



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 14, 2021
NAME OF PROJECT: Eddington Small Subdivision
NAME OF APPLICANT: Summit Engineering representing Steven Eddington
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: Approx. 780 West 500 South
ZONING DESIGNATION: RA-1-43

ITEM: 6

Brian Balls, agent for Steven Eddington, is proposing preliminary/final approval of the Eddington subdivision. The proposal contains one lot on five acres. The property is located at approximately 780 West 500 South and is in the RA-1-43 zone

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 5 acres that will contain one lot. The proposed lot will obtain frontage along 500 South. The property is in the RA-1-43 zoning district and the lot appears to comply with the minimum requirements of frontage, width, and acreage for a lot in this zone.

There are no dwellings or structures on the property.

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

LAND USE SUMMARY:

- 5.0-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Frontage on 500 South
- Sensitive lands – Slopes of 25% or greater
- The lot will connect to Midway City’s culinary water line, Midway Irrigation Company’s secondary water line and an onsite septic system

ANALYSIS:

Culinary Water Connection – The lot will connect to the City’s water line located in 500 South. They will need to extend the line to the their west property line in 500 South.

Sewer Connection – The property will be served by an onsite septic system that will be approved by the Wasatch County Health Department. An approval letter from the Wasatch County Health Department regarding the septic system, must be provided before the item is added to a future city council agenda. The location of the approved septic site should be noted on the plat.

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 will need to provide a will serve letter from Midway Irrigation Company previous to being considered by the City Council.

Sensitive Lands – The applicant will need to identify all slopes of 25% and greater. These need to be noted on the plat and labeled as unbuildable. No other sensitive lands were identified by the applicants engineer.

Setbacks – The small-scale subdivision code requires a 50’ front setback for any proposed structures fronting 500 South. The required setback must be noted on the plat.

500 South – The applicant will need to show any required dedication needed for 500 South on the proposed plat. The portion of 500 South in front of the applicants property is considered a local road with a 56’ ROW. There are no additional road improvements that will be required as part of this proposal.

Trail – The Midway City Trail System Master Plan shows an 8’ detached asphalt public trail along the portion of 500 South that this property fronts. The applicant will

need to dedicate a 15' public trail easement along their front property line. In addition to the easement, staff is proposing that the funds to build the trail are added to the general trails fund for the city and the trail is completed in the future as part of a larger improvement project that will complete the trails along 500 South. The applicant will need to provide the city engineer with a cost estimate that will need to be reviewed and approved by him. The applicant has provided an estimate of probable costs, which will be reviewed by the city engineer for approval.

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 – Section 16.13.44.C of the Midway land use code limits new development along existing public roads that are over 500' in length that do not have a second access, to parcels that have existing frontage. The proposed lot has existing frontage along 500 South that meets the minimum frontage requirement for the zone.

It would preclude the applicant, or future owners, from developing the property any further, unless a second point of access is established.

WATER BOARD RECOMMENDATION:

5-acre parcel (217,800 sq. ft.)

- Impervious area for lots
 - 0.18 acres (1 x 8,000 = 8,000 sq. ft.)
- Irrigated acreage
 - 4.82 acres x 3 = 14.46 acre feet

1 culinary connection

- 0.8 acre feet

15.25 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:

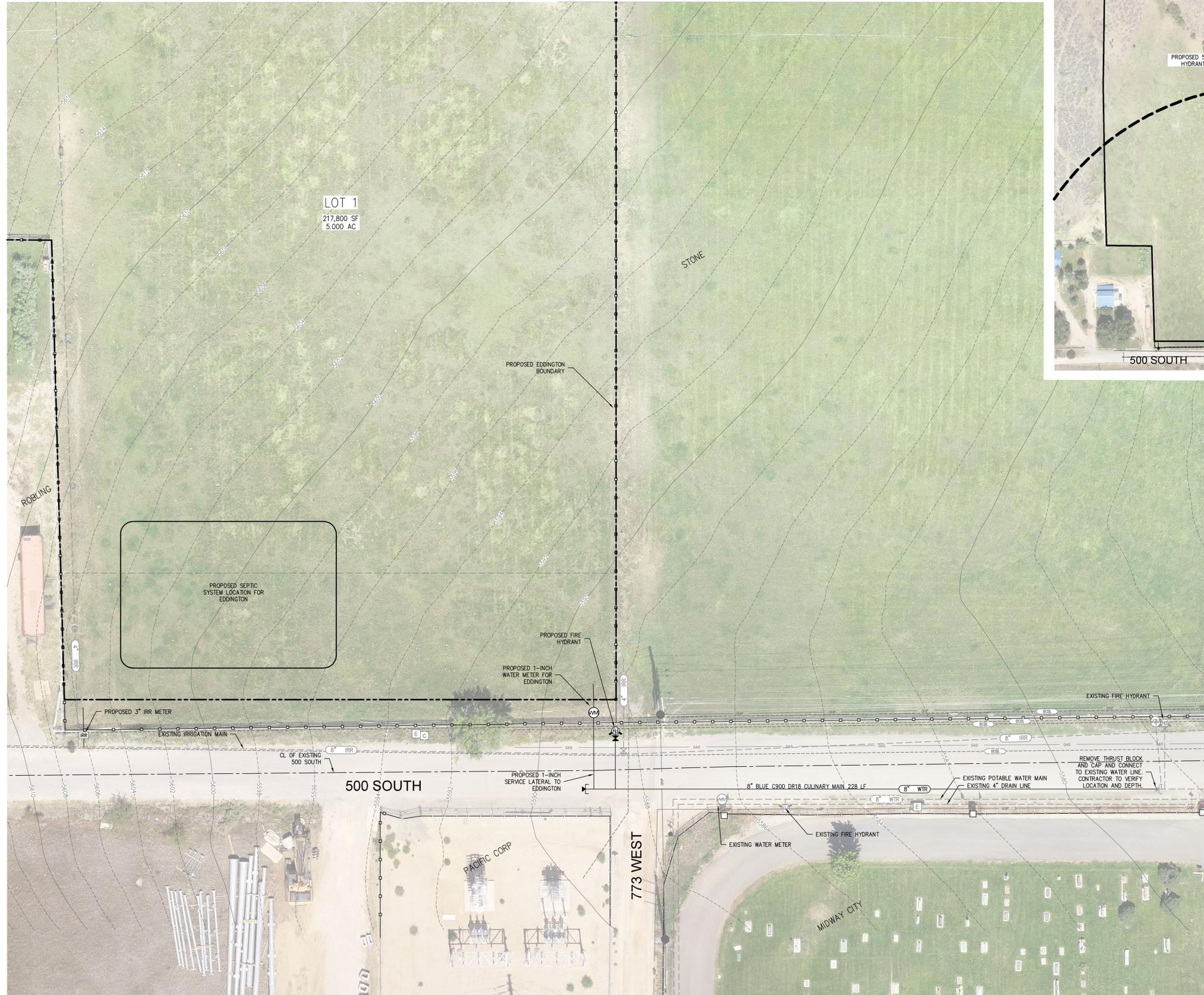
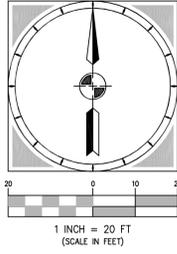
1. Prior to the recording of the plat, the applicant will need to contribute the costs to construct the 8' detached asphalt public trail to the general trails fund so that the trail can be completed in the future as part of a larger improvement project that will complete the trails along 500 South.

2. An approval letter from the Wasatch County Health Department regarding the septic system, must be provided before the item is added to a future city council agenda.
3. The applicant will need to provide a will serve letter from Midway Irrigation Company before it is added to a future city council agenda.
4. The applicant will be required to bring the culinary water line to their west property line in 500 South.
5. A fire hydrant will need to be located within 600' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.









PROJECT ENGINEER:
BMB

PROJECT MANAGER:
BMB

DRAWN BY:
BMB

ISSUE DATE:
09/08/2021

PROJECT
EDDINGTON LOT SPLIT

SHEET TITLE
SITE UTILITY PLAN

PROJECT
C21-030

SHEET
1

REVISIONS

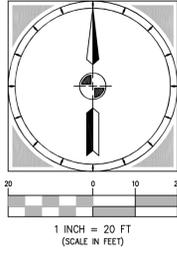
NO.	DATE	BY	REVISIONS
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CLIENT: C21-030
SUMMIT ENGINEERING GROUP, INC.

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Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER RD. BOX 176
P. 435-654-9229 • F. 435-654-9231

Z:\SEG Projects\CURRENT PROJECTS\C21-030 Eddington Lot Split\Working Files\Engineering\Draw\C21-030 Site Utility Plan.dwg



THE FOLLOWING TABLE SHOWS SENSITIVE LANDS THAT WERE STUDIED. OF THESE AREAS OF STUDY ONLY SLOPES GREATER THAN 30% WERE FOUND.

SYMBOL	CONSTRAINT	PERCENTAGE
	25%-30% SLOPE (SUMMIT ENGINEERING)	0%
	30% OR GREATER SLOPE (SUMMIT ENGINEERING)	0%
	LANDSLIDE AREA (UTAH GEOLOGICAL SURVEY)	0%
	FAULT LINE SETBACK (UTAH GEOLOGICAL SURVEY)	0%
	WETLANDS (USFWS NATL. WETLANDS INVENTORY)	0%
	HIGH WATER TABLE AREA (USFWS NATL. WETLANDS INVENTORY)	0%
	ALLUVIAL FAN (UTAH GEOLOGICAL SURVEY)	0%
	SHALLOW GROUND WATER (USFWS NATL. WETLANDS INVENTORY)	0%
	STREAM/DRAINAGE CORRIDOR (USFWS NATL. WETLANDS INVENTORY)	0%
	REGULATORY FLOODWAY (FEMA)	0%
	ANNUAL CHANCE FLOOD HAZARD (FEMA)	0%
	RIDGE LINE AREA (MIDWAY CITY)	0%
	GEOLOGIC HAZARDS (UTAH GEOLOGICAL SURVEY)	0%
	ESTABLISHED ROAD AND UTILITY CORRIDORS (SUMMIT ENGINEERING)	0%
	FLOOD DEBRIS FLOW/COLLAPSIBLE SOIL HAZARD (UTAH GEOLOGICAL SURVEY)	0%
	SPRING, SEEP, SURFACE WATER (USFWS NATL. WETLANDS INVENTORY)	0%

TOTAL LOT SLOPE ANALYSIS

Average Slope: 13.3%
 Minimum Slope: 0.0% at 10670.3,9426.3
 Maximum Slope: 39.9% at 10655.5,9413.1

Zone	Range	Horizontal Surface Area S.F.	Acres	Slope Surface Area S.F.	Acres	% of Total	Average Slope
1	5.00%	245.1	0.006	245.1	0.006	0.1	0.0%
2	10.00%	47,228.3	1.084	47,418.9	1.089	21.7	9.0%
3	15.00%	107,910.9	2.477	108,688.4	2.495	49.5	12.0%
4	20.00%	40,988.7	0.941	41,613.6	0.955	18.8	17.5%
5	25.00%	20,072.9	0.461	20,546.1	0.472	9.2	21.8%
6	30.00%	1,065.6	0.024	1,102.2	0.025	0.5	26.4%
7		288.5	0.007	303.9	0.007	0.1	33.0%
Total		217,800.0	5.000	219,918.3	5.049		

SLOPE LEGEND

COLOR	SLOPE
	25 to 30
	> 30

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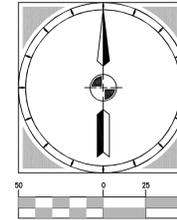
CLIENT'S NAME SUMMIT ENGINEERING GROUP, INC.	DRAWING NUMBER IT IS A VIOLATION OF LAW FOR ANY DESIGN, CONSTRUCTION, OR INSTALLATION TO BE MADE WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER. THIS DOCUMENT IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DOCUMENT WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER IS STRICTLY PROHIBITED.	DATE (BY)	
REVISIONS			
PROJECT ENGINEER: BMB	PROJECT MANAGER: BMB	DRAWN BY: BMB	ISSUE DATE: 09/08/2021
PROJECT EDDINGTON LOT SPLIT		SHEET TITLE SENSITIVE LANDS & SLOPE ANALYSIS	
PROJECT C21-030		SHEET 2	

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NORTHWEST CORNER
SECTION 3, T4S, R4E, SLB&M
FOUND MONUMENT

NORTH ONE-QUARTER CORNER
SECTION 3, T4S, R4E, SLB&M
FOUND MONUMENT

BASIS OF BEARINGS - S89°54'39"W 2657.92'
BETWEEN FOUND MONUMENTS



1 INCH = 50 FT
(SCALE IN FEET)

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

PROPERTY CORNER NOTES

1. 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
2. 1.17" COPPER PLUG STAMPED WP-RP 145796 TO BE SET AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.

ZONING INFORMATION

RA-1-43 ZONE APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:

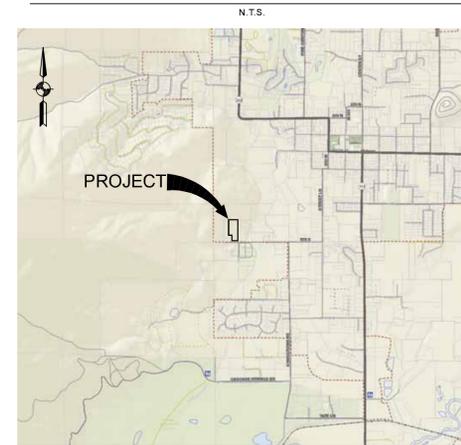
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 14 FEET MINIMUM
2 SIDE TOTAL 30 FEET MIN.

ALL SETBACKS ARE SUBJECT TO MIDWAY CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

PLAT NOTES

1. SITE WILL BE SERVED BY AN ON-SITE SEPTIC SYSTEM APPROVED BY WASATCH COUNTY HEALTH DEPARTMENT.
2. CULINARY WATER WILL BE PROVIDED VIA CONNECTION TO MIDWAY CITY WATER MAIN IN 500 SOUTH STREET.
3. SECONDARY IRRIGATION IS CURRENTLY PROVIDED BY MIDWAY IRRIGATION.
4. 3.429 ACRES WILL CONTINUE TO BE IRRIGATED ACREAGE
5. SENSITIVE LANDS: A SENSITIVE LANDS ANALYSIS WAS PERFORMED FOLLOWING THE GUIDELINES IN MCC 16.14 - SENSITIVE LANDS OVERLAY ZONE WHICH INCLUDES HILLSIDES, SLOPES AND BENCH AREAS, RIDGELINES, STREAMS, WATERWAYS AND DITCHES, WETLANDS, SPRING AND WELL PROTECTION, GEOLOGICAL AND HYDROLOGICAL FEATURES AND LANDSLIDES. NONE OF THE CONSTRAINING CRITERIA LISTED ABOVE WERE FOUND ON THE SITE EXCEPT FOR A SMALL PERCENTAGE OF SLOPES GREATER THAN 25% OVER THE TOTAL ACREAGE OF THE SITE, LESS THAN 1% CONTAINS AREAS GREATER THAN 25% (1,476 SQ. FT. OF SLOPE AREAS GREATER THAN 25%)

VICINITY MAP



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS LOCATED SOUTH 89°54'39" WEST ALONG THE SECTION LINE 557.50 FEET AND SOUTH 572.96 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°13'38" EAST 116.35 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 89°12'35" EAST 182.89 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°59'09" EAST 14.18 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 743.80 FEET ALONG AN EXISTING FENCE LINE; THENCE WEST 219.00 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°35'34" WEST 181.53 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°23'46" WEST 86.75 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°35'17" WEST 112.05 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°58'21" WEST 192.65 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°48'43" EAST 209.47 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°53'56" EAST 51.45 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89°54'39" WEST BETWEEN FOUND MONUMENTS FOR THE NORTHWEST CORNER AND NORTH ONE-QUARTER CORNERS OF SECTION 3, T4S, R4E, SLB&M.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532 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.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT (WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, INCLUDING PUBLIC TRAIL EASEMENTS, TO BE HEREAFTER KNOWN AS THE EDDINGTON ONE-LOT SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

FEE OWNER (OR AGENT) PRINTED NAME

FEE OWNER (OR AGENT) PRINTED NAME

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

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.

APPROVED: MAYOR _____ DATE _____ ATTEST: CITY RECORDER _____ DATE _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

APPROVED: CITY ENGINEER _____ DATE _____ ATTEST: CITY ATTORNEY _____ DATE _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

WASATCH COUNTY HEALTH DEPARTMENT

CHAIRMAN DATE

MIDWAY IRRIGATION COMPANY

CHAIRMAN DATE

WASATCH COUNTY SURVEYOR

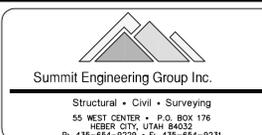
APPROVED AS TO FORM _____
SURVEYOR DATE ROS #

WASATCH COUNTY RECORDER

PROJECT
C21-030

SHEET
1

ISSUE DATE
09-08-2021



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EDDINGTON ONE-LOT SUBDIVISION

LOCATED IN LOT 4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

September 14, 2021

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

Subject: Eddington - 1 lot Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Eddington One – Lot Subdivision for Preliminary/Final approval. The following comments should be addressed prior to City Council approval.

General Comments

- The plan proposes one 5.0 acre lot and is located at 344 West 500 South.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- A fire hydrant should be within 600' of the proposed home.
- The development should extend the existing 8" water line to the west side of the development property line.

Roads

- Because the lot fronts the existing 500 South road, no road improvements will be required for the proposed one lot subdivision.

Storm Drain

- With no curb & gutter along 500 South, the existing shoulder will contain the roadway drainage.

Trails

- No trails are shown to be constructed within the development. The development should participate in the cost to install a trail across their frontage and the funds shall be placed in the Midway City General Trial Fund.
- The development will need to provide a 15' trail easement across the frontage for a future detached trail.

Irrigation

- The proposed lot will need to provide a location and size of meter for the connection to the irrigation main in 500 South.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Brian Balls

Summit Engineering