

Midway City Council  
3 October 2023  
Regular Meeting

Springer One Lot Subdivision /  
Preliminary & Final Approval



**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** October 3, 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: 13**

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.

**PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Simons: I make a motion that we recommend Approval of the preliminary/final application 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. And we accept the findings in the staff report.

**Seconded:** Commissioner Lineback

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

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Lineback, Osborne, Wardle, and Simons

**Nays:** None

**Motion:** Passed

**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:**

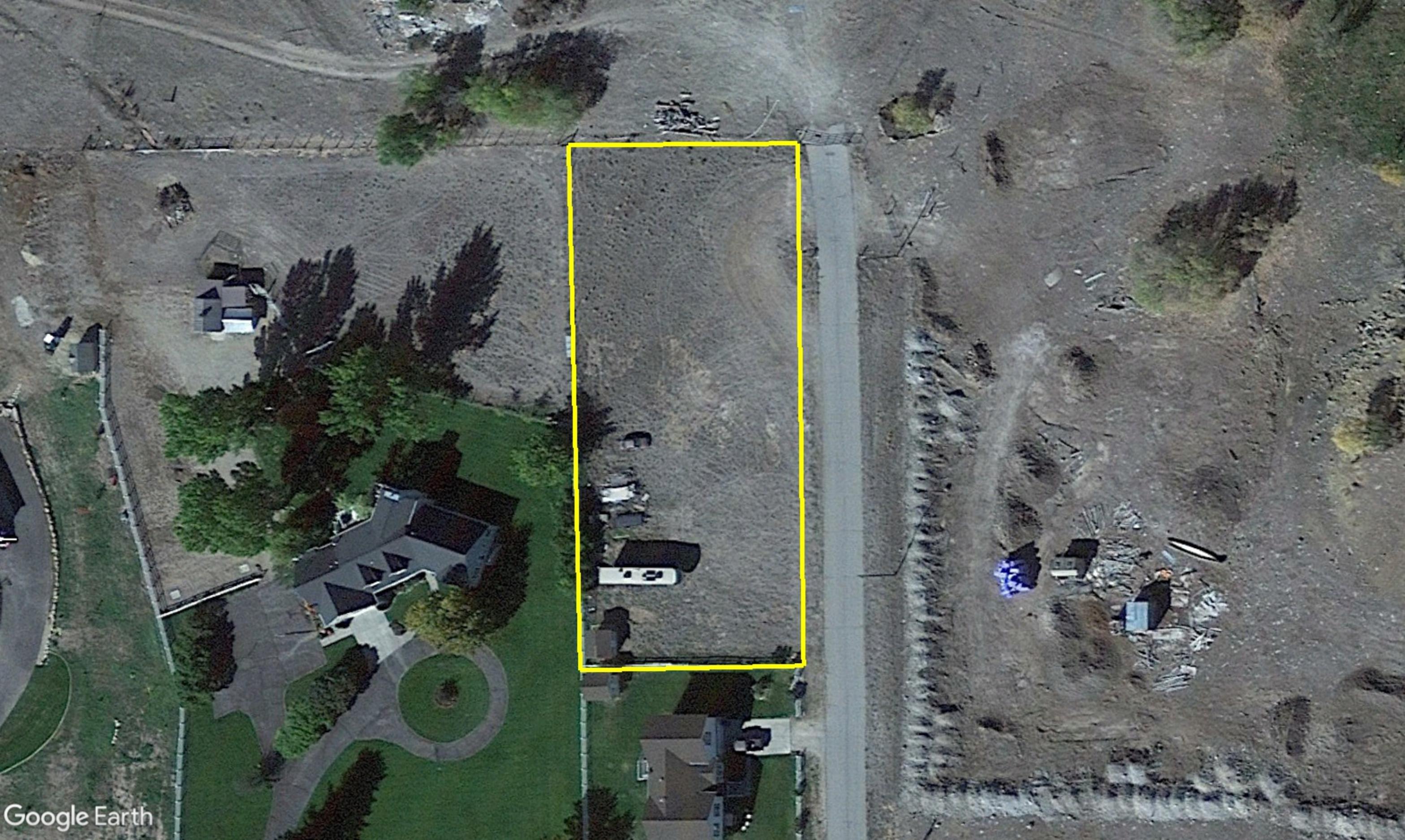
1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
  
2. Continuance. This action can be taken if the City Council 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 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.

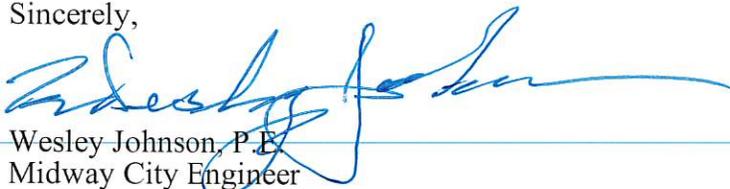
Trails

- 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.

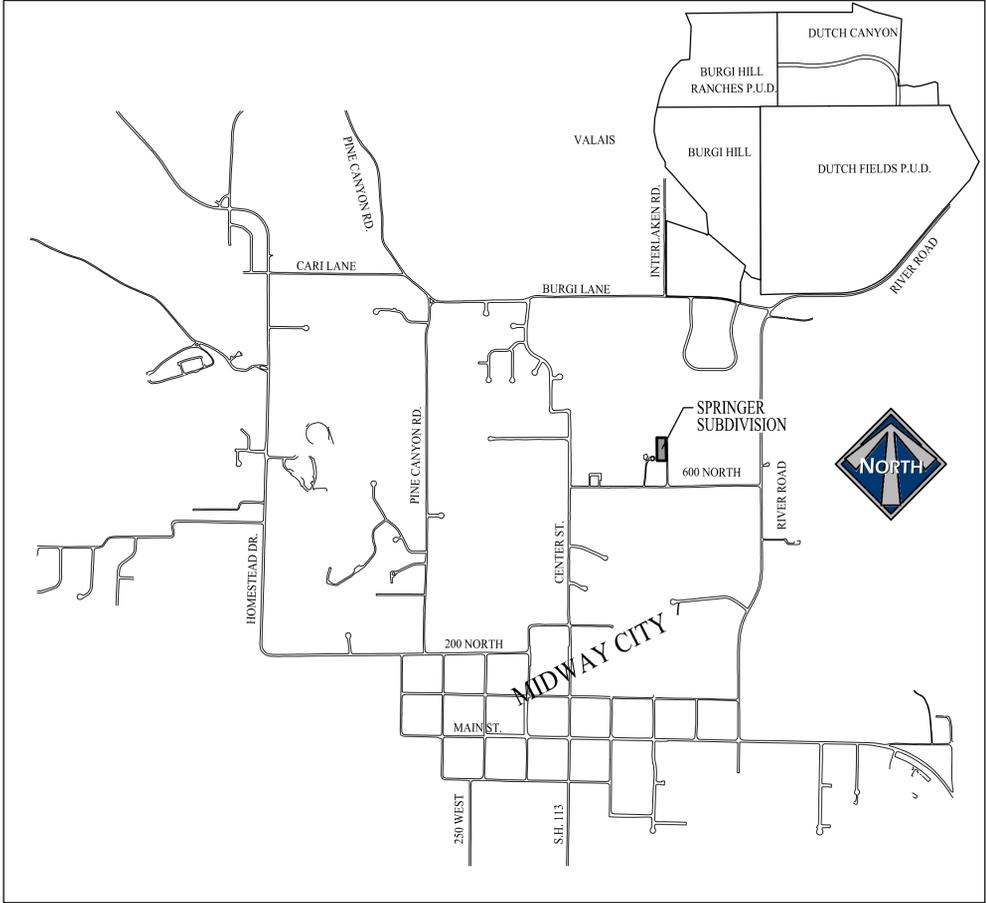


Tex R. Couch CBO/MCP  
Midway City Building Official/Fire Marshal  
75 West 100 North  
Midway, Utah 84049  
[tcouch@midwaycityut.org](mailto:tcouch@midwaycityut.org)  
(435)654-3223 Ext. 107

# 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

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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

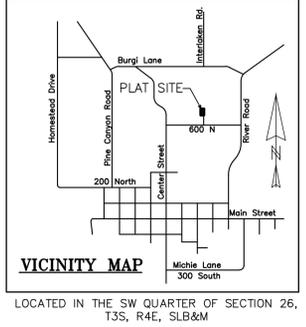
JERRY SPRINGER  
 SPRINGER SUBDIVISION

COVER



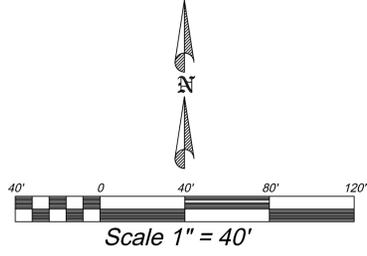
DESIGN BY: PDB	DATE: 21 JUL 2023	SHEET
DRAWN BY: SW	REV:	0



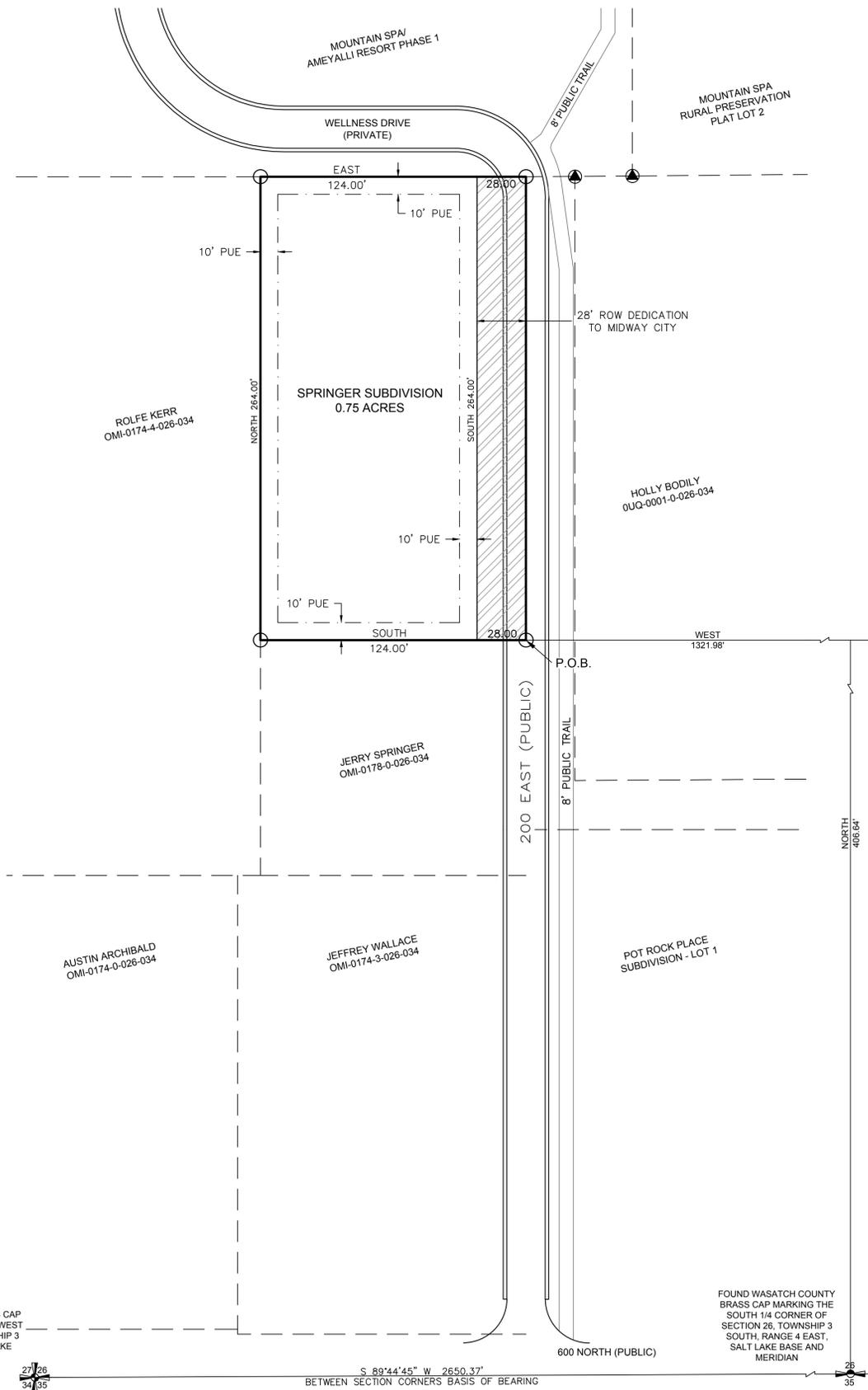


# SPRINGER SUBDIVISION

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



**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 \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ATTORNEY 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

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**

\_\_\_\_\_  
COUNTY RECORDER

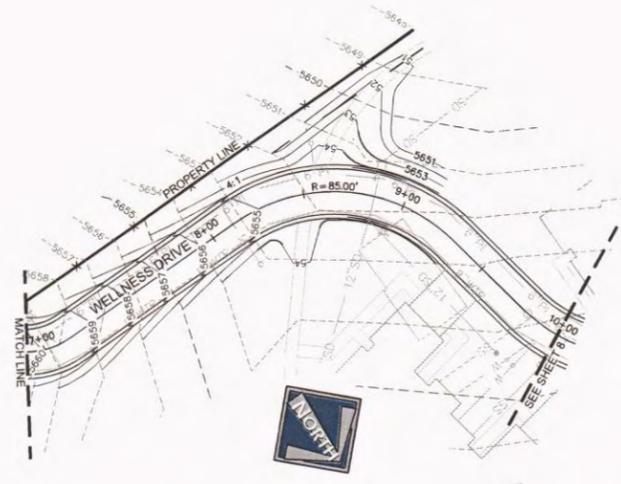
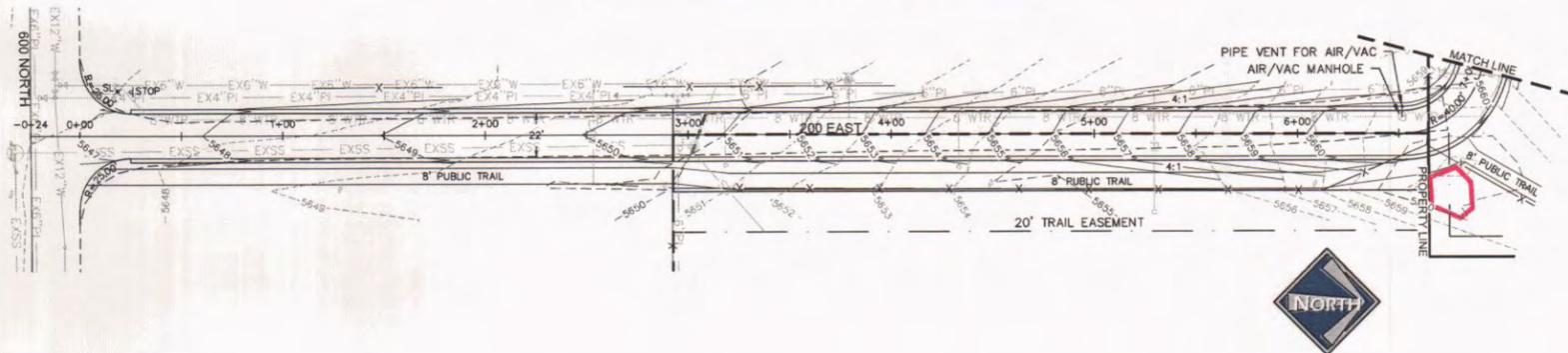
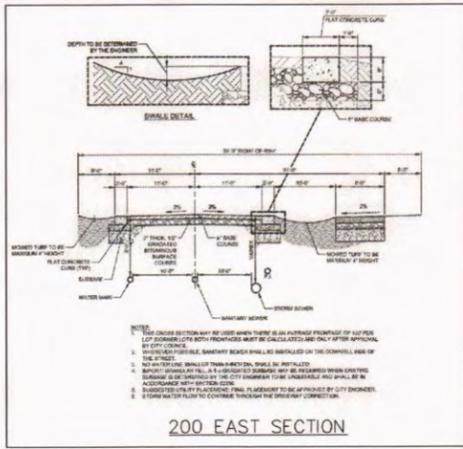
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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

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



- LEGEND**
- EXSS EXISTING SEWER
  - 8"SS PROPOSED 8" SEWER
  - EX6"W EXISTING 8" WATER
  - 8"WTR PROPOSED 8" WATER
  - EXPI EXISTING PRESSURIZED IRRIGATION
  - PI PROPOSED PRESSURIZED IRRIGATION
  - 18"SD PROPOSED STORM DRAIN
  - X EXISTING FENCE
  - HOT POT/CRATER SENSITIVE LAND
  - SLX STREET LIGHT
  - STOP STOP SIGN

**GRADING NOTE:**  
 SEE SHEETS L11-L13 FOR ADDITIONAL GRADING INFORMATION BEYOND THE ROADWAY.

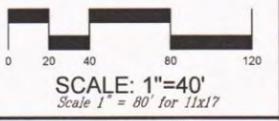
**BLUE STAKE NOTE:**  
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.  
 ONSITE PRIVATE ROAD IS DESIGNED FOR REDUCED SPEEDS. DESIGN STANDARDS INCLUDE:  
 MIN RADIUS FOR HIGH VOLUME LOW SPEED URBAN ROADS PER AASHTO EXHIBIT 4.

	HORIZONTAL RADIUS	K FOR VERTICAL CURVES
15 MPH	R=40'	K=10 (CREST) K=20 (SAG)
20 MPH	R=80'	K=20 (CREST) K=30 (SAG)

APPROVED BY  
 MIDWAY CITY  
 ENGINEERING DEPARTMENT

DATE: 4-19-23

PAUL D. BERG  
 PROFESSIONAL ENGINEER  
 16 April 2023

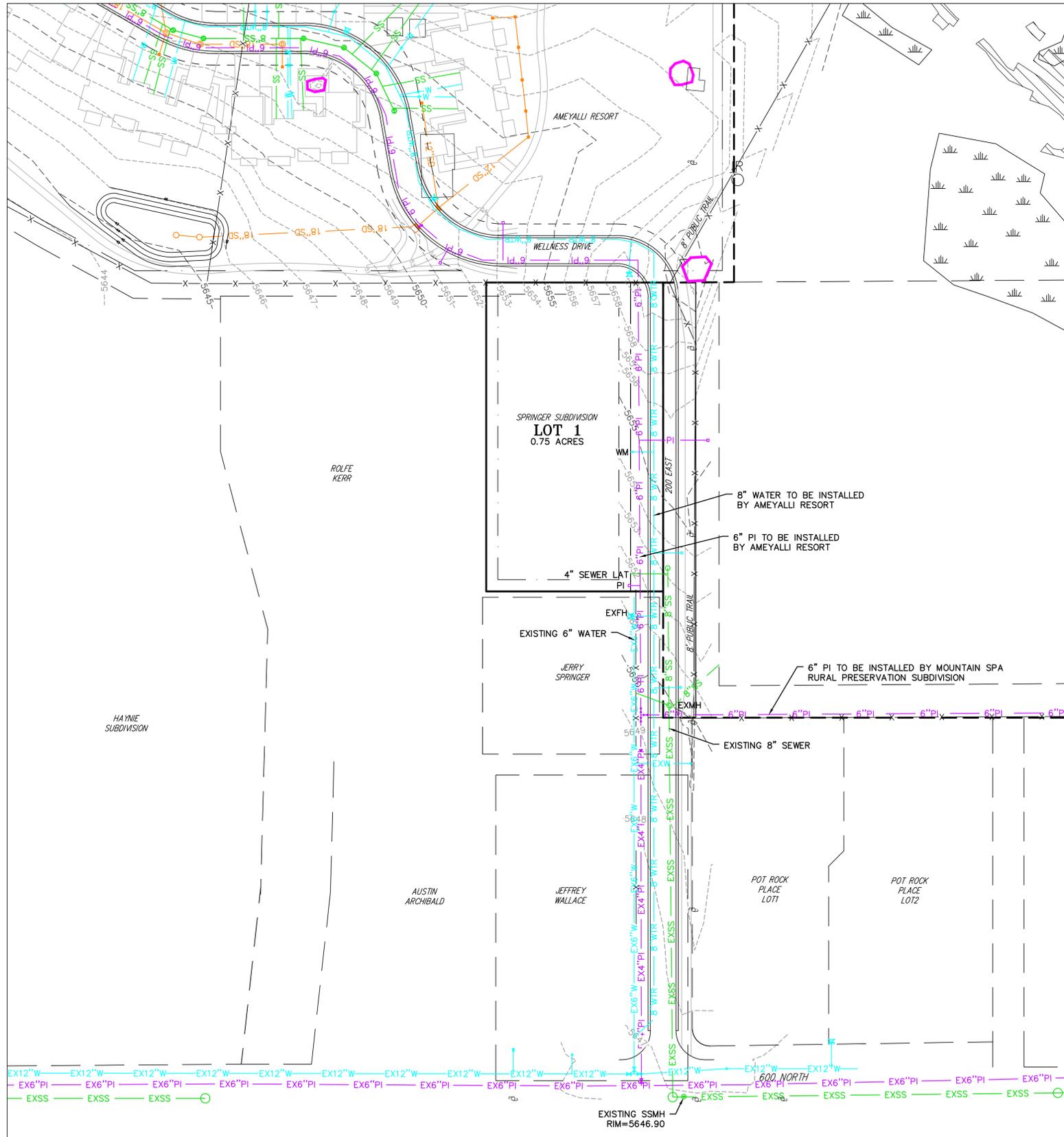


CHUCK HEATH  
 AMEYALLI - PHASE 1  
 200 EAST WELLNESS DRIVE -  
 PLAN & PROFILE STA 0+00 - 10+00

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

DESIGN BY: PDB DATE: 10 APR 2023 SHEET 7  
 DRAWN BY: DEJ REV:

path: X:\Midway\Ameyalli\_Soc\_Health\2023\1111 - Phase 1 - 1111.dwg  
 by: PDB  
 date: 4/12/23  
 printed by: ddb



**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.

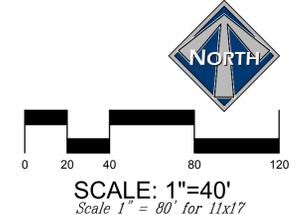
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
  - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

- 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.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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



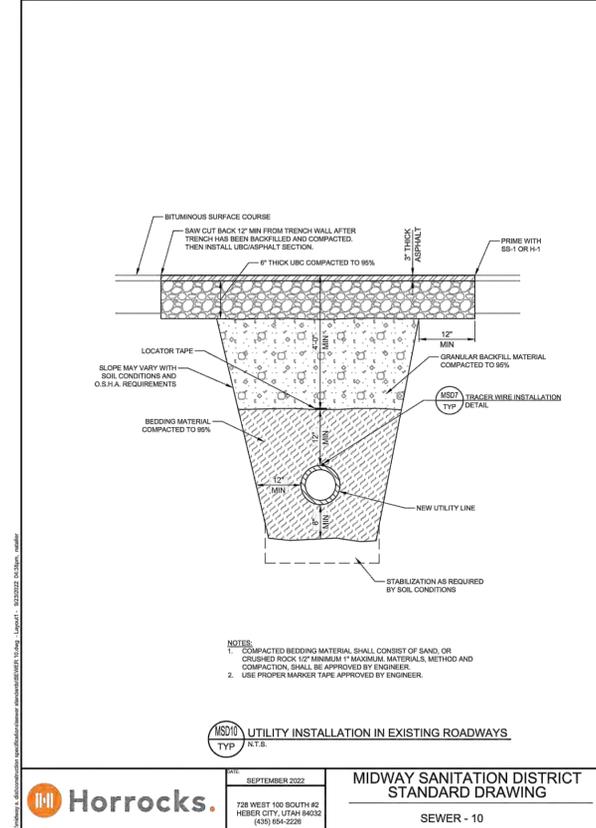
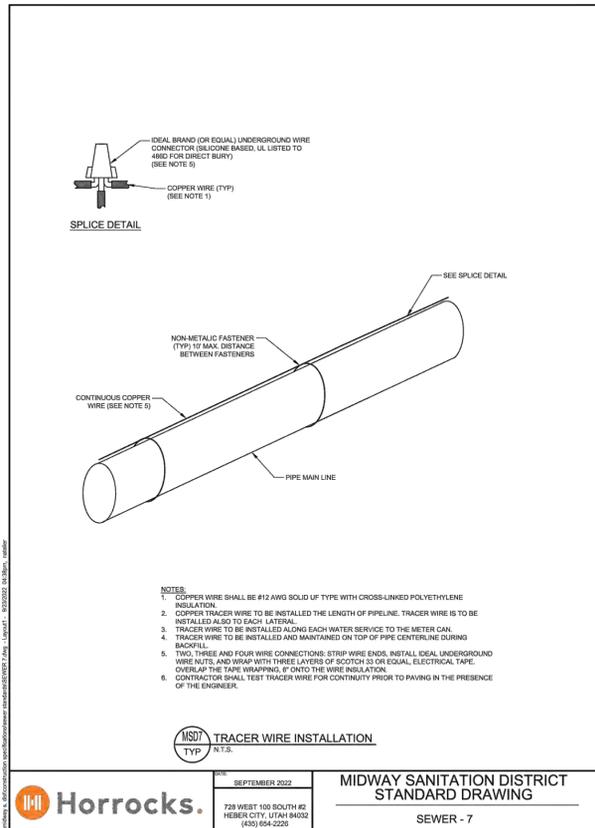
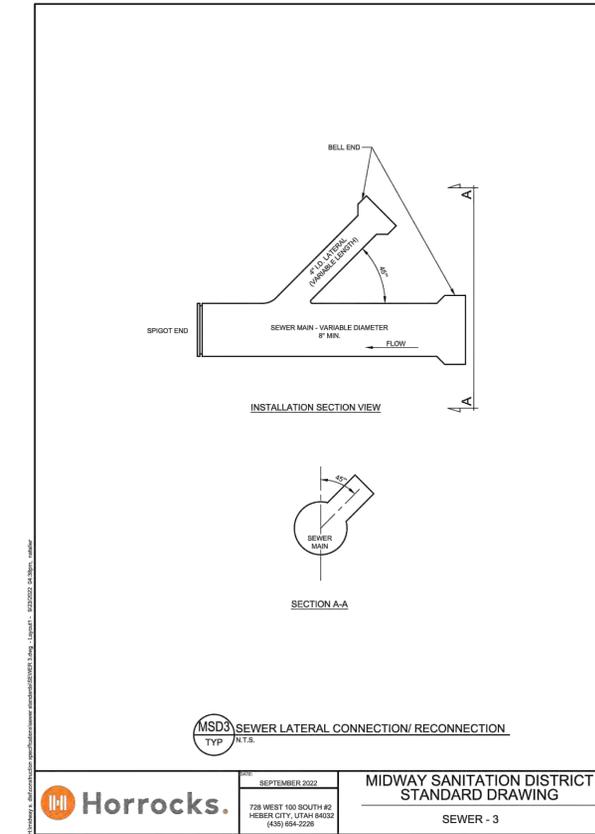
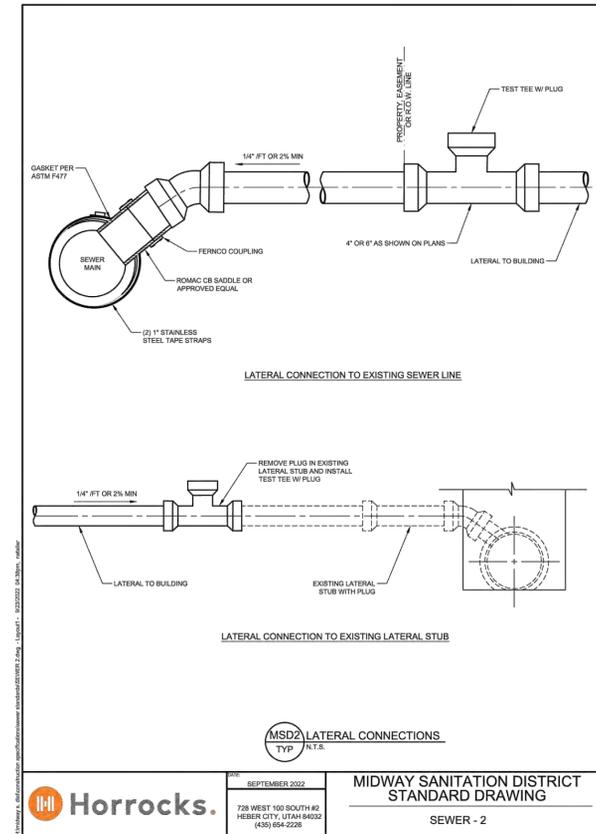
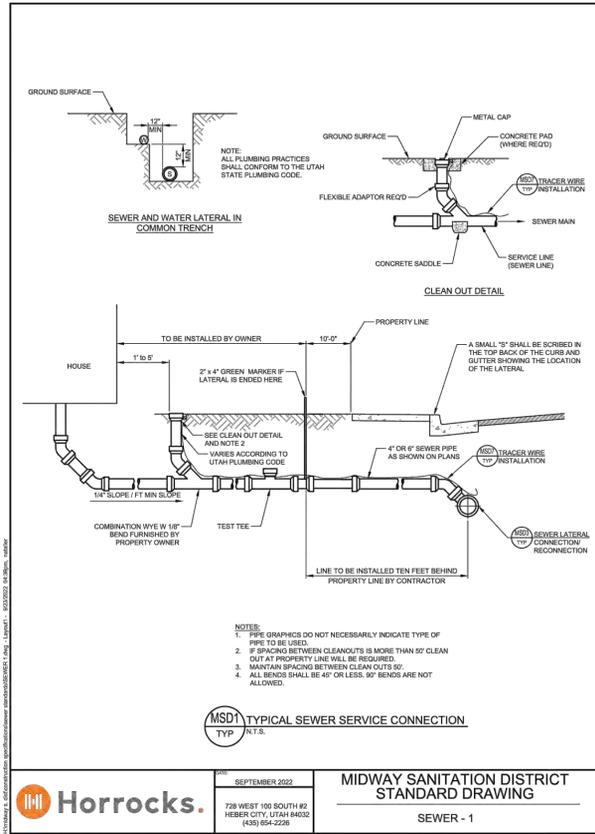
JERRY SPRINGER  
 SPRINGER SUBDIVISION

UTILITY PLAN

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

DESIGN BY: PDB DATE: 21 JUL 2023  
 DRAWN BY: SW REV: SHEET 4

path: X:\Videos\Springer\Subdivision\_2023\ file name: 04 UTILTY 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  
5

File: N:\Midway\Subdivisions\Springer\_Subdivisions\_2023\Ber\_Sewer\_Construction\_Details.dwg | Plot Date: July 21, 2023 | Printed by: STACEY-PC

