

Paul Berg, agent for Midway Highlands (formerly known as Scandia Subdivision) is requesting Final Approval for a large-scale subdivision. The proposal is for nine (9) lots located at Cari Lane and Homestead Drive. The area of the property is 5.18 acres and is in the R-1-15 zone.



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 16, 2014

NAME OF PROJECT: Midway Highlands (formerly known as Scandia Subdivision)

NAME OF APPLICANT: Dave Bromley

AGENDA ITEM: Final Approval

LOCATION OF ITEM: Cari Lane and Homestead Drive

ZONING DESIGNATION: R-1-15

ITEM: 2

Paul Berg, agent for Scandia Investment LLC is requesting Final Approval for a large-scale subdivision, the proposed Midway Highlands Subdivision. The proposal is for nine (9) lots located at Cari Lane and Homestead Drive. The area of the property is 5.18 acres and is in the R-1-15 zone.

BACKGROUND:

This request is for final approval of a subdivision on 5.18 acres that will consist of nine lots. This property was annexed into the City on June 25, 2010. There was annexation agreement negotiated and approved by the City that does list the developer's responsibilities and the City's responsibilities regarding this parcel and future development. Currently there is one dwelling located on the property. Lots 1-6 will obtain frontage from State Route 222 (Homestead Drive) and lots 8 and 9 will obtain frontage from Cari Lane. Lot 7 is a corner lot and obtains frontage from both of the aforementioned roads. The lots range in size from 17,000 sq. ft. to 42,000 sq. ft. and all

meet the requirements for acreage, width and frontage in the R-1-15 zone. Also a 14.5 wide strip of land along Cari Lane will be dedicated to the City.

LAND USE SUMMARY:

- 5.18-acre parcel
- R-1-15 zoning
- Proposal contains 9 lots (ranging from 17,000 sq. ft. to 42,000 sq. ft.)
- 14.5 foot strip of land will be dedicated to the City for Cari Lane
- The lots will connect to the Midway Sanitation District sewer and the City's water line.
- 8' paved public trail is planned for the area and will be constructed at a future date. The developer will grant a trail easement of 20' along the frontage of Homestead Drive.

ANALYSIS:

Roads – The proposal is to dedicate the property located in the right-of-way of Cari Lane to the City. Please see the attached letter from Wes Johnson, Midway City Engineer, regarding road improvements.

Trails – The City's master trail plan does have an 8' paved public trail planned for Homestead Drive. The trail will be located in a 20' wide public trail easement. The developer will be responsible for the dedication of the easement for that trail and the City will build the trail at a future date using trail impact fee funds or other funds secured by the City. A note will also be placed on the plat that will inform future lot owners of the future trail and the possibility that landscaping and other improvements may need to be removed when that trail is constructed.

Water Connection – The lots will connect to the City's water line located in Homestead Drive and Cari Lane.

Sewer Connection – The lots will connect to Midway Sanitations District's line located under Homestead Drive and Cari lane.

Driveway Access – Staff is proposing that the number of driveway access points to Homestead Drive and Cari Lane is as minimal as possible. This is based on the Road System Mater Plan that states Homestead Drive is classified as a Minor Arterial and that Cari Lane is classified as a Collector. For these classifications of roads the City Council must specifically approve the driveway access because of the safety issues regarding accessing streets with higher traffic counts. UDOT must also approve the access plan for the driveways accessing State Route 222. Also safety for the existing and proposed trails must be considered. Trails are safer with fewer crossings. Another consideration is the distance from the driveways to the Homestead Drive and Cari Lane intersections. If the driveways are combined then the distance from those driveways to the intersection is increased. Staff is proposing that lots 1-3 access from a shared driveway, lots 4 and 5 accesses from a shared driveway, lots 6-7 accesses from a shared driveway from Homestead Drive and lot 7 has no access from Cari Lane, and finally lots 8 and 9 accesses from a shared driveway from Cari Lane. Lot 6 will need to abandon the current driveway and relocate that driveway to the area designated on the plat.

CITY COUNCIL APPROVAL:

The City Council in their June, 11th meeting granted preliminary approval in a 5-0 vote. They did place conditions on their recommendation that included the follow:

1. UDOT must approve of the driveway access plan for State Route 222.
2. A Development Agreement must be recorded with the plat.
3. The developer will build the hard-surface 20' wide shared driveway access points and those accesses will comply with the fire district's driveway standards. Lots recommended for shared driveways include lots 1-7 and will be built by the developer. The Planning Commission did not recommend that lots 8 and 9 have a shared driveway and the developer would not build these two driveways.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district

ALTERNATIVE ACTIONS:

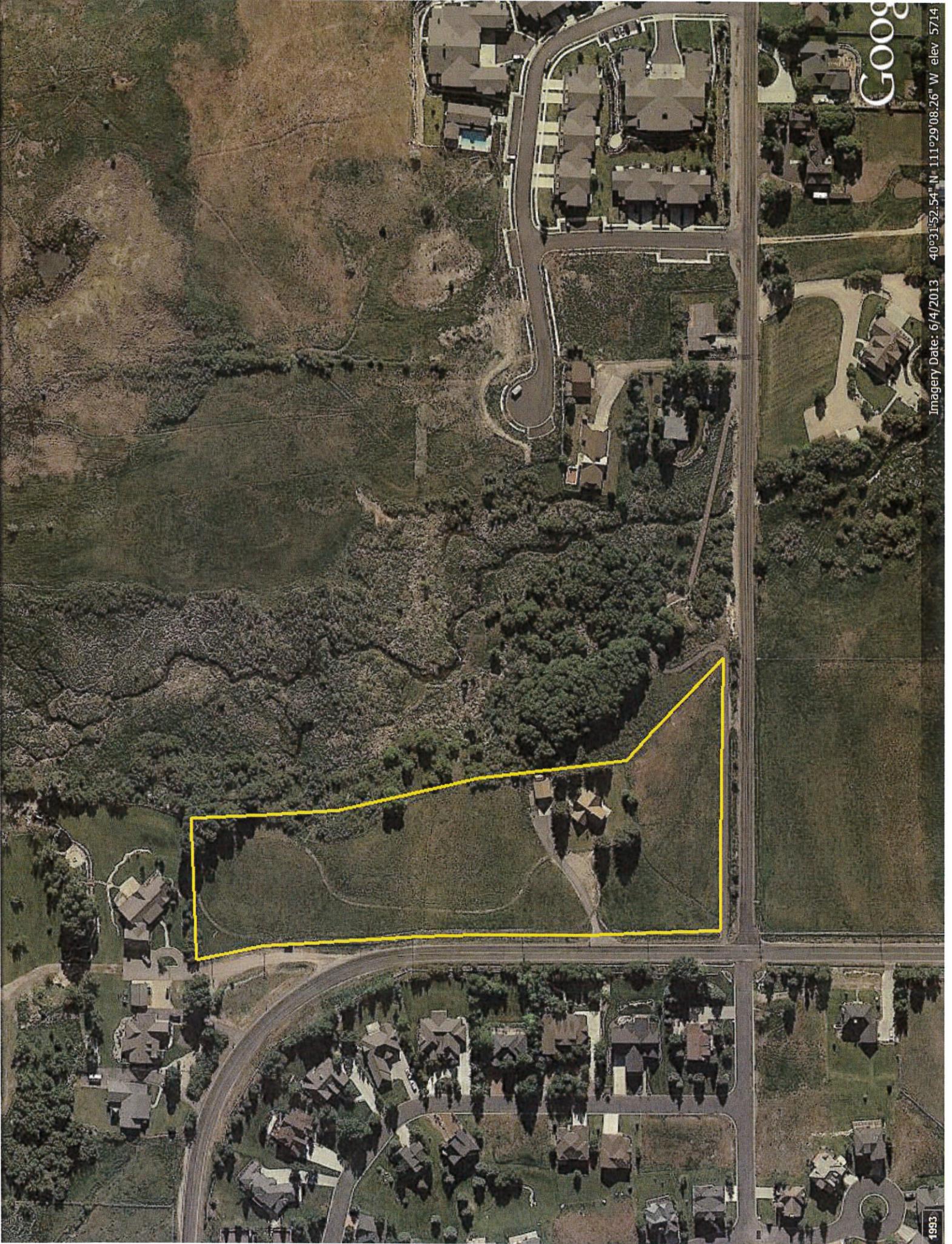
1. Recommendation for conditional approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission feels 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 for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

- UDOT must approve of the driveway access plan for State Route 222 before application is made for final approval.
- A Development Agreement must be recorded with the plat.
- The developer will build the hard-surface 20' wide shared driveway access points and those accesses will comply with the fire district's driveway standards.
- The developer will build the shared driveways for lots 1-7.



Google

Imagery Date: 6/4/2013 40°31'52.54" N 111°29'08.26" W elev 5714

1993

May 21, 2014

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

Subject: Scandia Subdivision – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the above Subdivision. The following issues should be addressed.

General

- This property is the old Richard Theriot property, which was the location of the old Midway children's train. This parcel of property contains 5.18 acres. Prior to 2010, the South 2.56 acres of property was located within the Midway City limits, however the upper 2.62 acres was outside the City limits. During the summer of 2010 the property owner successfully annexed the upper 2.62 acres of property into Midway City. During the annexation process the City was successful in obtaining a ten-foot trail easement on the North side of Cari Lane. Since the annexation the City has installed an eight-foot paved public trail within the trail easement. This section of trail now connects Homestead Drive to Pine Canyon Road.

Water

- This piece of property is located adjacent to two different pressure zones. The 12-inch water line within Cari Lane has a pressure of approximately 65 psi. The 8-inch water line near the north end of the property is within the upper pressure zone with a pressure of approximately 150 psi. To provide water service and fire protection, to lots 1 through 6, the developer will be required to install an 8-inch line adjacent to Homestead Drive. Lots 8, and 9 will connect to the 12-inch line within Cari Lane. Prior to final approval, the development will be analyzed within the Midway City water model to determine which line will be extended to provide service to lots 1 through 6.

Roads

- As per the existing annexation agreement, the developer was required to dedicate a 33-foot half-width right-of-way to Midway City, but was not required to widen Cari Lane. The widening and improvements to Cari Lane will be a future City project using impact fees.
- The Transportation Master Plan classifies Homestead Drive as a Minor Arterial and Cari Lane as a Collector Street. Driveway access to each of these roadway classification requires approval from the City Council. To minimize the number of driveway access we recommend lots 1 through 7 access Homestead Drive with the following plan: lots 1, 2, and

3 share one driveway, lots 4, and 5 share a driveway and lots 6, and 7 share a driveway. Lots 8, and 9 should share a driveway accessing Cari Lane. It should be stated that lot 7 should not access Cari Lane.

- Because Homestead Drive is a UDOT roadway, SR 222, preliminary approval should be contingent upon the developer receiving the driveway access and plan approval from UDOT.

Trails

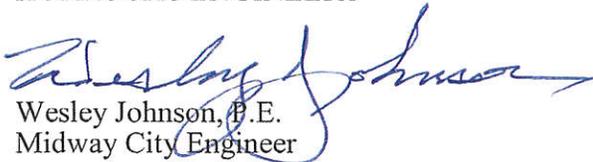
- The Trails Master Plan identifies an eight-foot trail to be installed along Homestead Drive using trails impact fee money. With approval of this development, a public trail easement adjacent to Homestead Drive should be dedicated to Midway City.

Storm Drain

- Each of the proposed lots front an existing roadway. Because no new roads are being proposed, the existing roadway shoulder and ditches will accommodate the storm water runoff.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering