



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: March 9, 2021
NAME OF PROJECT: Rising Ranch Subdivision
NAME OF APPLICANT: Brian Balls - Engineer
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: 3

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 0.99 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.

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 that is 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 0.96 acres of open space and has proposed 0.99 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 applicant needs to clarify what the use for the open space will be as it is required to be “attractively landscaped or actively used for agricultural purposes”. This will likely require the submission of a landscape plan along with their final approval application.

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 0.70-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.

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
- 0.99 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:

- Must provide a will serve from Midway Irrigation before applying for final approval.
- Must provide approval from UDOT for the driveway entrances off Homestead Drive before being considered for preliminary approval by the City Council.
- Include plat note that limits access to lot 3 from Swiss Alpine Road.
- The funds to build the 5' bike lane along Homestead Drive 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.
- 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.

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.

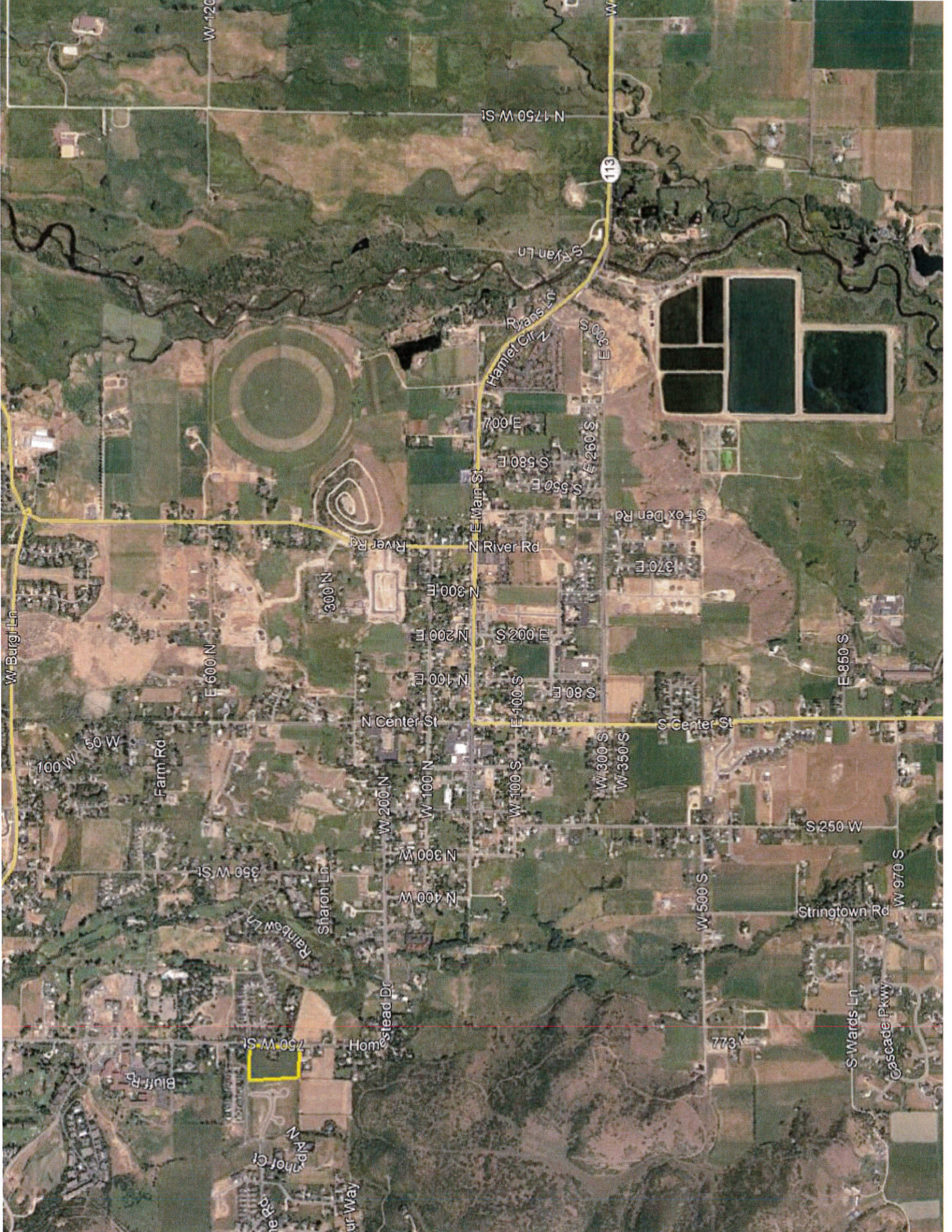
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Johnston Summit Engineering



W 120

N 1750 W St

113

S Ryan Ln

Ryans Ln

Hamlet Cir

E 300 S

E 007

S 580 E

S 550 E

E 260 S

S Fox Den Rd

370 E

300 N

N 300 E

N 200 E

E 002 S

N 100 E

E 100 S

S 80 E

E 850 S

W Burgin Ln

E 600 N

Farm Rd

100 W 50 W

River Rd

N River Rd

E Main St

N Center St

S Center St

S 250 W

350 W St

Sharon Ln

W 200 N

W 100 N

W 100 S

W 300 S

W 350 S

W 500 S

Stringtown Rd

W 970 S

Rainbow Ln

Sharon Ln

Homestead Dr

750 W St

Bluff Rd

W 100 N

W 100 S

773

S Wards Ln

Cascade Pkwy



Mountain Springs Dr

Rainbow Ln

Sharon Ln

W 200 N

140 N

Creek Pl

S Farway Dr

St Andrews Dr

Baker Pl

M 089 N

750 W St

Kohler Ln

Horzestead Dr

Bigler Ln

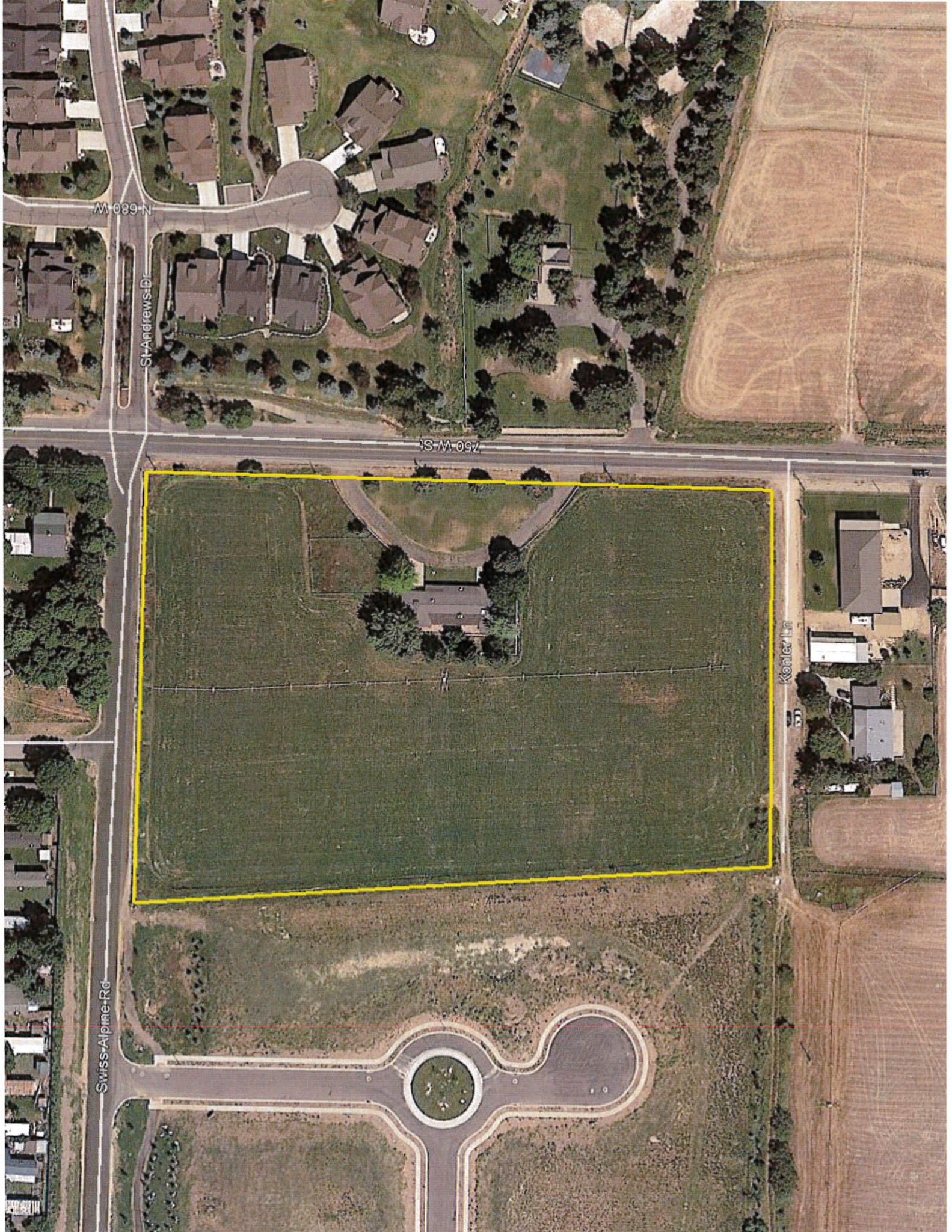
N Alpine Ct

N Olympic Way

Winterthur Way

Interlaken Cir

W Alpinhol Ct



M 089 N

St Andrews Dr

18 W St

Swiss Alpine Rd

Kohler Ln

