



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: October 11, 2022
NAME OF PROJECT: Van Wagoner Subdivision
NAME OF APPLICANT: Berg Engineering
OWNER: Kenneth B Van Wagoner Trust
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 160 North 200 East
ZONING DESIGNATION: R-1-9/R-1-15

ITEM: 5

Berg Engineering, agent for Kenneth B Van Wagoner Trust, is requesting preliminary/final approval of a one-lot subdivision to be known as Van Wagoner subdivision. The one lot totals 0.63 acres and is located at 160 North 200 East and is partially in the R-1-9 and R-1-15 zones.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.63 acres that will contain one lot. The proposed lot will obtain frontage along 200 East. The property is mostly in the R-1-9 zone but there is a portion of the lot in the R-1-15 zone. The proposed lot complies with the minimum requirements of frontage, width, and acreage for a lot in either zone. The applicant will install all required infrastructure for the

Sewer Connections – The lot will connect to Midway Sanitation District’s sewer line located in 200 East.

Secondary Water Connection – The property will connect to Midway Irrigation Company’s water system. The applicant will need to provide a will serve letter from Midway Irrigation Company before the City Council reviews the proposal.

Sensitive Lands – The applicant has not identified any sensitive lands that are in the subdivision area.

Setbacks – Any future construction will need to comply with the setback requirements for the zone where the future structures will be located. Any additions to any nonconforming structures will need to comply with setback requirements that have been adopted by Midway for conforming structures. The applicant has indicated that they intend to demolish the large red barn and the two smaller structures between the barn and the meat shop.

Nonconforming meat processing and meat shop – The meat processing and retail shop is a nonconforming use. Also, the structure is nonconforming because it does not comply with current setback requirements, and it is located partially on the City’s property. The applicant desires that the use and building can continue as it has for the last 60-70 years. The building has always been conforming and has been partially located on the City’s property. Essentially, nothing would change regarding the building with this application. Since there is not a dedication requirement, the same portion of the building that has always been on the City’s property will remain on the City’s property.

Fire Flow - A fire hydrant will need to be located within 500’ of the structures, measured by the route of a fire hose from the fire hydrant to the future building sites. The applicant will install a fire hydrant just north of the existing red barn, as outlined on the plans.

Access – The proposed lot has frontage and direct access from 200 East.

WATER BOARD RECOMMENDATION:

The Water Board recommended approval during their 10-3-2022 meeting with the following water dedication requirement:

- 0.63-acre parcel (27,442.8 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.45 acres x 3 = 1.35 acre feet

- 1 Existing culinary connection for the meat shop
- 1 New culinary connection for new dwelling
 - 0.8 acre feet
- 2.15 acre feet requirement

POSSIBLE FINDINGS:

- The proposed lot does meet the minimum requirements for the R-1-9/R-1-15 zoning districts
- The proposal does meet the intent of the General Plan for the R-1-11/R-1-15 zoning districts
- 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

October 11, 2022

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(Sent by Email)

Subject: Van Wagoner Subdivision – Preliminary & Final Review

Dear Michael:

Horrocks Engineers recently reviewed the above development for preliminary / final plan approval. The proposed development is located 200 East and 160 North. The development contains 1 lot. The following comments should be addressed.

Water

- An 8" water line will be installed from 100 North to the north property line in 200 East. All existing and proposed water services will be connected to the new water line.
- All existing water services to be abandoned at the main water line in 100 North.

Irrigation

- The existing irrigation line will be extended to north property line.

Road


- Show the existing 66-foot ROW of 200 East from 100 North to north property line.
- Provide an 80-foot diameter temporary turnaround at the end of 200 East.

Storm Drain

- With no curb & gutter along 200 East, the existing drainage will continue to be contained in the existing drain boxes and ditches along 100 North.

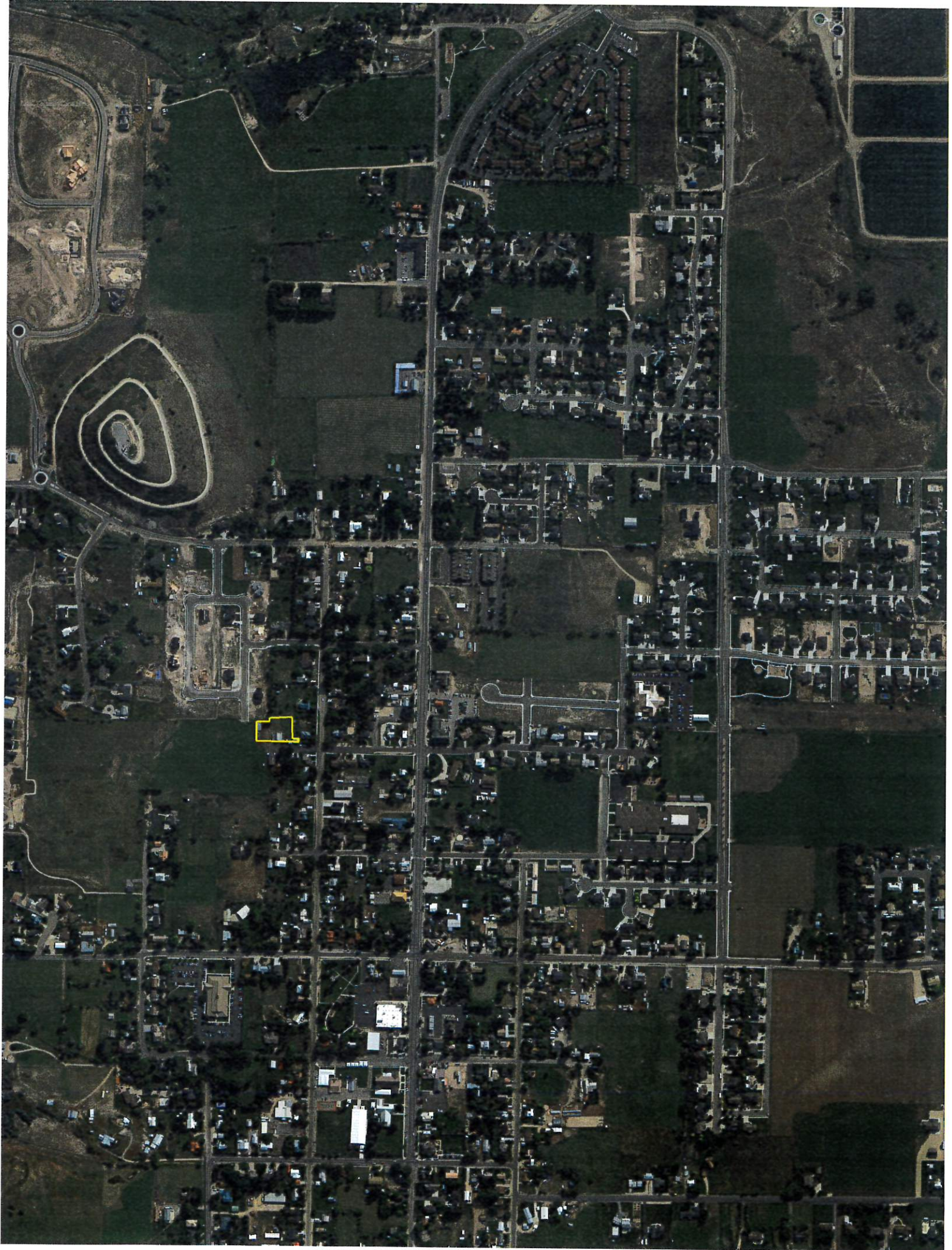
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

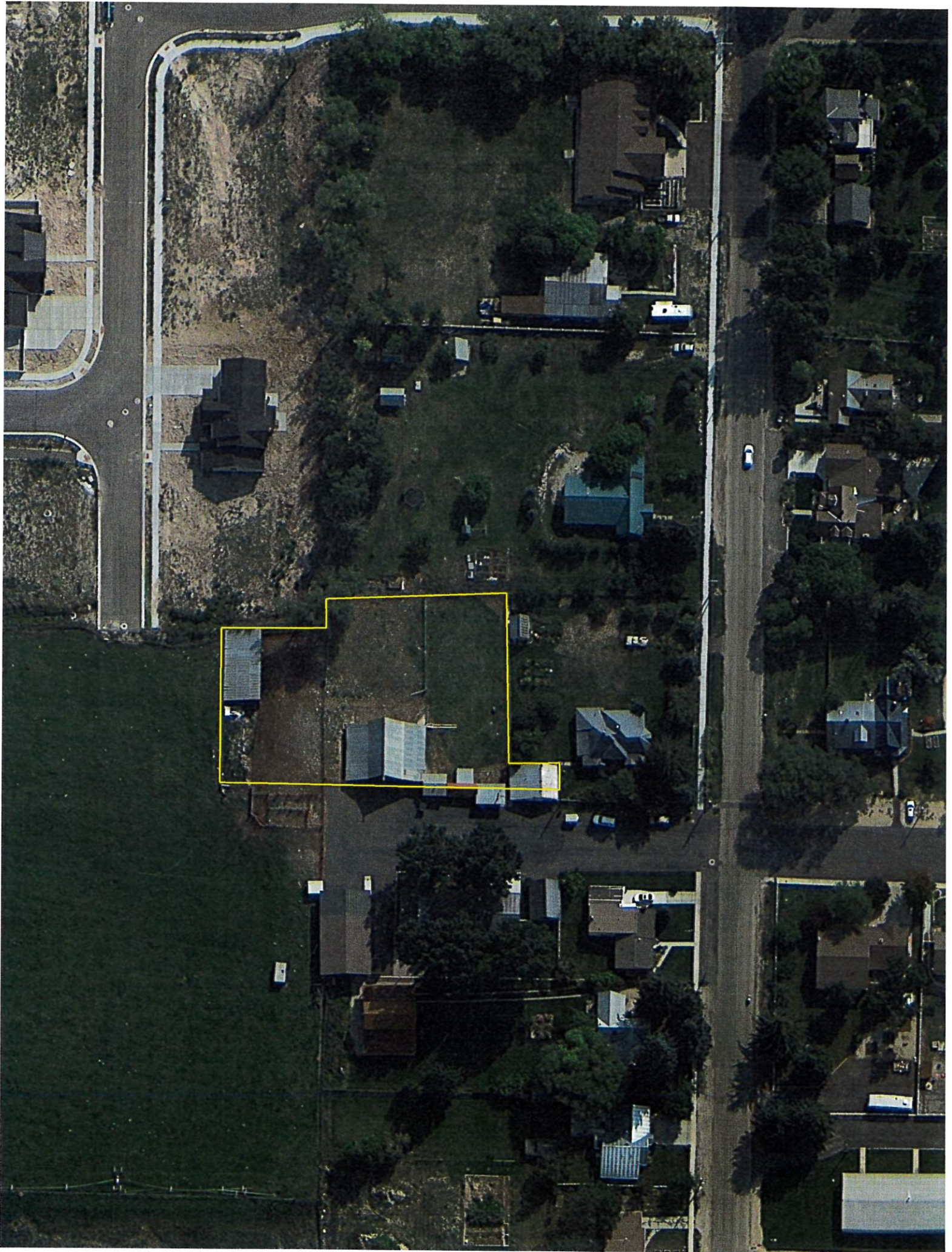


Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (Sent by Email)

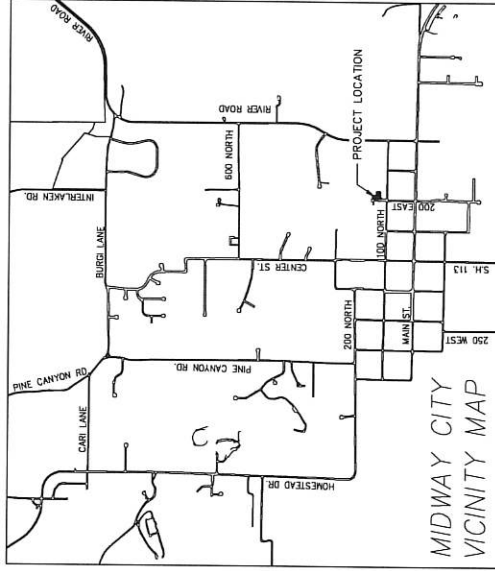






VAN WAGONER SUBDIVISION

FINAL APPLICATION



SHEET INDEX

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

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PAUL S. BERG, P.E.
 SERIAL NO. 200002
 DATE: 1-27-2004

VAN WAGONER
 SUBDIVISION

COVER



DESIGNED BY: PJB	DRAWN BY: PJB	DATE: 1-27-2004	SHEET: 0
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SCALE: 1"=20'
Half Scale (1"x17" = 1"=40')

BLUE STAKE NOTE:
EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SYMBOL LEGEND	
—	ADJOINING OWNERS
—	SURVEY BOUNDARY
—	EXISTING FIELD FENCE
—	EXISTING WOOD FENCE
—	EXISTING PRESURIZED
—	EXISTING WATER MAIN
—	EXISTING SENEER MAIN
—	EXISTING WATER VALVE
—	EXISTING MANHOLE

THIS DOCUMENT IS RELEASED UNLESS OTHERWISE INDICATED BY THE CONTRIBUTOR.
DATE OF THIS RELEASE: 11/15/2011
P.M.A. D. 8020
SERIAL NO. 202020
DATE: 7/27/2012

VAN WAGONER
SUBDIVISION

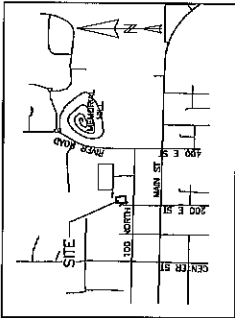
EXISTING CONDITIONS



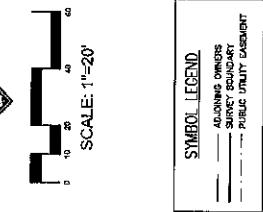
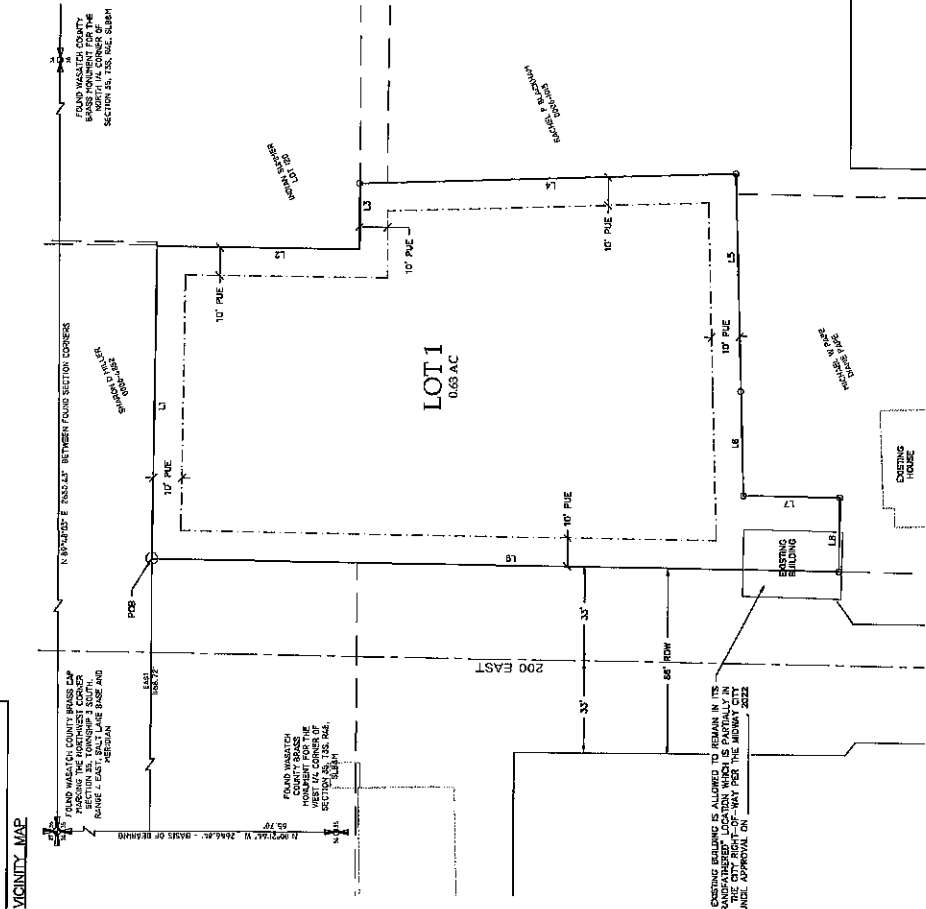
DESIGNED BY: [blank] DATE: 7/27/2012
DRAWN BY: [blank] REV: [blank]



VAN WAGONER SUBDIVISION



ADDRESS TABLE	
LOT	ADDRESS
1	200 NORTH 200 EAST STREET



SYMBOL LEGEND

- BEARING AND DISTANCE
- - - - - SURVEY BOUNDARY
- - - - - PUBLIC UTILITY CASUALTY

LINE	LENGTH	DIRECTION
L1	109.77'	S89°28'32"E
L2	71.47'	S07°13'15"W
L3	24.15'	N05°00'00"E
L4	133.24'	S01°24'30"E
L5	20.00'	S89°28'17"W
L6	30.57'	S08°16'45"W
L7	35.92'	S07°33'27"W
L8	26.00'	N09°20'33"W
L9	243.00'	N02°33'32"E

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT OWNERS OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE RECORDED INTO PUBLIC RECORDS, AND EASEMENTS, AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

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

KENNETH E VAN WAGONER TRUST

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-3-304.5 OF THE UTAH CODE, I, _____, TRUSTEE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. _____ IN THE STATE OF UTAH. I HAVE CONDUCTED 25% OF THE SURVEYING WORK AND PROFESSIONAL LAND SURVEYING WORK OF THE PROPERTY DESCRIBED HEREIN, AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN, AND I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR OR SURVEYOR

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT BEING LOCATED NORTH 07°14'47" WEST ALONG THE COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 7 EAST, MERIDIAN, THENCE SOUTH 89°28'32" WEST ALONG THE WEST LINE OF THE INDIAN SUMMER SUBDIVISION, THENCE SOUTH 07°14'47" WEST 71.47 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 07°14'47" WEST 24.15 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 01°24'30" WEST 133.24 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 01°24'30" WEST 20.00 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 08°16'45" WEST 30.57 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 07°33'27" WEST 35.92 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE SOUTH 09°20'33" WEST 26.00 FEET TO A POINT BEING THE WEST CORNER OF THE SUBDIVISION, THENCE NORTH 02°33'32" EAST 243.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED, AS NOTED, 07°14'47" WEST FROM THE PRIME MERIDIAN, COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 7 EAST, MERIDIAN, IN ACCORDANCE WITH UTAH CODE, SECTION 10-3-304.5, BY THE SURVEYOR, IN CONFORMANCE WITH UTAH CODE, SECTION 10-3-304.5, BY THE SURVEYOR, IN CONFORMANCE WITH UTAH CODE, SECTION 10-3-304.5.

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED TO ME, _____, A PUBLIC NOTARY PUBLIC, _____, TO ME THAT HE/SHE DO DEBATE THE SAME IN THE CAPACITY INDICATED.

BY 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 UTILITIES—OR—WHAT THEY MAY BE, _____, A.D. 20____.

APPROVED: _____ ATTEST: _____
 MAYOR: _____ CLERK-RECORDER: _____
 CITY ENGINEER: _____ APPROVED: _____ CITY ATTORNEY: _____

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

VAN WAGONER SUBDIVISION
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 20' FEET

SURVEYOR'S SEAL: _____ CITY ENGINEER SEAL: _____

DATE: _____

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS DATE OF _____, 20____.

COUNTY SURVEYOR: _____

MIDWAY PROVISION COUNTY: _____ DATE: _____

MIDWAY SUBDIVISION DISTRICT: _____ DATE: _____

COUNTY RECORDER

WM WAGONER SUBDIVISION - 7 SEPTEMBER 2022
 SURVEYOR: _____ PLS. VERIFY ALL MEASUREMENTS AND MONUMENTS BEFORE RECORDING. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE SURVEYOR AT THE ADDRESS LISTED BELOW.
 PHONE (801) 507-6740
 DATE OF SURVEY: JULY 24, 2022



SCALE: 1"=20'
 FULL SCALE TYPICAL: 1"=40'

BLUE STATE NOTE:
 LOCATION OF EXISTING UTILITIES
 SHOWN ARE APPROXIMATE AND MAY BE
 RESPONSIBLE FOR BLUE STAINING
 OF UTILITIES.

SEWER NOTES:
 ALL SEWER LATERALS ARE 4"
 ALL SEWER IMPROVEMENTS
 SHALL BE IN ACCORDANCE WITH
 DISTRICT STANDARDS AND
 SPECIFICATIONS.

IRRIGATED IRRIGATION NOTES:
 ALL IRRIGATION LATERALS SHALL
 MEET MIDWAY CITY STANDARDS
 AND SPECIFICATIONS.

WATER NOTES:
 ALL WATER IMPROVEMENTS SHALL
 MEET MIDWAY CITY STANDARDS
 AND SPECIFICATIONS.

SYMBOL LEGEND

---	ADJOINING OWNERS
---	SURVEY BOUNDARY
---	EXISTING FENCE
---	EXISTING IRRIGATED
---	EXISTING 1" WATER MAIN
---	EXISTING 8" SEWER MAIN
---	PROPOSED WATER
---	PROPOSED 4" SEWER LATERAL
---	SEWER CLEAFOUT
---	PI SERVICE
---	PI B
---	WATER METER
---	FOUND REBAR WITH CAP
---	(AS NOTED ON DRAWING)

THIS DOCUMENT IS INCOMPLETE
 FOR THE RECORD ONLY. IT IS
 NOT TO BE USED FOR CONSTRUCTION.
 THE USER SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF ALL
 INFORMATION SHOWN ON THIS
 DRAWING.
 PAUL D. BERS, P.E.
 SERIAL NO. 238982
 STATE OF IOWA
 DATE: 11-12-2021

VAN WAGONER
 SUBDIVISION
 UTILITY PLAN



ISSUED FOR PERMIT DATE: 11-12-2021
 DRAWN BY: BHS
 SHEET: 4

