



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 10, 2021

NAME OF PROJECT: La Antiqua Concepts #1 and #2

NAME OF APPLICANT: Berg Engineering for Ronald Spratling

AGENDA ITEM: Concept Plan Review

LOCATION OF ITEM: 850 East Main Street

ZONING DESIGNATION: R-1-15

ITEM: 7

Ronald Spratling is requesting a review of two concept plans for a 11-lot standard subdivision to be known as La Antigua subdivision. The proposal is on 10.03 acres and is located at 850 E Main Street and is in the R-1-15 zone.

BACKGROUND:

The property owner is proposing to develop their 10.3-acre residential parcel into a residential subdivision and is presenting two concept plans to the Planning Commission for review. The purpose of a concept review is to identify any potential issues with the proposed development. For purposes of this review, because the proposals contain many similarities, they will be reviewed together, with difference pointed out. There is no entitlement possibility for a concept review.

The existing parcel abuts agricultural and residential parcels and is located directly north of Hamlet Park and west of the Johnson Mill property. The property has an existing home, which would be removed in both proposals. There is an existing pond (~2 acres)

on the north end of the property. The pond is partially located on the applicant's property. The remaining portion is located on the Johnson Mill property. The major difference between the two concepts is that concept plan #1 includes common area which includes the pond, private park, and landscaped area at entrance to development. Concept plan #2 is more of a traditional subdivision and does not include any common space. In this concept there is no park, and the pond area is split between four different lots.

Both concept plans propose eleven lots, all of which have primary frontage along a proposed cul-de-sac road. The proposed cul-de-sac road appears to be the same length and alignment in both concepts and complies with both the maximum cul-de-sac length of 1,300' (proposed road is approx. 700') and maximum buildable lots on a cul-de-sac over 500' (maximum is eleven, proposed is eleven). In both proposals, the lots must be deed restricted and a note placed on the plat restricting further subdivision of the lots.

The lots all appear to meet the minimum frontage and acreage needed to comply with the requirements of the R-1-15 zone. The existing parcel is accessed from the section of Main Street that runs along Hamlet Park's northern boundary. The proposed building lots in both concepts have frontage along the newly created cul-de-sac road. Two of the lots in concept plan #2 would have frontage along Main Street as well. If the applicant pursues an arrangement that allows frontage along Main Street, the plat must contain a note that prohibits driveway access onto Main Street.

The applicant's proposal must include the dedication of their portion of the 56' right-of-way for Main Street. They will also be required to improve the portion of Main Street that is within their dedication, to a local road cross section, including sidewalks.

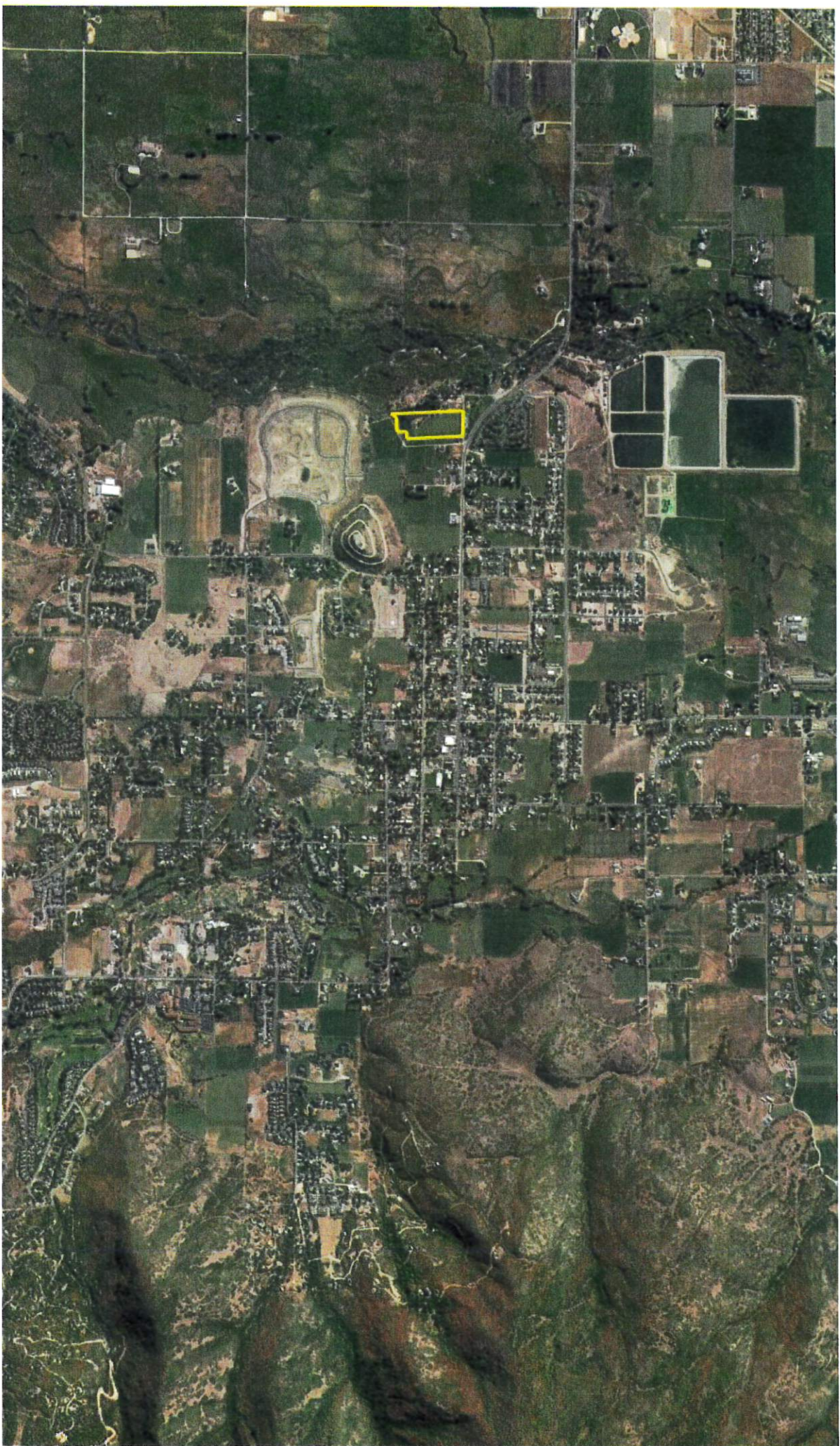
Standard subdivisions greater than 10 acres in size are required to provide a minimum of 15% open space, which equates to a minimum of 1.55-acres for this proposal. Sensitive lands can count towards the open space as outlined in the land use code. When the applicant applies for preliminary approval, they will need to identify which lands count towards their open space. Concept plan #1 has a 3.15-acre common space parcel that includes the pond and a private park that could count towards the open space requirement. The open space/park would be privately owned, it would not be deeded to the city as a public park. Concept plan #2 does not include any common space but has incorporated the pond area into the private lots. Currently the land use code allows for open space to be within a private lot, if the lot is 2 acres or larger. Lot 6 could possibly satisfy the open space requirement, but the required open space should be identified and noted as unbuildable. Proposed uses for the open space need to be in harmony with the intent of open space as listed in the land use code.

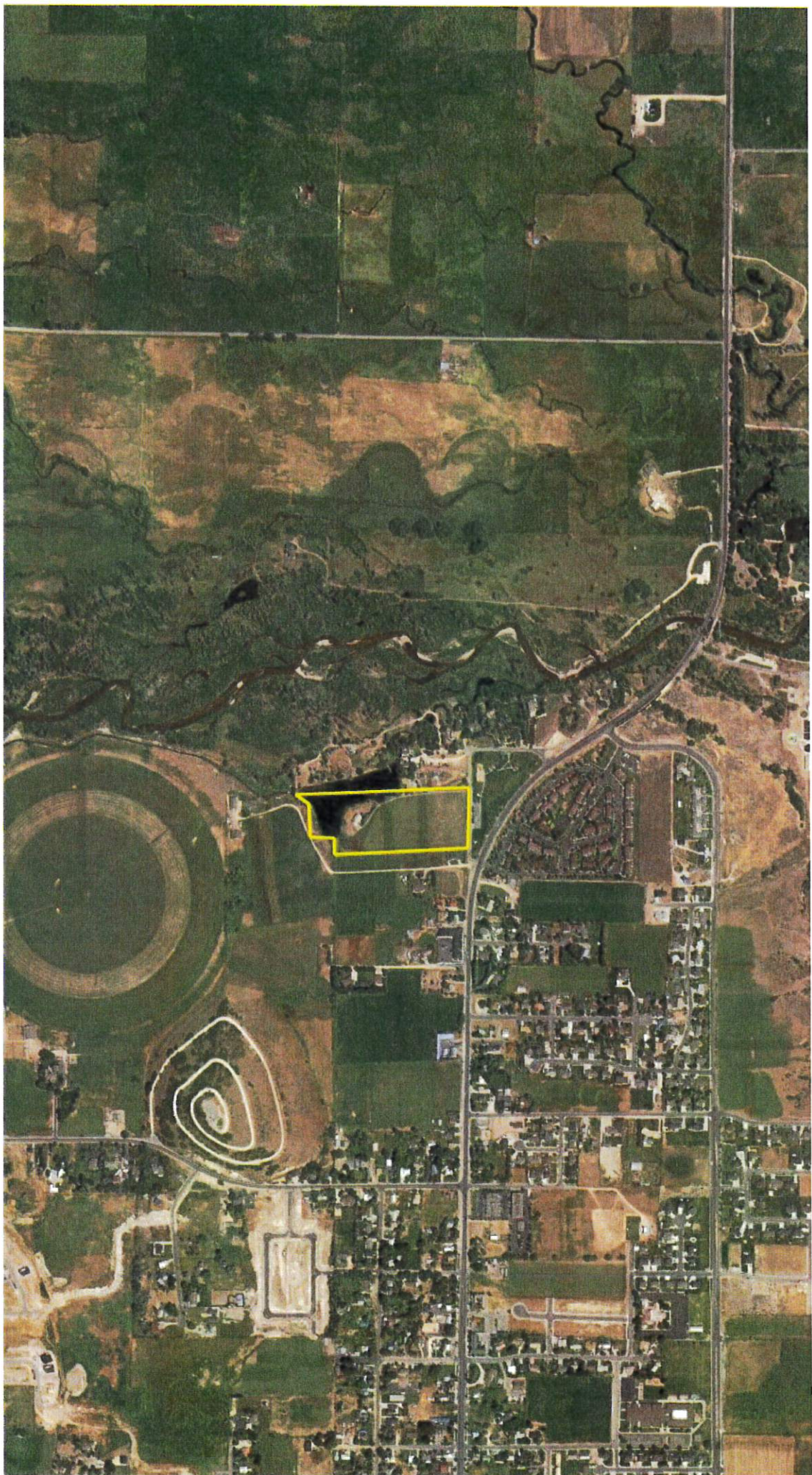
All lots will connect to Midway City's water line, Midway Sanitation Districts sewer line and the Midway Irrigation Company irrigation lines. Midway Irrigation has a ditch that runs through the property. An easement for the ditch needs to be shown on the plat.

As mentioned earlier, a pond covers just less than two acres of the property. The applicant will need to address whether other sensitive lands as described by the land use

code exist on the property. These sensitive lands can count towards the required open space as outlined in the land use code.

Again, there is no entitlement for a concept review. The purpose of the review is only to identify any potential issues with the proposal. It also does not include a review by the City Engineer. That will occur when they apply for preliminary approval.







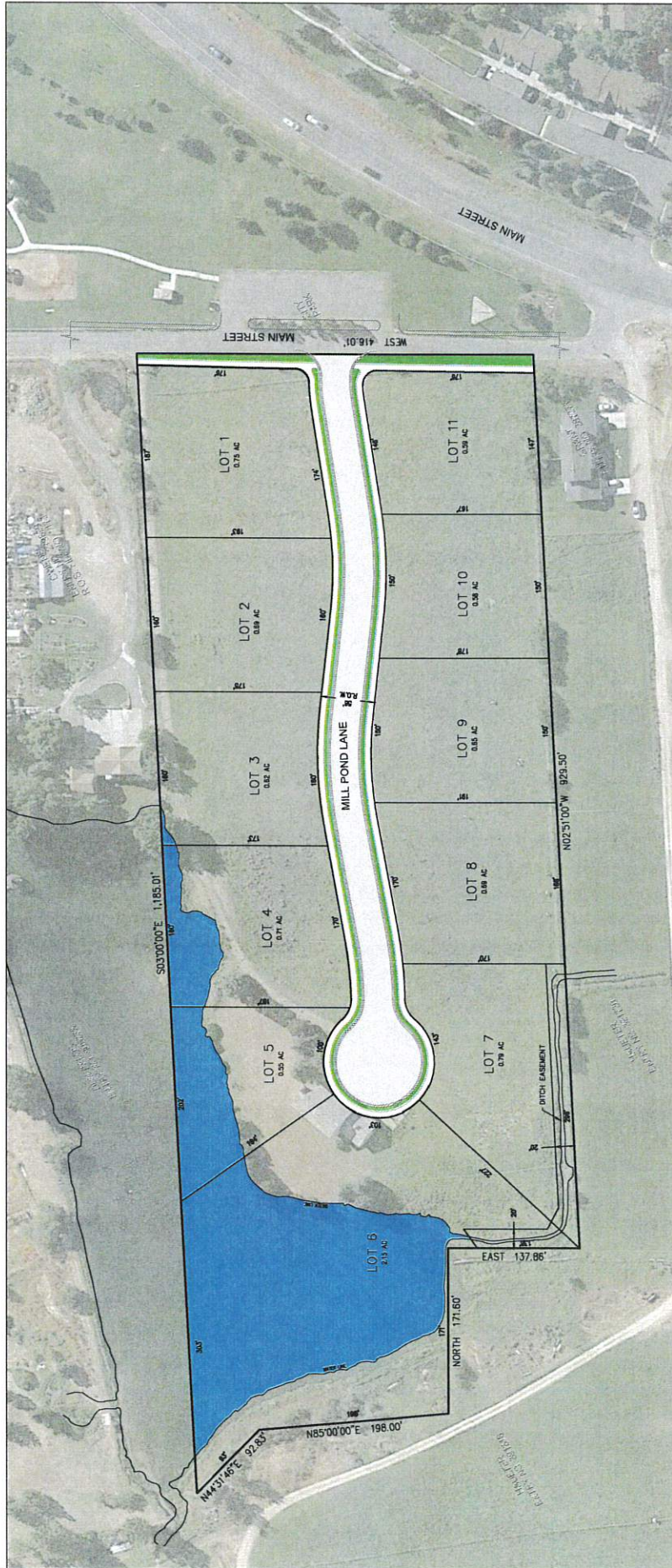
Exhibits

Exhibit 1 – Concept Plan #1

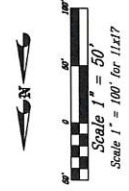
Exhibit 2 – Concept Plan #2

Exhibit 1

Exhibit 2



ZONING INFORMATION
 PROPERTY ZONE: R-115
 APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 30'
 REAR: 30'
 SIDE: 10' MIN. AT 10' MIN.
 SETBACKS ARE SUBJECT TO CITY ZONING ORDINANCE
 ON THE STREET THAT IS NOT BEING FRONTED ON ALL
 SETBACKS ARE SUBJECT TO HEBER CITY ZONING ORDINANCE
 REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.



THIS DOCUMENT IS UNOFFICIAL
 AND SHOULD NOT BE USED FOR
 ANY PURPOSES OTHER THAN
 RECORDING OF PLANT PURPOSES.
 SCALE: AS SHOWN
 DATE: 13 JUL 2021

SPRATING
 LA ANTUQUA SUBDIVISION
 CONCEPT PLAN#2



DESIGN BY: PROB
 DATE: 11 JUL 2021
 DRAWN BY: DAW
 REC:
 SHEET: 2