

Midway City Council
7 September 2021
Regular Meeting

The Farm at Wilson Lane /
Final Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 7, 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: 8

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 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 (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

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend 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. We accept findings in the staff report.

Seconded: Commissioner Whitney

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Whitney, Garland, Simons and Clifton

Nays: None

Motion: Passed

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. Approval (conditional). This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

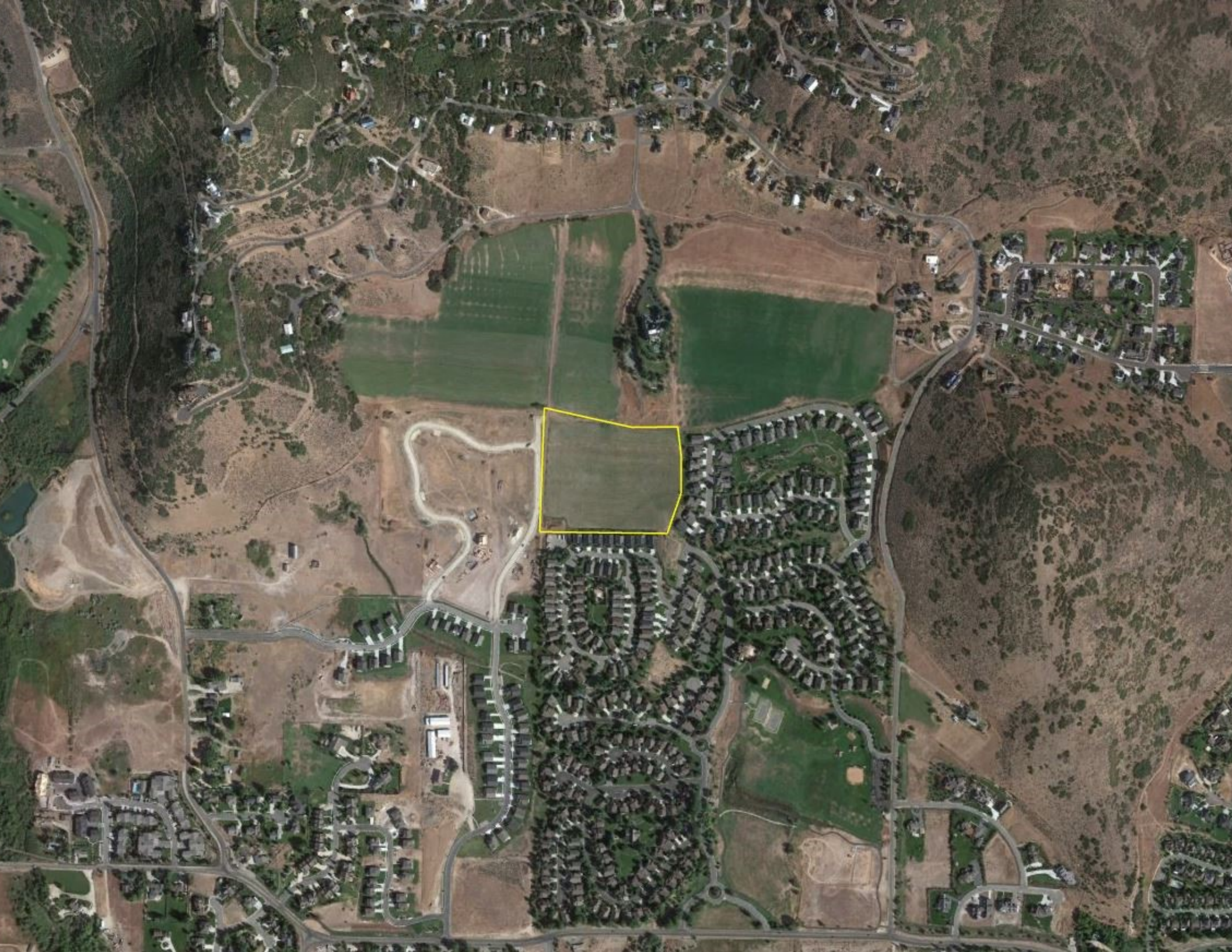
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

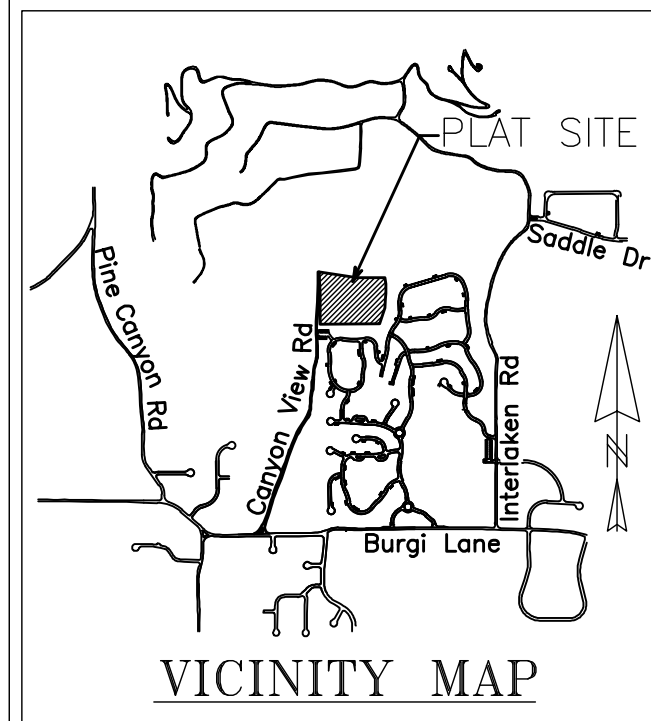
PROPOSED CONDITIONS:

1. None





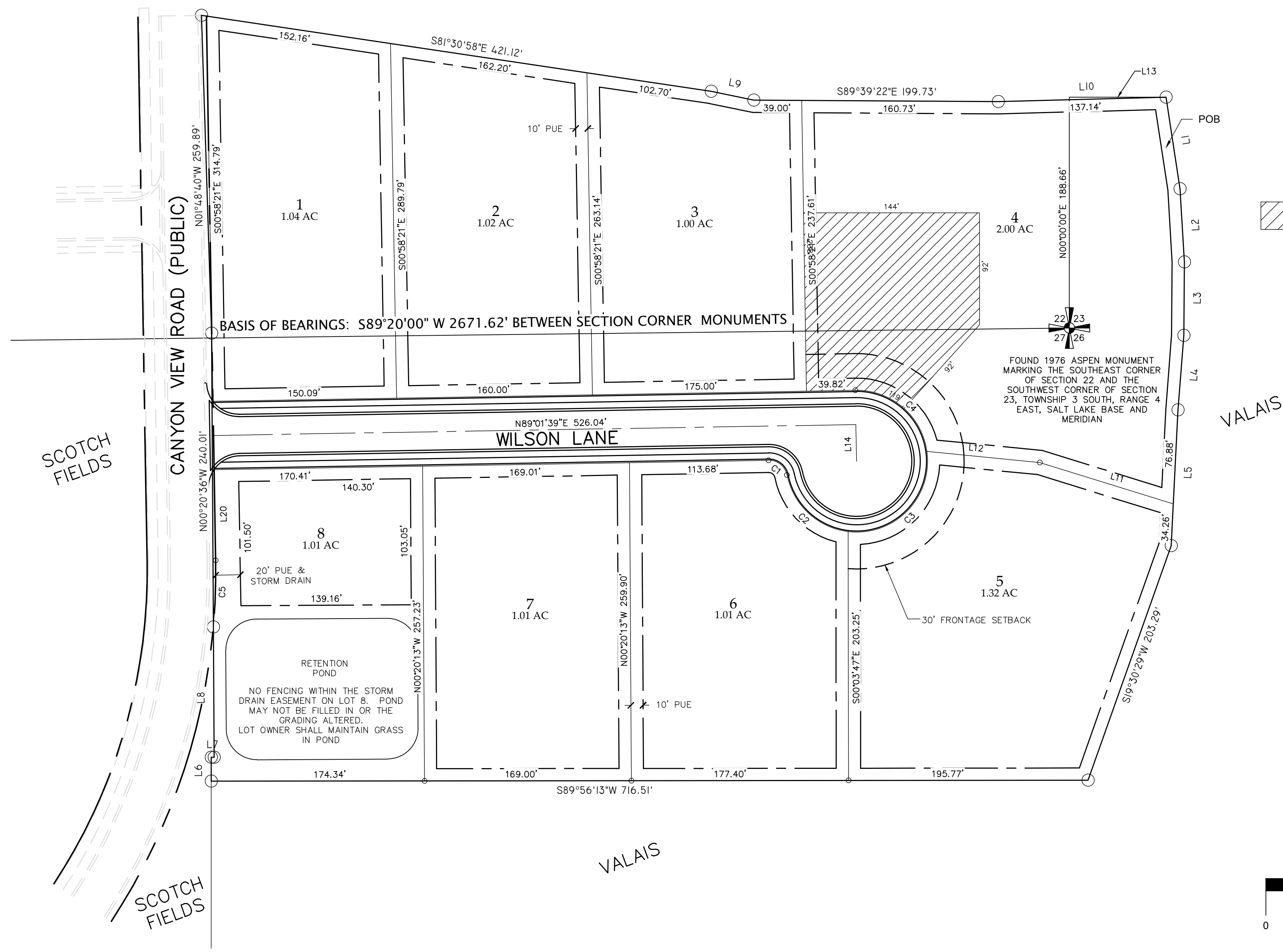




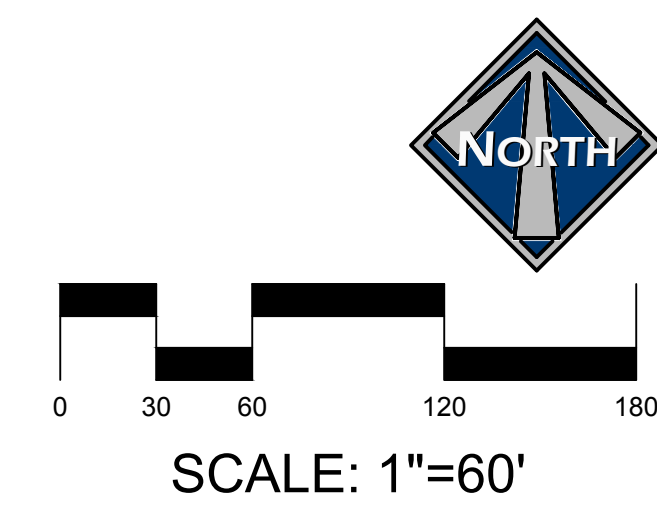
THE FARM AT WILSON LANE SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22,
AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP
3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°20'00" WEST 2671.62 FEET FROM THE FOUND WASATCH COUNTY 1976 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22, TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND
[Hatched Area] BUILDABLE AREA FOR LOT 4. THE REST OF THE LOT MUST REMAIN AS OPEN SPACE WITH NO STRUCTURES.



LINE	LENGTH	DIRECTION
L1	75.68'	S08°40'00"E
L2	60.00'	S03°23'15"E
L3	59.91'	S00°28'50"W
L4	61.09'	S04°23'54"W
L5	111.14'	S02°55'05"W
L6	19.59'	N00°00'00"E
L7	2.43'	N90°00'00"E
L8	106.49'	N00°20'36"W
L9	35.56'	S78°22'05"E
L10	137.14'	N88°30'03"E
L11	114.14'	S72°47'07"E
L12	92.81'	S84°22'40"E
L13	79.03'	N90°00'00"W
L14	30.00'	N00°58'21"W

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	20.88'	079°44'31"	N51°06'05"W	19.23'
C2	58.00'	72.92'	072°01'48"	S47°14'44"E	68.21'
C3	58.00'	106.03'	104°44'49"	N44°21'57"E	91.87'
C4	58.00'	84.00'	082°58'53"	N49°29'54"W	76.85'
C5	522.00'	54.39'	005°58'11"	S02°00'45"W	54.36'

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED PLS 145796, ALSO BEING THE NORTHWEST CORNER OF THE VALAIS PHASE 8 PLAT M AMENDED, SAID POINT BEING LOCATED NORTH 188.66 FEET AND EAST 79.03 FEET FROM THE FOUND WASATCH COUNTY 1976 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE VALAIS PHASE 8 PLAT M AMENDED AND PHASE 7 PLAT L AMENDED THE FOLLOWING 6 (SIX) CALLS: SOUTH 08°40'00" EAST 75.68 FEET, SOUTH 03°23'15" EAST 60.00 FEET, SOUTH 00°28'50" WEST 59.91 FEET, SOUTH 04°23'54" WEST 61.09 FEET, SOUTH 02°55'05" WEST 111.14 FEET, AND SOUTH 19°30'29" WEST 203.29 FEET;

THENCE ALONG THE VALAIS PHASE 5C PLAT K AMENDED AND PHASE 5B PLAT J AMENDED THE FOLLOWING 1 (ONE) CALL: SOUTH 89°56'13" WEST 716.51 FEET;

THENCE ALONG THE SCOTCH FIELD PUD PHASE 4 THE FOLLOWING 5 (FIVE) CALLS: NORTH 19.59 FEET, EAST 2.43 FEET, NORTH 00°20'36" WEST 106.49 FEET, NORTH 00°20'36" WEST 240.01 FEET, AND NORTH 01°48'40" WEST 259.89 FEET;

THENCE ALONG THE RESERVE AT MIDWAY PHASE 1 THE FOLLOWING 4 (FOUR) CALLS: SOUTH 81°30'58" EAST 421.12 FEET, SOUTH 78°22'05" EAST 35.56 FEET, SOUTH 89°39'22" EAST 199.73 FEET, AND NORTH 88°30'03" EAST 137.14 FEET TO THE POINT OF BEGINNING.

AREA = 10.28 ACRES

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ APPROVED _____
CITY ENGINEER CITY ATTORNEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } s.s.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

THE FARM AT WILSON LANE SUBDIVISION PLAT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

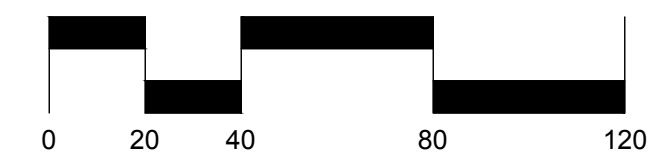
WASATCH COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROS# _____
COUNTY SURVEYOR

THE FARM AT WILSON LANE SUBDIVISION PLAT - 14 JULY 2021
 SURVEYOR: TROY L. TAYLOR, PLS. ELEMENT LAND SURVEYING, 2296 SOUTH 270 EAST, HEBER CITY, UTAH 84032, PHONE (801) 657-8748
 DATE OF SURVEY: SEPT 2020



SCALE: 1"=40'

LEGEND

	SS	PROPOSED SEWER
	EXSS	EXISTING SEWER
	WTR	PROPOSED WATER
	EXW	EXISTING WATER
	EXPI	EXISTING PRESSURIZED IRRIGATION
	PI	PROPOSED PRESSURIZED IRRIGATION
	EXSD	EXISTING STORM DRAIN
	SD	PROPOSED STORM DRAIN
	WM	WATER METER
	FH	FIRE HYDRANT
	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.

SEWER NOTES:

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.

WATER NOTES:

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

STORM DRAIN:


- ALL STORM DRAIN IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 14 JULY 2021

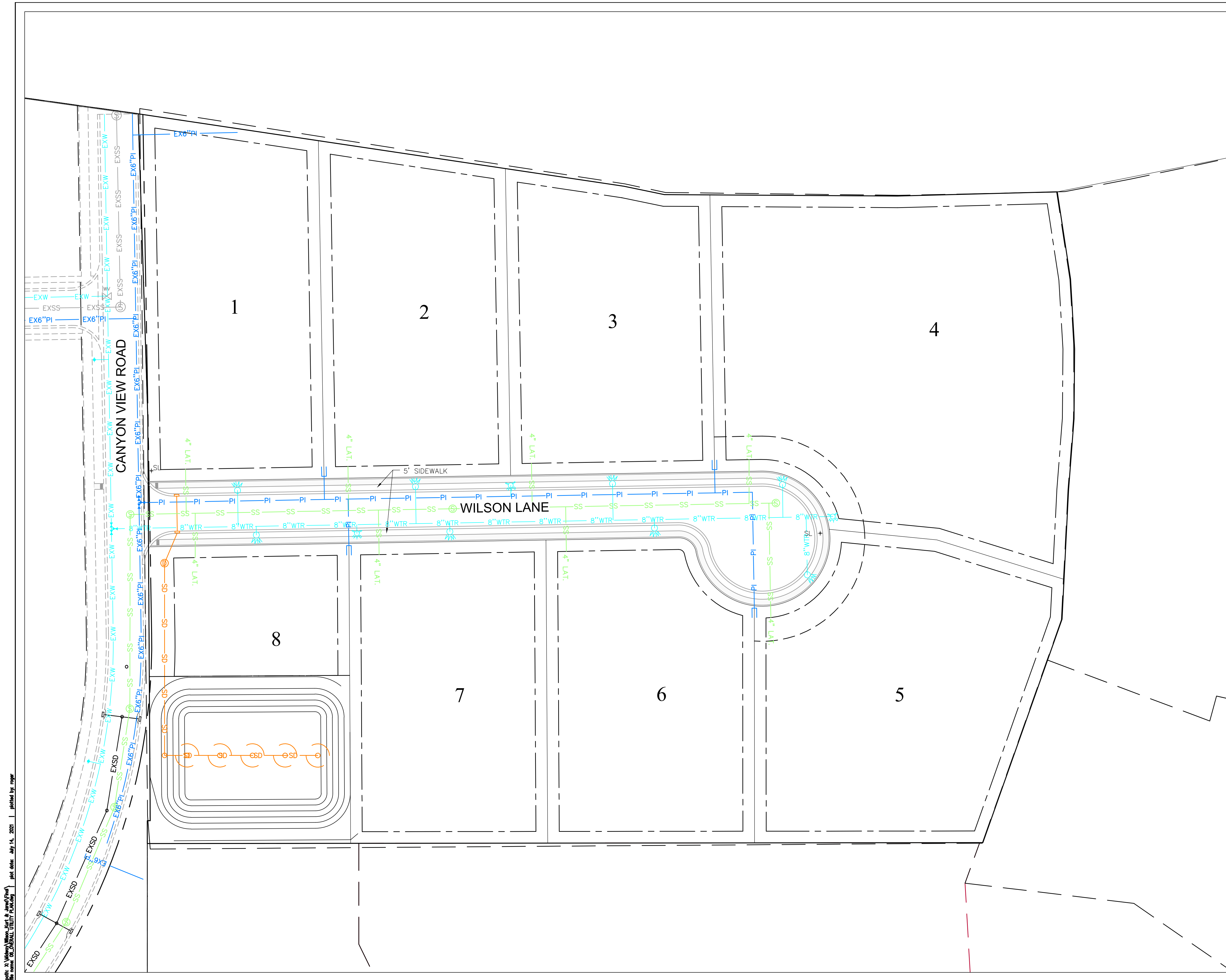
WILSON
THE FARM AT WILSON LANE

OVERALL UTILITY PLAN



BERG ENGINEERING
380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 14 JULY 2021	SHEET
DRAWN BY: RH	REV:	6



14 July 2021
 Paul D. Berg, P.E.
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9749

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

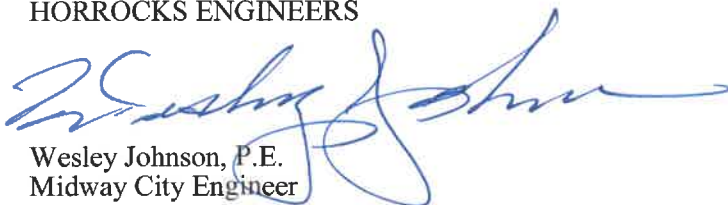
- There are no trails within the subdivision

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