

Midway City Council
18 September 2018
Regular Meeting

Kraig Ford Subdivision /
Preliminary & Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 18, 2018

NAME OF PROJECT: Ford Subdivision

NAME OF APPLICANT: Kraig Ford

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 155 West 970 South

ZONING DESIGNATION: R-1-22

ITEM: 7

Kraig Ford, agent for Kraig R. Ford Trust, is requesting a preliminary/final approval for a small-scale subdivision. The proposal is 2.12 acres in size and will contain two lots. The property is located at 115 West 970 South and is in the R-1-22 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 2.12 acres that will contain two lots. The lots proposed in the subdivision will obtain frontage along 970 South. The property is located in the R-1-22 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. The property currently has one dwelling which will be located on lot 1 of the proposed plat. Lot 1 also has one accessory structure. The area of lot 2 has no structures and has been used for agriculture. There is an open ditch that crosses the north end of the property that is owned by Midway Irrigation Company. An easement for the ditch will be shown on the plat.

LAND USE SUMMARY:

- 2.12-acre parcel
- R-1-22 zoning
- Proposal contains two lots
- Frontage along 970 South
- The lot will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Both lots will access from 970 South. The existing dwelling has a driveway on the west side of the lot and a new driveway will be installed for lot 2. Generally, the City requires shared driveways that access on collector roads to limit the number driveways but in this case, since the existing driveway is on the far west side of the property, a shared driveway is not realistic. Lot 2 should be required to have a hammerhead or turnaround driveway so that vehicles exiting the property can do so in a forward motion and not in reverse.

Water Connection – The lot will connect to the City's water line located under 970 South.

Sewer Connection – The lot will connect to Midway Sanitations District's line located in the area.

Secondary Water Connection – The lot will connect to Midway Irrigation Company's secondary water line which already services all the surrounding lots. Secondary water meters must be installed for both lots.

Midway Irrigation Company Ditch – A Midway Irrigation Company ditch runs along the north end of the property. The ditch has a prescriptive easement and that easement must be shown on the plat.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 5.9-acre feet are tendered to the City before the recording of the subdivision plat. This recommendation covers all the outside irrigation for both lots and the culinary connection for lot 2. The existing dwelling is on a well and Kraig has petitioned the City and been approved by the city to transfer 0.8-acre feet of water from the well to the City’s water system.

A secondary water meter is required to be installed for both lots.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner O’Toole: I move that we recommend to the city council a preliminary and final approval for a small subdivision located at 115 West 970 South is in the R-1-22 zone. We also accept staff analysis and waterboard recommendations and findings. Also noting the easement on the plat of the irrigation ditch. Along with the recommendation of a hammerhead or full house circle turnaround.

Seconded: Commissioner Payne

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: Waldrip, Ream, Nicholas, O’Toole and Payne

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-22 zoning district
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels 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 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

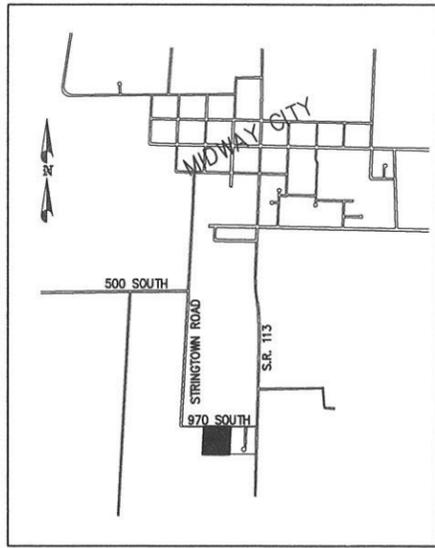
3. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

RECOMMENDED CONDITIONS:

1. A Midway Irrigation Company easement is shown on the plat for the irrigation ditch that runs along the north side of the property.

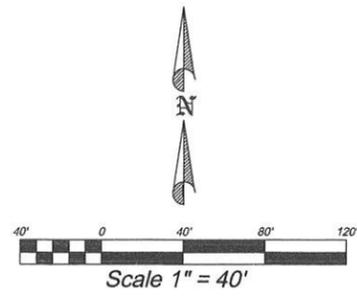
2. A note is included on the plat that requires hammerhead or turnaround driveway that will be installed with the construction of a dwelling on lot 2.





VICINITY MAP

LOCATED IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



ADDRESS TABLE

LOT	ADDRESS
1	115 WEST 970 SOUTH
2	XXX WEST 970 SOUTH

ADDRESS TO BE COMPLETED BY WASATCH COUNTY GIS

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

TIE TO NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 301.00 FEET; THENCE WEST 300.00 FEET; THENCE NORTH 301.00 FEET; THENCE EAST 300.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.07 ACRES

BASIS OF BEARINGS

BASIS OF BEARING FOR THE SURVEY IS NORTH 00°00'00" WEST 534.70 FEET OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER CORNER SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH THE UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
KRAIG R. FORD

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ APPROVED _____
CITY ENGINEER CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

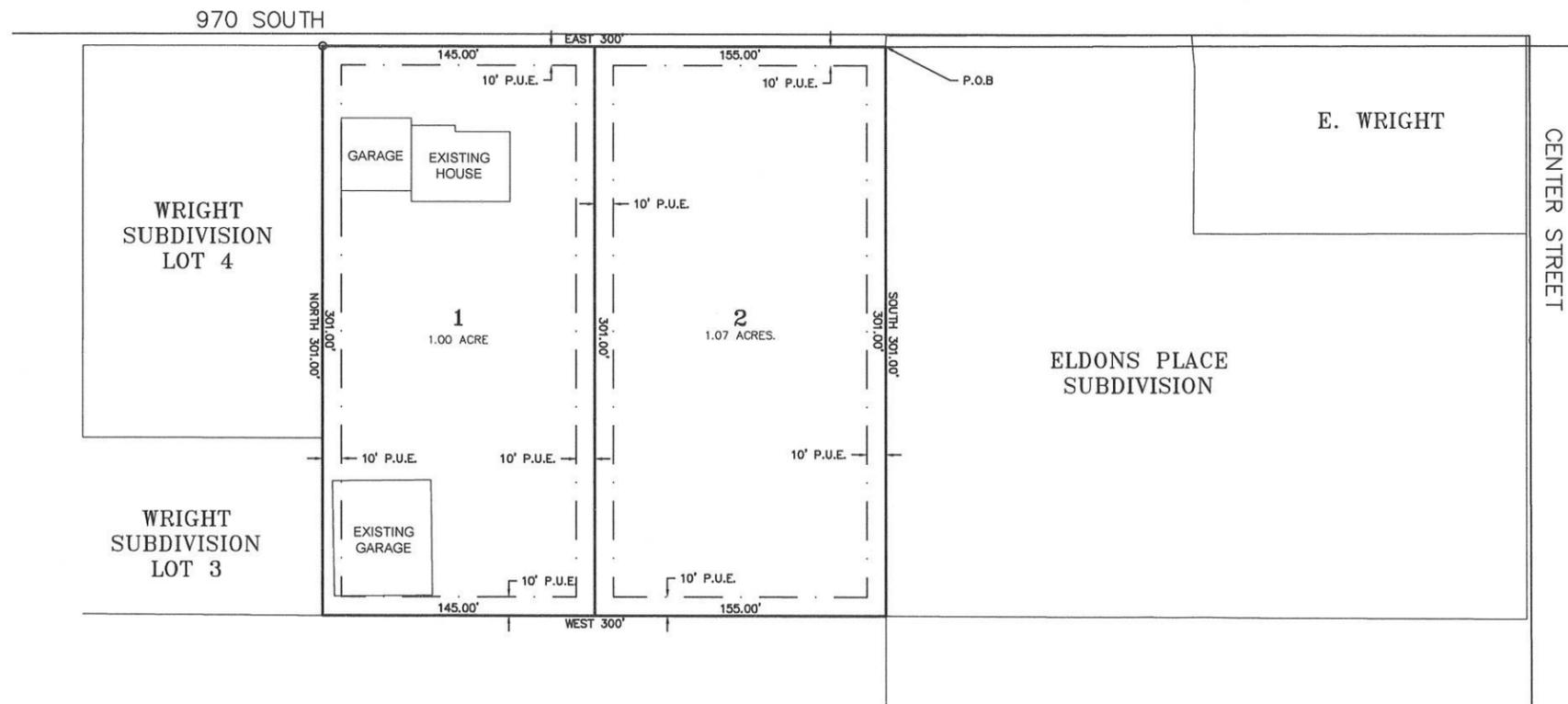
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

KRAIG FORD SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

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WEST 234.70' TIE TO NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, T4S, R4E, SLB&M

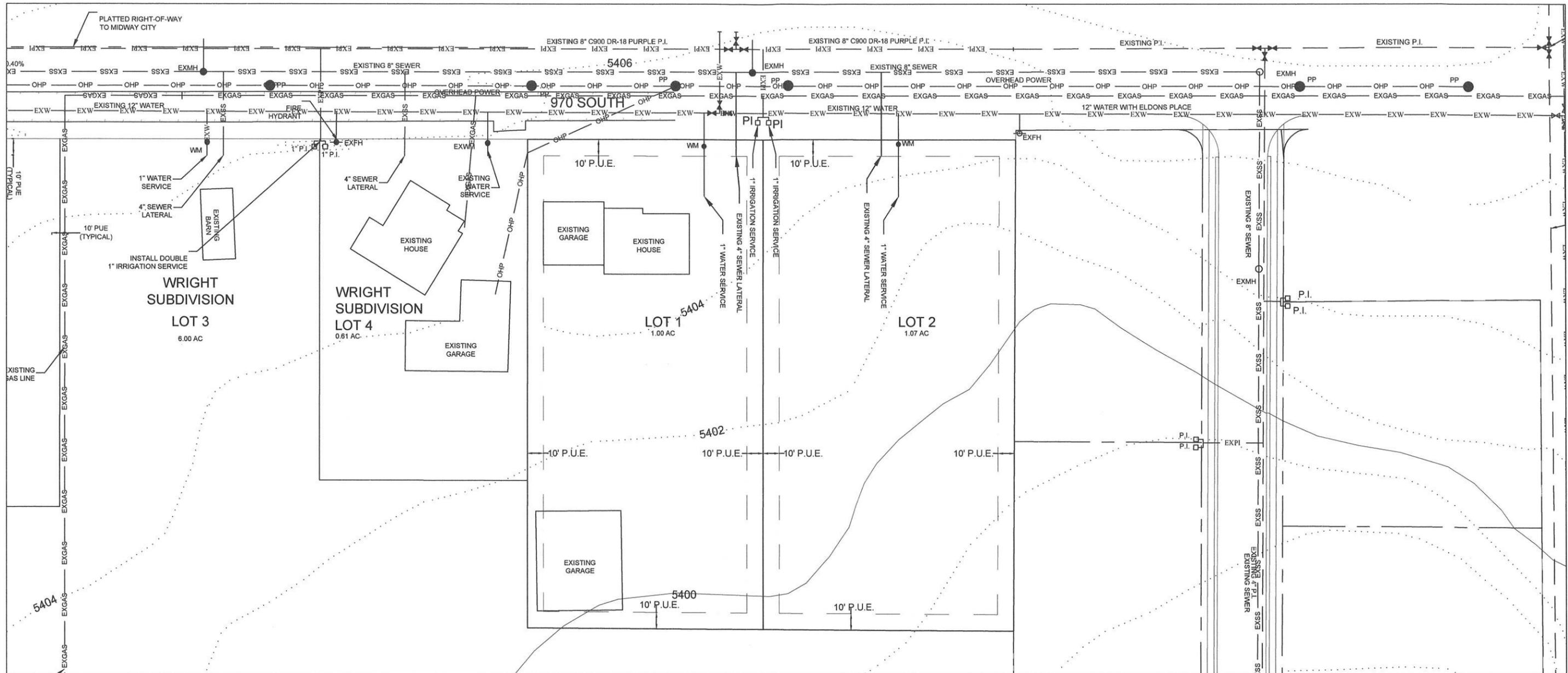
J. HIGGINSON

LDS CHURCH

DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
COUNTY RECORDER

COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
ROS # _____
COUNTY SURVEYOR

SURVEYOR
JASON G. JENKINS, P.L.S.
JASON G. JENKINS
PO BOX 411
MIDWAY, UT 84049
PHONE: 435-671-2595
DATE OF SURVEY: 27 JULY 2017



EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 285595
 DATE: 26 JUNE 2018

CULINARY WATER SYSTEM NOTES:

- ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2017 EDITION.

PRESSURIZED IRRIGATION SYSTEM NOTES:

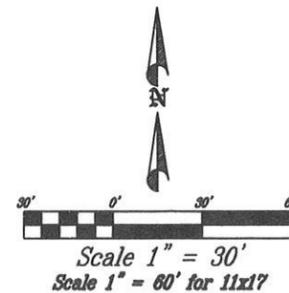
- ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.

SANITARY SEWER SYSTEM NOTES:

- ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
 - ALL SEWER MAIN LINES AND LATERAL SHALL BE INSTALLED WITH TRACER WIRE.

LEGEND

MH	PROPOSED SEWER MANHOLE
EXMH	EXISTING SEWER MANHOLE
WM	PROPOSED WATER METER
EXWM	EXISTING WATER METER
P.I.	PRESSURIZED IRRIGATION
PP	EXISTING POWER POLES
OHP	EXISTING OVERHEAD POWER LINE
EXSS	EXISTING SEWER
EXW	EXISTING WATER
EXPI	EXISTING PRESSURIZED IRRIGATION
EXFH	EXISTING FIRE HYDRANT



KRAIG FORD
 FORD SUBDIVISION
 UTILITY PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Midway, Ut 84049
 ph. (435) 657-9749

DESIGN BY: PDB DATE: 26 JUNE 2018
 DRAWN BY: CEL REV: 2