



**Midway**

**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** June 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:** Preliminary Approval

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

**ZONING DESIGNATION:** RA-1-43

**ITEM: 3**

Berg Engineering, agent for Jared and Kurt Wilson Farm LLC, is requesting preliminary 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 preliminary 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. The existing parcel is surrounded on all four sides by existing, 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 is 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 that includes a 56' right-of-way and 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 will need to provide a will-serve letter from Midway Irrigation Company along with their application for final approval.

*Trails* – The applicant will need to provide a pedestrian connection along Canyon View Road or 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:**

This proposal is scheduled for the June 7, 2021 Midway Water Advisory Board meeting. The recommendation of the Water Advisory Board will be updated in the staff report and included in the presentation at the June 8, 2021 Planning Commission meeting.

#### **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
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council shall terminate all proceedings and render the Preliminary Plan null and void.

**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. Must provide a will serve from Midway Irrigation before applying for final approval.

June 8, 2021

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

**Subject: The Farm at Wilson Lane - Preliminary Review**

Dear Michael:

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

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



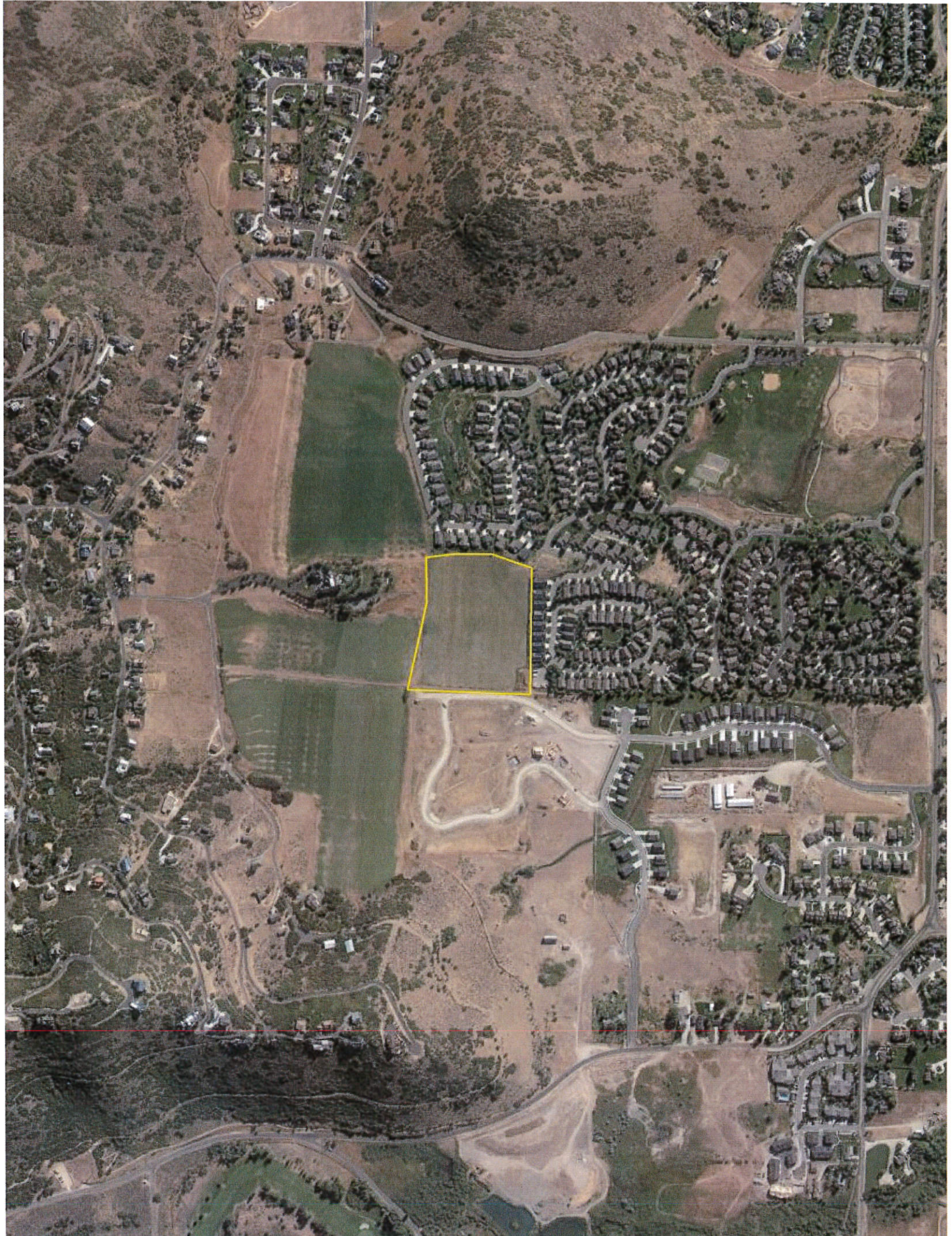
Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering







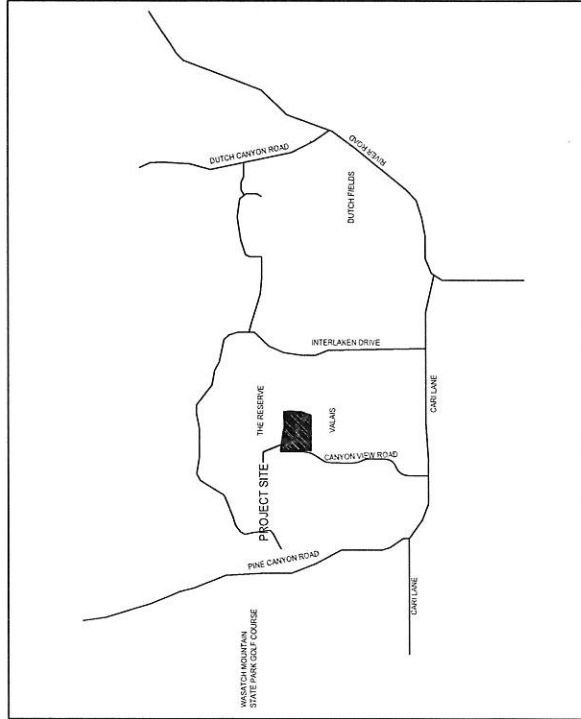








# THE FARM AT WILSON LANE PRELIMINARY PLAN APPLICATION



MIDWAY CITY  
VICINITY MAP

## SHEET INDEX

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

THIS DOCUMENT IS RELAYED  
BY THE ENGINEER TO THE  
APPLICANT FOR CONSTRUCTION  
PERMITS. IT IS NOT TO BE  
REPRODUCED OR COPIED  
WITHOUT THE WRITTEN  
CONSENT OF BERG  
ENGINEERING GROUP, P.C.  
DATE: 12 MAY 2021

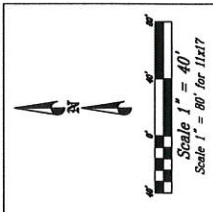
WILSON  
THE FARM AT WILSON LANE

COVER SHEET



WILSON AT WILSON LANE  
PRELIMINARY PLAN APPLICATION  
DATE: 12 MAY 2021  
SHEET: 0





**SENSITIVE LANDS.**  
THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

**BLUE STAKE NOTE.**  
LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

**LEGEND.**

- EXISTING SENDER
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- EXISTING STORM DRAIN
- EXISTING POWER POLE

THIS DRAWING IS BEING USED FOR CONSTRUCTION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING, INC. DATE: 12.01.2023

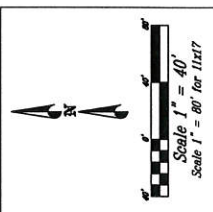
WILSON  
THE FARM AT WILSON LANE  
EXISTING CONDITIONS PLAN



DATE: 12.01.2023  
SHEET 1







**PROJECT INFORMATION:**

TOTAL AREA, NEW ROAD, R.O.W. DEDICATION 10.28 ACRES  
 TOTAL AREA, WILSON LANE, R.O.W. DEDICATION 9.41 ACRES  
 LOT AREA 8  
 # OF LOTS R-1-43  
 LOT REQUIREMENTS 1.00 ACRES  
 MINIMUM FRONTAGE 150 FEET  
 OPEN SPACE REQUIREMENT 15%

THIS DOCUMENT IS RELEASED  
 FOR REVIEW BY THE PUBLIC AND IS NOT  
 TO BE USED FOR ANY OTHER PURPOSE  
 UNLESS SO INDICATED AND SIGNED.  
 DATE: 11.01.2011

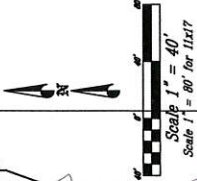
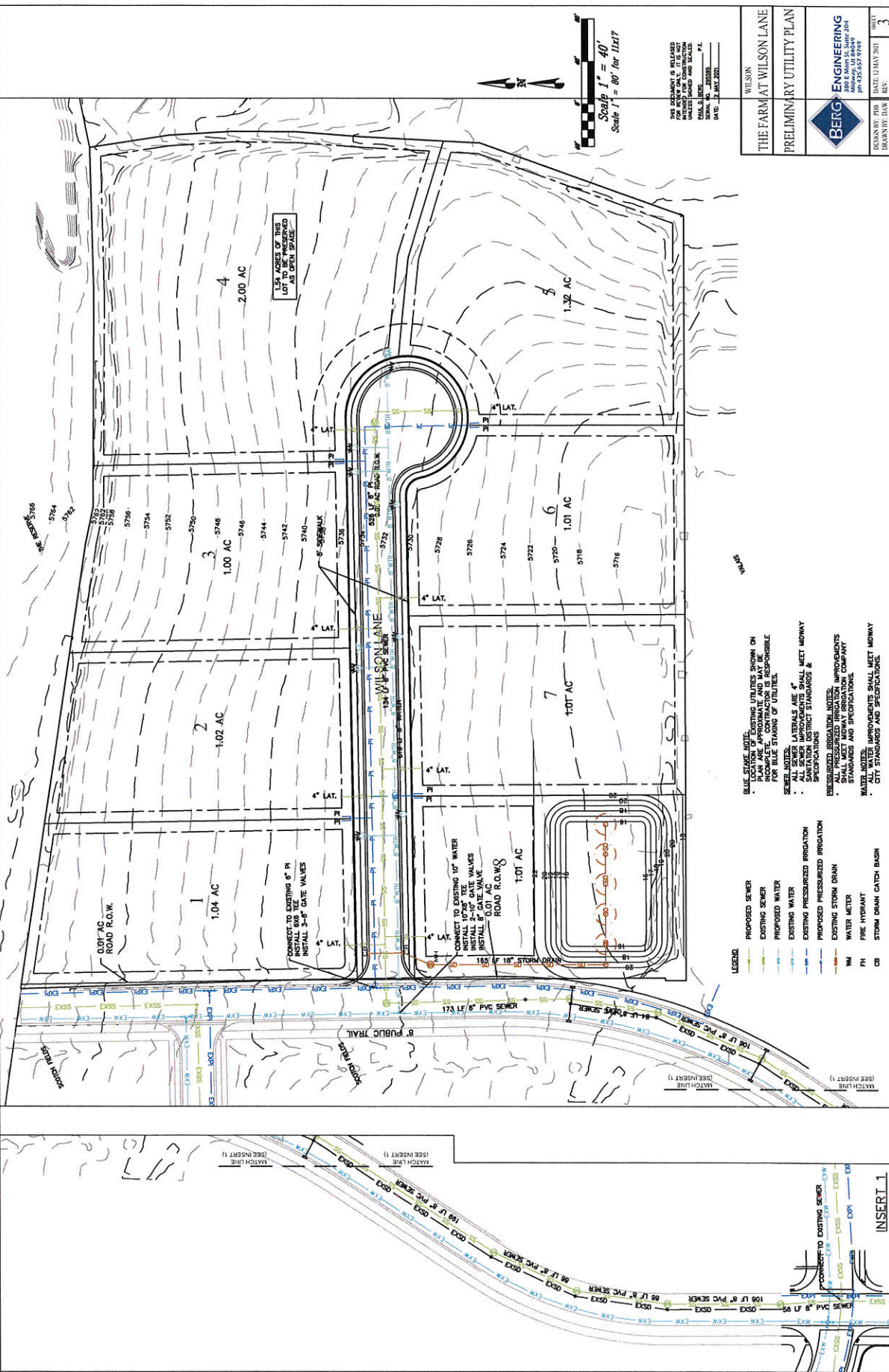
WILSON  
 THE FARM AT WILSON LANE  
 PRELIMINARY SITE PLAN

BERG ENGINEERING  
 3801 South 25th Street, Suite 204  
 Phoenix, AZ 85032  
 PH: 480.451.9749

DRAWN BY: DATE: 11.01.2011 SHEET: 2  
 DRAWN BY: DATE: 11.01.2011 SHEET: 2





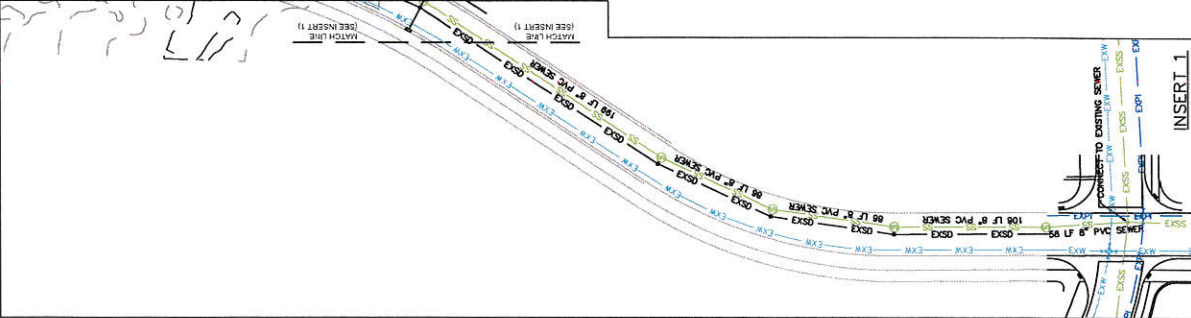


THE PROPERTY IS BEING  
FOR A USE ONLY. IT IS NOT  
WARRANTED AND SHALL  
BE USED AT THE USER'S  
RISK.  
DATE: 12 MAY 2021

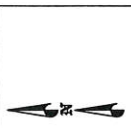
WILSON	DATE: 11 MAY 2021	SHEET	3
THE FARM AT WILSON LANE			
PRELIMINARY UTILITY PLAN			
BERG ENGINEERING 380 S. Main St., Suite 404 P.O. Box 578 Fort Collins, CO 80526-0578		DRAWN BY: JRM CHECKED BY: JRM DATE: 11 MAY 2021	

- BELLE SINK WATER**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO FIELD SURVEY RESPONSIBILITY FOR BLUE STAKING OF UTILITIES.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 8" SHALL MEET MOWAY SPECIFICATIONS
  - ALL SANITATION DISTRICT STANDARDS & SPECIFICATIONS
- PROPOSED IRRIGATION NOTES:**
- ALL PROPOSED IRRIGATION IMPROVEMENTS SHALL MEET MOWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
  - ALL WATER IMPROVEMENTS SHALL MEET MOWAY CITY STANDARDS AND SPECIFICATIONS.

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





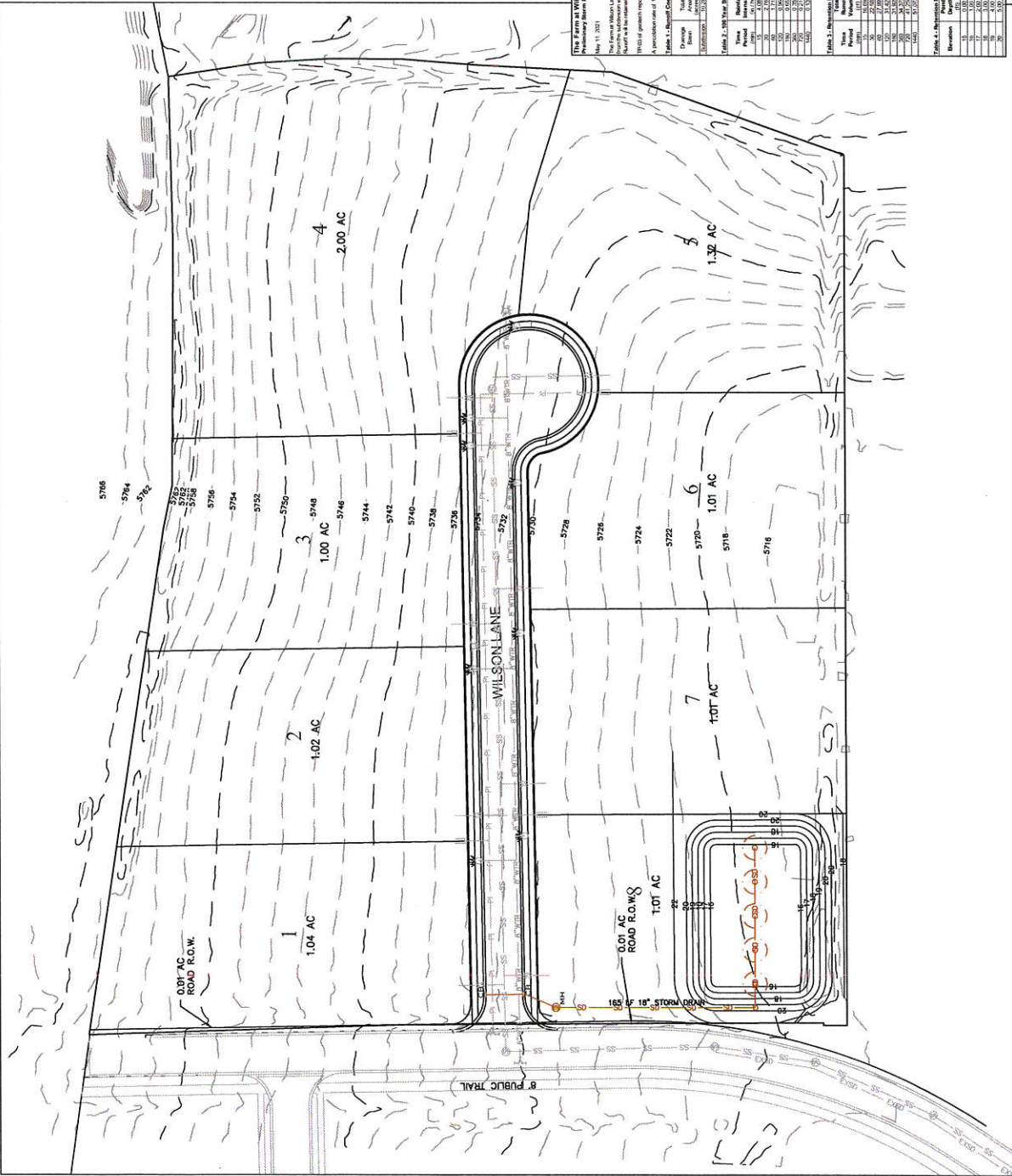


**LEGEND**

- SS ----- PROPOSED SEWER
- ES ----- EXISTING SEWER
- WP ----- PROPOSED WATER
- EW ----- EXISTING WATER
- EPI ----- EXISTING PRESSURIZED IRRIGATION
- EPII ----- PROPOSED PRESSURIZED IRRIGATION
- ESD ----- EXISTING STORM DRAIN
- OSD ----- PROPOSED STORM DRAIN
- CB ----- 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.



**Table 1 - Storm Drain System Data**

Storm Drain	Total Area (Acres)	Impervious Area (Acres)	Runoff Coefficient	Peak Flow (CFS)	Design Velocity (ft/s)	Design Depth (ft)	Design Slope (ft/ft)
1	1.04	0.75	0.75	1.2	4.0	0.5	0.01
2	1.02	0.75	0.75	1.2	4.0	0.5	0.01
3	1.00	0.75	0.75	1.2	4.0	0.5	0.01
4	2.00	1.50	0.75	2.4	4.0	0.5	0.01
6	1.01	0.75	0.75	1.2	4.0	0.5	0.01
7	1.01	0.75	0.75	1.2	4.0	0.5	0.01
8	0.01	0.01	0.75	0.01	4.0	0.5	0.01

**Table 2 - Storm Drain Pipe Sizing**

Storm Drain	Length (ft)	Flow (CFS)	Velocity (ft/s)	Depth (ft)	Material
1	100	1.2	4.0	0.5	12" PVC
2	100	1.2	4.0	0.5	12" PVC
3	100	1.2	4.0	0.5	12" PVC
4	200	2.4	4.0	0.5	18" PVC
6	100	1.2	4.0	0.5	12" PVC
7	100	1.2	4.0	0.5	12" PVC
8	10	0.01	4.0	0.5	12" PVC

**Table 3 - Storm Drain Storage Volume**

Storm Drain	Volume (cu ft)	Volume (cu yd)
1	100	3.7
2	100	3.7
3	100	3.7
4	200	7.4
6	100	3.7
7	100	3.7
8	10	0.4

**Table 4 - Storm Drain Catch Basin**

Catch Basin	Area (sq ft)	Volume (cu ft)
1	100	3.7
2	100	3.7
3	100	3.7
4	200	7.4
6	100	3.7
7	100	3.7
8	10	0.4

THE DRAWINGS IN THIS BOOK  
 FOR THE ABOVE ONLY. IT IS NOT  
 TO BE USED FOR ANY OTHER PROJECT  
 WITHOUT WRITTEN CONSENT OF BERG  
 ENGINEERING, P.C.  
 DATE: 12. MAY 2023

WILSON  
 THE FARM AT WILSON LANE  
 STORM DRAIN PLAN



DESIGN BY: JWB DATE: 11 MAY 2023  
 DRAWN BY: JWB REV: 4