



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: February 17, 2026

NAME OF PROJECT: The Reserve at Midway Phase 2

NAME OF APPLICANT: Derek Kohler

PROPERTY OWNERS: Vincet and Megan Dilley

AGENDA ITEM: Plat Amendment of Lots 14 and 15

LOCATION: 1652 & 1664 North Cambridge Drive

ZONING DESIGNATION: RA-1-43 zone

ITEM: 8

Derek Kohler, agent for Vincent and Megan Dilley, is requesting a Plat Amendment to The Reserve at Midway Phase 2. The proposal is to combine lots 14 and 15. The lots are located at 1652 North Cambridge Drive and 1664 North Cambridge Drive and are in the RA-1-43 zone.

BACKGROUND:

Derek Kohler, agent for Vincent and Megan Dilley, is proposing a plat amendment to The Reserve at Midway Phase 2. The lots are located at 1652 North Cambridge Drive and 1664 North Cambridge Drive and are in the RA-1-43 zone. The applicant is proposing to combine lots 14 and 15 into one larger building lot. Lot 14 is 1.01 acres and Lot 15 is 0.99 of an acre and contains a dwelling. If the lot combination is approved, the size of the lot will be 2 acres is size.

In his application, the applicant states: “The reason for the plat amendment is to simply remove the common lot line between lots 14 and 15 in the Reserve at Midway phase 2.”

The approval of the plat amendment will reduce the potential traffic in the area by ten trips per day which is approximately the average per household. This will create more open space because only one dwelling will be allowed instead of two. Overall density in the subdivision will reduce if the proposal is approved. The applicant will benefit from reduced property taxes if the lots are combined into one lot.

A plat amendment is a legislative item, and the City Council is not obligated to allow any changes even if they feel that the applicant met the requirements of the Code.

ANALYSIS:

For the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among other things, the preservation of open space, openness, and the rural atmosphere of Midway. This proposal seems to help reach those three goals by reducing the number of dwellings that will be built in the subdivision. Lowering the density reduces the impact of development on the community by reducing potential services required by a developed lot, traffic (on average about ten trips per day) and potential impact on the school district.

A plat amendment and plat vacation are legislative items, and the City Council is not obligated to allow any changes even if they feel that the applicant complies the requirements of the Code. Subsection 9a-608(2)(a) states “a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if the petition seeks to:”

- (i) join two or more of the petitioner fee owner's contiguous lots;

No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lot line of lots 14 and 15 will be removed.

PROPOSED FINDINGS:

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered

- 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.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - 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 not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial