



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 12, 2023
NAME OF PROJECT: Springer Subdivision
NAME OF APPLICANT: Berg Engineering
OWNER: Jerry R Springer Trust
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 741 North 200 East
ZONING DESIGNATION: R-1-22

ITEM: 4

Berg Engineering, agent for Jerry R Springer Trust, is proposing preliminary/final approval of a Small Scale Subdivision to be known as Springer Subdivision. The proposal contains one lot on 0.92 acres. The property is located at 741 North 200 East and is in the R-1-22 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.92 acres that will contain one lot. The proposed lot will obtain frontage along 200 East. The property is in the R-1-22 zone which is primarily a residential zone. The lot complies with the minimum requirements of frontage, width, and acreage for a lot in the R-1-22

zone. The applicant is responsible to install all the required infrastructure for the proposed subdivision. There is a sewer main and a culinary water main that have been recently installed under 200 East to service the Ameyalli Resort and laterals have been installed to service the proposed lot as part of that construction.

The applicant has not identified any sensitive lands that are in the subdivision area.

LAND USE SUMMARY:

- 0.92-acre parcel
- R-1-22 zoning
- Proposal contains one lot
- Site of a future dwelling or any other permitted and conditional uses that are allowed in this zone
- Frontage on 200 East
- The lot is connected to the Midway Sanitation District's sewer line, Midway City's culinary water line, and will connect to Midway Irrigation Company's secondary water line

ANALYSIS:

Culinary and Sewer Mains – There is a sewer main and a culinary water main that have been recently installed under 200 East to service the Ameyalli Resort and laterals have been installed to service the proposed lot as part of that construction.

Secondary Water Connection – The property will be connected to Midway Irrigation Company's water system. A secondary water meter will need to be installed as part of the subdivision approval process.

Sensitive Lands – The applicant has not identified any sensitive land that is in the subdivision area and staff has not identified any sensitive land while visiting the site.

Setbacks – Any future construction will need to comply with the setback requirements for the R-1-22 zone.

Fire Flow - A fire hydrant will need to be located within 500' of all future structures, measured by the route of a fire hose from the fire hydrant to the future dwelling and future accessory structure sites.

Access – The proposed lot has frontage and direct access from 200 East which is currently being reconstructed.

WATER BOARD RECOMMENDATION:

The Water Board has not yet reviewed this proposal. This item is scheduled to be reviewed during their meeting on October 2, 2023. A Water Board recommendation is required before the City Council reviews the proposal.

POSSIBLE FINDINGS:

- The proposed lot does meet the minimum requirements for the R-1-22 zoning district.
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district.
- The applicant will be required to install or bond for all unfinished required improvements prior 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

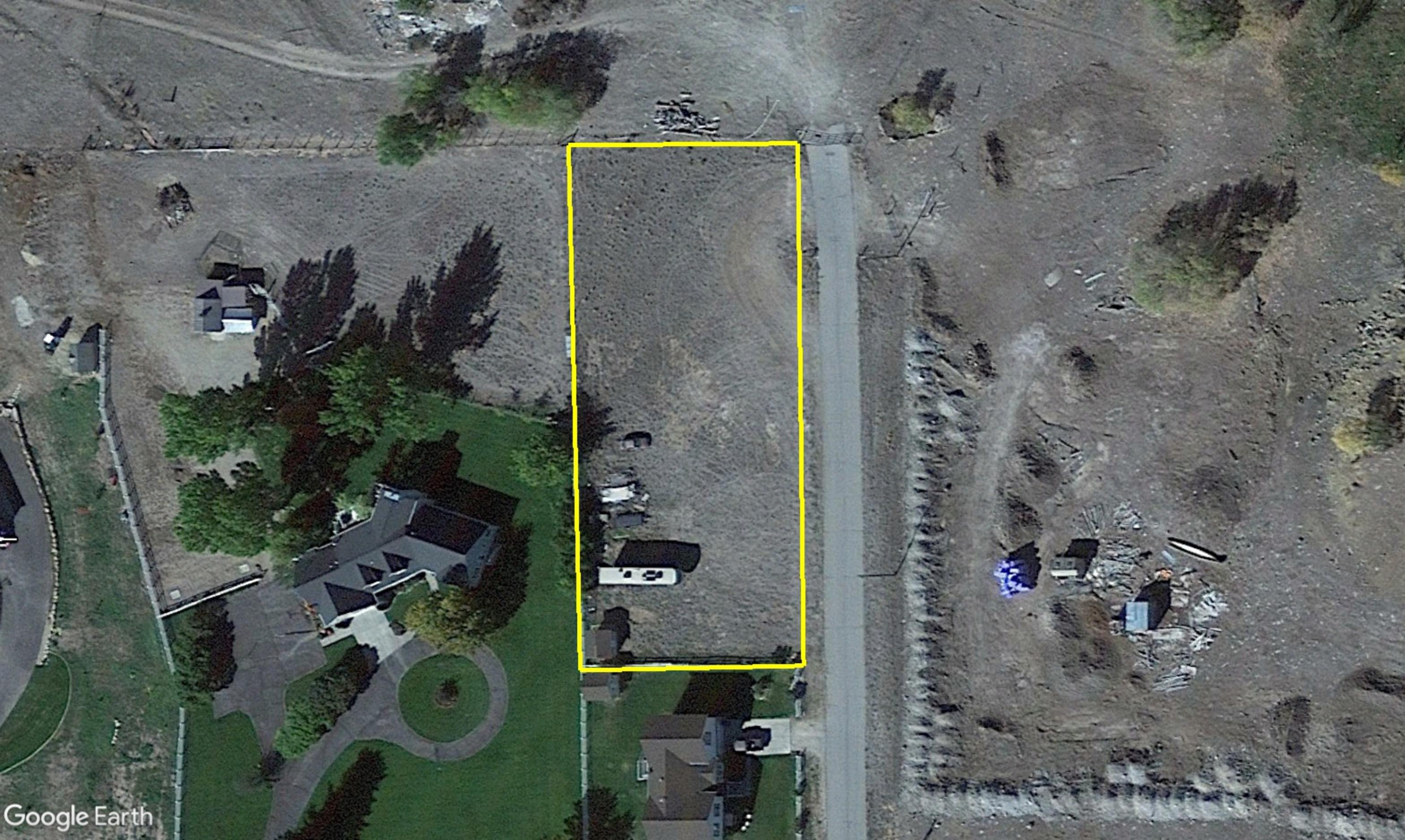
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not comply with the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. None







Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



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

September 12, 2023

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(Sent via e-mail)

Subject: Springer Small Scale Subdivision – Preliminary & Final Review

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Preliminary/Final Approval. The proposed development is located near 741 North and 200 East. The entire development contains 0.92 acres and contains 1 lot. The following comments should be addressed with Final approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.

Irrigation

- The lot will be served by pressurized irrigation.

Roads

- 200 East will be built as part of the Phase 1 Ameyalli Resort. 200 East will be a public road.

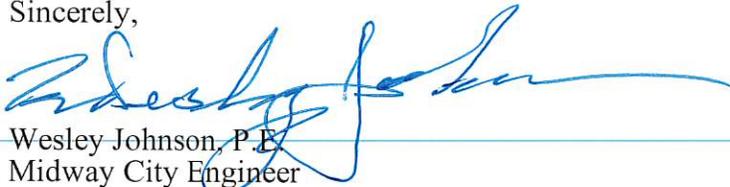
Trails

- A trail will be built across the road as part of the Phase 1 Ameyalli Resort,

Storm Drain

- The existing shoulder and swell will contain the storm drain.

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (sent via email)

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



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

Springer Subdivision Final Approval

September 5, 2023

Michael Henke Midway City Planning Director,

I have reviewed the final plans for Springer Subdivision for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

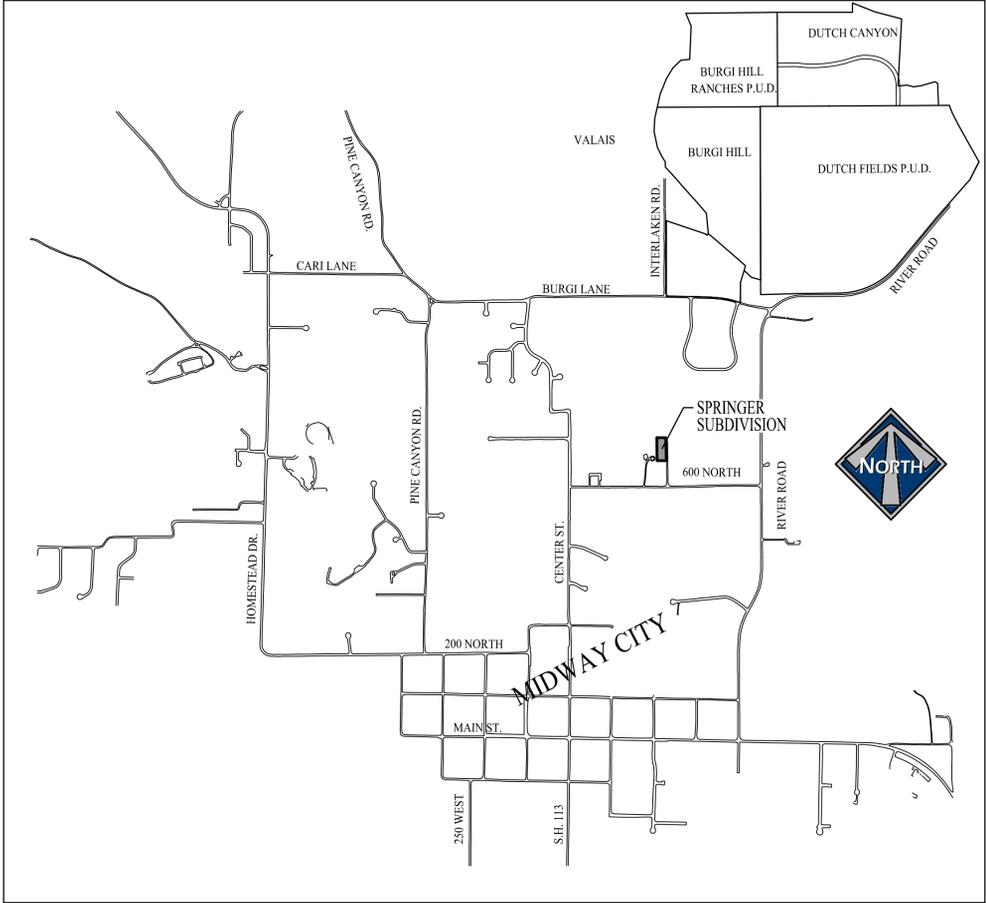


Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

SPRINGER SUBDIVISION

A SMALL SCALE SUBDIVISION

PRELIMINARY & FINAL PLANS



VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS
2. PLAT
3. 200 EAST WELLNESS DRIVE PLAN & PROFILE 0+00 - 10+00 (FROM AMEY ALLI APPROVED PLANS)
4. UTILITY PLAN
5. SEWER CONSTRUCTION DETAILS
6. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS

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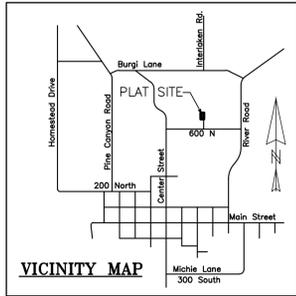
PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 21 JUL 2023

JERRY SPRINGER
 SPRINGER SUBDIVISION

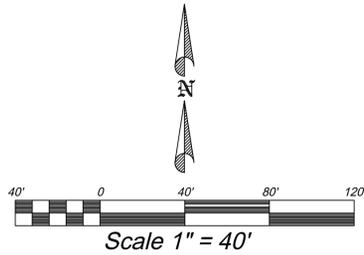
COVER



DESIGN BY: PDB DATE: 21 JUL 2023
 DRAWN BY: SW REV: SHEET 0



LOCATED IN THE SW QUARTER OF SECTION 26, T3S, R4E, SLB&M

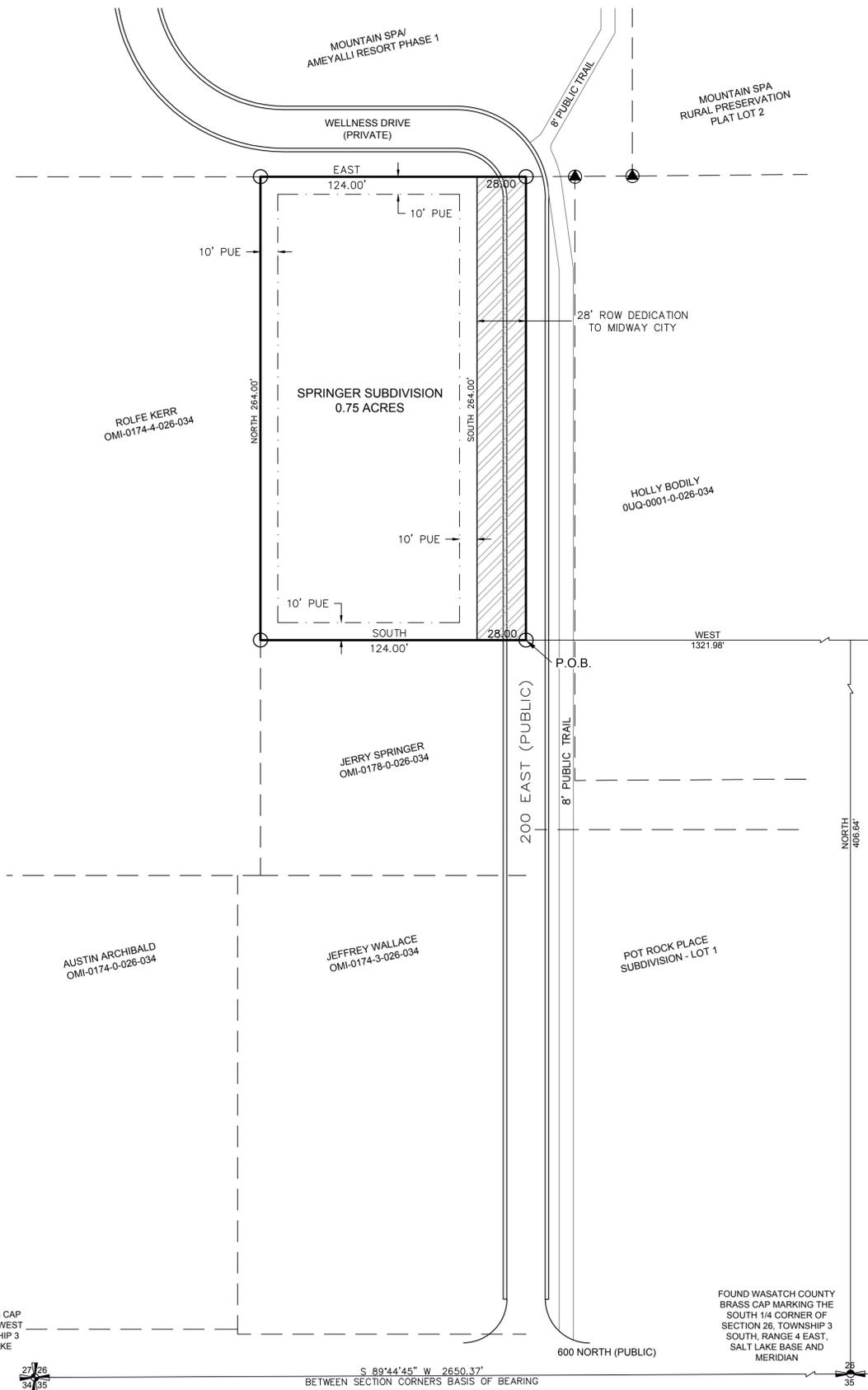


LEGEND

- PUBLIC TRAIL
- ROW DEDICATION
0.17 ACRES
- FOUND SECTION CORNERS
(AS NOTED ON DRAWING)
- SET REBAR WITH CAP
MARKED ELEMENT
LAND SURVEYING PLS
6854112

SPRINGER SUBDIVISION

LOCATED IN THE SW QUARTER OF SECTION 26, T3S, R4E, SLB&M



BOUNDARY DESCRIPTION
 BEGINNING NORTH 406.64 FEET AND WEST 1321.98 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE WEST 152.00 FEET; THENCE NORTH 264.00 FEET; THENCE EAST 152.00 FEET; THENCE SOUTH 264.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 0.92 ACRES

BASIS OF BEARING
 BASIS OF BEARING IS SOUTH 89°44'45" WEST 2650.37 FEET BETWEEN THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

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 ROAD RIGHT-OF-WAY, AND UTILITY EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED PUBLIC STREETS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.
 DATED THIS _____ DAY OF _____, A.D. 20____
 BY: _____
 JERRY R. SPRINGER TRUST

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9a-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.
 _____ SURVEYOR (SEE SEAL BELOW) _____ DATE

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ CITY ATTORNEY ATTEST _____ CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ MIDWAY CITY PLANNING COMMISSION
 _____ PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

SPRINGER LOT 1
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 40 FEET
 SHEET: 1 OF 2

SPRINGER PLAT - 21 JULY 2023

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HEBER CITY, UTAH 84032
 PHONE (801) 657-8748
 DATE OF SURVEY: JANUARY 2020

FOUND WASATCH COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



S 89°44'45" W 2650.37'
 BETWEEN SECTION CORNERS BASIS OF BEARING

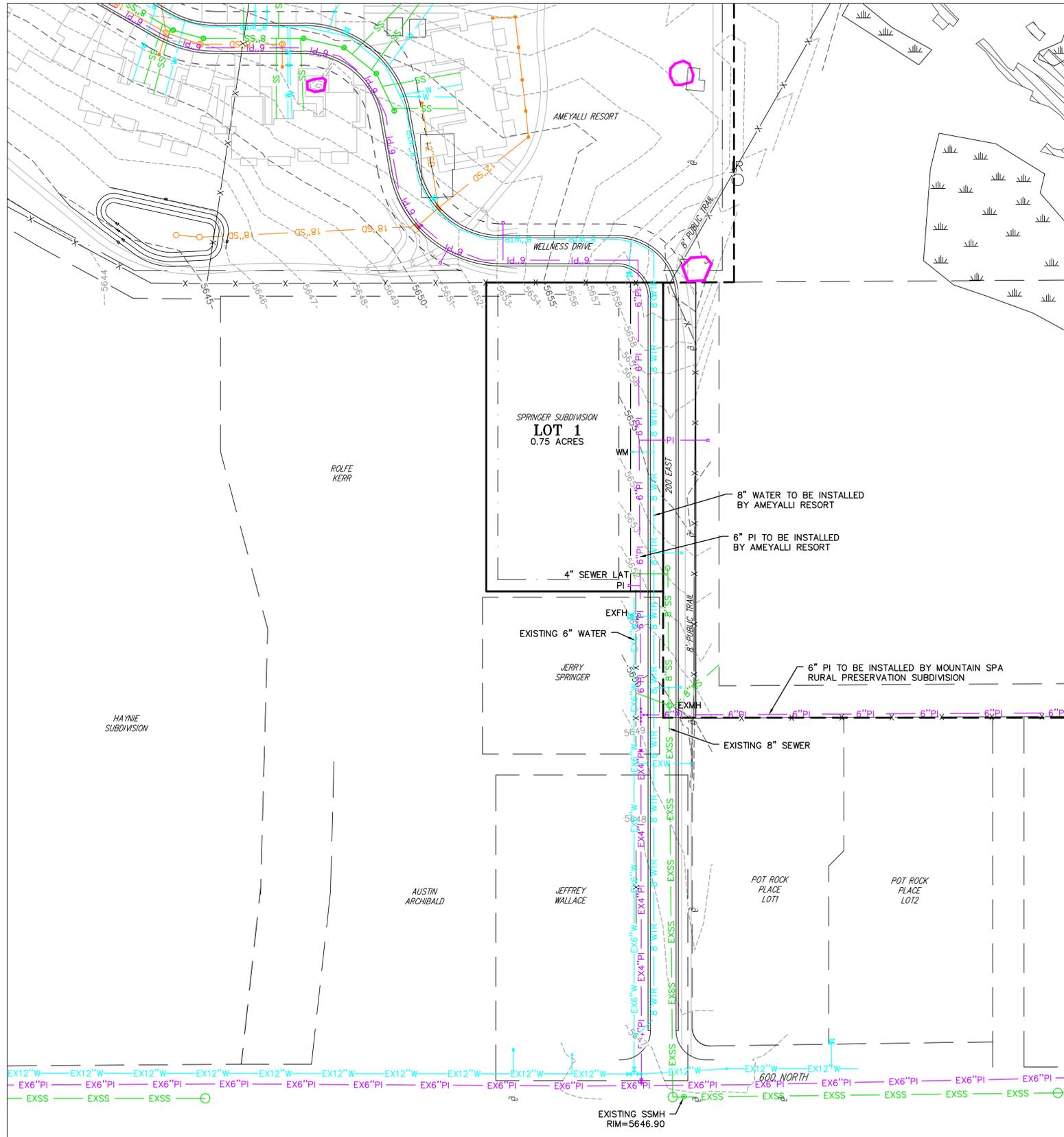
FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

DATE: _____
 MIDWAY SANITATION DISTRICT
 DATE: _____
 MIDWAY IRRIGATION COMPANY

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS DAY OF _____, 20____
 ROS# _____
 COUNTY SURVEYOR

COUNTY RECORDER

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



LEGEND

	WETLANDS (3.75 ACRES)
	HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
	EXISTING WATER
	EXISTING SEWER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED WATER BEING CONSTRUCTED
	PROPOSED SEWER BEING CONSTRUCTED
	PROPOSED PRESSURIZED IRRIGATION BEING CONSTRUCTED

- UTILITY PLAN NOTES:**
- 200 EAST 6" PI TO BE INSTALLED BY AMEYALLI.
 - 200 EAST 8" WATER TO BE INSTALLED BY AMEYALLI.
 - WATER SERVICE AND PRESSURIZED IRRIGATION SERVICE TO BE INSTALLED BY AMEYALLI CONTRACTOR, BUT PAID FOR BY THE DEVELOPER OF THE SPRINGER SUBDIVISION.

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

- CULINARY WATER NOTES:**
- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.

- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

- POWER, GAS AND PHONE NOTE:**
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO OBTAIN THE FINAL DESIGN FOR POWER, GAS AND PHONE UTILITIES FROM THE UTILITY COMPANIES.
 - CONTRACTOR IS RESPONSIBLE TO DETERMINE THE POT ROCK TRENCHING NEEDED FOR EACH UTILITY COMPANY TO INSTALL THEIR LINES.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE POWER, GAS AND PHONE UTILITY TRENCHES TO THE LOT. ONLY LOCATIONS FOR WATER, SEWER AND IRRIGATION ARE SHOWN ON THIS PLAN.

- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

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PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 21 JUL 2023



SCALE: 1"=40'
 Scale 1" = 80' for 11x17

JERRY SPRINGER
 SPRINGER SUBDIVISION

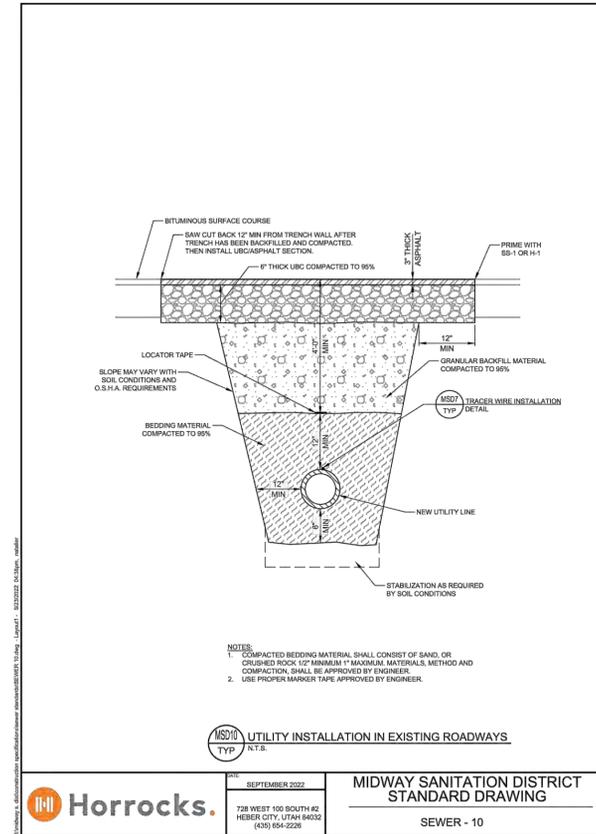
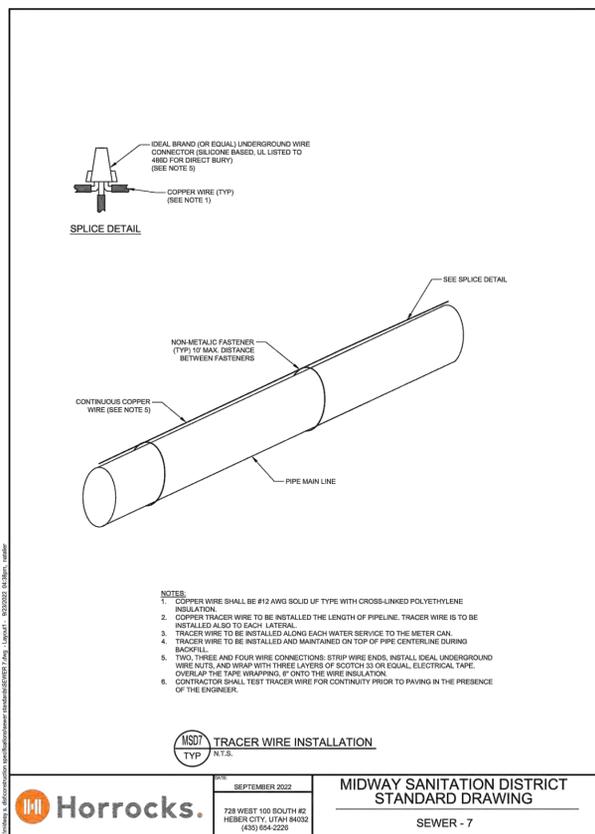
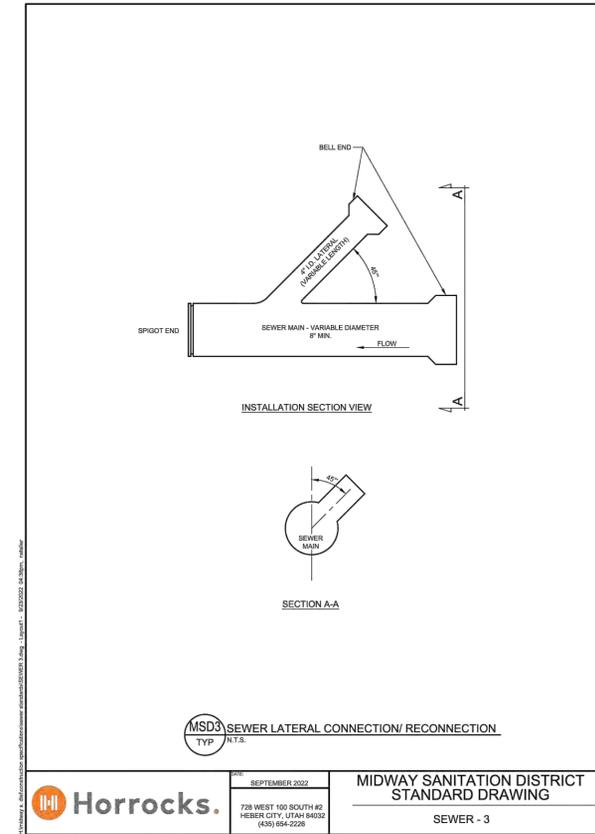
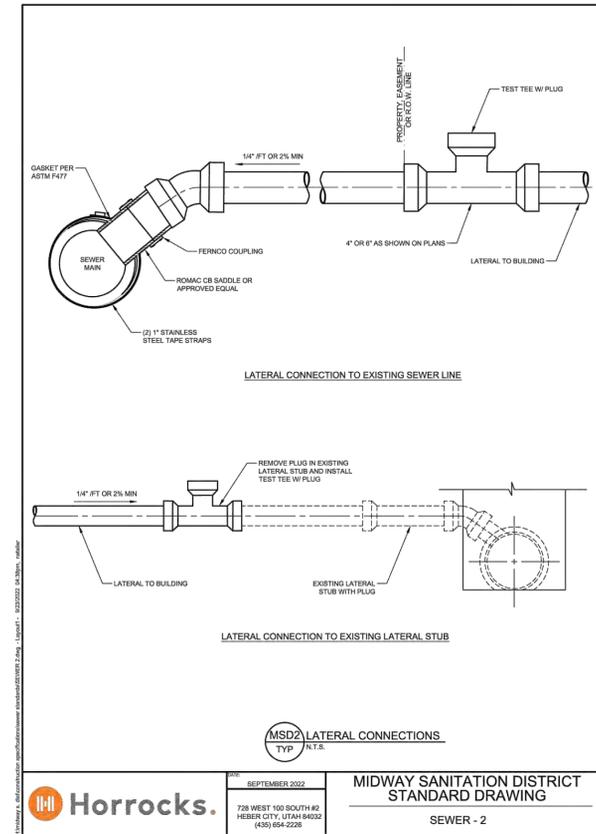
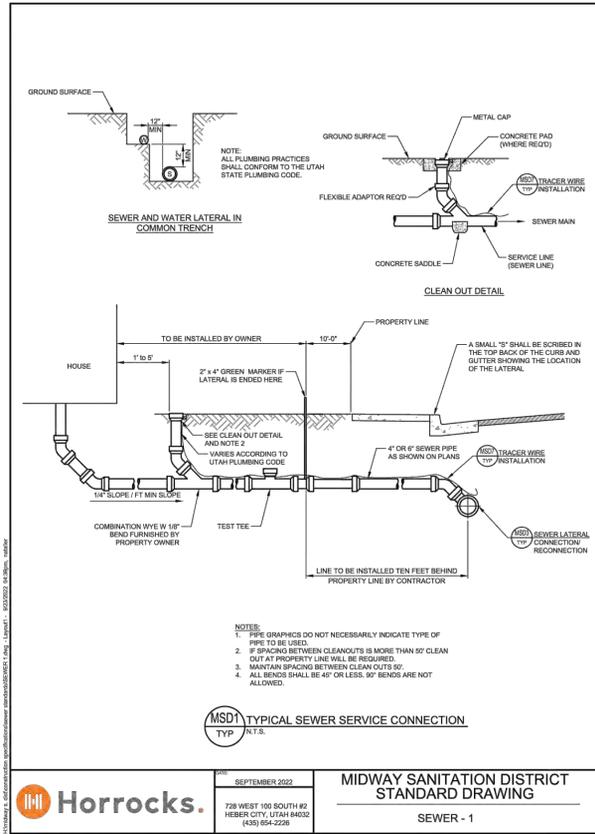
UTILITY PLAN



DESIGN BY: PDB
 DRAWN BY: SW
 DATE: 21 JUL 2023
 REV:

SHEET
 4

path: X:\Users\paul.berg\Springer_Subdivision_2023\plan name: UTILITY PLAN.dwg plot date: July 25, 2023 | plotted by: STACEY-PC



JERRY SPRINGER
SPRINGER SUBDIVISION

SEWER
CONSTRUCTION DETAILS

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: SW

DATE: 21 JUL 2023
REV:

SHEET
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File: S:\Midway\Subdivisions\Springer_Subdivisions_2023\Ber_Sewer_Construction_Details.dwg | Plot date: July 21, 2023 | Printed by: STACEY-PC

