

Midway City Council  
7 January 2020  
Regular Meeting

Dutch Canyon Subdivision, Plat B  
/ Amendment



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** January 7, 2020

**NAME OF PROJECT:** Dutch Canyon Subdivision Phase B

**NAME OF APPLICANT:** Berg Engineering

**NAME OF OWNER:** Daniel Watkins

**AGENDA ITEM:** Plat Amendment to combine Lots 11 and 12

**LOCATION:** 1676 North Dutch Canyon Mountain Circle

**ZONING DESIGNATION:** RA-1-43 zone

### **ITEM: 8**

Berg Engineering, agent for Daniel Watkins, is requesting a Plat Amendment of Dutch Canyon Subdivision Phase B. The proposal is to combine lots 11 and 12 into one building lot. The property is located at 1676 North Dutch Canyon Mountain Circle and is in the RA-1-43 zone.

### **BACKGROUND:**

Daniel Watkins is proposing a plat amendment to Dutch Canyon Subdivision Phase B. The property is located at 1676 North Dutch Canyon Mountain Circle and is in the RA-1-43 zone. The applicant is proposing to combine lots 11 and 12 into one lot to create more space around a future home. Both lots are 0.85 acres so the proposed lot will be 1.7 acres, if the lot combination is approved. In the past few years the City has approved six similar plat amendments where lots were combined.

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.

This type of 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.

### **ANALYSIS:**

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 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.

A plat amendment and plat vacation are legislative items and the City Council is not obligated to allow any changes even if they feel that the applicant complies the requirements of the Code. Subsection 9a-608(2)(a) states “a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if the petition seeks to:”

- (i) join two or more of the petitioner fee owner's contiguous lots;

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 11 and 12 will be removed.

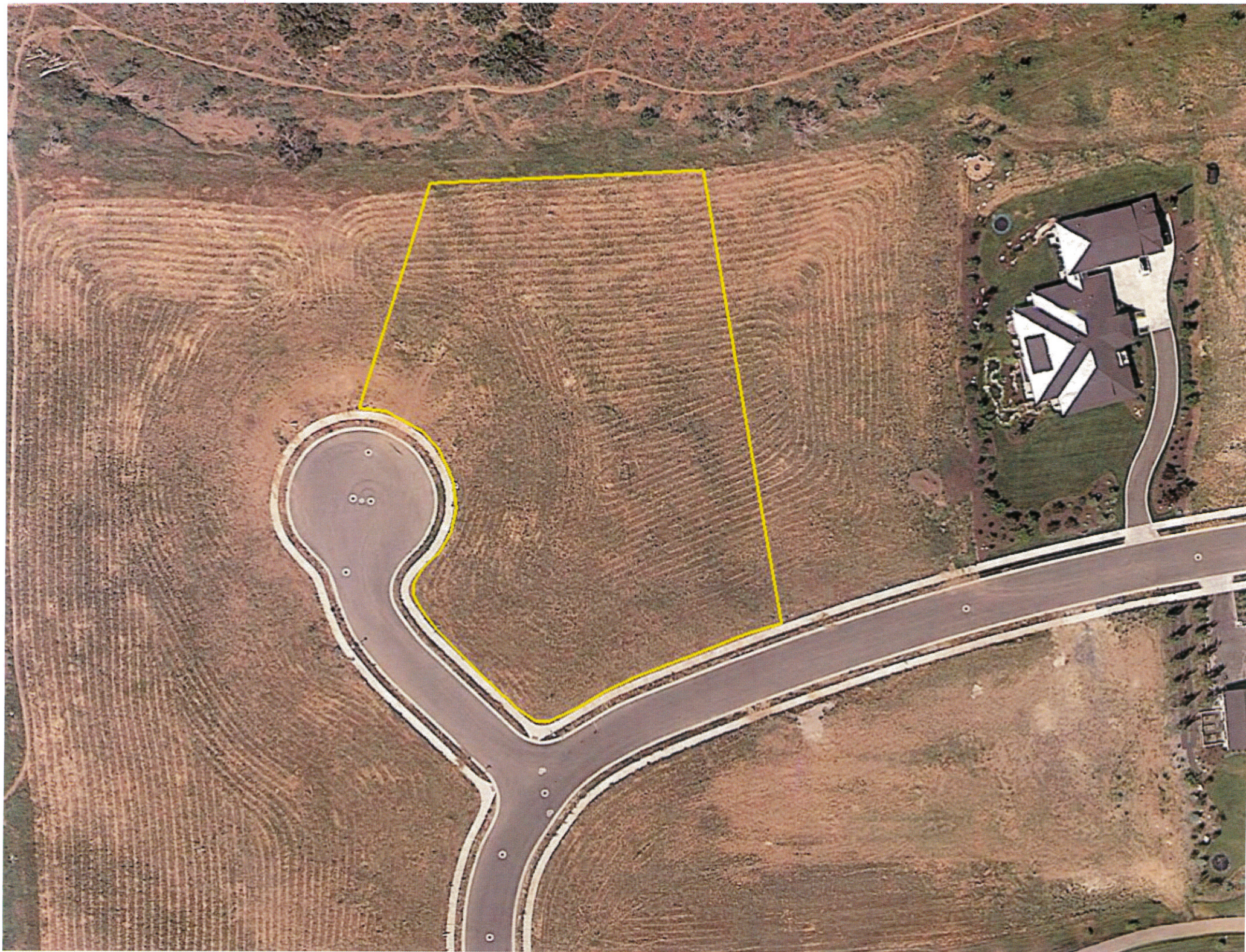
### **PROPOSED FINDINGS:**

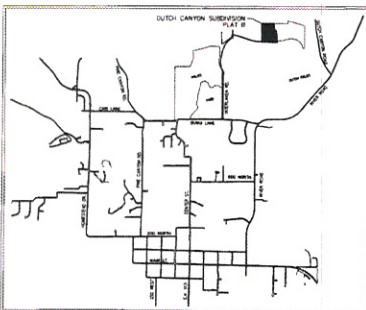
- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered

## ALTERNATIVE ACTIONS:

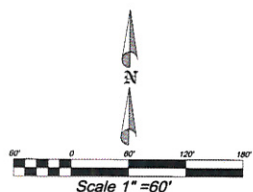
1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
  - a. Accept staff report
  - b. Reasons for approval (findings)
  - c. Place condition(s) if needed
  
2. Continuance. This action can be taken if the City Council finds that there 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 finds that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial







MIDWAY CITY VICINITY MAP



LINE TABLE	
LINE	BEARING
L1	56.00' S17°52'22"E
L2	50.50' S00°44'51"W
L3	34.72' S00°45'56"E
L4	14.27' S10°33'40"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD DIR	CHORD
C1	44.94'	1928.00'	01°24'31"	N1°40'17"E 44.94'
C2	329.46'	1765.00'	01°41'44"	N88°53'50"W 329.00'
C3	50.50'	475.00'	06°42'01"	N86°53'58"W 55.52'
C4	22.12'	14.00'	90°31'57"	N44°29'03"E 19.89'
C5	57.54'	178.00'	18°31'19"	S08°28'44"E 57.29'
C6	31.21'	178.00'	10°22'50"	N22°45'49"E 31.17'
C7	19.27'	15.00'	73°53'02"	S09°01'17"E 17.92'
C8	35.67'	128.00'	17°45'20"	S62°70'06"E 39.51'
C9	39.44'	178.00'	17°39'08"	N13°51'54"E 39.28'
C10	10.93'	15.00'	41°45'26"	S31°18'03"E 10.69'
C11	73.65'	58.00'	72°46'03"	S15°47'44"E 68.81'
C12	80.62'	58.00'	79°36'23"	N60°24'40"E 74.28'
C13	70.98'	58.00'	69°43'20"	S44°54'40"E 66.30'
C14	62.78'	58.00'	61°39'56"	N20°56'50"E 58.74'
C15	20.81'	15.00'	78°44'10"	N12°14'52"E 19.03'
C16	23.84'	12.00'	19°02'55"	S10°18'30"E 23.86'
C17	97.84'	100.00'	56°03'28"	S17°48'04"E 94.98'
C18	21.10'	15.00'	80°30'15"	S86°07'22"E 19.40'
C19	42.03'	178.00'	13°31'47"	N60°02'51"E 41.94'
C20	125.50'	1828.00'	03°56'17"	N89°04'53"E 125.62'
C21	167.87'	1800.00'	05°20'48"	N69°47'09"E 167.91'
C22	71.51'	150.00'	27°03'42"	N53°27'16"E 70.84'
C23	106.24'	150.00'	40°43'46"	N18°50'20"E 104.03'
C24	165.36'	1772.00'	05°20'48"	N69°47'09"E 165.30'
C25	144.57'	122.00'	67°53'40"	N43°09'54"E 136.26'
C26	32.48'	1765.00'	01°03'52"	S84°04'24"E 32.22'
C27	28.14'	1765.00'	00°54'49"	S85°03'14"E 28.14'
C28	260.57'	1715.00'	08°52'20"	S89°47'34"E 260.30'
C29	269.06'	1765.00'	09°44'03"	S89°52'40"E 268.80'

FOUND WASATCH COUNTY  
BRASS CAP MARKING THE  
SOUTH 1/4 CORNER  
SECTION 23, T3S, R4E,  
S1E8M

SEC. 23  
SEC. 26

BURGHILL RANCHES P.U.D.

SADDLE DRIVE (PRIVATE)

NORTH  
88.53'

252.40'

N 89°26'47" E 2462.32' BASIS OF BEARING

UTAH STATE PARK

N89°23'35"E 479.92'

13  
0.85 AC

12  
0.85 AC

11  
0.85 AC

14  
0.85 AC

15  
0.85 AC

16  
0.85 AC

17  
0.86 AC

18  
0.85 AC

21  
0.85 AC

WALKER

P.O.B.

S89°45'01"W 232.77'

C3

C2

C2A

C2B

C2C

C2D

C2E

C2F

C2G

C2H

C2I

C2J

C2K

C2L

C2M

C2N

C2O

C2P

C2Q

C2R

C2S

C2T

C2U

C2V

C2W

C2X

C2Y

C2Z

C2AA

C2AB

C2AC

C2AD

C2AE

C2AF

C2AG

C2AH

C2AI

C2AJ

C2AK

C2AL

C2AM

C2AN

C2AO

C2AP

C2AQ

C2AR

C2AS

C2AT

C2AU

C2AV

C2AW

C2AX

C2AY

C2AZ

C2BA

C2BB

C2BC

C2BD

C2BE

C2BF

C2BG

C2BH

C2BI

C2BJ

C2BK

C2BL

C2BM

C2BN

C2BO

C2BP

C2BQ

C2BR

C2BS

C2BT

C2BU

C2BV

C2BW

C2BX

C2BY

C2BZ

C2CA

C2CB

C2CC

C2CD

C2CE

C2CF

C2CG

C2CH

C2CI

C2CJ

C2CK

C2CL

C2CM

C2CN

C2CO

C2CP

C2CQ

C2CR

C2CS

C2CT

C2CU

C2CV

C2CW

C2CX

C2CY

C2CZ

C2DA

C2DB

C2DC

C2DD

C2DE

C2DF

C2DG

C2DH

C2DI

C2DJ

C2DK

C2DL

C2DM

C2DN

C2DO

C2DP

C2DQ

C2DR

C2DS

C2DT

C2DU

C2DV

C2DW

C2DX

C2DY

C2DZ

C2EA

C2EB

C2EC

C2ED

C2EE

C2EF

C2EG

C2EH

C2EI

C2EJ

C2EK

C2EL

C2EM

C2EN

C2EO

C2EP

C2EQ

C2ER

C2ES

C2ET

C2EU

C2EV

C2EW

C2EX

C2EY

C2EZ

C2FA

C2FB

C2FC

C2FD

C2FE

C2FF

C2FG

C2FH

C2FI

C2FJ

C2FK

C2FL

C2FM

C2FN

C2FO

C2FP

C2FQ

C2FR

C2FS

C2FT

C2FU

C2FV

C2FW

C2FX

C2FY

C2FZ

C2GA

C2GB

C2GC

C2GD

C2GE

C2GF

C2GG

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C2GK

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C2GN

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C2GP

C2GQ

C2GR

C2GS

C2GT

C2GU

C2GV

C2GW

C2GX

C2GY

C2GZ

C2HA

C2HB

C2HC

C2HD

C2HE

C2HF

C2HG

C2HH

C2HI

C2HJ

C2HK

C2HL

C2HM

C2HN

C2HO

C2HP

C2HQ

C2HR

C2HS

C2HT

C2HU

C2HV

C2HW

C2HX

C2HY

C2HZ

C2IA

C2IB

C2IC

C2ID

C2IE

C2IF

C2IG

C2IH

C2II

C2IJ

C2IK

C2IL

C2IM

C2IN

C2IO

C2IP

C2IQ

C2IR

C2IS

C2IT

C2IU

C2IV

C2IW

C2IX

C2IY

C2IZ

C2JA

C2JB

C2JC

C2JD

C2JE

C2JF

C2JG

C2JH

C2JI

C2JJ

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C2JS

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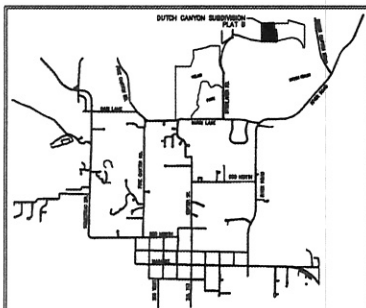
C2JV

C2JW

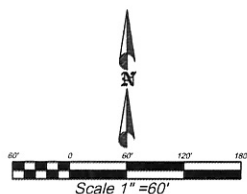
C2JX

C2JY

C2JZ



MIDWAY CITY VICINITY MAP



LINE	LENGTH	BEARING
L1	83.87	N45°49'47"W

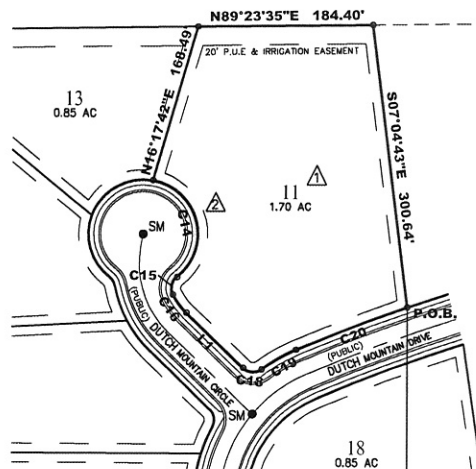
CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C14	133.34'	58.00'	131°43'16"	N13°34'41"W	109.88'
C15	20.61'	15.00'	78°44'10"	N12°34'52"E	19.03'
C16	24.92'	72.00'	18°02'35"	S38°18'50"E	23.82'
C18	21.10'	15.00'	80°38'10"	S86°37'25"E	19.40'
C19	42.03'	178.00'	13°31'47"	N80°20'51"E	41.94'
C20	125.62'	1828.00'	03°58'17"	N89°24'53"E	125.62'

FOUND WASATCH COUNTY  
BRASS CAP MARKING THE  
SOUTH 1/4 CORNER  
SECTION 23, T3S, R4E,  
SLB&M



## DUTCH CANYON PLAT B - Lots 11 & 12 Amended

UTAH STATE PARK



IRRIGATION EASEMENT NOTE:  
THE INSTALLATION OF PERMANENT  
STRUCTURES, FENCES, AND TREES  
IS PROHIBITED WITHIN THE  
IRRIGATION EASEMENT. MIDWAY  
IRRIGATION COMPANY HAS THE  
RIGHT TO ENTER INTO THE  
EASEMENT AND REMOVE ANY  
STRUCTURES OR TREES, WITH NO  
DUTY TO REPLACE THEM.

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-403 OF THE UTAH CODE, I, TROY L. TAYLOR, DO  
HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER  
6854112 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 BEHIND

### ADDRESS TABLE

LOT	ADDRESS
11	675 EAST DUTCH MOUNTAIN DRIVE 1678 NORTH DUTCH MOUNTAIN CIRCLE

UTILITY EASEMENT NOTE:  
ALL STREETS, AND COMMON AREAS ARE DEDICATED AS A PUBLIC  
UTILITY EASEMENTS.

DUTCH CANYON  
SUBDIVISION PLAT A

### LEGEND

- SM SURVEY MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- LOTS 11 & 12 HAVE BEEN COMBINED  
TO CREATE A 1.70 ACRE LOT
- PUBLIC UTILITY EASEMENT BETWEEN  
LOTS 11 & 12 HAS BEEN REMOVED

DATE: \_\_\_\_\_  
MIDWAY IRRIGATION COMPANY

DATE: \_\_\_\_\_  
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

### COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

ROSE \_\_\_\_\_

COUNTY SURVEYOR

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE  
SECTION LINE 767.23 FEET AND NORTH 1022.79 FEET FROM THE SOUTH 1/4  
CORNER OF SECTION 23, T3S, R4E, SLB&M TO THE POINT OF BEGINNING.

THENCE ALONG THE ARC OF A 1828.00 RADIUS CURVE TO THE LEFT 125.65  
FEET (CENTRAL ANGLE OF 03°58'17" AND A CHORD BEARING SOUTH 69°04'33"  
WEST 125.62 FEET); THENCE ALONG THE ARC OF A 178.00 RADIUS CURVE TO  
THE LEFT 42.03 FEET (CENTRAL ANGLE OF 13°31'47" AND A CHORD BEARING  
SOUTH 80°37'51" WEST 41.94 FEET); THENCE ALONG THE ARC OF A 13.00  
RADIUS CURVE TO THE RIGHT 21.10 FEET (CENTRAL ANGLE OF 80°38'10" AND A  
CHORD BEARING NORTH 80°37'25" WEST 19.40 FEET); THENCE NORTH 45°40'47"  
WEST 83.87 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE  
TO THE RIGHT 23.82 FEET (CENTRAL ANGLE OF 18°02'35" AND A CHORD  
BEARING NORTH 38°18'30" WEST 23.82 FEET); THENCE ALONG THE ARC OF A  
13.00 FOOT RADIUS CURVE TO THE RIGHT 20.61 FEET (CENTRAL ANGLE OF  
78°44'10" AND A CHORD BEARING NORTH 12°34'52" EAST 19.03 FEET); THENCE  
NORTH 16°17'42" EAST 168.49 FEET; THENCE NORTH 80°23'35" EAST 184.40  
FEET; THENCE SOUTH 07°04'43" EAST 300.64 FEET TO THE POINT OF  
BEGINNING.

CONTAINING: 1.70 ACRES

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST  
2562.32 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS  
CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, AND  
A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST  
CORNER OF SECTION 23, T3S, R4E, SALT LAKE BASE AND MERIDIAN.

### 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, EASEMENTS, AND IN ACCORDANCE WITH THE TERMS  
AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS  
LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF  
PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_

KIM WATKINS

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
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 BEHIND)

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
CITY ENGINEER CITY ATTORNEY  
(SEE SEAL BEHIND)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
MIDWAY \_\_\_\_\_ CITY PLANNING COMMISSION

DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

## DUTCH CANYON SUBDIVISION PLAT B Lots 11 & 12 Amended

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M  
SCALE: 1" = 60' FEET

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