



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: November 8, 2022
NAME OF PROJECT: Kay's Landing
NAME OF APPLICANT: Berg Engineering
OWNER OF RECORD: Still Water Holdings LLC
AGENDA ITEM: Preliminary Approval
LOCATION OF ITEM: 1591 Stringtown Road
ZONING DESIGNATION: RA-1-43

ITEM: 6

Berg Engineering, agent for Still Water Holdings LLC, is proposing a five-lot subdivision to be known as Kay's Landing. The lot is 10.01 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary approval of Kay's Landing, a large-scale subdivision on 10.01 acres that will contain five lots. All the proposed lots in the subdivision will obtain frontage along a new cul-de-sac that will be built within the subdivision. The property has been approved for annexation by the City Council and is in the process of being approved for annexation by the State. Once the property is annexed into Midway it will be zoned RA-1-43 which allows single-family dwellings on lots an acre or greater in size.

The General plan describes the RA-1-43 zone as the following:

The RA-1-43 zone (43,000 sf lot) has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations.

LAND USE SUMMARY:

- 10.01-acres
 - 1.5 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a new public-cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

ANALYSIS:

Access/Roads – Access will be from Stringtown Road to a new cul-de-sac that will be dedicated to Midway. The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

Frontage and width – The land use code requires that all lots meet the minimum frontage requirements for the zone. The RA-1-43 zone requires 150' of frontage except there is a 60' minimum for frontage if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots must have at least 150' of width measured at the minimum setback for the RA-1-43 zone which is 50' for single-family dwellings. All lots appear to meet these requirements.

Trails – The developer will install an 8' public trail along the street from Stringtown Road to the end of the cul-de-sac.

Geotechnical Study – A Geotechnical Study has not been submitted to the City. A report must be submitted which will be reviewed by Horrocks Engineers.

Sensitive Lands – The applicant has not identified any sensitive lands that are in the proposed development (see attached).

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 600' 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. Secondary water meters are required for each lateral.

Traffic study – A traffic study is not required for this proposal since there are less than 15 lots.

Open Space - The RA-1-43 requires 15% open space and none has been included in the proposed plans. Open space will need to be designated on one of the lots that is at least two acres in size. 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 5. The applicant will need to ensure that the storm drain easement on lot 5 is clearly marked on the plat. The City will maintain the right to access the pond for future maintenance and emergency access. The plat will need to include a note requiring the owner of lot 5 to provide a 10' (minimum) access gate if 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:

The Water Board will review this application in their November 7th meeting.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.5 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 property is restricted to five lots by a private deed restriction and by the annexation agreement.
- 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 for Approval. 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 for 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. Geotechnical study must be submitted with final application submittal.
2. 15% open space must be designated on the plans.

November 8, 2022

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

Subject: Kays Landing – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the above development preliminary plan. The proposed development is located near Cascade Springs Drive & Stringtown Road. The entire development is 17.29 acres and contains 5 lots. The following comments should be addressed.

General Comments:

- A geotechnical report is required prior to submittal for final approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- An 8-inch waterline will provide water to the subdivision. This waterline will connect to the existing 10-inch waterline within Stringtown Road.

Irrigation

- The existing irrigation line in Stringtown Road ends at Cascade Springs Drive. Install a new 8" irrigation line in Stringtown Road from Cascade Springs Drive to the entrance and into the subdivision.
- The existing 8" irrigation line running north and south through Lot 1 needs to be abandoned within the lot limits. The development shall connect the new 8" irrigation line to existing 8" irrigation line on south side of property.

Road

- This subdivision is proposing to use the Local Rural cross section with the flat concrete curb & gutter.
- The road within this subdivision will be a public road.
- No improvements will be required on Stringtown road.
- Property is being proposed to be dedicated on the east side of Stringtown Road for a proposed 35-foot ROW half width.

Trails

- An 8-foot asphalt public trail will be installed within the subdivision.

Storm Drain

- The storm drain system within this subdivision is public and proposing to use catch basins, sumps, and a retention basin to collect the storm water.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (send via email)

Midway City Corporation

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



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Kays Landing Preliminary Approval

November 1, 2022

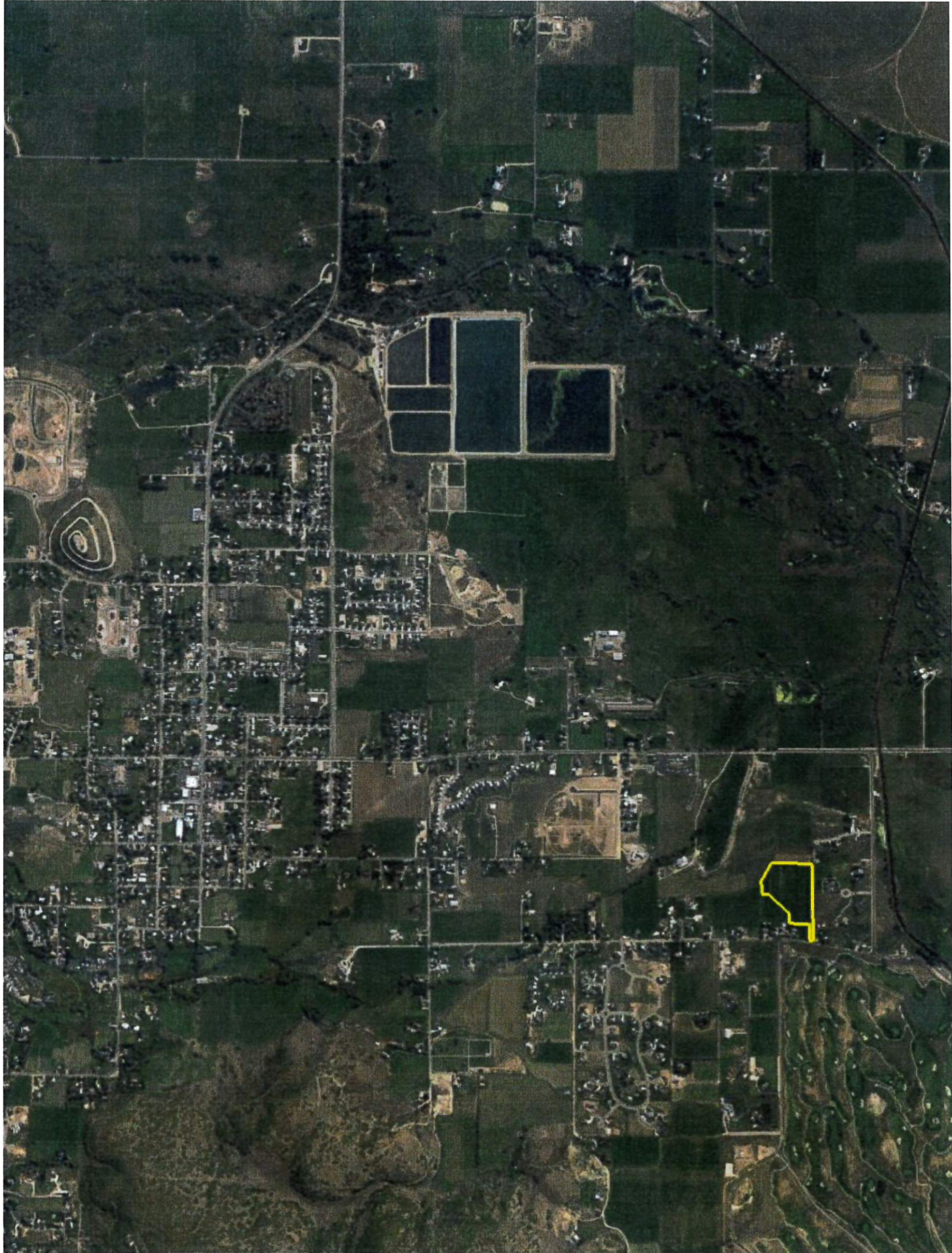
Michael Henke Midway City Planning Director,

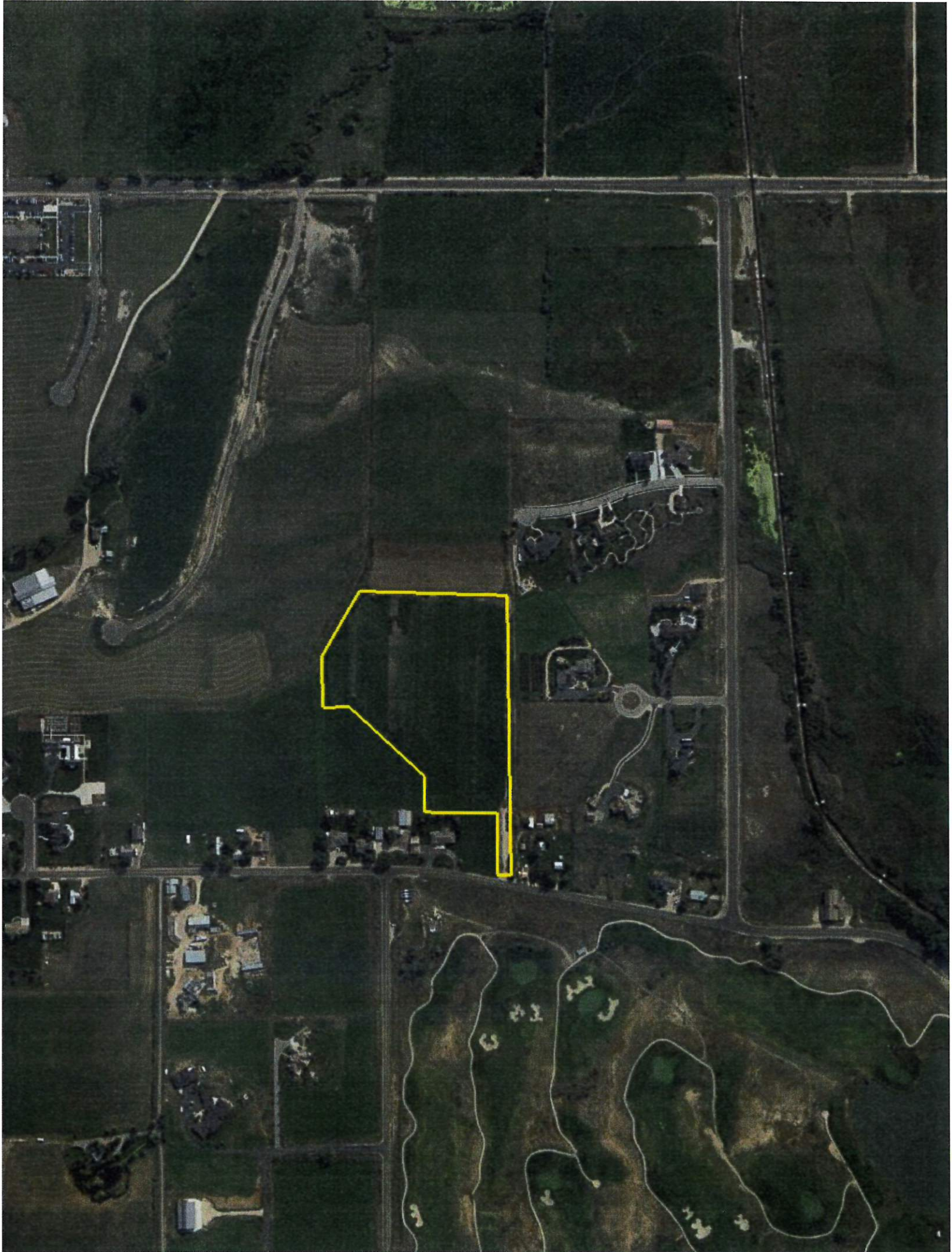
I have reviewed the preliminary plans for Kays Landing for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

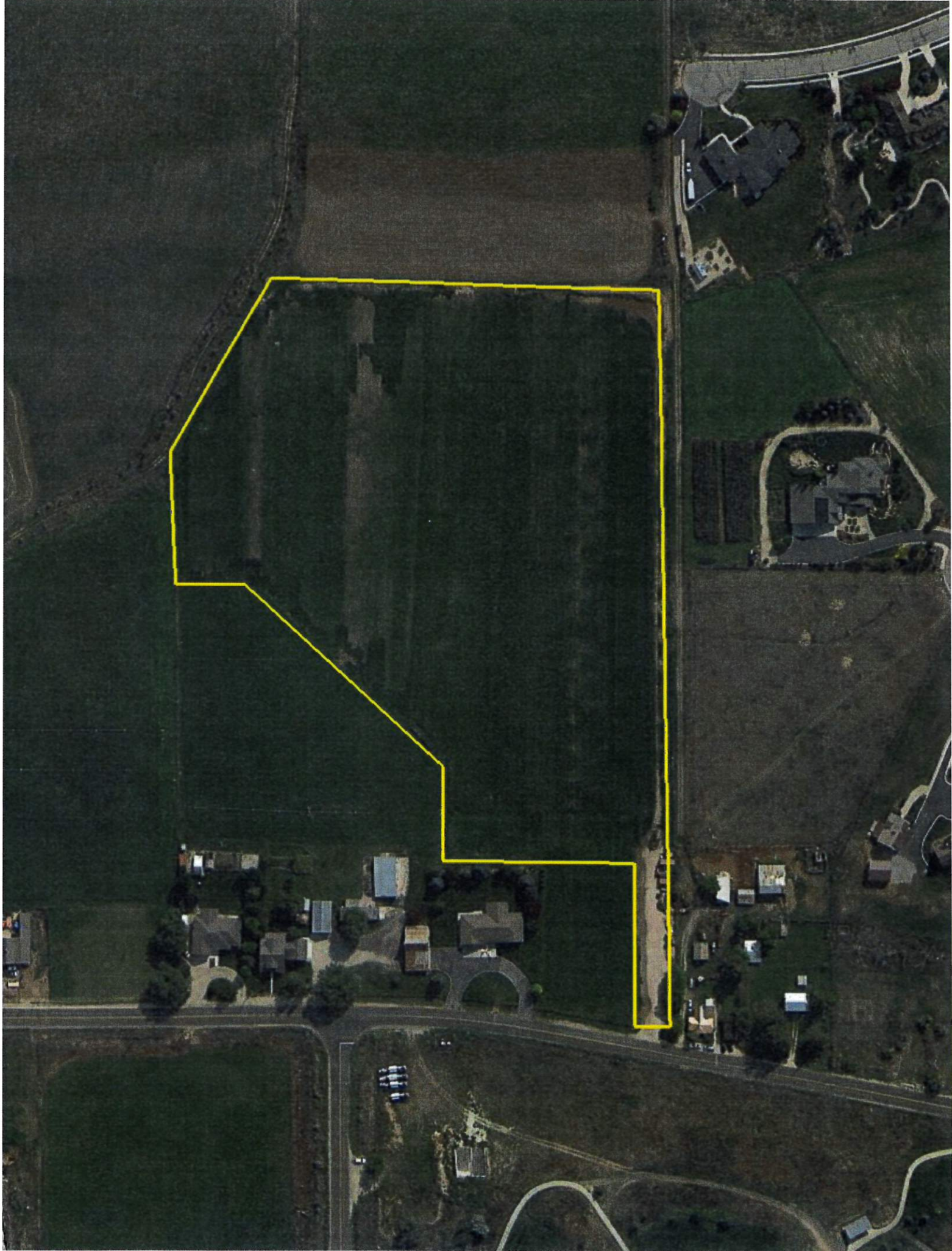
I will perform a final approval fire review of the Kays Landing plans prior to final approval.



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





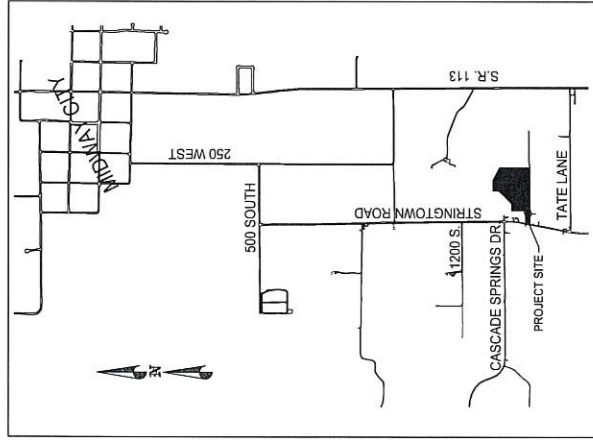


KAYS LANDING

PRELIMINARY PLAN APPLICATION

SHEET INDEX

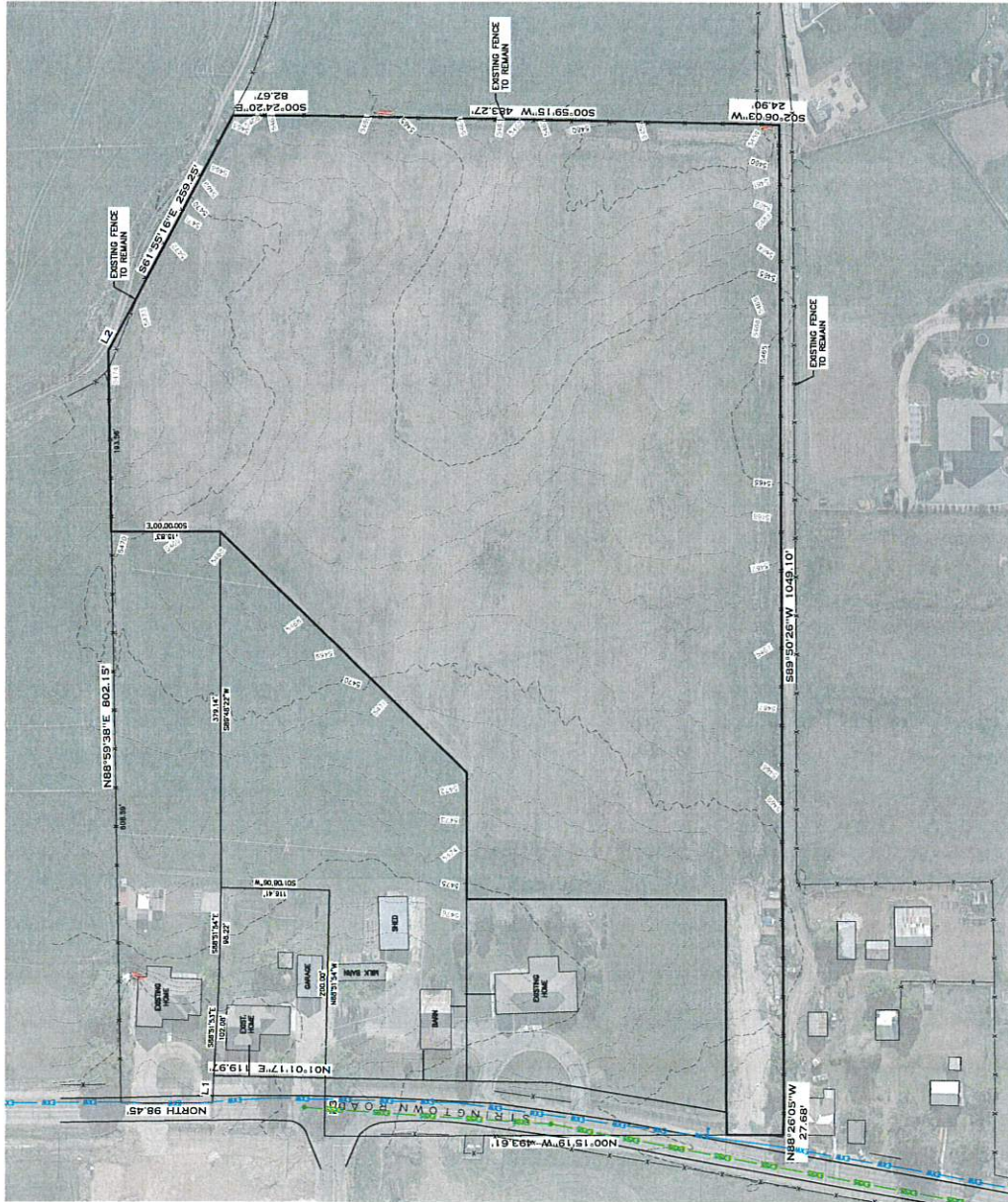
1. EXISTING CONDITIONS
2. PRELIMINARY SITE PLAN
3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY STORM DRAIN PLAN



VICINITY MAP

THIS DOCUMENT IS RELEASED
 INTO THE PUBLIC DOMAIN
 UNLESS SO INDICATED OTHERWISE
 DRAWN BY: J. L. B. / P.L.
 SCALE: AS SHOWN
 DATE: 3.10.2022

STILL WATER HOLDINGS LLC KAYS LANDING	DATE: 3.10.2022	SHEET
COVER SHEET	REV	0
 BERG ENGINEERING 1000 W. 10th St. Ames, IA 50010 PH: 515.281.9799		
DESIGNED BY: CMB	DATE: 3.10.2022	SHEET
DRAWN BY: JLB	REV	0



- LEGEND**
- NON-BUILDABLE AREA (24%+ SLOPES)
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING SENSER
 - EXISTING WATER
- EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEBITS BETWEEN BLUE STAMPED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

LINE	LENGTH	DIRECTION
L1	29.30'	N89°31'33\"/>



SCALE: 1"=60'

STILL WATER HOLDINGS LLC
KAYS LANDING

EXISTING CONDITIONS



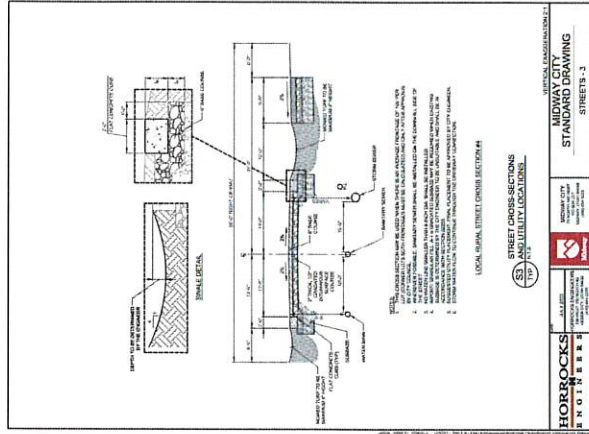
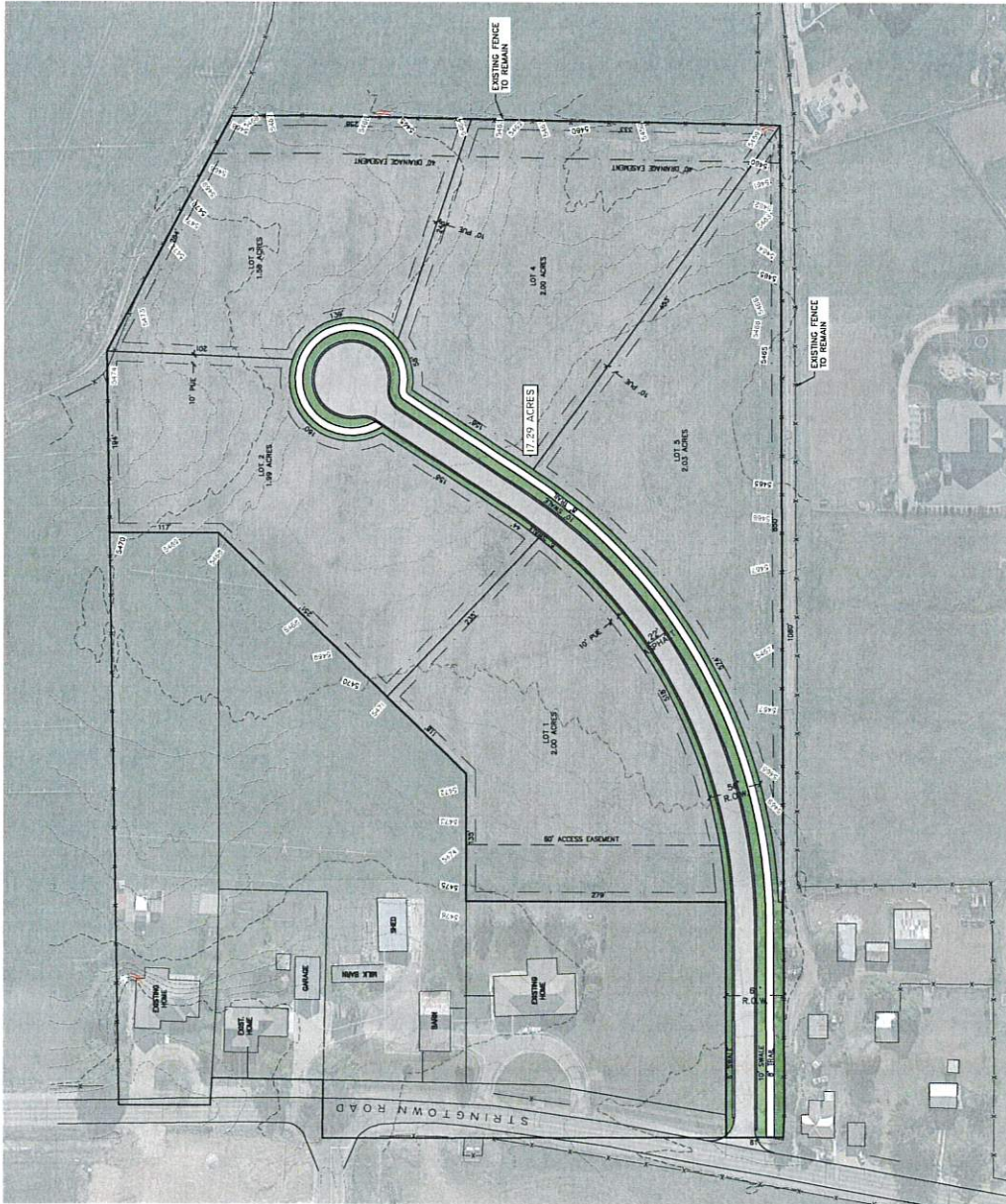
BERG ENGINEERING
1000 W. 10th Street
Lawrence, KS 66044
PH: 785.842.7744

THIS DOCUMENT IS RELEASED FOR YOUR INFORMATION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING, P.C.

DATE: 3.30.2022

DESIGNER: PWB	DATE: 10.1.2021	SHEET: 1
DRAWN BY: BJD	REV:	

AREA 10/16 PROJECT AREA 11.14 ACRES



SCALE: 1"=60'

STILL WATER HOLDINGS LLC
KAYSLANDING
SITE PLAN

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING P.C.
DATE: 3.30.2022



DRAWN BY	PER	DATE	SHEET
DAVE	DAVE	NOV. 2021	2

STREET CROSS-SECTIONS
STREET CLOSURES
STREET UTILITIES
STREETS 1-3



- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
 3. THE PROPOSED DRAINAGE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
 4. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
 5. THE PROPOSED DRAINAGE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
 6. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
 7. THE PROPOSED DRAINAGE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.

October 5, 2022
 Kays Landing
 Storm Drain Calculations

Table 1.1: Storm Drain Calculations

Drainage Area (Acres)	Drainage Area (Sq. Ft.)	Drainage Area (Sq. Ft.)	Drainage Area (Sq. Ft.)	Drainage Area (Sq. Ft.)
17.29	1,187,000	1,187,000	1,187,000	1,187,000
17.29	1,187,000	1,187,000	1,187,000	1,187,000
17.29	1,187,000	1,187,000	1,187,000	1,187,000
17.29	1,187,000	1,187,000	1,187,000	1,187,000

Table 2.1: Storm Drain Calculations

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Table 3.1: Storm Drain Calculations

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Table 4.1: Storm Drain Calculations

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Table 5.1: Storm Drain Calculations

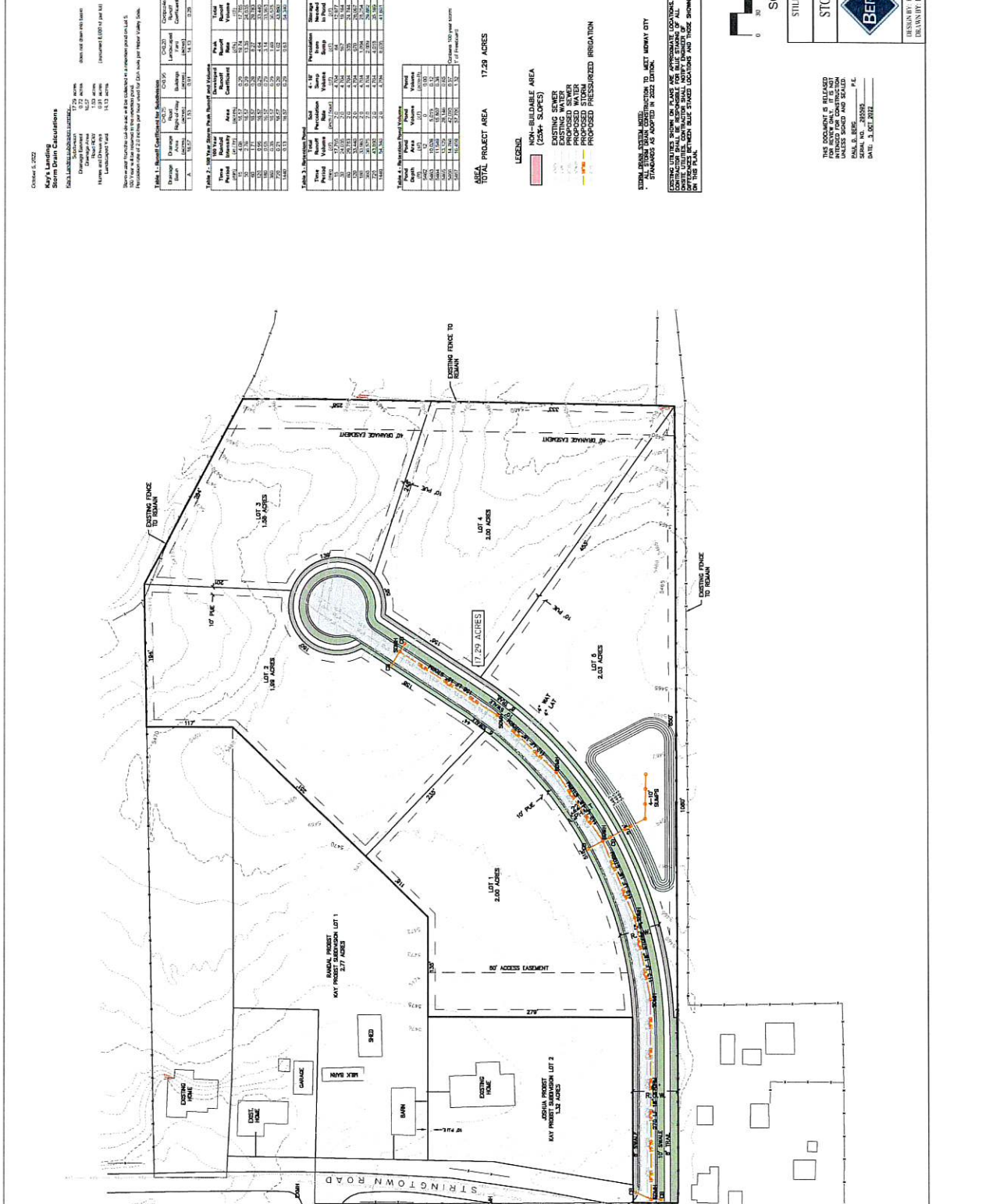
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17.29	1,187,000	1,187,000	1,187,000	1,187,000
17.29	1,187,000	1,187,000	1,187,000	1,187,000
17.29	1,187,000	1,187,000	1,187,000	1,187,000

AREA TOTAL PROJECT AREA 17.29 ACRES

LEGEND:
 NON-BUILDABLE AREA (20% SLOPES)
 EXISTING STORM DRAIN
 EXISTING WATER
 PROPOSED WATER
 PROPOSED STORM DRAIN
 PROPOSED PRESSURIZED IRRIGATION

STORM DRAIN SYSTEM USE:
 ALL STORM DRAIN CONTRIBUTION TO MEET HURRAY CITY STANDARDS AS OUTLINED IN ZONING ORDINANCE.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. EXISTING UTILITIES CAN VARY FROM INDICATED LOCATIONS ON THIS PLAN. EXISTING UTILITIES SHALL BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION AND SHALL BE SHOWN ON THIS PLAN.



STILL WATER HOLDINGS LLC
 KAYS LANDING
 STORM DRAIN PLAN

BERG ENGINEERING
 800 S. MAIN ST. SUITE 200
 KAYS LANDING, SC 29556
 PH: 843.667.9749

DATE: 3.01.2022
 DRAWN BY: PJB
 CHECKED BY: PJB
 SHEET: 4

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