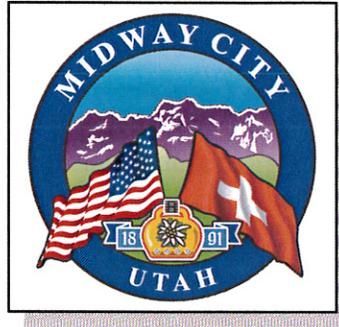


Midway City Council
7 April 2020
Regular Meeting

Meadow Springs Subdivision /
Second Plat Map Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 7, 2020

NAME OF PROJECT: Midway Springs 2nd Amendment

NAME OF APPLICANT: Dale Muir

AGENDA ITEM: Plat Amendment of Midway Springs

LOCATION: 575-715 North Pine Canyon Road

ZONING DESIGNATION: R-1-15 zone

ITEMS: 7

Derek Kohler of Summit Engineering, agent for Dale Muir, is proposing a plat amendment of Midway Springs. The proposal is to adjust a lot line between lots 3 and 4, vacate some area from the plat of lots 2 and 3, add some area to the plat of lots 2 and 3, vacate the private drive area from the plat, and remove a private walkway area from lot 1. The properties are located at 575-715 North Pine Canyon Road and are in the R-1-15 zone.

BACKGROUND:

Derek Kohler of Summit Engineering, agent for Dale Muir, is proposing a plat amendment of Midway Springs. Midway Springs consists of four lots and a private driveway. There are two dwellings in the subdivision on lots 1 and 4 and lots 2 and 3 are vacant. The proposal would make several changes to the four-lot subdivision. The proposal would adjust some property lines, remove some areas from the plat, add some areas to the plat and remove a private walkway easement. Midway Springs is one of Midway's older subdivisions and was last amended on December 22, 1980.

PROPOSED FINDINGS:

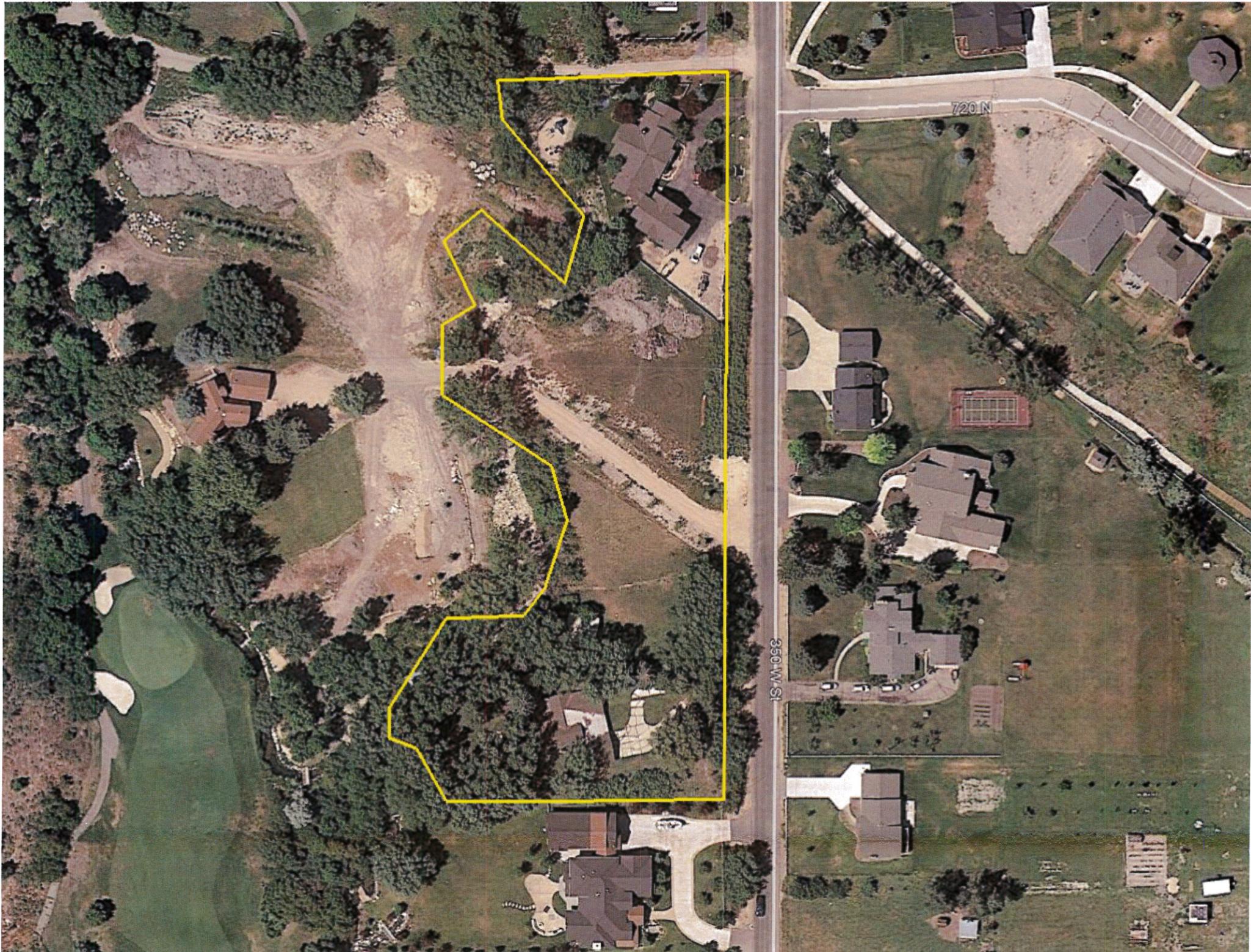
- All four Midway Springs lots would continue to comply with the requirements of the R-1-15 zone
- State law allows the adjustment of a lot line regardless of whether the lots are located in the same subdivision
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance
- State law states a plat amendment may be considered by the land use authority at a public meeting

ALTERNATIVE ACTIONS:

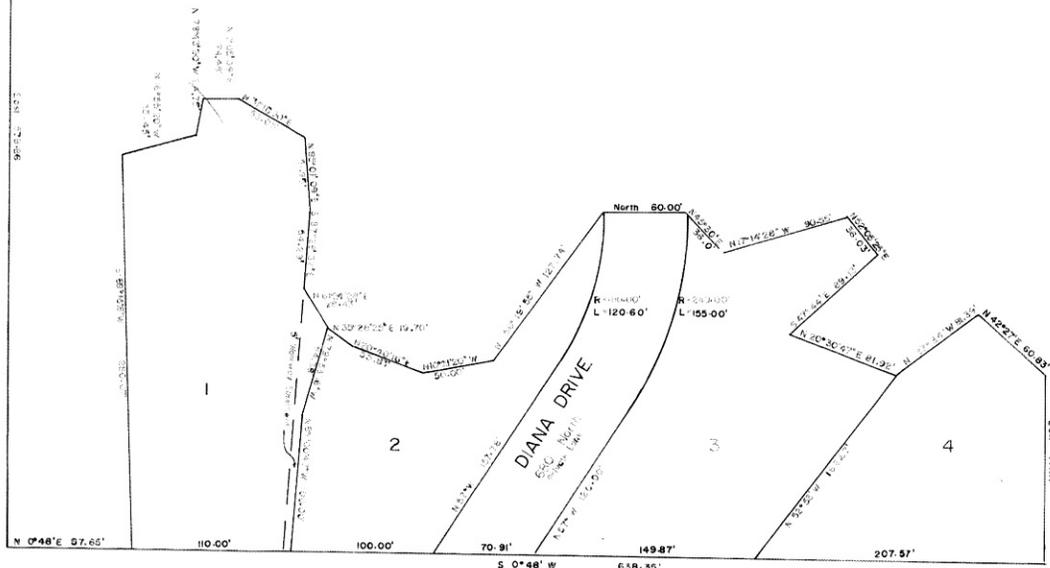
1. Approval (conditional). This action can be taken if the City Council feels there the proposal complies with the land use ordinance.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council feels 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 feels that the request does not comply with the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

The areas vacated from the Midway Springs plat from lots 2 & 3 and Diana Drive are joined to parcel OMI-213-0-027-034 and recorded as such at the time the Midway Springs plat amendment is recorded to avoid creating any parcels that are nonconforming to the R-1-15 zone.



South 1/4 corner
Section 27, T35, R4E,
SLB BM.



PINE CANYON ROAD

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MIDWAY, UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, DEEDMENTS, AND OTHER FEATURES OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 4 DAY OF APRIL, 1988.

Signature of Council Member
Signature of Council Member
Signature of Council Member
ATTEST: *Signature of Notary*
NOTARY PUBLIC

PLANNING COMMISSION
APPROVED THIS 6 DAY OF APRIL, 1988 A.D. 1988
BY THE PLANNING COMMISSION.
CHAIRMAN, PLANNING COMM.

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
11.8.88
DATE COUNTY SURVEYOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF APRIL, 1988 A.D. 1988
COUNTY ATTORNEY

COUNTY COMMISSION
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS DAY OF APRIL, 1988 A.D. 1988 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTN: CO. CLERK CHAIRMAN, BO. OF CO. COMM.

SURVEYOR'S CERTIFICATE

I, Bing Christensen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3571, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as Meadow Springs.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
Compass East	578.96'	N 0° 48' E 57.40' From the South 1/4 corner of Section 27, T35, R4E, SLB BM. (Mentioned)
N 89° 15' 15" W	250.07'	
N 10° 45' 30" W	45.45'	
N 70° 45' 30" W	34.75'	
N 1° 35' 30" E	20.45'	
N 80° 45' 30" E	49.05'	
N 1° 35' 30" E	71.75'	
S 77° 25' 30" E	64.25'	
N 40° 30' 30" E	28.45'	
N 50° 30' 30" E	19.70'	
S 27° 45' 30" E	45.85'	
N 10° 30' 30" W	49.00'	
N 62° 15' 30" W	131.74'	
Same	44.30'	
N 45° 30' E	36.00'	
N 77° 15' 30" W	40.65'	
N 42° 45' 30" E	30.05'	
S 61° 45' E	35.15'	
S 20° 45' 30" E	81.93'	
N 17° 15' 30" E	21.55'	
N 47° 30' 30" E	48.85'	

DATE: _____

OWNER'S DEDICATION

I, the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as _____

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set our hands this _____ day of _____ A.D. 19 _____

ACKNOWLEDGEMENT

STATE OF UTAH _____ S.S.
County of _____

On this _____ day of _____ A.D. 19 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in said State of Utah, the signer () of the above Owner's Dedication, in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission expires _____ Notary Public _____
Residing in _____ County _____

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH _____ S.S.
County of _____

On this _____ day of _____ A.D. 19 _____, personally appeared before me, the undersigned notary public in and for said State and County _____ who after being duly sworn, acknowledged to me that _____ a _____ corporation that signed the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed this same.

My Commission expires _____ Notary Public _____
Residing in _____ County _____

MEADOW SPRINGS PLAT "A"
AMENDED
SALT LAKE BASE & MERIDIAN

RECORDED BY _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ COUNTY RECORDER

