

Midway City Council
2 March 2021
Regular Meeting

Maisons de Saint-Prex /
Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: March 2, 2021

NAME OF PROJECT: Maisons de Saint-Prex Subdivision

NAME OF APPLICANT: Mike Johnston

AGENDA ITEM: Plat Amendment of Lots 11, 12, 13, 14, & 15

LOCATION: Southwestern lots of Maisons de Saint-Prex Subdivision

ZONING DESIGNATION: R-1-22 zone

ITEM: 12

Mike Johnston, agent for Eldon Haake, is requesting a Plat Amendment of lots 11,12,13, 14 and 15 of the Maisons de Saint-Prex Subdivision. The proposal would eliminate the common area between lots 11, 12, 13, and 14 and would transfer the property to the four adjoining lots. Lots 12 and 13 will be combined into one lot. An easement to access remaining common area will be created across lots 14 and 15. The property is in the R-1-22 zone.

BACKGROUND:

Mike Johnston of Summit Engineering is proposing a plat amendment to Maisons de Saint-Prex subdivision. The property is accessed from Swiss Alpine Road and includes changes to the five lots in the southwest corner of the subdivision, which is in the R-1-22 zone. The applicant is proposing a number of changes to the recorded plat that include eliminating some common area and adding that area to the surrounding lots, combining lots 12 and 13, and creating an access easement across lots 14 and 15. The following is a description of each of the proposed changes:

Elimination of some common area

There is a 25' strip of common area that runs north to south between lots 11, 12, 13, and 14 which connects to a 15' wide strip of common area that runs east to west along the majority of the subdivision's southern boundary. The developer included the two strips of common area for different reasons. The 15' wide east-west strip was created because the original owner of the property, who still owns the 8.8-acre parcel to the south, required the developer of Saint-Prex to install landscaping in the development as part of the purchase agreement. The 25' wide north-south strip was created to access the 15' wide strip. The common area strips were not required by the City as open space and they do not meet code criteria to be open space. The code required 15% open space for Saint-Prex and the open space for the subdivision will not change if the proposed amendment is approved. The subdivision will continue to have 1.83 acres of open space which is 15.91%, though the common area for the subdivision will be reduced by 0.16 acres from 2.16 acre to 2 acres. The applicant has stated that the north-south strip that is proposed for removal has not been maintained and adding the area to the surrounding lots will help assure the area is better maintained. The HOA will have a signature block on the plat to approve the removal of the common area.

Creating an access easement to the common area

The proposal will create an access easement across lots 14 and 15 along the southern boundary of the two lots. The access easement will be 10' wide and will be granted to the Homeowners' Association to access the remaining common area along the southern border of the subdivision. The owners of lots 14 and 15 will have a signature block on the plat to approve the creation of the easement.

Combine lots 12 and 13

The owner of lots 12 and 13 would like to combine the two lots to create a larger yard for the existing dwelling on lot 12. Other petitions to combine lots have all been approved by the City Council and there are some positive impacts because of the proposal. Traffic could potentially be reduced by about ten trips per day, according to engineering traffic standards. It will also create more open area 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.

Increased size of the lots

The proposed amendment will increase the acreage of three lots in the subdivision. Combining lots 12 and 13 and adding the common area between the two lots will create a 0.96-acre lot. Additionally, lot 11 will increase from 0.45 acres to 0.48 acres and lot 14 will increase from 0.57 acres to 0.6 acres.

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.

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 the density potentially reduces the impact of development on the community by reducing 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 with 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;
- (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;

No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the lot lines of lots 12 and 13 will be removed. The public utility easements along some of the lot lines of lots 11 and 14 will be relocated.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner McKeon: I make a motion that we recommend approval of the Plat Amendment of lots 11,12,13, 14 and 15 of the Maisons de Saint-Prex Subdivision. The proposal would eliminate the common area between lots 11, 12, 13, and 14 and would transfer the property to the four adjoining lots. Lots 12 and 13 will be combined into one lot. An easement to access remaining common area will be created across lots 14 and 15. The property is in the R-1-22 zone. We will accept all the findings from staff.

Seconded: Commissioner Simons

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: : McKeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

PROPOSED FINDINGS:

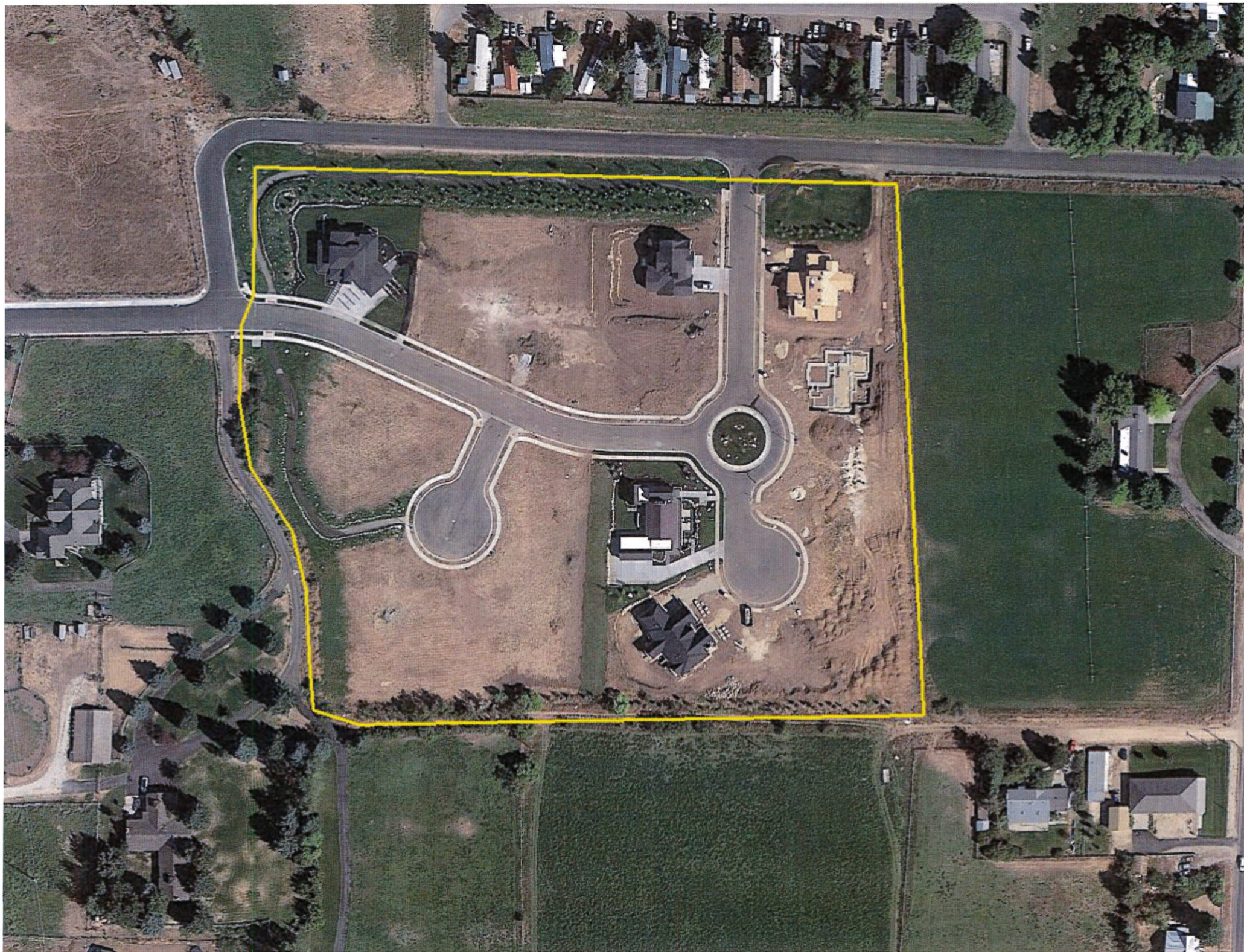
- Potential trips per day generated from the two lots will be reduced.
- Density in the subdivision will be reduced.
- The area will feel more open because of the reduction of one lot.
- No public street, right-of-way, or easement will be vacated or altered.
- The lot owners of the five lots and HOA will be required to sign the plat for it to be recorded.
- The amount of open space in the subdivision will not be reduced and the subdivision will still comply with the code requirement of 15% open space.

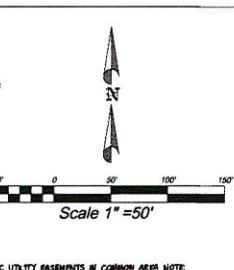
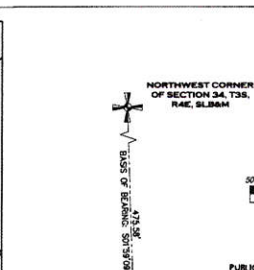
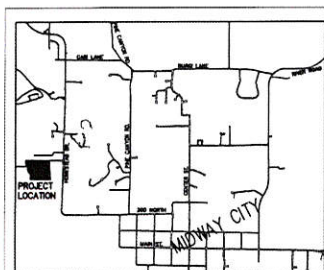
ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning commission 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 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 meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial









LEGEND

26.5' IRRIGATION EASEMENT

SM SURVEY MONUMENT

PUE PUBLIC UTILITY EASEMENT

COMMON AREAS B&C ARE ALSO DEDICATED AS A STORM DRAIN EASEMENT

STORM DRAIN SYSTEM NOTES:

1. THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN PONDS SHALL NOT BE ALTERED OR INTERFERED WITH.
2. MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM.

MIDWAY IRRIGATION EASEMENT:

LOTS 6, 7, 8 & 9 ARE SUBJECT TO THE IRRIGATION EASEMENT AND ARE PUT ON NOTICE THAT MIDWAY IRRIGATION COMPANY RETAINS FULL RIGHT TO ENTER ONTO THE EASEMENT AT ANY TIME TO DO MAINTENANCE, TO FIX LEAKS, TO REPLACE PIPES, AND TO DO ANY OTHER ACTIVITY LAWFULLY ALLOWED WITHIN THE EASEMENT. LOT OWNERS ARE SPECIFICALLY PROHIBITED FROM PLACING FENCES, PERMANENT STRUCTURES, CEMENT PAVES, AND DEEP ROOTED PLANTS (I.E. TREES, ETC.) WITHIN THE EASEMENT. LOT OWNERS MAY LANDSCAPE WITHIN THE EASEMENT WITH GRASS AND SHALLOW ROOTED PLANTS, BUT DO SO AT THEIR OWN RISK. DAMAGE CAUSED TO LANDSCAPING WITHIN THE EASEMENT SHALL NOT BE THE RESPONSIBILITY OF MIDWAY IRRIGATION COMPANY, AND MIDWAY IRRIGATION COMPANY SHALL HAVE NO OBLIGATION TO REPLACE, REPAIR, OR PAY FOR ANY DAMAGE IT CAUSES WITHIN THE EASEMENT.

BASIS OF BEARINGS

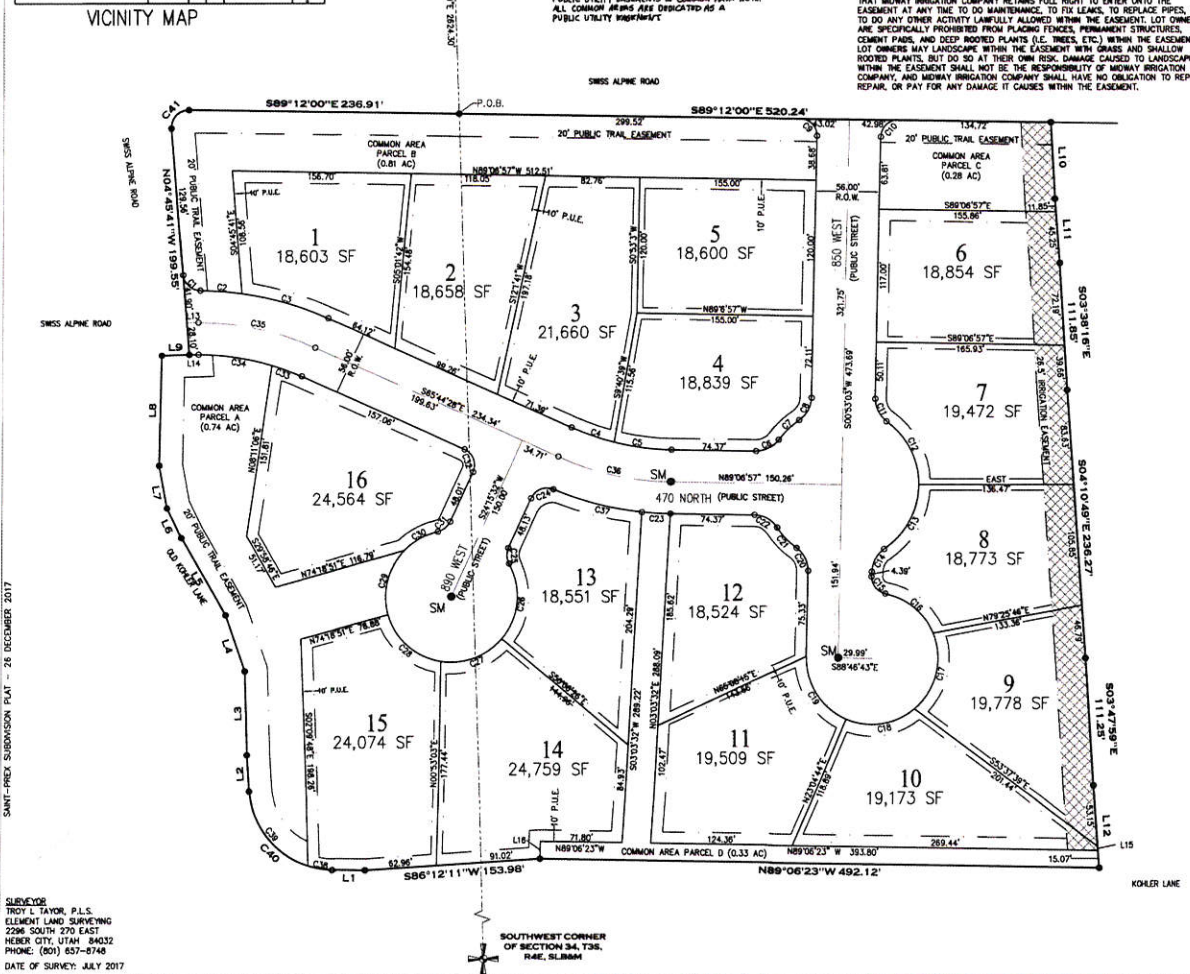
BASIS OF BEARING IS SOUTH 01°59'09" EAST 2624.30 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTHWEST CORNER OF SAID SECTION.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 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: July 2, 2018 SIGNATURE: Troy L. Taylor TITLE: Surveyor



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	22.28	15.00	274°59'09"	5478.06'E	20.27
C2	36.76	276.00	7°37'55"	5852.71'E	36.74
C3	79.01	276.00	18°24'50"	5732.56'E	76.74
C4	39.72	222.00	120°53'05"	19703.01'W	39.67
C5	50.85	222.00	137°23'37"	5823.31'E	50.74
C6	23.28	24.00	55°34'57"	56305.34'W	22.36
C7	25.12	68.00	21°09'35"	54535.03'E	25.00
C8	23.28	24.00	55°34'57"	50345.03'E	22.36
C9	23.58	15.00	92°05'03"	54470.28'W	21.23
C10	23.54	15.00	82°54'57"	54530.32'W	21.20
C11	23.28	24.00	55°34'57"	53634.26'E	22.36
C12	64.92	68.00	54°41'04"	52720.57'E	62.48
C13	67.02	68.00	26°28'00"	52814.00'W	64.34
C14	23.28	24.00	55°34'57"	52845.32'W	22.36
C15	20.86	15.00	79°44'11"	53828.03'E	19.23
C16	56.68	58.00	55°59'21"	53021.28'E	54.42
C17	73.36	58.00	22°28'08"	51122.17'W	68.57
C18	64.25	58.00	62°26'23"	58120.32'W	61.02
C19	69.63	58.00	68°47'15"	53234.30'W	63.44
C20	23.28	24.00	55°34'57"	52034.26'W	22.36
C21	25.12	68.00	21°09'35"	54470.01'W	24.94
C22	23.28	24.00	55°34'57"	50119.28'W	22.36
C23	25.00	276.00	02°09'16"	58632.19'E	25.02
C24	23.14	15.00	88°22'29"	58620.51'W	22.91
C25	14.11	15.00	53°54'40"	50741.48'E	13.50
C26	70.22	58.00	69°21'51"	50501.47'W	66.01
C27	59.75	58.00	59°01'27"	50671.26'W	57.14
C28	68.36	58.00	65°34'31"	54826.30'W	62.82
C29	60.28	58.00	59°32'59"	51430.20'E	57.61
C30	34.73	58.00	34°18'21"	50131.00'E	34.21
C31	14.11	15.00	53°54'40"	50321.21'E	13.50
C32	23.56	15.00	90°00'00"	52044.28'W	21.21
C33	27.74	220.00	07°33'32"	58921.14'W	27.73
C34	65.40	220.00	17°02'00"	58129.90'W	65.16
C35	109.85	220.00	24°25'52"	51752.14'W	109.06
C36	101.99	220.00	23°22'28"	57722.43'E	101.29
C37	80.53	276.00	18°30'53"	57539.45'E	80.20
C38	21.01	68.00	84°04'58"	58620.72'W	21.44
C39	88.88	75.00	84°04'58"	53634.53'W	83.50
C40	110.05	75.00	84°04'58"	54707.52'W	100.45
C41	25.02	15.00	59°34'35"	54301.09'E	22.72

ADDRESS TABLE

LINE	LENGTH	BEARING	LOT	ADDRESS
L1	28.76	N88°10'13"W	1	526 WEST 470 NORTH
L2	31.23	N02°45'35"W	2	904 WEST 470 NORTH
L3	72.98	N01°33'41"W	3	886 WEST 470 NORTH
L4	52.50	N10°36'00"W	4	477 NORTH 850 WEST
L5	77.82	N28°58'46"W	5	499 NORTH 850 WEST
L6	29.00	N26°02'41"W	6	486 NORTH 850 WEST
L7	36.13	N10°29'51"W	7	477 NORTH 850 WEST
L8	96.80	N01°08'29"E	8	446 NORTH 850 WEST
L9	23.84	N88°01'07"E	9	418 NORTH 850 WEST
L10	82.40	S02°22'55"E	10	411 NORTH 850 WEST
L11	37.00	S04°40'00"E	11	415 NORTH 850 WEST
L12	71.54	S04°48'44"E	12	855 WEST 470 NORTH
L13	9.90	EAST	13	436 NORTH 850 WEST
L14	8.00	EAST	14	424 NORTH 850 WEST
L15	3.32	S04°48'44"E	15	421 NORTH 850 WEST
L16	15.00	N00°53'37"E	16	449 NORTH 850 WEST

COUNTY RECORDER

DATE: 1-12-18

DATE: 2-6-18

DATE: 4-18-18 BOOK: 1273 PAGE: 1281-1295

DATE: 5-2-2018 TIME: 10:58 AM BY: SAINT PREX OF MIDWAY LLC

BY: LA WABASCO COUNTY RECORDER PROXY FOR BLSR

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 5th DAY OF January, 2018.

ROS# 8977

Troy L. Taylor

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 01°59'09" EAST 57.10 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE.

THENCE SOUTH 89°12'00" EAST 520.24 FEET; THENCE SOUTH 03°22'55" EAST 67.40 FEET; THENCE SOUTH 04°40'00" EAST 57.10 FEET; THENCE SOUTH 03°58'11" EAST 111.80 FEET; THENCE SOUTH 04°04'00" EAST 238.27 FEET; THENCE SOUTH 04°48'44" EAST 111.25 FEET; THENCE SOUTH 04°48'44" EAST 71.54 FEET; THENCE NORTH 89°09'23" WEST 482.12 FEET; THENCE SOUTH 03°58'11" WEST 183.80 FEET; THENCE NORTH 89°09'23" WEST 18.78 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT 110.06 FEET (CENTRAL ANGLE OF 84°54'35" AND A CHORD BEARING NORTH 47°07'50" WEST 100.45 FEET; THENCE NORTH 03°40'35" WEST 31.73 FEET; THENCE NORTH 01°33'41" WEST 72.98 FEET; THENCE NORTH 18°58'08" WEST 52.50 FEET; THENCE NORTH 28°58'46" WEST 77.82 FEET; THENCE NORTH 28°02'41" WEST 28.08 FEET; THENCE NORTH 10°29'51" WEST 36.13 FEET; THENCE NORTH 01°08'29" EAST 96.80 FEET; THENCE NORTH 89°01'07" EAST 23.84 FEET; THENCE NORTH 04°45'41" WEST 118.55 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 25.02 FEET (CENTRAL ANGLE OF 93°34'35" AND A CHORD BEARING NORTH 43°01'08" EAST 22.22 FEET); THENCE SOUTH 89°12'00" EAST 238.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.55 ACRES

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, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 2nd DAY OF January, A.D. 2018.

BY: Troy L. Taylor Surveyor

SAINT PREX OF MIDWAY LLC owner

ACKNOWLEDGMENT

STATE OF UTAH } ss.

COUNTY OF WASATCH }

ON THE 2nd DAY OF January, A.D. 2018, PERSONALLY APPEARED BEFORE ME, Troy L. Taylor, a duly acknowledged, and acknowledged to me that he/she did execute the SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 10/16/20 2018 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 21 DAY OF May, A.D. 2018.

APPROVED: Troy L. Taylor ATTEST: Troy L. Taylor

CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF January, A.D. 2018 BY THE

MIDWAY CITY PLANNING COMMISSION

DIRECTOR - PLANNING

MAISONS DE SAINT-PREX

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLSBAM

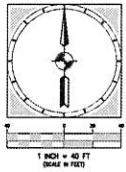
SCALE: 1" = 50' FEET

SURVEYOR'S SEAL: Troy L. Taylor SURVEYOR

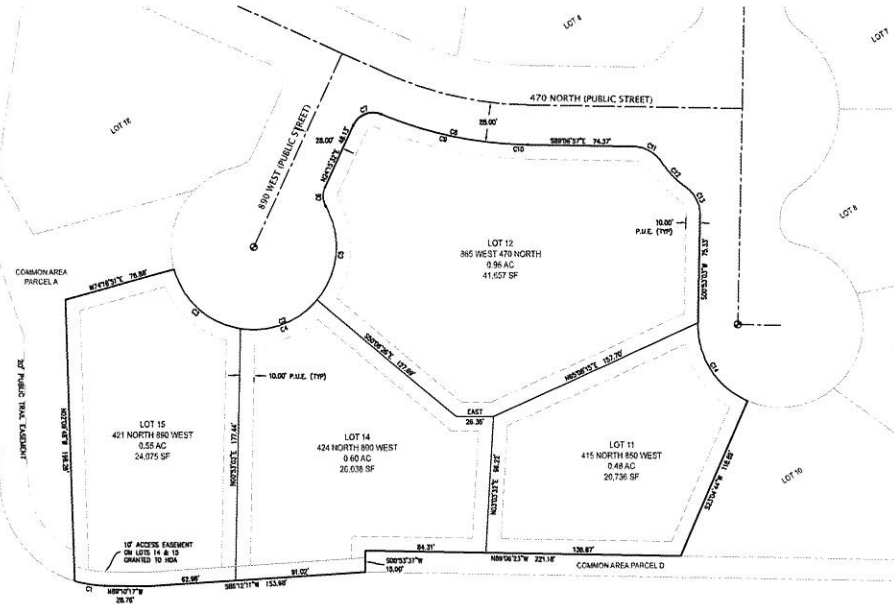
CITY ENGINEER SEAL: Troy L. Taylor CITY ENGINEER

CITY ATTORNEY SEAL: Troy L. Taylor CITY ATTORNEY

PLANNING COMMISSION SEAL: Troy L. Taylor PLANNING COMMISSION



MAISONS DE SAINT-PREX LOTS 11- 15 AMENDED



PLAT NOTES:

1. THIS PLAT AMENDMENT HAS BEEN APPROVED FOR THE PURPOSE OF REMOVING A PORTION OF COMMON AREA PARCEL D AS ADDING TO LOTS 11-14, AND TO SHOW A 10' ACCESS EASEMENT ACROSS LOTS 14 & 15 IN FAVOR OF THE HOME-OWNER'S ASSOCIATION. LOTS 12 & 13 WERE ALSO COMBINED INTO ONE LOT.
2. ALL PRIOR PLAT NOTES, COVENANTS, AND RESTRICTIONS OF RECORD SHALL REMAIN IN EFFECT. SEE SUBDIVISION PLAT FOR MAISONS DE SAINT-PREX RECORDED AS ENTRY 451841 IN WASATCH COUNTY OFFICIAL RECORDS.
3. REFER TO THE ORIGINAL RECORDED PLAT FOR MAISONS DE SAINT-PREX FOR SECTION TIES, BASIS OF BEARINGS, AND OTHER LOCATION AND SURVEY INFORMATION.

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
C1	75.00'	11.11'	8.13°	11.11'	N89°27'27.74"E
C2	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C3	60.00'	8.84'	7.96°	8.84'	N89°27'27.74"E
C4	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C5	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C6	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C7	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C8	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C9	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C10	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C11	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C12	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C13	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E
C14	160.00'	18.85'	16.26°	18.85'	N89°27'27.74"E

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF COMMON AREA PARCEL D IN MAISONS DE SAINT-PREX, 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 THIS PLAT.

MAISONS DE SAINT-PREX HOA
REPRESENTATIVE

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME _____, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF LOT 11 IN MAISONS DE SAINT-PREX, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

IVORY HOMES, LTD., A UTAH LIMITED PARTNERSHIP
REPRESENTATIVE

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME _____, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF LOTS 12 & 13 IN MAISONS DE SAINT-PREX, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

ELIZABETH A. GILMOUR

DATE

MATTHEW A. GILMOUR

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME ELIZABETH A. GILMOUR AND MATTHEW A. GILMOUR, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF LOT 14 IN MAISONS DE SAINT-PREX, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

MICHAEL J. GRASS, TRUSTEE OF MICHAEL J. GRASS FAMILY TRUST (A/J/2008)

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME MICHAEL J. GRASS, TRUSTEE, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF LOT 15 IN MAISONS DE SAINT-PREX, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

DEBBIE ASHWORTH, CO-TRUSTEE OF THE DESIRE ASHWORTH TRUST (12/28/2008)

DATE

MATTHEW F. ASHWORTH, CO-TRUSTEE OF THE DESIRE ASHWORTH TRUST (12/28/2008)

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME DEBBIE ASHWORTH AND MATTHEW F. ASHWORTH, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11207388 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.



Kevin M. Balls
KEVIN M. BALLS
PROFESSIONAL LAND SURVEYOR

01/29/2021
DATE

BOUNDARY DESCRIPTION

LOTS 11, 12, 13, 14 & 15 OF MAISONS DE SAINT-PREX, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF RECORDER, WASATCH COUNTY, UTAH.
CONTAINS 2.88 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS PER THE ORIGINAL RECORDED SUBDIVISION PLAT FOR MAISONS DE SAINT-PREX (ENTRY NO. 451841).

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY, WASATCH COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON.

THIS _____ DAY OF _____, 2021.

MAYOR

CITY ATTORNEY

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

PLANNING APPROVAL

APPROVED THIS DAY OF _____ BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

PLANNING DIRECTOR

MIDWAY IRRIGATION COMPANY

REPRESENTATIVE

DATE

MIDWAY SANITATION DISTRICT

REPRESENTATIVE

DATE

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON _____

THIS _____ DAY OF _____, 2021.

ROS # _____

WASATCH COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY # _____ DATE _____ TIME _____

FEE: _____ BOOK: _____ PAGE: _____ FOR: _____

BY _____ WASATCH COUNTY RECORDER PEGGY FLOY BLASER

PROJECT

L21-011

SHEET

1 OF 1

DATE

01/13/2021

PREPARED FOR

ELDON HAAKE

PROJECT

PLAT AMENDMENT



MAISONS DE SAINT-PREX LOTS 11-15 AMENDED

LOCATED IN THE NE 1/4 OF SECTION 33 & THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&A, MIDWAY CITY, WASATCH COUNTY, UTAH

January 19, 2021

To Michael Henke
Midway City Planning Director

RE: Calculations for changes to Common Space at Maisons de Saint Prex subdivision.

Michael,

We have submitted a plat amendment that proposed removing 0.166 acres of Common Area Parcel D and dividing it between the four adjoining lots (11, 12, 13, and 14.) Below are the calculations regarding this removal of the common space:

1. Total subdivision plat area = 11.55 acres
2. Total Common Area as platted = 2.16 acres = 18.7% of total plat
3. Area to be removed from Common Area D = 0.166 acres
4. Remaining Total Common Area (after plat amendment) = 1.994 acres = 17.3% of total plat

I believe the required Open Space for the subdivision when it was approved was 15%, so the removal of the 0.166-ac strip of ground between lots 11 – 14 will not violate the min. 15% open space requirement.

Please let me know if you have any questions!

Sincerely,



Mike Johnston
Summit Engineering Group, Inc.