



**Midway**

**PLANNING COMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** October 11, 2022  
**NAME OF PROJECT:** Bonner Meadows  
**NAME OF APPLICANT:** Colton Chronister  
**OWNER OF RECORD:** Johnsons Landing LLC  
**AGENDA ITEM:** Final Approval  
**LOCATION OF ITEM:** 100 East 100 South  
**ZONING DESIGNATION:** R-1-9

**ITEM: 4**

Colton Chronister, agent for Johnsons Landing LLC, is requesting final approval of Bonner Meadows. The proposal is for an 18-lot subdivision on 5.99 acres in the R-1-9 zone. The property is located at approximately 100 East 100 South.

**BACKGROUND:**

This request is for final approval of Bonner Meadows, a large-scale subdivision on 5.99 acres that will contain 18 lots. Most of the proposed lots in the subdivision will obtain frontage along new roads built within the subdivision (100 South and 180 East) and four lots will front the existing 100 East. The property is in the R-1-9 zones which allows single-family dwellings and duplex dwellings (duplex lots require more frontage, acreage, and water rights than single-family lots). None of the lots qualify as duplex lots.

This R-1-9 zone does not require open space, so no open space has been included in the proposal. The parcel is located close to Main Street where many services are located. It is also close to the Midway Elementary School and a church. The property has historically been used for agriculture. The sidewalks in the development are 5' wide and park strips are 8' wide. The new sidewalks will greatly help the movement of pedestrians, especially the school children in the area. Children currently use 200 East to access school which does not have a sidewalk. With the proposed development, children will now be able to use the new 5' sidewalks which will allow a safer walk to school. The developer has included an 8' trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

The General plan describes the R-1-9 zone as the following:

*The R-1-9 zone (9,000 sf lot) provides a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1-11 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. This zone should be planned with an emphasis on walkability.*

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

- 5.99-acres
- R-1-9 zoning
- Proposal contains eighteen single family building lots (no duplex lots)
- Access to lots is provided by 100 East and new roads 100 South and 180 East
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

#### **ANALYSIS:**

*Access/Roads* – Access will be from 100 South, 100 East and 180 East. The proposed 100 South will access 200 East north of lot 17 of the Timpanogos View Estates where the City owns a 60' wide area that was deeded to the City for a future road when the Timpanogos View Estates plat was recorded in August of 1973.

The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

The applicant will be required to improve all existing roads abutting the development to match to a city standard half width.

*Frontage* – The land use code requires that all lots to meet the minimum frontage requirements for the zone. The R-1-9 zone requires 90' of frontage for detached single family lots (non-duplex lots) but allows a reduction of frontage down to 60' if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots appear to meet these requirements.

*Single-family dwellings* – Only single-family dwellings will be allowed on the eighteen lots, even though the R-1-9 zone does allow for both attached and detached duplexes. Duplexes are not allowed because the lots do not comply with the minimum code requirements for duplexes which includes additional water for a second culinary connection, adequate frontage, and minimum lot sizes. A note should be included on the plat advising future lot owners of the limitation.

*Sidewalks and connectivity* – The developer will install 5' sidewalks throughout the development and along existing street frontages that are contiguous with the development. The new sidewalks will greatly help the movement of pedestrians, especially school children, in the area. Many children use 200 East to access the school which does not have sidewalk. Now children will be able to use the new 5' sidewalks in the proposal which will allow a safer walk to school. The developer has included an 8' asphalt trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

*Construction hours and construction access* – Midway City Council and staff want to make sure all safety concerns are addressed regarding school children and the active construction that will take place near the Midway Elementary. The City has required that the developer meet with the school district which included a meeting with Principal Mecham. What came out of that meeting was a time limitation of construction operations and construction access limitations. The developer submitted a plan that reflects these limitations (see attached). The agreed upon limitations, which were approved by the City Council as part of preliminary approval, are the following:

Monday – Friday Construction Operation Hours:

AM Construction Start Time: No earlier than 9:00 AM

PM Construction Stop Time:

- Monday: No later than 1:45 PM

- Tuesday – Friday: No later than 2:45 PM

PM Construction Restart Time:

- Monday: No earlier than 2:45 PM

- Tuesday – Friday: No earlier than 3:45 PM  
\*During construction hours, a drivable lane on 100 E. and 185 S., outside of the construction area will be maintained clean and operable.

Weekend Construction Operation Hours:

Weekend Construction will occur per city standards and in conjunction with city officials in accordance to agreed upon construction hours of operation.

Construction Access:

- Access will only be taken from 200 E.
- No construction access will be taken from 100 E. or 185. S.

Any additional requirements from the City on construction operation hours will be addressed upon City approval and a contract signed with a general contractor.

*City and School District agreement of 185 South* – The City and the Wasatch School District agreed to a property exchange in 2017 that allowed for the construction of Michie Lane (300 South). The agreement was that the school district would deed Michie Lane to the City to allow for construction of the road if the City, at a future date, would deed 185 South to the school district. The catalyst for deeding 185 South was determined to be when 100 South is built which, is part of the proposed Bonner Meadows subdivision. Basically, the City agreed to vacate one road if two new roads were in service. The deeding of 185 to the school district will allow the school to have flexibility regarding future plans for Midway Elementary and its surrounding property. Once 100 South is built and deeded to the City then the City will need to follow the process, as outlined in the State code, to vacate the road and then deed it to the school district.

*Geotechnical Study* – A Geotechnical Study has been submitted to the City and has been reviewed by Horrocks Engineers.

*Sensitive Lands* – The applicant has submitted an environmental assessment and has not identified any sensitive lands that are part of the proposed development (see attached).

*Culinary Water Connection* – The lots will connect to existing city culinary water lines located in the area.

*Sewer Connection* – The lots will connect to existing Midway Sanitation District sewer lines located in the area.

*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 lots will connect to Midway Irrigation Company’s secondary water system which is already servicing the property. Secondary water meters are required for each lateral. The applicant has submitted a will-serve letter from the Midway Irrigation Company (see attached).

*Traffic study* – A traffic study is required for this proposal since there are more than 15 lots proposed which the applicant has submitted (see attached).

*100 East construction* – One of the main routes to access Midway Elementary is 100 East. Buses, vehicles carrying students, and pedestrians and students all access the school along this route. Staff feels it is very important that construction for 100 East takes place in the summer before school begins for safety concerns. The other roads in the subdivision (100 South and 180 East) do not present the same safety issues that 100 East presents since they are new roads and therefore should not have the same construction timing restriction. It is recommended that a condition of approval is that any construction on 100 East takes place before school starts in the fall.

*Storm Water* – Storm water runoff will be captured and retained onsite in a pond located on lot 11. The applicant will need to ensure that the storm drain easement on lot 11 is clearly marked on the plat. The City will maintain the right to access the pond for future emergency access. The plat will need to include a note requiring the owner of lot 11 to provide a 10’ (minimum) access gate if a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the access easement. Before deeding the road to the school district, the applicant will need to work with the city to ensure that there is an access easement over the road allowing for future access to the pond on the rear of lot 11.

**WATER BOARD RECOMMENDATION:**

This item was reviewed by the Water Board on February 6, 2017 (Lucerne Estates – 14 lots – 17.6 acre feet) and on August 5, 2019 (Bonner Landing – 4 lots – 5.39 acre feet). The current proposal combines Lucerne Estates and Bonner Landing into what is presented in this staff report. The number of lots, lot areas, and park strip areas have not changed from the original submittals. The combined Water Board recommendations is that 22.99-acre feet of water are tendered to the City before the Bonner Landing plat is recorded. This calculation is based on single-family dwellings constructed on each lot.

**POSSIBLE FINDINGS:**

- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the land use requirements of the R-1-9 zoning district

- The sidewalks crossing the property and connecting to neighboring roads and existing sidewalks will benefit the community by allowing safe pedestrian access.

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval. This action can be taken if the Planning Commission finds that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
  
2. Continuance. This action can be taken if the Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. None

April 12, 2022

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

**Subject: Bonner Meadows – Preliminary Review**

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Preliminary Approval. The proposed development is located between the blocks of 100 South and 185 South and 100 East and 200 East. The entire development is 5.99 acres and contains 18 lots. The following comments should be addressed.

#### General Comments

- The roads, culinary water, and storm drain systems within this development will be public infrastructure and maintained by Midway City.

#### Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- The proposed development will connect to the existing 12” culinary water line in 100 East and the existing 8” culinary water line in 200 East.
- 8” water lines will be installed within the development. The proposed culinary water system will provide adequate fire flows.
- The development will need to install an 8” water line in 100 East from 100 South to 185 South.

#### Roads

- A new road is proposed to be installed on 100 South from 100 East to 200 East. All new roads will have a cross section of 26’ of asphalt, modified curb & gutter, an 8’ park-strips and 5’ sidewalks.
- Due to the roadway dedication on Michie Lane, Midway City will be dedicating 185 South from 100 East to the eastern property line of the Midway Elementary to the Wasatch School District.

#### Storm Drain

- The storm water within the proposed development will be public and will be collected and dispersed through the use of catch basins, sumps, and retention basins.
- For maintenance a utility easement within 185 South needs to be provided to maintain access to the storm drain pond and sumps.

#### Irrigation

- The proposed development will connect to an existing irrigation in 100 East and 200 East and install services with meters according to Midway Irrigation Company



standards.

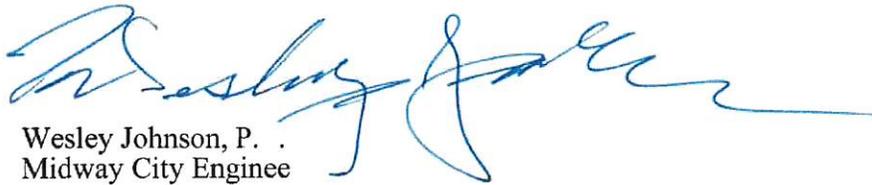
- There is an existing drainage ditch that will need to be piped through the subdivision. Work with Mike Kohler for location and pipe material allowed.

#### Trails

- There will be an 8' trail connecting the cul-de-sac to 185 South.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P. .  
Midway City Engineer

cc: Berg Engineering

**Midway Irrigation Company Will Serve Letter.  
April 22, 2022**

**Project Name:** Bonner Landing

**Address:** 100 South and 150 East , Midway, Utah.

**Name of Developer:**

**Parcel Size:** 5.98 Acres

**Present Land Use:**

**Amount of Irrigated Land** 5.98 Acres

**Amount of Non-Irrigated Land:** 0.0 Acre

**Scope of the proposed project:**

**Number of ERUs:** 18

**Amount of Irrigated Land:** 4.33 Acres

**Amount of Non-Irrigated Land:**

Home sites, Roads & Trails– 1.65 Acres

Historic Non-Irrigated- 0.0 Acres

**Water Requirement:**

**Culinary Quality Number of Acre Feet:** 14.40 Acre Feet

**Irrigation Quality Number of Acre Feet:** 8.59 Acre Feet

**Water Rights Available to the project:** X.XX Shares of Midway  
Company Stock

**Project Water Allocation:**

**Culinary Water Provider:** Midway City

**Water Rights Required:** 14.40 ac. ft.

**Infrastructure Requirements:**

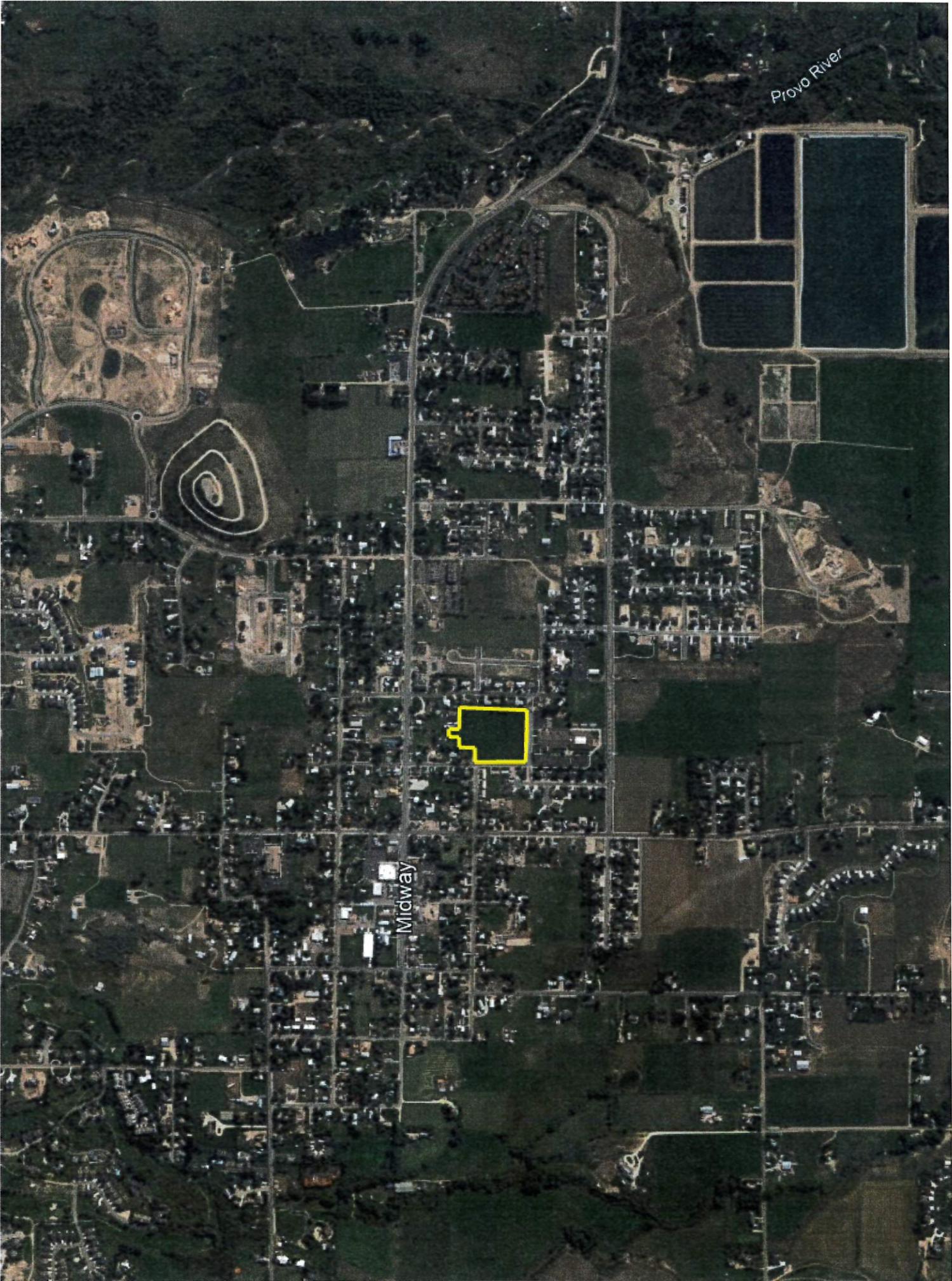
**Secondary Water Provider:** Midway Irrigation Company.

**Water Rights required:** 8.59 acre-feet

**Project Approval Required Conditions:**

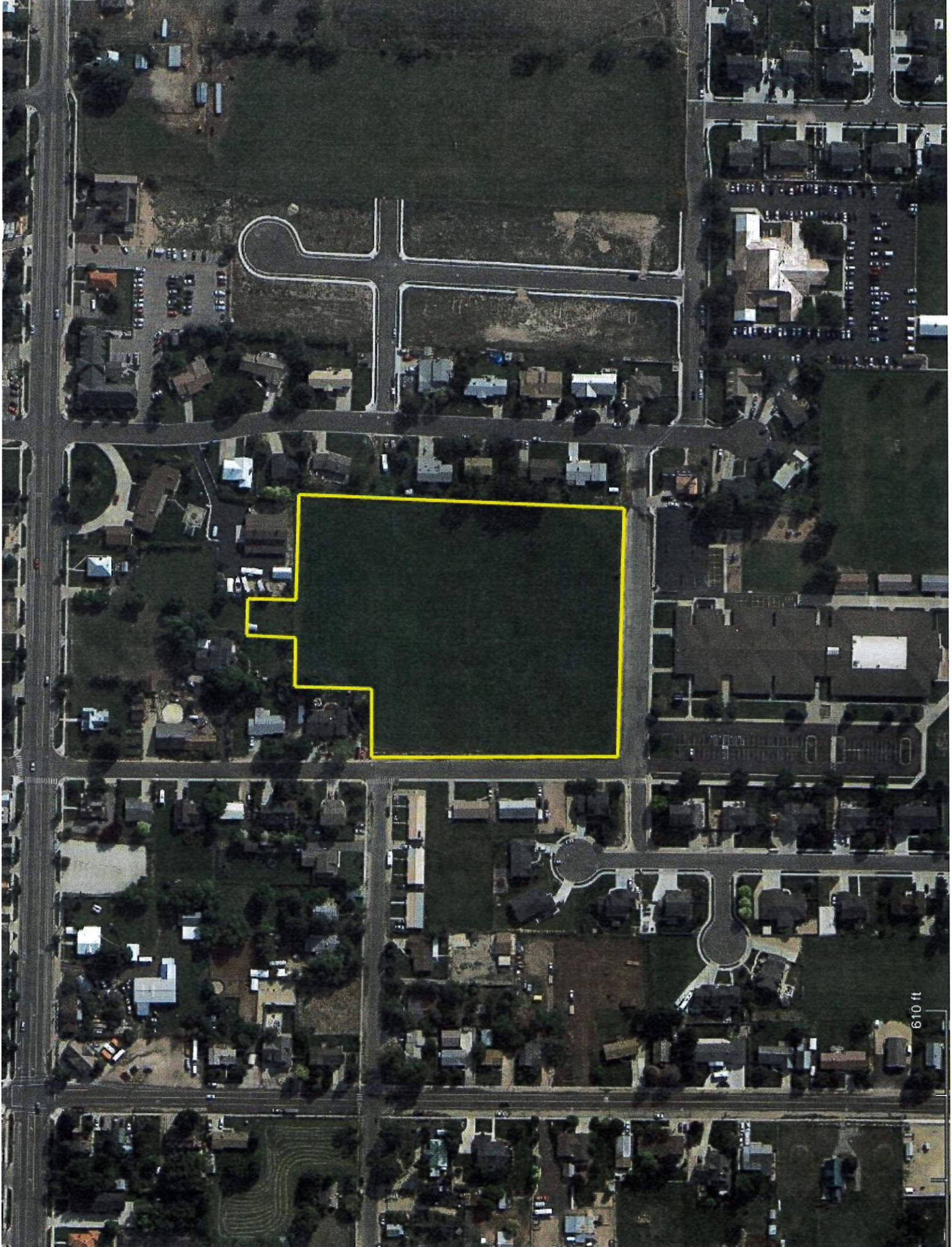
1. Transfer 14.40 acre-feet of Midway Irrigation Water Right to Midway City for culinary water requirements.
2. Transfer 8.59 acre-feet of Midway Irrigation Water Right to Midway City for secondary irrigation water requirements.
3. Developers will be required to connect to Midway Irrigation Company Main Line under the condition that it is completed under the direction of the Company's Manager and in accordance with the company's construction guide line and policies.
4. Developers must install secondary water meters on each lot. The installation must be in accordance with the company's construction guide line and policies.
5. The final plat will not be approved or signed until all conditions are met.

Steve Farrell, President  
Midway Irrigation Company

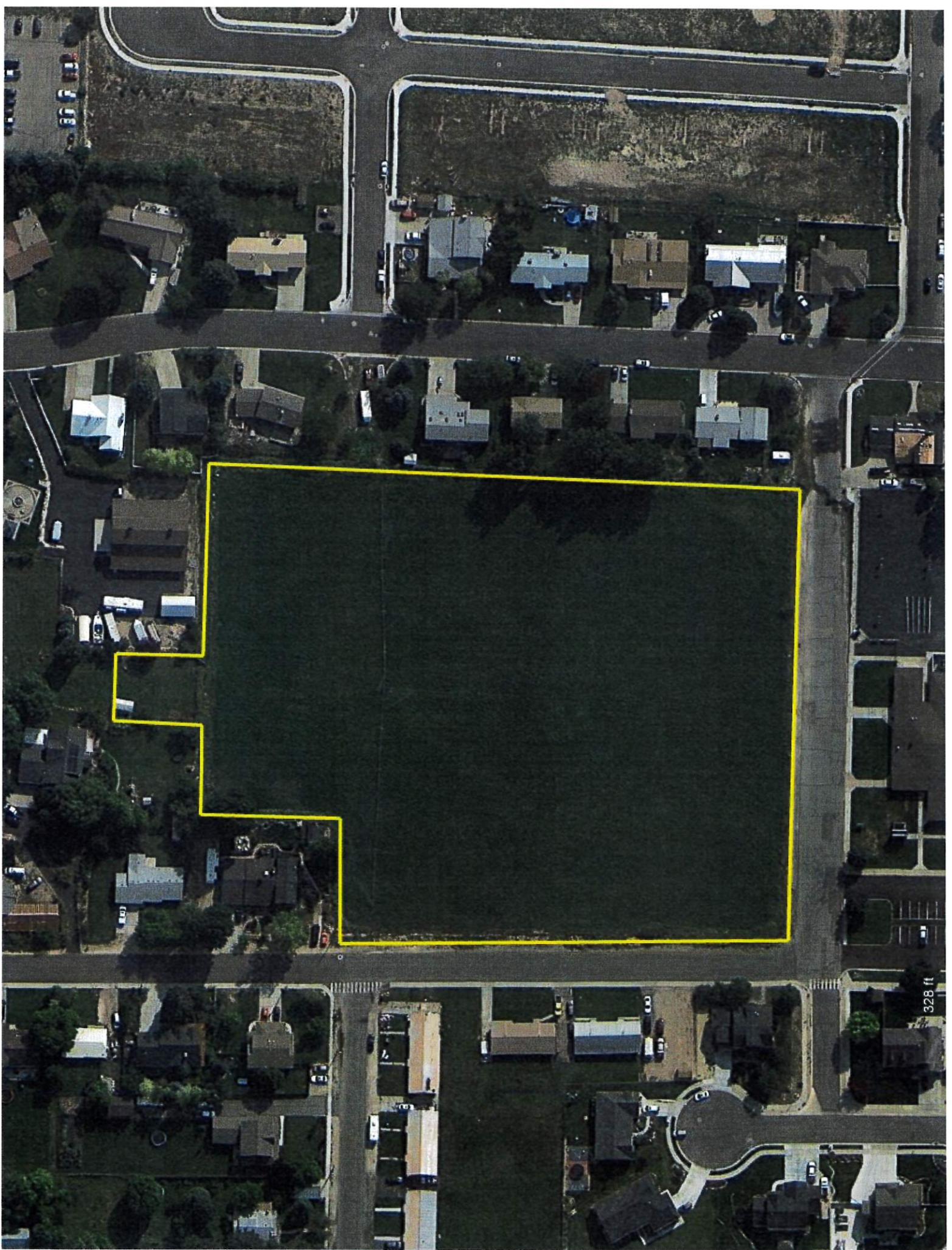


Provo River

Midway



610 ft



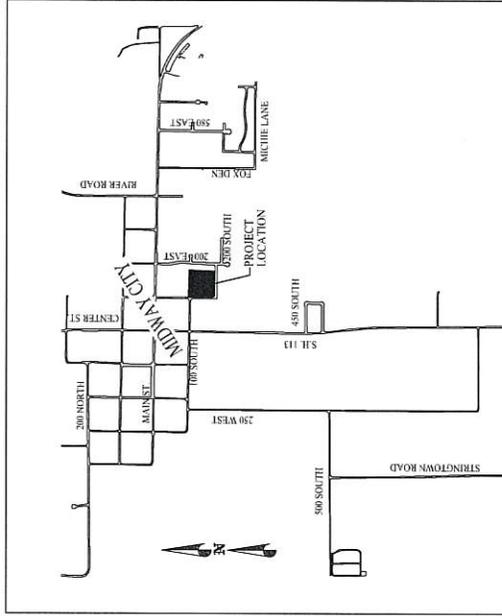
328 ft

# BONNER MEADOWS

## FINAL APPLICATION

### SHEET INDEX

1. SITE PLAN
2. 100 SOUTH ROAD PLAN & PROFILE
3. 180 EAST ROAD PLAN & PROFILE
4. 100 EAST AND 185 SOUTH ROAD WIDENING PLAN
5. ROAD CONSTRUCTION DETAILS
6. UTILITY PLAN
7. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
8. 180 EAST & 185 SOUTH SEWER PLAN AND PROFILE
9. 100 SOUTH SEWER PLAN AND PROFILE
10. 100 EAST SEWER PLAN AND PROFILE
11. SEWER CONSTRUCTION DETAILS
12. STORM DRAIN PLAN
13. 180 EAST STORM DRAIN PLAN AND PROFILE
14. PIPED DITCH PLAN AND PROFILE
15. STORM DRAIN CONSTRUCTION DETAILS
16. BONNER MEADOWS PLAT

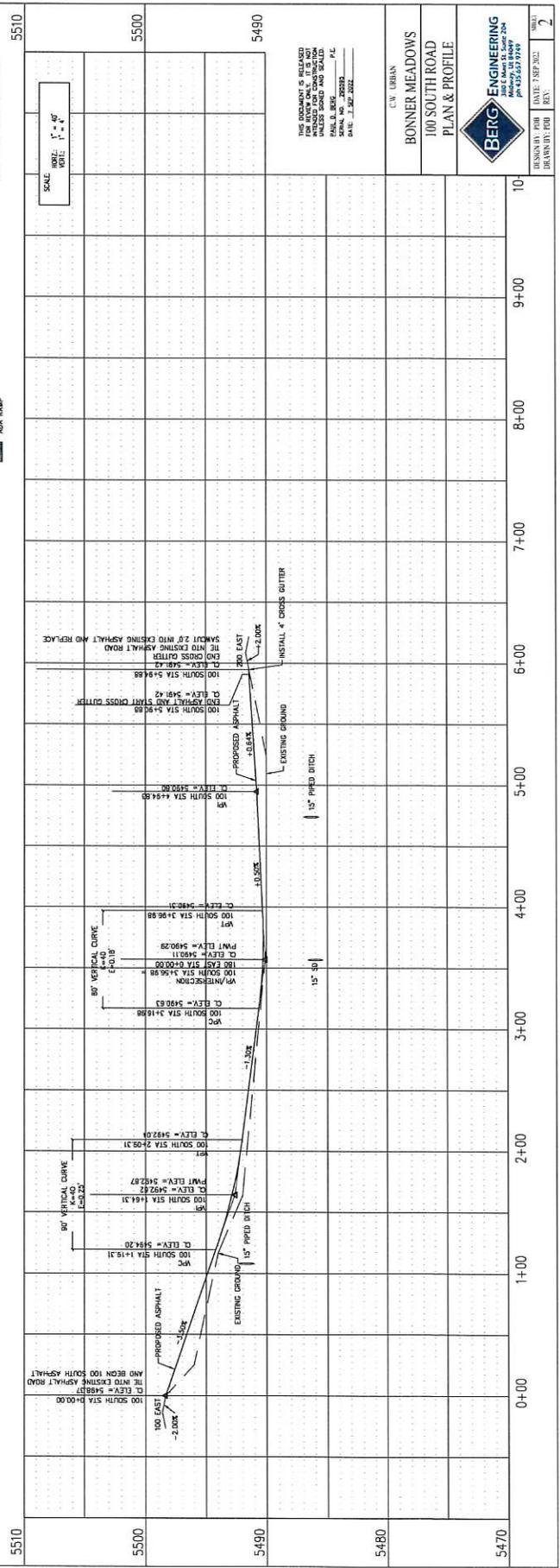
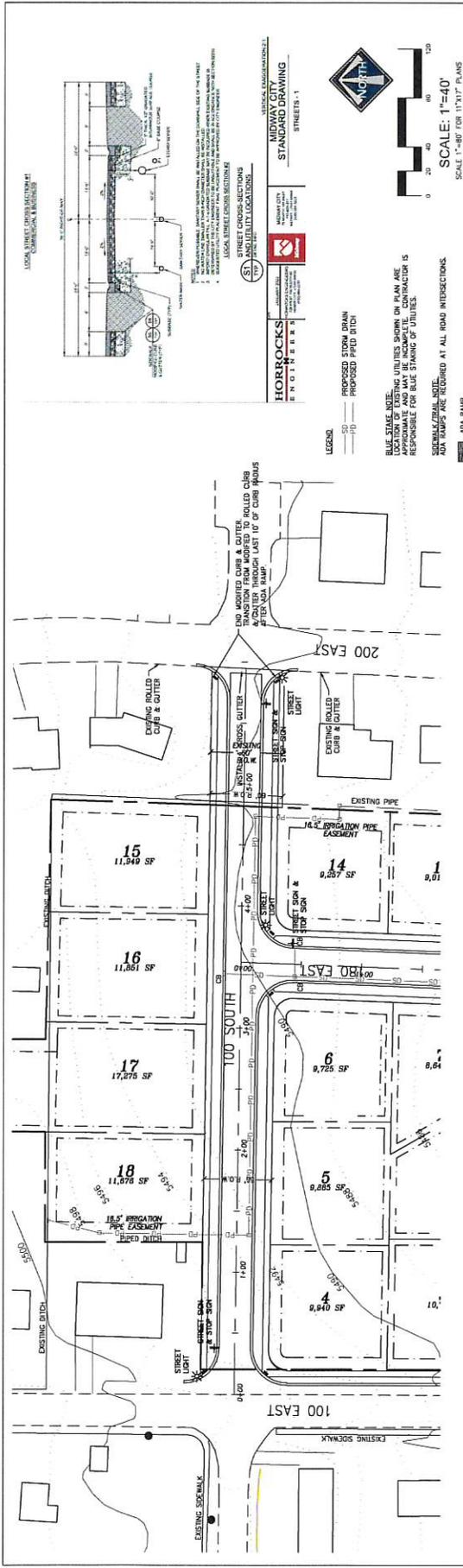


MIDWAY CITY  
VICINITY MAP

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CITY OF UTAH BONNER MEADOWS		DATE: SEP 2022	SHEET
COVER SHEET		REV:	0
 BERG ENGINEERING 1000 W. 1000 N. SUITE 100 PROVO, UT 84604 PH: 435.227.9749		DESIGNED BY: PFB	DRAWN BY: PFB
		DATE: SEP 2022	REV:



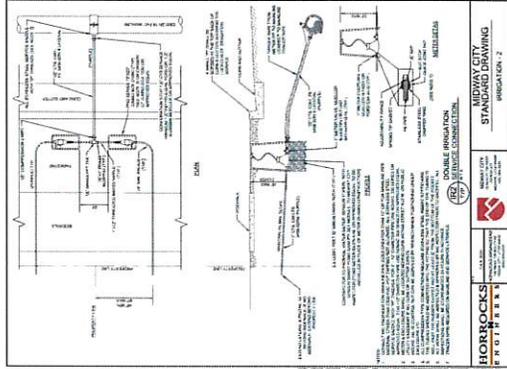
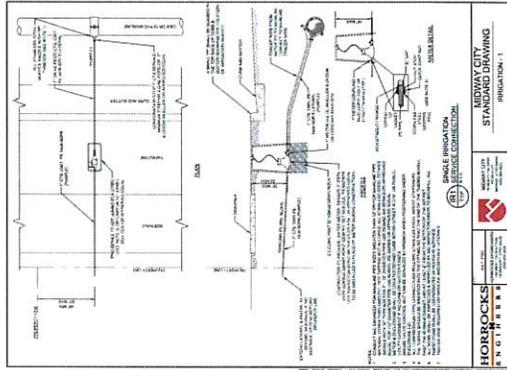
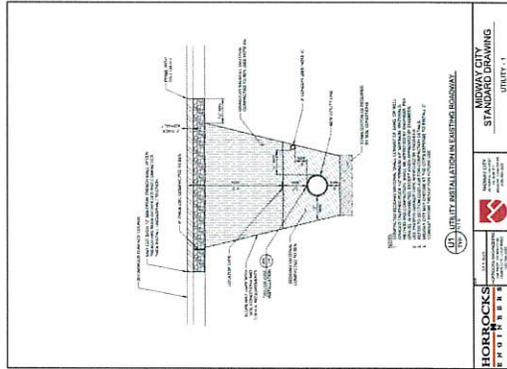
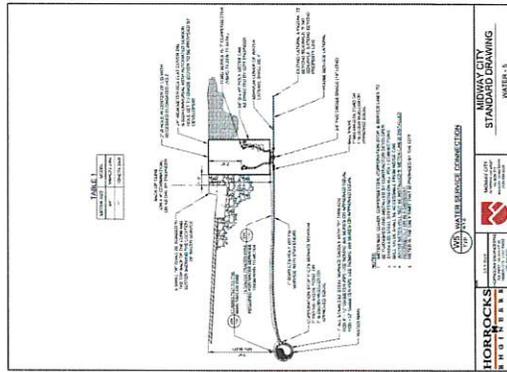
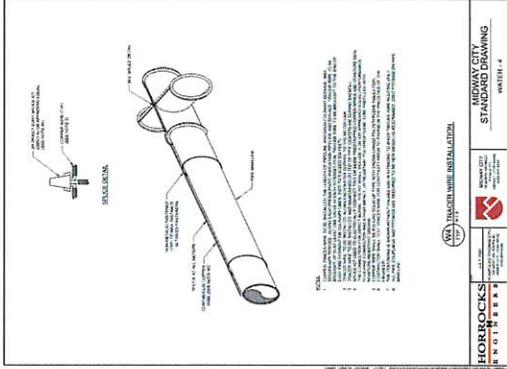
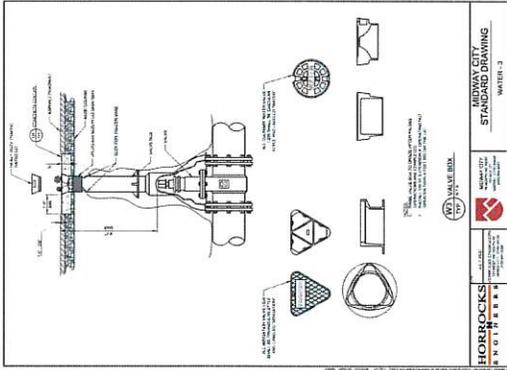
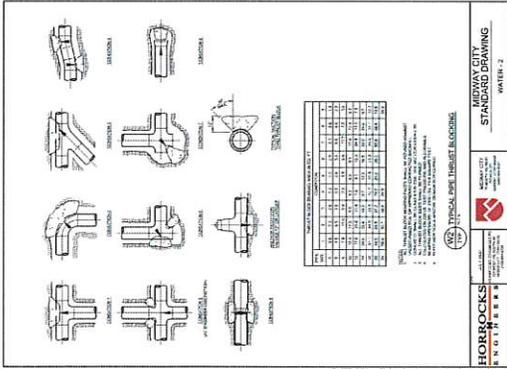
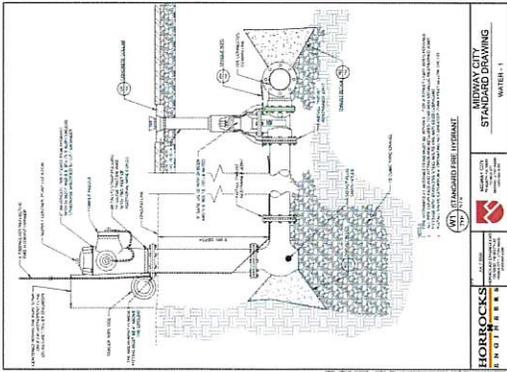












CW URBAN  
BONNER MEADOWS  
WATER & PI  
CONSTRUCTION DETAILS

**BERG ENGINEERING**  
MIDWAY CITY  
PH: 435.657.9249

DESIGN BY: PJB  
DRAWN BY: DJT  
DATE: 7/20/11  
REV: 7











SCALE: 1"=40'  
SCALE 1"=80' FOR 17X17 PLANS

BLUE LINES AND EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.  
STORM DRAIN SYSTEM NOTE:  
1. ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

Table 1.1 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
1+00	1.50	1.50	1.50	1.50	
1+20	1.50	1.50	1.50	1.50	

Table 1.2 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
1+40	1.50	1.50	1.50	1.50	
1+60	1.50	1.50	1.50	1.50	

Table 1.3 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
1+80	1.50	1.50	1.50	1.50	
2+00	1.50	1.50	1.50	1.50	

Table 1.4 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
2+20	1.50	1.50	1.50	1.50	
2+40	1.50	1.50	1.50	1.50	

Table 1.5 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
2+60	1.50	1.50	1.50	1.50	
2+80	1.50	1.50	1.50	1.50	

Table 1.6 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
3+00	1.50	1.50	1.50	1.50	
3+20	1.50	1.50	1.50	1.50	

Table 1.7 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
3+40	1.50	1.50	1.50	1.50	
3+60	1.50	1.50	1.50	1.50	

Table 1.8 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
3+80	1.50	1.50	1.50	1.50	
4+00	1.50	1.50	1.50	1.50	

Table 1.9 - Storm Drainage

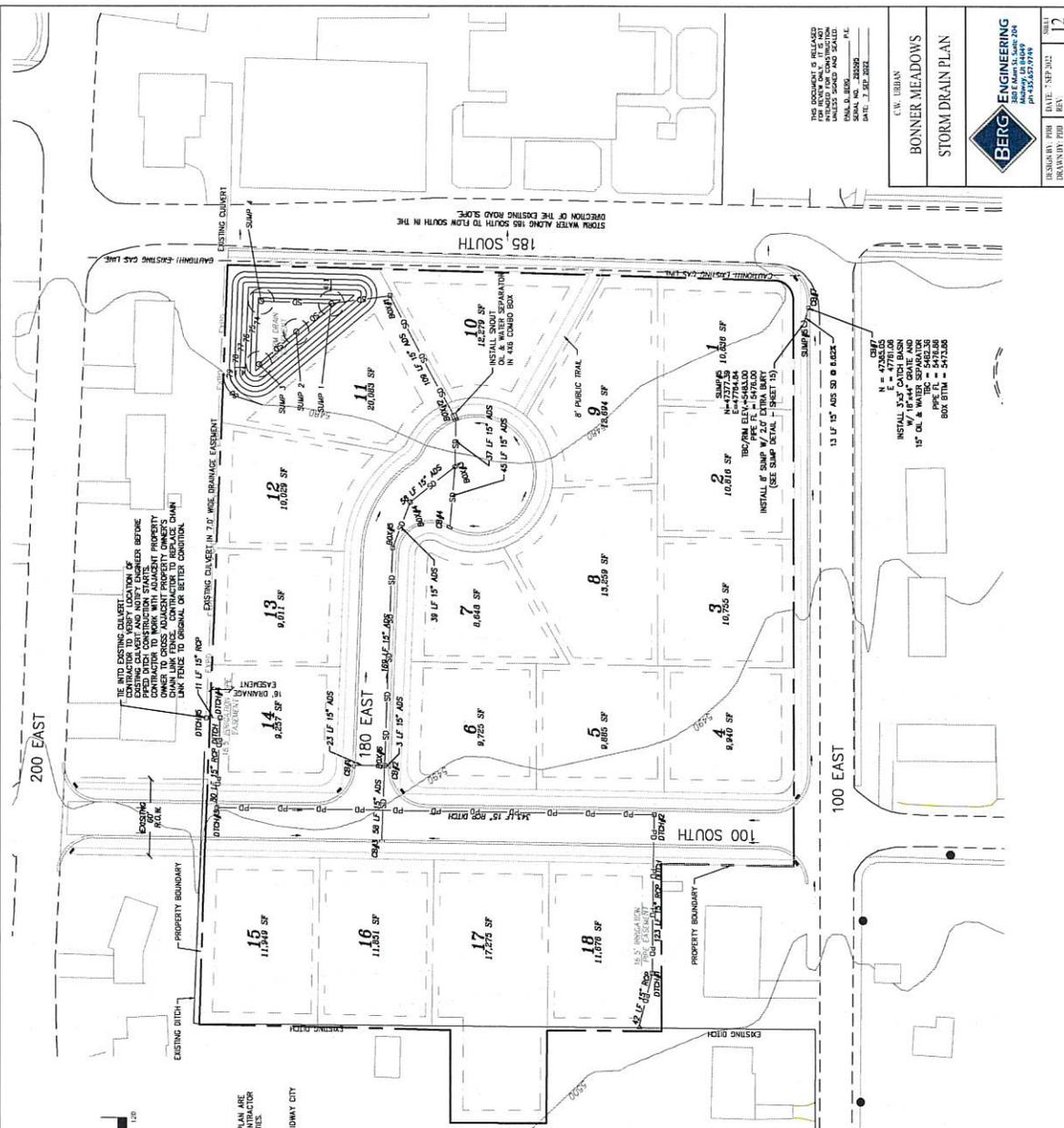
Station	Flow	Depth	Velocity	Time	Notes
4+20	1.50	1.50	1.50	1.50	
4+40	1.50	1.50	1.50	1.50	

Table 1.10 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
4+60	1.50	1.50	1.50	1.50	
4+80	1.50	1.50	1.50	1.50	

Table 1.11 - Storm Drainage

Station	Flow	Depth	Velocity	Time	Notes
5+00	1.50	1.50	1.50	1.50	
5+20	1.50	1.50	1.50	1.50	



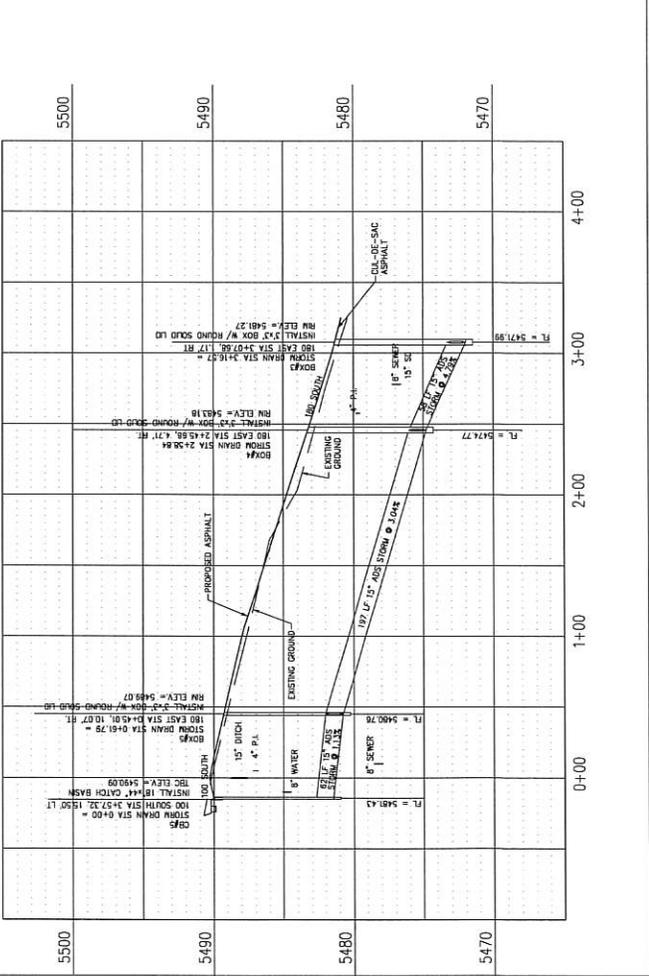
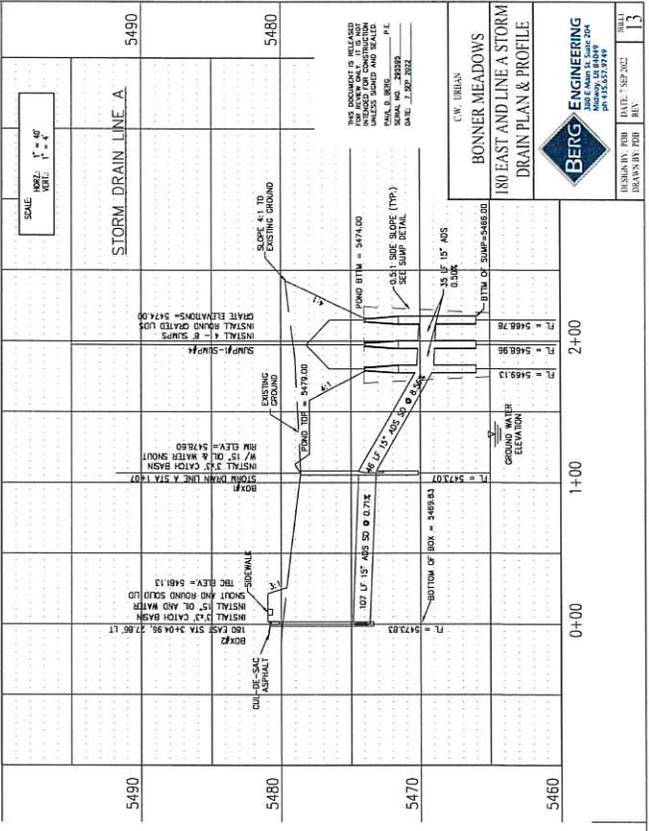
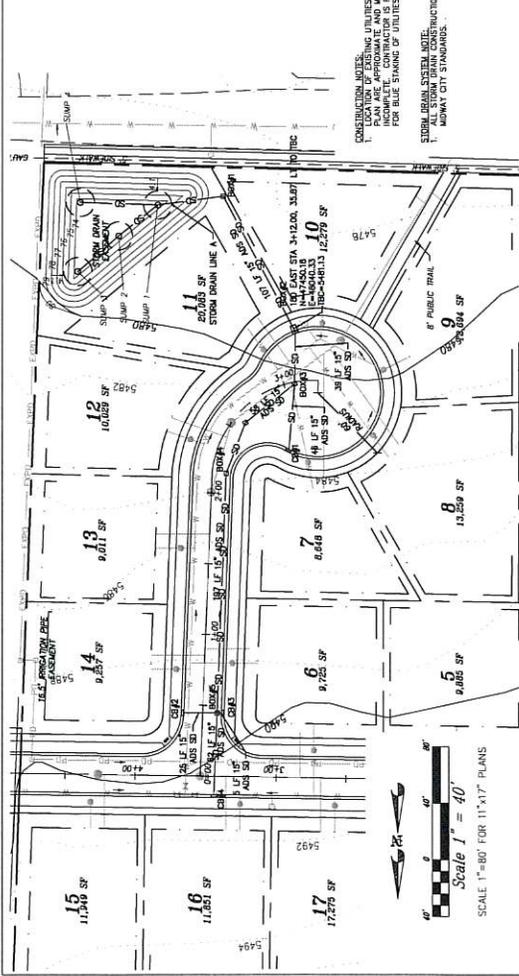
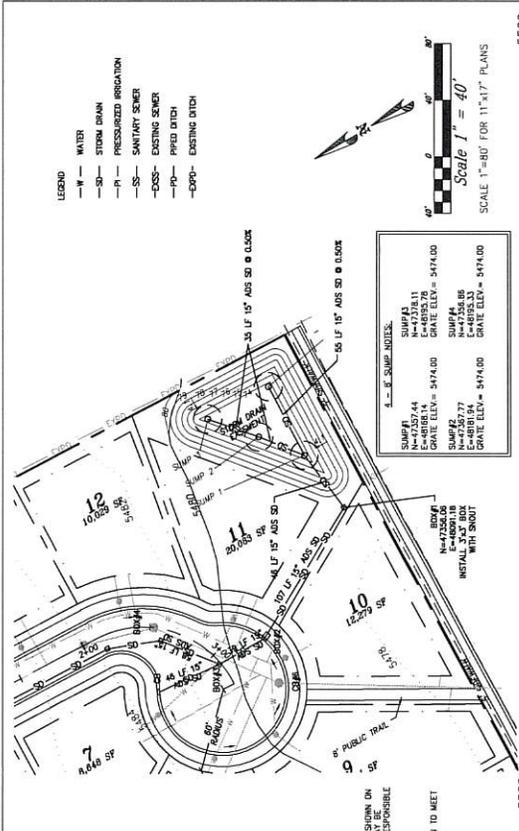
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DESIGNED BY: C.W. UEBEN  
DRAWN BY: PHB  
DATE: 11/11/03

BONNER MEADOWS  
STORM DRAIN PLAN

BERG ENGINEERING  
300 S. MAIN ST. SUITE 204  
MIDWAY, CA 94560  
PH: 925.427.9748

DATE: 11/11/03  
REV: 1



**BONNER MEADOWS**  
 180 EAST AND LINE A STORM  
 DRAIN PLAN & PROFILE

**BERG ENGINEERING**  
 100 S. MAIN ST. SUITE 204  
 P.O. BOX 39399  
 DENVER, CO 80239

DESIGNED BY: FORB DATE: SEP 2002 SHEET: 13  
 DRAWN BY: FORB







# 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

## Bonner Meadows Preliminary Approval

August 8, 2022

Michael Henke Midway City Planning Director,

I have reviewed the plans for Bonner Meadows for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

I will perform a final approval fire review of the Bonner Meadow plans prior to final approval.

Tex R. Couch CBO/MCP  
Midway City Building Official/Fire Marshal  
75 West 100 North  
Midway, Utah 84049  
[tcouch@midwaycityut.org](mailto: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.

# C.W. URBAN

1-866-744-CITY

builtbycw.com

1222 W Legacy Crossing Blvd  
Centerville, UT 84014

## **Monday – Friday Construction Operation Hours:**

AM Construction Start Time: No earlier than 9:00 AM

PM Construction Stop Time:

- Monday: No later than 1:45 PM
- Tuesday – Friday: No later than 2:45 PM

PM Construction Restart Time:

- Monday: No earlier than 2:45 PM
- Tuesday – Friday: No earlier than 3:45 PM

\*During construction hours, a drivable lane on 100 E. and 185 S., outside of the construction area will be maintained clean and operable.

## **Weekend Construction Operation Hours:**

Weekend Construction will occur per city standards and in conjunction with city officials in accordance to agreed upon construction hours of operation.

## **Construction Access:**

- Access will only be taken from 200 E.
- No construction access will be taken from 100 E. or 185. S.

Any additional requirements from the City on construction operation hours will be addressed upon City approval and a contract signed with a general contractor.