

Midway City Council
20 September 2022
Regular Meeting

Vincent Fields Subdivision /
Preliminary and Final Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 20, 2022
NAME OF PROJECT: Vincent Fields Small Subdivision
NAME OF APPLICANT: Kevin Payne
OWNER: Diane Vincent
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 1315 Stringtown Road
ZONING DESIGNATION: RA-1-43

ITEM: 12

Kevin Payne, agent for Diane Vincent, is requesting preliminary/final approval of a three-lot subdivision to be known as Vincent Fields subdivision. The three lots total 9.3 acres and is located at 1315 South Stringtown Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 9.3 acres that will contain three lots. The proposed lots will obtain frontage along Stringtown Road. The property is in the RA-1-43 zoning district and the lots appear to comply with the minimum requirements of frontage, width, and acreage for a lot in this zone.

ANALYSIS:

Culinary Water Connection – The lots will connect to the City’s water line located in Stringtown Road. The current dwellings are already connected to the City’s system and the applicant has two culinary connections to the property.

Sewer Connections – The lots will connect to Midway Sanitation District’s sewer line located in Stringtown Road. The current dwellings are already connected to Midway Sanitation District’s system.

Secondary Water Connection – The property is currently connected to Midway Irrigation Company’s water system and this will continue with the new development. The applicant has been provided a will serve letter from Midway Irrigation Company.

Sensitive Lands – The applicant has not identified any sensitive lands that are part of the proposed development.

Setbacks – The small-scale subdivision code requires a 50’ front setback for any proposed structures fronting Stringtown Road. The required setback will be noted on the plat. The two dwellings and other accessory structures will not conform to the required 50’ setback. These structures will be considered legal nonconforming and will be subject to Midway’s “Non-conforming Buildings and Uses” section of the municipal code. Any new construction on lot 2 will need to comply with the requirements of the code.

Stringtown Road – The applicant will dedicate the required area for Stringtown Road on the proposed plat. 500 South is considered a local collector with a 70’ ROW.

Bike Lane – The Midway City Trail System Master Plan shows an attached asphalt bike trail along Stringtown 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 Stringtown Road where the bike lanes are planned. The applicant has recommended that they contribute \$20,490 to the general trail fund.

Fire Flow - 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.

Access – The proposed lots have frontage and direct access to Stringtown Road.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Bouwhuis: I make a motion that we recommend approval requesting preliminary/final approval of a three-lot subdivision to be known as Vincent Fields subdivision. The three lots total 9.3 acres and is located at 1315 South Stringtown Road and is in the RA-1-43 zone. We accept the findings of the staff report and the one condition listed in the staff report.

Seconded: Commissioner Simons

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Bouwhuis, Wardle, Osborne, Lineback, Garland and Simons

Nays: None

Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board recommended approval during their 8-1-2022 meeting with the following water dedication requirement:

- 9.79-acre parcel (426,452 sq. ft.)
 - Area of lots (Lots 1, 2, 3, and 0.33 parcel)
 - 9.63 acres (419,482 sq. ft.)
 - Impervious area for lots
 - 0.73 acres (4 x 8,000 = 32,000 sq. ft.)
 - Irrigated acreage
 - 8.9 acres x 3 = 26.7 acre feet
 - 2 culinary connections (if trailer remains) (2 existing connections)
 - 1.6 acre feet
 - 28.3 acre feet requirement

POSSIBLE FINDINGS:

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help accomplish the master trails plan
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded

- 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 of time, 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. 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.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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 that the request does not comply with the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

1. Prior to the recording of the plat, the applicant will add \$20,490 to the general trails fund so that the bike lane can be completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road where bike lanes are planned.

August 9, 2022

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

Subject: Vincent Fields Subdivision – Preliminary, Final, Annexation Review

Dear Michael:

Horrocks Engineers recently reviewed the above development final plan. The proposed development is located near ~1300 South Stringtown Road. The entire development is 9.79 acres and contains 3 lots. The following comments should be addressed.

Sewer

- How is sewer being provided to the existing mobile home on Lot 2?

Water

- All existing and proposed water meters need to be shown and a discussion should be had of the water service to the existing mobile home.

Irrigation

- Irrigation connection locations and size should be established by the water board.
- All lots will need to have new irrigation meter boxes with meters installed.
- Lot 1 irrigation service will need to be connected off the existing irrigation line within Stringtown Road. Existing irrigation line on the east side of the property has been abandoned with Haven Farms Development.
- Lot 2 irrigation service will also need to be connected to the existing irrigation line within Stringtown Road. Existing irrigation turnout and risers are on the south side of the property cannot be used as a service line to the lot.

Road

- Property is being proposed to be dedicated on the east side of Stringtown Road for a proposed 35-foot ROW half width. The upcoming capital facility plan is proposing to modify the Stringtown ROW from 70' to 56'.

Trails


- Applicate shall participate in a bike lane of \$30 per foot of frontage. This cost should go into the City General Trail Fund.

Storm Drain

- With no curb & gutter along Stringtown Road, the existing shoulder will contain the drainage.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEER


Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Vincent Fields Annexation

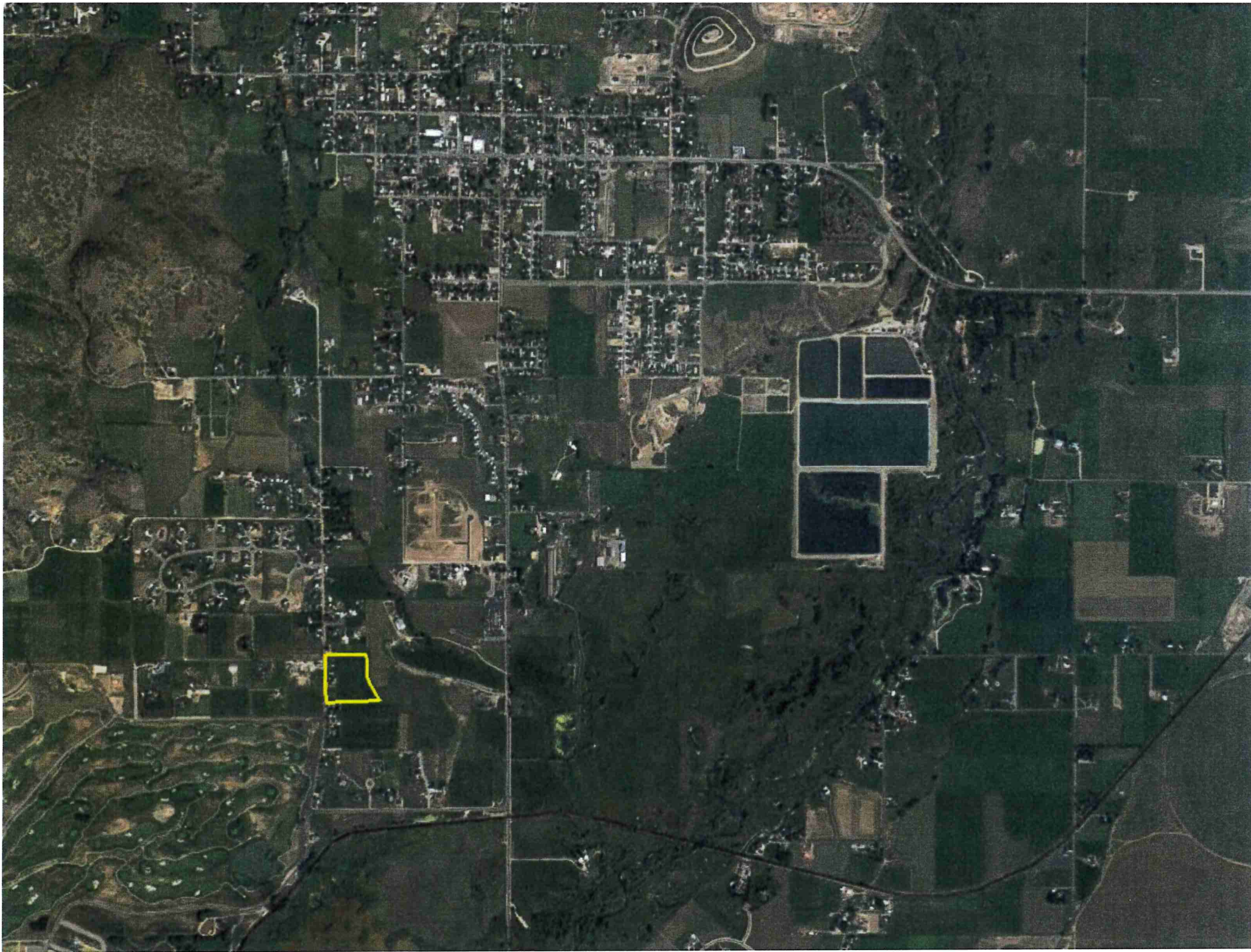
July 6, 2022

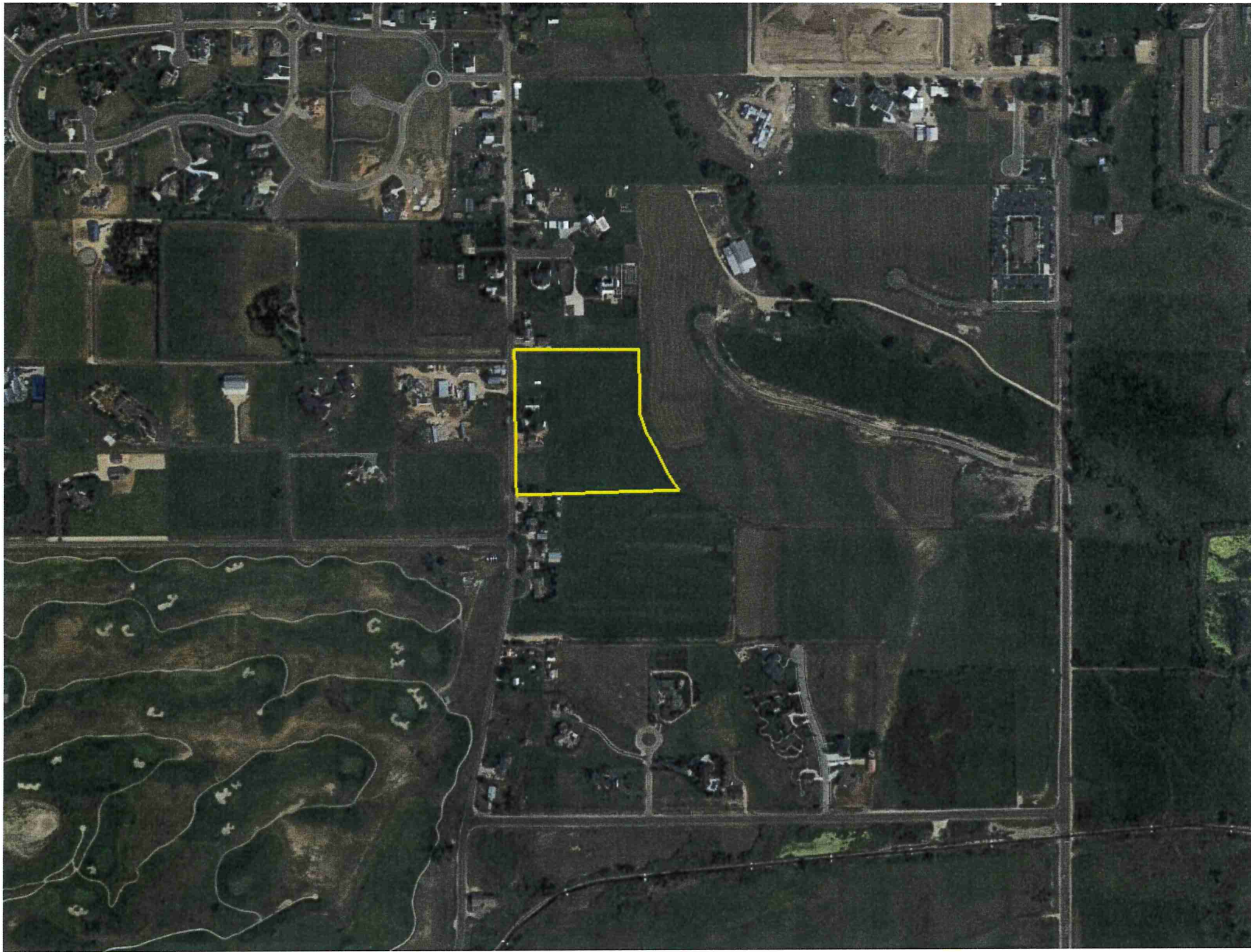
Michael Henke Midway City Planning Director,

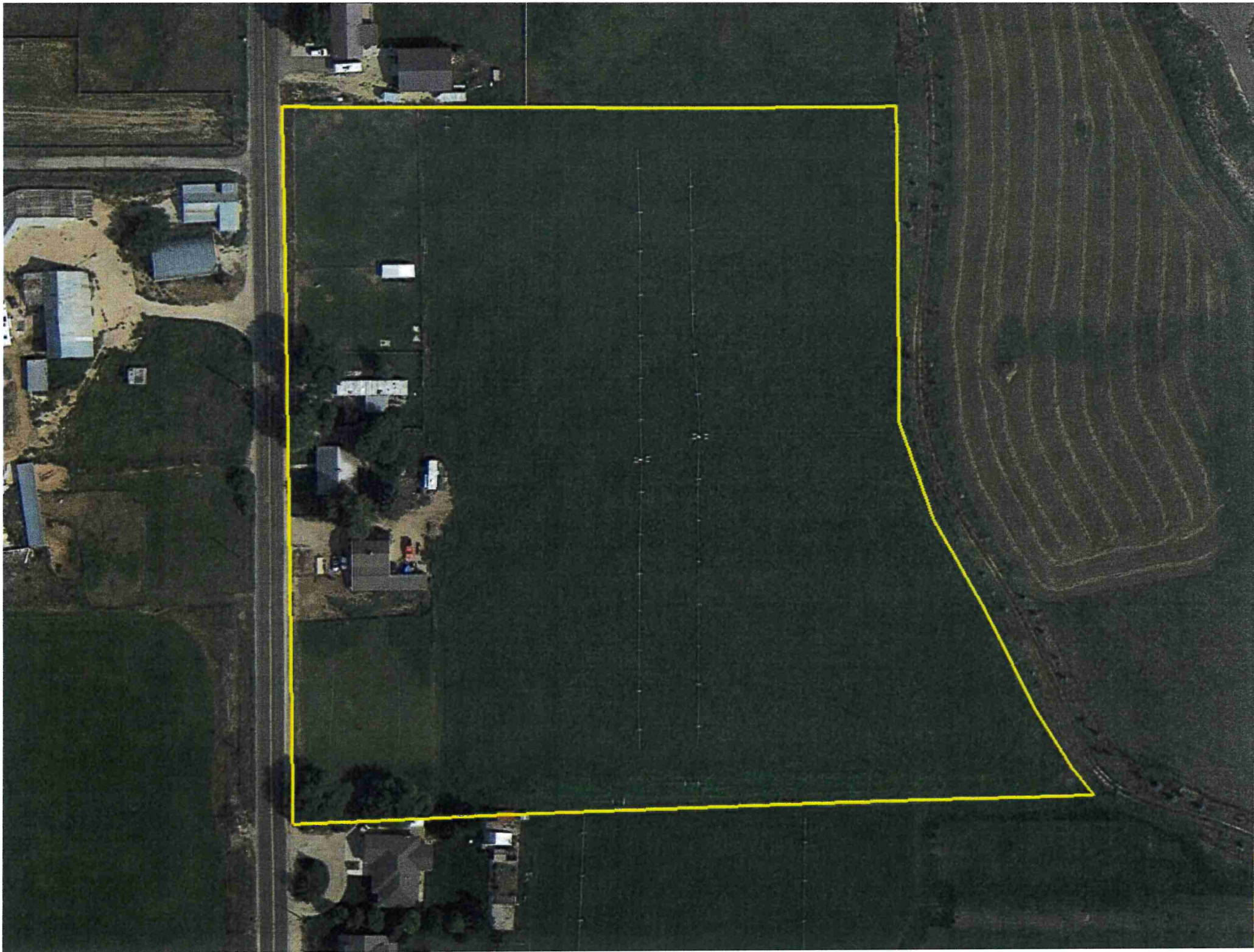
I have reviewed the proposal for the annexation of the one lot small scale Vincent Fields subdivision for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with this annexation currently. Once plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, and etc.

Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

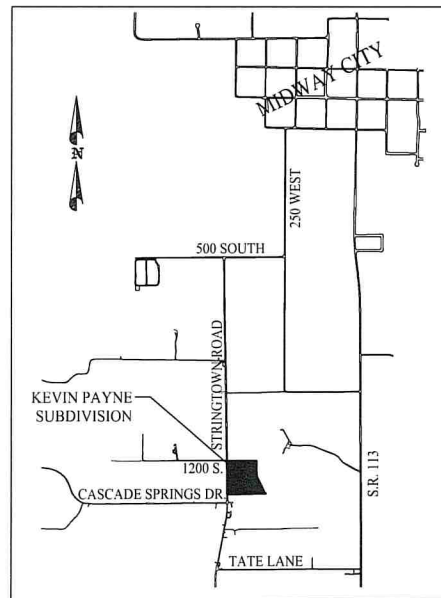






VINCENT FIELDS SUBDIVISION

FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS
2. SITE PLAN
3. SUBDIVISION PLAT
4. UTILITY PLAN
5. UTILITY DETAILS

VINCENT FIELDS SUBDIVISION FINAL APPLICATION - 21 JULY 2022

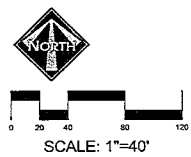
THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BERG, P.E.
SERIAL NO. 295983
DATE 21 JULY 2022

PAYNE VINCENT FIELDS SUBDIVISION		
COVER SHEET		
		
DESIGN BY: PDB	DATE: 21 JULY 2022	SHEET
DRAWN BY: PDB	REV:	0



TOTAL PROPERTY 9.76 ACRES

- LEGEND**
- EXISTING FENCE
 - DSS — EXISTING SEWER
 - EW — EXISTING 10" WATER
 - DW — EXISTING PRESSURIZED IRRIGATION



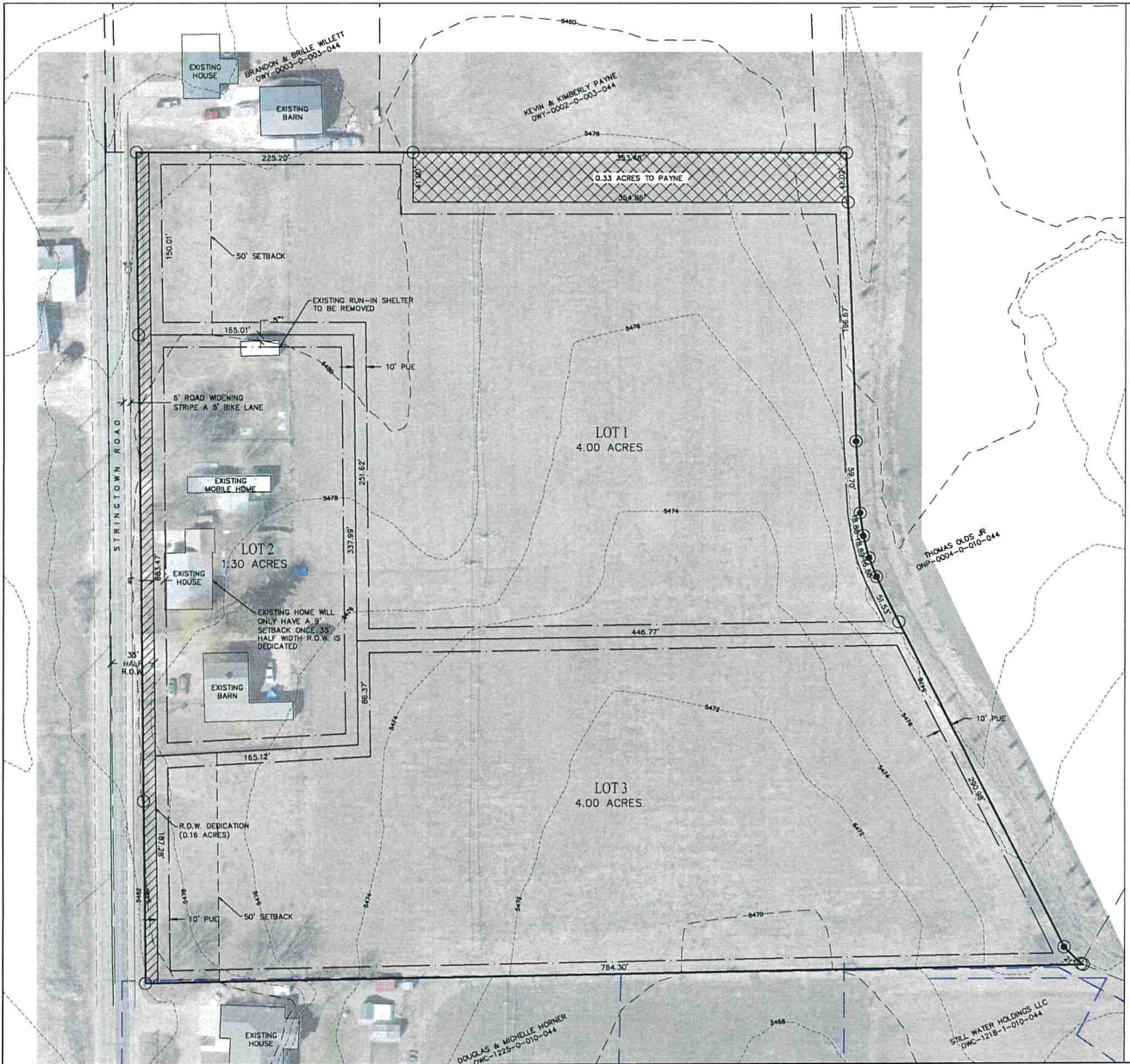
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PAUL A. BERG P.E.
 SERIAL NO. 226082
 DATE: 21 JULY 2022

PAYNE
 VINCENT FIELDS SUBDIVISION
 EXISTING CONDITIONS

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, IL 61897
 ph 435.657.9749

DESIGN BY: PAB DATE: 21 JULY 2022 SHEET 1
 DRAWN BY: DAW REV:



LAND USE SUMMARY

TOTAL PROPERTY	9.79 ACRES
NUMBER OF LOTS	3
ZONE	RA-1-43

- LEGEND**
- X— EXISTING FENCE
 - ▨ R.O.W. DEDICATION (0.16 ACRES)
 - ▩ AREA TO PAYNE PROPERTY
 - ▧ PLAY AMENDMENT TO WHIMSY WILLOW SUBDIVISION REQUIRED

SENSITIVE LANDS NOTE
NO SENSITIVE LANDS HAVE BEEN FOUND ON THIS PROPERTY.



SCALE: 1"=40'

PAYNE
VINCENT FIELDS SUBDIVISION
SITE PLAN



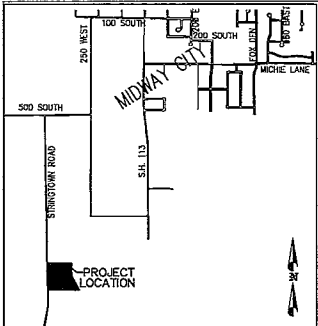
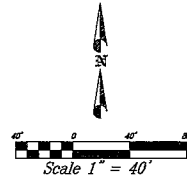
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PAUL S. BERG P.E.
SERIAL NO. 232295
DATE: 21.AUG.2022

DESIGN BY: PTH DATE: 21 JULY 2022 SHEET 2
DRAWN BY: DAW REV:

Paul S. Berg, Professional Engineer, License No. 232295, State of Utah, expires 12/31/2023. I prepared this plan.

VINCENT FIELDS SUBDIVISION

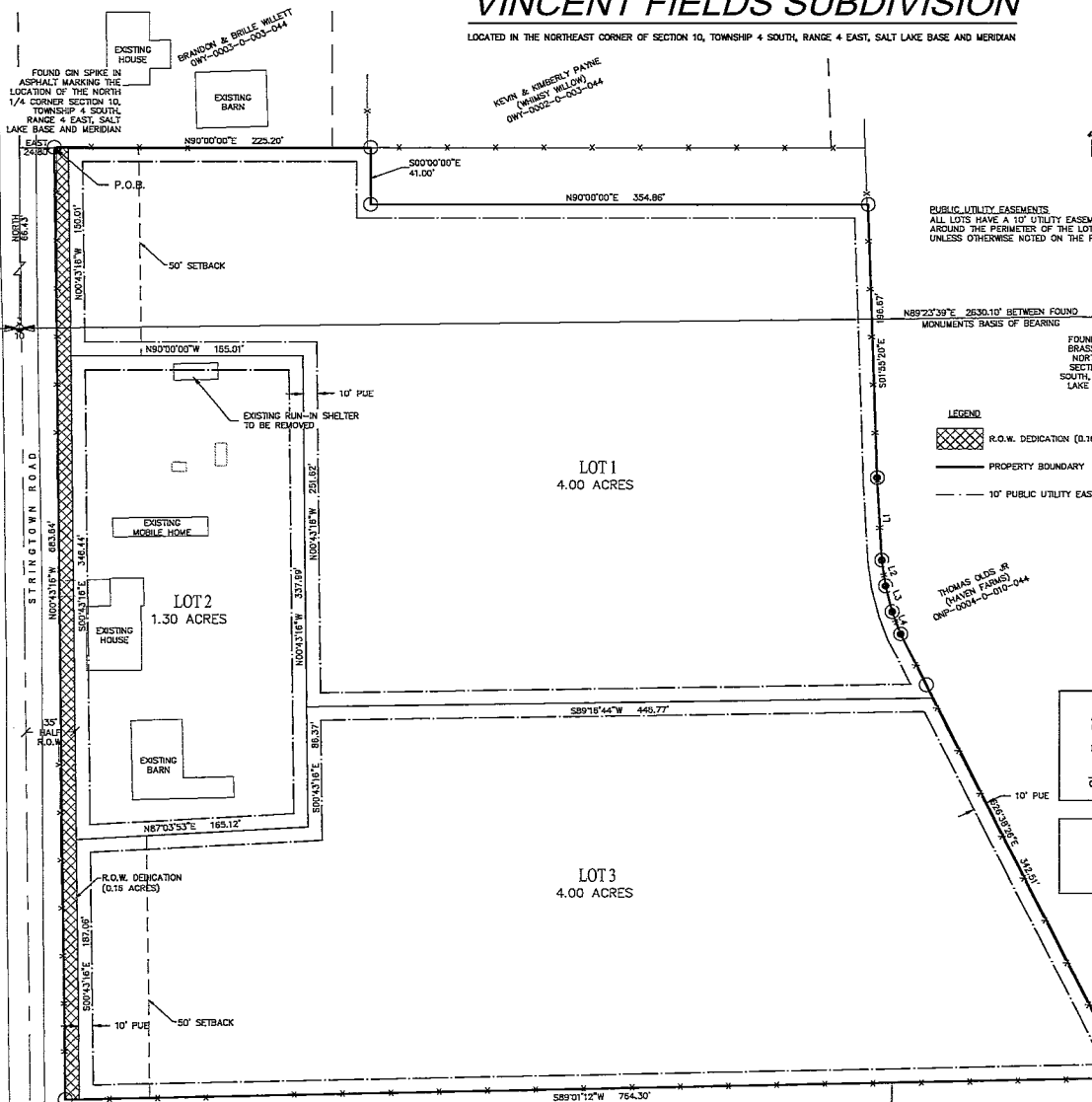
LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LOT	ADDRESS
1	SOUTH STRINGTOWN ROAD
2	1315 SOUTH STRINGTOWN ROAD
3	SOUTH STRINGTOWN ROAD

LINE	LENGTH	DIRECTION
L1	59.70'	S07°19'32"E
L2	18.89'	S06°19'18"E
L3	18.88'	S14°40'23"E
L4	18.88'	S21°07'18"E
L5	18.33'	S45°07'47"E
L6	1.81'	S89°10'25"E



PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

- LEGEND**
- R.O.W. DEDICATION (0.16 ACRES)
 - PROPERTY BOUNDARY
 - 10' PUBLIC UTILITY EASEMENT

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 68.43 FEET AND EAST 24.80 FEET FROM A POINT ON SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 225.20 FEET ALONG THE SOUTH LINE OF THE WIMBY WILLOW SUBDIVISION AND A FENCE LINE TO THE WEST LINE OF THE HAVEN FARMS SUBDIVISION AND A WIRE FENCE; THENCE SOUTH 41.00 FEET; THENCE EAST 354.86 FEET; THENCE ALONG SAID WEST LINE OF THE HAVEN FARMS SUBDIVISION AND THE WIRE FENCE THE FOLLOWING B (RIGHT) CALLS: SOUTH 07°35'20" EAST 186.87 FEET; SOUTH 03°17'32" EAST 58.70 FEET; SOUTH 02°15'16" EAST 18.95 FEET; SOUTH 14°40'23" EAST 18.89 FEET; SOUTH 21°07'18" EAST 18.86 FEET; SOUTH 28°30'28" EAST 504.25 FEET; SOUTH 45°07'47" EAST 19.53 FEET; AND SOUTH 88°01'05" EAST 1.81 FEET; THENCE SOUTHWEST 1°12' WEST 784.30 FEET ALONG A FIELD FENCE; THENCE NORTH 04°43'10" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.

AREA - 9.46 ACRES

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 80°23'30" EAST 2630.10 FEET FROM THE FOUND ON SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

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

BY: _____
DATED THIS _____ DAY OF _____, A.D. 20____
KEVIN PATRICE

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO HAVE ACKNOWLEDGED TO ME THAT HE/SHE DID DEEDITE 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.

DATE: _____
MIDWAY ORATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

APPROVED: _____ MAYOR ATTEST: _____ CLERK-RECORDER (DEBRA BEARD)
APPROVED: _____ CITY ENGINEER APPROVED: _____ CITY ATTORNEY
THIS _____ DAY OF _____, 20____

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-90-603 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 17-205-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: _____ SURVEYOR: (TROY L. TAYLOR)

VINCENT FIELDS SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE 1" = 40' FEET

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

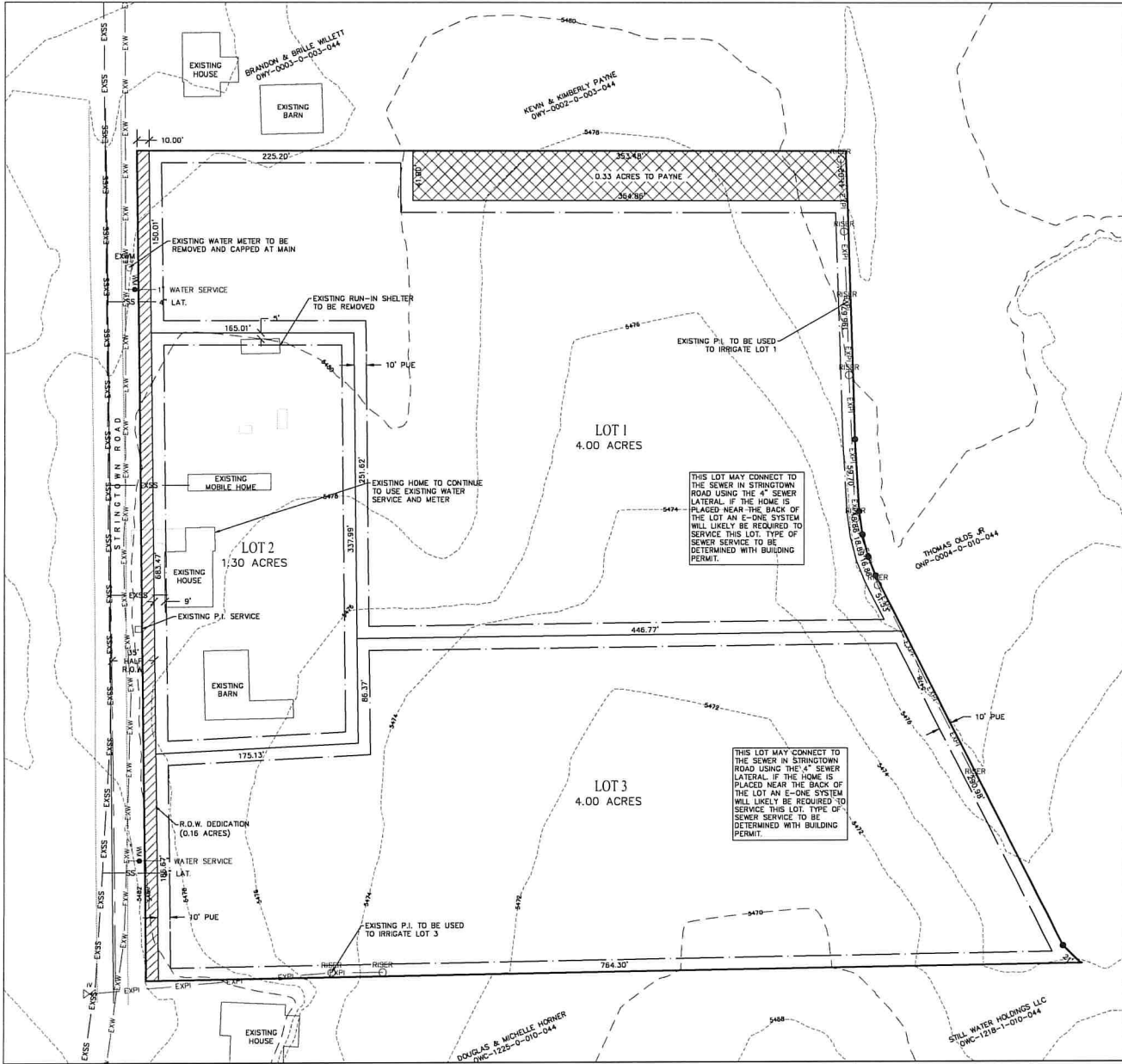
PINE SUBDIVISION PLAT - 31 JULY 2022

SURVEYOR
TROY L. TAYLOR, PLS
CURRENT LAND SURVEYING
2298 SOUTH 270 EAST
HEBER CITY, UTAH 84002
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022

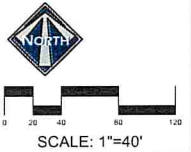
DOUGLAS & MICHELLE NORRER
ONC-1226-0-010-044

STILL WATER HOLDINGS LLC
ONC-1218-1-010-044



- LEGEND**
- EXISTING FENCE
 - ▨ R.O.W. DEDICATION (0.16 ACRES)
 - ▩ AREA TO PAYNE PROPERTY PLAT AMENDMENT TO WHIMSEY WILLOW SUBDIVISION REQUIRED
 - EXS — EXISTING SEWER
 - EXW — EXISTING 10" WATER
 - SS — PROPOSED SEWER
 - W — PROPOSED WATER
 - EXP — EXISTING PRESSURIZED IRRIGATION
 - WM — PROPOSED WATER METER

THE EXISTING MOBILE HOME IS CONNECTED TO THE SEWER LINE IN STRINGTOWN ROAD. THE MOBILE HOME SHARES A WATER METER WITH THE EXISTING HOME ON LOT 2.



PAYNE VINCENT FIELDS SUBDIVISION
UTILITY PLAN

BERG ENGINEERING
380 E Main St, Suite 204
Methuen, MA 01849
ph 435.657.9749

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PAUL D. BERG P.E.
SERIAL NO. 295919
DATE: 21 JULY 2022

DESIGN BY: ROB DATE: 21 JULY 2022 SHEET: 4
DRAWN BY: DAW REV:

