

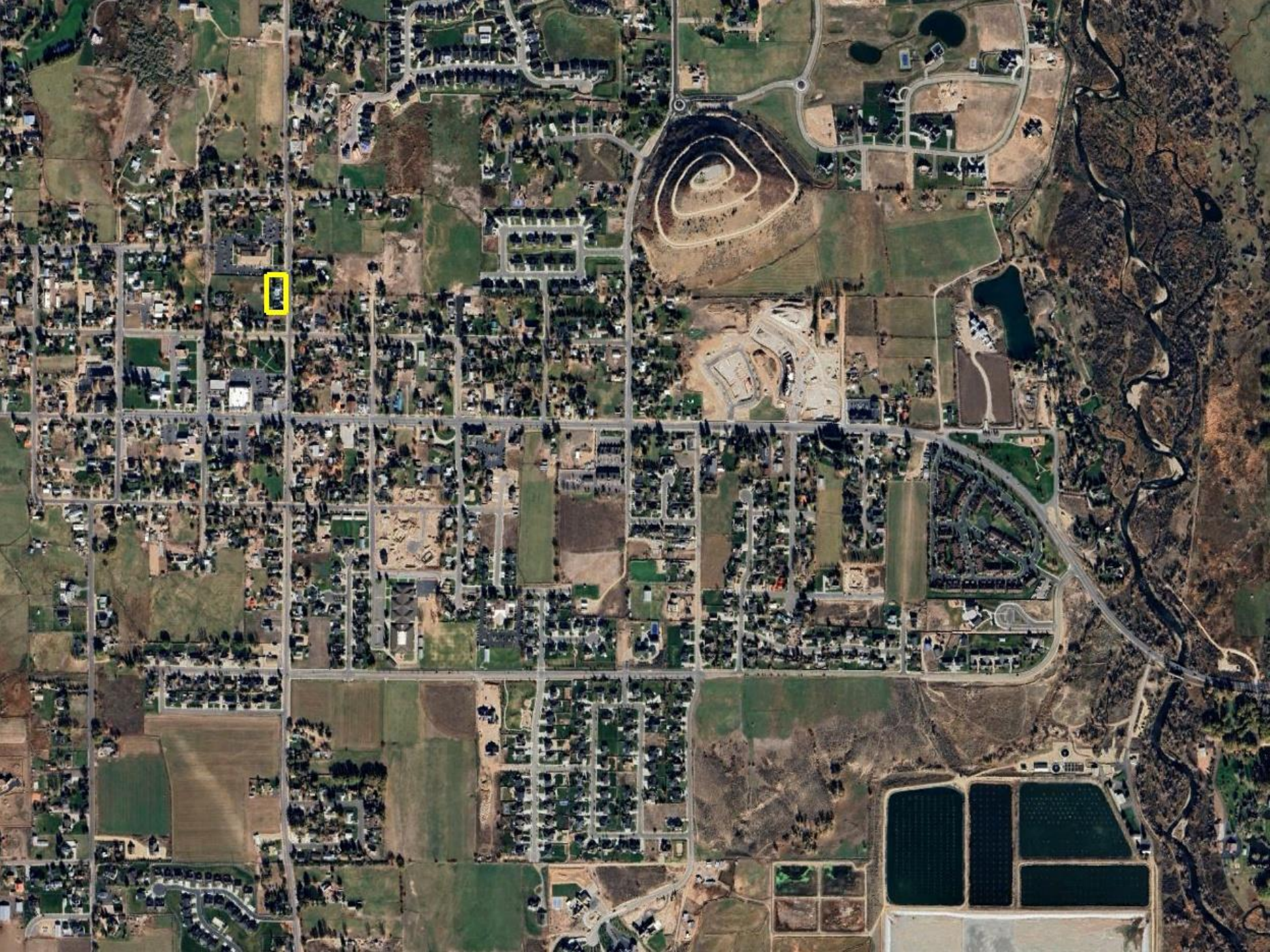
JULIAN SUBDIVISION

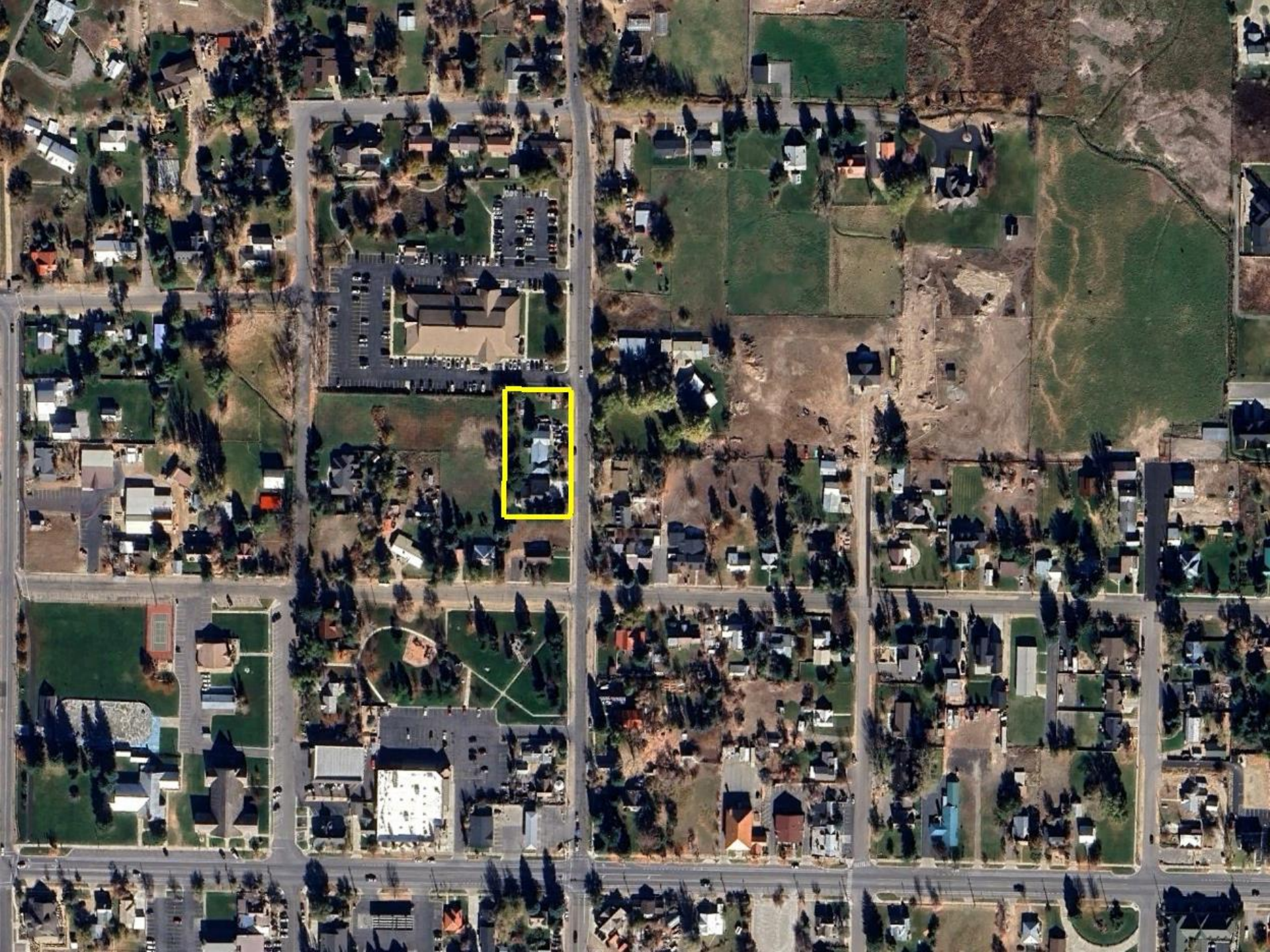
PLAT AMENDMENT



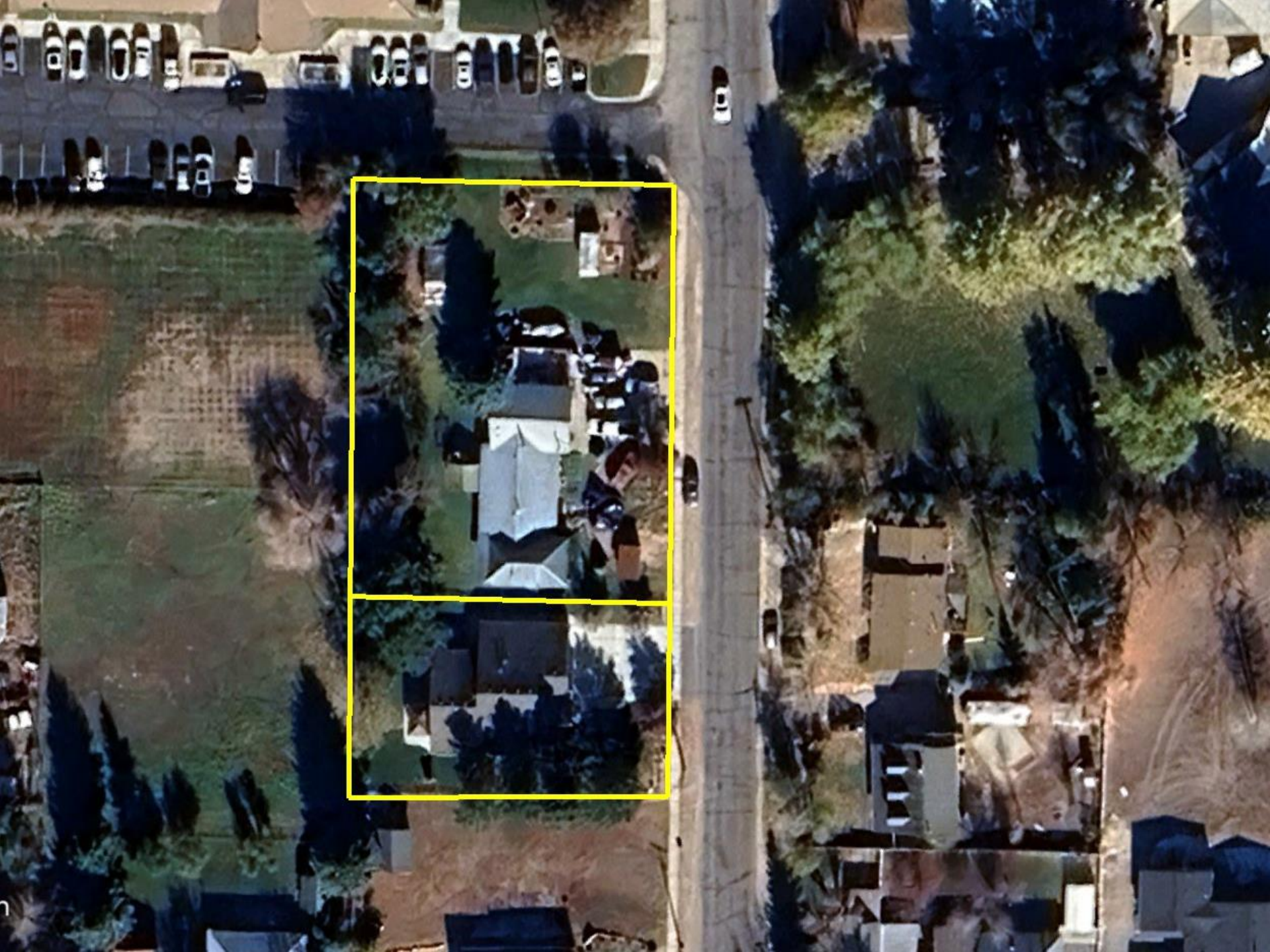
LAND SUMMARY

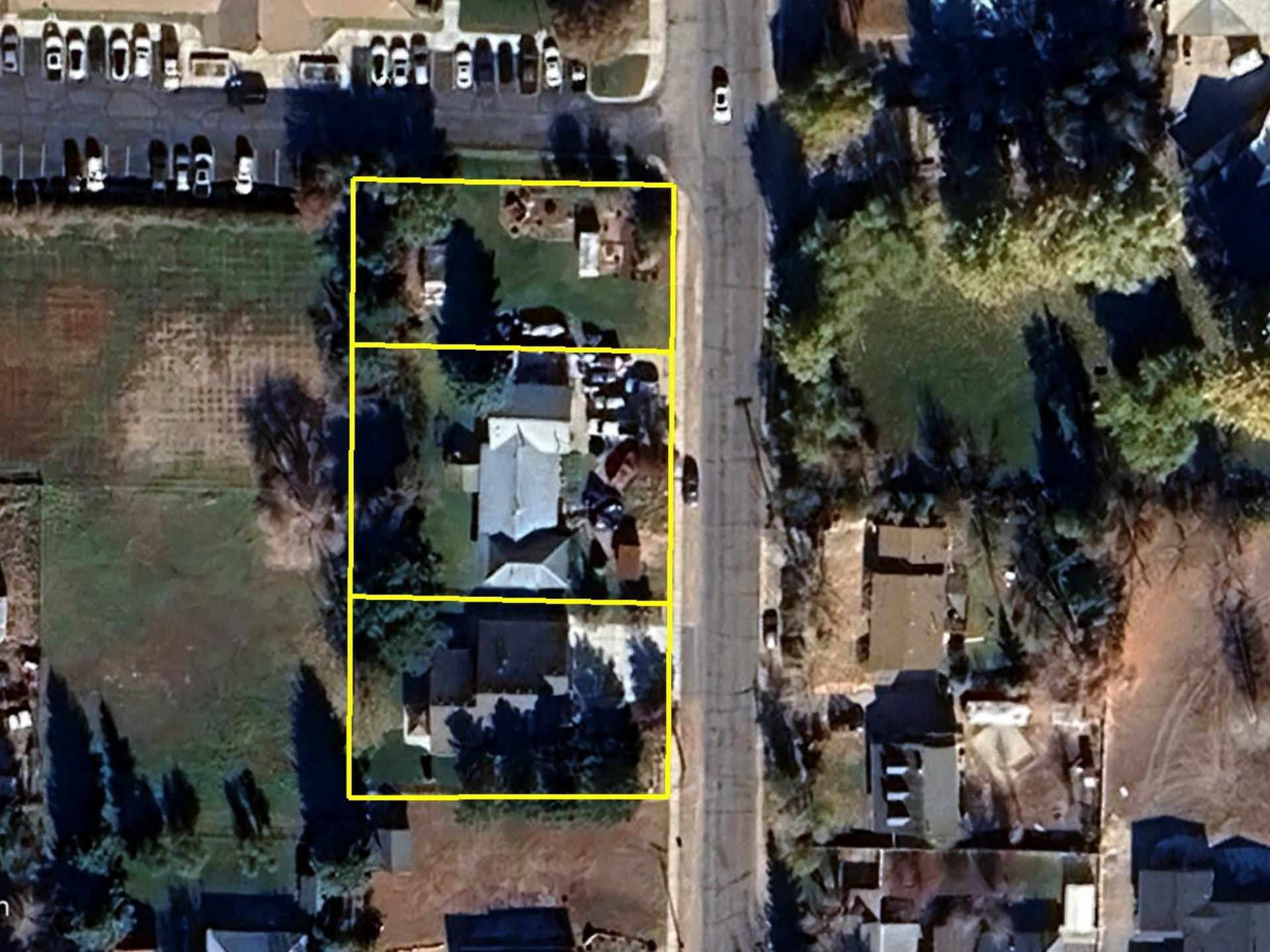
- 2 lot subdivision
- 0.80 acres
- R-1-7 zone
- 145 North Center Street
- Proposed amendment is to further subdivide the development and create a third lot by subdividing lot 1 into two lots. The existing lot 2 is unchanged.
- Minimum lot size 7000 sq. ft. in the R-1-7 zone.
- Minimum frontage 70 feet in the R-1-7 zone.
- Attached and detached two-family dwellings are allowed in the R-1-7 zone.

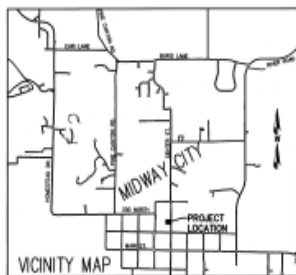












VICINITY MAP
LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP
3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



JULIAN SUBDIVISION PLAT - 22 JUNE 2017

SURVEYOR
TROY L. TAYLOR, PLS
CLERMONT LAND SURVEYING
2204 SOUTH 225 EAST
HEBER CITY, UTAH 84002
PHONE (801) 857-8748

DATE OF SURVEY: APRIL 2017

CONSENT OF MORTGAGEE TO RECORD
I, MORTGAGEE, HEREBY CONSENT TO THE RECORDING
OF THIS SUBDIVISION PLAT, AND JOINTLY IN THE DEDICATION
OF EASEMENTS AS SHOWN.

BY _____
ITS _____

ACKNOWLEDGMENTS

STATE OF UTAH } ss.
COUNTY OF } ss.

ON THE _____ DAY OF _____, 2017, I, _____
PERSONALLY APPEARED BEFORE ME,
AND SO ACKNOWLEDGE TO BE THAT HE/SHEDESIGNED THIS
SUBDIVISION PLAT, AND JOINTLY IN THE DEDICATION
OF EASEMENTS AS SHOWN.

HEIRY PUBLIC

BY _____
ITS _____

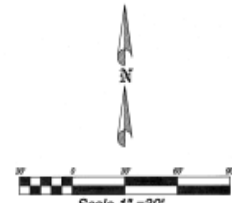
A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS
DEDICATED ALONG THE BOUNDARY OF THE
SUBDIVISION.

LOT 2 DRIVEWAY
LOT 2 MAY ONLY HAVE ONE DRIVEWAY. THE DRIVEWAY SHALL
HAVE A TURNAROUND TO AVOID VEHICLES BACKING INTO TRAFFIC.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-94-603 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.

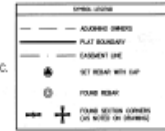
Signed 22 JUN 2017
DATE SURVEYOR TROY L. TAYLOR



ADDRESS TABLE

LOT	ADDRESS
1	145* NORTH CENTER STREET
2	131 NORTH CENTER STREET

* LOT 1 ADDRESS NOTE:
THE CURRENT ADDRESS FOR THE EXISTING HOME ON
LOT 1 IS 125 NORTH CENTER STREET. THIS ADDRESS
MAY CONTINUE TO BE USED BY THE CURRENT OWNER.
ONCE THE LOT IS SOLD THE 145 NORTH CENTER ADDRESS
MUST BE USED.



HEIRY PUBLIC
DATE 2/14/2017

MOHAY PRIGATION COMPANY
DATE 7-11-2017

MOHAY SANITATION DISTRICT

COUNTY RECORDER

ENTERED 10/14/17 BOOK 176 PAGE 267-270
FILED 10/14/17 9:27 AM BY 534-DO
BY BURGESS, CLAYTON D.
PLANNING COMMISSION RECORDS SECTION

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 14th DAY OF
JULY, 2017

BY 2771

FRANCIS HARRIS
COUNTY SURVEYOR

BOUNDARY DESCRIPTION

THE EAST HALF OF LOT 5 AND THE EAST HALF OF LOT 4, BLOCK
18, MIDWAY SURVEY OF BUILDING LOTS, SAID CORNER BEING
THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT THE WASATCH
COUNTY RECORDERS OFFICE.

ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 18, OF
THE MIDWAY SURVEY OF BUILDING LOTS, SAID CORNER BEING
LOCATED NORTH 85°00'50" WEST 84.73 FEET FROM THE FOUND
WASATCH COUNTY ALUMINUM CAP MARKING THE EAST QUARTER
CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°58'46" WEST 132.00 FEET ALONG THE EAST LINE
OF SAID BLOCK 18 TO THE SOUTHWEST CORNER OF LOT 4;
THENCE NORTH 89°01'14" WEST 132.00 FEET ALONG THE SOUTH LINE
OF LOT 4;
THENCE NORTH 00°58'46" EAST 264.00 FEET ALONG THE WEST LINE
OF SAID LOT 4 AND LOT 5 TO THE NORTHWEST CORNER OF LOT 5;
THENCE SOUTH 89°01'14" EAST 132.00 FEET ALONG THE NORTH LINE
OF LOT 5 TO THE NORTHEAST CORNER OF LOT 5;
THENCE SOUTH 00°58'46" WEST 132.00 FEET ALONG THE EAST LINE
OF LOT 5 TO THE POINT OF BEGINNING.

CONTAINING 0.80 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°01'44" WEST
BETWEEN THE FOUND SECTION CORNERS FOR THE EAST QUARTER
CORNER AND THE NORTHEAST CORNER OF SECTION 34, 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 STREETS, AND
EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS
PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND
MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE
ACCESS.

DATED THIS 22th DAY OF June, A.D. 2017
BY: TROY L. TAYLOR, SURVEYOR

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WASATCH } ss.
ON THE 22th DAY OF June, A.D. 2017, PERSONALLY APPEARED
BEFORE ME, TROY L. TAYLOR, SURVEYOR, WHO ONLY ACKNOWLEDGE
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 2/11/22

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 18th DAY OF July, A.D. 2017
APPROVED: CLARENCE C. BOWMAN, ATTEST: TROY L. TAYLOR
MAYOR CLERK-RECORDER
CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 18th DAY OF July, A.D. 2017 BY THE
MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

JULIAN SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP
3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 30 FEET



PLAT AMENDMENTS

- Legislative item that remains at discretion of the City Council.
- State law requires consideration at a public meeting.
- Does proposal match vision set forth in General Plan and is it in the best interests of the community?
- No public street, right-of-way, or easement will be vacated or altered by the requested Plat Amendment.

PROPOSAL

- Subdivide the existing Lot 1 into two lots.
- The southern of the two new lots, which is improved by an existing house, would remain Lot 1. Per the application, the revised Lot 1 will be 14,375 square feet, 0.33 acre, with 108.72 feet of frontage on North Center Street, and retain the address of 145 North Center Street.
- The northern of the two new lots would become a new Lot 3. Per the application, Lot 3 will be 9,240 square feet, 0.212 acre, with 70 feet of frontage on Center Street, and will have an address of 151 North Center Street.
- The minimum lot size in the R-1-7 zone is 7000 square feet and the minimum frontage is 70 feet in this zone, therefore, both lots meet existing area and frontage requirements. The existing Lot 2 will remain unchanged.

ZONING

- Objective of R-1-7 Zone: Section 16.07.010 lists the objectives and characteristics of the R-1-7 Zone as follows:

The objective in establishing the R-1-7 Residential Zone is to provide appropriate locations within the City for development with a higher amount of residential density. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1-11 and R-1-9 Zones. Representative of the uses within the R-1-7 Zone are one and two-family dwellings and related community facilities. However, commercial uses are prohibited in this zone.

DUPLEX POTENTIAL

- Existing Lot 1 is 23,615 square feet. The minimum area requirements for attached two-family dwellings in this zone is 10,000 square feet and minimum lot size for detached two-family dwellings is 22,000. Thus, the existing Lot 1 could get the same density through an attached or detached two-family dwelling, although additional water would have to be dedicated for the second dwelling

DISCUSSION

- Public Utility Easement: A public utility easement currently runs along the perimeter of the subdivision and along the shared lot line of Lots 1 and 2. The same public utility easement should run along the boundary between Lots 1 and 3 if the application is approved.
- Driveway: Per the existing Plat, the existing Lot 1 is limited to one driveway with a turnaround to avoid vehicles backing into traffic. A similar note should be placed on the plat for any new Lot 3, limiting Lot 3 to one driveway with a turnaround to avoid vehicles backing into traffic on Center Street.

DISCUSSION

- Water:

The Water Board Recommendation from August 4, 2025, for Lot 3 is that 0.75 acre feet are dedicated before the recording of any amended plat based on the following calculations:

- 0.8-acre parcel (34,848 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces = 0.34 acres (15,000 sq. ft.)
 - Irrigated acreage = 0.45 acres (19,848 sq. ft.) x 3 = 1.35 acre feet
- 3 culinary connections for dwellings
 - 2.4 acre feet (3 x 0.8)
- 1.5 acre feet were dedicated on June 22, 2017
- 1.5 acre feet was credited for historic home and landscaping
- Total = $3.75 - 1.5 - 1.5 = \mathbf{0.75 \text{ acre feet}}$

DISCUSSION

- Water: Water shares for Lot 3 will have to be turned over to the City prior to the recording of any amended Plat. The lot will connect to the City's water line located under Center Street. A lateral will be needed for Lot 3
- Sewer Connection – A will serve letter from Midway Sanitation District and HVSSD will be needed for Lot 3. The lot will connect to Midway Sanitations District's line located in the area. A lateral will be needed for Lot 3.
- Secondary Water Connection – Lot 3 will connect to Midway Irrigation Company's secondary which is already servicing Lots 1 and 2. A lateral will need to be created for Lot 3.

DISCUSSION

- Sidewalks: Sidewalks run along the east side of the lots in the Subdivision.
- Sensitive Lands: Per the application, there are no sensitive lands, ditches, or canals on the property. The Midway City Geological and Hydrological Features Map does not show sensitive lands or water features at this location.
- Name: The original Plat denotes the subdivision name as the “Julian Subdivision”. The proposed amended Plat lists the name as the “RLJ Small Subdivision, Amending Lot 1 of the Julian Subdivision”. To avoid confusion, particularly for County rescue services, the name should remain “Julian Subdivision” and any amended plat revised accordingly.

POSSIBLE FINDINGS

In favor:

1. The proposed subdivision and plat amendment will result in lots (amended Lot 1, new Lot 3, and unchanged Lot 2), which meet the minimum requirements for the R-1-7 zone, and the dimensions of which shall be in accordance with the proposed amended plat by Atwell, 2025, Project Number 25005941.
2. While there is an existing subdivision and plat for this property, the proposed subdivision meets the requirements of the Midway City Code for the R-1-7 zone, and this zone is characterized by higher density, including allowing attached and detached two-family dwellings.
3. All lots will continue to comply with the requirements of the R-1-7 zone.
4. No public street, right-of-way, or easement will be vacated or altered.

POSSIBLE FINDINGS

5. The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval shall be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) 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.

POSSIBLE FINDINGS

OR

Against:

A. This property has previously been subdivided and there is an existing plat. Further subdivision of previously subdivided property does not comply with the stated goals of the general plan including, but not limited to, preserving the rural nature of Midway, view corridors along streets and roads, open space in developments, and preserving buffer zones.

PROPOSED CONDITIONS

1. Any amended plat will retain the name of the subdivision as the “Julian Subdivision”. If Lot 1 is divided into two lots, the northern lot shall be denoted Lot 3 and the southern remain Lot 1.
2. Lot 1 shall continue to be restricted to one driveway access with a turnaround. A similar note shall be placed on the plat for the newly created Lot 3, restricting to one driveway with turnaround to avoid backing into Center Street.
3. Public utility easements of 10 feet will run along each side of the property line between Lots 1 and 3.
4. Water shares sufficient for the new Lot 3 will have to be dedicated prior to recording of any amended plat.
5. Individual laterals for water and sewer have been installed by the City to the proposed lot. If the City Council approves the amendment, an irrigation lateral will also be installed. The developer shall reimburse the City for all costs incurred for the laterals prior to recording the amendment plat.

SOLD 3

Photo	MLS#	List Price	Status/Type	Lease Pr	Price per	Zoning	
	Address		City, State		Acres	NS/EW	
	Lot	Plat	Water	Utilities			Sold Price

MLS# 1853916



1853916	\$425,000	SOLD / Exclusive 0.00				R1	
513 S Boulder Point Rd		Midway, UT		0.41		970 S / 513 W	
90	THE CASCADES	Culinary Available	Gas: Available; Power: Available; Sewer: Available				\$390,000

MLS# 1831516



1831516	\$499,000	SOLD / Exclusive 0.00				RES	
861 S Saddle Creek Ln		Midway, UT		0.57		861 /	
5	SADDLE CREEK	Stubbed	Sewer: Public; Gas: Stubbed; Power: Stubbed; Sewer: Stubbed				\$490,000

MLS# 1951071



1951071	\$499,000	SOLD / Exclusive 0.00				R-1	
855 S Amble Way		Midway, UT		0.50		855 / 0	
18	SADDLE CREEK	Culinary Available	Gas: Stubbed; Power: Stubbed; Sewer: Stubbed				\$499,000

MLS# 2070786

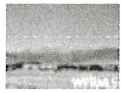


2070786	\$525,000	SOLD / Exclusive 0.00				R-1	
137 W Bridlewood Ln		Midway, UT		0.50		/ 137	
25	SADDLE CREEK	Culinary Available					\$520,000

	MLS#	List Price	Status/Type	Lease Pr	Price per	Zoning	
Photo	Address		City, State		Acres	NS/EW	
	Lot	Plat	Water	Utilities			Sold Price

MLS# 1853916

1853916 \$425,000 SOLD / Exclusive 0.00 R1
 513 S Boulder Point Rd Midway, UT 0.41 970 S / 513 W
 90 THE CASCADES Culinary Available Gas: Available; Power: Available; Sewer: Available \$390,000

MLS# 1831516

1831516 \$499,000 SOLD / Exclusive 0.00 RES
 861 S Saddle Creek Ln Midway, UT 0.57 861 /
 5 SADDLE CREEK Stubbed Sewer: Public; Gas: Stubbed; Power: Stubbed;
 Sewer: Stubbed \$490,000

MLS# 1951071

1951071 \$499,000 SOLD / Exclusive 0.00 R-1
 855 S Amble Way Midway, UT 0.50 855 / 0
 18 SADDLE CREEK Culinary Available Gas: Stubbed; Power: Stubbed; Sewer: Stubbed \$499,000

MLS# 2070786

2070786 \$525,000 SOLD / Exclusive 0.00 R-1
 137 W Bridlewood Ln Midway, UT 0.50 / 137
 25 SADDLE CREEK Culinary Available \$520,000