



**Midway**

**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** August 9, 2022  
**NAME OF PROJECT:** Vincent Fields Small Subdivision  
**NAME OF APPLICANT:** Kevin Payne  
**OWNER:** Diane Vincent  
**AGENDA ITEM:** Preliminary/Final Approval  
**LOCATION OF ITEM:** 1315 Stringtown Road  
**ZONING DESIGNATION:** RA-1-43

**ITEM: 5**

Kevin Payne, agent for Diane Vincent, is requesting preliminary/final approval of a three-lot subdivision to be known as Vincent Fields subdivision. The three lots total 9.3 acres and is located at 1315 South Stringtown Road and is in the RA-1-43 zone.

**BACKGROUND:**

This request is for preliminary/final approval of a small-scale subdivision on 9.3 acres that will contain three lots. The proposed lots will obtain frontage along Stringtown Road. The property is in the RA-1-43 zoning district and the lots appear to comply with the minimum requirements of frontage, width, and acreage for a lot in this zone.

The property where the lots are located are currently in the process of annexing into Midway. If the annexation is successful, the applicant would create a three-lot subdivision. It is likely that the annexation agreement will only allow a maximum of three lots on the entire acreage as condition of approval.

The property currently contains two dwellings (one standard single-family dwelling and a trailer), multiple accessory buildings, and an irrigated field. The applicant would like to annex the 9.76 acres (gross acreage) and would pursue subdividing the property into three lots. Potentially, approximately eight or nine lots could be located on the property if the property were to be developed at maximum density, but the applicant is proposing three. The maximum density of three lots will be memorialized in the annexation agreement. Annexation would give the applicant access to the City's culinary water system and would allow the applicant to avoid drilling a well and installing the proper equipment for fire flow from a well. Instead, the petitioner would extend the City's water lines from Stringtown Road and install fire hydrants, if necessary.

The applicant has not identified any sensitive lands that are part of the proposed development.

**LAND USE SUMMARY:**

- 9.76-acre total
  - OWC-1199-1      5 acres
  - OWC-1226-0      4.06 acres
  - OWC-1218-2      0.7 acres
  
- RA-1-43 zoning
  
- Proposal contains three lots
  
- Two existing dwellings
  
- Frontage on 500 Stringtown Road
  
- Sensitive lands – None identified
  
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

## **ANALYSIS:**

*Culinary Water Connection* – The lots will connect to the City’s water line located in Stringtown Road. The current dwellings are already connected to the City’s system and the applicant has two culinary connections to the property.

*Sewer Connections* – The lots will connect to Midway Sanitation District’s sewer line located in Stringtown Road. The current dwellings are already connected to Midway Sanitation District’s system.

*Secondary Water Connection* – The property is currently connected to Midway Irrigation Company’s water system and this will continue with the new development. The applicant has been provided a will serve letter from Midway Irrigation Company.

*Sensitive Lands* – The applicant has not identified any sensitive lands that are part of the proposed development.

*Setbacks* – The small-scale subdivision code requires a 50’ front setback for any proposed structures fronting Stringtown Road. The required setback will be noted on the plat. The two dwellings and other accessory structures will not conform to the required 50’ setback. These structures will be considered legal nonconforming and will be subject to Midway’s “Non-conforming Buildings and Uses” section of the municipal code. Any new construction on lot 2 will need to comply with the requirements of the code.

*Stringtown Road* – The applicant will dedicate the required area for Stringtown Road on the proposed plat. 500 South is considered a local collector with a 70’ ROW.

*Bike Lane* – The Midway City Trail System Master Plan shows an attached asphalt bike trail along Stringtown Road. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road where the bike lanes are planned. The applicant has recommended that they contribute \$20,490 to the general trail fund.

*Fire Flow* - A fire hydrant will need to be located within 500’ of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.

*Access* – The proposed lots have frontage and direct access to Stringtown Road.

## **WATER BOARD RECOMMENDATION:**

The Water Board recommended approval during their 8-1-2022 meeting with the following water dedication requirement:

- 9.79-acre parcel (426,452 sq. ft.)
  - Area of lots (Lots 1, 2, 3, and 0.33 parcel)
    - 9.63 acres (419,482 sq. ft.)
  - Impervious area for lots
    - 0.73 acres (4 x 8,000 = 32,000 sq. ft.)
  - Irrigated acreage
    - 8.9 acres x 3 = 26.7 acre feet
    - 2 culinary connections (if trailer remains) (2 existing connections)
  - 1.6 acre feet
  - 28.3 acre feet requirement

**POSSIBLE FINDINGS:**

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help accomplish the master trails plan
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period of time, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds 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 Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not comply with the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

- 1. Prior to the recording of the plat, the applicant will add \$20,490 to the general trails fund so that the bike lane can be completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road where bike lanes are planned.

August 9, 2022

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Vincent Fields Subdivision – Preliminary, Final, Annexation Review**

Dear Michael:

Horrocks Engineers recently reviewed the above development final plan. The proposed development is located near ~1300 South Stringtown Road. The entire development is 9.79 acres and contains 3 lots. The following comments should be addressed.

**Sewer**

- How is sewer being provided to the existing mobile home on Lot 2?

**Water**

- All existing and proposed water meters need to be shown and a discussion should be had of the water service to the existing mobile home.

**Irrigation**

- Irrigation connection locations and size should be established by the water board.
- All lots will need to have new irrigation meter boxes with meters installed.
- Lot 1 irrigation service will need to be connected off the existing irrigation line within Stringtown Road. Existing irrigation line on the east side of the property has been abandoned with Haven Farms Development.
- Lot 2 irrigation service will also need to be connected to the existing irrigation line within Stringtown Road. Existing irrigation turnout and risers are on the south side of the property cannot be used as a service line to the lot.

**Road**

- Property is being proposed to be dedicated on the east side of Stringtown Road for a proposed 35-foot ROW half width. The upcoming capital facility plan is proposing to modify the Stringtown ROW from 70' to 56'.

**Trails**


- Applicate shall participate in a bike lane of \$30 per foot of frontage. This cost should go into the City General Trail Fund.

**Storm Drain**

- With no curb & gutter along Stringtown Road, the existing shoulder will contain the drainage.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEER

  
Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Christen • Jeffery Drury  
J.C. Simonsen • Steve Dougherty  
Kevin Payne



75 North 100 West  
P.O. Box 277  
Midway, Utah 84049  
Phone: 435-654-3223  
Fax: 435-654-4120  
[midwaycityut.org](http://midwaycityut.org)

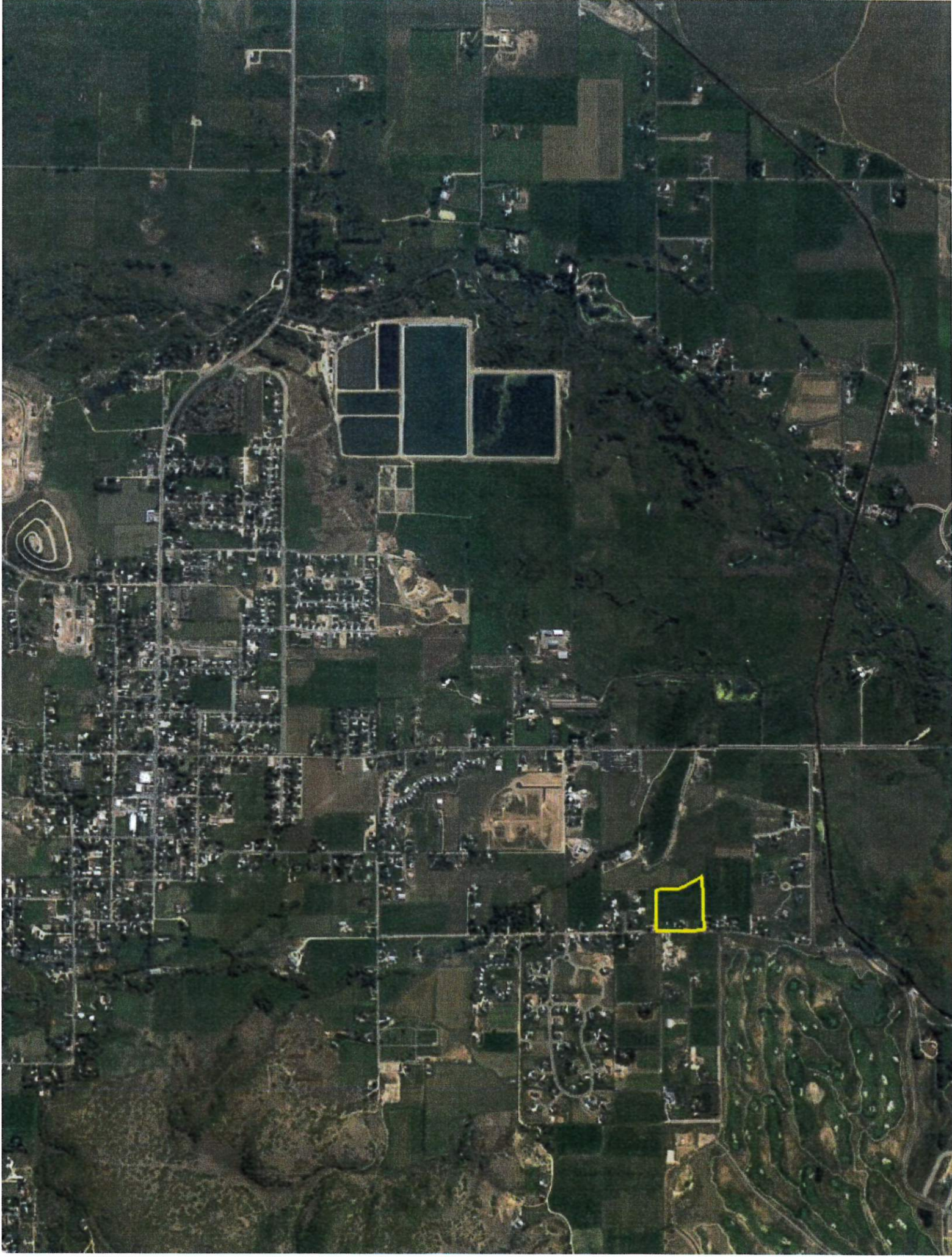
## Vincent Fields Annexation

July 6, 2022

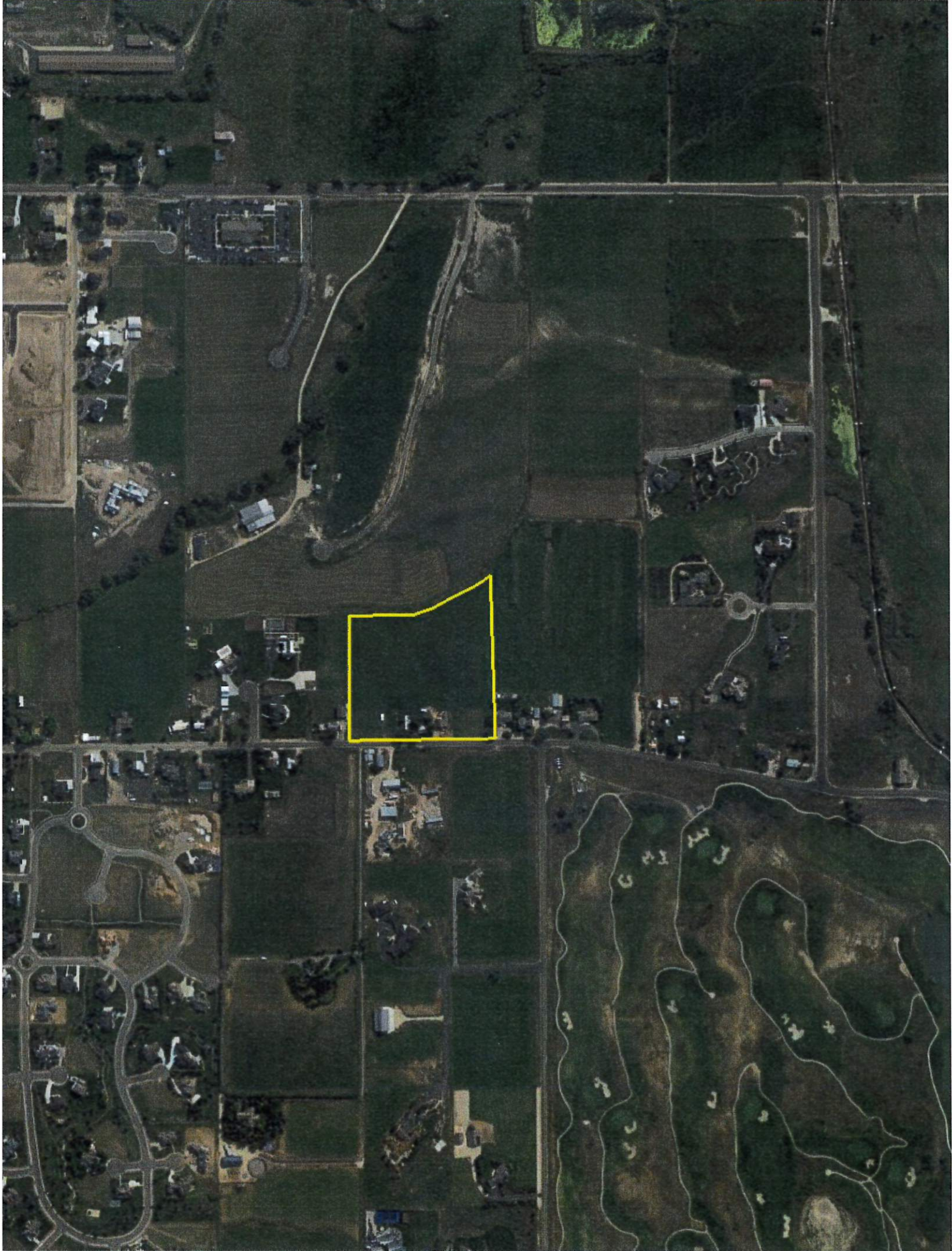
Michael Henke Midway City Planning Director,

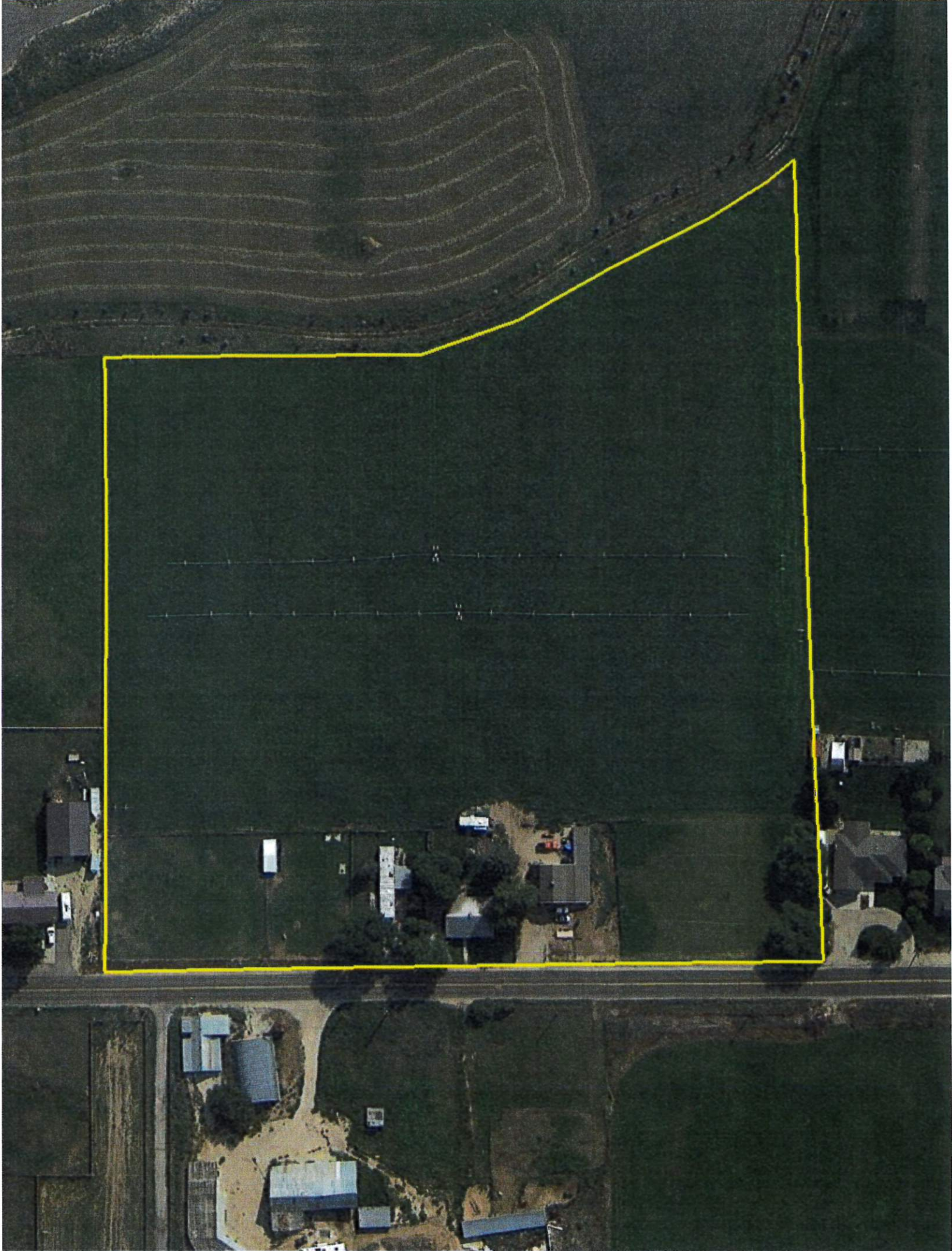
I have reviewed the proposal for the annexation of the one lot small scale Vincent Fields subdivision for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with this annexation currently. Once plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, and etc.

Tex R. Couch CBO/MCP  
Midway City Building Official/Fire Marshal  
75 West 100 North  
Midway, Utah 84049  
[tcouch@midwaycityut.org](mailto:tcouch@midwaycityut.org)  
(435)654-3223 Ext. 107







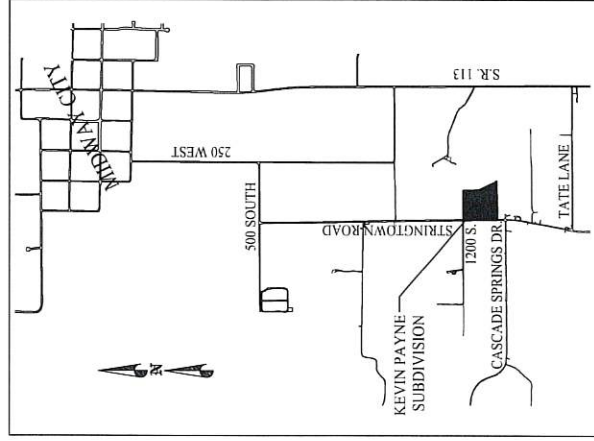


# VINCENT FIELDS SUBDIVISION

## FINAL APPLICATION

### SHEET INDEX

1. EXISTING CONDITIONS
2. SITE PLAN
3. SUBDIVISION PLAT
4. UTILITY PLAN
5. UTILITY DETAILS



MIDWAY CITY  
VICINITY MAP

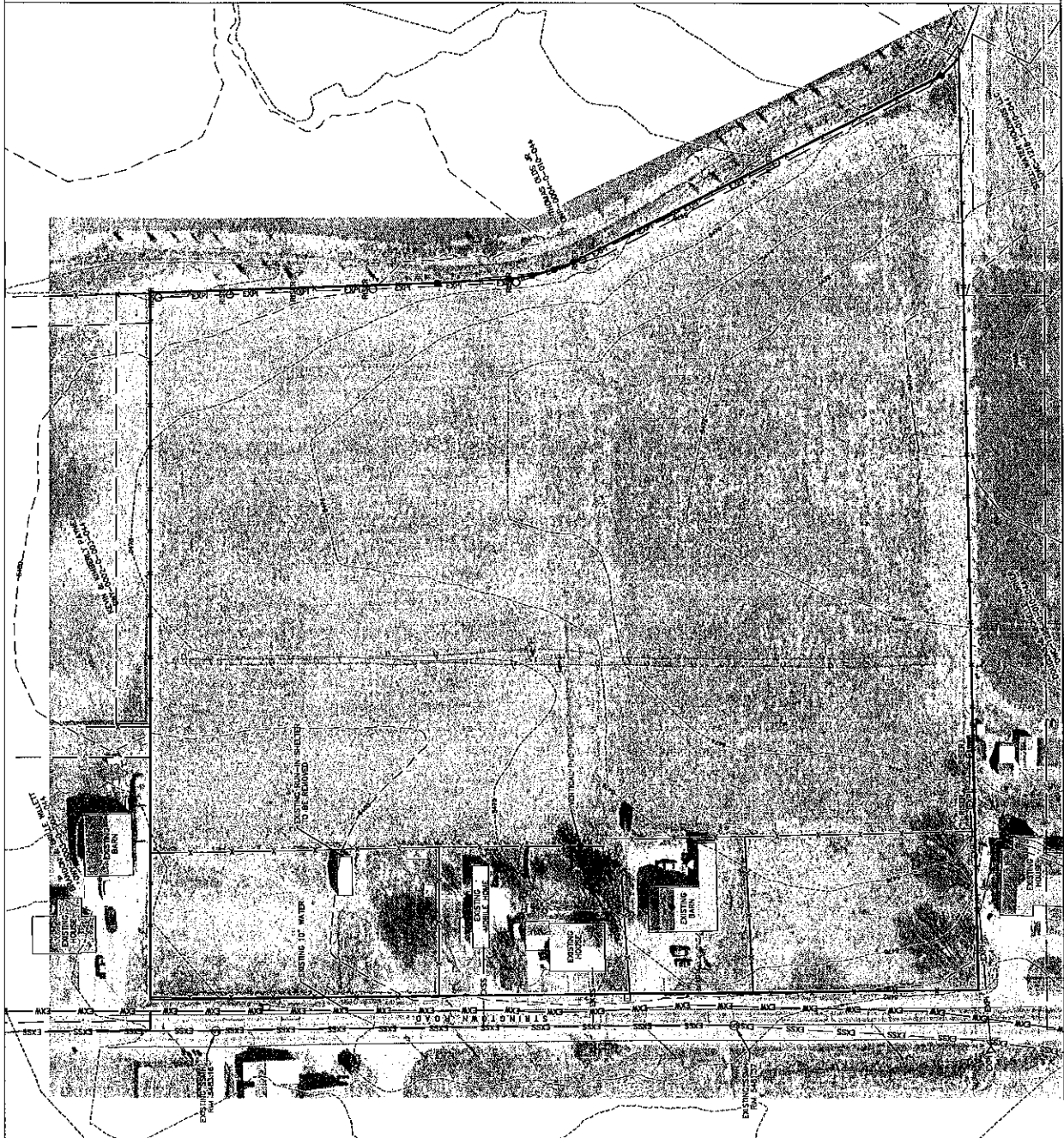
THIS DOCUMENT IS RELEASED  
FOR REVIEW OF THE PUBLIC  
UNLESS SHOWN OTHERWISE  
DATE: 21 JULY 2022

VINCENT FIELDS SUBDIVISION FINAL APPLICATION - 21 JULY 2022

PLANE  
VINCENT FIELDS SUBDIVISION  
COVER SHEET



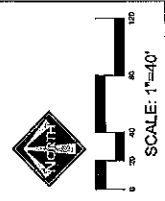
DESIGNED BY: PDB DATE: 21 JULY 2022 SHEET: 0  
DRAWN BY: PDB



TOTAL PROPERTY 547.1 ACRES

LEGEND

- EXISTING FENCE
- EXISTING BARRIER
- EXISTING 12" WATER
- EXISTING PRESSURIZED IRRIGATION



PAYNE  
VINCENT FIELDS SUBDIVISION  
EXISTING CONDITIONS

**BERG ENGINEERING**  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33309  
DATE: 27 JULY 2012

DESIGNED BY: JAW DATE: 27 JULY 2012  
DRAWN BY: JAW

THIS DOCUMENT IS PREPARED FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING, INC.

LANDUSE SUMMARY  
 3.79 ACRES  
 3  
 R6-1-43  
 NUMBER OF LOTS  
 ZONE

LEGEND  
 EXISTING FENCE  
 K.C.W. DEDICATION (0.16 ACRES)  
 AREA TO PAYNE PROPERTY  
 ALIGNMENT TO DIVERSITY WILLOW SUBDIVISION REQUIRED

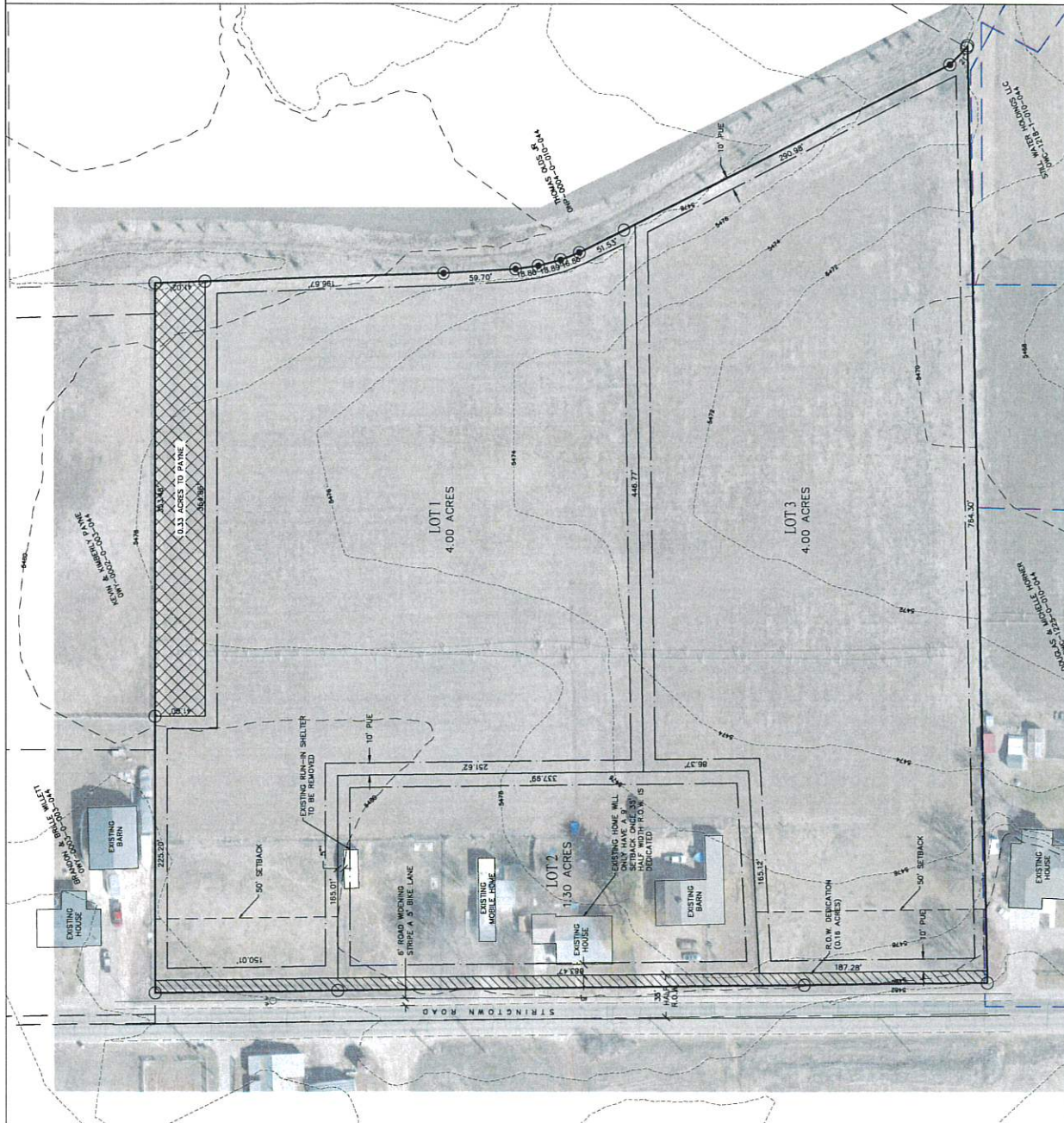
EXISTING LANDS NOT  
 BEING SUBDIVIDED HAVE BEEN FOUND ON  
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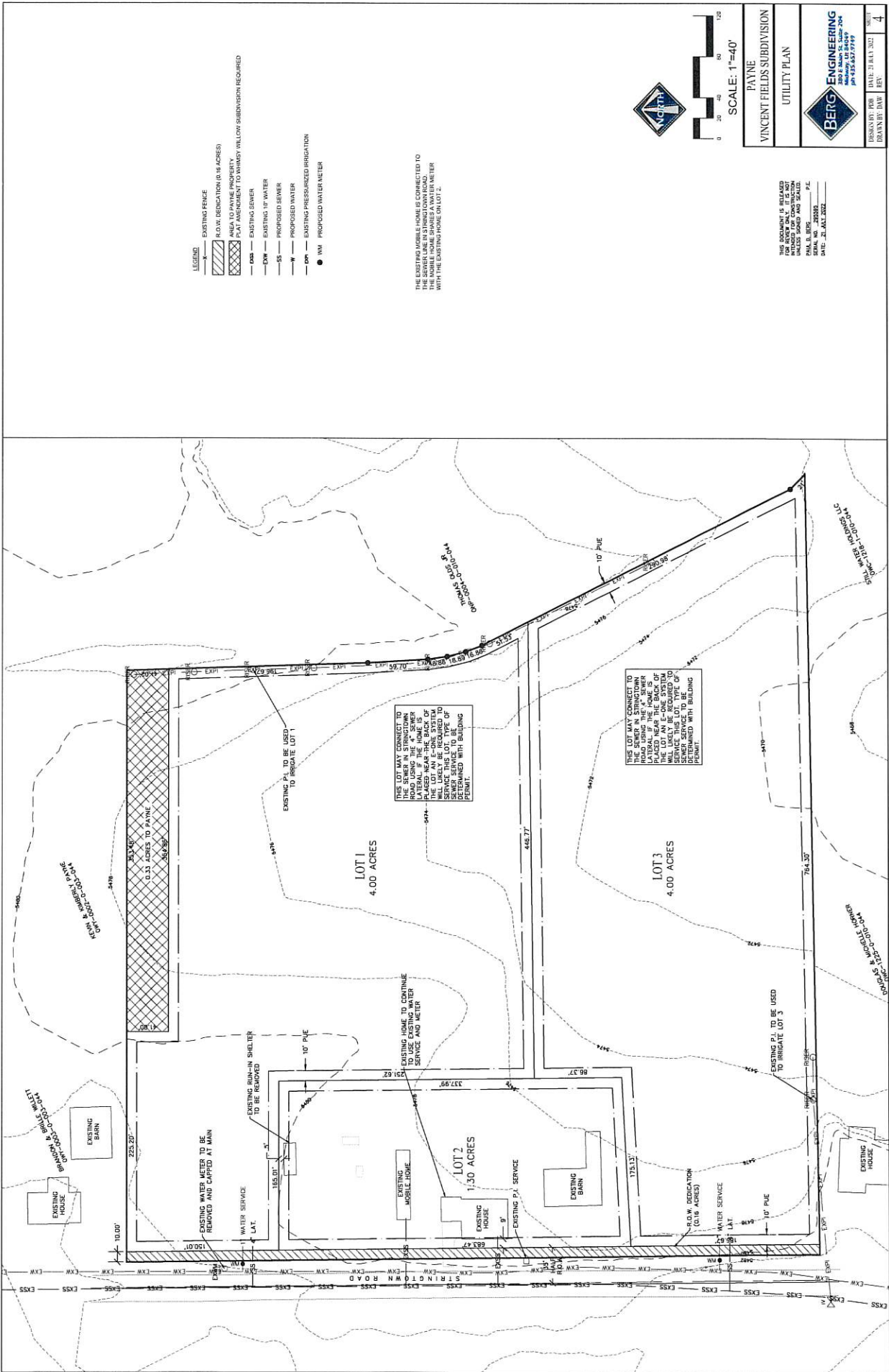
PAVNE  
 VINCENT FIELDS SUBDIVISION  
 SITE PLAN

**BERG ENGINEERING**  
 300 S. Main St. Suite 204  
 PH: 410.427.9749

DESIGNED BY: [REDACTED] DATE: 03/14/2023  
 DRAWN BY: DAW REV: 2







- LEGEND**
- EXISTING FENCE
  - ▨ FLOW DEDICATION (0.18 ACRES)
  - ▩ AREA TO PAYNE PROPERTY PLAT ALIGNMENT TO WINDY WELLOW SUBDIVISION REQUIRED
  - EXISTING SEWER
  - EXISTING 10" WATER
  - EXISTING 10" WATER
  - PROPOSED SEWER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - 10" PROPOSED WATER METER

THE EXISTING MOBILE HOME IS CONNECTED TO THE SEWER LINE IN STINGTOWN ROAD. THE SEWER LINE IN STINGTOWN ROAD WILL BE RELOCATED TO THE EXISTING HOME ON LOT 2.

THE LOT 1 MOBILE HOME IS TO BE RELOCATED TO THE SEWER IN STINGTOWN ROAD. THE SEWER IN STINGTOWN ROAD WILL BE RELOCATED TO THE EXISTING HOME ON LOT 2. THE SEWER SERVICE TO BE DETERMINED WITH BUILDING PERMIT.

THE LOT 3 MOBILE HOME IS TO BE RELOCATED TO THE SEWER IN STINGTOWN ROAD. THE SEWER IN STINGTOWN ROAD WILL BE RELOCATED TO THE EXISTING HOME ON LOT 3. THE SEWER SERVICE TO BE DETERMINED WITH BUILDING PERMIT.

VINCENT FIELDS SUBDIVISION  
UTILITY PLAN

PAYNE

SCALE: 1"=40'

BERG ENGINEERING

3802 MAIN ST. SUITE 204  
MAYFIELD, KY 40004  
TEL: 502.238.9999  
FAX: 502.238.9998  
WWW.BERG-ENG.COM

DESIGNED BY: JAW  
DRAWN BY: JAW  
DATE: 01.11.2017  
REV: 4

THIS DOCUMENT IS BEING USED FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

