

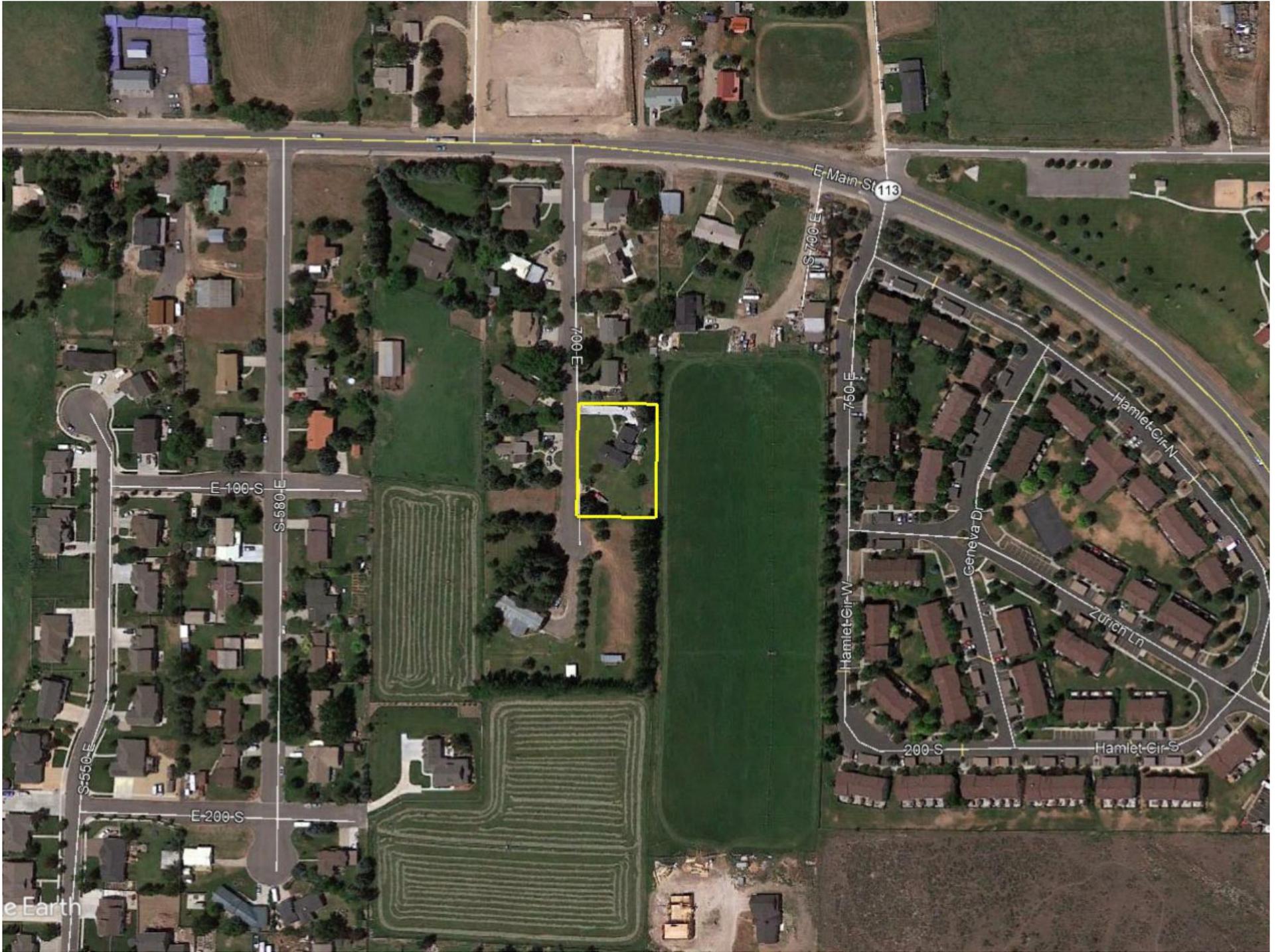
# FRANCIS SUBDIVISION

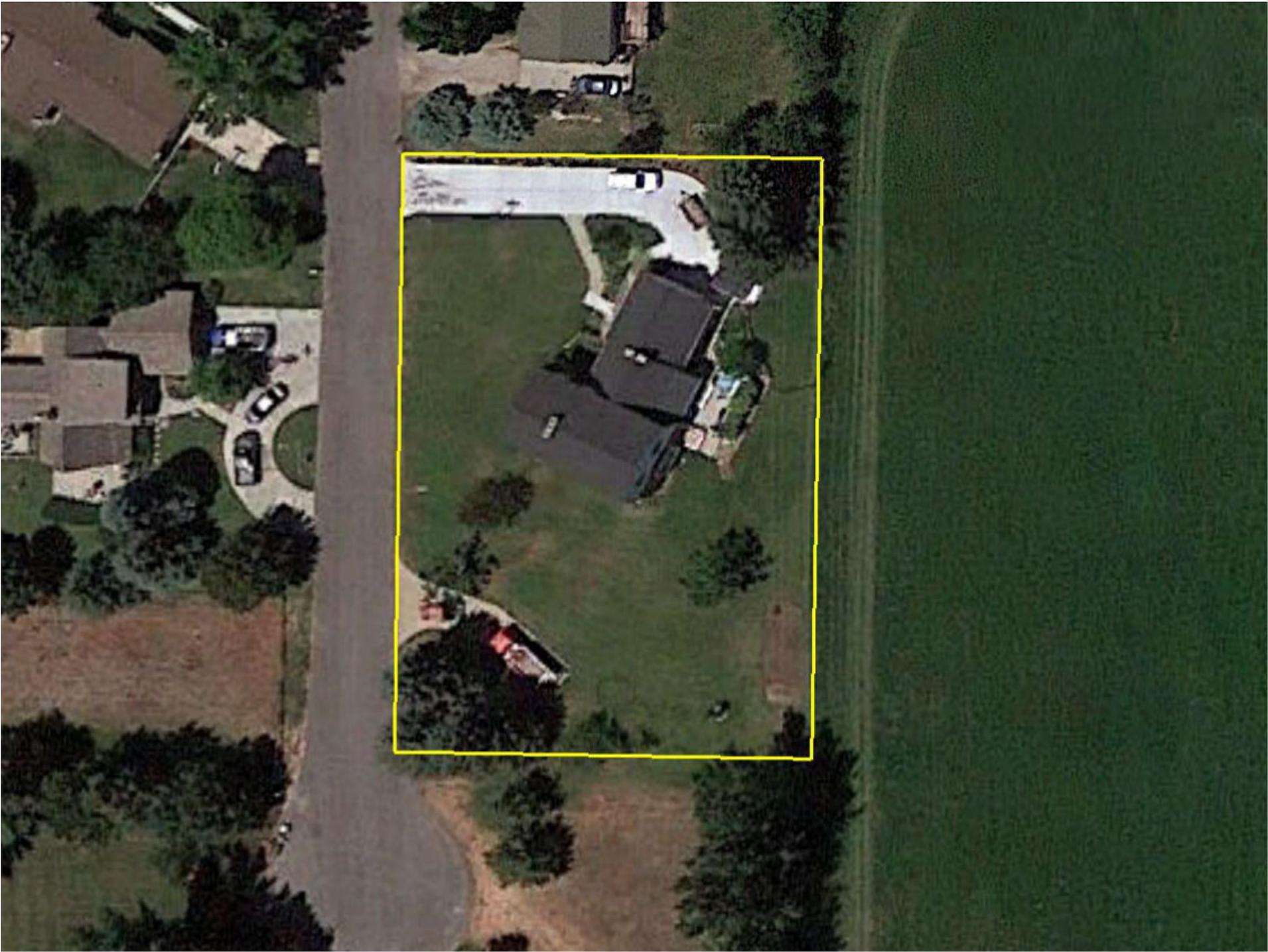
PLAT AMENDMENT & PRELIMINARY/FINAL

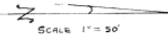
# LAND USE SUMMARY

- 0.59-acre parcel
- R-1-11 zoning
- Proposal contains 2 lots
  - One existing dwelling
- Access from 700 East
- The new lot will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line

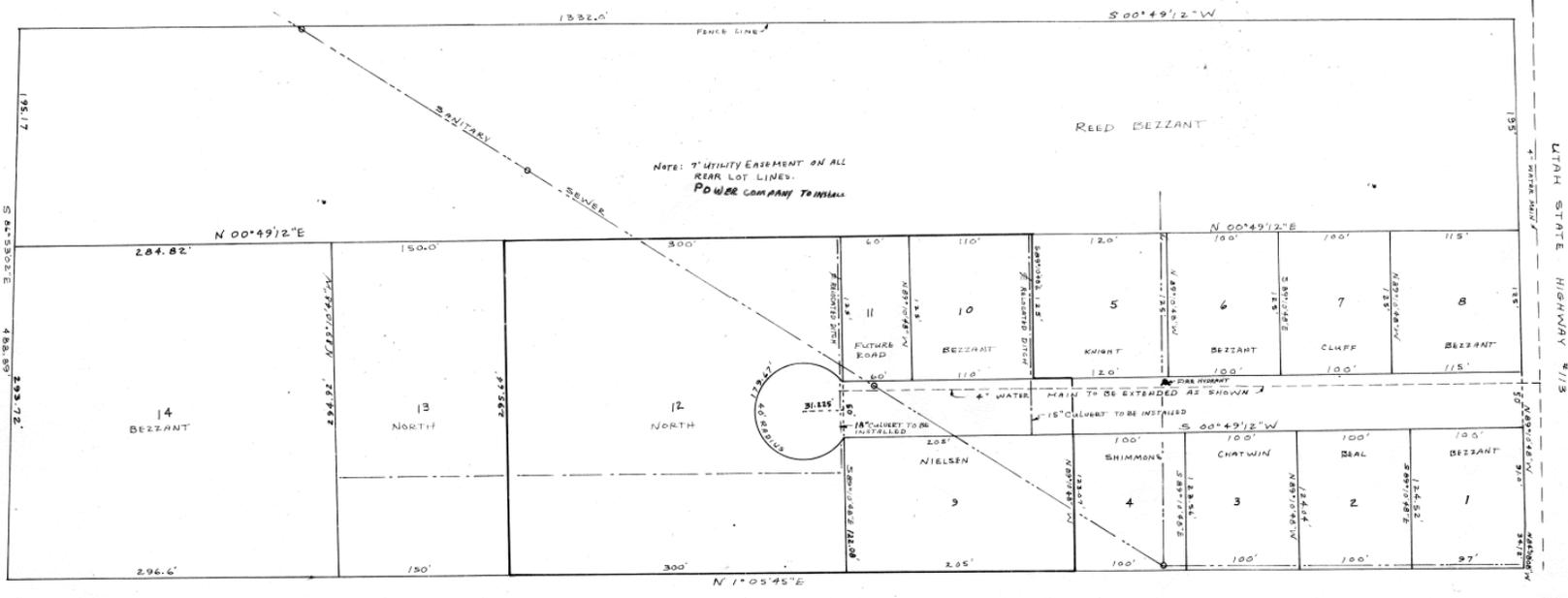








REED BEZZANT PROPERTY  
MIDWAY, UTAH - MARCH 1975  
R. J. ELLIS - SURVEYOR  
UTAH LICENSE # 2597



**PARCEL #5 (REVISED)**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 936.6 FEET, AND N89°10'48"W 173.0 FEET, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE S 00°49'12"W 20.0 FEET, THENCE N89°10'48"W 125.0 FEET, THENCE N 00°49'12"E 120.0 FEET, THENCE S 89°10'48"E 125.0 FEET, THENCE S 0°49'12"W 100.0 FEET, TO THE POINT OF BEGINNING.

**PARCEL #9**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N 1°05'45"E 744.6 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 205.0 FEET, THENCE N89°10'48"W 123.07 FEET, THENCE S 0°49'12"W 205.0 FEET, THENCE S 89°10'48"E 122.08 FEET TO THE POINT OF BEGINNING.

**PARCEL #10**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N 86°53'02"W, AND 794.82 FEET N 00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 110 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 110 FEET, THENCE N 89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

**PARCEL #11**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N 86°53'02"W, AND 734.82 FEET N 00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 60.0 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 60.0 FEET, THENCE N 89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

**PARCEL #12**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 434.82 FEET N 00°49'12"E, AND N 86°53'02"W 293.72 FEET FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 300 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 179.67 FEET, THENCE S 89°10'48"E 122.08 FEET, THENCE S 1°05'45"W 300 FEET, THENCE N 89°10'48"W 225.64 FEET TO THE POINT OF BEGINNING.

**PARCEL #13**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 296.6 FEET N 1°05'45"E FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 89°10'48"W 294.92 FEET, THENCE N 00°49'12"E 150 FEET, THENCE S 89°10'48"E 225.64 FEET, THENCE S 1°05'45"W 150 FEET TO THE POINT OF BEGINNING.

**PARCEL #14**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 296.6 FEET, THENCE N 89°10'48"W 294.92 FEET, THENCE S 00°49'12"W 284.82 FEET, THENCE S 86°53'02"E 293.72 FEET, TO THE POINT OF BEGINNING.

**ROAD DEDICATION**  
BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W AND N 1°05'45"E 951.6 FEET AND N 89°10'48"W 123.07 FEET AND S 00°49'12"W 15.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 89°10'48"W 50 FEET, THENCE S 00°49'12"W 190 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S 50°27'52"E 40 FEET) 179.67 FEET, THENCE N 00°49'12"E 190 FEET TO THE POINT OF BEGINNING. CONTAINS 0.327 ACRES.

**CERTIFICATE:**  
I, ROBERT J. ELLIS, DO HEREBY CERTIFY THAT I HAD MY LAND SURVEY LICENSE # 2597, AND THAT I HAVE MADE A SURVEY OF FENCES BOUNDING THE PROPERTY PLATED ABOVE, AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT.  
Robert J. Ellis 293-7887  
2416 WEST 4700 SOUTH, S.L.B.&M.



104352  
APPROVED THIS 9th DAY OF May A.D. 1975  
R. J. Ellis  
SURVEYOR  
UTAH LICENSE # 2597

APPROVED THIS 5th DAY OF May A.D. 1975  
Charles H. Midway  
CHAIRMAN OF MIDWAY TOWNSHIP DISTRICT

APPROVED THIS 16th DAY OF May A.D. 1975  
Midway Highway City

PLANNING COMMISSION  
APPROVED THIS 9th DAY OF May A.D. 1975  
Midway Highway City Planning Commission



# POSSIBLE RECOMMENDATION

- 0.57 acre parcel
  - Area of lots
    - 0.57
  - Impervious area of 1 lot (0.25 acres)
    - 5,000 sq. ft.
  - Irrigated lot area
    - 0.13 acres (10,890 sq. ft. - 5,000 sq. ft. = 5,890 sq. ft.)
  - Irrigated right-of-way
    - 0.03 acre (100' \* 12' = 1,200 sq. ft.)
    - Total irrigated acreage
    - 0.16 (0.16 x 3) = 0.48 acre feet
    - Credit historic outside irrigation for proposed lot 9A
- 1 culinary connection
  - 1 x 0.8 = 0.8 acre feet
  - Credit historic culinary connection for proposed lot 9B
- 1.28 acre feet requirement

# ITEMS TO CONSIDER

- Plat amendments are discretionary
- Owner purchased the property with one development right and there is no obligation to receive another
- Neighbors expectations when purchasing a lot in a subdivision
- Community impacts (traffic, services, and school district)
- Compliance with the General Plan
- Compliance with the code
- History of subdividing platted lots

## POSSIBLE FINDINGS (PLAT AMENDMENT)

- Density and traffic in the area will most likely increase if the plat is amended
- More services from the city will be required if approved that will most likely not be offset by the increased property taxes collected from the proposed lot
- No public street, right-of-way, or easement will be vacated or altered
- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- In the past 10 years no other lots in recorded subdivisions have been subdivided
- More than 10 years ago other lots in recorded subdivisions have been subdivided in Midway

## POSSIBLE FINDINGS (SUBDIVISION)

- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R-1-11 zoning district