

Midway City Council  
21 July 2020  
Work Meeting

Department Reports

# Memo



---

Date: July 21, 2020  
To: Midway City Council  
From: Michael Henke  
Re: Midway Crest Proposed Plat

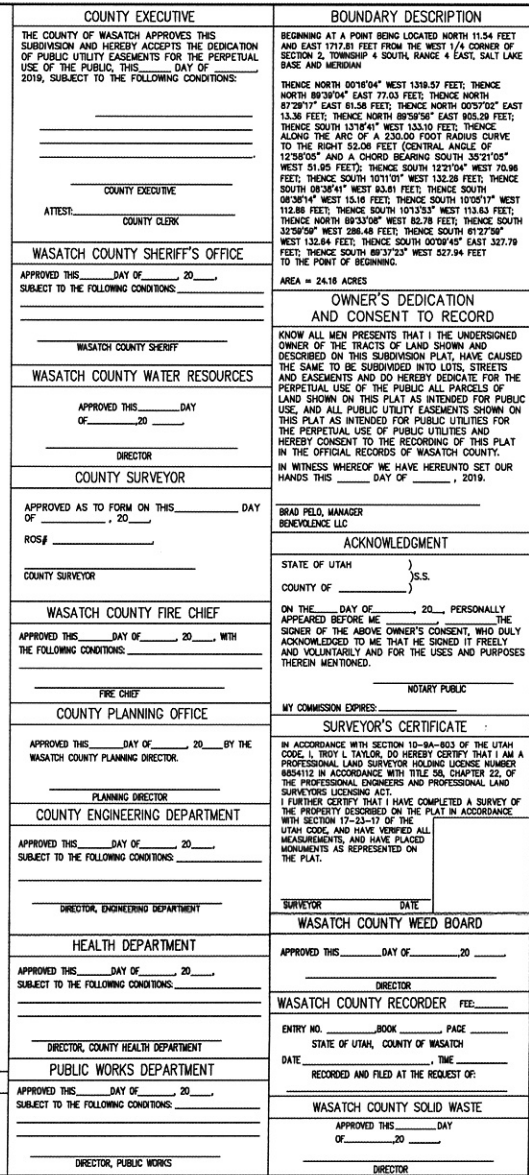
---

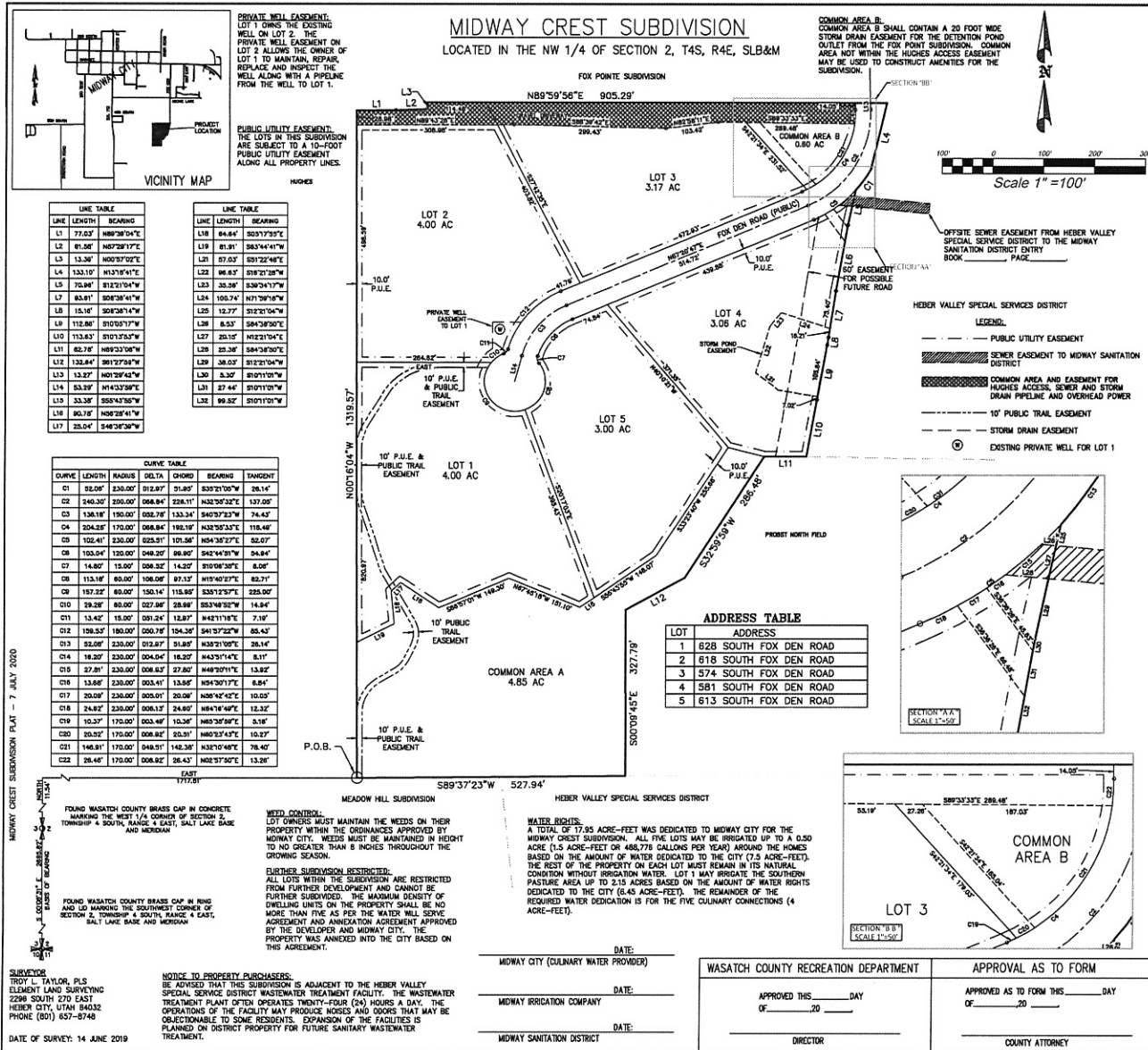
The Midway Crest subdivision is nearing completion and the developer has submitted a final plat for review. The newly submitted plat has some changes that the City Council has not reviewed. Staff would like to present the proposed plat to the City Council so that the Council is aware of the proposed changes and can determine if the proposed plat is still within the guidelines of the culinary will serve letter agreement that was signed by the developer and the City.

The proposed changes include the addition of two common areas, one on the northeast end of the property near the entrance and the other is on the south end of the property. The common areas will be owned in common by the five lots in the subdivision.

Common Area B is near the entrance and is 0.6 acres. There is a note on the plat that states in part "may be used to construct amenities". No plans have been submitted to the City regarding the future amenities, but the developer has mentioned that a swimming pool is being considered. Common Area A is near the southern boundary of the property and is 4.85 acres. The property will contain an acre pond, pavilion, and parking area that could only be used by the five lot owners and their guests. This area may not be used for any commercial purposes. An agreement has been reached with the Midway Irrigation Company regarding the pond.

Again, staff would like the Council to review this proposal and determine if what is proposed still meets the intent of the culinary will serve letter agreement.





**COUNTY EXECUTIVE**

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC, THIS \_\_\_\_\_ DAY OF 2019, SUBJECT TO THE FOLLOWING CONDITIONS:

COUNTY EXECUTIVE \_\_\_\_\_

ATTEST: COUNTY CLERK \_\_\_\_\_

**WASATCH COUNTY SHERIFF'S OFFICE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SUBJECT TO THE FOLLOWING CONDITIONS:

WASATCH COUNTY SHERIFF \_\_\_\_\_

**WASATCH COUNTY WATER RESOURCES**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR \_\_\_\_\_

**COUNTY SURVEYOR**

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

ROS# \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

**WASATCH COUNTY FIRE CHIEF**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH THE FOLLOWING CONDITIONS:

FIRE CHIEF \_\_\_\_\_

**COUNTY PLANNING OFFICE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASATCH COUNTY PLANNING DIRECTOR:

PLANNING DIRECTOR \_\_\_\_\_

**COUNTY ENGINEERING DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, ENGINEERING DEPARTMENT \_\_\_\_\_

**HEALTH DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, COUNTY HEALTH DEPARTMENT \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, PUBLIC WORKS \_\_\_\_\_

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT BEING LOCATED NORTH 11.54 FEET AND EAST 1717.81 FEET FROM THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THENCE NORTH 00°16'04" WEST 1318.57 FEET; THENCE NORTH 89°30'04" EAST 77.03 FEET; THENCE NORTH 87°29'17" EAST 81.56 FEET; THENCE NORTH 00°22'02" EAST 13.36 FEET; THENCE NORTH 89°30'04" EAST 803.29 FEET; THENCE SOUTH 13°16'41" WEST 133.19 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 52.08 FEET (CENTRAL ANGLE OF 12°58'05" FEET); THENCE SOUTH 33°21'05" WEST 51.49 FEET; THENCE SOUTH 12°17'01" WEST 70.88 FEET; THENCE SOUTH 10°11'01" WEST 132.28 FEET; THENCE SOUTH 00°28'16" WEST 83.87 FEET; THENCE SOUTH 00°28'16" WEST 15.18 FEET; THENCE SOUTH 10°18'17" WEST 112.88 FEET; THENCE SOUTH 10°13'53" WEST 113.43 FEET; THENCE NORTH 09°23'06" WEST 82.16 FEET; THENCE SOUTH 32°59'59" WEST 286.48 FEET; THENCE SOUTH 01°27'38" WEST 132.64 FEET; THENCE SOUTH 00°29'43" EAST 327.78 FEET; THENCE SOUTH 00°27'38" WEST 527.94 FEET TO THE POINT OF BEGINNING.

AREA = 24.16 ACRES

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC UTILITIES FOR THE PERPETUAL USE OF THE PUBLIC UTILITIES AND HEREBY CONSENT TO THE RECORDING OF THIS PLAT IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRAD REID, MANAGER  
RENEVILLE LLC

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, THE SIGNER OF THE ABOVE OWNER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC \_\_\_\_\_

**MY COMMISSION EXPIRES:** \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-8A-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8854112 IN ACCORDANCE WITH TITLE 30, 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 17-33-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR DATE \_\_\_\_\_

**WASATCH COUNTY WEED BOARD**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR \_\_\_\_\_

**WASATCH COUNTY RECORDER** FEE: \_\_\_\_\_

ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

STATE OF UTAH, COUNTY OF WASATCH

DATE \_\_\_\_\_ TIME \_\_\_\_\_

RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

**WASATCH COUNTY SOLID WASTE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR \_\_\_\_\_