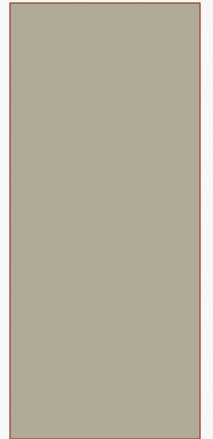


# BURGI HILL SMALL SUBDIVISION

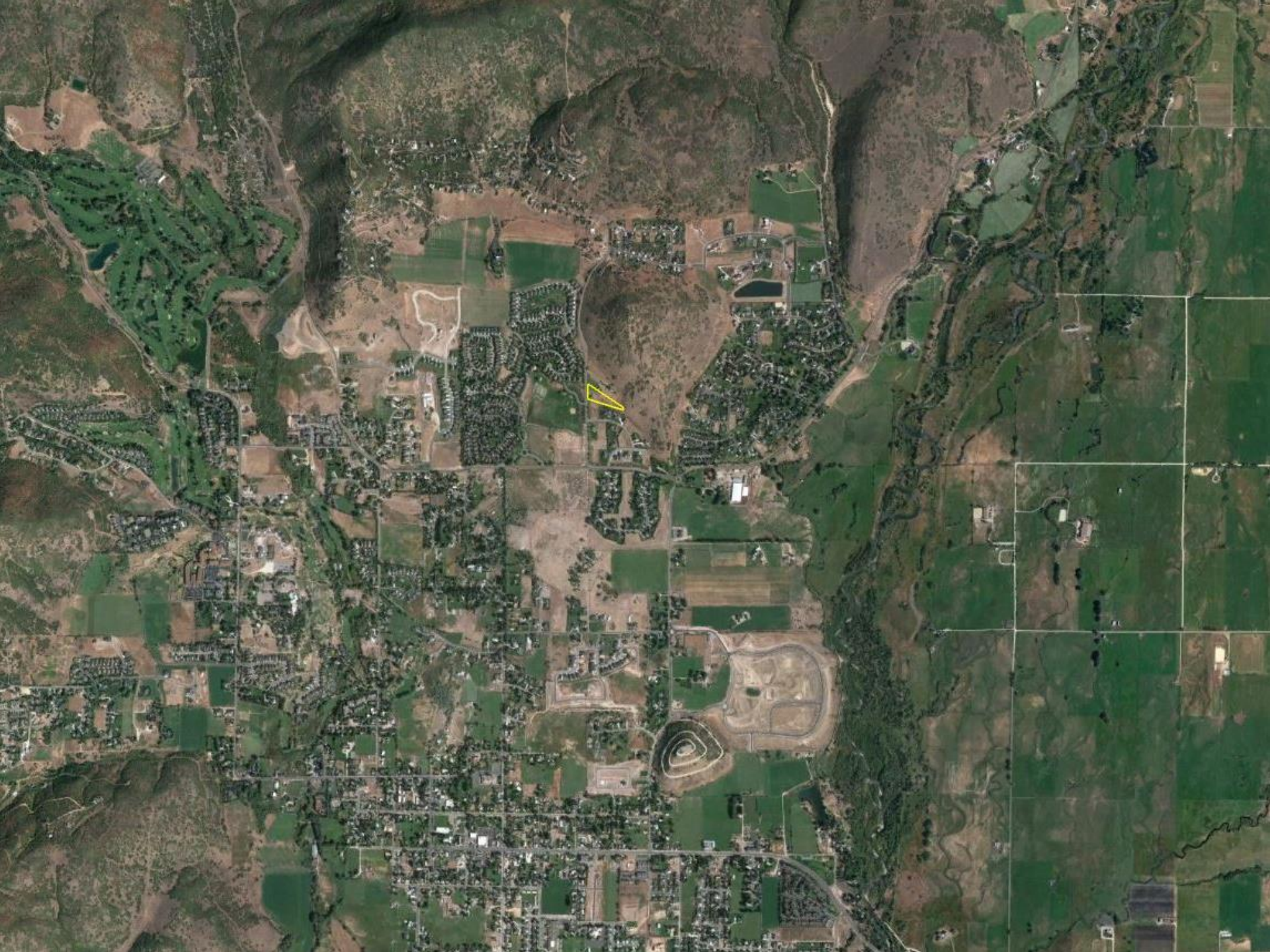
PRELIMINARY/FINAL



# LAND USE SUMMARY

- RA-1-43 Zone
- One Lot Small Subdivision
- 1.69 acres in size
- No New Roads
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

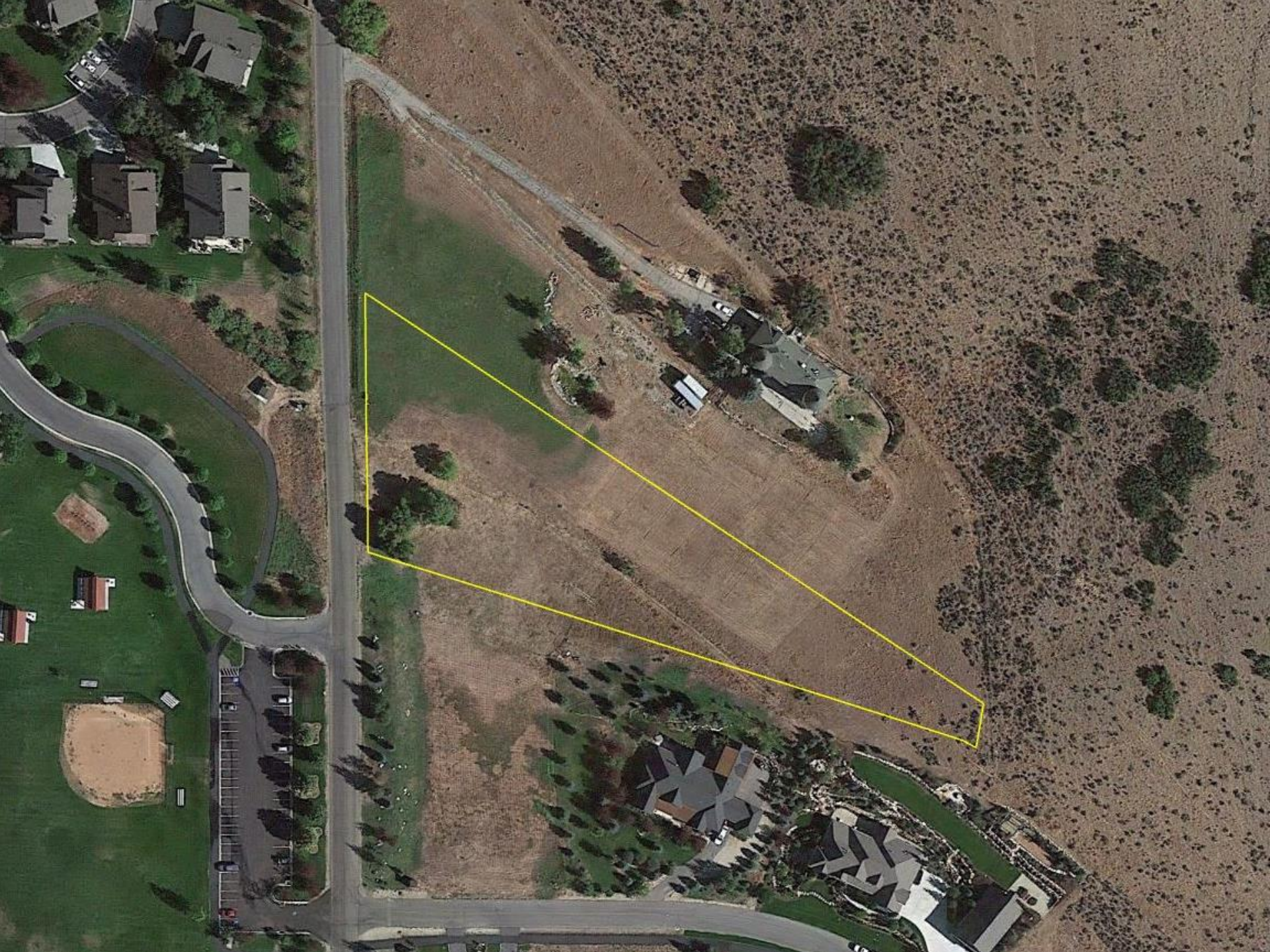


















#### CULINARY WATER SYSTEM NOTES:

1. ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2012 EDITION.
2. ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.

#### PRESSURIZED IRRIGATION SYSTEM NOTES:

1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
2. ALL PIPE SHALL BE AWWA C-900 CLASS OR EQUIVALENT.
3. ALL PRESSURIZED IRRIGATION SERVICES SHALL BE 1".

#### SANITARY SEWER SYSTEM NOTES:

1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
  - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
  - ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.



CHRIS DUNN  
BURGI HILL SUBDIVISION

UTILITY PLAN



DESIGN BY: FDB  
DRAWN BY: CDB  
DATE: 29 OCT 2014  
REV:  
SHEET 2





May 11, 2021

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

**Subject: Burgi Hill Subdivision - 1 lot Subdivision – Preliminary / Final Approval**

Dear Michael:

Horrocks Engineers recently reviewed the Submitted Plans for the one lot Burgi Hill Subdivision. The following issues should be addressed.

General Comments

- The plan proposes one – one acre lot and is located at 1218 North Interlaken Road.
- A 16.5 foot irrigation easement is located within the lot near the center of the proposed lot. Caution should be taken during the construction of the home to protect the existing large diameter pipe line.

Water

- The development will be required to extend the existing eight-inch water line located near the intersection of Interlaken road and Valais Parkway to their development.

Roads

- Because the lot fronts the existing Interlaken Road, no road improvements will be required for the proposed one lot subdivision.
- Any repairs to existing Interlaken Road will need to follow Interlaken's standards and specifications and will require a road cut permit from Interlaken.

Trails:

- The Trails Master Plan does not show any trails proposed for this section of Interlaken Road.

Irrigation:

- The proposed subdivision will connect onto the mainline irrigation within Interlaken Road.

Storm Drain

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

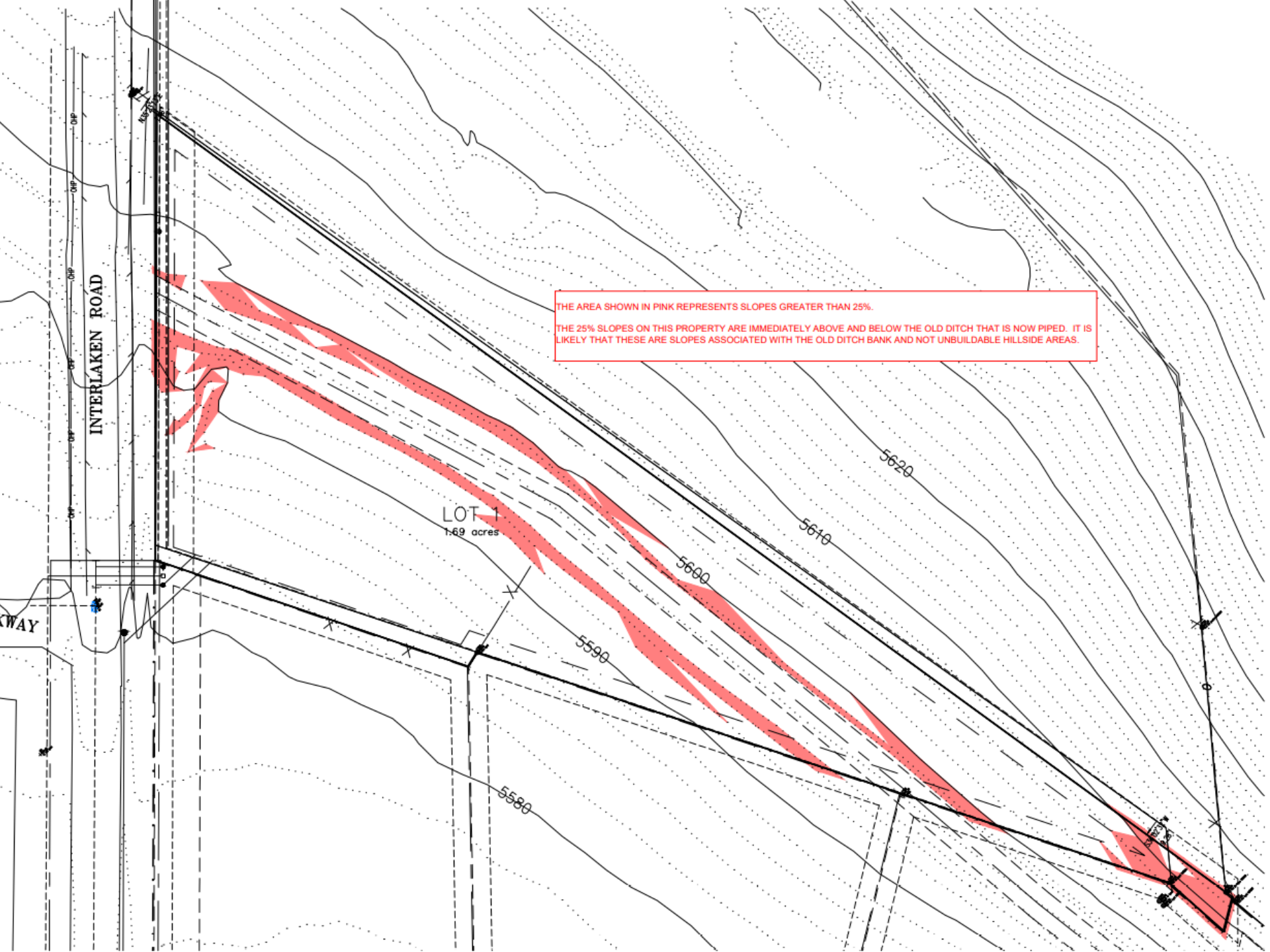
Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
City Engineer





THE AREA SHOWN IN PINK REPRESENTS SLOPES GREATER THAN 25%.

THE 25% SLOPES ON THIS PROPERTY ARE IMMEDIATELY ABOVE AND BELOW THE OLD DITCH THAT IS NOW PIPED. IT IS LIKELY THAT THESE ARE SLOPES ASSOCIATED WITH THE OLD DITCH BANK AND NOT UNBUILDABLE HILLSIDE AREAS.











# PLANNING COMMISSION RECOMMENDATION:

**Motion:** Commissioner Bouwhuis: I make a motion that we recommend approve preliminary/final approval of a one lot subdivision to be known as Burgi Hill subdivision. The lot is 1.69 acre and is located at 1218 Interlaken Road and is in the RA-1-43 zone. We accept staff findings and with no conditions.

**Seconded:** Commissioner Ream

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Whitney, Bouwhuis, Garland, Simons, Ream and Wardle

**Nays:** None

**Motion:** Passed

# POSSIBLE FINDINGS

- The proposed lot meets 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 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.



# PROPOSED CONDITIONS

- None