

Midway City Council
7 March 2023
Regular Meeting

Springer Homestead
One Lot Subdivision /
Preliminary and Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: March 7, 2023

NAME OF PROJECT: Springer Homestead

NAME OF APPLICANT: Kayla and David Springer

OWNER: Kayla and David Springer

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 250 West Main

ZONING DESIGNATION: R-1-7

ITEM: 5

Kayla and David Springer are requesting preliminary/final approval of a one-lot subdivision to be known as Springer Homestead. The one lot totals 0.62 acres and is located at 250 West Main Street and is in the R-1-7 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.62 acres that will contain one lot. The proposed lot will obtain frontage along Main Street. The property is in the R-1-7 zone which is a primarily a residential zone. The lot complies with the minimum requirements of frontage, width, and acreage for a lot in the R-1-7 zone. The applicant will install all required infrastructure for the proposed subdivision

which includes installing the necessary laterals for culinary water, secondary water, and sewer service along with any private utilities that will service the lot.

The current use of the property is agriculture. There is a sewer main and culinary water main that have been installed on the property that will service this lot along with the adjacent Springer Village which is a mixed-use project with commercial residential and commercial uses.

The applicant has not identified any sensitive lands that are in the subdivision area.

LAND USE SUMMARY:

- 0.62-acre parcel
- R-1-7 zoning
- Proposal contains one lot
- Site of a future dwelling or any other permitted and conditional uses allowed in this zone
- Frontage on Main Street
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Existing Culinary and Sewer Mains – In the previous year, the developer of the Springer Village installed a sewer main and culinary water main that will service this lot along with the adjacent Springer Village which is a mixed-use project with commercial residential and commercial uses. An easement that complies with Midway requirements for the culinary line and an easement for the sewer line that complies with Midway Sanitation District's (MSD) requirements will be recorded on the Springer Homestead plat. MSD also requires a separate easement document to be recorded that will appear on any title search of the property.

Secondary Water Connection – The property will continue to be connected to Midway Irrigation Company's water system. A secondary water meter will need to be installed as part of the subdivision approval process. The applicant will need to provide a will serve letter from Midway Irrigation Company before the City Council reviews the proposal.

Sensitive Lands – The applicant has not identified any sensitive lands that are in the subdivision area.

Setbacks – Any future construction will need to comply with the setback requirements for the zone where any future structures will be located.

Fire Flow - A fire hydrant will need to be located within 500' of the structures, measured by the route of a fire hose from the fire hydrant to the future building sites.

Access – The proposed lot has frontage and direct access from Main Street.

WATER BOARD RECOMMENDATION:

The Water Board reviewed the proposal during their meeting held on February 6, 2023, and recommended that 2.12 acre feet should be dedicated before the plat is record based on the following calculations:

- 0.62-acre parcel (27,007.2 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.44 acres x 3 = 1.32 acre feet
- 1 New culinary connection for new dwelling
 - 0.8 acre feet
- 2.12 acre feet requirement

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Garland: I make a motion that we recommend approval preliminary/final approval of a one-lot subdivision to be known as Springer Homestead. The one lot totals 0.62 acres and is located at 250 West Main Street and is in the R-1-7 zone. The recommendation is without conditions.

Seconded: Commissioner Wardle

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

- The proposed lot does meet the minimum requirements for the R-1-7 zoning district.
- The proposal does meet the intent of the General Plan for the R-1-7 zoning district.
- The applicant will be required to install or bond for all unfinished required improvements prior 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 CONDITIONS:

1. None

February 14, 2023

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(sent by E-mail)

Subject: Springer Residence - 1 lot Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Springer Residence one lot subdivision for Preliminary/Final approval. The following comments should be addressed prior to City Council approval.

General Comments

- The plan proposes one 0.62-acre lot and is located at approximately 258 West Main Street.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- A fire hydrant should be within 600' of the proposed home.
- The Springer Village Mixed Use development is installing an 8" water line across this property. A 20' public utility easement should be centered across the water line.

Roads

- Because the lot fronts the existing Main Street, no road improvements will be required for the proposed one lot subdivision.

Storm Drain

- With no curb & gutter along Main Street, the existing shoulder will contain the roadway drainage.

Trails

- No trails are shown to be constructed within the development. The development should participate in the cost to install a trail across their frontage and the funds shall be placed in the Midway City General Trial Fund.

Irrigation

- The proposed lot will be served by pressurized irrigation from Main Street.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Travis Nokes Developer, (sent by E-mail)

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

Springer Homestead Subdivision Preliminary Approval

February 6, 2023

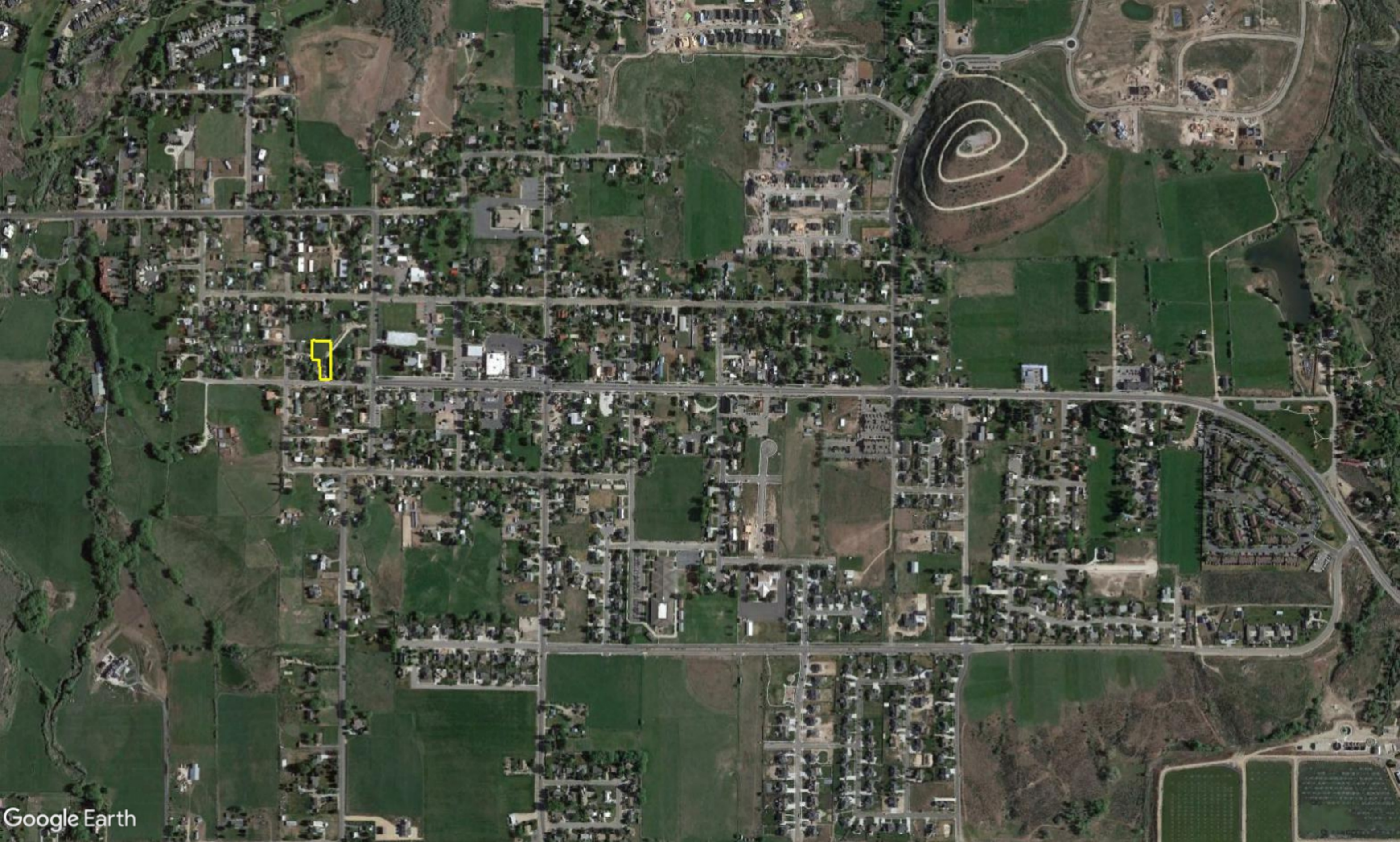
Michael Henke Midway City Planning Director,

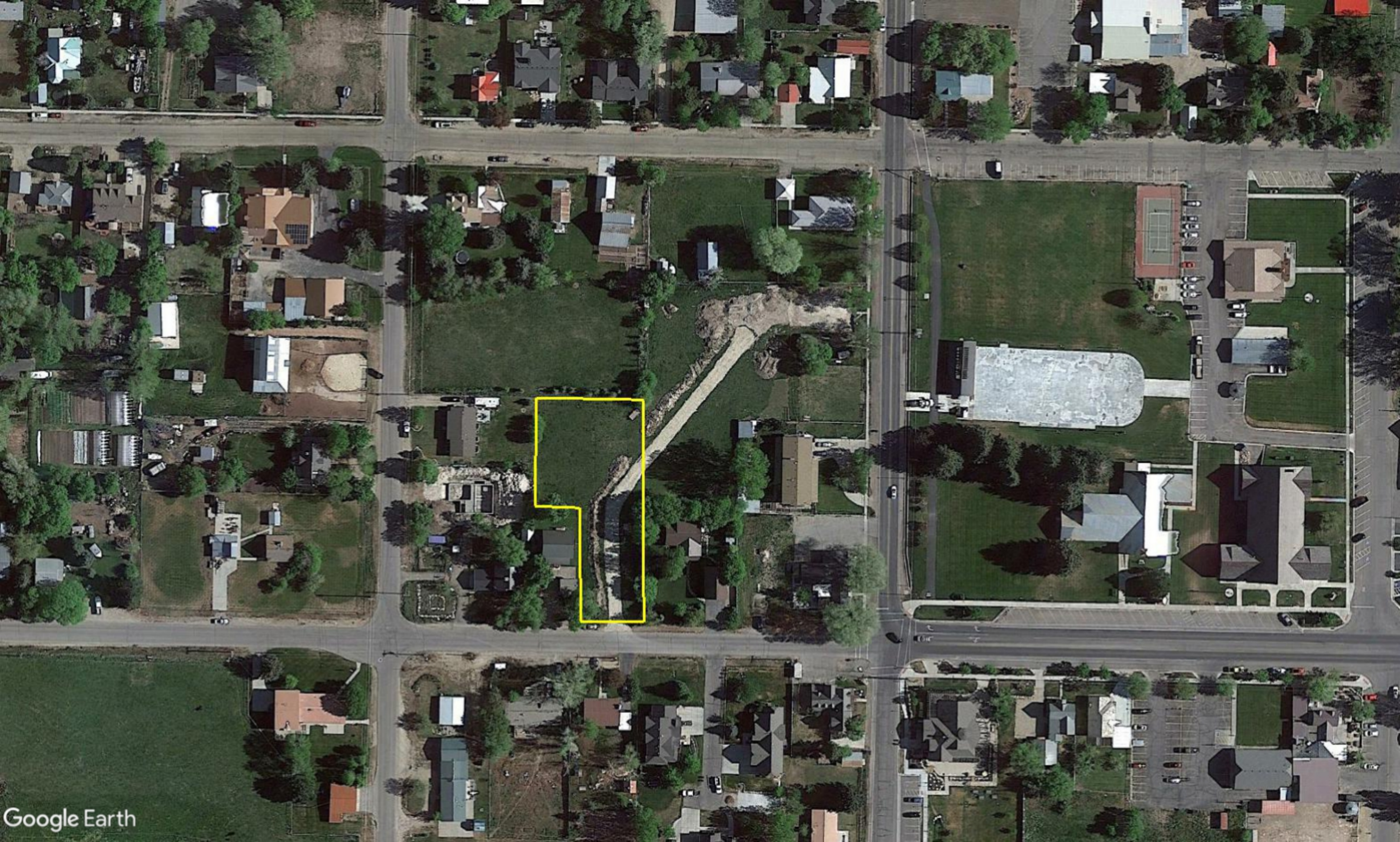
I have reviewed the preliminary plans for Springer Homestead Subdivision for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

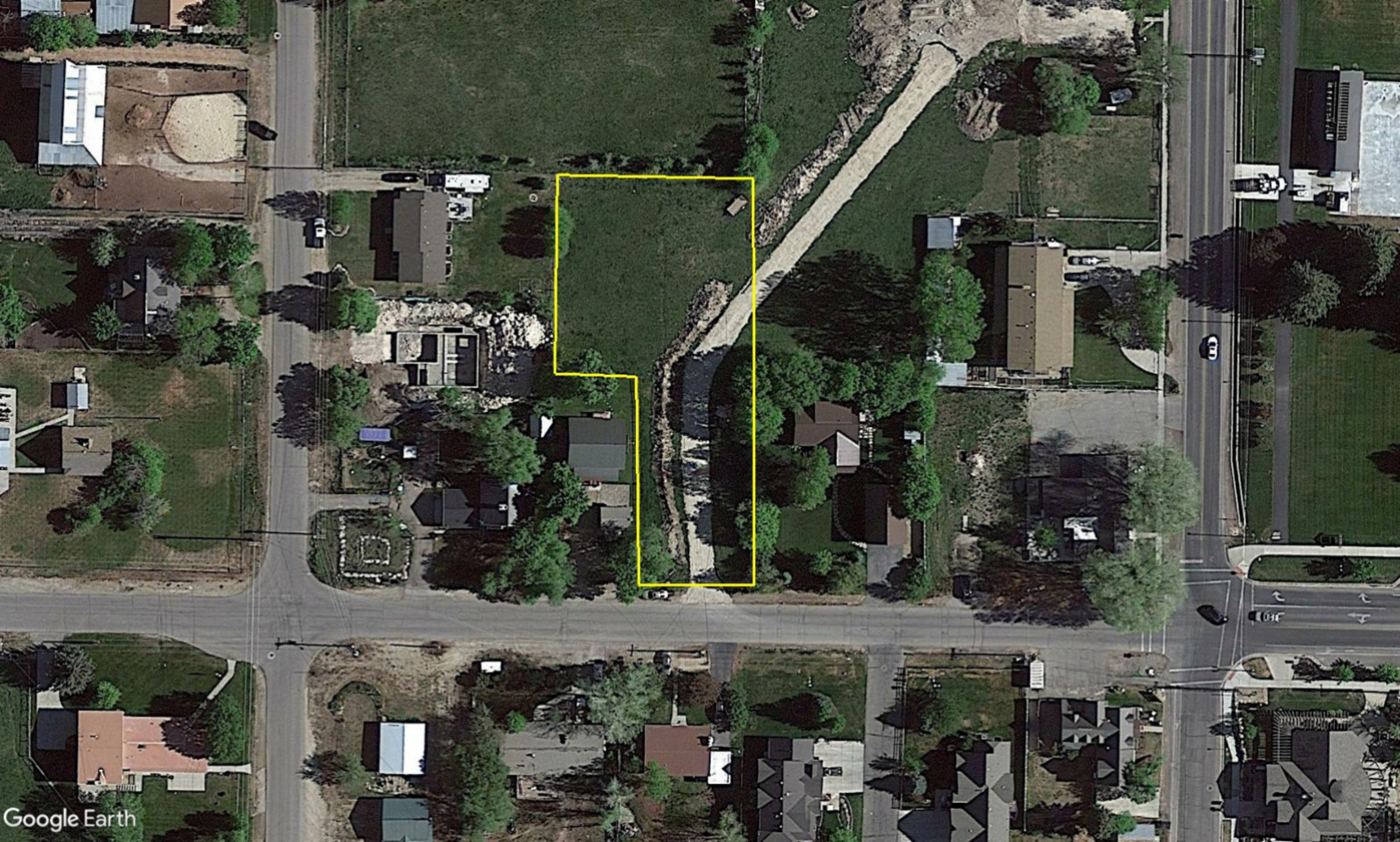
I will perform a final approval fire review of the Springer Homestead Subdivision plans prior to final approval.



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

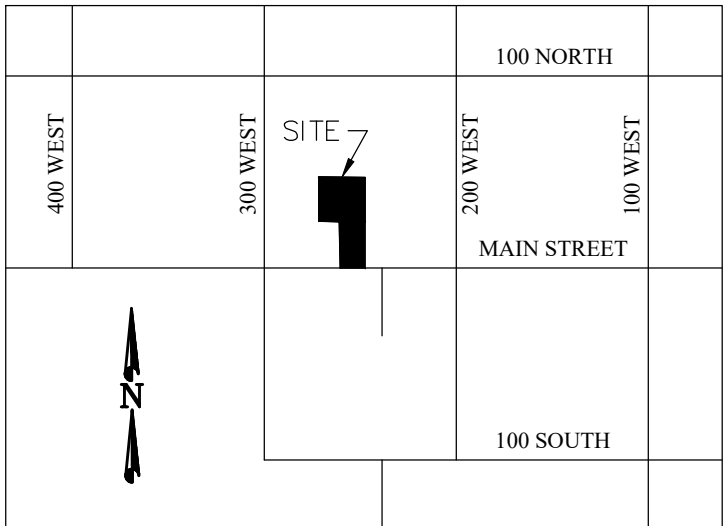






SPRINGER HOMESTEAD SUBDIVISION

PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST EAST,
SALT LAKE BASE AND MERIDIAN
MIDWAY, WASATCH COUNTY, UTAH



VICINITY MAP
(N.T.S.)



Scale in Feet

LEGEND

- SET REBAR/CAP MARKED
"LEGEND ENGINEERING PLS5183760"
- ⊕ FOUND BRASS CAP
STREET MONUMENT

BOUNDARY LINE

TITLE LINES

FOUND WASATCH COUNTY
BRASS CAP MONUMENT FOR
THE SOUTH QUARTER CORNER,
SECTION 34, T3S, R4E, SLB&M



1051.08'

BASIS OF BEARINGS N89°04'39"E 5316.26'

FOUND WASATCH COUNTY
BRASS CAP MONUMENT FOR
THE SOUTH QUARTER CORNER,
SECTION 35, T3S, R4E, SLB&M



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, SAID POINT BEING NORTH 89°04'39" EAST 1051.08 FEET AND NORTH 1832.17 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°51'16" WEST 71.99 FEET;
THENCE NORTH 1°22'45" WEST 133.03 FEET;
THENCE NORTH 87°56'59" WEST 59.40 FEET TO THE EAST LINE OF THE LANCE SUBDIVISION PLAT 2;
THENCE NORTH 0°08'44" EAST 128.53 FEET ALONG THE EAST LINE OF THE LANCE SUBDIVISION PLAT 2 AND THE LANCE SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 OF THE LANCE SUBDIVISION;
THENCE SOUTH 89°06'12" EAST 134.23 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 9;
THENCE SOUTH 262.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 1 LOT
0.624 ACRES
27,201 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°04'39" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 34 AND SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 18-9a-403 OF THE UTAH CODE, I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5183760 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 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE **SPRINGER HOMESTEAD SUBDIVISION**, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

DAVID & KAYLA SPRINGER

PRINT NAME

PRINT NAME

SIGNATURE

SIGNATURE

DATE

DATE

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THIS ____ DAY OF _____, 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC _____, MY COMMISSION EXPIRES _____
COMMISSIONED IN UTAH

PRINT NAME

RESIDING IN _____ COUNTY

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS ____ DAY OF _____, 2023.

APPROVED _____
MAYOR

ATTEST: _____
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

APPROVED _____
CITY ATTORNEY

PLANNING APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION.

PLANNING DIRECTOR

CHAIRMAN

COUNTY SURVEYOR

MIDWAY SANITATION DISTRICT

DATE

APPROVED THIS ____ DAY OF _____, A.D. 2023.

MIDWAY IRRIGATION COMPANY

DATE

R.O.S. # _____

COUNTY SURVEYOR

SURVEYOR SEAL



CITY ENGINEER SEAL

CLERK/RECORDER SEAL



LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

Recorder

DATE: 1/10/23

SCALE: 1"=40'

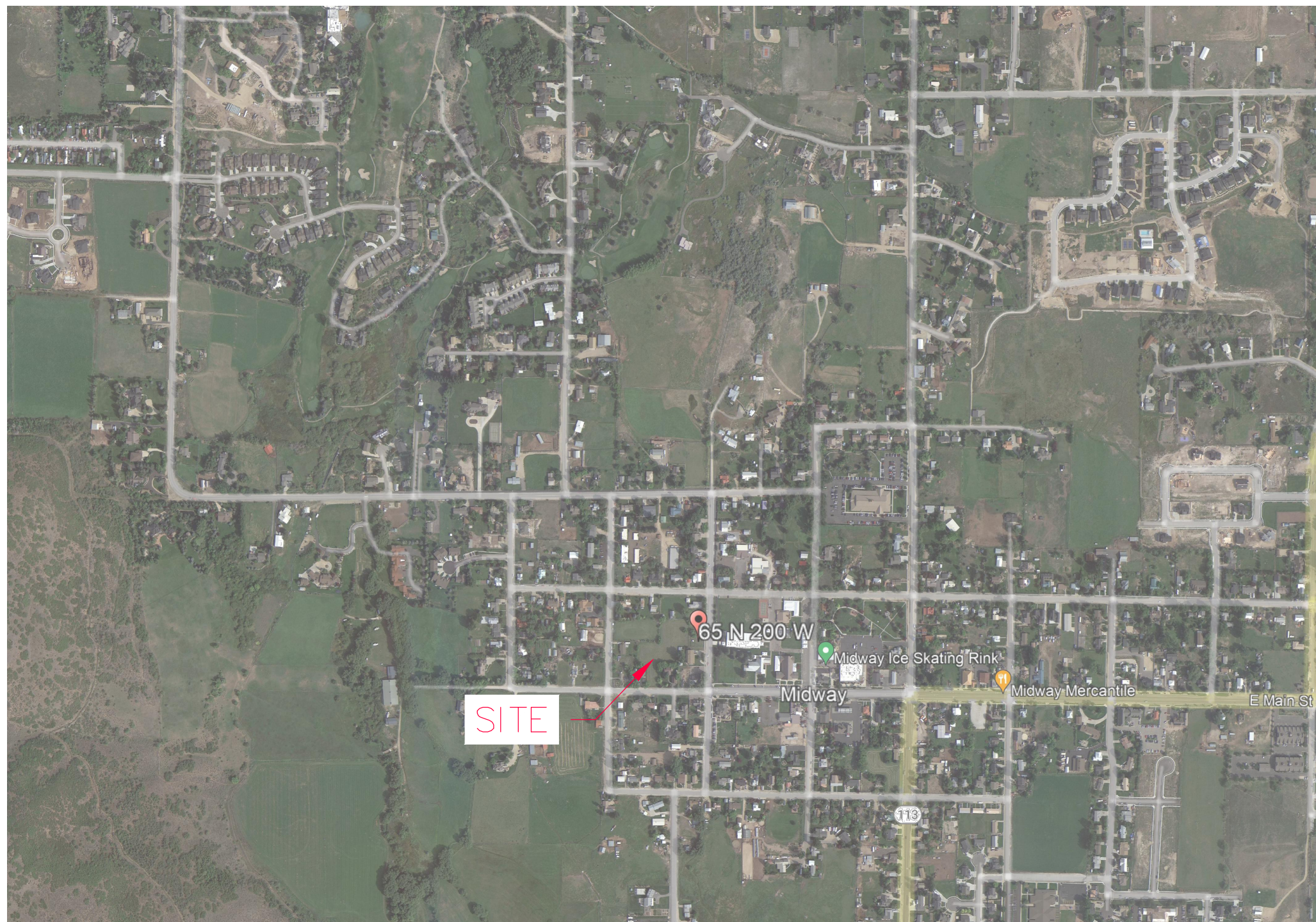
PAGE: 1 OF 1

PROJECT: S22-026

REVIEW COPY

SPRINGER RESIDENCE
250 WEST MAIN STREET
MIDWAY, UTAH 84049

VICINITY MAP



INDEX

- C-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan

OWNER
DAVID AND KAYLA G SPRINGER
DAVIDMICHAELSPRINGER@GMAIL.COM
(801) 889-5269

CIVIL ENGINEER
LEGEND ENGINEERING
CAL JOHNSON
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

CONTRACTOR
DISCOVER DESIGN CO.
TRAVIS NOKES
(801) 725-9900

SURVEYOR
LEGEND ENGINEERING
CORY NEERINGS
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

ARCHITECT
ORDER ARCHITECTURE
PAUL NEILSON
4478 W DORENA LANE
SOUTH JORDAN, UTAH 84009
(801) 597-7641

LEGAL DESCRIPTION:
Beginning at the Southeast corner of Lot 2, Block 9, Midway Survey of building lots, said point being North 89°04'39" East 1051.08 feet and North 1832.17 feet from the South Quarter corner of Section 34, Township 3 South, Range 4 East, Salt Lake Base and Meridian;
Thence North 89°51'16" West 71.99 feet;
Thence North 1°22'45" West 133.03 feet;
Thence North 87°26'50" West 59.40 feet to the East line of the Lance Subdivision Plat 2;
Thence North 0°08'44" East 128.53 feet along the East line of the Lance Subdivision Plat 2 and the Lance Subdivision;
Thence South 89°06'12" East 134.23 feet to the Northeast corner of Lot 3 of Block 9;
Thence South 262.24 feet to the Point of Beginning.

Contains 0.624 Acres or 27,201 Square Feet, more or less



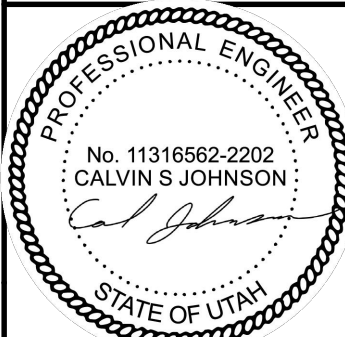
LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	INVERT ELEVATION	IE
EASEMENT LINE	---	TOP BACK CURB	TBC
CENTER LINE	---	TOP ASPHALT	TA
PROPOSED TRAIL	~~~~~	TOP OF GRATE	TOG
PROPOSED WATER LINE	—W—W—	FINISHED GRADE	FG
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—	TOP OF CONCRETE	TC
PROPOSED SEWER LINE	—SS—SS—	HIGH WATER ELEVATION	HWE
PROPOSED STORM DRAIN LINE	—SD—SD—	CATCH BASIN	
EXISTING SEWER LINE	--- -SS- --- -SS- ---	EXISTING STREET LIGHT	
EXISTING WATER LINE	--- -W- --- -W- ---	STORM DRAIN MANHOLE	
EXISTING STORM DRAIN LINE	--- -SD- --- -SD- ---	EXISTING FIRE HYDRANT	
EXISTING CONTOUR	~~~~~	EXISTING WATER VALVE	
FINISHED CONTOUR	~~~~~	EXISTING WATER METER	
		EXISTING SEWER MANHOLE	
EXISTING CURB AND GUTTER	====	PROPOSED FIRE HYDRANT	
PROPOSED CURB AND GUTTER	=====	PROPOSED WATER VALVE	
		PROPOSED WATER METER	
		PROPOSED SEWER CLEANOUT	
		PROPOSED SEWER MANHOLE	

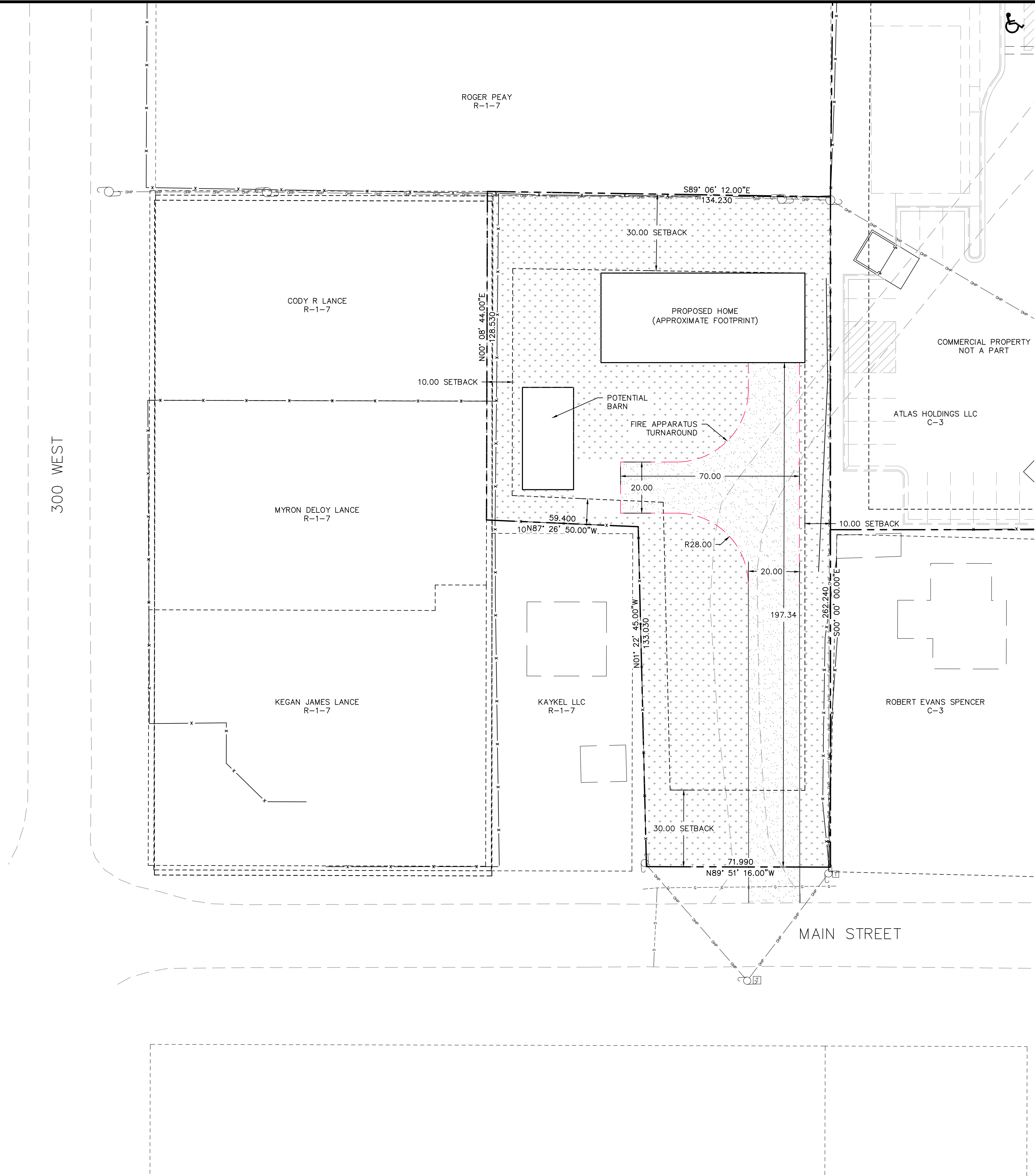
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52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



SPRINGER RESIDENCE
COVER SHEET
250 WEST MAIN STREET, MIDWAY, UTAH 84049



SHEET:
C-0



- LOT LINES (PROPERTY) ---
EXISTING CURB AND GUTTER ====
PROPOSED CURB AND GUTTER ====
SETBACK LINE - - -
EXISTING FENCE -X-
LANDSCAPE AREA [Pattern]
PAVED AREA [Pattern]

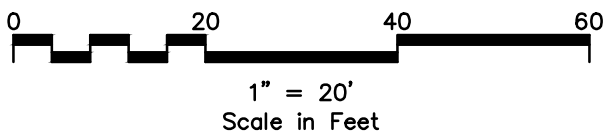
SITE DATA

LOT AREA:	27,201	SF (0.62 ACRES)
ROOF AREA:	3,691	SF± 13.6%
PAVEMENT AREA:	5,560	SF± 20.4%
LANDSCAPE AREA:	17,950	SF± 66.0%

BUILDING DATA

ZONE:	R-1-7
SETBACKS:	
FRONT YARD:	30'
SIDE YARD:	10'
REAR YARD:	30'

- GENERAL NOTES:
- CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 - ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

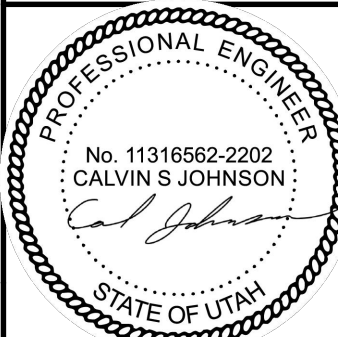


FINAL SUBDIVISION

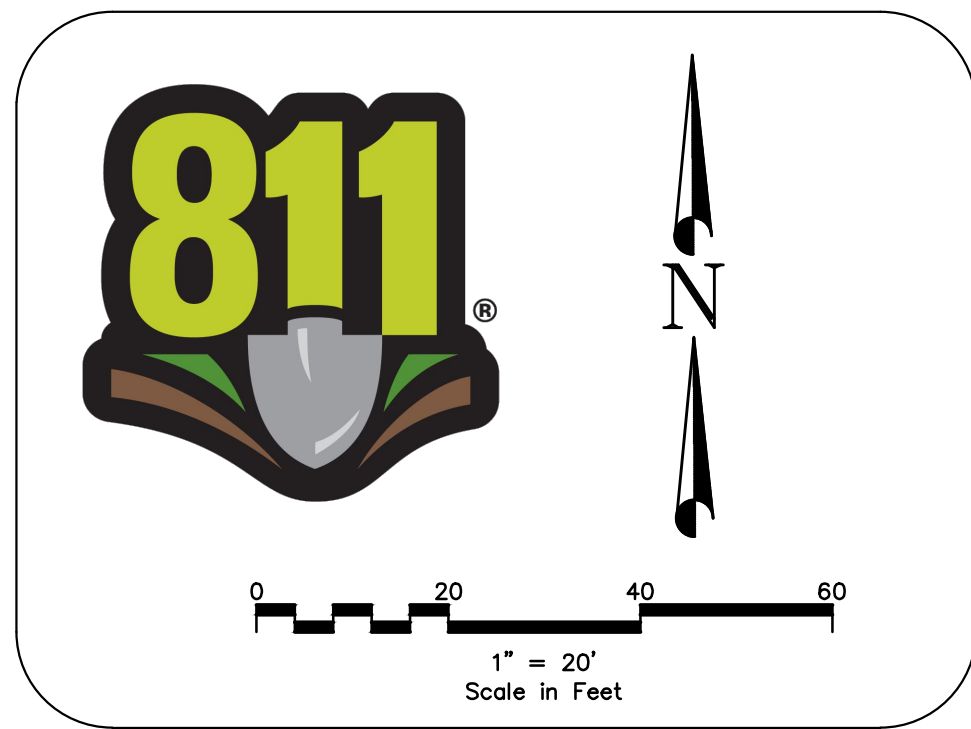
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SPRINGER RESIDENCE
SITE PLAN
250 WEST MAIN STREET, MIDWAY, UTAH 84049



SHEET:
C-1
DATE: 1/6/2023



- GENERAL NOTES:
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 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

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HEBER CITY, UT 84032
PHONE: 435-654-4828
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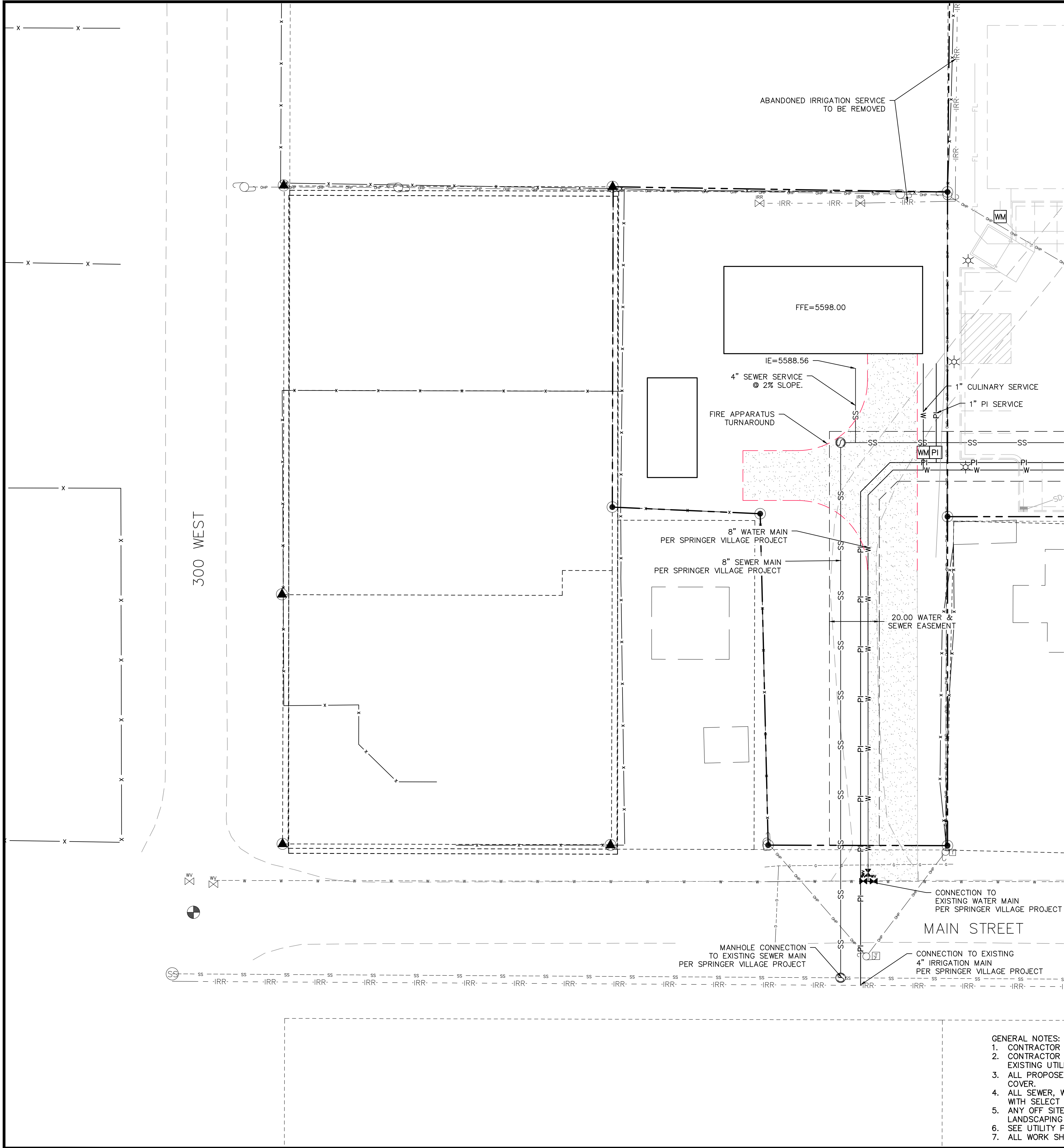
**SPRINGER RESIDENCE
GRADING AND DRAINAGE PLAN
250 WEST MAIN STREET, MIDWAY, UTAH 84049**




SHEET:

C-2

DATE: 1/6/2023

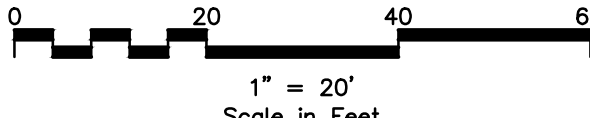




- GENERAL NOTES:
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 7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.



PROPERTY/ROW LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
EXISTING GAS LINE
INVERT ELEVATION
PROPOSED
FINISHED FLOOR ELEVATION
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING SEWER MANHOLE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED SEWER CLEANOUT
PROPOSED SEWER MANHOLE


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1" = 20'
Scale in Feet

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



SPRINGER RESIDENCE
UTILITY PLAN
250 WEST MAIN STREET, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S. JOHNSON
STATE OF UTAH

SHEET:
C-3

DATE:
1/6/2023