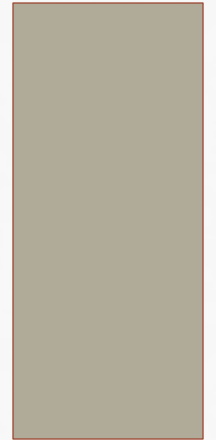


# VINCENT FIELDS

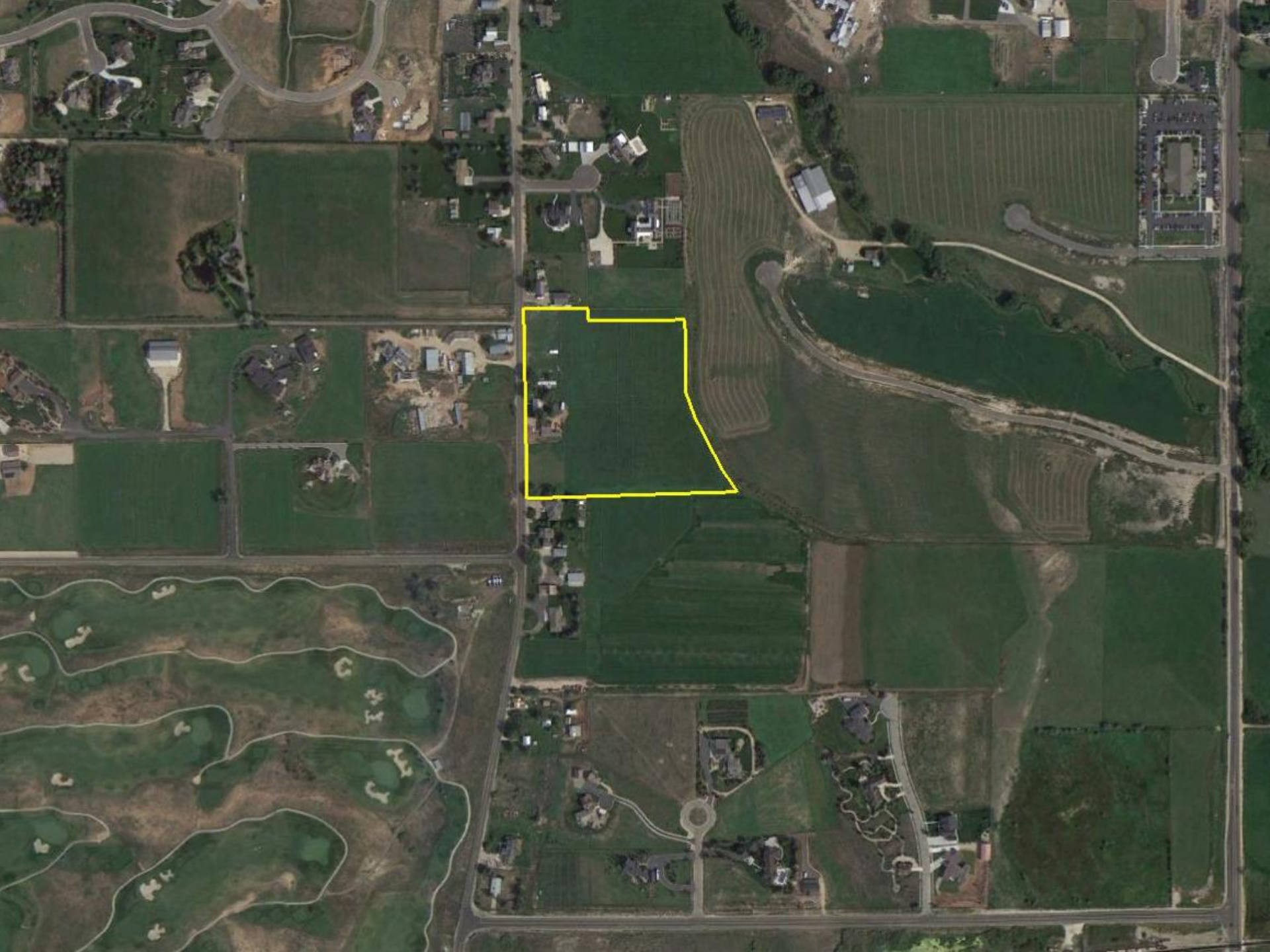
SMALL-SCALE SUBDIVISION

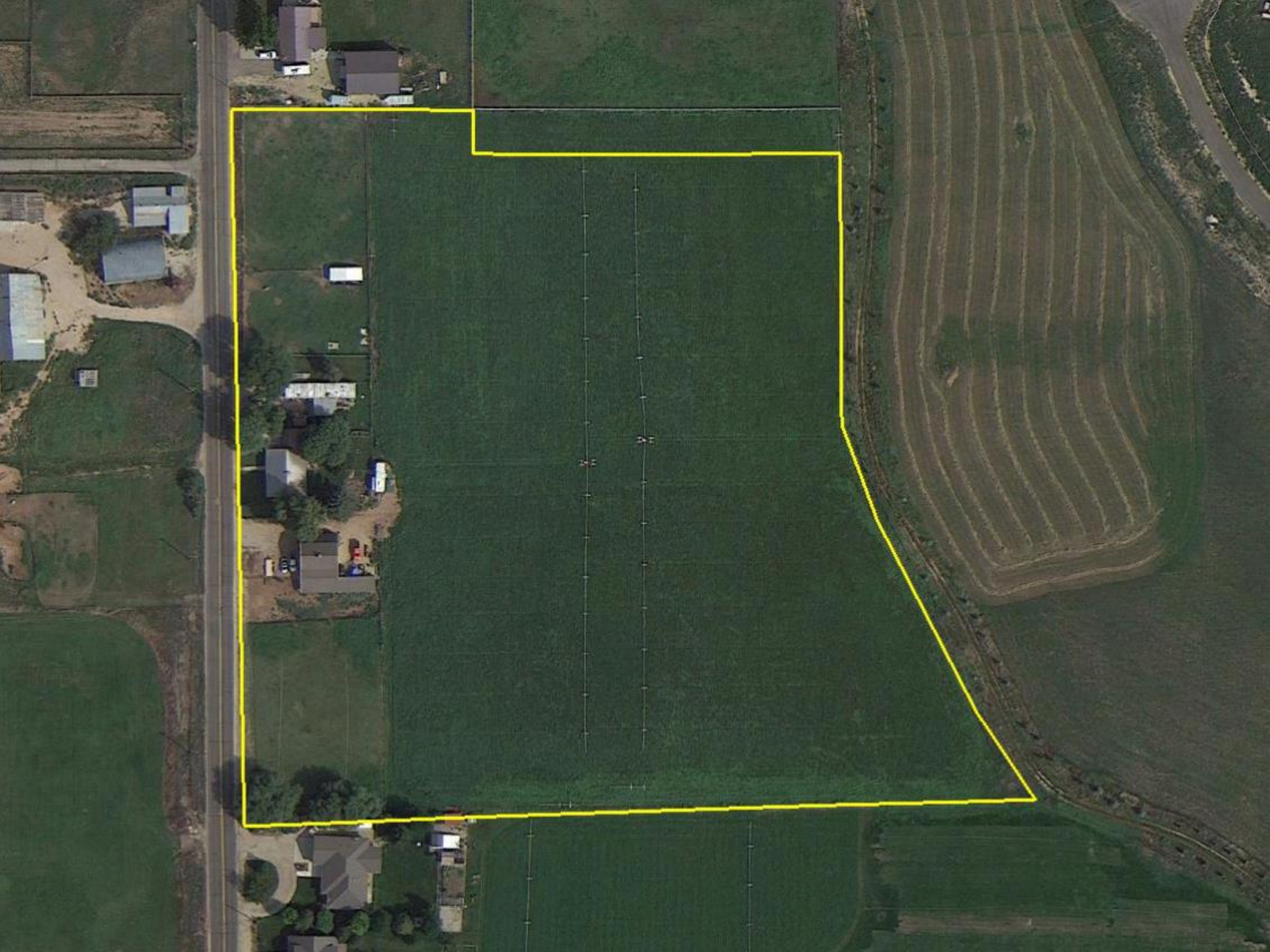


# LAND USE SUMMARY

- 9.76-acre total
  - OWC-1199-1 5 acres
  - OWC-1226-0 4.06 acres
  - OWC-1218-2 0.7 acres
- RA-1-43 zoning
- Proposal contains three lots
- Two existing dwellings
- Frontage on Stringtown Road
- Sensitive lands – None identified
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line







# DISCUSSION ITEMS

- Setbacks – 50' front setbacks along Stringtown Road
  - Existing structures will be considered legal nonconforming
- Bike Lane contribution of \$20,490
- Fire Flow – fire hydrants required within 500' of all future buildings

# WATER BOARD RECOMMENDATION

- 9.79-acre parcel (426,452 sq. ft.)
  - Area of lots (Lots 1, 2, 3, and 0.33 parcel)
    - 9.63 acres (419,482 sq. ft.)
  - Impervious area for lots
    - 0.73 acres ( $4 \times 8,000 = 32,000$  sq. ft.)
  - Irrigated acreage
    - 8.9 acres  $\times 3 = 26.7$  acre feet
    - 2 culinary connections (if trailer remains) (2 existing connections)
  - 1.6 acre feet
- **28.3 acre feet requirement**

# 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 accomplish the master trails plan
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period of time, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.



# PROPOSED CONDITION

- Prior to the recording of the plat, the applicant will add \$20,490 to the general trails fund so that the bike lane can be completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road where bike lanes are planned.