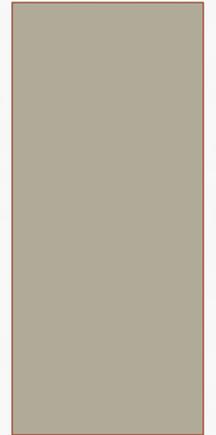


SOUTH FARM
NELSON FAMILY FARM

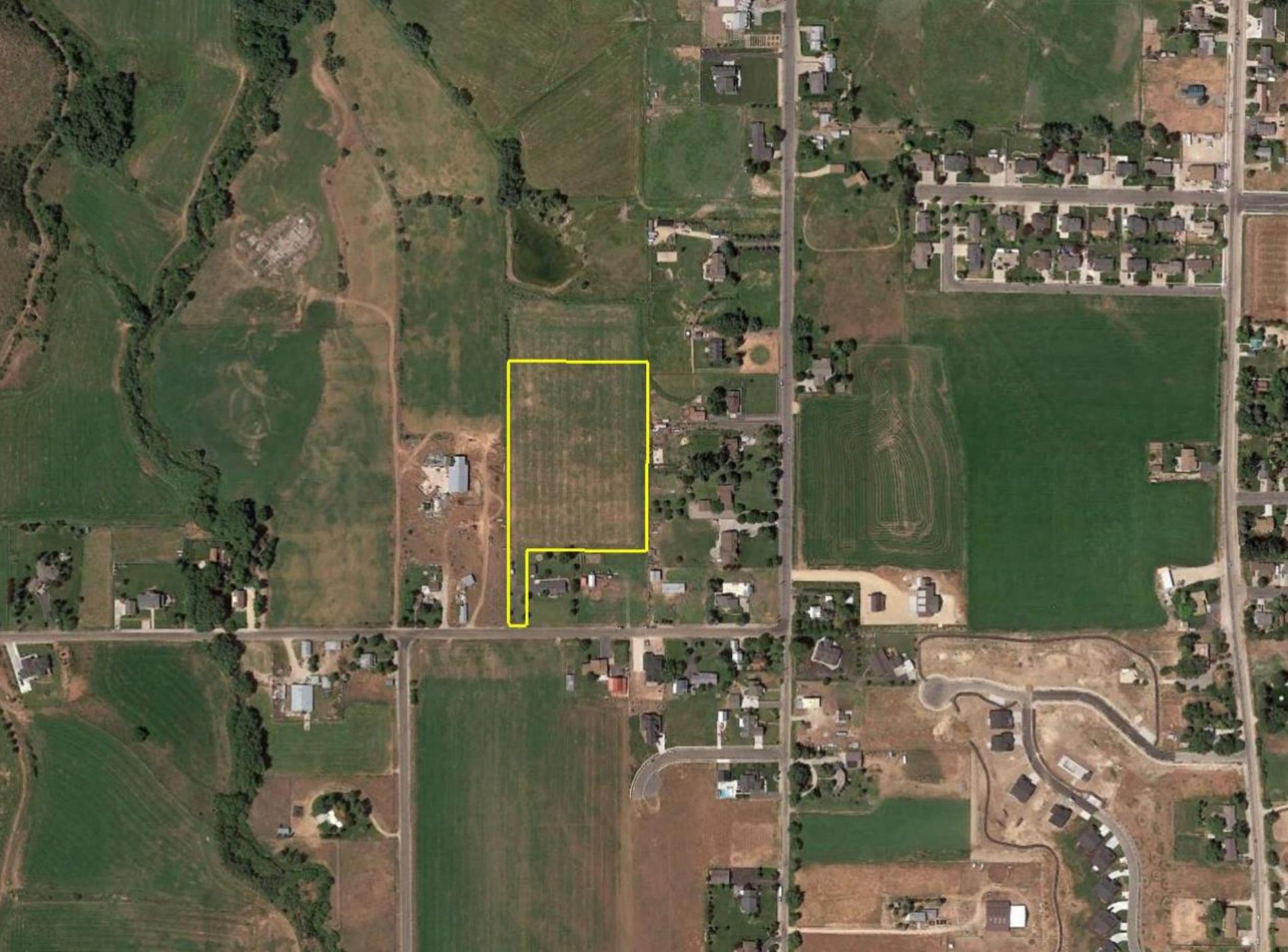
PRELIMINARY/FINAL

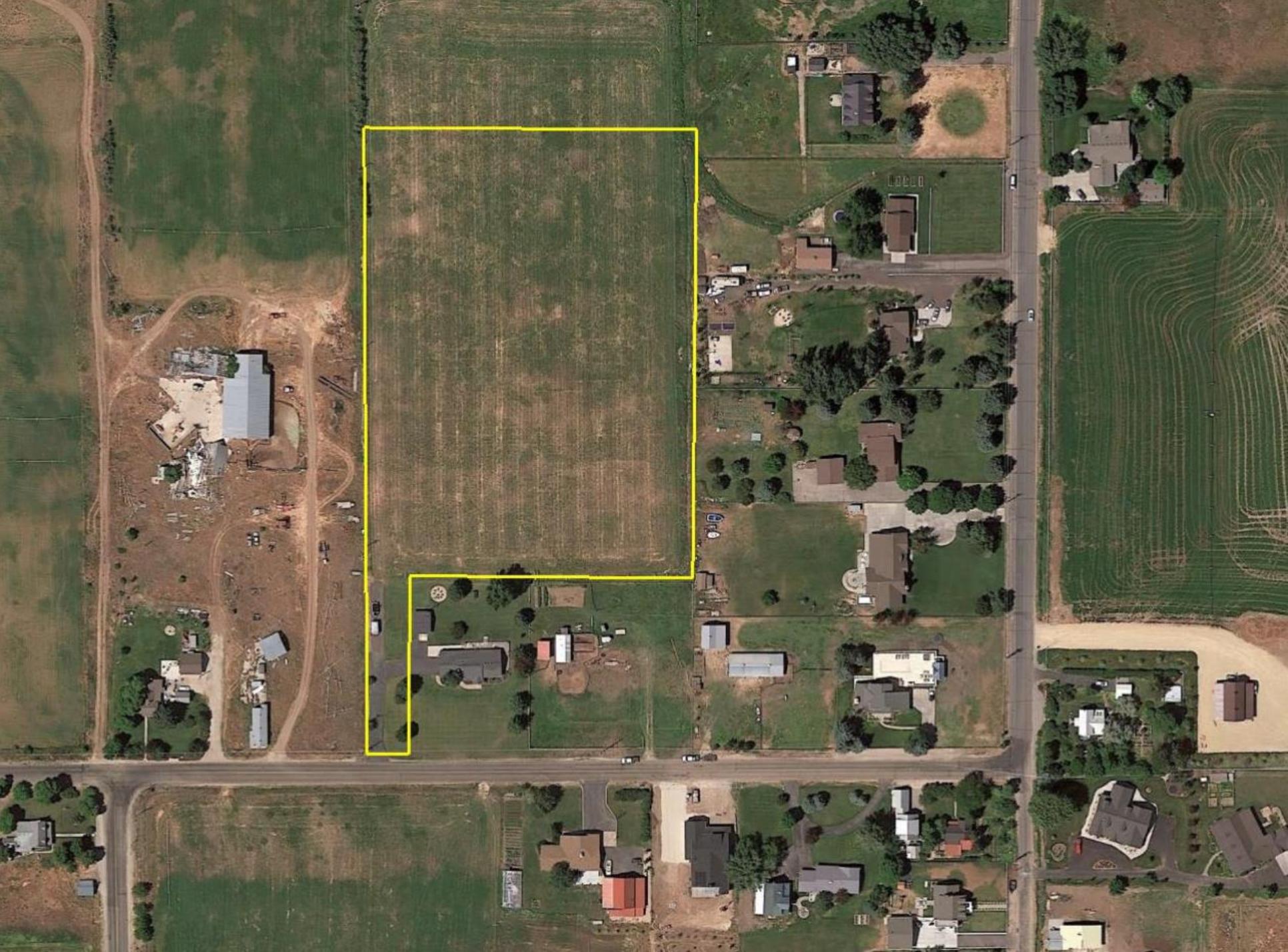


LAND USE SUMMARY

- 6.0-acre parcel
- R-1-43 zoning
- Proposal contains one lot
- Private driveway
- The lot will connect to Midway City's culinary water line, Midway Irrigation Company's secondary water line and an onsite septic system as approved by the Wasatch County Health Department





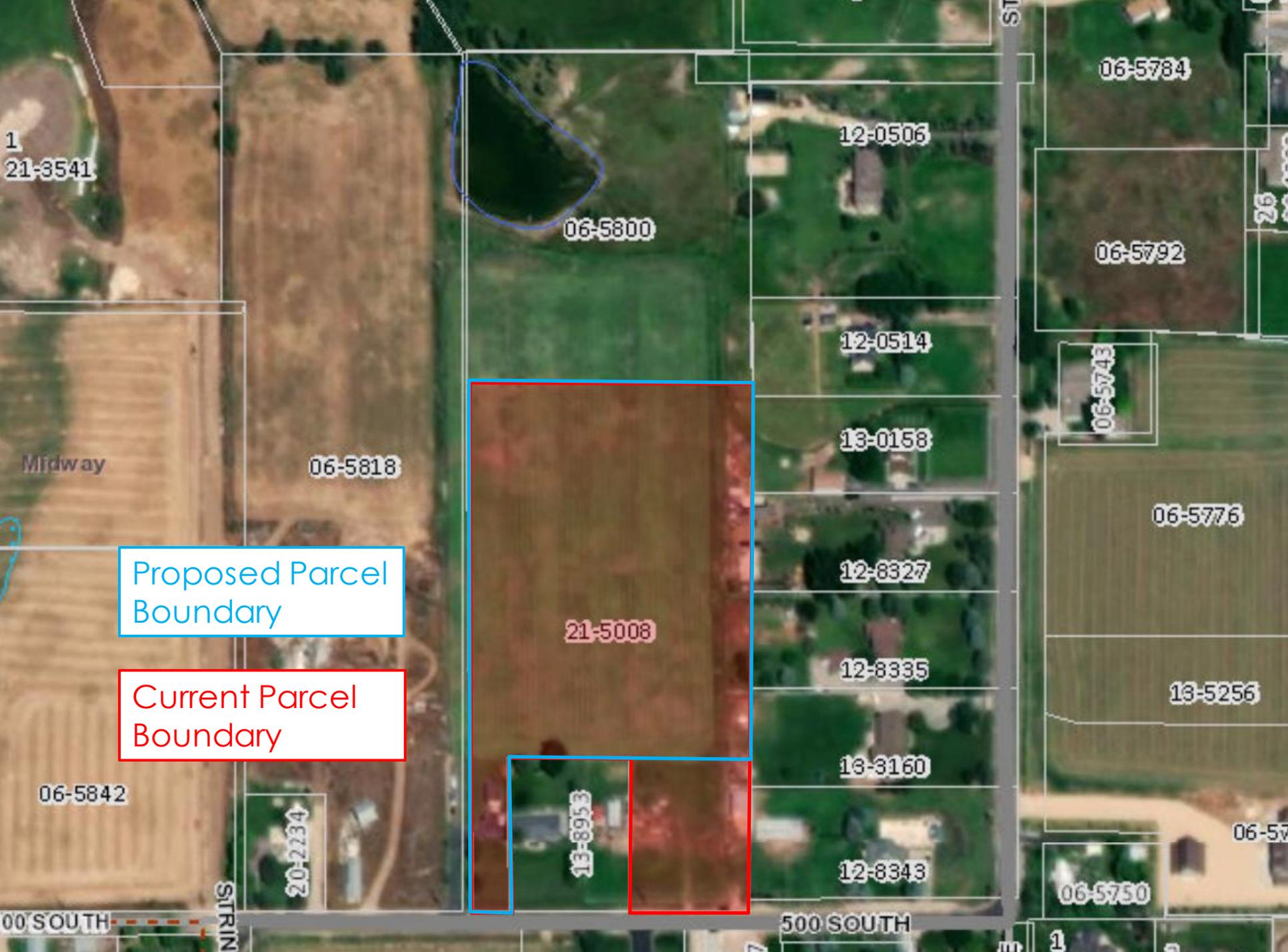


WEST PROPERTY LINE



EAST PROPERTY LINE





1
21-3541

06-5800

12-0506

06-5784

06-5792

12-0514

06-5743

Midway

06-5818

13-0158

06-5776

Proposed Parcel
Boundary

21-5008

12-8327

13-5256

Current Parcel
Boundary

12-8335

06-5842

13-3160

06-5750

13-8953

12-8343

06-5750

00 SOUTH

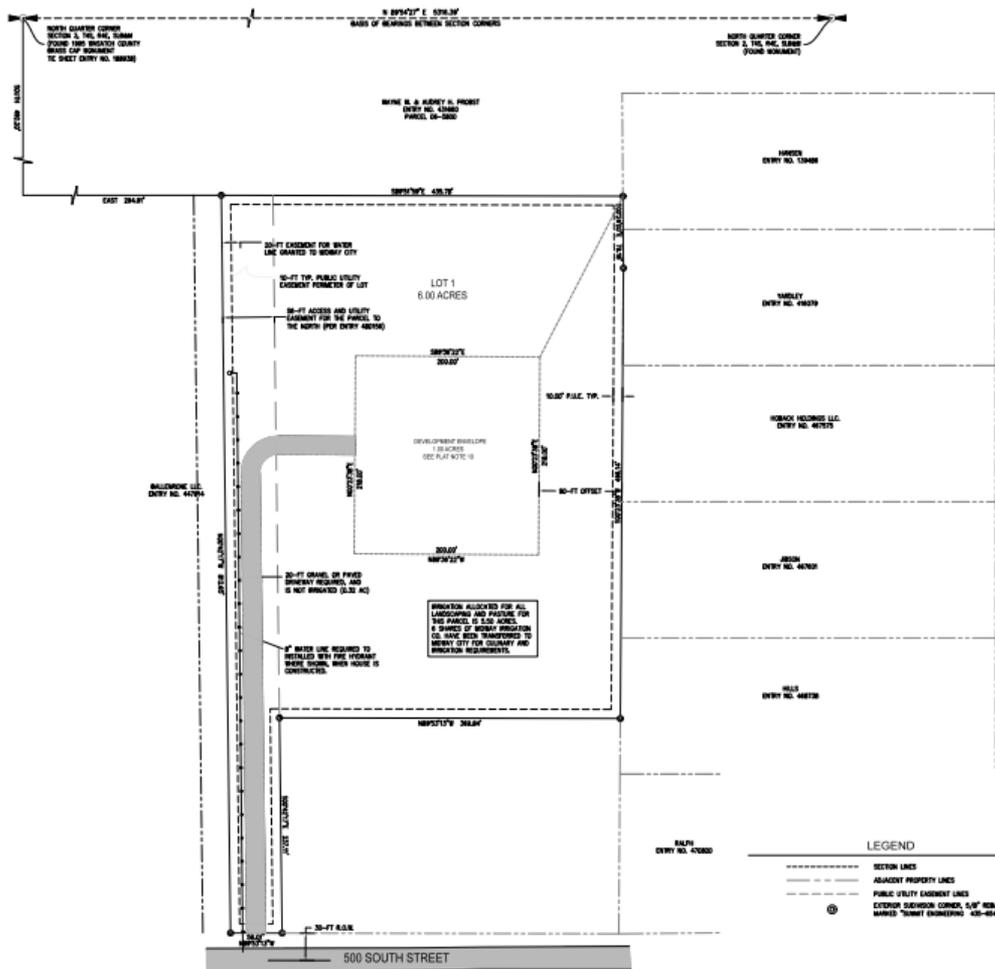
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20-2134

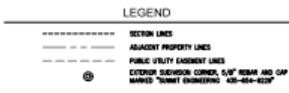
500 SOUTH

1

NELSON FAMILY FARM



- PLAT NOTES:**
1. THIS SUBDIVISION IS APPROVED BY THE MIDWAY CITY COUNCIL UNDER REGULATIONS OF CITY CODE 11.30 RURAL PRESERVATION SUBDIVISION.
 2. LOT 1 SHALL NOT BE FURTHER SUBDIVIDED AND IS DEED RESTRICTED AS SUCH.
 3. LOT 1 IS APPROVED BY MIDWAY CITY TO UTILIZE A PRIVATE SEPTIC SYSTEM FOR WASTEWATER CONCURRENT WITH A BUILDING PERMIT APPLICATION. A PERCOLATION TEST APPROVED BY THE COUNTY HEALTH DEPARTMENT IS REQUIRED, ALONG WITH A SEPTIC SYSTEM ENGINEERED AND APPROVED BY THE HEALTH DEPARTMENT.
 4. LOT 1 IS APPROVED TO CONNECT TO THE MIDWAY COUNCIL WATER SYSTEM. CONCURRENT WITH A BUILDING PERMIT APPLICATION, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY WATER LINE AT CENTER STREET IS REQUIRED. A FIRE HYDRANT WILL BE REQUIRED TO BE INSTALLED WITHIN ONE YEAR OF THE HOME OCCUPANCY.
 5. LOTS IN A RURAL PRESERVATION SUBDIVISION HAVE ANIMAL PROVISIONS AS LISTED IN SECTION 16.1.B.
 6. MIDWAY DRIVEWAY DOWNWARD IS 20-FT WIDE OF GRAVEL, WITH 4-FT WIDE CLEAR ZONES EACH SIDE. A SOFT QUARTER TURN-AROUND SHALL BE LOCATED AT THE END OF THE DRIVEWAY AT OR NEAR THE MAIN RESIDENCE.
 7. A 20-FT SETBACK FOR BUILDINGS IS REQUIRED FROM ALL LOT LINES.
 8. A 50-FOOT RIGHT-OF-WAY EASEMENT FOR ACCESS TO THE ADJACENT PARCEL TO THE NORTH IS LOCATED ALONG THE WEST BOUNDARY AS SHOWN HEREON. THERE IS ALSO A RECORDED DRIVEWAY EASEMENT 54 FT WIDE AND 20 FT IN LENGTH GRANTED TO PARCEL 30065-0003 (BENNETT) ON THE SOUTH.
 9. OUTDOOR WATER WILL BE PROVIDED THROUGH THE SECONDARY IRRIGATION SYSTEM. A METER SHALL BE INSTALLED NEARING THE MIDWAY IRRIGATION STATIONING.
 10. ALL RESIDENTIAL BUILDINGS AND GARAGES SHALL BE LOCATED WITHIN THE 1:42 BUILDING ENVELOPE AS DEFINED ON THIS PLAT. OTHER ACCESSORY AGRICULTURAL BUILDINGS FOR ANIMALS AND FARM EQUIPMENT MAY BE OUTSIDE OF SAID BUILDING ENVELOPE BUT MUST COMPLY WITH MIDWAY CITY SETBACK REQUIREMENTS.
 11. POWER AND NATURAL GAS ARE AVAILABLE IN 500 SOUTH STREET.



SURVEYOR'S CERTIFICATE

I, **DONALD HODGSON**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 11222021 AND RESIDE UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE COURTS THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON SHOWN AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

DONALD HODGSON - P.L.S. DATE _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°02'30" EAST 3206.30 FEET BETWEEN COUNTY MONUMENTS REPRESENTING THE NORTH 1/4 CORNER OF SECTION 3 AND THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A FENCE LINE, SAID POINT BEING SOUTH 480.20 FEET AND EAST 294.91 FEET FROM MERIDIAN COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN; (BASIS OF BEARINGS BEING NORTH 00°02'30" EAST 3206.30 FEET BETWEEN COUNTY CORNERS AND THE SECTION COUNTY MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN) AND BEARING THENCE SOUTH 89°07'00" EAST 79.10 FEET, THENCE SOUTH 02°02'30" EAST 3206.30 FEET ALONG A FENCE LINE, THENCE NORTH 00°02'30" WEST 294.91 FEET, THENCE SOUTHWEST 3206.30 FEET TO THE APPARENT RIGHT-OF-WAY LINE OF SAID ROAD, THENCE NORTH 00°02'30" WEST 80.10 FEET ALONG SAID RIGHT-OF-WAY LINE TO A FENCE LINE, THENCE NORTH 00°02'30" WEST 80.10 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES. SUBJECT TO A 20-FT WIDE RIGHT-OF-WAY EASEMENT ALONG THE WEST BOUNDARY.

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY SHOWN ON THIS PLAT AND RESIDES IN THE JURISDICTION OF THE STATE OF UTAH. I HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, AND I AGREE TO WAIVE THE PROVISIONS OF 18-10-107 UTAH CODE TO MIDWAY CITY'S PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

DATE _____ DATE _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH

ON THIS DAY OF _____, I, _____, PERSONALLY APPEARED BEFORE ME, THE OWNER OF THE ABOVE PROPERTY, AND I HAVE ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION, SUBJECT TO THE CITY'S CONTROL AND SUPERVISION REGARDING PUBLIC UTILITIES, AND HEREBY ACCEPTS THE THIS DAY OF _____.

MAYOR _____
CLERK-RECORDER _____

MIDWAY CITY APPROVALS

ATTORNEY DATE _____ MIDWAY SHERIFF DATE _____
CITY ENGINEER DATE _____ MIDWAY SANITATION DISTRICT DATE _____

PLANNING COMMISSION APPROVAL PLANNING DIRECTOR APPROVAL

CHAIRMAN, PLANNING COMMISSION DATE _____ PLANNING DIRECTOR DATE _____

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS DAY OF _____
FOR # _____
COUNTY SURVEYOR _____ DATE _____

WASATCH COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ P.M. _____
FOR _____
BY _____ WASATCH COUNTY RECORDER MARCY MURRAY

PROJECT: L21-023
SHEET: 1 OF 1
ISSUE DATE: MAY 26, 2021

Summit Engineering Group Inc.
Registered Civil & Surveying
1000 S. 1000 E. SUITE 100
MIDWAY, UT 84049

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NELSON FAMILY FARM A RURAL PRESERVATION SUBDIVISION IN MIDWAY CITY, UTAH

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M
WASATCH COUNTY, UTAH

March 9, 2021

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

Subject: South Farm Rural Preservation - 1 lot Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the South Farm Rural Preservation plan for Preliminary/Final approval. The following comments should be addressed prior to City Council approval.

General Comments

- The proposed plan is a rural preservation subdivision. The plan proposes one 6.0 acre lot and is located at 344 West 500 South.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- A fire hydrant should be within 600' of the proposed home.
- A drawing should be prepared showing the proposed water line.

Roads

- The driveway for this subdivision will connect to 500 South according to the rural preservation requirements. No erosion potential was identified; therefore, the driveway may be a gravel surface.

Storm Drain

- It is not anticipated that this subdivision will generate storm water along the private driveway.

Trails

- No trails are shown to be constructed within the development.

Irrigation

- The proposed lot will connect to the existing pressurized line within 500 South.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Johnston Summit Engineering

Horrocks Engineering has clarified that a fire hydrant must be within 500' of the proposed home.

WATER BOARD RECOMMENDATION

- 6 acre parcel (261,360 sq. ft.)
 - Impervious area for lots (building and driveway)
 - 0.42 acres (18,295 sq. ft.)
 - Irrigated acreage
 - 5.58 acres x 3 = 16.75 acre feet
- 1 culinary connection
 - 0.8 acre feet
- 17.55 acre feet requirement per water board approval

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Whitney: I make a motion that we recommend preliminary/final approval of a Rural Preservation Subdivision to be known as South Farm. The property is six acres and located at 344 W 500 South and zoned RA-1-43. We approve the staff report and the conditions listed, the fire hydrant of 500 feet condition added to the slide in the presentation and the condition related to the remnant piece in the proposal.

Seconded: Commissioner Bouwhuis

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Cliften, Whitney, Garland, Bouwhuis and Simons

Nays:

Abstained: Ream

Motion: Passed

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-43 zoning district
- The proposal does meet the intent of the General Plan for the R-1-43 zoning district
- The proposal does comply with the requirements for the Rural Preservation Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere
- The lot will be deed restricted so it can never be further subdivided
- The developer will record CC&Rs addressing the maintenance of the shared driveway

POSSIBLE FINDINGS

- 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, 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. Such conditions may include, but are not limited to, provisions requiring that:
 1. Construction must be conducted per any new City standards in effect at the time the plat is ultimately recorded;
 2. The property must be maintained in a clean, dust-free, and weed-free condition always;
 3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
 4. 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.

PROPOSED CONDITIONS

- The deed restriction that will be recorded towards the lot must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
- 17.55-acre feet of water is tendered to the City before the plat is recorded.
- A fire hydrant will need to be located within 500' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.
- Before the plat is recorded, the applicant will need to provide Midway City with proof that an access easement was granted to the Bonners for use of the proposed driveway.