

Midway City Council  
6 April 2021  
Regular Meeting

Farm Meadows Subdivision /  
Preliminary and Final Approval



**Midway**

**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** April 6, 2021  
**NAME OF PROJECT:** Farm Meadows Density Reduction Subdivision  
**NAME OF APPLICANT:** Berg Engineering  
**PROPERTY OWNER:** Ryan Davis  
**AGENDA ITEM:** Preliminary/Final Approval  
**LOCATION OF ITEM:** 550 Pine Canyon Road  
**ZONING DESIGNATION:** R-1-15 & R-1-22

**ITEM: 9**

Berg Engineering, agent for Ryan Davis, is requesting preliminary/final approval for a density reduction subdivision on 3.92 acres to be known as Farm Meadows Subdivision. The property is located at 550 Pine Canyon Road and is in the R-1-15 and R-1-22 zones.

**BACKGROUND:**

This request is for preliminary/final approval of a Density Reduction Subdivision (DRS) on 3.92 acres which will contain three lots. The proposed name of the subdivision is Farm Meadows. The proposal will help preserve the property by creating a low-density development with more open area than could be developed using the standard subdivision code which, in turn, helps retain the rural atmosphere of the area. Currently, there is one dwelling on the parcel along with several small outbuildings and the property is mostly being used for agriculture.

The DRS was adopted by the City Council on November 17, 2020. The purpose of the DRS is to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. The subdivision code also helps meet the General Plan's goals of preserving open space, lowering potential density, and preserving the rural atmosphere of Midway.

The DRS requires density to be reduced by 2/3 the density allowed by the zone. Lots can be created without requiring the construction of much of the cost prohibitive infrastructure but in return, the lots are deed restricted so that they can never be resubdivided. Access is allowed from a private driveway that connects to a City standard road. The ongoing maintenance cost to the City for this type of development is minimal since no new public roads are constructed.

#### **LAND USE SUMMARY:**

- 3.92-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains three lots
  - Two lots would be recorded on the initial plat and there would be an option to subdivide the property to three lots
- Private driveway access for lots 2 and 3
- The lots will connect to Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line
- Planned bike lane along Pine Canyon Road
- Existing public trail and easement on the northeast side of the proposal

#### **ANALYSIS:**

*Initial density of two lots, maximum density of three lots* – Based on the City Council discussion on March 2, 2021, the applicant is proposing that the initial plat would contain two lots but there would be an option to create the third lot in the future. Both the plat and development agreement would describe the possibility of creating the third lot. The required deed restrictions would also reflect the possibility of the third lot in the future.

*Access* – Access for lots 1 and 3 will be from Pine Canyon Road and access for lot 2, with the existing dwelling, will remain from Farm Springs Road. A 30' wide easement will need to be placed on the plat across lot 1 to comply with access requirements. A 20' driveway will be built in the easement to comply with the DRS driveway requirements. Lot 3 must access from Pine Canyon, and not Farm Springs Road, because Farm Spring Road is already nonconforming to the code with 14 lots (13 from Farm Springs and lot 2 of the proposed Farm Meadows subdivision). 11 is the current maximum number of lots that can access from a one access road.

*Culinary Water Connection* – The lots will connect to the City's water lines located under Farm Springs Road and Pine Canyon Road.

*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 property is currently connected to Midway Irrigation Company's water system and this will continue with the new development.

*Sewer Connection* – The lot will connect to Midway Sanitation District's lines located under Farm Springs Road and Pine Canyon Road.

*Sensitive Lands* – The application has not identified any sensitive lands on the property.

*Density* – Of the 3.92 acres, about 2.42 acres is in the R-1-15 zone and about 1.5 acres is in the R-1-22 zone. The R-1-15 zone allows one lot per acre. Therefore, 2.42 density is allowed on the acreage in the R-1-15 zone. The R-1-22 zone allows 0.7 lots per acre. Therefore, 1.05 density is allowed on the acreage in the R-1-22 zone. Based on the density for the two zones, three lots is the maximum density allowed in the subdivision.

*Bike Lane* – The master trail plan shows an attached asphalt bike trail along Pine Canyon Road. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Pine Canyon Road. Other subdivisions along Pine Canyon Road have also had the same requirement.

*Deed Restriction* – The three lots on the 3.92 acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 3.92 acres will never be more than three dwellings, one per lot. A note will also be placed on the plat indicating the restriction. Deed restrictions will also be recorded towards the lots immediately after the plat is recorded so all future landowners will know of the restrictions before the property is purchased. The deed restriction language will state something similar to the following:

1. *Any further subdividing of the lot is prohibited.*

*The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the development, and Midway City, including all parties' heirs, successors or assigns.*

*All future owners take title subject to this Deed Restriction and shall be bound by it.*

#### **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner McKeon: I make a motion that we recommend approval of the preliminary/final application of the density reduction subdivision on 4.42 acres to be known as Farm Meadows Subdivision. The property is located at 550 Pine Canyon Road and is in the R-1-15 and R-1-22 zones. We will accept the findings from staff and the proposed conditions.

**Seconded:** Commissioner Simons

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: McKeon, Garland, Simons, Bouwhuis and Cliften

**Nays:** None

**Motion:** Passed

#### **WATER BOARD RECOMMENDATION:**

The Water Board has recommended that 6.39 acre feet are dedicated to the City before the plat is recorded. The calculation is based on the three culinary connections and the following formula:

- 3.88 acres in lots (169,013 sq. ft.)
  - Impervious area for lots
    - 0.55 acres (3 x 8,000 sq. ft.)
  - Irrigated acreage
    - 3.33 acres x 3 = 9.99-acre feet
  - 3 culinary connections
    - 2.4-acre feet
- 12.39-acre feet requirement
  - 6-acre feet have been dedicated
- 6.39-acre feet must be dedicated

**POSSIBLE FINDINGS:**

- The proposed lots meet the minimum requirements for the R-1-15 and R-1-22 zoning districts.
- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.
- Two lots will be created initially with the option of creating a third lot in the future.

**ALTERNATIVE ACTIONS:**

1. Approval (conditional). This action can be taken if the City Council finds that the proposal complies with the intent of the land use code.
  - 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. Denial. This action can be taken if the City Council finds the request does not comply with the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

- The deed restrictions that will be recorded towards the lots 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 lots is prohibited except for as outlined in the development agreement.
- The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Pine Canyon Road.

February 9, 2021

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

**Subject: Farm Meadows Subdivision – Preliminary / Final Approval**

Dear Michael:

Horrocks Engineers recently reviewed the Farm Meadows subdivision plans for Preliminary/Final approval. The proposed subdivision is located at approximately 550 Pine Canyon Road. The proposed subdivision consists of 3 lots. The following comments should be addressed prior to City Council approval.

**Water**

- The proposed development will be served from the Gerber Mahogany Springs pressure zone.
- Lot 1 will connect to the existing water line within Pine Canyon. Lots 2 and 3 will connect to the existing water line within Farm Springs Lane.
- An 8" PVC line will need to be installed from Pine Canyon and tie into the 8" line that was a part of the Farm Springs development. The existing 10" transite line that was abandoned on the Farm Springs development will need to be removed and replaced or abandoned.

**Roads**

- A 30' driveway easement across lot 1 will need to be placed on the plat map for driveway access to lot 3.
- The right of way half width (28') of the Pine Canyon Road should be dedicated to the city along the frontage of the proposed development.

**Storm Drain**

- The existing shoulders will accommodate the storm drain for these lots.

**Trails**

- The cost of installing a 5' bike lane should be paid to the general trail fund. This money will be used to install future trails within the City.

**Irrigation**

- Lot 1 will connect to the existing pressurized line within Pine Canyon and lots 2 and 3 will connect off of Farm Springs Lane.

Please feel free to call our office with any questions.

Sincerely,

HORROCKS ENGINEERS

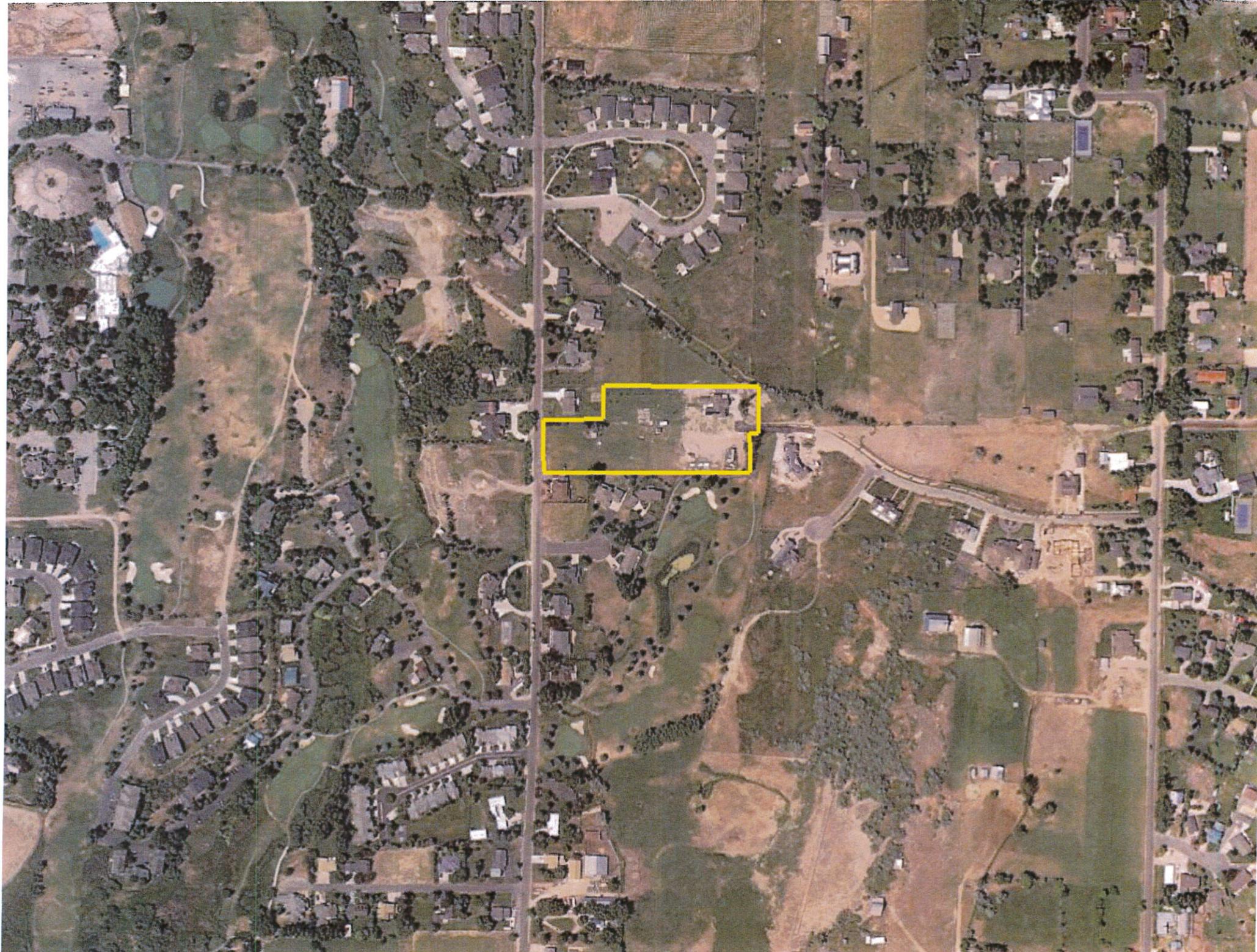


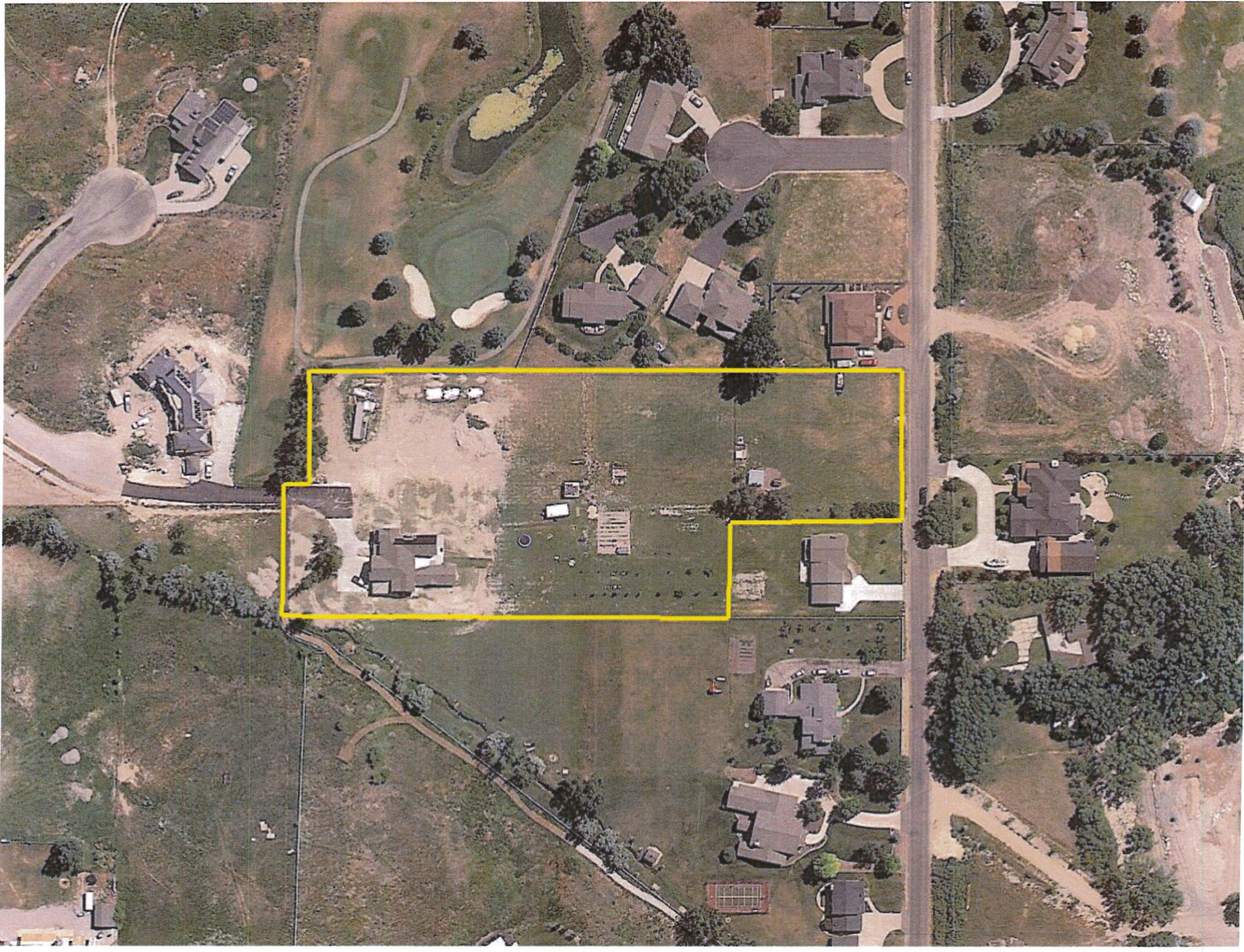
Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg

Berg Engineering



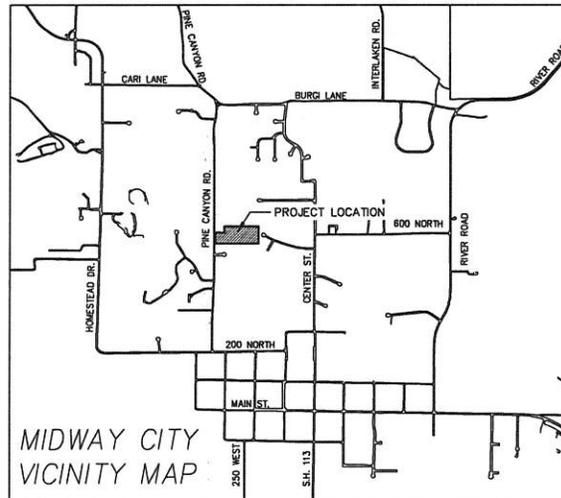




# FARM MEADOWS

A DENSITY REDUCTION SUBDIVISION  
REVISED FINAL APPLICATION

REVISION NOTE:  
THIS PLAN SET HAS BEEN REVISED TO ADDRESS MIDWAY  
CITY COUNCIL COMMENTS FROM MARCH 2, 2021



## SHEET INDEX

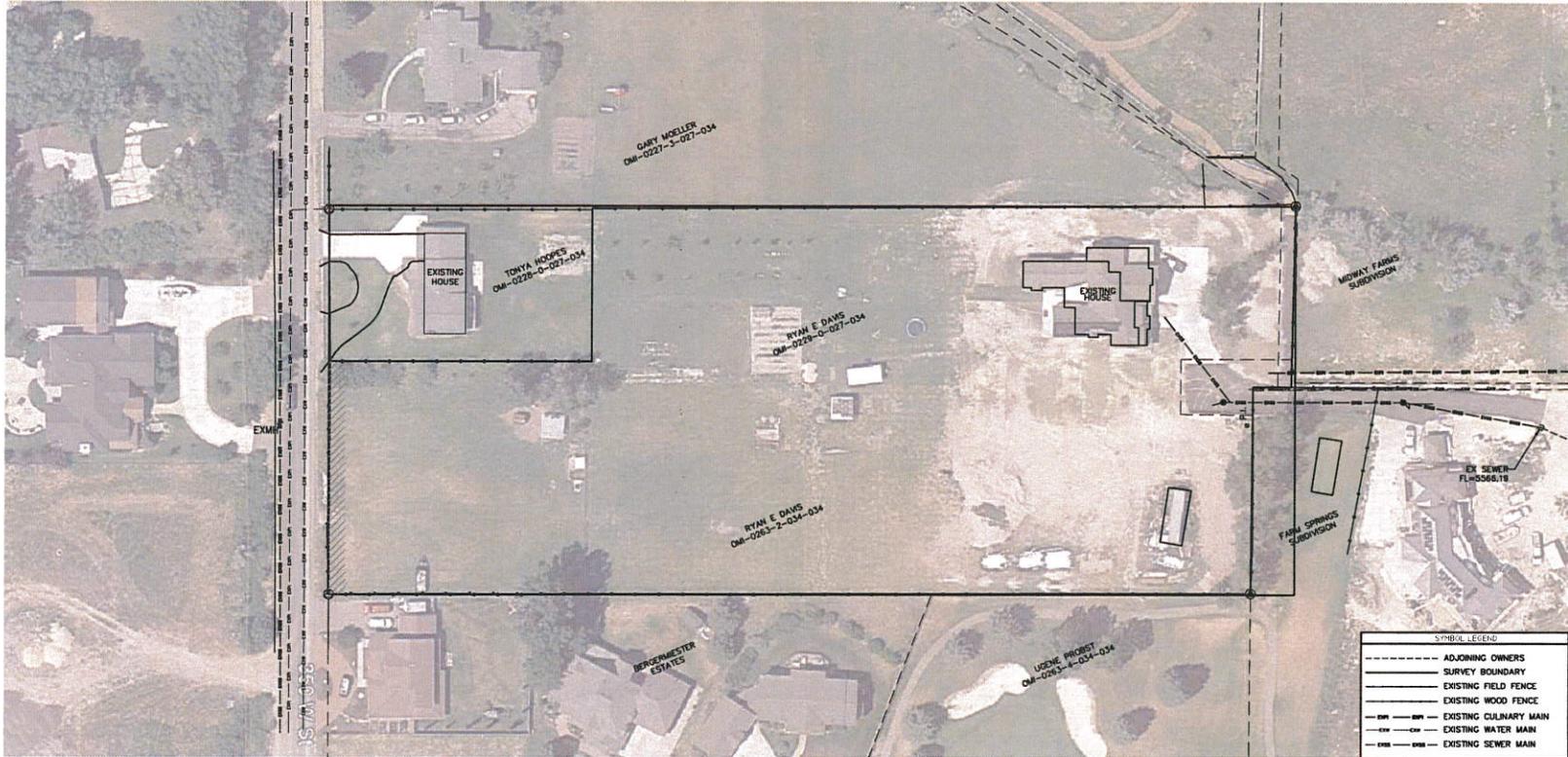
1. EXISTING CONDITIONS PLAN
2. MASTER PLAN
3. PLAT
4. UTILITY PLAN

THIS DOCUMENT IS INCOMPLETE  
AND IS RELEASED TEMPORARILY  
FOR INTERIM REVIEW ONLY. IT IS  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
PAUL D. BERG P.E.  
SERIAL NO. 202006  
DATE 20 MAR 2021

RYAN DAVIS  
FARM MEADOWS  
COVER



DESIGN BY: PDB DATE: 23 MAR 2021 SHEET:  
DRAWN BY: DEJ REV: 0

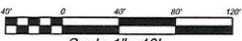


SYMBOL LEGEND

---	ADJOINING OWNERS
---	SURVEY BOUNDARY
---	EXISTING FIELD FENCE
---	EXISTING WOOD FENCE
---	EXISTING CULINARY MAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN

**BLUE STAKE NOTE:**  
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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 PAUL D. BERG P.E.  
 SERIAL NO. 2000000000  
 DATE 28 MAR 2021



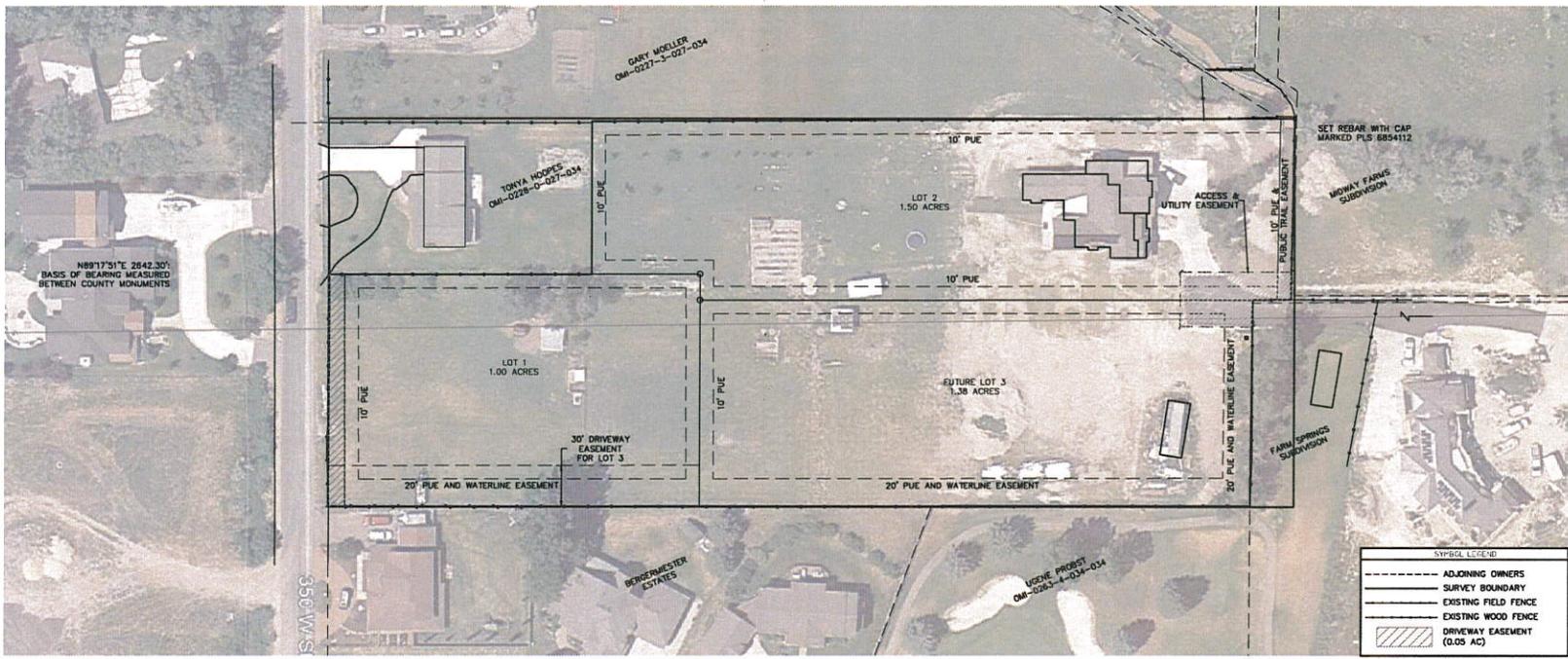
Scale 1" = 40'  
 Half Scale 11"X17": 1" = 80'

RYAN DAVIS  
 FARM MEADOWS  
 EXISTING CONDITIONS  
 PLAN



BERG ENGINEERING  
 1016 ROUTE 10, SUITE 204  
 MIDWAY, UT 84049  
 PH: 435.624.9749

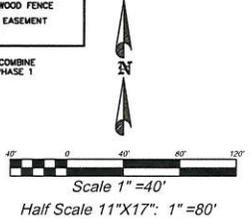
DESIGN BY: PDB DATE: 28 MAR 2021 SHEET: 1  
 DRAWN BY: DEJ REV: 1



SYMBOL LEGEND

	ADJOINING OWNERS
	SURVEY BOUNDARY
	EXISTING FIELD FENCE
	EXISTING WOOD FENCE
	DRIVEWAY EASEMENT (0.05 AC)

LOTS 2 AND 3 WILL BE COMBINE INTO ONLY 1 LOT WITH PHASE 1



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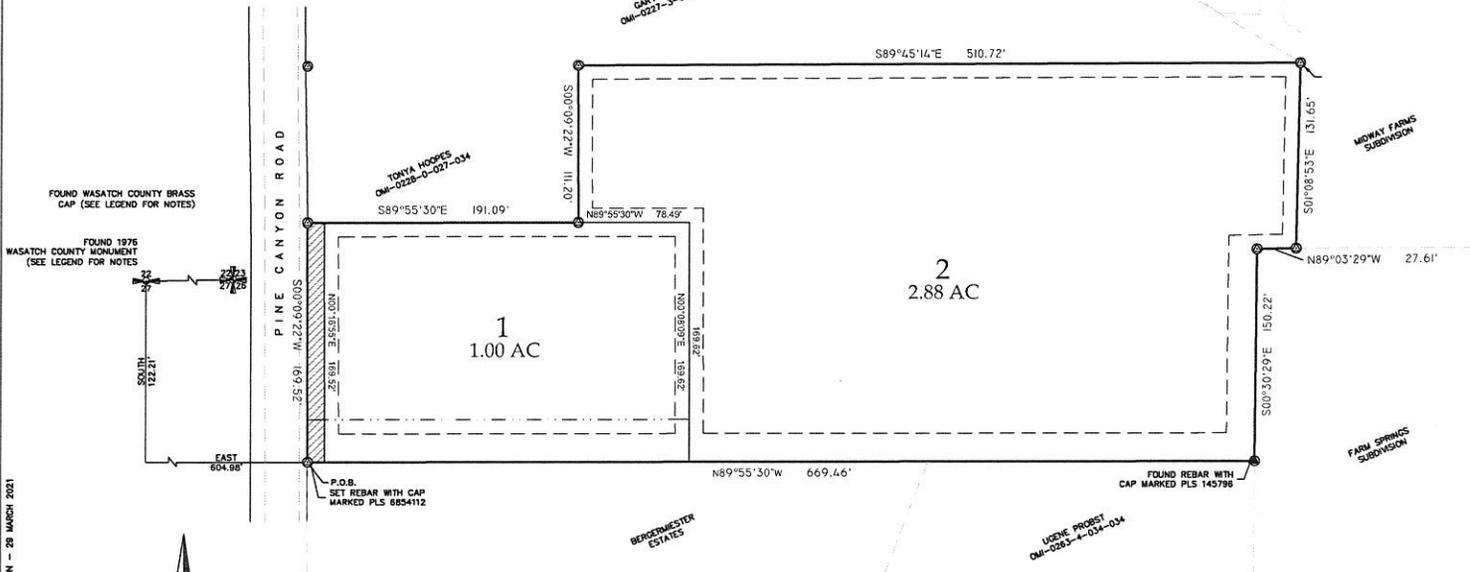
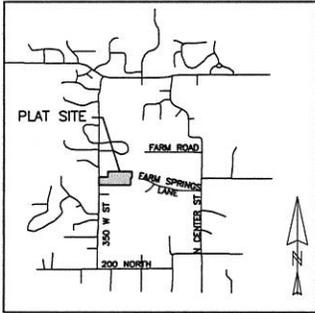
PAUL D. BERG P.E.  
 SERIAL NO. 289085  
 DATE 28 MAR 2021

RYAN DAVIS FARM MEADOWS MASTER PLAN		
DESIGN BY: PFB	DATE: 29 MAR 2021	SHEET: 2
DRAWN BY: JEL	REV:	

# FARM MEADOWS

A DENSITY REDUCTION SUBDIVISION  
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SOUTHEAST  
 QUARTER, OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE & MERIDIAN

AN ADDITIONAL LOT MAY BE ADDED TO THIS  
 SUBDIVISION PER THE MASTER PLAN AND  
 DEVELOPMENT AGREEMENT WITH MIDWAY CITY



DAVIS SUBDIVISION DENSITY REDUCTION SUBDIVISION - 28 MARCH 2021

**SURVEYOR**  
 TROY L. TAYLOR, P.L.S.  
 ELEVANT LAND SURVEYING  
 2298 SOUTH 270 EAST  
 HERR CITY, UT 84032  
 PHONE (801) 857-8748  
 DATE OF SURVEY: JANUARY 11, 2021

SYMBOL LEGEND	
	DRIVEWAY EASEMENT
	ADJOINING OWNERS
	SURVEY BOUNDARY
	P.F.C.
	SET REBAR WITH CAP (AS NOTED ON DRAWING)
	FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
	FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
	FOUND 1976 WASATCH COUNTY MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°17'51" EAST  
 A MEASURED DISTANCE OF 2842.30 FEET BETWEEN THE FOUND  
 1976 ASPEN MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION  
 27 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE  
 SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4  
 EAST, SALT LAKE BASE AND MERIDIAN.

**COUNTY RECORDER**

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS  
 DAY OF \_\_\_\_\_ 20\_\_\_\_  
 ROS# \_\_\_\_\_  
 COUNTY SURVEYOR

DATE: \_\_\_\_\_  
 MIDWAY IRIGATION COMPANY

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-8A-803 OF THE UTAH CODE, I TROY L. TAYLOR,  
 DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING  
 LICENSE NUMBER 8854112 IN ACCORDANCE WITH TITLE 88, 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 FENCE CORNER ON THE EAST SIDE OF PINE CANYON ROAD,  
 SAID POINT BEING LOCATED SOUTH 122.21 FEET AND EAST 804.98 FEET FROM  
 THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°03'07" 191.09 FEET;  
 THENCE NORTH 00°08'22" WEST 111.20 FEET TO A WOOD FENCE; THENCE SOUTH 01°08'53"  
 WEST 131.85 FEET ALONG A FIELD FENCE; THENCE SOUTH 89°03'28" WEST 27.81  
 FEET ALONG A FIELD FENCE; THENCE SOUTH 00°03'28" WEST 150.22 FEET ALONG  
 A FENCE LINE AND THE FARM SPRINGS SUBDIVISION TO A FOUND REBAR WITH  
 CAP; THENCE SOUTH 89°03'00" WEST 688.48 FEET ALONG A FENCE LINE AND THE  
 BURGERMEISTER ESTATES SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 3.83 ACRES

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 RYAN E DAVIS

**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 DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**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\_\_\_\_

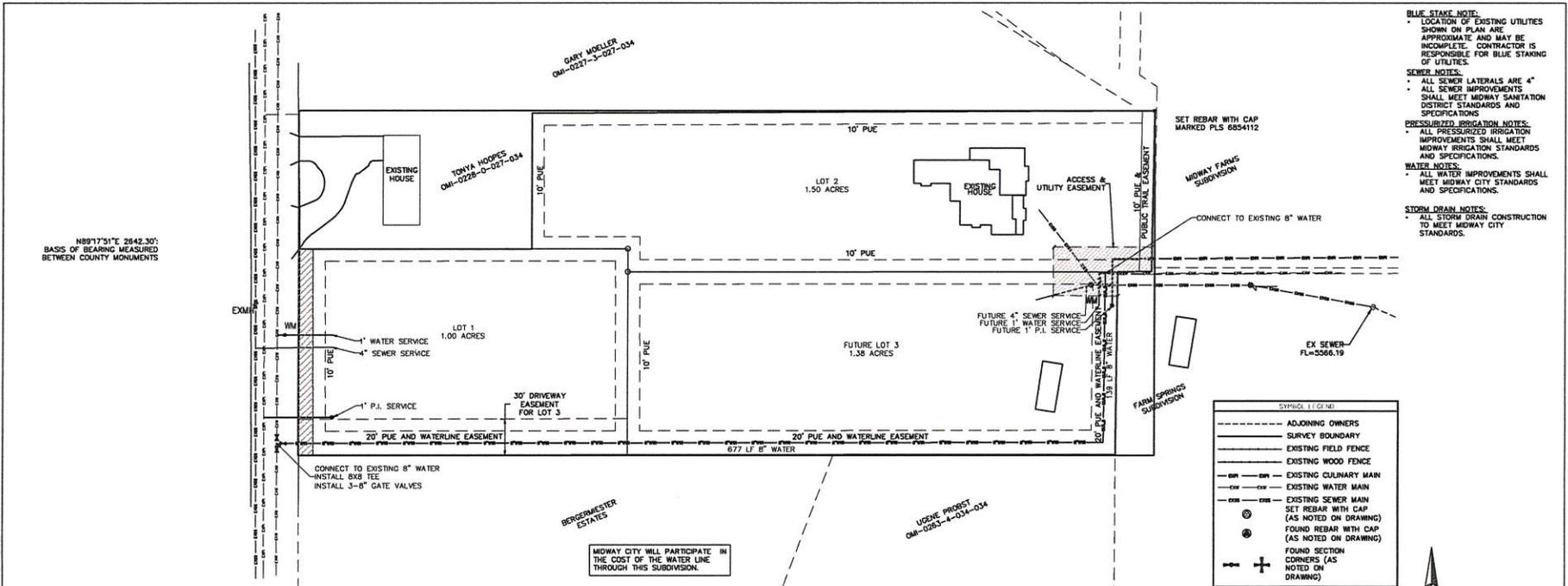
APPROVED \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER  
 (SEE SEAL BELOW)

APPROVED \_\_\_\_\_ CITY ENGINEER APPROVED \_\_\_\_\_ CITY ATTORNEY  
 (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ MIDWAY CITY PLANNING COMMISSION  
 PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**FARM MEADOWS**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 40' FEET

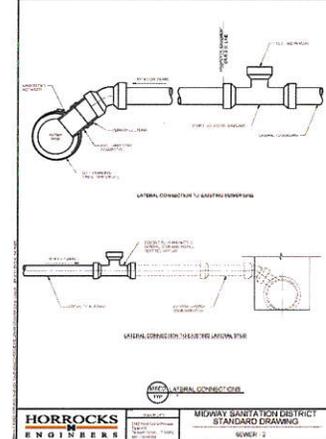
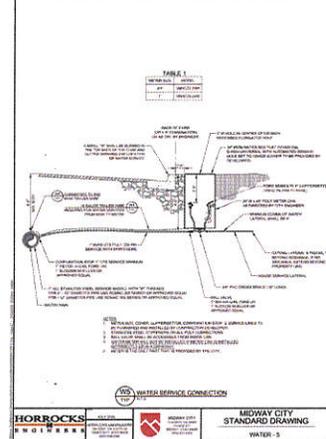
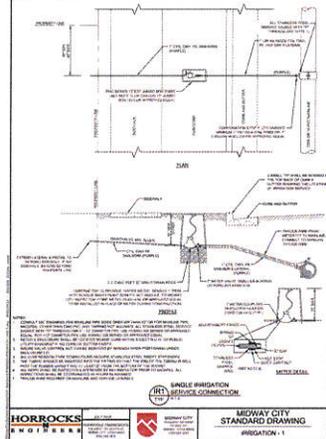
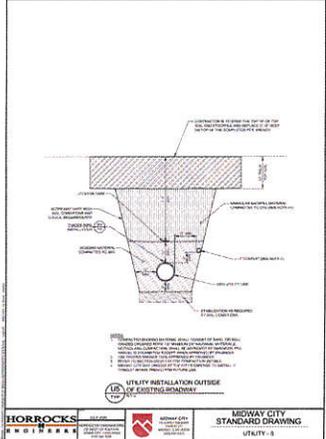
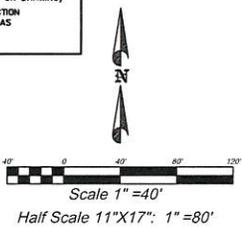
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



- 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 AND SPECIFICATIONS
- PRESSURIZED IRRIGATION NOTES:**  
 ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.
- WATER NOTES:**  
 • ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- STORM DRAIN NOTES:**  
 • ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

**SYMBOL LEGEND**

---	ADJOINING OWNERS
---	SURVEY BOUNDARY
---	EXISTING FIELD FENCE
---	EXISTING WOOD FENCE
---	EXISTING CULINARY MAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
⊕	SET REBAR WITH CAP (AS NOTED ON DRAWING)
⊙	FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
⊕	FOUND SECTION CORNERS (AS NOTED ON DRAWING)
+	+



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RYAN DAVIS P.E.  
 SERIAL NO. 22000  
 DATE: 28 MAR 2021

RYAN DAVIS  
 FARM MEADOWS  
 UTILITY  
 MASTER PLAN

BERG ENGINEERING  
 380 E Main St, Suite 204  
 Midway, OR 97130  
 ph 455.657.9749

DESIGN BY: PSD DATE: 29 MAR 2021  
 DRAWN BY: DEJ REV: 4

N89°17'51"E 2842.30'  
 BASIS OF BEARING MEASURED  
 BETWEEN COUNTY MONUMENTS

GARY MOELLER  
 OM-0287-3-027-034

TONYA HOOPES  
 OM-0228-0-027-034

EUGENE PRIEST  
 OM-0263-4-034-034

MIDWAY CITY WILL PARTICIPATE IN  
 THE COST OF THE WATER LINE  
 THROUGH THIS SUBDIVISION.



**To:** Mayor Johnson and Steve Dougherty  
**From:** Wes Johnson   
**Date:** March 26, 2021  
**Subject:** Memo Regarding the Abandonment of Asbestos Pipe

**Memorandum**

Mayor and Steve,

We were asked to contact the State and inquire about the process of abandoning an existing asbestos pipe once it was taken out of service. The following note is from a phone conversation with between Mike Scott from the Utah Department of Air Quality and Joe Serre from our office.

On March 9<sup>th</sup> I called and talked with Mike Scott from the Utah Department of Air Quality. I inquired about the regulations for asbestos pipe. Here is a summary of our conversation.

1. An asbestos pipe can stay in service as long as you do not disturb it or have to work on it. There are currently no issues with keeping the asbestos pipe in service.
2. You can abandon an existing asbestos pipe in place, again as long as you do not disturb it. Mike said that leaving the existing pipe in the ground could create a situation that will need to be dealt with in the future.
3. If you decide to disturb, remove, or work on asbestos pipe you need to have a licensed certified abatement contractor do the work. The material would need to be taken to a certified facility.

I also talked to a project manager from Eagle Environmental. They do all sort of asbestos remediation. He said that if you disturb the water line you would need to call a company like them. They would come out, have the contractor expose the pipe, and with the help of the contractor remove and place the asbestos pipe on plastic. They then would transport the material to a facility that takes this type of waste. Just a high level estimate was \$15 to \$20 dollars a foot for their company to come out based off of 600 lineal feet. We would estimate a similar cost, possibly slightly higher, for the onsite contractor to expose the asbestos pipe.

Please let us know if you have any questions.