



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 8, 2021

NAME OF PROJECT: The Farm at Wilson Lane

NAME OF APPLICANT: Berg Engineering for Jared and Kurt Wilson

OWNER OF RECORD: Jared and Kurt Wilson Farm LLC

AGENDA ITEM: Final Approval

LOCATION OF ITEM: Approx. 1500 N. Canyon View Road

ZONING DESIGNATION: RA-1-43

ITEM: 4

Berg Engineering, agent for Jared and Kurt Wilson Farm LLC, is requesting final approval for an 8-lot standard subdivision to be known as The Farm at Wilson Lane subdivision. The subdivision is on 10.28 acres and is located at 1500 North Canyon View Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for final approval of a standard subdivision on 10.28 acres that will contain eight platted building lots. The existing parcel has frontage along Canyon View Road and is surrounded on all four sides by platted subdivisions (Valais, Scotch Fields, and The Reserve at Midway) that are at various stages of build out.

The proposed subdivision is on one 10.28-acre parcel that is wholly owned by the applicant and has been in agricultural production. Access into the proposed subdivision will come from a newly constructed cul-de-sac road that would create frontages for all

eight proposed lots. The existing property is in the RA-1-43 zone and all the proposed lots appear to comply with the requirements of the code regarding frontage and acreage.

LAND USE SUMMARY:

- 10.28-acres
- RA-1-43 zoning
- Proposal contains eight building lots
- All required open space is contained within lot number 4
- Access to lots is provided by a new public road named Wilson Lane
- 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 – The existing parcel has frontage along Canyon View Road. The applicant will be required to dedicate their portion of the right-of-way needed for Canyon View Road. The proposed subdivision includes the construction of a new public cul-de-sac road, creating access and frontage for the eight building lots. The new road will be built to a Midway City local street standard (56' right-of-way) that includes 5' sidewalks on either side.

The proposed cul-de-sac road meets the minimum road centerline offset of 150' from Jerry Gertsch Lane in Scotch Fields. The cul-de-sac road also complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

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.

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 eight proposed lots. Secondary water meters are required for each lateral. The applicant has provided a will-serve letter from Midway Irrigation Company along with their application for final approval.

Trails – There are no trails anticipated or planned within the development. There is trail on the west side of Canyon View Road, and as a condition of approval the applicant is required install ADA ramps adjacent to the development allowing for a pedestrian connection into the existing trail on the west side of Canyon View Road.

Open Space – Standard subdivisions greater than 10 acres in size are required to provide a minimum of 15% open space. The applicant has elected to incorporate the required 1.54 acres of open space into lot four, which is allowed if the lot size is a minimum of two acres, which it is. The portion of the lot that counts towards the required open space obligation needs to be clearly identified on the plat along with a note stating that the open space is unbuildable and clarifying what uses can occur on the open space.

Storm Water – Storm water runoff will be captured and retained onsite in a pond located on lot 8. The applicant will need to ensure that the storm drain easement on lot 8 is clearly marked on the plat. They will also need to include a 15' wide (minimum) access easement connecting the pond easement to the right-of-way for future emergency access. The plat will also need a note requiring the owner of lot 8 to provide a 10' (minimum) access gate in the event that a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the access easement.

WATER BOARD RECOMMENDATION:

- 10.28 acre parcel (447,796.8 sq. ft.)
 - Impervious area for lots
 - 1.47 acres (8 x 8,000 = 64,000 sq. ft.)
 - Irrigated acreage
 - 8.1 acres x 3 = 24.3 acre feet (includes park strips)
- 8 culinary connections
 - 6.4 acre feet

- 30.7 acre feet requirement

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the RA-1-43 zone
- The proposal does comply with the land use requirements of the RA-1-43 zone
- 1.54 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The applicant will dedicate the remaining portion of the right-of-way needed for Canyon View Drive
- 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. None

August 10, 2021

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

Subject: The Farm at Wilson Lane - Final Review

Dear Michael:

Horrocks Engineers recently reviewed The Farm at Wilson Lane subdivision plans for final approval. The proposed subdivision borders The Reserve to the North, Scotch Fields Subdivision to the West, and Valais to the East and South. The proposed subdivision consists of 8 lots. The following comments should be addressed.

Water

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the 10" culinary water line that is in Canyon View Road.

Roads

- The proposed road within the subdivision will be a 56' public right-of-way with sidewalk on both sides of the road.
- All patches within Canyon View Road shall be done with a paver and at a minimum be paved back at the half width of the roadway.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.

Trails

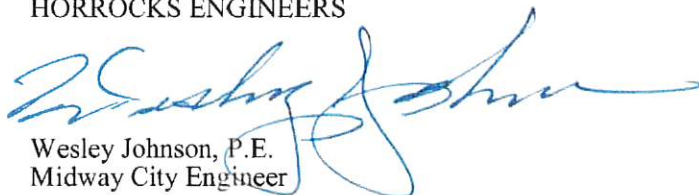
- There are no trails within the subdivision

Storm Drain

- The storm drain system will be public and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and retention basin within the development.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering



SENSITIVE LANDS

THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

BALANCE STATE NOTE:
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR FIELD STAKING OF UTILITIES.

LEGEND

- EXSS — EXISTING SEWER
- EXW — EXISTING WATER
- EXP — EXISTING PRESSURIZED IRRIGATION
- EXSD — EXISTING STORM DRAIN
- EXPP — EXISTING POWER POLE
- X — EXISTING FENCE



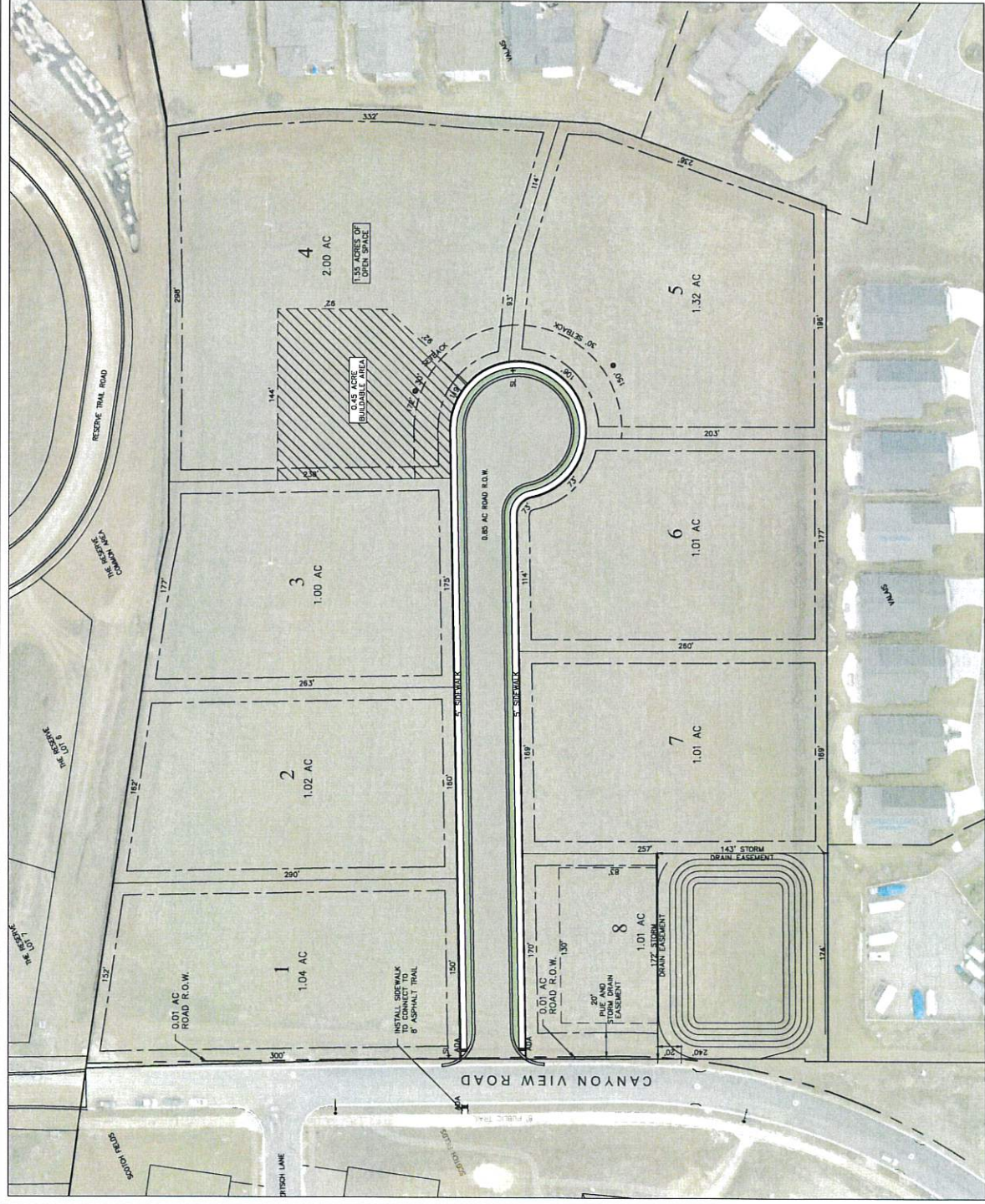
THIS DOCUMENT IS PREPARED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IT MUST BE USED IN CONJUNCTION WITH THE PLANS, SPECIFICATIONS AND SCALE. DATE: 10/11/2011

WILSON
THE FARM AT WILSON LANE
EXISTING CONDITIONS PLAN



DESIGNED BY: FSB
DRAWN BY: FSB
DATE: 10/11/2011
REV: 1





PROJECT INFORMATION:

TOTAL AREA 10.28 ACRES
 CANYON VIEW ROAD R.O.W. DEDICATION 0.02 ACRES
 JENSEN LANE R.O.W. DEDICATION 0.02 ACRES
 LOT AREA 09.41 ACRES

OF LOTS 8
 ZONE R-1-43
 LOT REQUIREMENTS 1.00 ACRES
 MINIMUM SIZE 0.45 ACRES
 MAXIMUM OPEN SPACE REQUIREMENT 15%

BUILDABLE AREA ON LOT 4



SCALE: 1"=40'

WILSON
 THE FARM AT WILSON LANE

SITE PLAN

THIS DOCUMENT IS RELEASED
 WITHOUT WARRANTY FOR CONSTRUCTION
 OF THE PROJECT BY THE CITY OF WILSON
 PAUL E. ROSE, P.E.
 DATE: 11/16/2021



DESIGNED BY DATE: 14 JULY 2021 SHEET 2
 DRAWN BY DATE: REV:

THE FARM AT WILSON LANE SUBDIVISION PLAT - 14 JULY 2021



SCALE: 1"=40'

- LEGEND**
- PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - WATER METER
 - FIRE HYDRANT
 - STORM DRAIN CATCH BASIN

BLUE LINE NOTES:
LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INADEQUATE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:
ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS.

WATER NOTES:
ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

STORM DRAIN NOTES:
ALL STORM DRAIN IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

THIS DOCUMENT IS PREPARED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER.

DATE: 14 JUL 2021

WILSON
THE FARM AT WILSON LANE
OVERALL UTILITY PLAN



DESIGNED BY: FOR
DRAWN BY: BH
DATE: 14 JUL 2021
SHEET: 6





SCALE: 1"=40'

- LEGEND:**
- | | |
|----------------|---------------------------------|
| PROPOSED SEWER | EXISTING PRESSURIZED IRRIGATION |
| EXISTING SEWER | PROPOSED PRESSURIZED IRRIGATION |
| PROPOSED WATER | EXISTING STORM DRAIN |
| EXISTING WATER | PROPOSED STORM DRAIN |
| | STORM DRAIN CATCH BASIN |

BLUE STAKE NOTE: LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

STORM DRAIN SYSTEM NOTE:
ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

The Farm at Wilson Lane

11

The former of these lanes subsection contains 6 large lots on 50.29 acres. About 100 of the subsection will be collected near the intersection of Canyon View Road and 10th Street. The subsection will be collected at the south end of Lot 6.

Table 1 - Blount Coefficient for Subalgebras				
Drainage Basin	Total Area (acres)	Head Height of Study (ac ft)	C=0.40	Compound Runoff Coefficient
Subalgebra	10,798	0.017	0.51	0.44

Time Period	Rentall Intensity (m^2/m^2)	Area (m^2)	Developed Runoff Coefficient	Peak Runoff Rate	Total Runoff Volume
1980-1989	4.08	10.38	0.44	33.55	16,037
1990-1999	2.76	10.38	0.43	52.95	22,999
2000-2009	1.71	10.38	0.44	1.78	27,991
2010-2019	0.96	10.38	0.44	4.27	31,520
2020-2029	0.60	10.38	0.44	2.96	31,500
2030-2039	0.36	10.38	0.44	0.99	42,476
2040-2049	0.26	10.38	0.44	0.76	42,476
2050-2059	0.11	10.38	0.44	0.26	51,512

Time Period	Runoff Volume	Percolation Rate	5-10" Sump Volume	Percolation Sump	Storage Reservoir In Pond
1983	16,697	0.021 (1.64)	5,043	117	10,746
79	22,768	1.0	5,043	144	16,561
80	27,661	1.0	5,043	202	21,623
81	37,429	1.0	5,043	525	34,979
82	37,552	1.0	5,043	664	35,116
83	44,381	1.0	5,043	1,230	40,767
84	41,256	1.0	5,043	1,408	38,144
85	41,256	1.0	5,043	2,101	38,144

Elevation	Pond Depth	Pond Area	Pond Volume (m ³)	Pond Volume (acre-ft)
18	1.250	0	0	0
17	2.500	3,740	9,869	0.20
16	3.750	59,024	220,891	3.82
15	5.000	74,672	373,360	5.24
14	6.250	85,072	538,100	7.41
13	7.500	92,160	711,360	9.91

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THE FARM AT WILSON LANE

STORM DRAIN PLAN



SUBJECT	DATE + TIME
DATE	TIME

FORMS	1207-A (11-13-11)
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