

Midway City Council
18 April 2023
Regular Meeting

Ordinance 2023-04 /
600 North



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 18, 2023
AGENDA ITEM: General Plan Amendment
DOCUMENT: Road System Master Plan
NAME OF APPLICANT: Berg Engineering
PROPERTY OWNER: Ryan Davis

ITEM: 11

Berg Engineering, agent for SC Partners and Ryan Davis, is proposing a General Plan Amendment. The proposal is to amend the City's Road System Master Plan and remove part of a planned connection of 600 North between Pine Canyon Road and Farm Springs Road.

BACKGROUND:

Berg Engineering, agent for SC Partners and Ryan Davis, received conditional approval for a General Plan Amendment August 8, 2020. The proposal was to amend the City's Road System Master Plan and remove part of a planned connection of 600 North between Pine Canyon Road and Farm Springs Road. Further, the City had adopted Ordinance 2012-22 that showed the alignment for the future road. The required condition for the Road System Master Plan Amendment was that the Ryan Davis property would need to be deed restricted to a maximum density limit of three lots. The Farm Meadows Density Reduction Subdivision has now been recorded and all three lots have deed restrictions that prohibit any further subdividing. Since the

condition has now been met, the City can proceed and adopt ordinance 2023-10 that officially removes 600 North from the City's Road System Master Plan. The ordinance will also rescind Ordinance 2012-22 that had adopted a specific alignment for 600 North.

PROPOSED FINDINGS:

- Deed restrictions have been recorded on the three lots in the Farm Meadows Density Reduction Subdivision.
- Ordinance 2012-22 will be rescinded with the adoption of Ordinance 2023-04.
- The General Plan will be amended, specifically, the City's Road System Master Plan will be amended, and 600 North will be removed as a future planned road across the area of the Farm Meadows Subdivision.

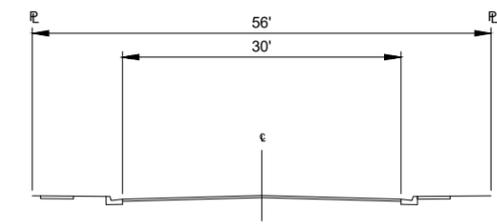
ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds there is good cause to amend the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for approval (findings)
2. Continuance. This action can be taken if the City Council 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. Denial. This action can be taken if the City Council finds there is not good cause to amend the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

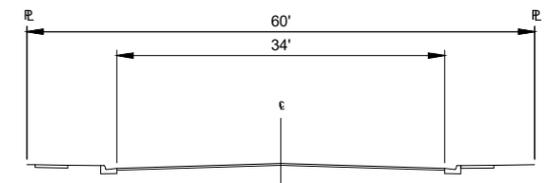
ROAD SYSTEM MASTER PLAN

LEGEND

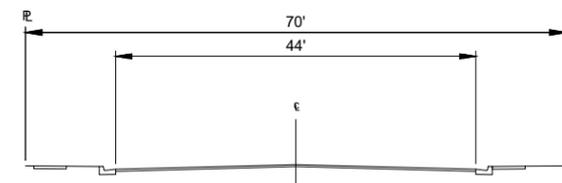
-  EXISTING LOCAL COLLECTOR
-  EXISTING MINOR COLLECTOR
-  EXISTING COLLECTOR
-  EXISTING MINOR ARTERIAL (UDOT)
-  NEW OR UPGRADED LOCAL
-  NEW OR UPGRADED LOCAL COLLECTOR
-  NEW OR UPGRADED MINOR COLLECTOR
-  NEW OR UPGRADED COLLECTOR



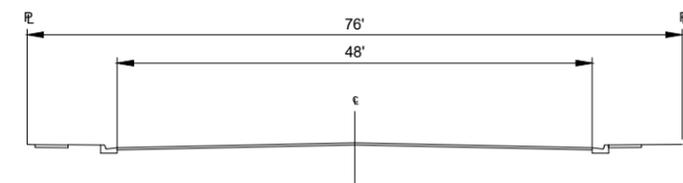
LOCAL STREET



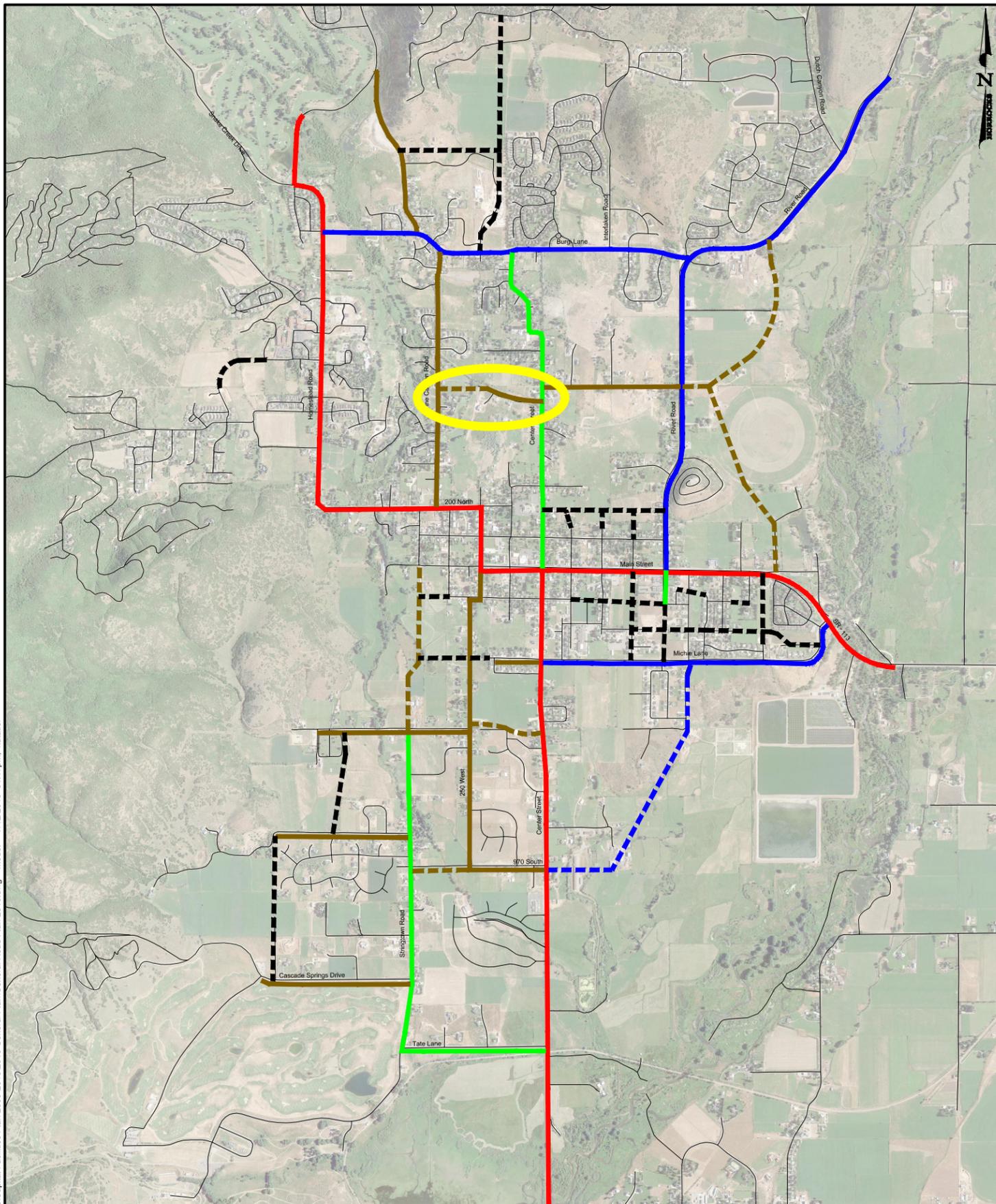
LOCAL COLLECTOR STREET



MINOR COLLECTOR STREET



COLLECTOR STREET



H:\Midway City\Projects\Captial Facilities Plan 2009-2016\2016 General Road Plan 2016.dwg - Model - 7/12/2018 01:17pm, natalier

SCALE	
HORIZONTAL	NONE
VERTICAL	NONE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY

ROAD SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
NR	7/2018	1 OF 2
WSJ	7/2018	P-1



ORDINANCE 2012-22

AN ORDINANCE ADOPTING AN AMENDMENT TO THE MIDWAY CITY ROAD SYSTEM MASTER PLAN MAP

WHEREAS, Utah Code Section 10-9a-407 authorizes municipalities to adopt official maps; and

WHEREAS, the City Council of Midway City finds that certain amendments to the current Midway City Road System Master Plan Map are necessary and will serve the public interest.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 1: Pursuant to Utah Code Section 10-9a-407, the Midway City Road System Master Plan Map, attached hereto as Exhibit A, is amended to reflect, include and incorporate by reference the alignment of the proposed public road known as 600 North Street as shown on the site plan attached hereto as Exhibit B and the aerial map attached hereto as Exhibit C.

Section 2: This ordinance shall take effect upon publication or posting as may be required by law.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah this 12th day of December, 2012.

	AYE	NAY
Council Member Colleen Bonner	<u> X </u>	<u> </u>
Council Member Steve Ashton	<u> X </u>	<u> </u>
Council Member Dick Hines	<u> X </u>	<u> </u>
Council Member Danny Hofheins	<u> X </u>	<u> </u>
Council Member Ken Van Wagoner	<u> X </u>	<u> </u>

APPROVED:

Connie Tatton
Connie Tatton, Mayor

ATTEST:

Brad Wilson
Brad Wilson, City Recorder

APPROVED AS TO FORM:

Kraig Powell
Kraig Powell, City Attorney



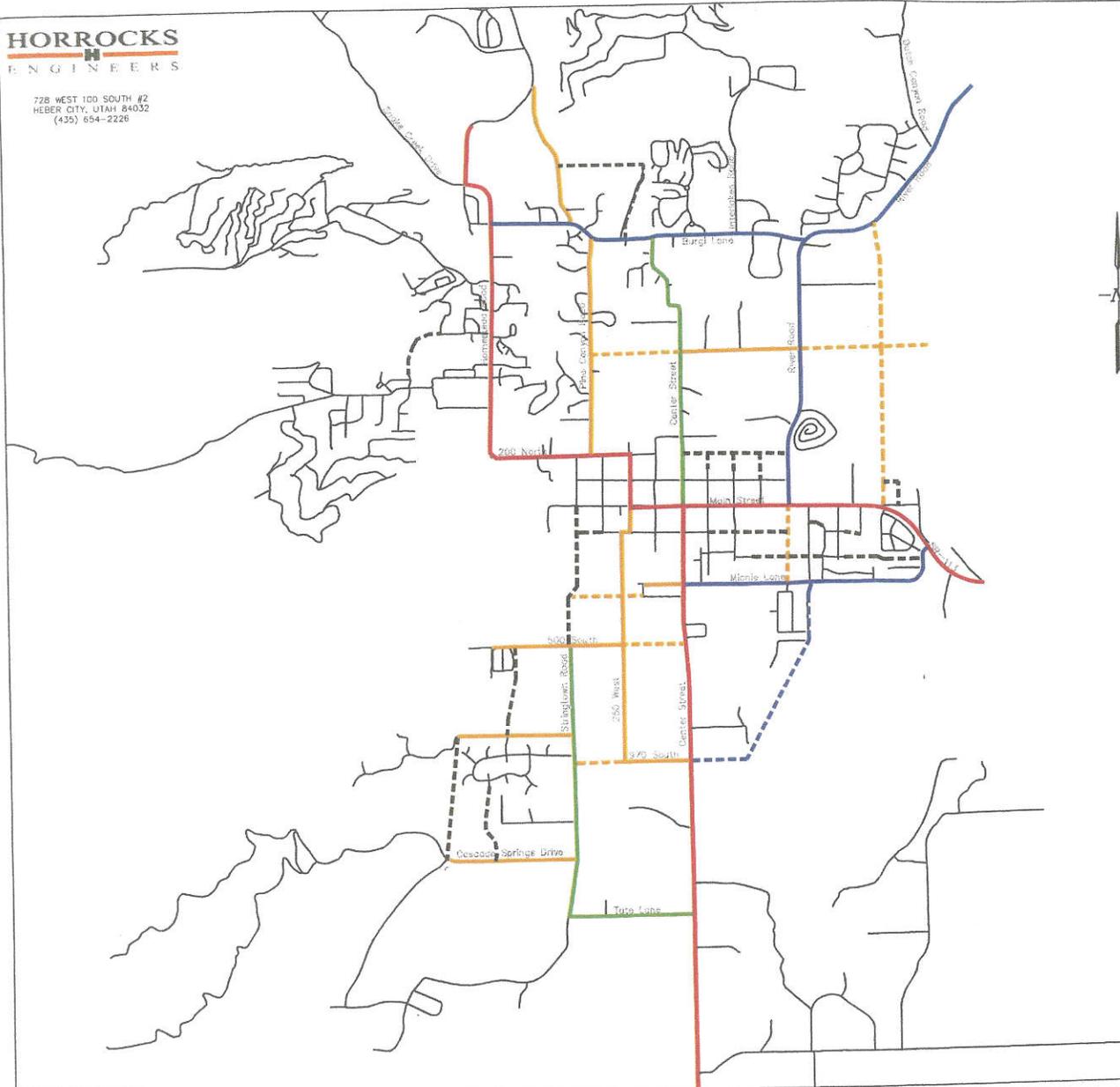


FIGURE 2-1
MIDWAY CITY
ROAD SYSTEM
MASTER PLAN

LEGEND

-  EXISTING LOCAL COLLECTOR
-  EXISTING MINOR COLLECTOR
-  EXISTING COLLECTOR
-  EXISTING MINOR ARTERIAL (UDOT)
-  NEW OR UPGRADED LOCAL
-  NEW OR UPGRADED LOCAL COLLECTOR
-  NEW OR UPGRADED MINOR COLLECTOR
-  NEW OR UPGRADED COLLECTOR

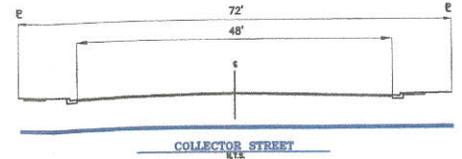
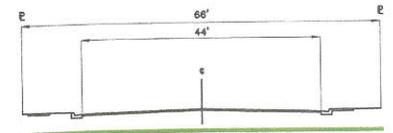
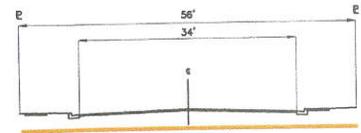
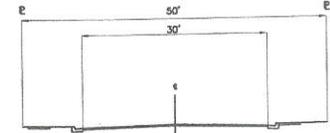
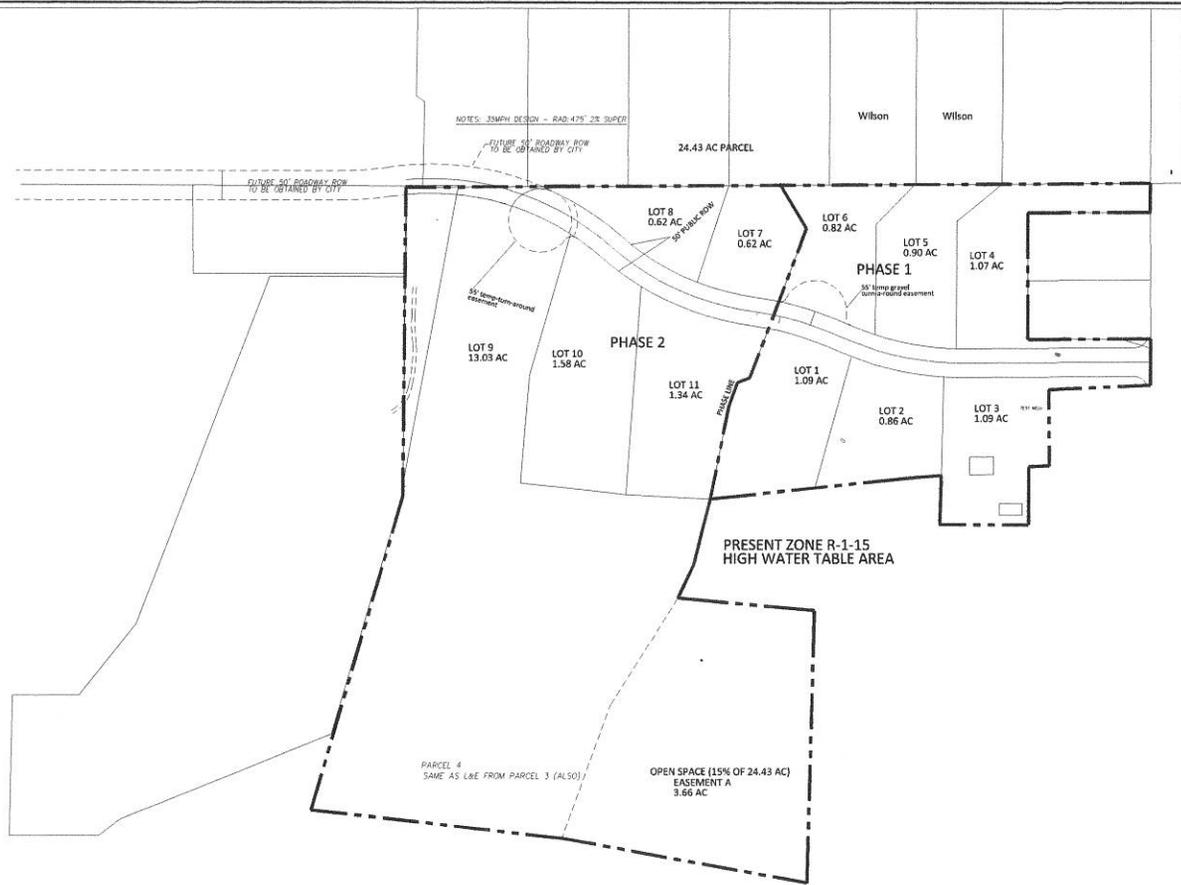


Exhibit A

Exhibit B



NOTES: 30' PUBLIC ROW - RAD 475' 25' SUPER
 DUMP 50' ROADWAY ROW TO BE OBTAINED BY CITY

24.43 AC PARCEL

Wilson Wilson

LOT 8
0.62 AC

LOT 7
0.62 AC

LOT 6
0.82 AC

LOT 5
0.90 AC

LOT 4
1.07 AC

PHASE 1

LOT 9
13.03 AC

LOT 10
1.58 AC

PHASE 2

LOT 11
1.34 AC

LOT 1
1.09 AC

LOT 2
0.86 AC

LOT 3
1.09 AC

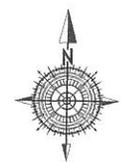
PRESENT ZONE R-1-15
HIGH WATER TABLE AREA

PARCEL 4
SAME AS L&E FROM PARCEL 3 (ALSO)

OPEN SPACE (15% OF 24.43 AC)
EASEMENT A
3.66 AC

LEGEND
 - - - - - PROPERTY BOUNDARY

NOTE:
 Utilities shown are from field observations or
 have been plotted from available maps. No
 underground explorations have been
 performed.



100 0 100 200
 SCALE IN FEET
 1"=100' HORIZONTAL 24"x36"

NO.	DESCRIPTION	DATE

DATE	BY	SCALE

GATEWAY CONSULTING, Inc.
 710 W. 1000 S. SUITE 200, MIDWAY, UT 84045
 PH: (801) 466-5466 FAX: (801) 432-3000
 paul@gatewayconsulting.com

**CIVIL ENGINEERING - CONSULTING - LAND PLANNING
 CONSTRUCTION MANAGEMENT**

**Plumb - Settlement
 concept site plan**
 Midway, Utah

PROJECT NUMBER: _____
 SHEET NUMBER: _____

MIDWAY CITY
SHEET NO 1



Certificate of Passage, Posting and Publication

I certify that on 12 December 2012 the Midway City Council adopted Ordinance 2012-22, pursuant to Utah Code Section 10-9a-407, authorizes Midway City to make amendments to the current Midway City Road System Master Plan Map.

I certify that a full, true, and correct copy of the ordinance was posted on 31 December 2012 at the following locations:

Midway City Office Building
7-Eleven (Midway)
The Store Express

I further certify that a summary of the ordinance was published in The Wasatch Wave on 26 December 2012.

A handwritten signature in blue ink that reads "Becky Wood".

Becky Wood, Midway City Deputy Recorder

Dated 26 December 2012



MIDWAY CITY CORPORATION

75 North 100 West, P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223 Fax: 435-654-4120



Midway

ORDINANCE

2023-_____

AN ORDINANCE TO AMEND THE ROAD SYSTEM MASTER PLAN IN THE MIDWAY CITY GENERAL PLAN TO REMOVE THE PLANNED SECTION OF 600 NORTH FROM PINE CANYON ROAD TO FARM SPRINGS ROAD.

WHEREAS, Midway City has adopted a Road System Master Plan within its General Plan that governs all roads that have been or are planned to be constructed within the City; and

WHEREAS, the Road System Master Plan currently contains a planned connection of 600 North between Pine Canyon Road and Farm Springs Road; and

WHEREAS, Ryan Davis, the owner of the property where the planned connection would be removed, is proposing the amendment in light of the fact that if his property is developed, the road connection will not be required or necessary; and

WHEREAS, Mr. Davis is proposing that if the City approves the road connection removal, he will only develop his property as low density in order to preserve open space for the City.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

The planned road connection of 600 North between Pine Canyon Road and Farm Springs Road shall be removed from the Midway City Road System Master Plan on the following conditions:

- Potential density must be reduced;
- Mr. Davis must work with City Staff to find an acceptable solution for a two-lot plan;
- The City Council may consider revising the qualifications for a rural preservation subdivision to potentially allow three lots on Mr. Davis's property in the future;
- Mr. Davis must work with City Staff to deed restrict the property to a maximum of three lots before the road connection is removed from the Plan.

Ordinance 2012-22, which originally adopted the planned road connection of 600 North between Pine Canyon Road and Farm Springs Road, is hereby rescinded.

This ordinance shall take effect upon publication as required by law.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this ____ day of April, 2023.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Lisa Orme	_____	_____
Council Member Kevin Payne	_____	_____
Council Member JC Simonsen	_____	_____

APPROVED:

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)