



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 9, 2022
NAME OF PROJECT: Rising Heights Small Subdivision
NAME OF APPLICANT: Berg Engineering
OWNER: Rising Heights LLC
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 950 East Michie Lane
ZONING DESIGNATION: R-1-11

ITEM: 7

Berg Engineering, agent for Rising Heights LLC, is proposing a one lot subdivision, to be known as Rising Heights subdivision. The lot is 4.78 acres and is located approximately 950 E Michie Lane and is in the R-1-11 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 4.78 acres that will contain one lot. The proposed lot will obtain frontage along Michie Lane. The property is in the R-1-11 zoning district and the lot complies with the minimum requirements of frontage, width, and acreage for a lot in this zone. The applicant will install all required infrastructure for the proposed subdivision.

Sensitive Lands – The applicant has not identified any sensitive lands that are in the subdivision area except for some minor, localized areas above 25% slope. No buildings will be allowed in areas with slopes greater than 25%.

Setbacks – The small-scale subdivision code requires a 50' front setback for any proposed structures fronting Michie Lane. The required setback will be noted on the plat.

Michie Lane – A previous property owner dedicated the right-of-way to Midway for Michie Lane. If the previous dedication has not deeded all the property required based on the current master street plan, then the property required property will be dedicated with the recording of the plat. Michie Lane is categorized as a collector street with a 76' right-of-way width.

Fire Flow - A fire hydrant will need to be located within 500' of the structures, measured by the route of a fire hose from the fire hydrant to the future building sites.

Access – The proposed lot has frontage and direct access from Michie Lane.

WATER BOARD RECOMMENDATION:

The Water Board recommended approval during their 8-1-2022 meeting with the following water dedication requirement:

- 4.79-acre parcel (208,652 sq. ft.)
 - Impervious area for school, roads, parking, & hardscape
 - 1.55 acres (67,518 sq. ft.)
 - Building 0.34 acres
 - Roads & Parking 0.7 acres
 - Hardscape 0.51 acres
 - Irrigated acreage
 - 2.65 acres x 3 = 7.95 acre feet
 - Grass 0.75 acres
 - Native/Wild Flower Mix 1.25 acres
 - Planter Beds 0.66 acres
 - Non-irrigated area
 - 1 culinary connection (250 day x 15 GPD x 85 people)
 - 0.98 acre feet
- 8.98 acre feet requirement

POSSIBLE FINDINGS:

- The proposed lot does meet the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R1-1-11 zoning district
- Review for access, road connectivity, and water rights have been considered for a future school and not any other uses.
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with 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 to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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 comply with the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. None

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



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Fax: 435-654-4120
midwaycityut.org

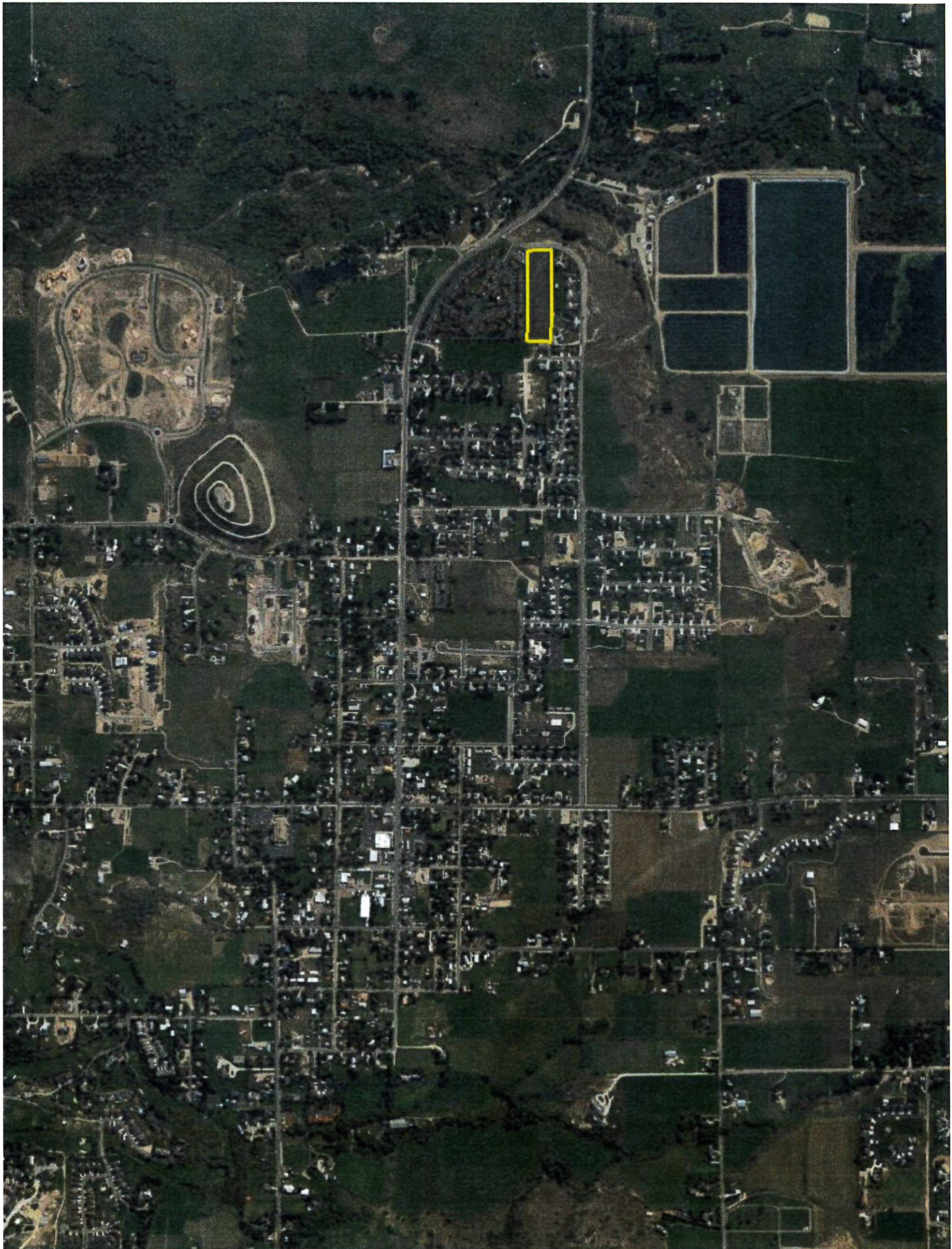
Rising Heights LLC General Plan Amendment

July 6, 2022

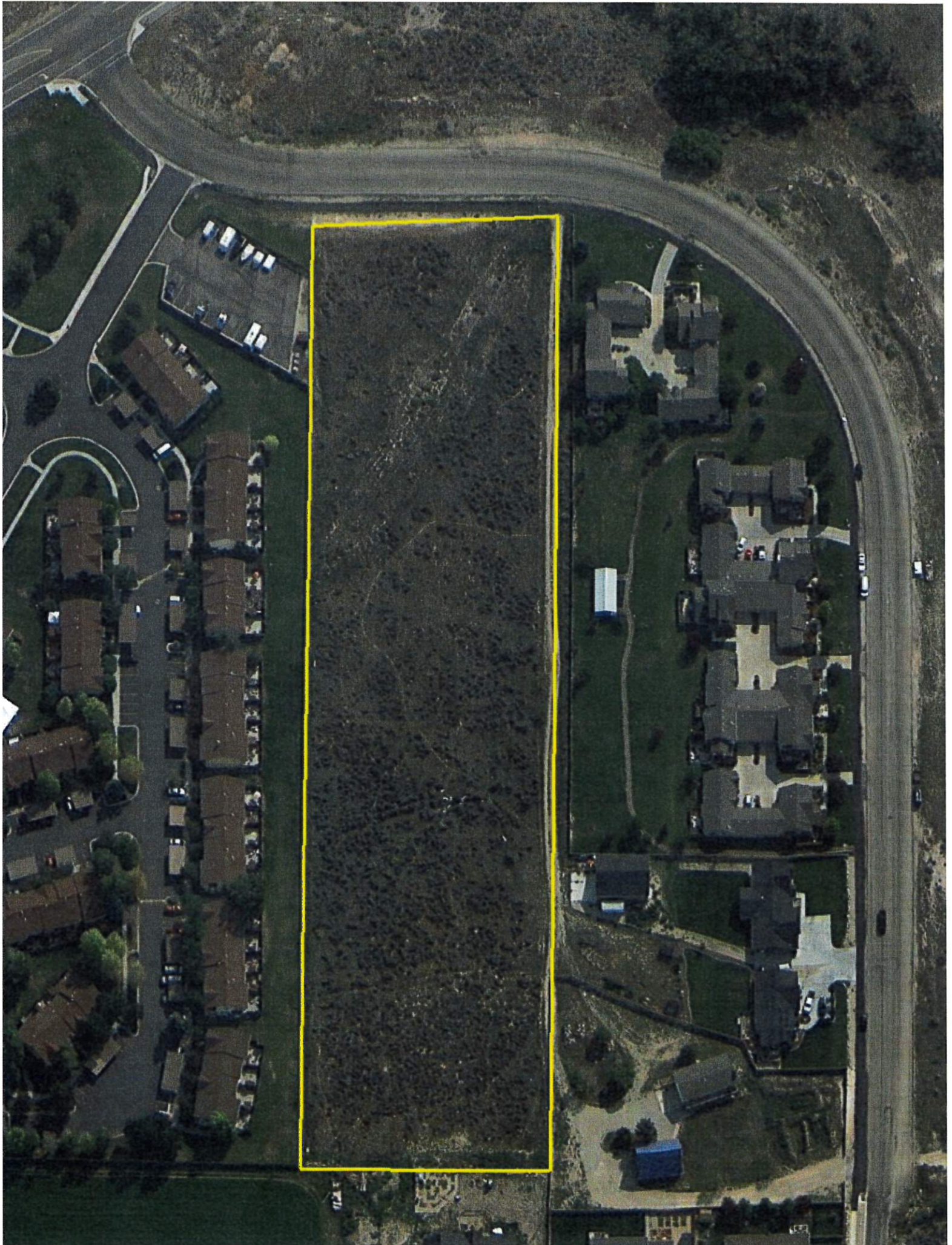
Michael Henke Midway City Planning Director,

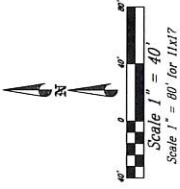
I have reviewed the Rising Height LLC General Plan Amendment for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns currently. Once more detailed plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, etc.

Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107









SITE PLAN NOTE:
THIS IS A CONCEPT PLAN ONLY AND HAS NOT RECEIVED APPROVAL FROM ARIZONA CITY.

- LEGEND:**
- GRASS (0.74 ACRES)
 - NATIVE/AMULFLOWER MIX (0.29 ACRES)
 - EXISTING NATIVE NON-IRRIGATED (0.33 ACRES)
 - PLANTER BEDS (0.86 ACRES)

- TOTAL AREA:**
- 4.79 ACRES TOTAL AREA
 - 0.4 ACRES BUILDING
 - 0.31 ACRES PARKING
 - 0.31 ACRES LANDSCAPING (IRRIGATED)
 - 2.55 ACRES LANDSCAPING (NON-IRRIGATED)
 - 0.28 ACRES DRIVEWAY/ESCAPEMENT

THIS DOCUMENT IS INCOMPLETE FOR REVIEW AND SHALL BE THE PROPERTY OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BERG ENGINEERING.
PAUL D. BERG, P.E.
DATE: 1.14.2022

INFORM ARCHITECTURE
RISING HEIGHTS SCHOOL
SITE PLAN

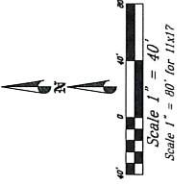


DESIGNED BY: FORB
DRAWN BY: DAL
DATE: 1.14.2022
REV: 1



AS SHOWN DESCRIPTION:
COMPREHENSIVE QUANTITIES FOR THE QUARTER CORNER WITH SECTIONS 36 AND 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE LANE AND MICHIE LANE, SOUTH 87°52'23" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 36 AND 1, A DISTANCE OF 2082.7 FEET, TO THE SECTION CORNER COMMON WITH SECTIONS 36, 1, 11 AND 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE LANE AND MICHIE LANE, 72 DEGREES WEST, NORTH 87°52'23" WEST, A DISTANCE OF 1035.0 FEET TO THE SECTION CORNER, SOUTH, A DISTANCE OF 894.28 FEET TO THE WEST LINE OF SAGE CREEK LANE, THENCE, SOUTH, A DISTANCE OF 1428 FEET TO THE POINT OF BEGINNING, THENCE, SOUTH, A DISTANCE OF 1428 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.79 ACRES MORE OR LESS



SLOPE LEGEND
 GREEN 0% - 20% SLOPES
 YELLOW 20% - 25% SLOPES
 RED 25%+ SLOPES

THIS DOCUMENT IS INCOMPLETE
 AND IS BELIEVED TO BE UNRELIABLE
 FOR ANY PURPOSES OTHER THAN
 THAT AUTHORIZED BY THE CONTRACT.
 PAUL B. BERG, P.E.
 SERIAL NO. 200905 P.E.
 DATE: 11 MAY 2017

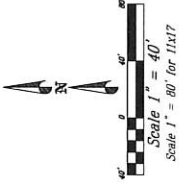
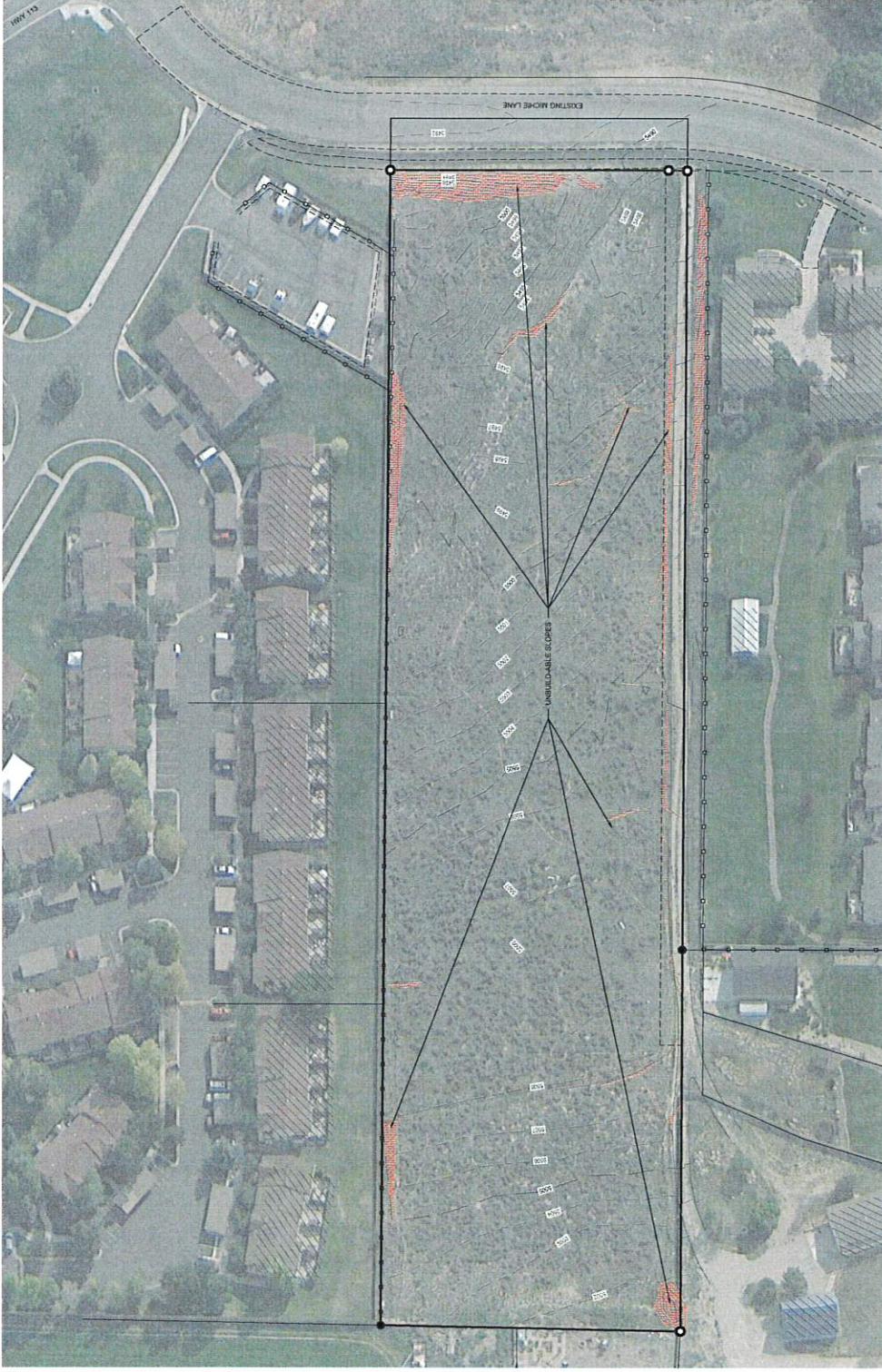
BRISNICK HEIGHTS SCHOOL

SLOPE MAP



BERG ENGINEERING
 200 S. MAIN ST. SUITE 204
 PHOENIX, AZ 85004
 PH: 602.275.9999

DESIGN BY: ROB	DATE: 11 MAY 2017	SHEET	4
DRAWN BY: DEJ	REV:		



SENSITIVE LANDS NOTE: THIS DRAWING DOES NOT TAKE INTO ACCOUNT ANY SENSITIVE LANDS INCLUDING BUT NOT LIMITED TO: WETLANDS, FLOOD PLAINS, POTS, TREES OR WETLANDS.

THIS DOCUMENT IS INCOMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. P.L.E. PAUL S. BERRY, INC. P.L.E. DRAWING NO. 20000000 DATE: 11 MAY 2022

RISING HEIGHTS SCHOOL	
ENVIRONMENTAL CONSTRAINTS PLAN	
	
DESIGNED BY: PDB	DATE: 11 MAY 2022
DRAWN BY: DEJ	REV: 5