

Midway City Council  
16 October 2018  
Regular Meeting

Farm Springs Subdivision /  
Amendment



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** October 16, 2018

**NAME OF PROJECT:** Farm Springs Subdivision

**NAME OF APPLICANT:** Christopher Crittenden

**AGENDA ITEM:** Plat Amendment of Lots 7 and 8

**LOCATION:** 99 West Farm Springs Road

**ZONING DESIGNATION:** R-1-15 zone

### **ITEM: 6**

Christopher Crittenden is requesting a Plat Amendment of The Farm Springs Subdivision. The proposal is to combine lots 7 and 8. The property is located at 99 West Farm Springs Road and is in the R-1-15 zone.

### **BACKGROUND:**

Christopher Crittenden is proposing a plat amendment to The Farm Springs Subdivision. The property is located at 99 West Farm Springs Road and is in the R-1-15 zone. The applicant is proposing to combine lots 7 and 8 into one lot to create more space around his current home. Both lots have a significant amount of wetlands that cover the property. Along with the wetlands is a 25' setback that will remain on the proposed plat. Both lots are one acre and if the lot combination is approved the size of the lot will be two acres.

The approval of the plat amendment will reduce the traffic in the area by potentially ten trips per day. It will also create more open space because only one dwelling will be allowed instead of two that are currently allowed. Overall density in the subdivision will also be reduced if the proposal is approved. The applicant will benefit from reduced property taxes if the lots are combined into one lot.

If approved the applicant may be required to cap one sewer and one water lateral at the main line. The City Engineer will need to review and oversee this process.

A plat amendment is a legislative item and City Council is not obligated to allow any changes even if they feel that the applicant met the requirements of the Code. This decision is entirely at the discretion of the City Council.

### **ANALYSIS:**

In order for the Land Use Authority to approve a plat amendment Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among many things, the preservation of open space and the rural atmosphere of Midway. This proposal seems to help reach those two goals by reducing the number of dwellings that will be built in the subdivision. Lowering the density reduces the impact of development on the community by reducing potential services required by a developed lot, traffic (on average about ten trips per day) and potential impact on the school district.

No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lot line of lots 7 and 8 will be removed.

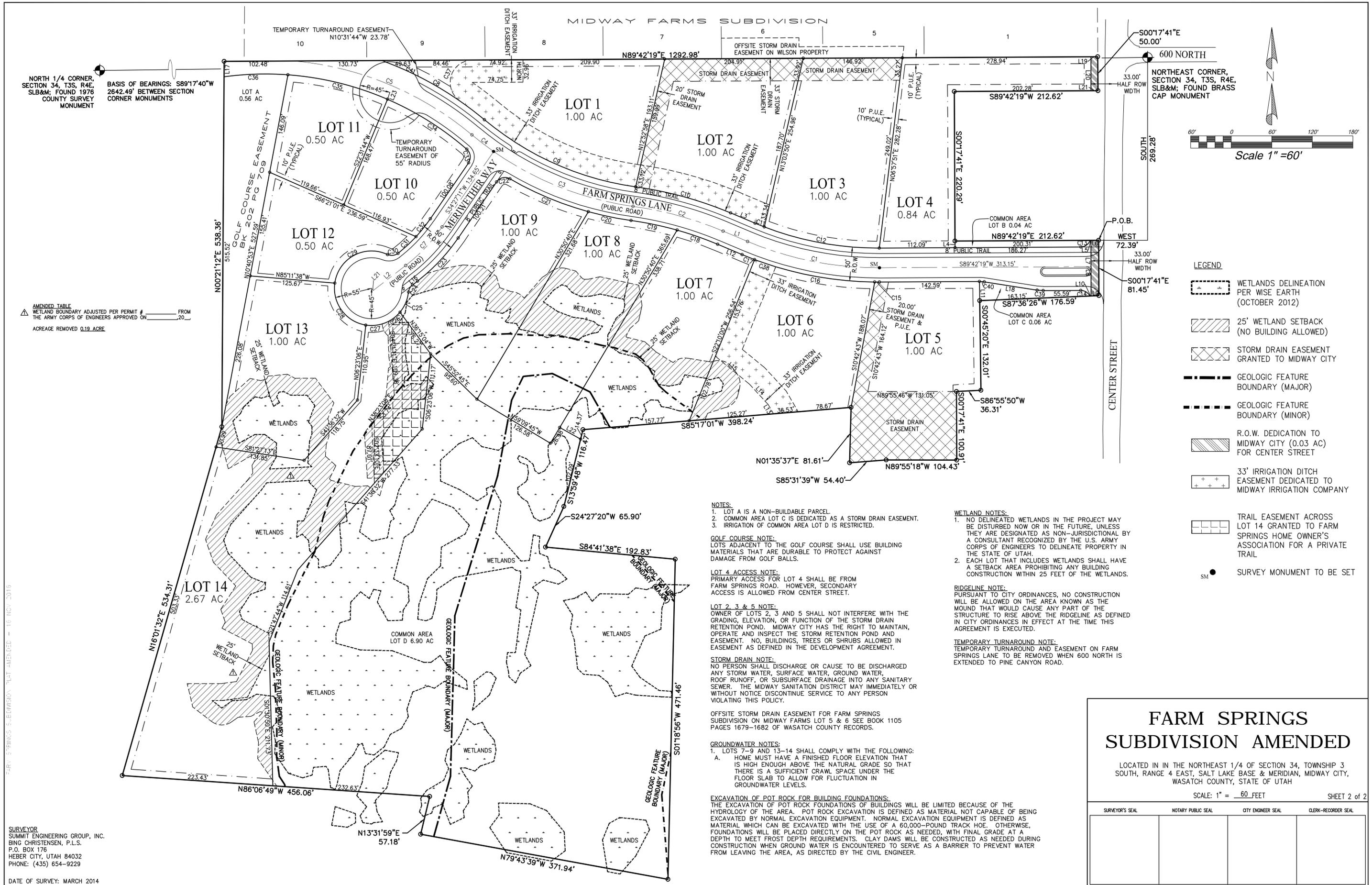
### **PROPOSED FINDINGS:**

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered

**ALTERNATIVE ACTIONS:**

1. Approval (conditional). This action can be taken if the City Council feels there is good cause to approve the proposal.
  - 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 meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

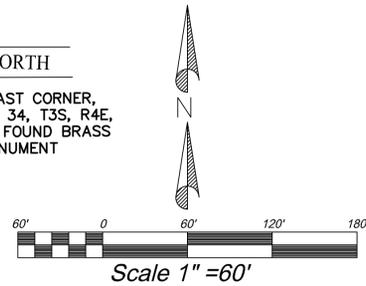




NORTH 1/4 CORNER, SECTION 34, T3S, R4E, SLB&M; FOUND 1976 COUNTY SURVEY MONUMENT

BASIS OF BEARINGS: S89°17'40"W 2642.49' BETWEEN SECTION CORNER MONUMENTS

AMENDED TABLE  
 WETLAND BOUNDARY ADJUSTED PER PERMIT # FROM THE ARMY CORPS OF ENGINEERS APPROVED ON 10/20/14  
 ACREAGE REMOVED 0.19 ACRE



- LEGEND**
- WETLANDS DELINEATION PER WISE EARTH (OCTOBER 2012)
  - 25' WETLAND SETBACK (NO BUILDING ALLOWED)
  - STORM DRAIN EASEMENT GRANTED TO MIDWAY CITY
  - GEOLOGIC FEATURE BOUNDARY (MAJOR)
  - GEOLOGIC FEATURE BOUNDARY (MINOR)
  - R.O.W. DEDICATION TO MIDWAY CITY (0.03 AC) FOR CENTER STREET
  - 33' IRRIGATION DITCH EASEMENT DEDICATED TO MIDWAY IRRIGATION COMPANY
  - TRAIL EASEMENT ACROSS LOT 14 GRANTED TO FARM SPRINGS HOME OWNER'S ASSOCIATION FOR A PRIVATE TRAIL
  - SURVEY MONUMENT TO BE SET

**NOTES:**

- LOT A IS A NON-BUILDABLE PARCEL.
- COMMON AREA LOT C IS DEDICATED AS A STORM DRAIN EASEMENT.
- IRRIGATION OF COMMON AREA LOT D IS RESTRICTED.

**GOLF COURSE NOTE:**  
 LOTS ADJACENT TO THE GOLF COURSE SHALL USE BUILDING MATERIALS THAT ARE DURABLE TO PROTECT AGAINST DAMAGE FROM GOLF BALLS.

**LOT 4 ACCESS NOTE:**  
 PRIMARY ACCESS FOR LOT 4 SHALL BE FROM FARM SPRINGS ROAD. HOWEVER, SECONDARY ACCESS IS ALLOWED FROM CENTER STREET.

**LOT 2, 3 & 5 NOTE:**  
 OWNER OF LOTS 2, 3 AND 5 SHALL NOT INTERFERE WITH THE GRADING, ELEVATION, OR FUNCTION OF THE STORM DRAIN RETENTION POND. MIDWAY CITY HAS THE RIGHT TO MAINTAIN, OPERATE AND INSPECT THE STORM RETENTION POND AND EASEMENT. NO BUILDINGS, TREES OR SHRUBS ALLOWED IN EASEMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT.

**STORM DRAIN NOTE:**  
 NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORM WATER, SURFACE WATER, GROUND WATER, ROOF RUNOFF, OR SUBSURFACE DRAINAGE INTO ANY SANITARY SEWER. THE MIDWAY SANITATION DISTRICT MAY IMMEDIATELY OR WITHOUT NOTICE DISCONTINUE SERVICE TO ANY PERSON VIOLATING THIS POLICY.

**OFFSITE STORM DRAIN EASEMENT FOR FARM SPRINGS SUBDIVISION ON MIDWAY FARMS LOT 5 & 6 SEE BOOK 1105 PAGES 1679-1682 OF WASATCH COUNTY RECORDS.**

**GROUNDWATER NOTES:**

- LOTS 7-9 AND 13-14 SHALL COMPLY WITH THE FOLLOWING:
  - HOME MUST HAVE A FINISHED FLOOR ELEVATION THAT IS HIGH ENOUGH ABOVE THE NATURAL GRADE SO THAT THERE IS A SUFFICIENT CRAWL SPACE UNDER THE FLOOR SLAB TO ALLOW FOR FLUCTUATION IN GROUNDWATER LEVELS.

**EXCAVATION OF POT ROCK FOR BUILDING FOUNDATIONS:**  
 THE EXCAVATION OF POT ROCK FOUNDATIONS OF BUILDINGS WILL BE LIMITED BECAUSE OF THE HYDROLOGY OF THE AREA. POT ROCK EXCAVATION IS DEFINED AS MATERIAL NOT CAPABLE OF BEING EXCAVATED BY NORMAL EXCAVATION EQUIPMENT. NORMAL EXCAVATION EQUIPMENT IS DEFINED AS MATERIAL WHICH CAN BE EXCAVATED WITH THE USE OF A 60,000-POUND TRACK HOE. OTHERWISE, FOUNDATIONS WILL BE PLACED DIRECTLY ON THE POT ROCK AS NEEDED, WITH FINAL GRADE AT A DEPTH TO MEET FROST DEPTH REQUIREMENTS. CLAY DAMS WILL BE CONSTRUCTED AS NEEDED DURING CONSTRUCTION WHEN GROUND WATER IS ENCOUNTERED TO SERVE AS A BARRIER TO PREVENT WATER FROM LEAVING THE AREA, AS DIRECTED BY THE CIVIL ENGINEER.

**WETLAND NOTES:**

- NO DELINEATED WETLANDS IN THE PROJECT MAY BE DISTURBED NOW OR IN THE FUTURE, UNLESS THEY ARE DESIGNATED AS NON-JURISDICTIONAL BY A CONSULTANT RECOGNIZED BY THE U.S. ARMY CORPS OF ENGINEERS TO DELINEATE PROPERTY IN THE STATE OF UTAH.
- EACH LOT THAT INCLUDES WETLANDS SHALL HAVE A SETBACK AREA PROHIBITING ANY BUILDING CONSTRUCTION WITHIN 25 FEET OF THE WETLANDS.

**RIDGELINE NOTE:**  
 PURSUANT TO CITY ORDINANCES, NO CONSTRUCTION WILL BE ALLOWED ON THE AREA KNOWN AS THE MOUND THAT WOULD CAUSE ANY PART OF THE STRUCTURE TO RISE ABOVE THE RIDGELINE AS DEFINED IN CITY ORDINANCES IN EFFECT AT THE TIME THIS AGREEMENT IS EXECUTED.

**TEMPORARY TURNAROUND NOTE:**  
 TEMPORARY TURNAROUND AND EASEMENT ON FARM SPRINGS LANE TO BE REMOVED WHEN 600 NORTH IS EXTENDED TO PINE CANYON ROAD.

## FARM SPRINGS SUBDIVISION AMENDED

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

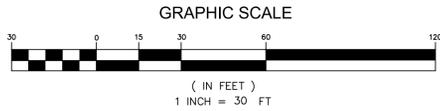
SCALE: 1" = 60 FEET SHEET 2 of 2

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

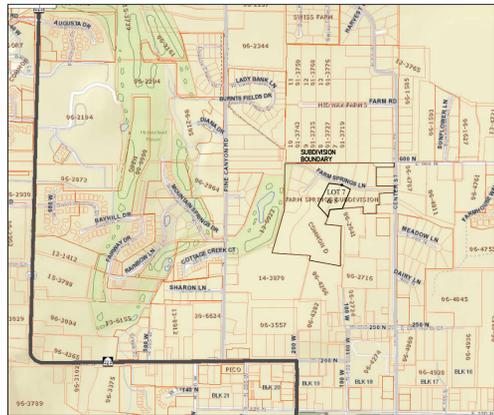
**SURVEYOR**  
 SUMMIT ENGINEERING GROUP, INC.  
 BING CHRISTENSEN, P.L.S.  
 P.O. BOX 176  
 HEBER CITY, UTAH 84032  
 PHONE: (435) 654-9229

DATE OF SURVEY: MARCH 2014

# FARM SPRINGS SUBDIVISION LOT 7 AMENDED



VICINITY MAP



## NARRATIVE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE THE SHARED BOUNDARY BETWEEN LOT 7 & LOT 8 OF THE FARM SPRINGS SUBDIVISION, AS SHOWN HEREON.

## MIDWAY CITY ATTORNEY

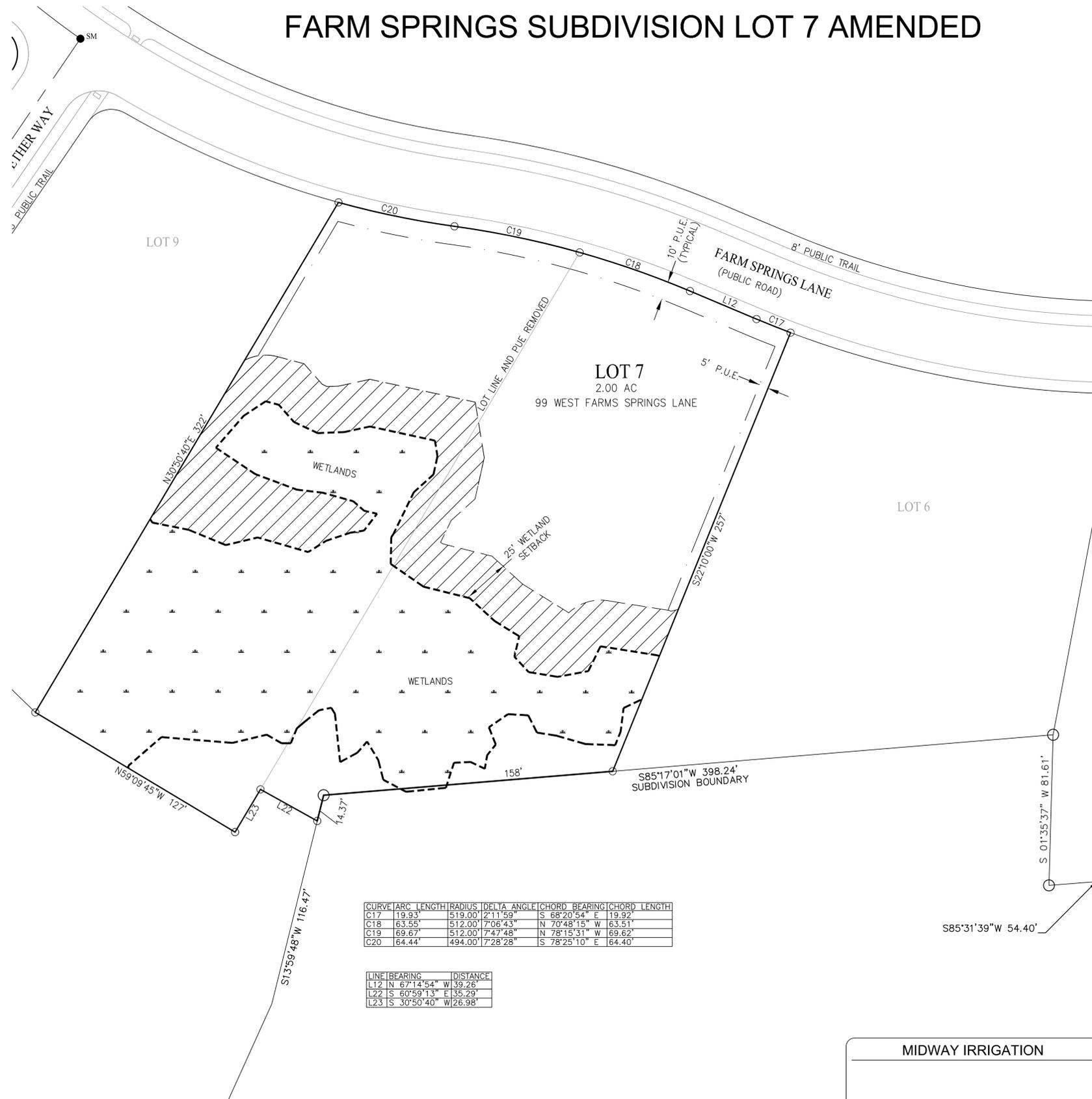
CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

## MIDWAY SANITATION DISTRICT

DATE \_\_\_\_\_

## MIDWAY ENGINEER APPROVAL

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	19.93'	519.00'	2°11'59"	S 68°20'54" E	19.92'
C18	63.55'	512.00'	7°06'43"	N 70°48'15" W	63.51'
C19	69.67'	512.00'	7°47'48"	N 78°15'31" W	69.62'
C20	64.44'	494.00'	7°28'28"	S 78°25'10" E	64.40'

LINE	BEARING	DISTANCE
L12	N 67°14'54" W	39.26'
L22	S 60°59'13" E	35.29'
L23	S 30°50'40" W	26.98'

## MIDWAY IRRIGATION

DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145786 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BING CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

SURVEYOR'S SEAL

## BOUNDARY DESCRIPTION

LOTS 7 & 8, FARM SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF RECORDER, WASATCH COUNTY, UTAH;  
CONTAINS 2.00 ACRES

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS PER THE ORIGINAL RECORDED SUBDIVISION PLAT FOR FARM SPRINGS, AS SHOWN HEREON. SAID BASIS OF BEARINGS IN CONFORMANCE WITH 1983 UTAH COORDINATE SYSTEM CENTRAL ZONE BEARINGS.

## OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF LOTS 7 & 8, FARM SPRINGS, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED AND HEREBY GIVE CONSENT TO RECORD.

ESTHER ELIZABETH CRITTENDEN

DATE \_\_\_\_\_

CHRISTOPHER CRITTENDEN

DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WASATCH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED BEFORE ME, ESTHER ELIZABETH CRITTENDEN AND CHRISTOPHER CRITTENDEN, OF THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_

CLERK-RECORDER \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE PLANNING COMMISSION OF MIDWAY, UTAH.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

## WASATCH COUNTY RECORDER

PROJECT

L18-226

SHEET

1 OF 1

PREPARED FOR

CHRIS CRITTENDEN

PROJECT

FARM SPRINGS LOTS 7 & 8 COMBO



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SUMMIT ENGINEERING GROUP, INC.  
DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER. ANY PERSON WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

## FARM SPRINGS SUBDIVISION LOT 7 AMENDED

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M  
MIDWAY CITY, WASATCH COUNTY, UTAH

## COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM. RECORD OF SURVEY # \_\_\_\_\_

WASATCH COUNTY SURVEYOR \_\_\_\_\_

DATE \_\_\_\_\_