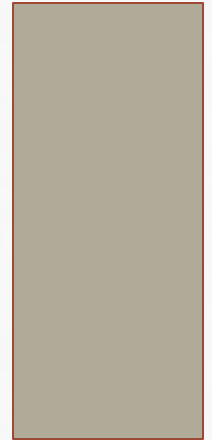


600 NORTH  
MASTER PLAN AMENDMENT

ORDINANCE 2020-16

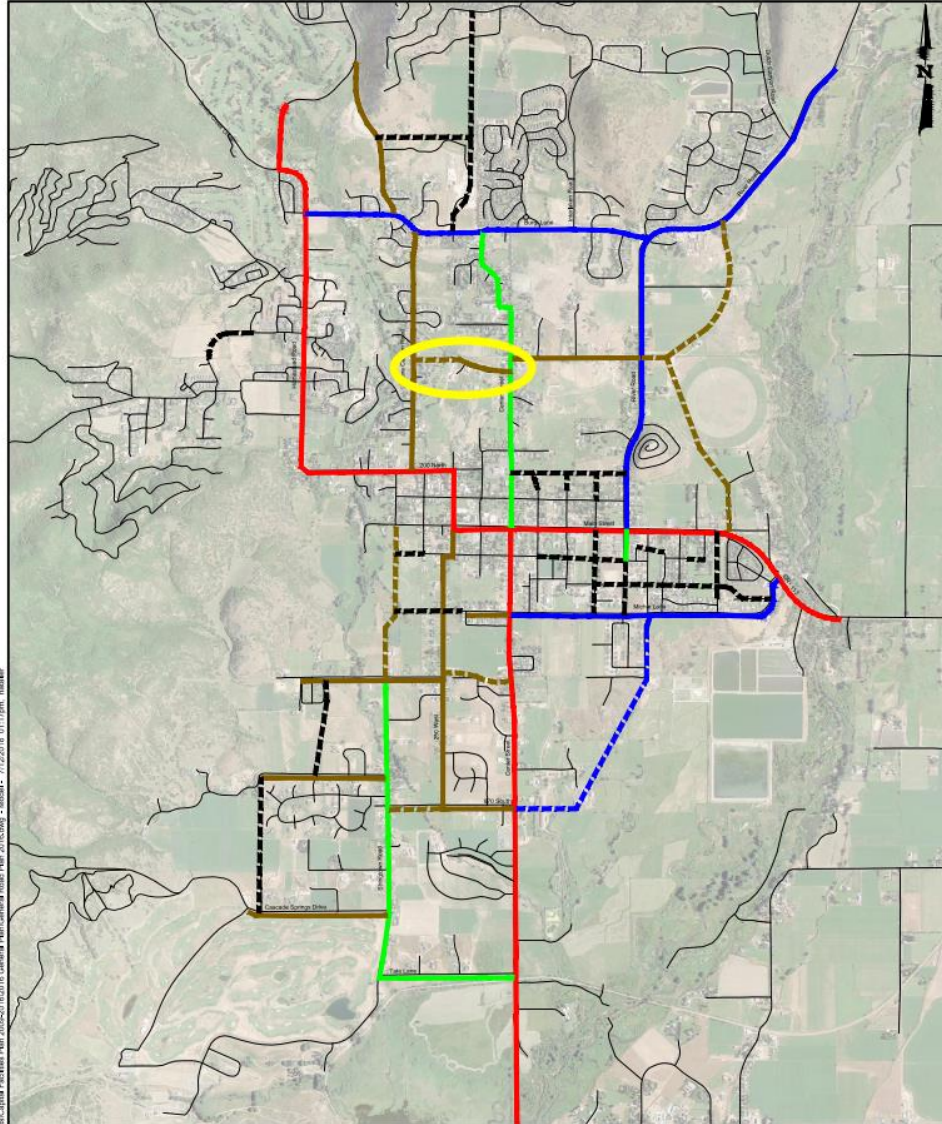


# GENERAL PLAN AMENDMENT

- Remove the planned 600 North from the Road System Master Plan
  - Applicant is offering low density on the property if road is removed
- Legislative action
  - The City is under no obligation to modify the map

# 600 NORTH

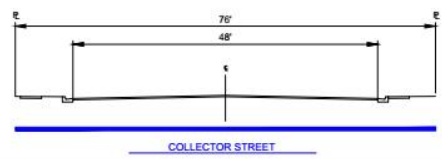
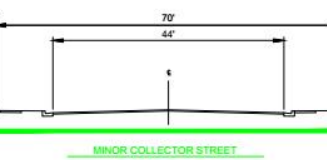
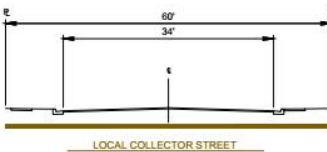
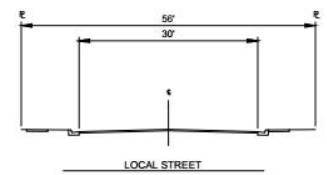




# ROAD SYSTEM MASTER PLAN

## LEGEND

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR



H:\Midway City\City Project\Civil\Final\Final Plan 2016\2016 General Road Plan 2016.dwg - 7/22/2016 11:17am - mlsk


SCALE

HORIZONTAL: NONE

VERTICAL: NONE

**WARNING**

0 12 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



2162 West Grove Parkway  
 Suite 400  
 Pleasant Grove, UT 84062  
 (801) 793-6100

**MIDWAY CITY**

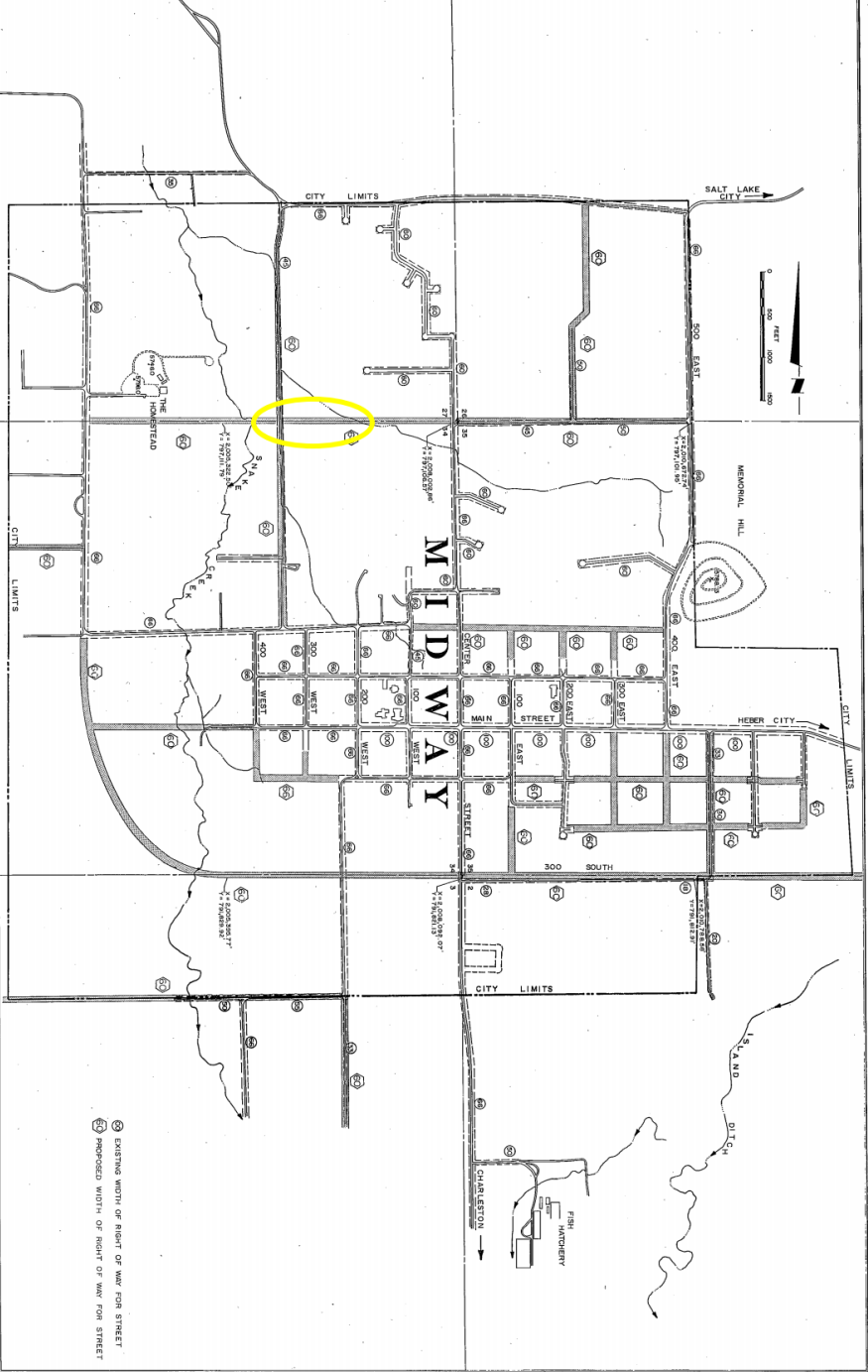
ROAD SYSTEM MASTER PLAN

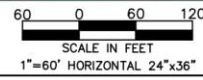
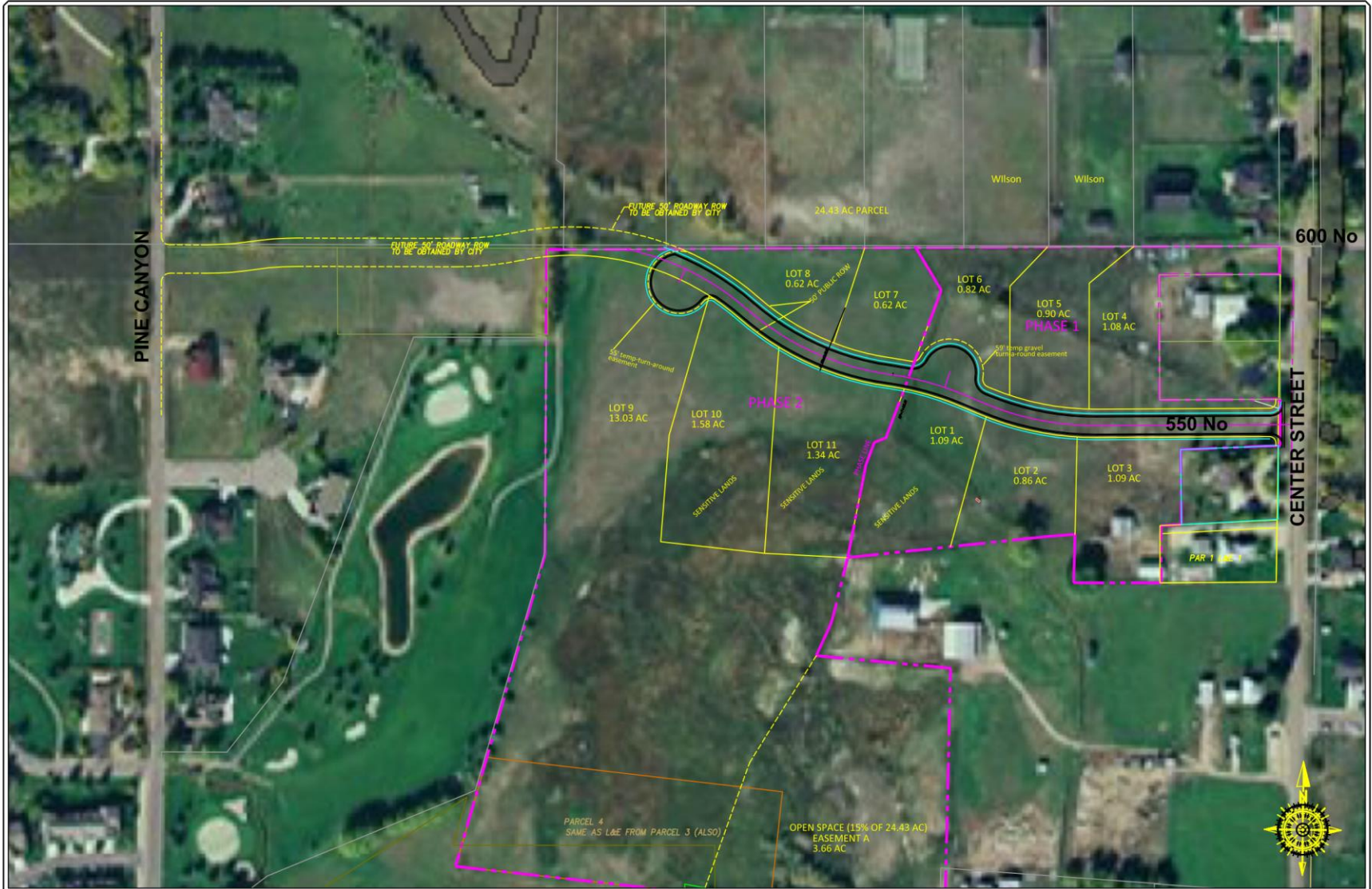
DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
WSJ	7/2018	1 of 2 P-1

# 600 NORTH HISTORY

DATE: 10/11/2011  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: MIDWAY CITY MASTER STREET PLAN  
 SHEET NO. 1 OF 1

NILSEN, MAXWELL & WINGGARD  
 CONSULTING ENGINEERS  
 SALT LAKE CITY - OGDEN - PROVO, UTAH  
 MIDWAY CITY  
 MASTER STREET PLAN





DATE: 8-1-22	NO. DESCRIPTION	DATE	APPD.
DRAWN BY: [blank]	DATE: [blank]	DATE: [blank]	DATE: [blank]
CHECKED BY: [blank]	DATE: [blank]	DATE: [blank]	DATE: [blank]
SCALE: 1"=60'			

**GATEWAY CONSULTING, Inc.**  
 P.O. BOX 64080 SOUTH OGDEN UT 84005  
 PH: (801) 494-5848 FAX: (801) 452-7050  
 paul@gatewayconsulting.com

**CIVIL ENGINEERING - CONSULTING - LAND PLANNING**  
 CONSTRUCTION MANAGEMENT

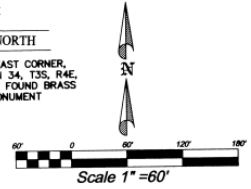
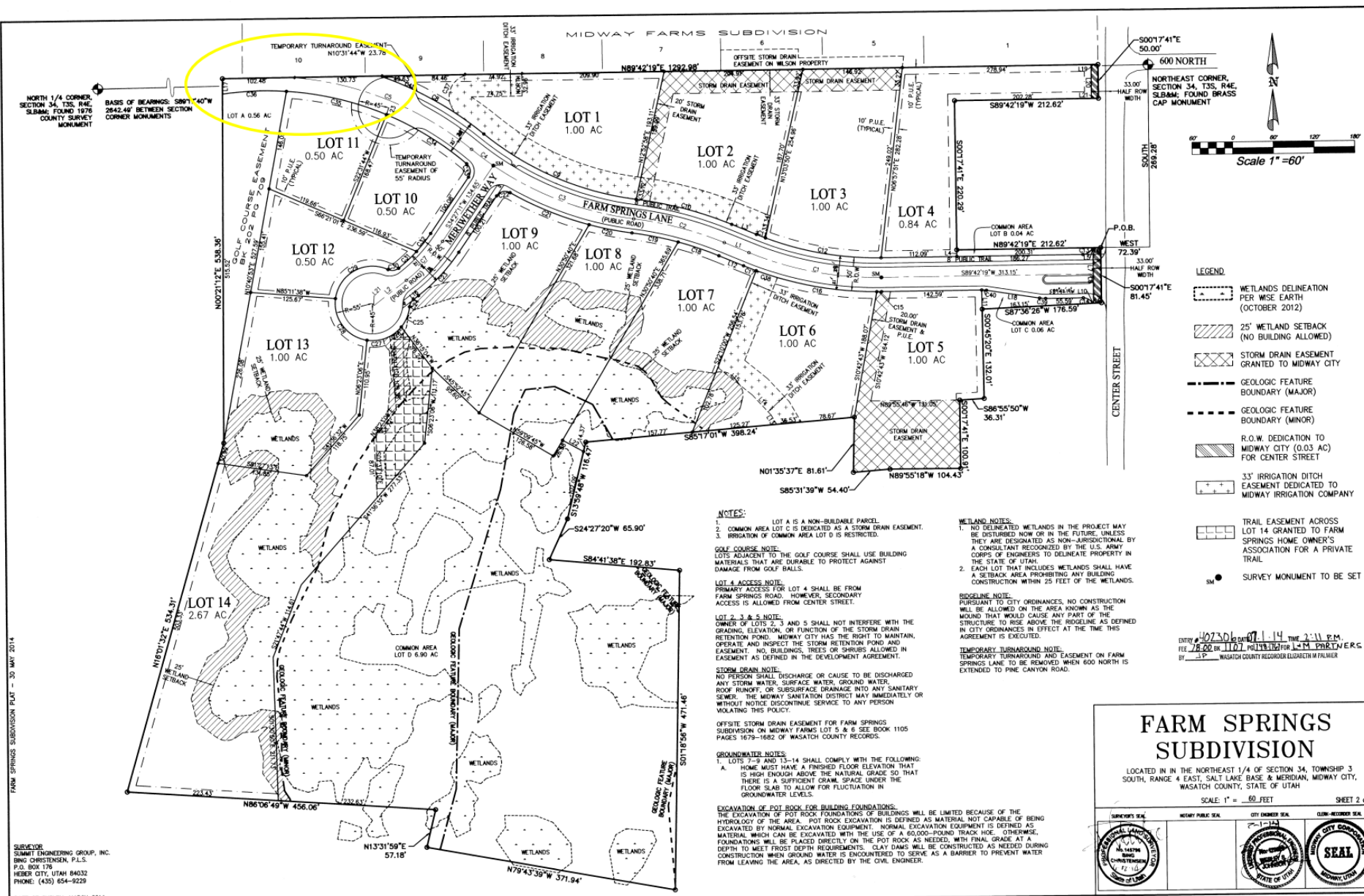
**Plumb - Settlement city road site plan**  
 Midway, Utah

PROJECT NUMBER: [blank]  
 SHEET NUMBER: [blank]  
 DRAWING FILE: [blank]

12-12-12  
 PLOT DATE

**MIDWAY CITY**

SHEET NO. **1**



- LEGEND**
- WETLANDS DELINEATION PER WISE EARTH (OCTOBER 2012)
  - 25' WETLAND SETBACK (NO BUILDING ALLOWED)
  - STORM DRAIN EASEMENT GRANTED TO MIDWAY CITY
  - GEOLOGIC FEATURE BOUNDARY (MAJOR)
  - GEOLOGIC FEATURE BOUNDARY (MINOR)
  - R.O.W. DEDICATION TO MIDWAY CITY (0.03 AC) FOR CENTER STREET
  - 33' IRRIGATION DITCH EASEMENT DEDICATED TO MIDWAY IRRIGATION COMPANY
  - TRAIL EASEMENT ACROSS LOT 14 GRANTED TO FARM SPRINGS HOME OWNER'S ASSOCIATION FOR A PRIVATE TRAIL
  - SURVEY MONUMENT TO BE SET

**NOTES:**

- LOT A IS A NON-BUILDABLE PARCEL.
- COMMON AREA LOT C IS DEDICATED AS A STORM DRAIN EASEMENT. IRRIGATION OF COMMON AREA LOT D IS RESTRICTED.

**GOLF COURSE NOTE:**  
LOTS ADJACENT TO THE GOLF COURSE SHALL USE BUILDING MATERIALS THAT ARE DURABLE TO PROTECT AGAINST DAMAGE FROM GOLF BALLS.

**LOT 4 ACCESS NOTE:**  
PRIMARY ACCESS FOR LOT 4 SHALL BE FROM FARM SPRINGS ROAD. HOWEVER, SECONDARY ACCESS IS ALLOWED FROM CENTER STREET.

**LOT 2, 3 & 5 NOTE:**  
OWNER OF LOTS 2, 3, AND 5 SHALL NOT INTERFERE WITH THE GRADING, ELEVATION, OR FUNCTION OF THE STORM DRAIN RETENTION POND. MIDWAY CITY HAS THE RIGHT TO MAINTAIN, OPERATE AND INSPECT THE STORM RETENTION POND AND EASEMENT, NO BUILDINGS, TREES OR SHRUBS ALLOWED IN EASEMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT.

**STORM DRAIN NOTE:**  
NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORM WATER, SURFACE WATER, GROUND WATER, ROOF RUNOFF, OR SUBSURFACE DRAINAGE INTO ANY SANITARY SEWER. THE MIDWAY SANITATION DISTRICT MAY IMMEDIATELY OR WITHOUT NOTICE DISCONTINUE SERVICE TO ANY PERSON VIOLATING THIS POLICY.

**OFFSITE STORM DRAIN EASEMENT FOR FARM SPRINGS SUBDIVISION ON MIDWAY FARMS LOTS 5 & 9 SEE BOOK 1105 PAGES 1679-1682 OF WASATCH COUNTY RECORDS.**

**GROUNDWATER NOTES:**

- LOTS 7-9 AND 13-14 SHALL COMPLY WITH THE FOLLOWING:
  - HOME MUST HAVE A FINISHED FLOOR ELEVATION THAT IS HIGH ENOUGH ABOVE THE NATURAL GRADE SO THAT THERE IS A SUFFICIENT CRAWL SPACE UNDER THE FLOOR SLAB TO ALLOW FOR FLUCTUATION IN GROUNDWATER LEVELS.

**EXCAVATION OF POT ROCK FOR BUILDING FOUNDATIONS:**  
THE EXCAVATION OF POT ROCK FOUNDATIONS OF BUILDINGS WILL BE LIMITED BECAUSE OF THE HYDROLOGY OF THE AREA. POT ROCK EXCAVATION IS DEFINED AS MATERIAL NOT CAPABLE OF BEING EXCAVATED BY NORMAL EXCAVATION EQUIPMENT. NORMAL EXCAVATION EQUIPMENT IS DEFINED AS MATERIAL WHICH CAN BE EXCAVATED WITH THE USE OF A GRADING TRACK HOE. OTHERWISE, FOUNDATIONS WILL BE PLACED DIRECTLY ON THE POT ROCK AS NEEDED, WITH FINAL GRADE AT A DEPTH TO MEET FROST DEPTH REQUIREMENTS. CEMENT DAMS WILL BE CONSTRUCTED AS NEEDED DURING CONSTRUCTION WHEN GROUND WATER IS ENCOUNTERED TO SERVE AS A BARRIER TO PREVENT WATER FROM LEAVING THE AREA, AS DIRECTED BY THE CIVIL ENGINEER.

**WETLAND NOTES:**

- NO DELICATED WETLANDS IN THE PROJECT MAY BE DISTURBED NOW OR IN THE FUTURE, UNLESS THEY ARE DESIGNATED AS NON-JURISDICTIONAL BY A CONSULTANT RECOGNIZED BY THE U.S. ARMY CORPS OF ENGINEERS TO DELINEATE PROPERTY IN THE STATE OF UTAH.
- EACH LOT THAT INCLUDES WETLANDS SHALL HAVE A SETBACK AREA PROHIBITING ANY BUILDING CONSTRUCTION WITHIN 25 FEET OF THE WETLANDS.

**BIDGELINE NOTE:**  
PURSUANT TO CITY ORDINANCES, NO CONSTRUCTION WILL BE ALLOWED ON THE AREA KNOWN AS THE MOUND THAT WOULD CAUSE ANY PART OF THE STRUCTURE TO RISE ABOVE THE RIDGELINE AS DEFINED IN CITY ORDINANCES IN EFFECT AT THE TIME THIS AGREEMENT IS EXECUTED.

**TEMPORARY TURNAROUND NOTE:**  
TEMPORARY TURNAROUND AND EASEMENT ON FARM SPRINGS LANE TO BE REMOVED WHEN 600 NORTH IS EXTENDED TO PINE CANYON ROAD.

DATE: 02/20/14 TIME: 11:14 AM  
 FILE: 2820 W 1107 PL 1107140114.M PDR:NERC  
 BY: 11 WASATCH COUNTY RECORDER ELIZABETH M. PALMER

# FARM SPRINGS SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE 1" = 60 FEET SHEET 2 of 2

SUPERVISOR SEAL	MIDWAY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

SURVEYOR  
 SUMMIT ENGINEERING GROUP, INC.  
 BRNO CHRISTENSEN, P.L.S.  
 P.O. BOX 178  
 HEBER CITY, UTAH 84032  
 PHONE: (435) 654-9229

DATE OF SURVEY: MARCH 2014



# SUBMITTAL DOCUMENTS

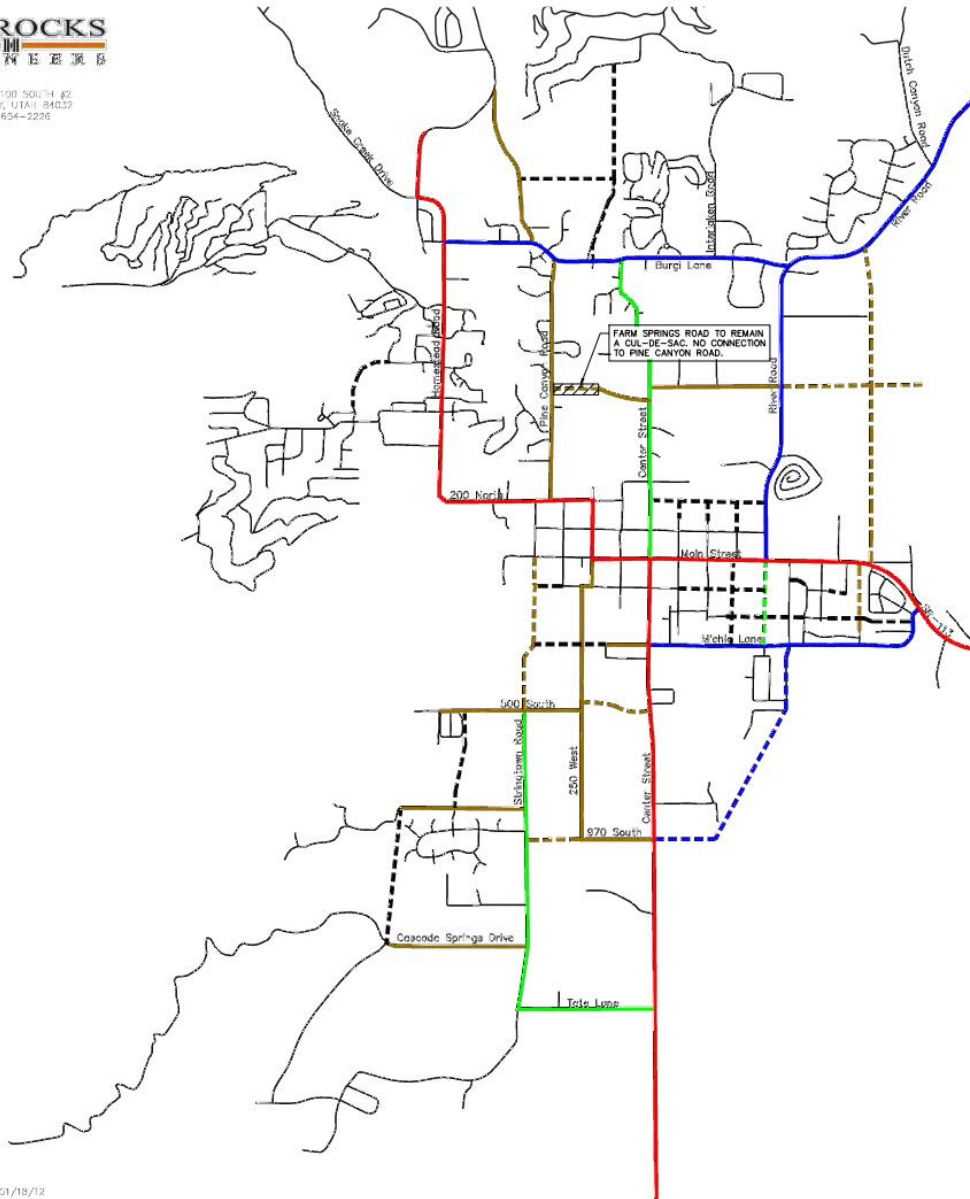
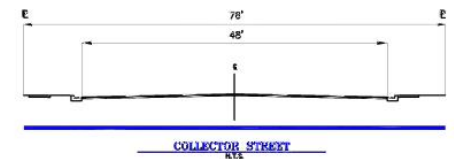
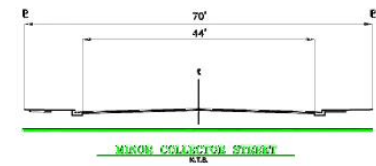
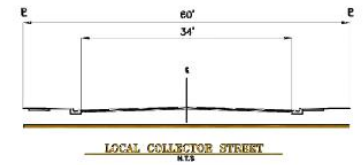
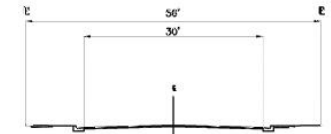


FIGURE 2-1  
 MIDWAY CITY  
 ROAD SYSTEM  
 MASTER PLAN

**LEGEND**

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- - - - NEW OR UPGRADED LOCAL
- - - - NEW OR UPGRADED LOCAL COLLECTOR
- - - - NEW OR UPGRADED MINOR COLLECTOR
- - - - NEW OR UPGRADED COLLECTOR



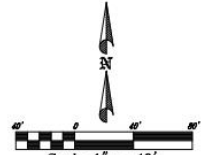
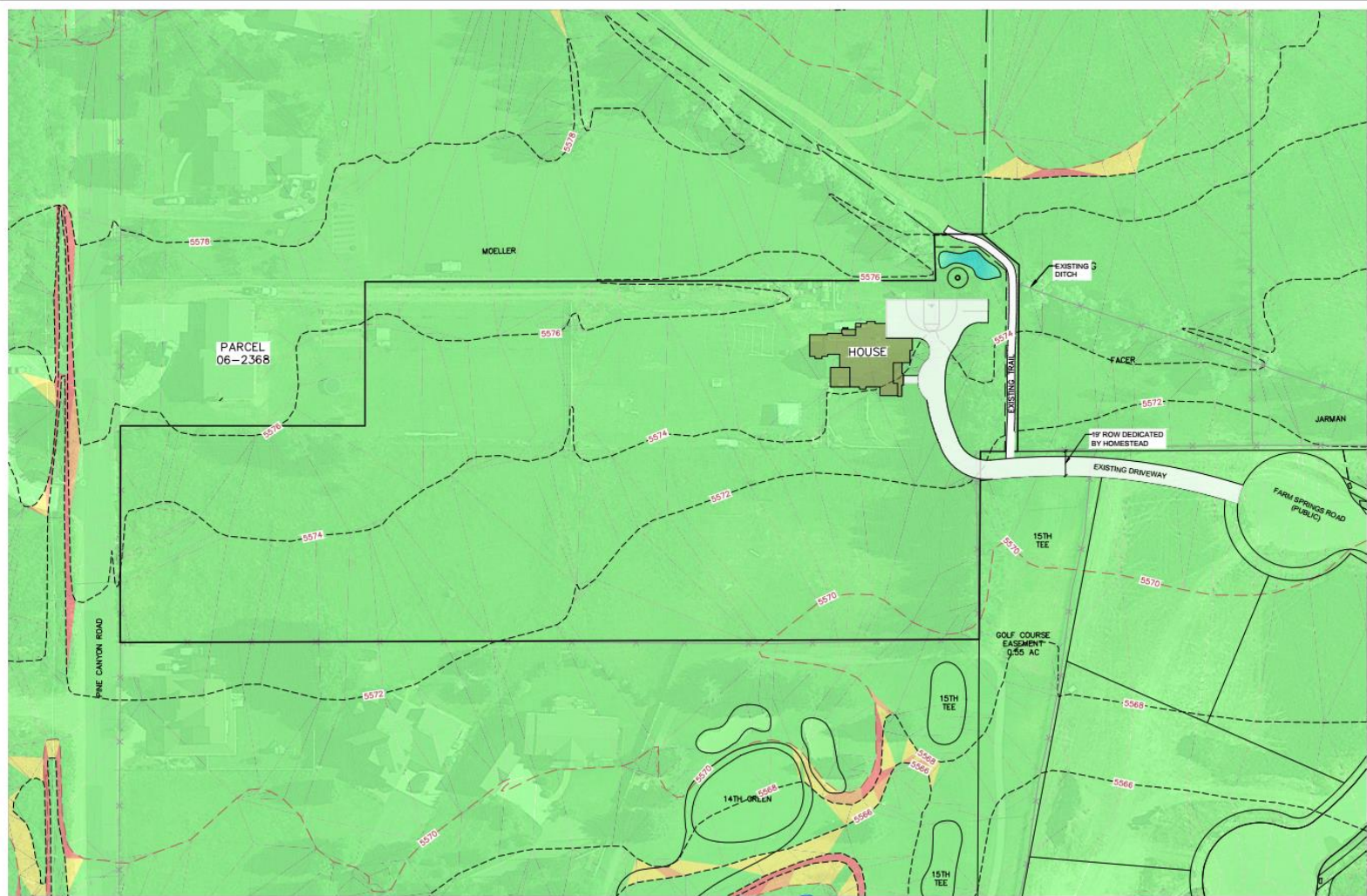


<b>Address</b>	Section Corner	Trail	Municipal Road	Collector	Proposed	Subdivision	Park	Building	Grass	Water
Not Good	Trail Head	SINGLE TRACK	Local	Proposed Private	Water Body	Apron	Dirt	Lawn	Parcel	
Good	DOUBLE TRACK	Highway	Local Private	Railroad		Asphalt	Field	Sidewalk		

The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes.

Questions concerning ownership, boundary locations, should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or exclusivity of this information. The end user of the information assumes all responsibility concerning this information's appropriate use.



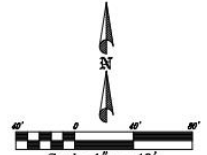


Scale 1" = 40'  
Scale 1" = 80' for 11x17

**SLOPE LEGEND:**  
 0 - 10% SLOPES  
 10 - 20% SLOPES  
 20 - 25% SLOPES  
 25% + SLOPES

THIS DOCUMENT IS INCOMPLETE  
 AND IS RELEASED TEMPORARILY  
 FOR INTERIM REVIEW ONLY. IT IS  
 NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 PAUL B. BERG P.E.  
 SERIAL NO. 226096  
 DATE: 10 JUNE 2020

RYAN DAVIS 2020 SUBDIVISION	
SLOPE MAP	
	
DESIGN BY: POB	DATE: 10 JUNE 2020
DRAWN BY: DEJ	REV: 4

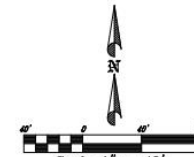


Scale 1" = 40'  
Scale 1" = 80' for 11x17

**SENSITIVE LANDS NOTE:**  
EXISTING TREES ARE THE ONLY NATURAL FEATURE TO BE PRESERVED ON THIS PROPERTY. PROPERTY DOES NOT CONTAIN HILLSIDES, SLOPES FEMA FLOODPLAINS, HOT POTS OR WETLANDS.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
PAUL B. BERG P.E.  
SERIAL NO. 226096  
DATE: 10 JUNE 2020

RYAN DAVIS 2020 SUBDIVISION	
ENVIRONMENTAL CONSTRAINTS PLAN	
	
DESIGN BY: POB	DATE: 10 JUNE 2020
DRAWN BY: DEJ	REV: 5



Scale 1" = 40'  
Scale 1" = 80' for 11x17

LOT 2 WOULD REPRESENT THE 14th LOT THAT USES THE CUL-DE-SAC. THERE ARE CURRENTLY 14 PROPERTIES THAT GAIN ACCESS FROM THE CUL-DE-SAC.

A GENERAL PLAN AMENDMENT IS REQUIRED TO KEEP FARM SPRINGS ROAD AS A CUL-DE-SAC AND NOT CONNECT TO PINE CANYON ROAD.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 PAUL B. BERG P.E.  
 SERIAL NO. 280090  
 DATE: 10 JUNE 2020

RYAN DAVIS 2020 SUBDIVISION

2 LOT CONCEPT PLAN  
 WITH AMENDMENT TO  
 ROAD MASTER PLAN



DESIGN BY: POB  
 DRAWN BY: DEJ  
 DATE: 10 JUNE 2020  
 REV:

SHEET  
 6

# GENERAL PLAN CONSIDERATIONS

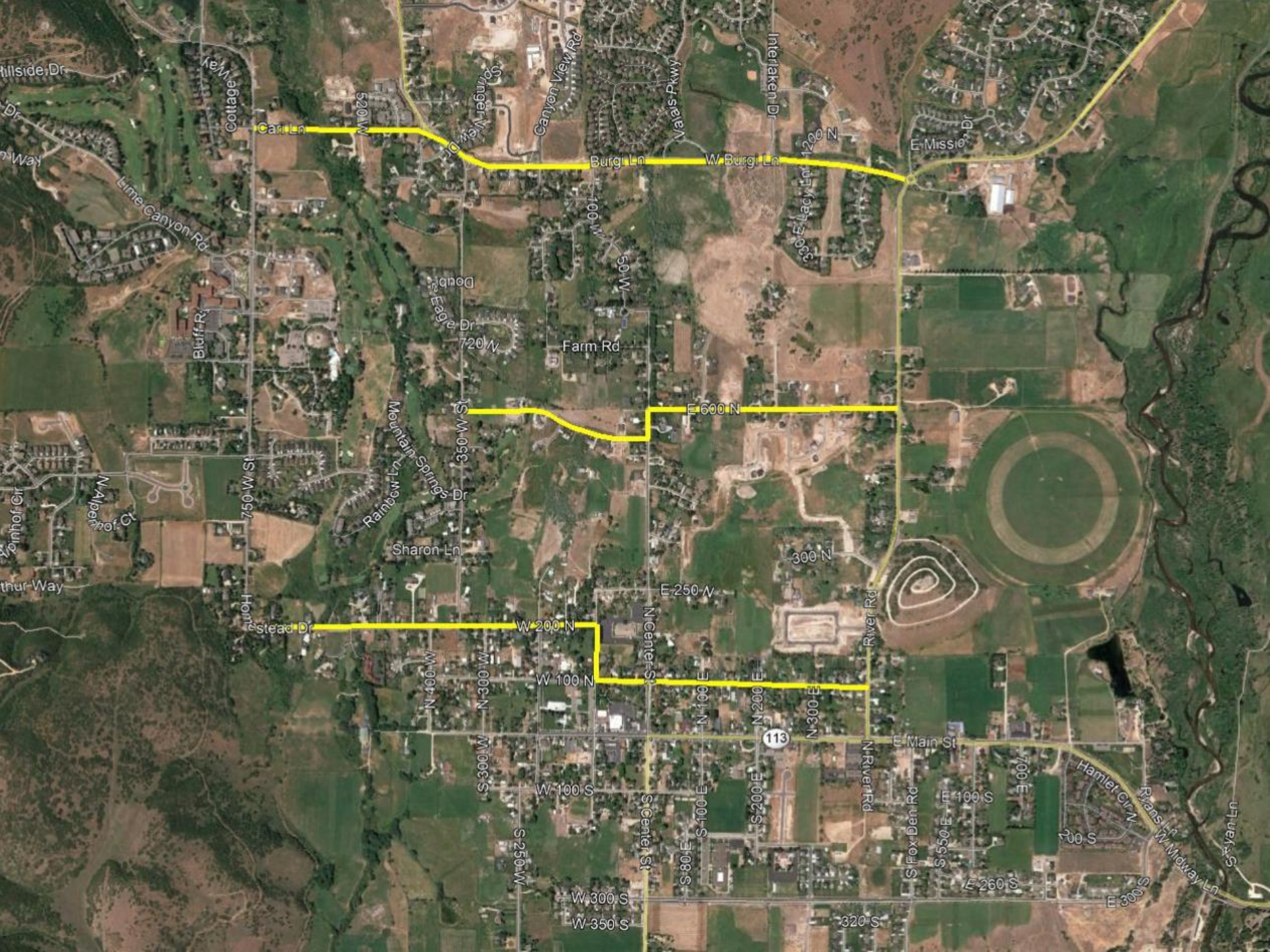
# OPEN SPACE & RURAL ATMOSPHERE

- General Plan promotes:
  - Preserving open space
  - Preserving a rural atmosphere
  - Reducing density whenever appropriate



# CONNECTIVITY

- General Plan promotes:
  - Connectivity
  - Additional east-west roads
  - Plan for current and future transportation needs
  - Alternate routes for emergency response



Hillside Dr

Dr

Kay Way

Cottage Way

Carr Ln

520 W

Singer View Dr

Canyon View Rd

Burgi Ln

W Burgi Ln

120 N

E Missio Dr

Lime Canyon Rd

Bluff Rd

Doubt

Edge Dr

720 W

Farm Rd

100 W

50 W

300 E Lacy Ln

Winhof Cir

N Alpen

750 W 052

Mountain Springs Dr

JS W 053

Sharon Ln

thor Way

Homesstead Dr

W 400 N

W 300 N

W 200 N

W 100 N

N Center St

E 250 W

300 N

River Rd

113

N 200 E

N 300 E

N 400 E

N 500 E

E Main St

S Fox Den Rd

S 550 E

700 S

100 S

E 260 S

200 S

300 S

E 300 S

W 300 S

W 350 S

320 S

Hanler Cir N

Trans Ln

W Midway Ln

S Ryan Ln

# ITEMS OF CONSIDERATION

- How important is 600 North?
- Do we need to have a connecting road in an area where the nearest connecting roads are a mile apart and there are almost no other options?
- How is local traffic, emergency services, and future road construction detours impacted if the road is removed? How does this impact the community for the short-term and at full build out when Midway's population and traffic counts could be double or more?

# ITEMS OF CONSIDERATION

- Open space and a rural atmosphere are important but are they important enough on a 3.9-acre parcel to eliminate the planned road?
- Eliminating the road could possibly reduce potential density from ten lots to two lots (assuming a code is adopted that could be used on the property). Does this make the proposal more acceptable?
- Should the impacts of Farm Springs lots 10 and 11 be considered since a temporary cul-de-sac easement will become permanent if the petition is approved.

# PLANNING COMMISSION RECOMMENDATION

- **Motion:** Commissioner Bouwhuis: I make a motion that we deny the request to amend the General Plan Amendment. The proposal is to amend the City's Road System Master Plan and remove part of a planned connection of 600 North between Pine Canyon Road and Farm Springs Road. We accept the staff findings as there is not enough incentive for the city to recommend changing the Road System Master Plan.
- **Seconded:** Commissioner Garland
- **Chairman Nicholas:** Any discussion on the motion?
- There was none
- **Chairman Nicholas:** All in favor.
- **Ayes:** Commissioners: Ream, McKeon, Whitney, Bouwhuis, Crawford, Garland
- **Nays: None**
- **Motion:** Passed

# POSSIBLE FINDINGS

- Findings supporting the amendment:
  - Potential density could be reduced if the road is removed.
  - Goals in the General Plan promote open space and a rural atmosphere.
  - The General Plan promotes reducing density whenever appropriate.

# POSSIBLE FINDINGS

- Findings opposing the amendment:
  - The road has been planned since 1977.
  - The City adopted Ordinance 2012-22 which specified the exact location of the road.
  - There are limited options for connecting Center Street and Pine Canyon Road.
  - With less connecting roads, more traffic is forced on to the existing roads which compounds as Midway grows.
  - Goals in the General Plan promote connectivity for local traffic circulation and emergency response.
  - More connectivity allows for options for detours when roads are under construction.