



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** July 14, 2020

**NAME OF PROJECT:** Huntleigh Woods

**NAME OF APPLICANT:** David Johnson

**OWNER OF RECORD:** Sally P. Brinton

**AGENDA ITEM:** Preliminary Approval

**LOCATION OF ITEM:** 885 North Pine Canyon Road

**ZONING DESIGNATION:** R-1-15

### **ITEM: 2**

David Johnson, agent for Sally P. Brinton, is proposing preliminary approval of a large-scale subdivision that will be known as Huntleigh Woods Subdivision. The proposal contains nine lots on 8.1 acres. The property is located at 885 North Pine Canyon Road and is in the R-1-15 zone.

### **BACKGROUND:**

This request is for preliminary approval of a large-scale subdivision on 8.1 acres that will contain nine lots. The nine lots will obtain frontage along a new road built within the subdivision. The property is in the R-1-15 zone and all the proposed lots comply with the requirements of the code regarding frontage and acreage. The proposed subdivision covers five parcels (OMI-0224-1, OMI-0222-0, OMI-0221-0, OMI-0222-1, and OMI-0221-1). The existing land uses on the property include agricultural land and The Homestead Golf Course. There is a Midway Irrigation Company ditch that runs along the frontage of the property. Snake Creek, with its associated flood plain, runs along the western boundary of the property. The property is adjacent on the south with Midway Village PUD and on the north with Meadow Estates PUD.

## LAND USE SUMMARY:

- 8.1-acres
- R-1-15 zoning
- Proposal contains nine lots
- Access from Pine Canyon Road
- Public trail along Pine Canyon Road
- Sensitive lands include floodplain
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

## ANALYSIS:

*Access* – Access will be from Pine Canyon Road. A second access is not required because the cul-de-sac is less than 1,300' in length and there are not more than 11 lots in the subdivision. The new road will create a three-way intersection on Pine Canyon Road.

*Geotechnical Study* – A Geotechnical Study has not been submitted to the City and may be required if requested by the City. This is a standard requirement whenever any new roads are built in a development.

*Sensitive lands* – There are FEMA floodplain areas in the proposed subdivision area. The proposal includes FEMA flood zone areas including Zone AE (1% annual flood) which requires a 50' setback. The entirety of the Zone AE is in the proposed open space. The proposed lots in the subdivision are more than 50' from the Zone AE so there will be no added restrictions on the proposed lots because of the floodplain.

Also, there is area in the subdivision that is designated Zone X which is area of the 500-year flood (0.2% annual chance flood) and is considered a low risk area but there is flooding potential. No structures will be located in this area because the Zone X area is entirely located in the proposed open space area.

*Water Connection* – The lots will connect to water lines that will be built by the developer and connect to the City's water line along Pine Canyon Road.

*Existing culinary water line* – There is an existing City culinary water line that crosses the property that supplies water to The Homestead maintenance building. A plan will need to be presented that will continue to supply water to the facility.

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

*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 City has asked to extend the existing detached trail from Midway Village from the south along the frontage of the proposed development to the north boundary.

*Public Street* – The developer will build the proposed road that will create access and frontage for the development. The right-of-way will be 56’ wide except where it will extend at the bulb of the cul-de-sac. The street will be 30’, with modified curb, 5’ park strips, and 5’ sidewalks.

*Open Space* – The property is greater than six acres so 15% open space is required. 1.22 acres are required, and the developer has proposed 2.01 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 open space area is currently part of The Homestead Golf Course. This area also contains FEMA floodplain that include Zones AE and X. The application has the 2.01 acres labeled as open space. This allows the open space to be owned by any individual or entity. If the area is labeled as common area on the plat, then the nine lot owners will own the area in common. Either way, the area will not be developable.

*100’ Setback Requirement* – The subdivision code requires a 100’ setback from the edge of the right-of-way for Pine Canyon Road for any structures. The setback line will be noted on the plat so no structures, including accessory structures, are placed in this area. The detached public trail will be located in the 100’ setback and will be noted on the plat as a public trail easement.

#### **WATER BOARD RECOMMENDATION:**

The Water Board has recommended that 23.49-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.

**POSSIBLE FINDINGS:**

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- A public trail will be built as part of the subdivision that will benefit members of the community
- 2.01 acres of open space will be created as part of the development

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission 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 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 meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. A plan to supply water to The Homestead’s maintenance building is presented and approved by the City Engineer and The Homestead before preliminary approval is granted by the City Council.

July 14, 2020

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

**Subject: Huntleigh Woods Preliminary Approval**

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Preliminary Approval. The following issues should be addressed.

General Comments

- The plans propose to develop 9 lots on approximately 8.10 acres near 700 North Pine Canyon Road.
- All redline comments within the preliminary plans should be addressed.
- A geotechnical report will need to be submitted.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- The proposed development will connect to the existing 10" water line in Pine Canyon Road.
- The fire hydrant spacing shall not exceed 500'.
- Existing 12" transite water line that runs through the proposed subdivision will need to be removed and the Homestead maintenance shed water lateral be re-established.

Irrigation

- The proposed development will connect to existing irrigation in Pine Canyon Road and will need to install services with meters according to Midway Irrigation Company standards.

Roads

- The proposed road within the development will be a 56' public right-of-way, with a cul-de-sac at the west end of the development.
- Cross section for right-of-way will be 30' of asphalt, 2' curb and gutter, 6' park strip, and 5' sidewalk.

Trails:

- The proposed development will connect onto Midway Villages trail to the south and will end at the north end of the development.

Storm Drain

- The storm water system within this development will be a public system. The storm water will be addressed through the use of sumps and retention basins.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS

Wesley Johnson, P.E.  
Midway City Engineer

cc: David Johnson      Johnson Engineering





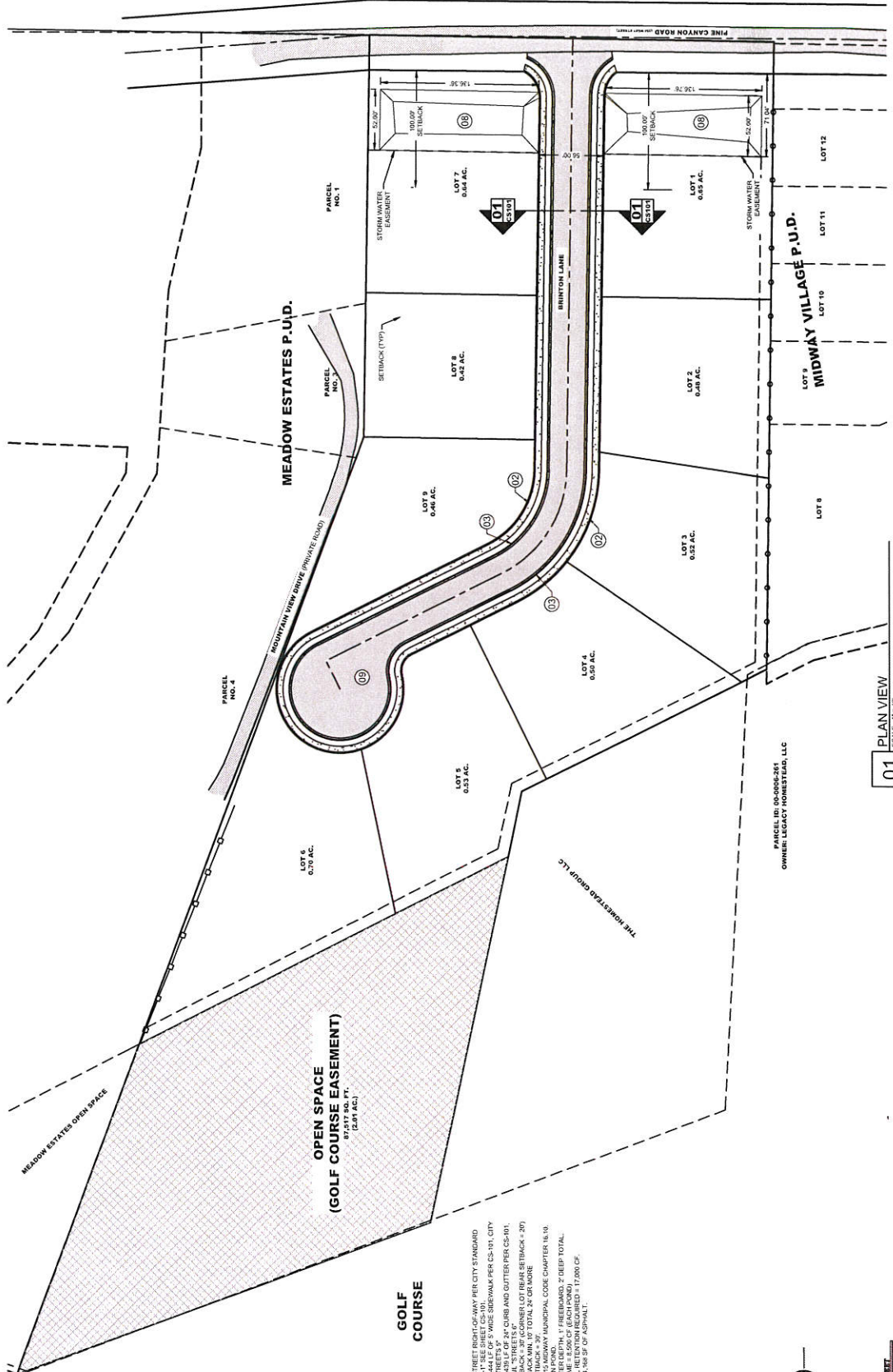
350 W St

Meadow Creek Ln

Mountain View Dr

Double Eagle Dr






- NOTES:**
1. 20' WIDE STREET RIGHT-OF-WAY PER CITY STANDARD.
  2. "STREETS" - SEE SHEET CS-101.
  3. "DETAIL" STREETS 3' - 5' WIDE SIDEWALK PER CS-101, CITY DETAIL. "STREETS 3' - 5' WIDE SIDEWALK PER CS-101, CITY DETAIL" STREET TO CORNER LOT AND OUTER PER CS-101.
  4. REAR SETBACK - 30' CORNER LOT REAR SETBACK - 30'.
  5. FRONT SETBACK - 30' TOTAL 34' OR MORE.
  6. RETENTION POND.
  7. RETENTION POND.
  8. 1" WATER DEPTH - 1" FREEDOM. 2" DEEP TOTAL.
  9. TOTAL RETENTION REQUIRED - 17,000 CF.
  10. INSTALL 3/4" IN SP. OF ASPHALT.

NO.	DATE	REVISION
5		
4		
3		
2	05/14/20	PRELIMINARY
1	01/22/20	CONCEPTUAL

**CLIENT / OWNER INFORMATION:**  
 GREGORY AND SALLY BRINTON  
 1714 E FOR DOUBLAS CIRCLE  
 SALT LAKE CITY, UTAH 84103  
 801-824-8300

**ENGINEER / SURVEYOR INFORMATION:**  
  
**JOHNSON ENGINEERING**  
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
 www.johnsonengineering.com  
 Phone: 801.674.2651

**SHEET INFORMATION:**  
 ENGINEER / SURVEYOR INFORMATION:  
 DRAWN BY: DBJ  
 CHECKED BY: APPROVED BY: DBJ  
 PROJECT NO: 20-008  
 DATE: 05/14/20  
 SCALE: 1" = 40'

**SITE PLAN**  
**HUNTLEIGH WOODS SUBDIVISION**  
 MIDWAY, WASATCH COUNTY, UTAH

**CS-100**









# National Wetlands Inventory

## Brinton Subdivision



July 7, 2020

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
 This page was produced by the NWI mapper