



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 1, 2025

NAME OF PROJECT: Norm George Flag Lot

NAME OF APPLICANT: Quinn and Laura Calder

PROPERTY OWNERS: Quinn and Laura Calder

AGENDA ITEM: Plat Amendment/Vacation of the Norm George Flag Lot Subdivision (2nd amended)

LOCATION: 146 North 300 East

ZONING DESIGNATION: R-1-9

ITEM: 5

Quinn and Laura Calder are requesting a Plat Amendment/Vacation of the Norm George Flag Lot Subdivision 2nd Amended. The proposal would amend the Norm George Flag Lot by vacating 0.16 acres from the 0.91-acre lot. 0.09 acres of the vacated lot would be dedicated to Midway City for 300 East and 0.07 acres would be deeded to a neighboring property owner. The property is located at 146 North and 300 East and is in the R-1-9 zone.

BACKGROUND:

Quinn and Laura Calder are requesting a plat amendment/vacation of the Norm George Flag Lot Subdivision 2nd Amended. The proposal is to amend the Norm George Flag Lot Subdivision by vacating 0.16 acres from the 0.91-acre lot. If approved, the lot would become 0.85 acres. Of the 0.16 acres that would be vacated, 0.09 acres would be dedicated to Midway City for 300 East and 0.07 acres would be deeded to a neighboring property owner, William and Cindy Hopkins.

The Hopkins own the property just east of the “flagpole” portion of the Norm George subdivision (OMI-0474-0-035-034).

There are two reasons for the proposed plat amendment. First, it appears that 300 East was built partially on private property. About 14’ of the road, including the curb and gutter, are built on lot 1 of the Norm George Flag Lot which is owned by the Calders. The road covers an area that is about 300’ in length and about 14’ wide (3,920 square feet). The City does have a Quit Claim Deed from Donna Godfrey to Midway for an area with the dimensions of 50’ x 291’ for 300 East. When 300 East was built as part of the Indian Summer Subdivision it was thought that the road was being constructed in the easement. As part of the plat amendment, the Calders, owners of lot 1, will deed the City the area where the road is located. The second reason for the plat amendment is so the Calders can deed their neighbors, the Hopkins, a strip of land. The Hopkins will then have the ability to add an addition to their home. The Calders will retain a 1’ strip of land between the 300 East and the Hopkins. If the Calders retain the 1’ strip, this will allow the Hopkins to continue to have an interior lot which will help them with the setbacks they need to build their addition. If the Hopkins’ property becomes a corner lot, then the setback from 300 East will not allow them to build the addition they would like to build.

Most plat amendments are legislative action, and the Land Use Authority has discretion regarding approval. This proposal is a lot line adjustment and does require approval unless the petition is in violation of a land use ordinance. No land use ordinance violations have been identified.

ANALYSIS:

This seems to be the best solution for the City to acquire the right-of-way for a road that was partially built on private property and could be a win situation for all three parties. The City will own the area where 300 East is located. The Calders will gain some income for a strip of land that is not very usable for them since it is the “flagpole” section of the lot which is no longer needed since 300 East was built. Also, the Hopkins will be able to build the addition that they want to construct.

For the Land Use Authority to approve a plat amendment/vacation, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. A lot line adjustment does require approval unless the petition is in violation of a land use ordinance. The lot will continue to comply with the R-1-9 zone requirements if the proposed master plan amendment is approved. Subsection 9a-608(5)(b) states “The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.” No public street, right-of-way, easement will be vacated or altered. The City will gain the right-of-way for a public road with this proposal.

PROPOSED FINDINGS:

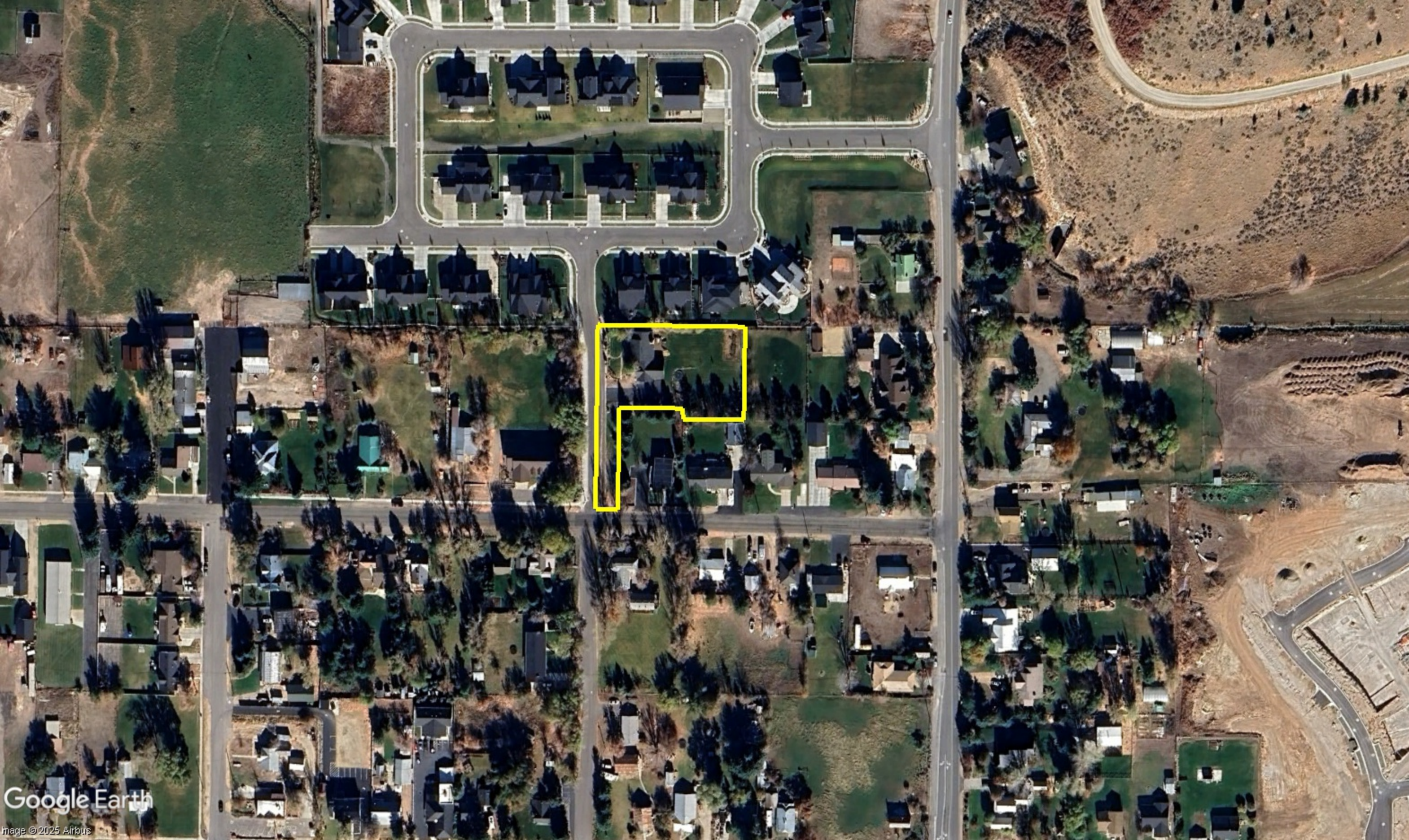
- 300 East is partially built on Quinn and Laura Calder's property
- The City will be deeded the right-of-way for 300 East
- The Calders will be able to deed part of their property to their neighbor
- 0.16 acres will be vacated from the Norm George Flag Lot 2nd Amended plat
- State code requires that lot line adjustments are approved if no land use ordinance is violated

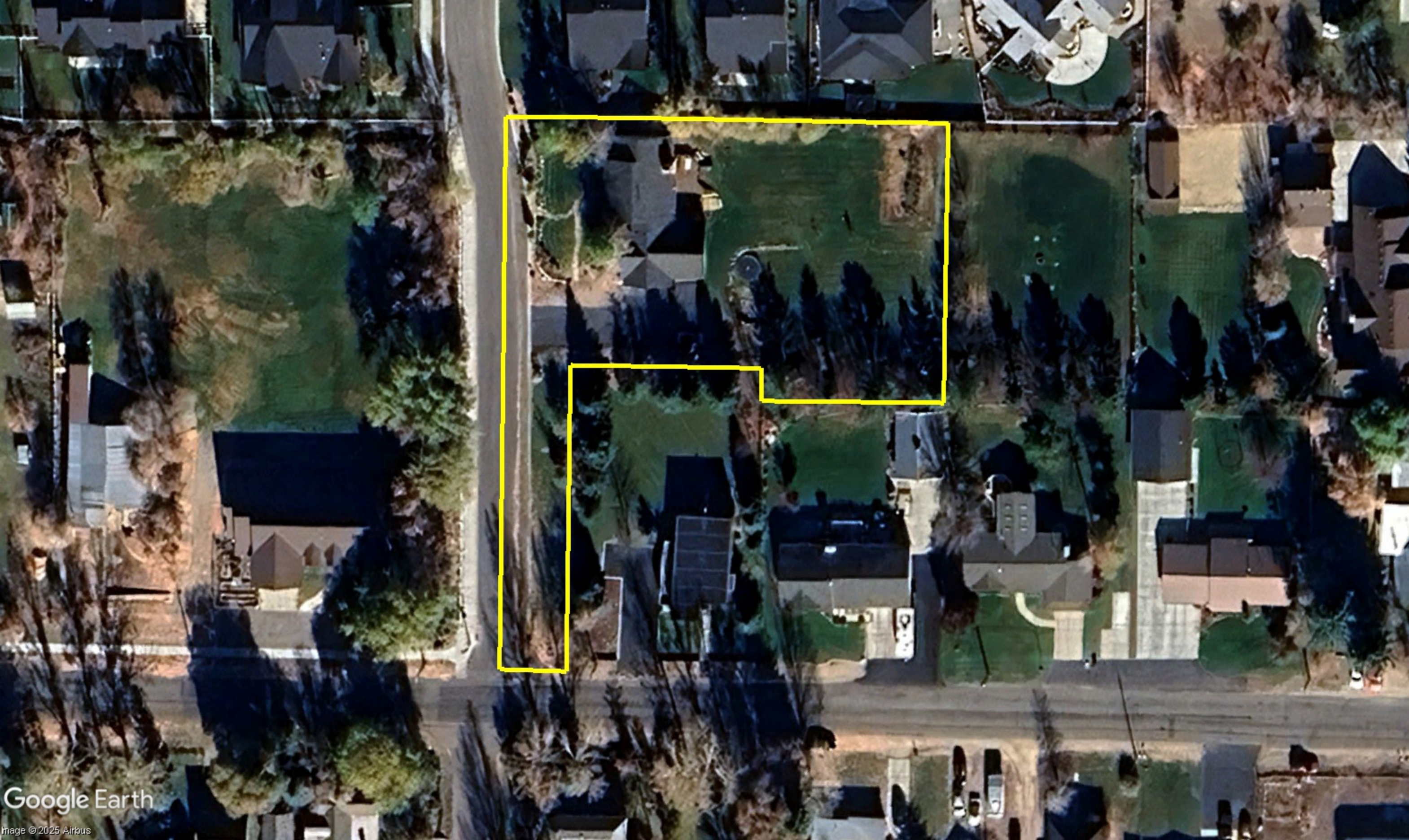
ALTERNATIVE ACTIONS:

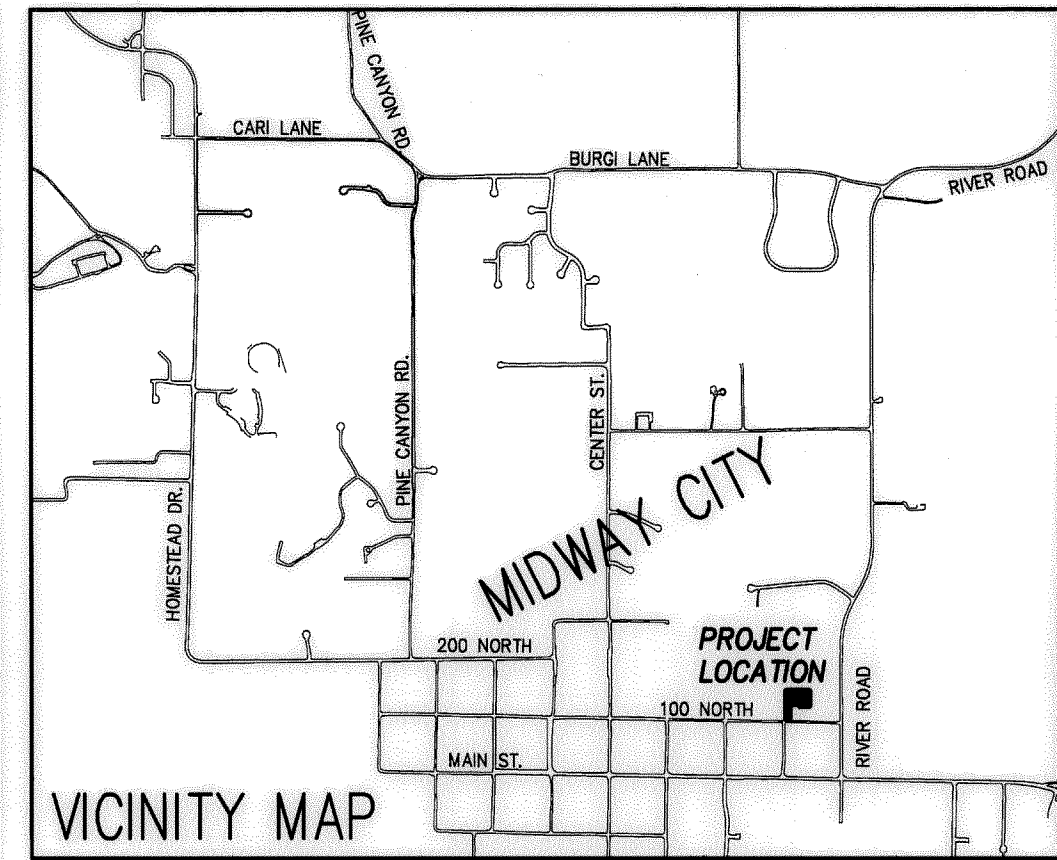
1. Approval (conditional). This action can be taken if the City Council finds there are no land use violations.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are unresolved 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 violate a land use ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



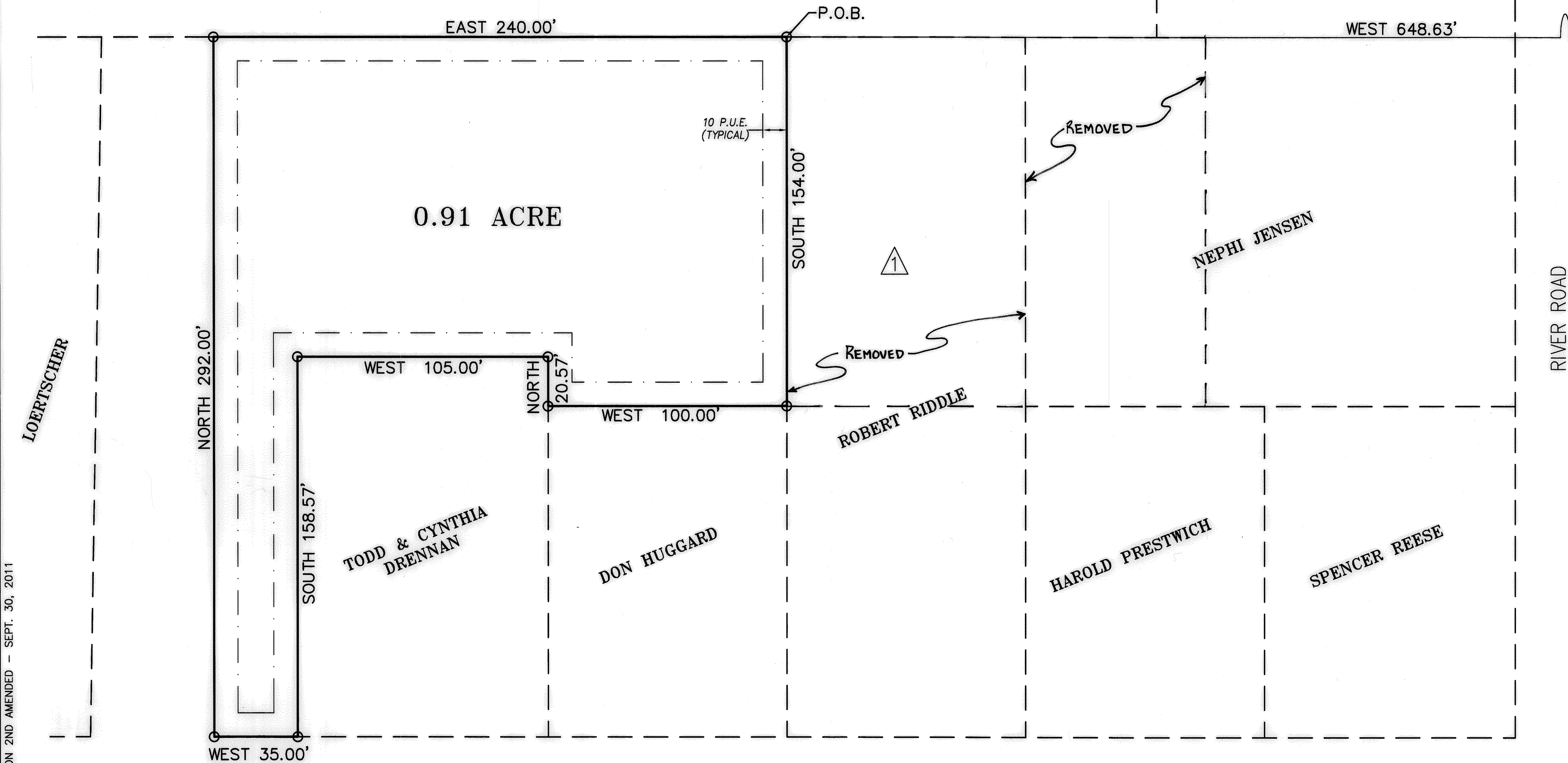
Midway







LOCATED IN THE SW 1/4 OF SEC 35, T3S, R4E, SLB&M
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

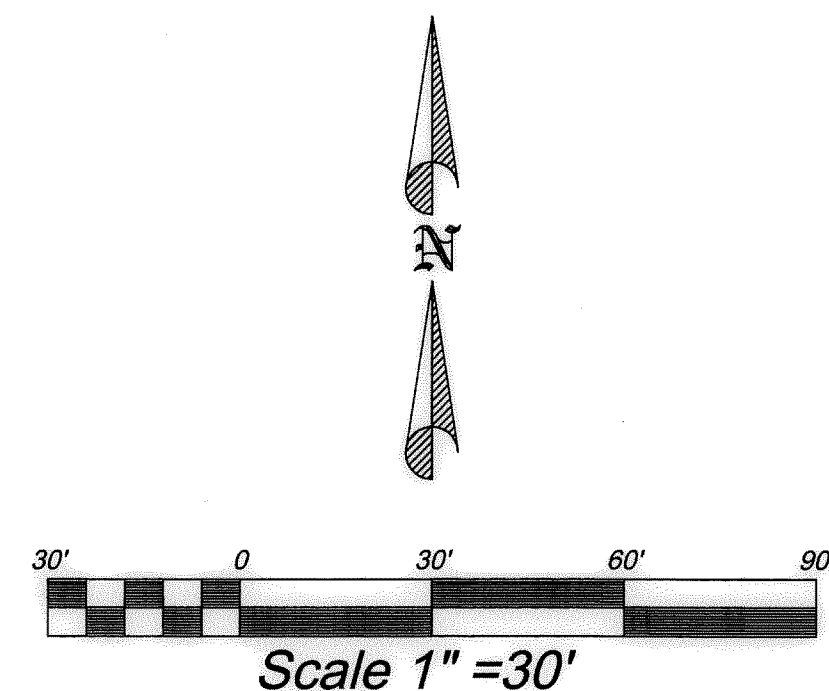


ADDRESS TABLE	
ADDRESS	
309 EAST 100 NORTH	

- NOTES:
1. ALL FUTURE WATER AND SEWER EXTENSIONS, ALL OTHER UTILITIES, AND DRIVEWAY IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
 2. ONLY ONE (1) DETACHED SINGLE FAMILY DWELLING IS ALLOWED PER LOT.
 3. ALSO WITH THE CONDITION THAT ONE DWELLING BE BUILT ON THE LOT, ONE STORY IN SIZE.

- 2ND AMENDED PLAT NOTES:
1. 0.62 ACRE REMOVED FROM SUBDIVISION
 2. NOTE #4 FROM THE NORM GEORGE FLAG LOT SUBDIVISION (AMENDED) HAS BEEN REMOVED

SURVEYOR
JASON G. JENKINS, P.L.S.
P.O. BOX 411
MIDWAY, UTAH 84049
PHONE: (435) 671-2295



1995 WASATCH COUNTY
SURVEY MONUMENT FOR
NORTH 1/4 CORNER,
SECTION 35, T3S, R4E, SLB&M
(1983 STATE PLANE IN METERS:
X: 503,171.449; Y: 2,242,973.705)

SOUTH
2665.48'

BASIS OF BEARINGS: S09°31'52"E

MEMORIAL HILL
CONTROL POINT MONUMENT
(1983 STATE PLANE IN METERS:
X503,266.376; Y: 2,242,405.945)

COUNTY RECORDER

ENTRY # 974883 DATE 12-20-11 TIME 4:31 PM
FEE 30.60 BK 1046 PG 1491/151 FOR PARK CITY TITLE
BY JP
WASATCH COUNTY RECORDER ELIZABETH M PALMER

J. G. Jenkins DATE: 12/20/11
WASATCH COUNTY SURVEYOR
H. J. Fennell DATE: 12/15/11
MIDWAY IRRIGATION COMPANY
J. G. Jenkins DATE: 11/1/11
MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 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.

10-4-2011
DATE

J. G. Jenkins
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING SOUTH 2665.48 FEET AND WEST 648.63 FEET FROM THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:
AND RUNNING THENCE SOUTH 154.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 20.57 FEET; THENCE WEST 105.00 FEET; THENCE SOUTH 158.57 FEET; THENCE WEST 35.00 FEET; THENCE NORTH 292.00 FEET; THENCE EAST 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.91 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 09°29'31" EAST BETWEEN THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE "MEMORIAL HILL, CONTROL POINT", IN CONFORMANCE WITH UTAH COORDINATE SYSTEM BEARINGS 1983 CENTRAL ZONE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE VACATED THE NORM GEORGE FLAG LOT SUBDIVISION (AMENDED) AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

DATED THIS 4th DAY OF October, A.D. 20 11
BY: Quinn Calder QUINN CALDER
BY: Laura Calder LAURA CALDER

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Wasatch }
ON THE 4th DAY OF October, A.D. 20 11, PERSONALLY APPEARED BEFORE ME, Quinn Calder, Laura Calder, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES Sept 28, 2017
Hay A. M. Miley
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.
THIS 20 DAY OF December, A.D. 20 11

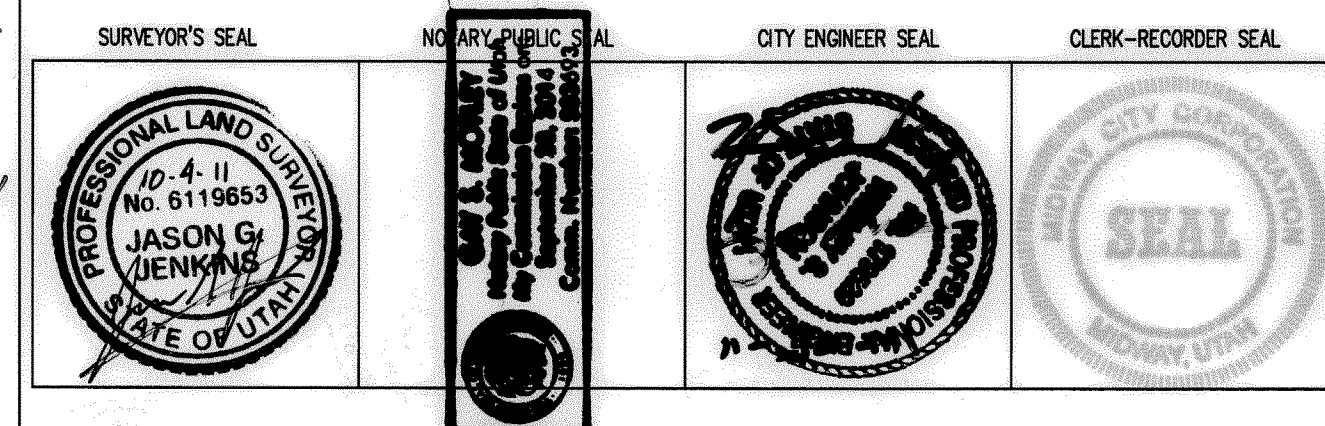
APPROVED Crain Dutton MAYOR
ATTEST Brad Wilson CLERK-RECORDER (SEE SEAL BELOW)
APPROVED [Signature] CITY ENGINEER
APPROVED [Signature] 12-19-2011 CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 28TH DAY OF November, A.D. 20 11 BY THE
MIDWAY CITY PLANNING COMMISSION
Michael R. Hale N/A
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

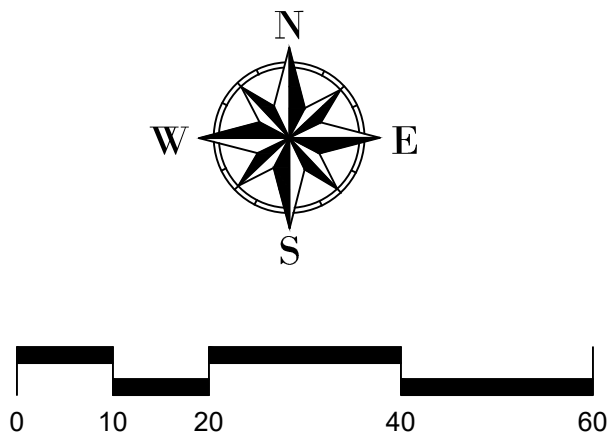
NORM GEORGE FLAG LOT SUBDIVISION (2ND AMENDED)

LOCATED IN THE SW 1/4 OF SEC 35, T3S, R4E, SLB&M
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

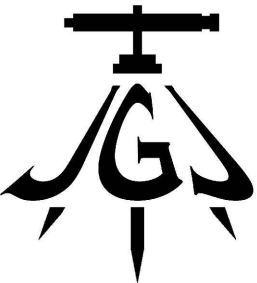
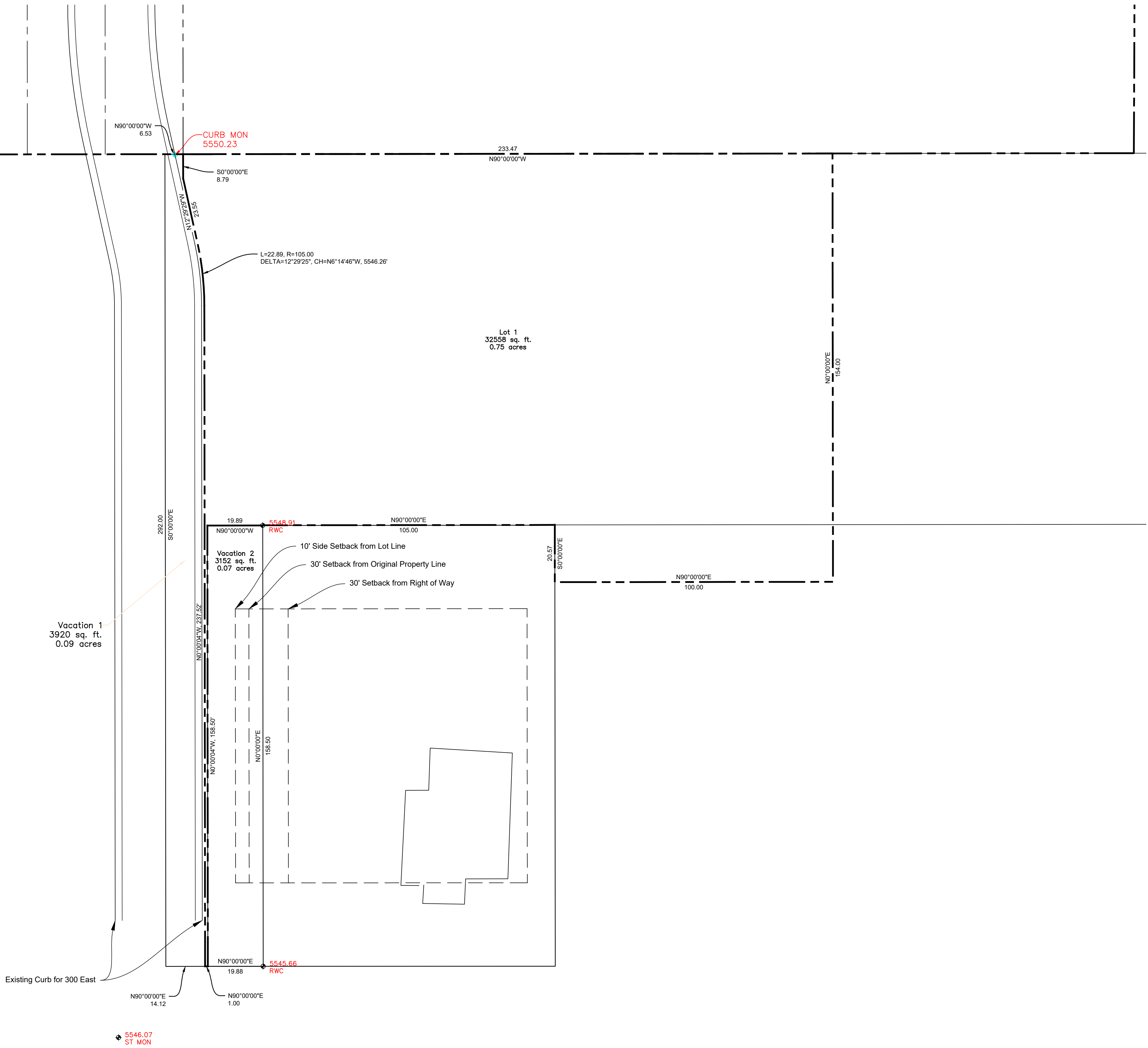


Norm George
Flag Lot Subdivision
3rd Amendment

prepared for
Mike Hopkins
315 East 100 North
Midway, UT 84049



22"x34" SCALE: 1"=20'
11"x17" SCALE: 1"=40'



JASON G. JENKINS, P.L.S.
PO Box 411
Midway, UT 84049
435-671-2595

