841 OF THE OFFICIAL RECORDS OF WASATCH COUNTY.

THENCE ALONG AN EXISTING FENCE AND THE SOUTH LINE OF SWISS ALPINE ROAD SOUTH 81°15'00" EAST 454.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD DRIVE (SR 222); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°20'00" WEST 124.72 FEET AND SOUTH 01°20'00" WEST 318.01 FEET TO THE NORTH BOUNDARY LINE OF THE MARVEL PROPERTY AS RECORDED IN A WARRANTY DEED AS ENTRY NUMBER 289343 OF SAID OFFICIAL RECORDS; THENCE ALONG AN EXISTING FENCE AND SAID MARVEL PROPERTY NORTH BOUNDARY NORTH 89°20'00" WEST 302.62 FEET TO A FOUND REBAR AND CAP REPRESENTING THE SOUTHWEST CORNER OF SAID WARDENS DE SAINT PIERRE SUBDIVISION; THENCE ALONG AN EXISTING FENCE AND ALONG THE EASTWEST BOUNDARY OF SAID WARDENS DE SAINT PIERRE SUBDIVISION THE FOLLOWING 6 COURSES NORTH 04°06'00" WEST 71.85 FEET, NORTH 03°07'00" WEST 111.23 FEET, NORTH 04°06'00" WEST 236.27 FEET, NORTH 03°28'00" WEST 111.88 FEET, NORTH 04°06'00" WEST 57.10 FEET AND NORTH 03°28'00" WEST 67.40 FEET TO THE POINT OF BEGINNING.

PANSEL CONTAINS 8.38 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS SOUTH 01°20'00" EAST BETWEEN FOUND MONUMENTS FOR THE NORTHEAST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 34, T3S, R4E, SLBAM.

LAND USE INFORMATION

- TOTAL AREA - 6.36 ACRES
- PROJECT DENSITY 1.63 UNITS/ACRE
- OPEN SPACE - 0.98 ACRES
- 7 BUILDING LOTS & 1 EXISTING WELLING - 5.36 ACRES

ZONING INFORMATION

- PROJECT IS IN R-1-22 ZONE WITH TRIO
- R-1-22 ZONE BOUNDARY FRONTS ALONG THE WEST SIDE AND CORNERS PROPERTY WEST OF HOMESTEAD DRIVE.
- MINIMUM LOT SIZE 1/2 ACRE
- MINIMUM LOT FRONTAGE 115 FEET
- MINIMUM DWELLING SIZE MAIN FLOOR 1400 SQUARE FEET
- APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:
- FRONT - 30 FEET
- REAR - 30 FEET
- SIDE - SEE NOTE BELOW
- CORNER LOTS SIDE IS 30 FEET BUILDING SETBACK. ALL SETBACKS ARE SUBJECT TO HOBART CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED. THE SIDE SET BACK IS SUBJECT TO A COMBINED 5' MINIMUM AND NO LESS THAN A 1' SET BACK ON EACH SIDE.

NOTE:

AT THE TIME OF VERTICAL BUILDING IMPROVEMENTS FOR LOTS 1, 2 AND 3, DRIVEWAY IMPROVEMENTS SHALL BE INSTALLED SUCH THAT WARDENS AND EGRESS TO THESE LOTS SHALL OCCUR IN A FORWARD MOTION ONLY.

PROJECT C20-020
SHEET 1
ISSUE DATE 3/16/2021

Summit Engineering Group Inc.
Structural & Civil Engineering
38 WEST CENTER, P.O. BOX 179
HOBART CITY, UTAH 84240
P. 435-881-8872 F. 435-881-8872

Developer
Sami Carter
1700 WEST 1000 SOUTH
SALT LAKE CITY, UTAH 84119
P. 313-461-1111 F. 313-461-1111

CONSULTING ENGINEER
SUMMIT ENGINEERING GROUP INC.
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF UTAH
NO. 12345
EXPIRES 12/31/2024
P. 435-881-8872 F. 435-881-8872

RISE RANCH PRELIMINARY SITE PLAN
UDOT HOMESTEAD DRIVE ACCESS EXHIBIT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLBAM, MIDWAY, WASATCH COUNTY, UTAH

PROJECT C20-020
SHEET 1
ISSUE DATE 3/16/2021

Summit Engineering Group Inc.
Structural & Civil Engineering
38 WEST CENTER, P.O. BOX 179
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P. 435-881-8872 F. 435-881-8872

March 9, 2021

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

Subject: Rising Ranch Subdivision – Preliminary Approval

Dear Michael:

Horrocks Engineers recently reviewed the Rising Ranch subdivision plans for preliminary Approval. The proposed development is located South of Swiss Alpine Road and West of Homestead Drive. The proposed development contains 8 lots. The following comments should be addressed.

General Comment

- A full set of plans shall be submitted prior to application for final approval.

Water

- The proposed development will be served from the Alpenhof Pressure Zone.
- Lots 1 and 2 will require a new 8" line be installed from the intersection of 850 West and Swiss Alpine Road. The proposed 8" line will terminate on lot 2.
- Lots 3 – 7 will be serviced off the existing culinary water line located within Homestead Drive.
- Will utilities be installed to the future lot 8?

Roads

- The proposed development will not construct any new roads, lots 1 – 3 will front Swiss Alpine Road and lots 4 – 7 will front Homestead Drive.
- Lot 4 and 5 will have a shared driveway and lots 6 and 7 will share a driveway access.

Trails

- It is proposed that the development install a detached 8' public trail adjacent to Swiss Alpine Road. This trail will connect onto the trail from St. Prex subdivision and terminate at Homestead Drive.
- The development shall participate funds into the Midway City General Trail Fund for the equivalent of a 5' bike lane across the frontage of Homestead Drive.

Storm Drain

- The existing shoulder and borrow ditch will accommodate the storm drain for this subdivision.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Johnston Summit Engineering