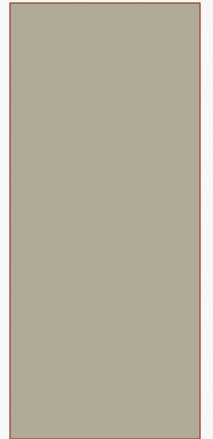


SOUTH FARM
NELSON FAMILY FARM

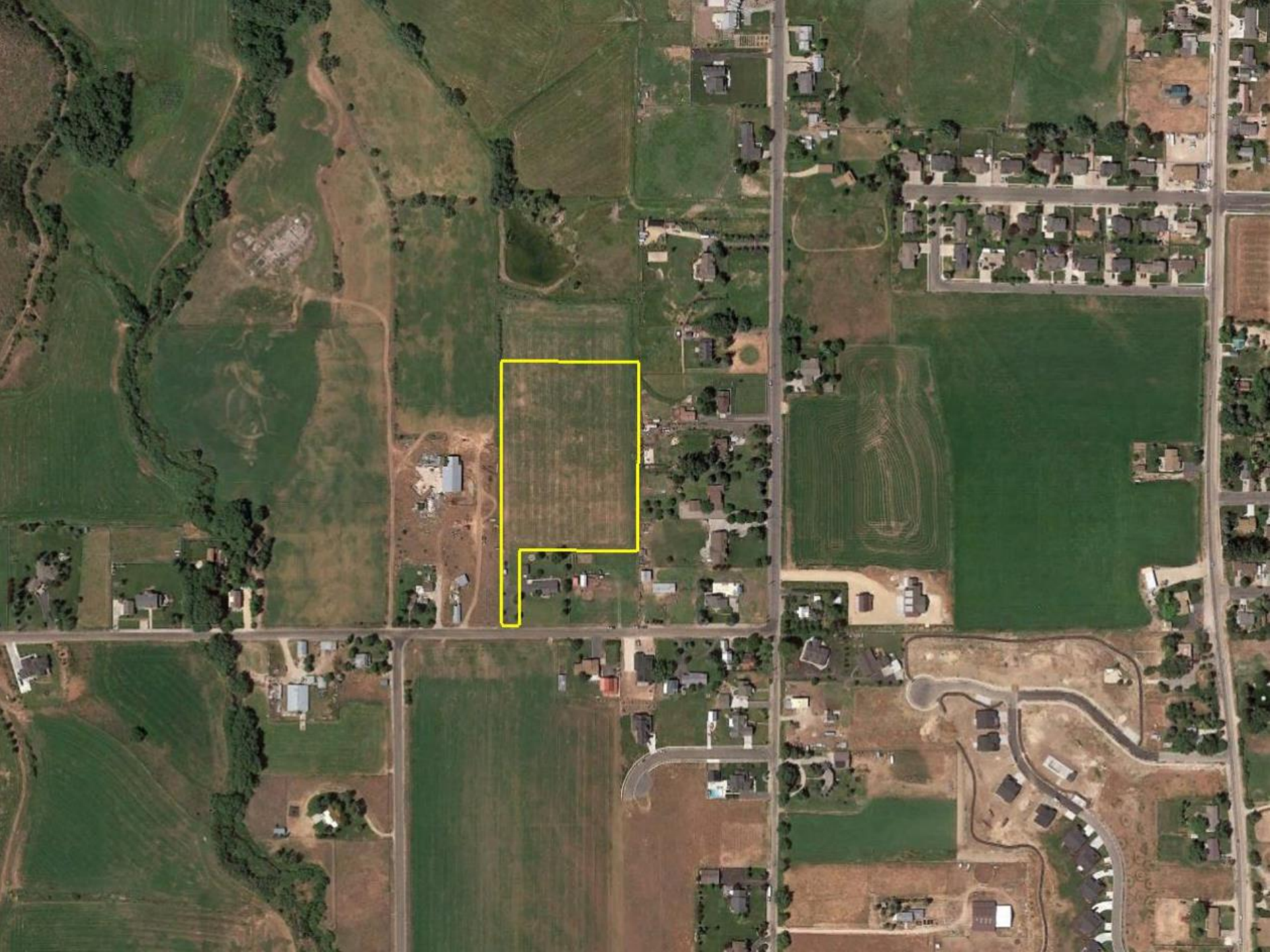
PRELIMINARY/FINAL

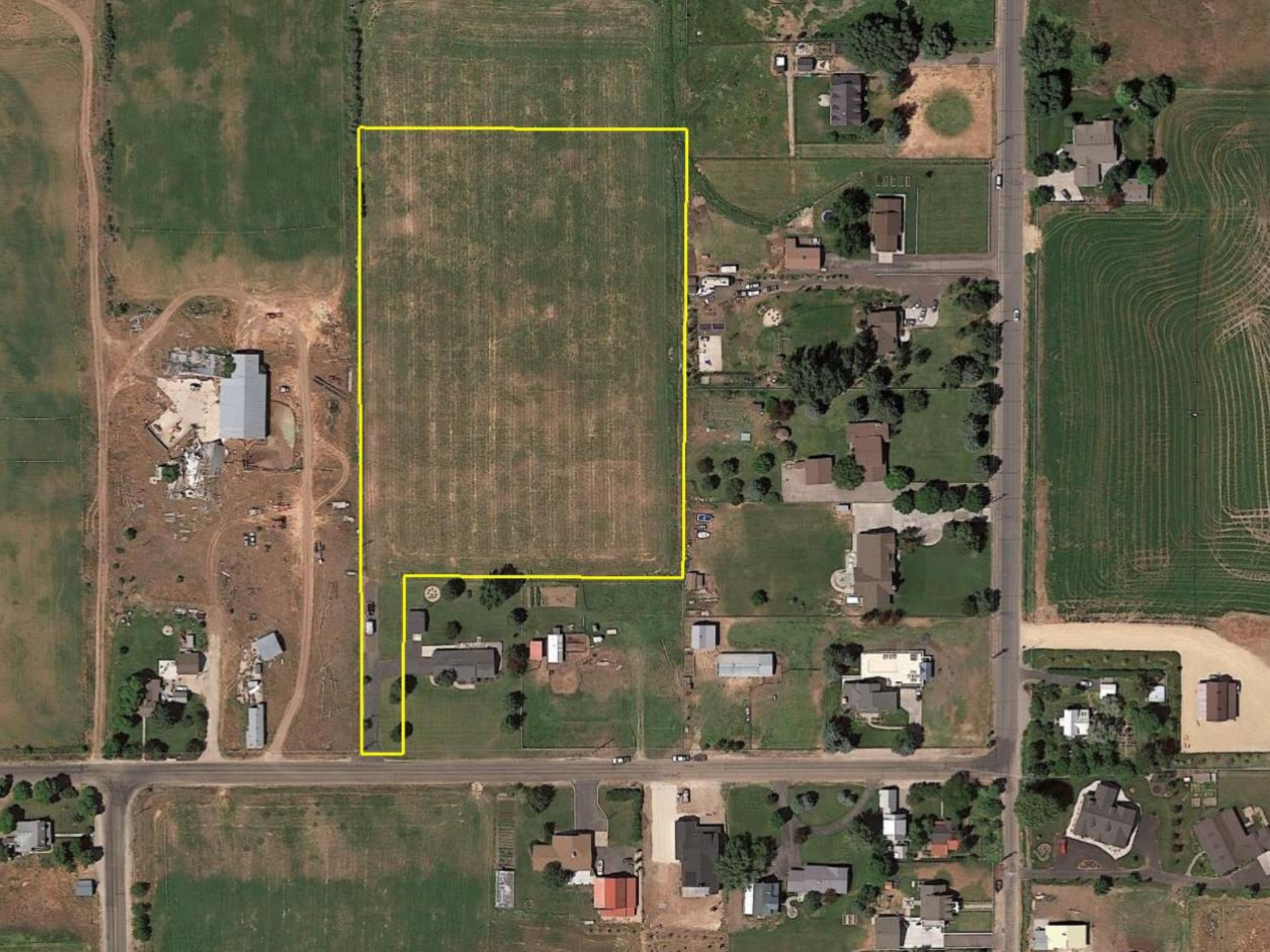


LAND USE SUMMARY

- 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





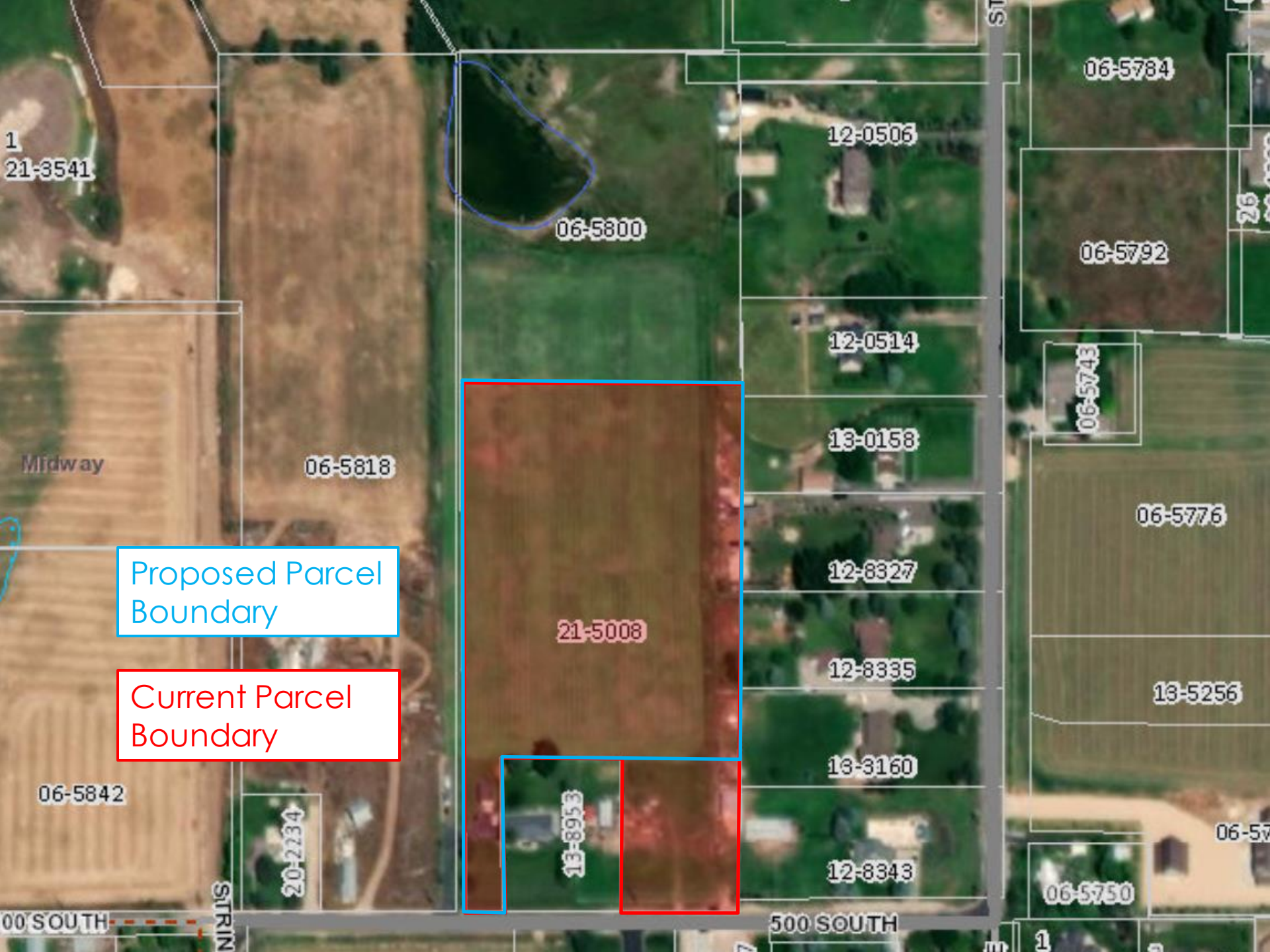


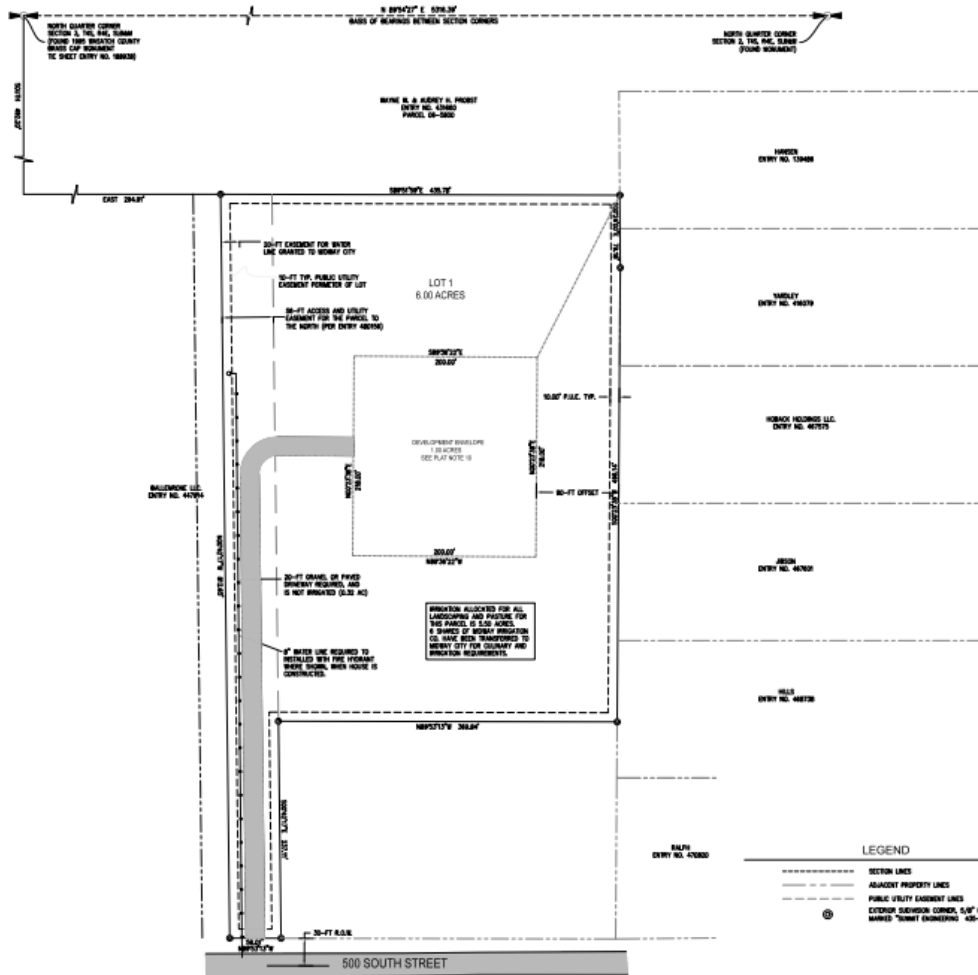
WEST PROPERTY LINE



EAST PROPERTY LINE







3. THIS SMALL TRACT IS APPLICABLE IN THE MIDBURY CITY ZONING DISTRICT UNDER REGULATIONS OF CITY OF MIDBURY.
4. THIS TRACT SHALL NOT BE FURTHER SUBDIVIDED AND IS NOT DESIGNED AS SUCH.
5. LOT 1 IS APPLICABLE IN MIDBURY CITY TO UTILIZE AN AERobic SEPTIC SYSTEM FOR WASTEWATER, CONCURRENT WITH A BUILDING FOOTPRINT, A PERCOLATION TEST APPROVED BY THE COUNTY HEALTH DEPARTMENT IS REQUIRED, ALONG WITH A SEPTIC SYSTEM ENGINEERED AND DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
6. LOT 1 IS APPLICABLE TO CONNECT TO THE MIDBURY COUNTRY WATER SYSTEM, CONCURRENT WITH A BUILDING FOOTPRINT, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY WATER MAIN AND A SEWERAGE TREATMENT PLANT WASTEWATER WILL BE REQUIRED TO BE INSTALLED WITHIN 500 FEET OF THE HOUSE LOCATION.
7. IN A RURAL, PERCOLATION SUBMITTAL HAVING ANIMAL PLOTS OF 1000 SQUARE FEET OR LESSER IS ALLOWED.
8. NON-URBAN AGRICULTURE ZONING IS 200' WIDTH OF GRASS, WITH 5' FENCE AND CROWN EDGES KICKS TO BE MAINTAINED. THE TRACT BUILDING SHALL BE LOCATED AT THE END OF THE DRIVEWAY OR AT NEAR THE MAIN RESIDENCE.
9. A 50' SETBACK FOR TRACTS WITH BUILDINGS IS REQUIRED FROM ALL LOTS.
10. A 50-FOOT FENCE OF ANY EASEMENT OR ACCESS TO THE ADJACENT PLATS, TO THE MONTHS LOCATED ALONG THE WEST BOUNDARY AS SHOWN HEREIN, THERE IS ALSO A REQUIRED 50-FOOT FENCE OF ANY EASEMENT OR ACCESS TO THE ADJACENT PLATS, TO THE MONTHS LOCATED ON THE SOUTH.
11. OUTDOOR WATER WILL BE PROVIDED THROUGH THE SECONDARY IRRIGATION SYSTEM, A MASTER SUBMERSION PUMP WILL BE REQUIRED TO BE INSTALLED.
12. ALL PERCOLATING BUILDINGS AND SEPTA SHALL BE LOCATED WITHIN THE 1.6 BUILDING ZONING AS EXISTING ON THIS PLAT. OTHER ACCESSORY BUILDINGS LOCATED FOR ANIMALS AND FOR OUTDOOR RECREATION MAY BE LOCATED IN THE 1.6 BUILDING ZONING BUT MUST COMPLY WITH THE 50' SETBACK REQUIREMENT.
13. POWER AND NATURAL GAS ARE AVAILABLE IN THE SUBS SURVEYED.



L. DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725391 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

DANIEL KOBLEN - P.L.S.

[illegible]

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°54'21" EAST 524.39 FEET BETWEEN COUNTY MONUMENTS REPRESENTING THE NORTH 1/4 CORNER OF SECTION 3 AND THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MENDOTA IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

[illegible]

I, THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE BOUNDARY DESCRIPTION OF THIS PLAN, CONSENT TO THE REZONING OF THIS PLAN. FURTHERMORE, I HAVE AGREED THE LAND DESCRIBED TO BE DEVELOPED UNDER THE REQUIREMENTS OF THE RURAL PRESERVATION SUBDIVISION CODE OF MIDWAY CITY, AND ALSO TO HEREBY GRANT UNDER PROVISIONS OF 9-9-BUT UTAH CODE TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

Date _____

DATE _____

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME _____, THE
OWNER OF THE ABOVE OWNER'S DEED, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY
AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

BY COMMISSION EXPIRES

THE CITY COUNCIL OF MONROE CITY, BASKINCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE GRANT OF PUBLIC UTILITY EASEMENTS
THIS DAY OF _____

MAYOR

CLERK-RECORDER

ATTORNEY	DATE	MEDWAY BRIGADON	DATE
CITY ENGINEER	DATE	MEDWAY SANITATION DISTRICT	DATE

CHIEFMAN, PLANNING COMMISSION	DATE	PLANNING DIRECTOR	DATE

APPROVED AS TO FORM THIS DAY OF _____
 RGS # _____

 COUNTY SURVEYOR DATE

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WRSATCH COUNTY RECORDER MARCY MURRAY

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.