

Midway City Council
6 November 2018
Regular Meeting

Dutch Draw Subdivision /
Culinary Water Will Serve Letter

Memo

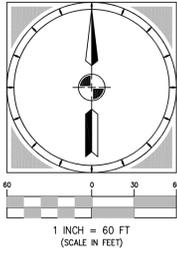


Date: November 6, 2018
To: Midway City Council
From: Michael Henke
Re: Dutch Draw Subdivision culinary water connection petition

Jeremey Pope has requested culinary connections to the City's water system though his property is not located within the Midway City limits. His property is located at on the northeast corner of the intersection of River Road and Dutch Canyon Road. The property is 5.63 acres and will contain three lots, if approved by Wasatch County. A concept plan for the proposed subdivision is attached. The property is located outside of the city limits, but an existing city water line is along the frontage of the property. The Water Board did review the proposal but did not make a recommendation regarding the City providing culinary connections to the property.

This City is left with some items to discuss. The first is; does the City want to supply water to properties in the County that could annex into the City. The City has already decided this property should be annexed because it is in the annexation declaration the has been established. If water connections are granted now, then the City loses practically the only leverage the City has to require annexation. Once water is supplied then that leverage is lost. The parcel does border the City, so it is very possible to annex the property before granting any culinary connections. The second issue deals with controlling planning of the proposed subdivision. For example, if the property is approved by Wasatch County, a 30' setback is the minimum required. If the property is developed in Midway City, then a 100' setback is required which helps is maintain the open a rural atmosphere that we are trying to maintain in Midway. The third item is regarding infrastructure improvements. If the property is developed in the City, then water lines and sewer lines would be extended north along River Road. It is unknown if the County would have the same requirements. Finally, if the property is not annexed then it is less likely that other properties to the northeast along River Road will annex. This limits the City's ability to grow and control the entry corridor to the City. These items should be considered as part of the discussion to supply culinary water to the proposed development.





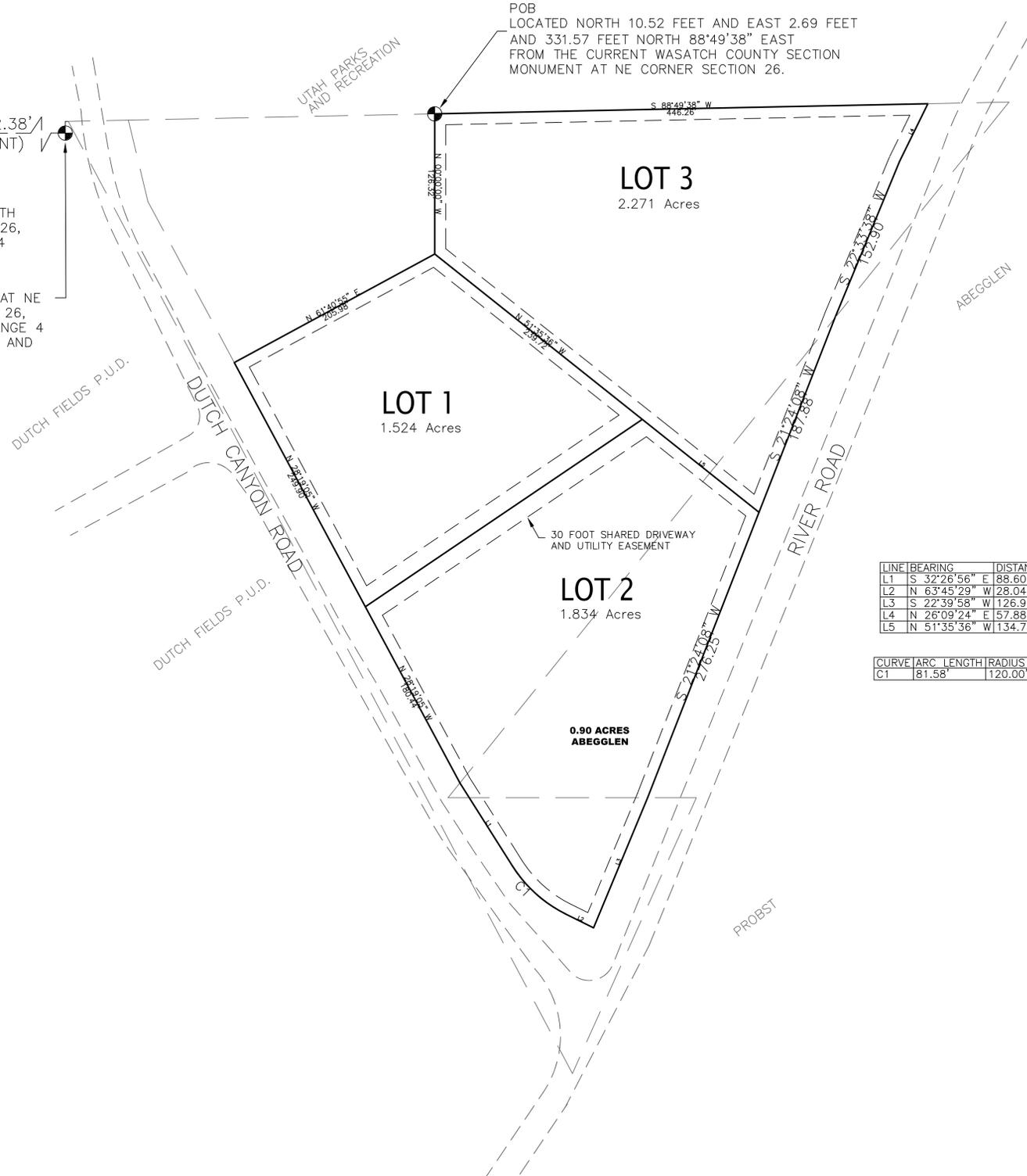
DUTCH DRAW

LOCATED IN SECTION THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH

S 89°39'56" W 2662.38'
(MONUMENT TO MONUMENT)

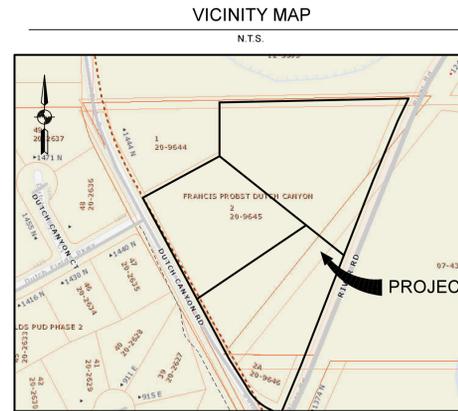
FOUND ALUMINUM CAP AT NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

FOUND ALUMINUM CAP AT NE CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



LINE	BEARING	DISTANCE
L1	S 32°26'56" E	88.60'
L2	N 63°45'29" W	28.04'
L3	S 22°39'58" W	126.94'
L4	N 26°09'24" E	57.88'
L5	N 51°35'36" W	134.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.58'	120.00'	38°57'14"	N 45°03'45" W	80.02'



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 10.52 FEET AND EAST 2.69 FEET AND PROCEEDING 331.57 FEET NORTH 88°49'38" EAST FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 88°49'38" EAST 446.26 FEET; THENCE SOUTH 26°09'24" WEST 57.88 FEET; THENCE SOUTH 22°39'58" WEST 152.90 FEET; THENCE SOUTH 21°24'08" WEST 464.13 FEET; THENCE SOUTH 22°39'58" WEST 126.94 FEET; THENCE NORTH 63°45'29" WEST 28.04 FEET; FOLLOWING A CURVE WITH A RADIUS OF 120 FEET WITH A CHORD LENGTH OF 64.76 FEET AND A BEARING OF NORTH 48°06'12" WEST; THENCE NORTH 32°26'56" WEST 126.94 FEET; THENCE NORTH 28°19'05" WEST 430.34 FEET; THENCE NORTH 61°40'55" EAST 205.98 FEET; THENCE NORTH 126.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.629 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°39'56" WEST 2662.38 FEET BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS AT THE NORTHEAST CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-94-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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 PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

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

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2018.

FEE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

FEE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ DATE _____

PLANNING
SIGNATURE _____ DATE _____

SURVEYOR APPROVED AS TO FORM THIS _____ DAY OF _____, 20__

ATTORNEY
SIGNATURE _____ DATE _____

ROS # _____
SIGNATURE _____ DATE _____

ENGINEERING
SIGNATURE _____ DATE _____

WATER RESOURCES
SIGNATURE _____ DATE _____

FIRE
SIGNATURE _____ DATE _____

HEALTH DEPARTMENT
SIGNATURE _____ DATE _____

SHERIFF
SIGNATURE _____ DATE _____

SPECIAL SERVICE DISTRICT
SIGNATURE _____ DATE _____

SOLID WASTE
SIGNATURE _____ DATE _____

PUBLIC WORKS
SIGNATURE _____ DATE _____

WEED BOARD
SIGNATURE _____ DATE _____

RECREATION DEPARTMENT
SIGNATURE _____ DATE _____

RECORDER

PROJECT
L18-197

SHEET
1 OF 1

ISSUE DATE
08-17-2018

DRAWN BY:
SS

REVIEWED BY:
MPJ

SCALE:
1" = 60'



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DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

DUTCH DRAW PRELIMINARY PLAT

LOCATED IN SECTION THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH