



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 8, 2021

NAME OF PROJECT: Rising Ranch Subdivision

NAME OF APPLICANT: Samuel Castor

OWNER OF RECORD: Bow Hunting Skills LLC (Samuel Castor)

AGENDA ITEM: Final Approval

LOCATION OF ITEM: 425 Homestead Drive

ZONING DESIGNATION: R-1-22/TROD

ITEM: 7

Shelton Taylor of Summit Engineering, agent for Sam Castor, is requesting final approval of an 8-lot standard subdivision. The property is located at 425 Homestead Drive and is in the R-1-22 zone.

BACKGROUND:

This request is for final 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 located in the R-1-22 zone and TROD and all seven proposed building 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:

- 6.36-acres
- R-1-22/TROD zoning
- Proposal contains seven building lots, one open space parcel and one unbuildable lot
- Access to the proposed building lots is from Homestead Drive and Swiss Alpine Road
- 8' detached public trail along Swiss Alpine Road and future attached 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 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 an 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. The applicant has received a will-serve letter from Midway Irrigation Company.

Trails – The developer will be dedicating a 10'-15' 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 the 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.

With the installation of the new detached trail along Swiss Alpine Road, the applicant will be removing the pavement where the attached bike lane currently is, installing a swale in the newly created shoulder and revegetating the disturbed area.

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 applicant has indicated that the open space parcel may be common or it may be retained in ownership by the LLC that owns the property.

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. The plat will include an access easement across parcel 8 to ensure that there is legal access to the open space for those who are responsible for its maintenance.

100' Setback Requirement – The land use code requires a 100' setback from the edge of the right-of-way of Homestead Drive for all residential and accessory structures. The setback line must be shown on the plat along with adequate language notifying property owners of the restriction.

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 requirements for a buildable lot and the needed infrastructure is installed, the parcel owner can pursue having lot 8 being recognized as a building lot. In their preliminary approval of the subdivision, the City Council noted that the development agreement needs to outline the steps that the lot 8 owner would need to go through to have the lot considered a legal building lot. This will include obtaining a minimum of 115' of frontage along a road built to city standards, obtaining additional planning approval, possibly amending the development agreement, installing the necessary improvements to the parcel (sewer, culinary water, irrigation, fire hydrant, streetlights, etc.). Their intent was that the approval could be handled administratively and would not require the amending of the subdivision plat.

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 is located in the Transient Rental Overlay District, which allows property owners to rent their property on a nightly basis if they obtain the necessary conditional use permit. The applicant has submitted an application for a blanket conditional use permit to allow for nightly rentals. If approved, a document should be recorded against each property letting them know that the property can be rented on a nightly basis along with the requirements in order 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.

The applicant will need to work with UDOT to find out whether any additional ROW will need to be dedicated for Homestead Drive.

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.

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'
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by 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, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

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. Include plat note that limits access to lot 3 from Swiss Alpine Road.
2. 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.
3. 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 for additional planning approval, possibly amending the development agreement, 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.

June 8, 2021

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

Subject: Rising Ranch Subdivision – Final Approval

Dear Michael:

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

General Comment

- The proposed subdivision consists of 7 lots, 6 new lots and an existing home located on lot 5. The subdivision has a potential for an 8th lot in the future. All redlines comments shall be addressed and turned into the City Engineer.

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.
- Lots 3 – 7 will be serviced off the existing culinary water line located within Homestead Drive.

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 access and lots 6 and 7 will share a driveway access.
- Proposed future Lot 8 can only be accessed by Kohler lane. It will only be accessible once Kohler Lane is updated to Midway City Street Standard.

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 will be required to remove the existing attached trail and rumble strip.
- 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

- Since no new roads are being built with this subdivision, 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

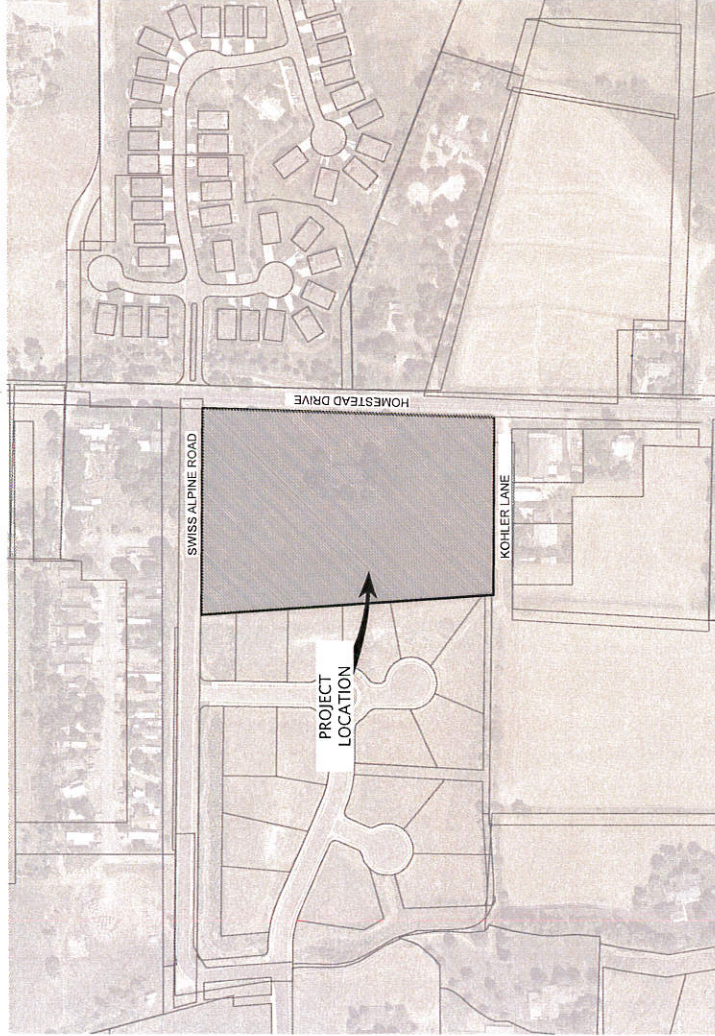


Wesley Johnson, P.E.
Midway City Engineer

cc: Shelton Taylor Summit Engineering

RISING RANCH SUBDIVISION

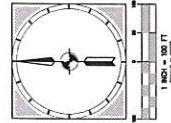
CONSTRUCTION PLANS 425 N HOMESTEAD DRIVE, MIDWAY CITY UTAH



VICINITY MAP

N.T.S.

- PLAN NOTES:
INSTALLATION OF ROADWAY AND APPURTENANCES THERE TO SHALL BE INSPECTED BY THE CITY ENGINEER AND APPROVED FOR THE ROADWAY FEATURES AND APPURTENANCES THEREOF FOR THE FOLLOWING DOCUMENTS:
1. LATEST APPROVED UTAH CITY CODE
 2. UTAH'S APWA SPECIFICATIONS, 2017 EDITION
 3. UDOT STANDARDS/SPECS 2017 EB.



SHEET	SHEET INDEX
C-1.1	DESCRIPTION
C-1.1	COVER
C-1.2	GENERAL NOTES
C-2.1	EXISTING LOTS/SWPPP
C-3.1	EXISTING SITE PLAN
C-4.1	UTILITY PLAN
C-5.1	GRADING PLAN
C-5.2	HOMESTEAD ROAD
D-1	GENERAL UTILITY AND IRRIGATION DETAILS
D-2	SEWER DETAILS
D-3	POTABLE WATER SYSTEM DETAILS
D-4	EROSION CONTROL DETAILS



CITY ENGINEER _____ DATE _____
 CITY PUBLIC WORKS DIRECTOR _____
 CITY COUNCIL APPROVAL DATE _____
 COUNTY CITY NUMBER _____ DATE _____

PROJECT ENGINEER		PROJECT MANAGER		DATE	
ISSUE DATE		PROJECT MANAGER		DATE	
DRAWN BY		PROJECT MANAGER		DATE	
CHECK SHEET		PROJECT MANAGER		DATE	
CONSTRUCTION PLANS		PROJECT MANAGER		DATE	
RISING RANCH SUBDIVISION		PROJECT MANAGER		DATE	
PROJECT		PROJECT MANAGER		DATE	
SHEET		PROJECT MANAGER		DATE	
C20-020		PROJECT MANAGER		DATE	
C-1.1		PROJECT MANAGER		DATE	

Summit Engineering Group Inc.
 STRUCTURAL • CIVIL • LAND SURVEYING
 1000 W. 1000 S. SUITE 100
 MIDWAY, UTAH 84045
 PH: (801) 225-1111
 FAX: (801) 225-1112
 WWW.SUMMITENGINEERING.COM

PROJECT RISING RANCH SUBDIVISION PROJECT MANAGER [Name]		PROJECT ENGINEER [Name]
EXISTING CONDITIONS/SMP [Details]		DATE 3/07/2021
DATE BY [Table with columns for revision dates and authors]		REVISIONS [Table with columns for revision numbers and descriptions]

PROJECT: RISING RANCH SUBDIVISION
 PROJECT MANAGER: [Name]
 PROJECT ENGINEER: [Name]
 DATE: 3/07/2021
 SHEET: C-21
 PROJECT: C20-020
 SHEET: C-21



1" = 40' 1" (North Arrow)
 1" = 40' 1" (Graphic Scale)
 1" = 40' 1" (Graphic Scale)

Summit Engineering Group Inc.
STRUCTURAL, CIVIL, LAND SURVEYING
10000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202

DESIGNED BY: []
CHECKED BY: []
DATE: []

NO.	DATE	REVISIONS

PROJECT ENGINEER: []
DESIGN ENGINEER: []
DATE: []

PROJECT: RISING RANCH SUBDIVISION
SHEET TITLE: C20-020
SHEET NO.: C-31

PROJECT: RISING RANCH SUBDIVISION
SHEET TITLE: C20-020
SHEET NO.: C-31

MATERIAL LEGEND

- OPEN SPACE/ACCESS EASEMENT
- EXISTING EASEMENT (TO BE REMOVED)
- EXISTING EASEMENT
- POTENTIAL EASEMENT
- POTENTIAL EASEMENT

AREA LEGEND

- 4.59 AC. 97,000 SF
- 7 LOTS + 1 EXISTING BUILDING
- 0.889 AC
- LEASING/LEASE
- R-1-ZE



PROJECT: RISING RANCH SUBDIVISION
SHEET TITLE: C20-020
SHEET NO.: C-31

PROPERTY ENGINEER: []
DATE: []

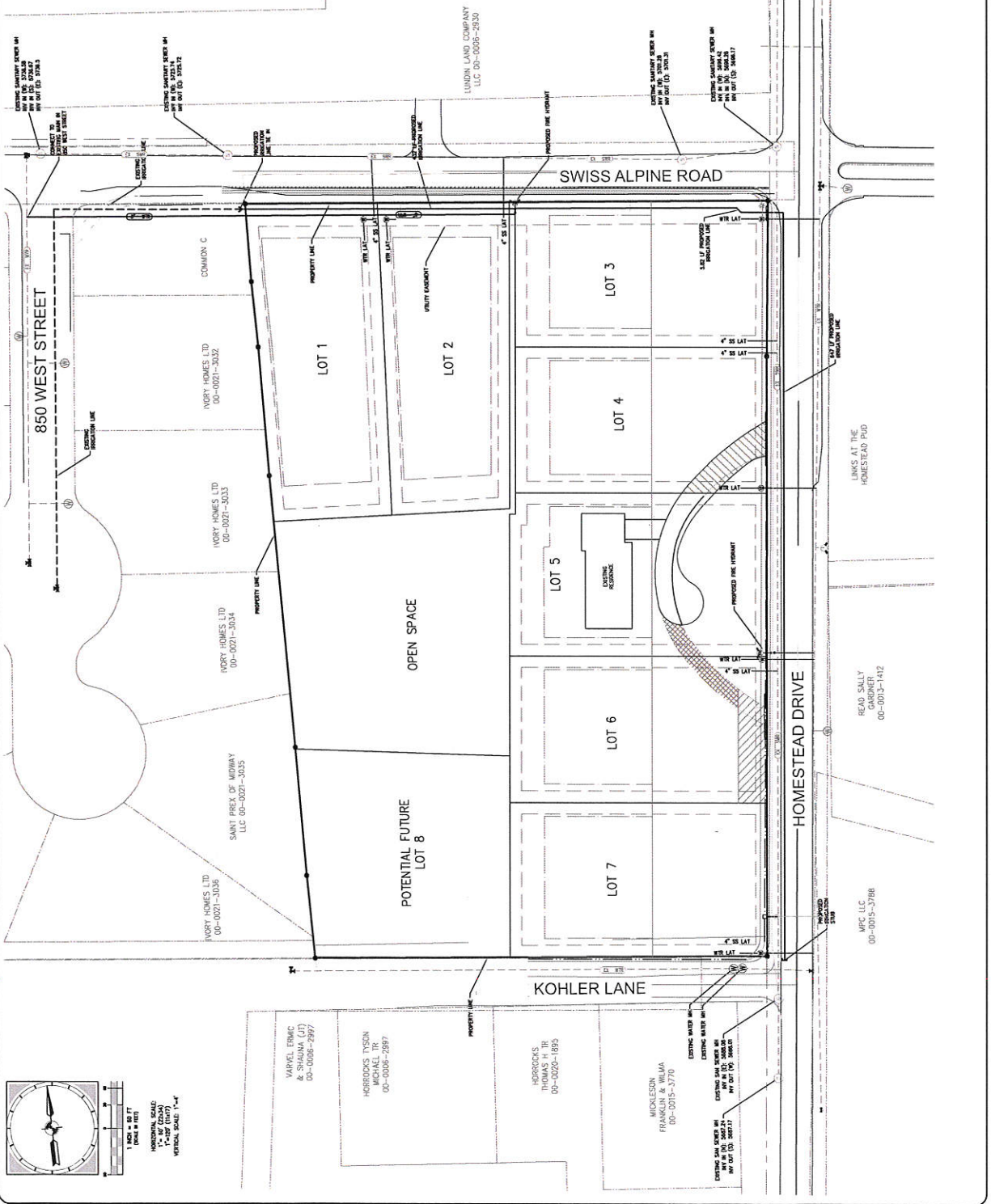
PROJECT ENGINEER PROJECT MANAGER DATE		SHEET TITLE RISING RANCH SUBDIVISION C-4.1	
DESIGN ENGINEER DATE		SHEET NO. C20-020	
PROJECT ENGINEER PROJECT MANAGER DATE		SHEET NO. C-4.1	

CONSTRUCTION NOTES

- INSTALL ALL CLAMANT WATER AND SANITARY SEWER FEATURES ACCORDING TO THE CITY AND STATE STANDARDS. VERIFY ALL CONSTRUCTION IS ACCORDING TO THE NECESSARY PERMITS AND CITY STANDARDS. VERIFY ALL CONSTRUCTION IS ACCORDING TO THE NECESSARY PERMITS AND CITY STANDARDS.
- ALL EXISTING UTILITIES ARE SHOWN ACCORDING TO THE INFORMATION PROVIDED BY THE CITY AND STATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CONTACT BETWEEN EXISTING AND PROPOSED UTILITIES IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

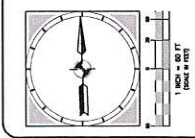
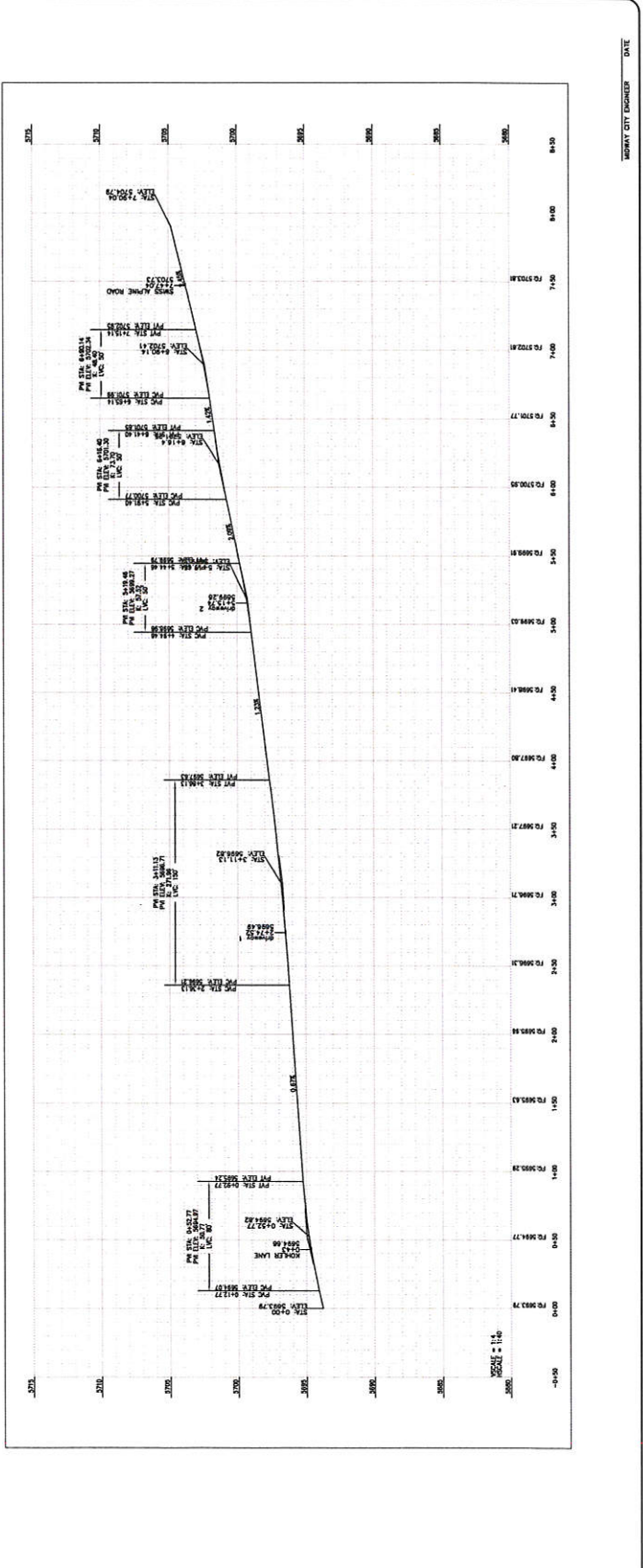
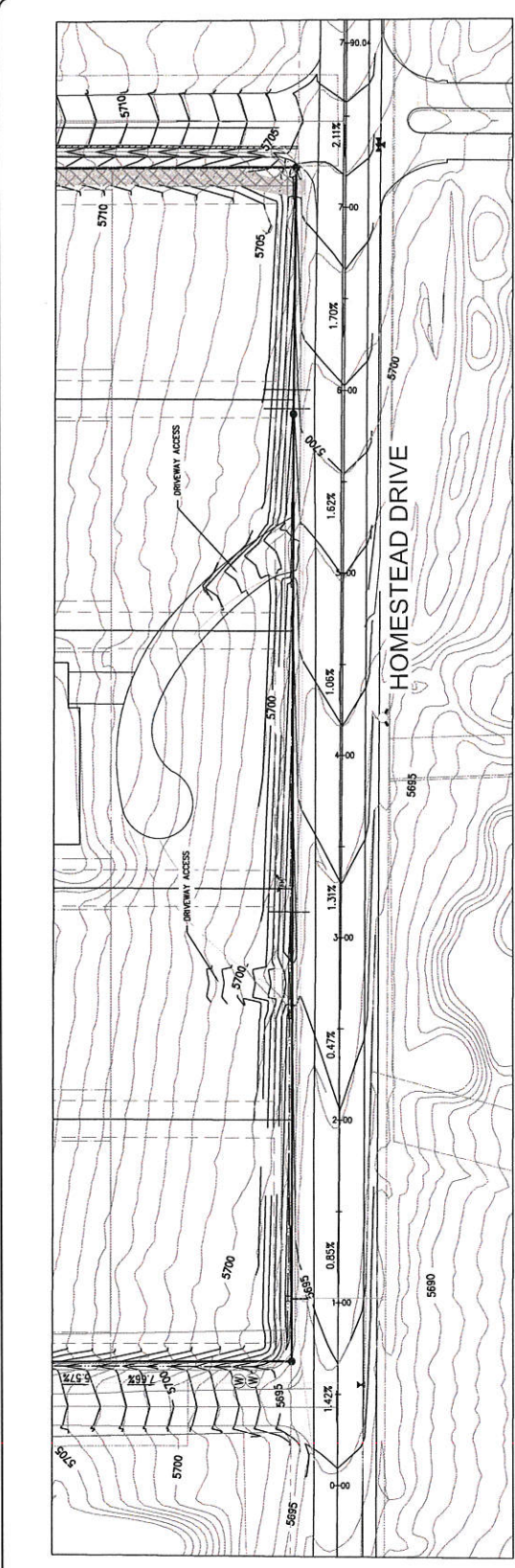
MATERIAL LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING UNCLAMANT WATER LINE
- PROPOSED UNCLAMANT WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE



DESIGN CITY ENGINEER DATE

PROJECT RISING RANCH SUBDIVISION		PROJECT ENGINEER	DATE
SHEET TITLE HOMESTEAD DRIVE PLAN AND PROFILE		DESIGN ENGINEER	3/07/2021
PROJECT NUMBER C20-020	SHEET C-5.2	ISSUE DATE	
		DESIGNER	
		CHECKER	
		DATE	



Summit Engineering Group Inc.
 STRUCTURAL - CIVIL - LAND SURVEING
 28 WEST 1000 S, SUITE 200
 SALT LAKE CITY, UT 84119
 P: 801-488-8229 F: 801-488-8233

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		

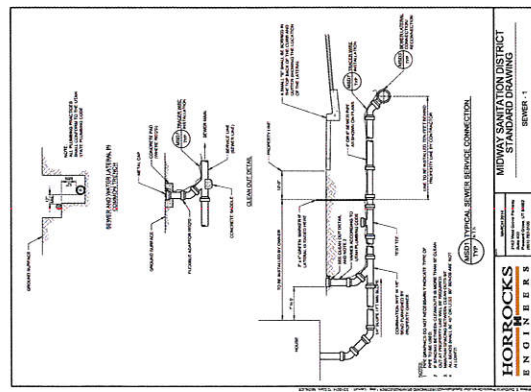
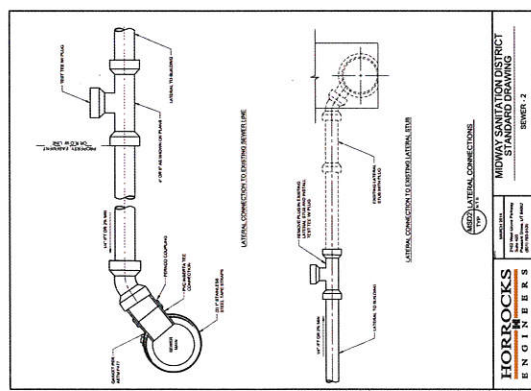
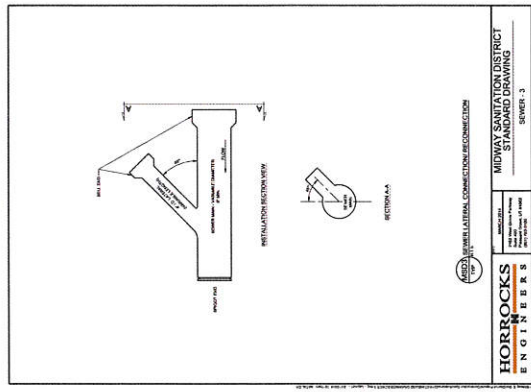
Summit Engineering Group Inc.
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 25 WEST CENTER ST. P.O. BOX 108
 HENRI CENTER ROAD
 P. 429-424-8229 F. 429-424-8231

DATE BY
 REVISIONS

NO.	DATE	BY	REVISIONS
1			
2			
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PROJECT ENGINEER
 PROJECT MANAGER
 SHEET NO.
 DATE

PROJECT: RISING RANCH SUBDIVISION
 SHEET NO.: C20-020
 SHEET: DET-2



EROSION CONTROL NOTES

Erosion Control - UPDES Plan shall be prepared and submitted by the Contractor to the State outlining how erosion and siltation will be controlled. A copy of the plan must be on site at all times.

The Contractor shall be responsible for implementing the plan and installing and maintaining erosion control facilities with each phase of work. Should any leave the site or erosion occur, it will be the Contractor's responsibility to take corrective action and repair any damage caused by the silt or erosion immediately.

All costs associated with the preparation, modification and approval of the plan will be the responsibility of the Contractor.

Controlling sediment transport and preventing and/or correcting problems associated with erosion and runoff processes which could occur both during and after project construction will be closely monitored. Periodic maintenance and inspection of sediment control devices will be scheduled through the scheduled completion of work.

Particular attention shall be given to existing drainage patterns which run through disturbed areas and over extreme slopes. These patterns will be identified to isolate and stabilize them to prevent erosion. Sediment control devices shall be installed in place until the permanent storm drainage facilities are installed and functional.

Excavations and subsequent relocations shall proceed in such a manner as that fishing of slopes, including revegetation, shall be accomplished as soon as possible after rough grading. All slopes 2:1 or flatter shall be scarified with heavy equipment, leaving tracks perpendicular to the slope.

Cut and fill slopes shall be 2:1 maximum unless rock is encountered. Cut slopes in rock may be stepped, depending upon geotechnical considerations. The tops of all cut slopes at 50' shall be finished for a horizontal distance of three feet beyond the station point. Steps retaining shall occur on the slope as being brought down.

The overall shape, height and grade of any cut and/or fill slope shall be developed in concert with the existing natural contours, scale, and vegetation of natural terrain. Disturbed areas, both on and off-site shall be revegetated. These areas shall include, but not be limited to all unroofed areas within the flogged limits of disturbance, staging and storage areas, material waste areas, underground utility construction areas, bermed areas including retaining wall benches, and temporary or existing access roads used for construction activities. Rock cuts steeper than 1:1 will not be revegetated.

Controlled outlets shall direct collected runoff through silt fences or straw bales.

Seed shall be applied at a rate so that germination and subsequent coverage reaches 80 percent in a representative 10'x10' area. If coverage does not reach 80 percent, reseeding must occur, before revegetation.

All ditches and swales between 5% and 8% shall be armored with a siltow type erosion control/revegetation stabilization mat to promote revegetation.

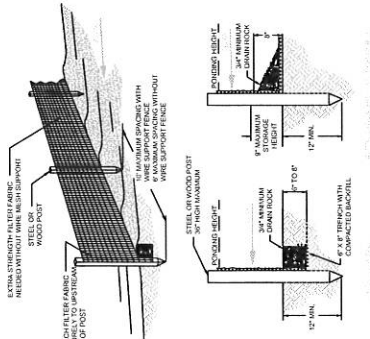
Rip rap of appropriate size will be constructed into roadside runoff swales exceeding 8%.

Rip rap shall be located for vector dispersal at culvert outlets.

Percent of Mix	Seeder wheato grass (Aeropyron trachycolum)
20%	
15%	
10%	
10%	
8%	
7%	
100%	

Seeding rate to be 35 pounds per acre of the above listed seed mix.

SILT FENCE DETAIL

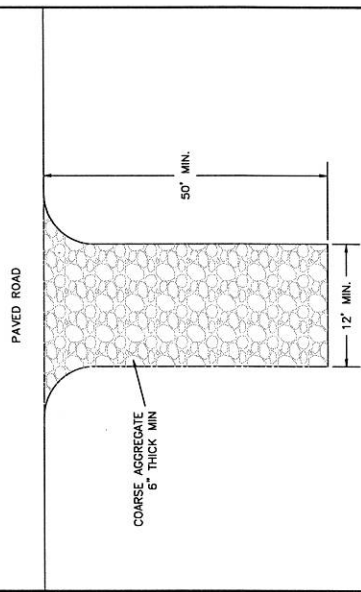


- NOTES:**
1. FENCE SHALL BE INSTALLED PERPENDICULAR TO FLOW DIRECTION.
 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO EXISTING VEGETATION TO MAINTAIN PROXIMITY TO EXISTING VEGETATION.
 3. FENCE SHALL BE PLACED ON A MINIMUM OF 12\"/>

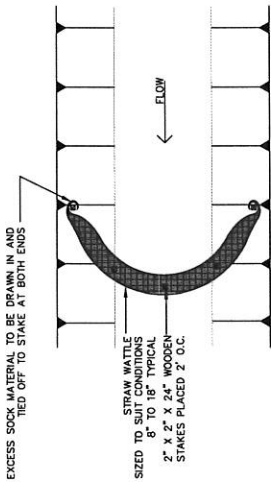
INSTALLATION:

1. POSITION SILT FENCE AT LEAST 5' BEYOND THE TOP OF SLOPE INITIAL SILT FENCE AT 10% OF SLOPE.
2. PLACE THE FENCE ALONG THE CONTOUR OF SLOPE ADAPTING TO SLOPE CHANGING LOW POINTS AND TURNING POINTS. PROVIDE AN OPENING IN THE FENCE AND INSTALL ASSEMBLY TO ALLOW WATER TO PASS THROUGH THE FENCE.
3. SECURE FABRIC AND GROUND BY CONVAING TECHNIQUE PLACING SILT FENCE FABRIC TIGHT AGAINST GROUND WITH TIGHTENED THROUGH FASTENERS.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MARKER DISTANCE WHEN LOCATING THE IMPACT POINT SHALL BE 10'.
6. WELDED AND LOCK RIVETS ON SILT FENCE IS MANUFACTURED WITH GALVANIZED AND METAL CONNECTIONS.
7. WELDED AND LOCK RIVETS ON SILT FENCE IS MANUFACTURED WITH GALVANIZED AND METAL CONNECTIONS.
8. WELDED AND LOCK RIVETS ON SILT FENCE IS MANUFACTURED WITH GALVANIZED AND METAL CONNECTIONS.
9. WELDED AND LOCK RIVETS ON SILT FENCE IS MANUFACTURED WITH GALVANIZED AND METAL CONNECTIONS.
10. WELDED AND LOCK RIVETS ON SILT FENCE IS MANUFACTURED WITH GALVANIZED AND METAL CONNECTIONS.

CONSTRUCTION ACCESS DETAIL



STRAW WATTLE DETAIL



- NOTES:**
1. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN TO ACRES OR LESS.
 2. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM AFTER EACH RAIN EVENT UNTIL THE DAM HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
 3. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

<p>Summit Engineering Group Inc.</p> <p>30 WEST CENTER, P.O. BOX 194 1201 WEST 10TH AVE DENVER, CO 80202 P: 303-733-8228 F: 303-733-8231</p>	<p>DATE: 5/17/2021</p> <p>PROJECT: RISING RANCH SUBDIVISION</p> <p>PROJECT NUMBER: 2500 PROJECT/ASBEST PROJECTS/C20-020 Center Midway/Westing Energy/Verity/C20-020 Center Midway</p> <p>PROJECT SHEET: C20-020</p> <p>SHEET: DET-4</p>
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