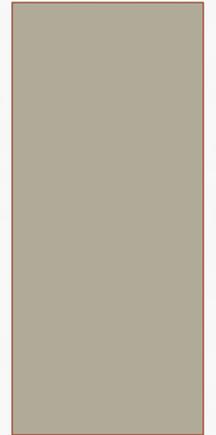


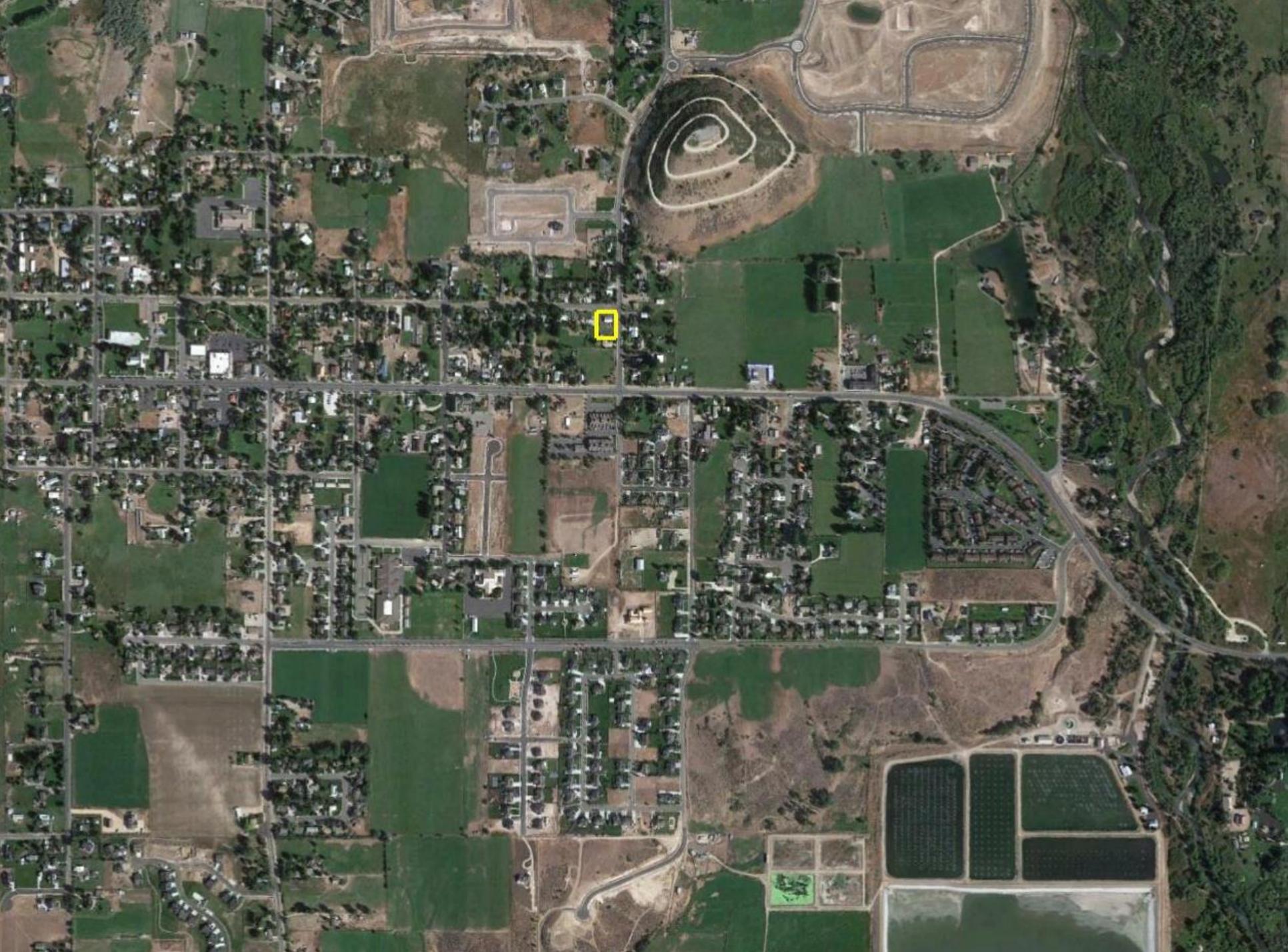
# SAGE HILL ESTATES

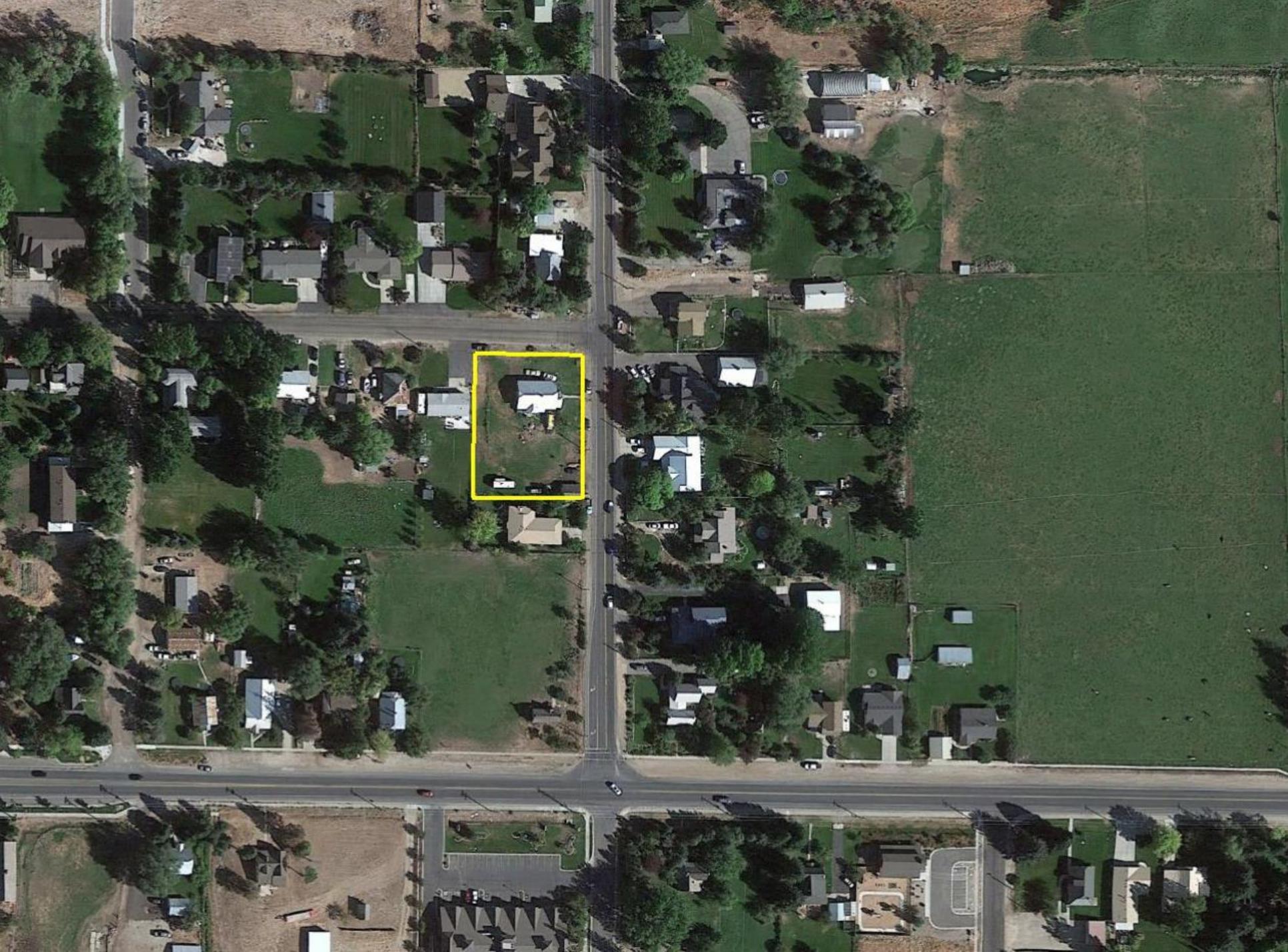
PRELIMINARY/FINAL

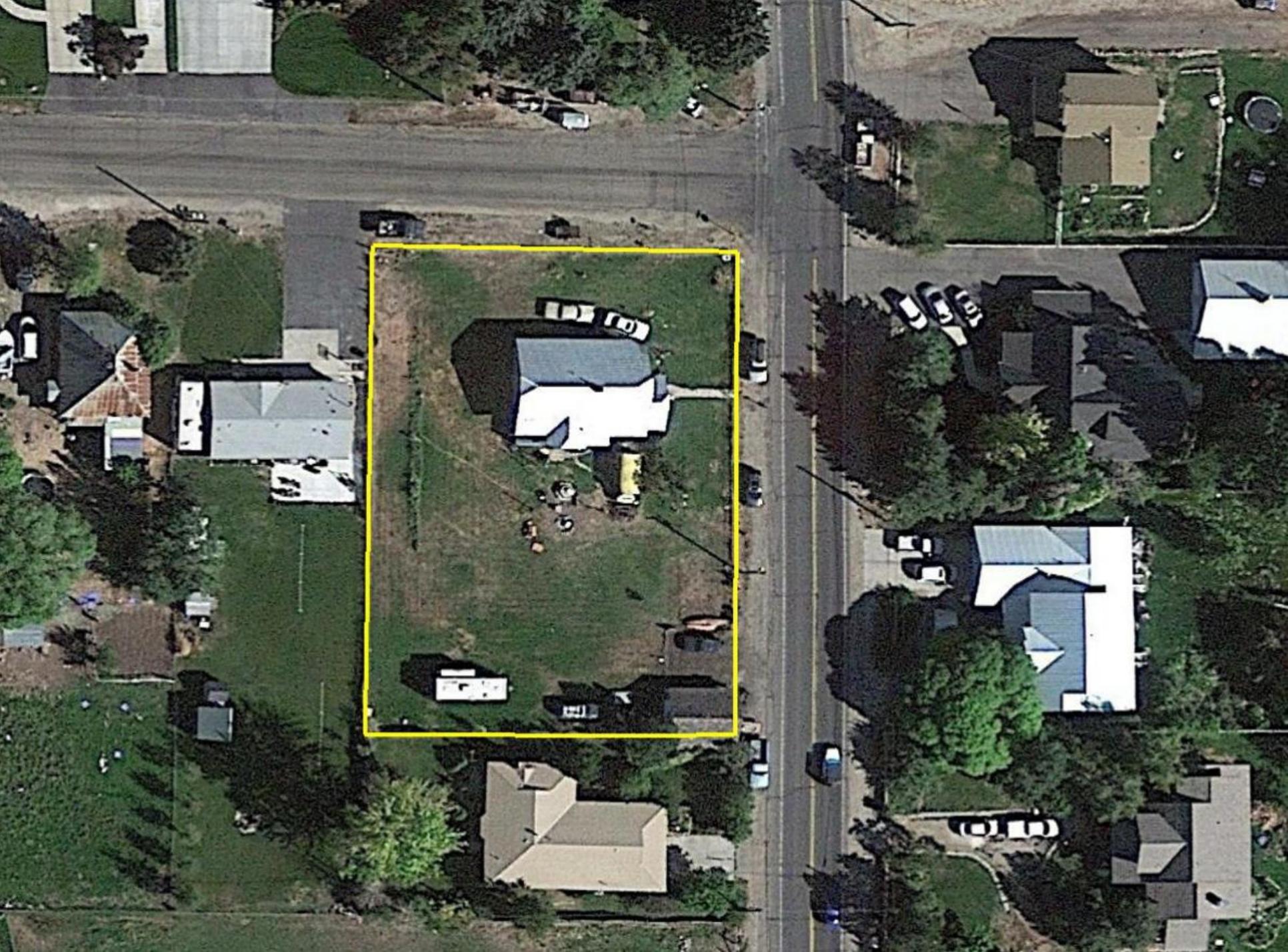


# LAND USE SUMMARY

- 0.55 acre
- R-1-7 zoning
- Proposal contains two (2) lots
- One existing single-family dwelling; one existing detached garage. Portions of the garage extend outside the property boundary and the application calls for demolition and removal of the structure.
- Proposed Lot 1 has frontage on River Road and 100 North.
- Proposed Lot 2 has frontage on River Road.
- Sensitive lands – None identified
- The existing parcel connects to Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line. The addition of a second parcel will necessitate additional connections to these services.







# HISTORY

- The matter came before the City Council for public hearing on April 2, 2024.
- City Council continued the matter to allow the applicants time to discuss with the neighboring property owners (Christiensen) the possibility of preserving the garage, which extends outside the boundaries of the proposed subdivision plat.
- Staff received a phone call from Paul & Karen Christiansen on April 3, 2024, expressing concerns with the garage and their preference the garage be removed.
- Cited concerns included the structural stability of the garage, its safe removal, its potential of decreasing the value of their property, and it being an ongoing problem for those who inherit or purchase their property.

# HISTORY

- Email from neighboring property owners 4/3/24

**From:** Paul Christensen <[bullet5155@gmail.com](mailto:bullet5155@gmail.com)>

**Sent:** Wednesday, April 3, 2024 9:58:58 AM

**To:** Michael Henke <[mhenke@midwaycityut.org](mailto:mhenke@midwaycityut.org)>

**Subject:** Garage at 55 N River Rd

*To Midway City Council, Our concerns about the garage that is four feet on our property, we feel like it is time for the garage to come down. We feel like at our ages, to sell our house it will be a problem with who inherited, or to sell in the future with the garage still there that they would be stuck with the garage. Also, we have concerns about the safe removal of the garage. We do not want the lead paint, or any hazardous materials burnt in their firepit.  
Thank you, Paul and Karen Christensen 55 N River Rd*

# POSSIBLE FINDINGS

- The proposed lots meet the minimum requirements for the R-1-7 zoning district
- The proposal does meet the intent of the General Plan for the R-1-7 zoning district
- The subdivision will contribute to the master trails plan by adding funds to the general trails fund that will be used to help accomplish the master trails plan
- 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.

# PROPOSED CONDITIONS

1. During the River Road reconstruction, the contractor installed water, sewer, and pressurized irrigation laterals to the proposed Lot 2 (City paid to avoid future road cuts). Prior to recording the plat, the owners shall reimburse the City for the cost of the laterals.
2. The owners shall dedicate the required areas for River Road and 100 North before recording the plat. River Road is local collector with a 66' ROW so the owners shall dedicate 33'. 100 North is a local road with a 56' ROW, so the owners shall dedicate 28'.
3. The existing, nonconforming garage on the premises shall be removed prior to the recording of any plat.
4. A note shall be included on the plat advising that only single-family dwellings are allowed on the two lots.
5. Access to Lot 1 shall be restricted to 100 North rather than River Rd.
6. Access to Lot 2, which fronts River Road, shall have a turn around so that cars are not backing onto River Road.