

**Midway City Planning Commission Regular Meeting  
July 17, 2013**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., July 17, 2013, at the Midway City Community Center  
160 West Main Street, Midway, Utah

**6:45 P.M. Work/Briefing Meeting**

- City Council Liaison Report, no action will be taken and the public is welcome to attend.

**7:00 P.M. Regular Meeting**

**Call To Order**

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance

**Regular Business**

1. Review and possibly approve the Planning Commission Minutes of June 19, 2013.
2. Paul Berg, agent for Russ Watts, is requesting Preliminary Approval for Phase IX (9) of the Valais Planned Unit Development. The proposal is located on Provence Way and is in the RA-1-43 zone.
  - a. Discussion of Preliminary Approval request
  - b. Possible recommendation to City Council
3. Leslie Mascaro, agent for Henry Walker Homes, is requesting a Plat Amendment to The Kantons of Midway Planned Unit Development. The amendment would adjust the location of some of the units in the plat, add a public trail easement and among other changes. The development consists of 35 units and is located at the intersection of Homestead Drive and Augusta Drive in the R-1-15 zone.
  - a. Discussion of Plat Amendment request
  - b. Possible recommendation to City Council
4. Robert Duncan, is requesting a Conditional Use Permit for a Cottage Industry business license for Duncan Studios. He proposes to build a new accessory building on his property located at 645 North River Road. The property is located in the R-1-22 zone.
  - a. Discussion of Conditional Use Permit
  - b. Possible recommendation to City Council

5. **Troy Gabler, agent for Fieldstone Homes, is requesting a Preliminary/Final Approval for Bowden Fields, a large scale subdivision that was originally approved by the City on March 14, 2007. The property is 7.85 acres and consists of 18 lots. The subdivision is located at 300 East Michie Lane and is in the R-1-11 zone.**
- a. Discussion of Preliminary/Final Approval
  - b. Possible recommendation to City Council

The order of individual items on this agenda is subject to change to accommodate the needs of the Commission and those in attendance. All times are approximate.  
Midway City is happy to provide reasonable accommodations for individuals with disabilities. For assistance, please call Michael Henke at 435-654-3223 X 05.

# Planning Commission Minutes

June 19, 2013

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**Minutes of the  
Midway City Planning Commission**

**Wednesday, 19 June 2013, 7:00 p.m.  
Midway Community Center  
160 West Main Street, Midway, Utah**

**Note:** Notices/agendas were posted at 7-Eleven, The Store Express, the Midway City Office Building, and the Midway Community Center. The public notice/agenda was published on the Utah State Public Notice Website and a copy sent to The Wasatch Wave.

**Attendance:**

Kent Kohler – Chairman  
Mickey Oksner – Co-Chairman  
Karl Dodge  
Angie Prince  
Chip Maxfield  
Stuart Waldrip  
James Kohler

**Staff:**

Michael Henke – City Planner  
Sandy Norskog – Assistant Planner  
Jennifer Sweat – Administrative

**Excused:**

John Rather

**6:55 P.M. Work/Briefing Meeting**

Planner Henke presented the City Council liaison report from the June 12, 2013 City Council meeting. No action was taken and the public was welcome to attend.

**7:00 P.M. Regular Meeting**

**Call to Order**

Chairman Kohler opened the meeting and welcomed the commissioners, staff and public. Invocation was given by Commissioner Prince. Chairman Kohler led the Pledge of Allegiance.

By way of information Commissioner Rather was excused from this meeting. Commissioner Chip Maxfield will be a voting member this evening. Also tonight will be Commissioner Prince's last meeting. She has served on the commission for 6 ½ years and we would like to thank her for her service.

**Regular Business**

**1. Review and possibly approve the Planning Commission Minutes of May 15, 2013**

Commissioner Prince stated that the only change she saw was her last name was listed as

“Kohler” instead of “Prince”. It was stated that change would be made.

**Motion:** Commissioner Dodge made the motion to approve the Planning Commission Minutes of May 15, 2013 with the correction of Commissioner Prince’s last name from “Kohler”, to “Prince”.

**Seconded:** Commissioner Prince seconded the motion

**Votes: Ayes:** Commissioner Dodge, Commissioner Waldrip, Commissioner Oksner, Commissioner Maxfield, and Chairman Kohler.

**Nays: None**

**Motion:** Passed

- 2. Paul Berg, agent for BJ Wright, is requesting a Preliminary approval for a large scale subdivision consisting of four lots. The property is located at about 970 South and 193 West. This proposal is located in the R-1-22 Zone.**

Planner Henke thanked Chairman Kohler, and Planning Commissioners. Planner Henke handed out a letter from the City Engineer that was received after the Staff Report was sent out.

(Commissioner J. Kohler arrived to the meeting @ 7:10 p.m. and joined the other commissioners on the stand.)

Planner Henke stated that this request is for preliminary approval of a large-scale subdivision on 10.41 acres that will consist of four lots. The four lots proposed in the subdivision will obtain frontage along 970 S. There currently is a home on the property and that home will be located on lot four (4) in the proposed subdivision. No property will be dedicated to the City for this development because when 970 S. is developed it will be expanded to the north which will be handled by Saddle Creek PUD at a future date. The property is located in an R-1-22 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone.

Planner Henke stated that the applicant will not be required to expand the road, nor will they be required to bury or move the power lines as this will be the responsibility of the Saddle Creek PUD.

Planner Henke presented a power point presentation of the property.

(Note: A copy of the presentation is available in the supplemental file)

Commissioner Waldrip asked if the power lines would be buried, or would they remain in the air?

Planner Henke stated they could be buried but because these are transmission lines, Heber Light and Power would prefer them to not be buried. The cost will be substantial for Saddle Creek PUD, around \$350,000.

Commissioner Prince asked the size of the road currently?

Planner Henke stated that it is currently eighteen feet wide, and will likely expand about another twelve feet.

Planner Henke stated that possible findings for this property included that the Water Board and Sewer District must approve the proposed plans before the item is heard before the City Council. Planner Henke presumed that the subdivision would be on the upcoming agendas.

Paul Berg, agent for BJ Wright, stated that yes, they would be turning in applications to appear before the Water and Sewer District at regular meetings for July, and would obtain approval prior to going to City Council.

Planner Henke stated that this would be coming back to Planning Commission for Final Approval, as this request was only for Preliminary Approval at this time.

Commissioner Dodge asked if they anticipated any problems getting an easement for the sewer line?

Mr. Berg stated that no, they had already spoken to Thom Wright, who represents the Elden Wright Trust, and he has already agreed to the easement. It is just a matter of getting the documents signed.

Commissioner Dodge had a question that was more general in nature: You stated that a subdivision this size has to have 1.56 acres of open space is that 15% open space?

Planner Henke stated that there were a couple of things to talk about regarding open space. Commissioner Dodge was correct that it was 15%. According to our current code, it can be included in a lot of two (2) acres or more in size. It would still be private property. It is just an area of the lot that is deemed non-buildable.

Planner Henke stated that City Council did approve a notice of pending ordinance change regarding open space. It is related to the size of projects and the required open space. A project this size with 15% open space that isn't included in the lot, is difficult to maintain by an HOA with the low number of property owners. The idea is to go through and evaluate the open space requirement and determine what is reasonable for a small subdivision.

Commissioner Dodge asked once this subdivision is approved, can an individual lot owner come in and subdivide their property?

Planner Henke stated that technically they could, however they would have to apply for a plat amendment and go through a subdivision approval process. We do not have any regulations stating they can't do that unless they place a note on the plat that states "no further subdividing will be allowed".

Mr. Berg stated that they only ways to further subdivide this property would be to build another road and they barely meet the requirements right now. Two lot owners would have to do this

together, and it isn't something he thinks they will do.

Commissioner Oksner wanted to clarify that this subdivision would not include the changes to the road and the poles because the subdivision to the north would need to make those changes?

Planner Henke stated that was correct, the City already has a development agreement with Saddle Creek PUD.

Mr. Berg mentioned that also they discovered that the water line was only a two (2) inch line. The required minimum was an eight (8) inch line, which the City would then upgrade to a twelve (12) inch line.

Planner Henke stated that was correct and that most likely whoever installed the water line would have a water line extension agreement.

**Chairman Kohler asked if there were any further questions?**

No further discussions were needed.

**Motion:** Commissioner Prince made a motion to approve the Preliminary approval for a large-scale subdivision consisting of four lots. The property is located at about 970 South and 193 West. This proposal is located in the R-1-22 Zone. The Water Board and Sewer District must approve the proposed plans before the proposal will be placed on a City Council agenda.

**Chairman Kohler asked if there were any other discussion on the motion?**

No further discussions were needed.

**Seconded:** Commissioner Waldrip seconded the motion

**Votes: Ayes:** Commissioner Oksner, Commissioner Dodge, Commissioner Maxfield, and Chairman Kohler.

**Nays:** None

**Motion:** Passed

**3. Millie Medby is requesting a Conditional Use Permit for a Class "B" Beer License that would allow the sale of beer and wine in her business, Fill'er Up Coffee Station. The property is located at 210 East Main Street. This proposal is located in the C-2 Zone.**

Planner Henke thanked Chairman Kohler and members of the commission.

Planner Henke stated that this request is for Conditional Use Permit for an Alcohol Dispensing Establishment for the Fill'er Up Coffee Station. The existing business currently offers food and non-alcoholic beverages. The applicant desires to offer beer and wine to her clientele if desired. If approved the applicant will be required to obtain the appropriate and required Class "B" Beer Business License from the City and to obtain the appropriate and required approval from the State of Utah Department of Alcoholic Beverage Control (DABC).

Planner Henke stated the approval of the Conditional Use Permit is an administrative act but, as

per State Code, the approval of the ability to sell alcohol is a legislative act and the City has broad discretion in that decision. This leaves the City with the question of how many establishments that serve alcohol do we want in the City?

Planner Henke presented a power point presentation of the property.

(Note: A copy of the presentation is available in the supplemental file)

Planner Henke stated that no notice had been sent out to those within 600 feet of the property, because tonight is not a public hearing. However if it is approved tonight, the letters will go out in the next week to those property owners, who can then express their concerns at the Public Hearing which would be held at the City Council meeting.

Planner Henke stated that the possible conditions for this Conditional Use Permit would be the applicant must apply for and obtain a Class "B" Beer License from Midway City. The applicant must obtain approval from State DABC and post the required bond. The DABC will also have a public hearing on the license. All alcohol must be consumed on premise, and they will be subject to all terms and conditions within Chapter 7.03 of Midway City Municipal Code and the rules and regulations of the State of Utah.

Planner Henke stated that Mille wasn't able to attend the meeting. However she did send a representative, Megan Russell, so if anyone has any questions, they can ask Megan.

There was a discussion regarding the "Zion Curtain" policy and also if the State would even consider giving a license to the business, and if the business would be able to meet the city policy of food sales being at least sixty (60) percent of gross money receipts, and how that is monitored.

Ms. Russell stated that the owners have always complied with any requirement they have been given. If what they may have doesn't work for the "Zion Curtain", they will do whatever is needed to comply. Ms. Russell spoke with someone in the DABC Office, and they felt that as long as everything is approved through the City, there should not be a problem.

Planner Henke stated that in regards to the food sales, the City can request to look at their gross receipts to calculate if they are meeting that requirement. We haven't had to do that in the past, however if the City received a complaint then we would certainly be entitled to ask that question.

Planner Henke stated that Fresh Bakery had just received final approval to move into the house behind the business and they would be selling their food items through Fill'er Up Coffee Station. Ms. Russell stated that Fresh Bakery would be primarily running a wholesale business, and catering. However they would be selling all the retail items from Fresh Bakery at Fill'er Up Coffee Station, and that should increase the food portion that is sold. Planner Henke stated that Fresh Bakery has been in the community for some time, and they have a following, so they should do well with having their food sold in this new location.

Commissioner Maxfield asked how long the process for this type of use would take?

Planner Henke stated that assuming there is a recommendation from Planning Commission, this will go before the City Council next month, and once local approval is given, and the State will begin their process. It should take approximately about two months.

Ms. Russell indicated they needed to have all the paperwork into the State by July 10<sup>th</sup>, (cutoff) which is the day of the City Council meeting. Planner Henke stated that would be the Mayor's call. If she feels like it will be approved then she might be inclined to sign the paperwork.

**Chairman Kohler asked if there were any other questions?**

No further questions were needed.

**Motion:** Commissioner Stuart Waldrip made a motion to approve a Conditional Use Permit for a Class "B" Beer License that would allow the sale of Beer and Wine with the following conditions: The applicant must obtain a Class "B" Beer License from the City of Midway, the applicant must apply for and obtain approval and license from the State of Utah DABC, and that the applicant will uphold the terms and conditions within Chapter 7.03 Alcoholic Beverages of the Midway City Municipal Code and State of Utah. Also the findings were accepted as written in the Staff Report.

**Chairman Kohler asked if there were any other discussion on the motion?**

No further discussion was needed.

**Seconded:** Commissioner Dodge seconded the motion.

**Votes: Ayes:** Commissioner Oksner, Commissioner J. Kohler, Commissioner Maxfield, Commissioner Prince, and Chairman Kohler.

**Nays: None**

**Motion:** Passed

Commissioner Waldrip made the statement that there is a division of attitude about such things in the community. The reason he made the motion and the reason he is in favor of allowing such uses, is primarily based upon the positive effect it will have on attracting visitors to the City of Midway, who will then spend money here, and help out our local economy. He doesn't necessarily favor the consumption of alcoholic beverages but it is a practical fact that it attracts visitors.

Chairman Kohler asked for a motion to adjourn

Commissioner Prince moved for adjournment @ 7:50 p.m.

Paul Berg, agent for Russ Watts, is requesting Preliminary Approval for Phase IX (9) of the Valais Planner Unit Development. The proposal is located on Provence Way and is in the RA-1-43 zone.

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**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** July 17, 2013  
**NAME OF PROJECT:** Valais Phase IX  
**NAME OF APPLICANT:** Midway Village LLC  
**AGENDA ITEM:** Preliminary Approval  
**LOCATION OF ITEM:** Provence Way (northeast end of Valais PUD)  
**ZONING DESIGNATION:** RA-1-43

**ITEM: 2**

**Paul Berg, agent for Russ Watts, is requesting Preliminary Approval of Phase IX of the Valais Planned Unit Development. There are 15 lots in the 7.34 acre phase. This is the last phase of the approved master plan. The proposal is located in the RA-1-43 zone.**

**BACKGROUND:**

This request is for preliminary approval of Phase IX of the Valais PUD. This phase is located in the northeast area of the development and is bordered by the Interlaken Road on the East and the Zenger property on the north. The proposal contains 15 units. The units in Phase IX will be part of the Valais Home Owners' Association (HOA) and will have access to the amenities provided by the HOA.

**ANALYSIS:**

*Roads* – The road in this phase will be private and maintained by the Valais HOA.

*Trails* – There is a private 6' paved private trail that will connect to the trail in Phase VIII to the West and to the trail in Phase VI-B to the South.

*Visitor parking* – There are two 3-stall and one 5-stall visitor parking areas included in this phase. They are all located on the exterior side of the internal road running along Interlaken Road.

*Cul-de-sac length limitation* – With Phase IX, Chancey Lane connects with Versaille Way and eliminates any previous concern about cul-de-sac length and access.

*Sewer line placement* – There are three 20' sewer line and trail easements in the phase. There are multiple sewer easements proposed in the plan which include the following; one of the sewer easements runs along the backyard of units 397 – 403; another between 399 and 400 (no trail shown); and another between Phase VIII and IX. The Midway Sanitation District (MSD) has found this to be acceptable.

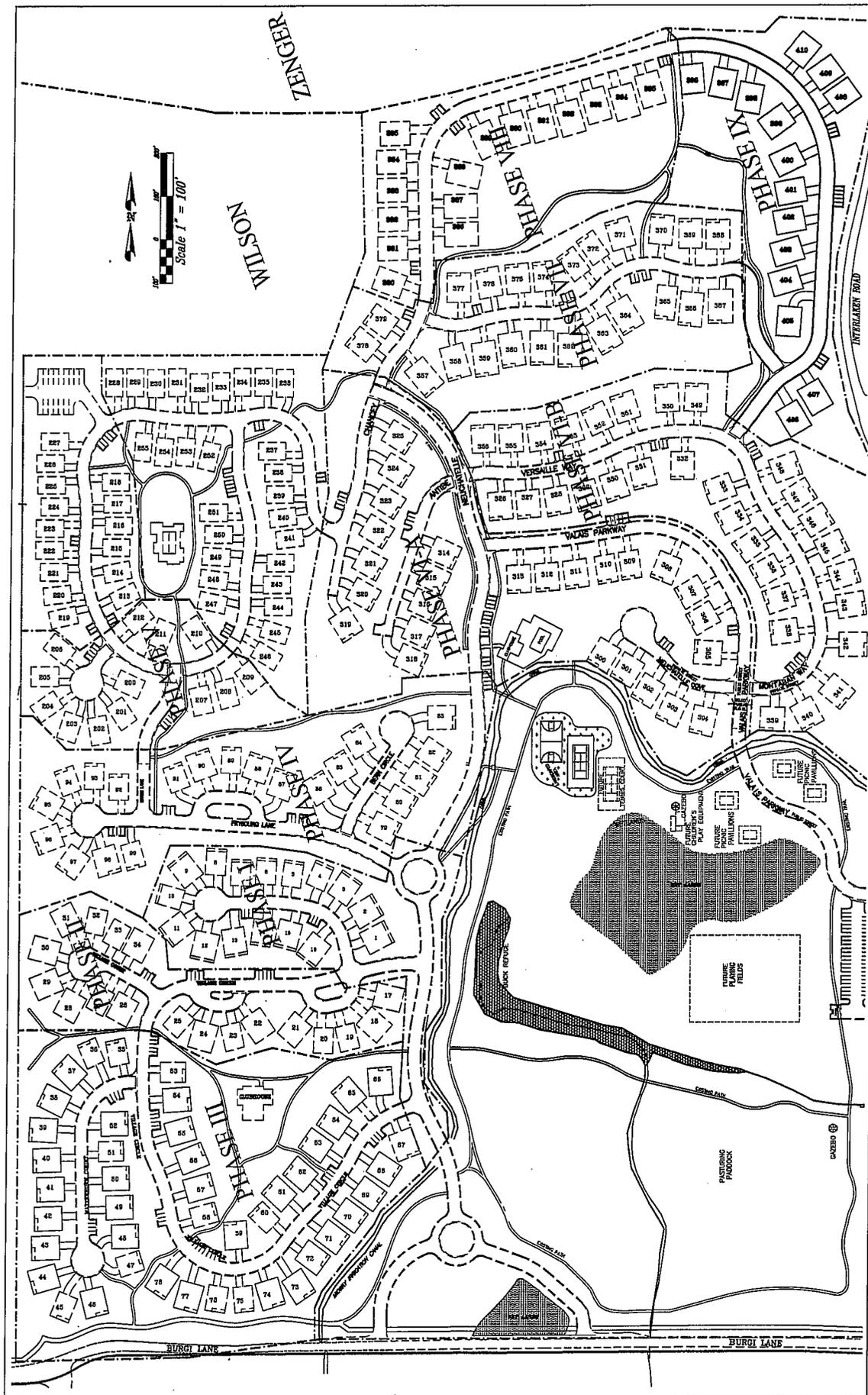
#### **POSSIBLE FINDINGS:**

- The proposal does match the approved master plan.
- The proposal does comply with the requirements of the land use code.

#### **ALTERNATIVE ACTIONS:**

1. Recommendation for approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission feels 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. Recommendation of denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial





MIDWAY, UTAH  
 WATTS ENTERPRISES  
 ADDRESS: 4200 S. MIDWAY, UT 84048  
 PHONE: (435) 587-3748

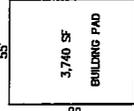
BRAC ENGINEERING  
 300 E MAIN ST. STE. 500  
 PHOENIX, AZ 85004  
 PHONE: (602) 557-3748

SCALE: 1"=100'

DESIGN BY: BRAC  
 CHECK BY: BRAC

DATE: 20 JUN 2013  
 SHEET NO. 1

PROJECT: VALAIS MASTER PLAN - APPROVED 2012



TYPICAL BUILDING PAD  
SCALE 1"=50'

PRELIMINARY PLANNING NOTES:  
1. ALL UTILITIES TO BE DEPTHS OF 25' FROM THE PRIVATE STREET.

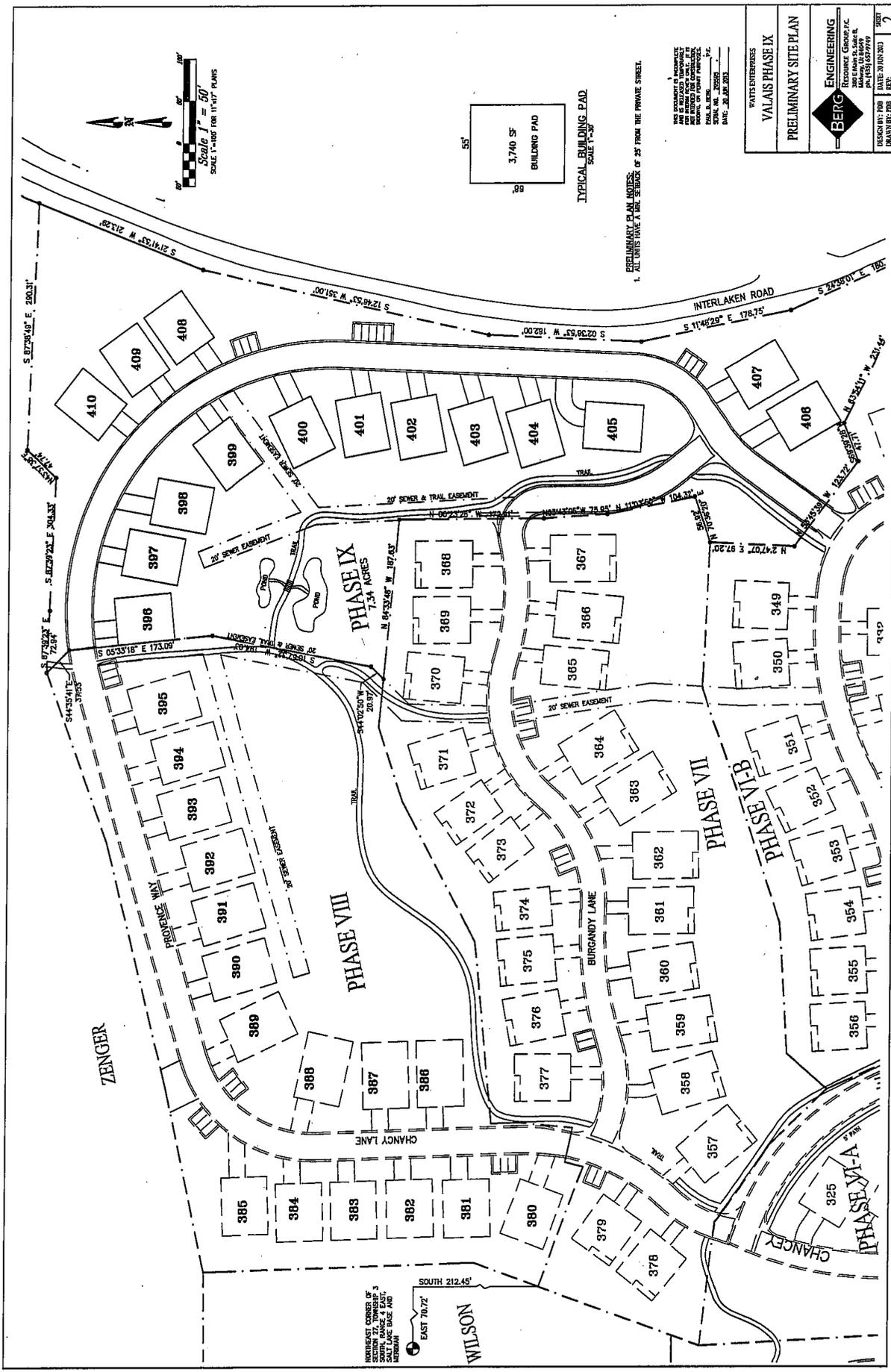
THE PROPOSED LAYOUT AND DIMENSIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND ARE SUBJECT TO VERIFICATION BY THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

WATERBENKERS  
VALAIS PHASE IX  
PRELIMINARY SITE PLAN



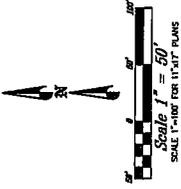
BERG ENGINEERING  
Residence Group, P.C.  
10000 Valley Road, Suite 100  
Rockville, MD 20850  
Tel: (301) 583-9999  
Fax: (301) 583-9998  
Date: 08.08.2003

DESIGN BY: RDB  
DATE: 08.08.2003  
SHEET NO.: 2



UNIVERSITY TOWNSHIP OF  
SOUTH, TOWNSHIP OF  
SOUTH, RANGE 3 EAST,  
MERIDIAN 12 WEST AND  
RANGE 3 EAST

SOUTH 212.45'  
EAST 70.72'  
WILSON



ROAD C/C CURVE TABLE					
CURVE	LENGTH	BLANKET	EXCEED	BEHIND	NO. 17
C1	558.37	300.00	483.30	57.75	10.05
C2	95.87	100.00	93.21	5.96	5.33
C3	9.20	150.00	47.93	56.72	0.32
C4	48.14	150.00	47.93	56.72	18.23
C5	95.77	150.00	47.93	56.72	30.06
C6	72.51	60.00	52.00	18.51	10.17

**LEGEND**

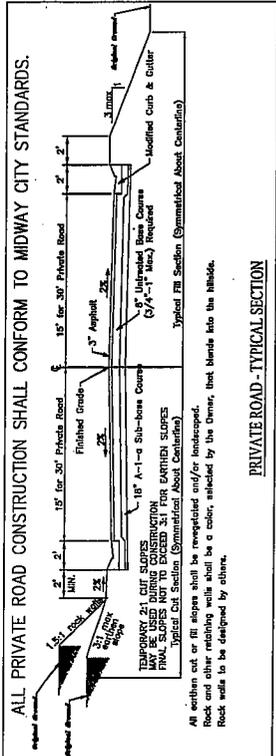
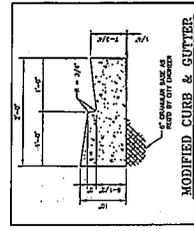
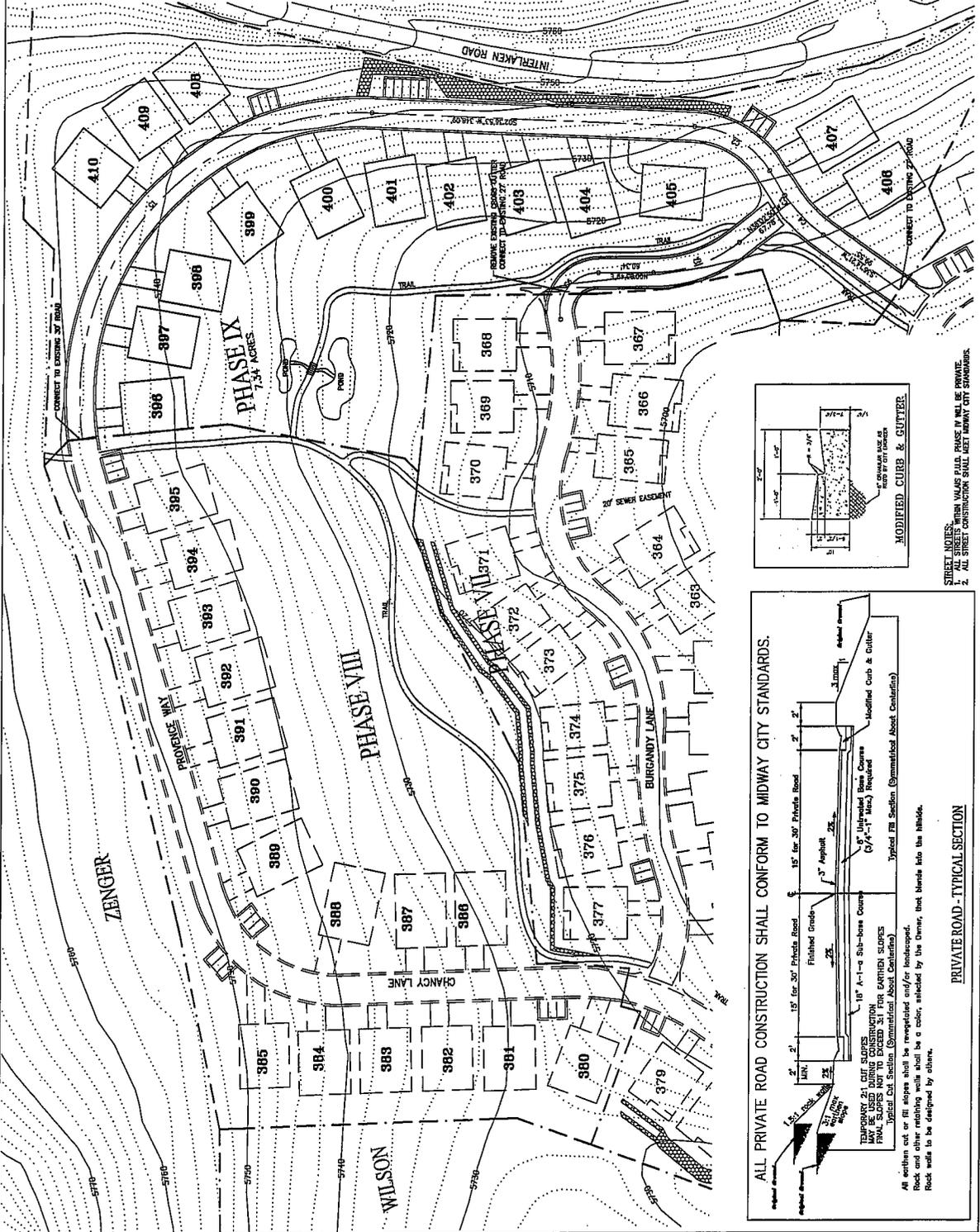


THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WATERSHEDS  
VALAIS PHASE IX  
PRELIMINARY STREET PLAN

**BERG ENGINEERING**  
Resource Group, Inc.  
10000 Valley View Blvd.  
Suite 100  
Dallas, TX 75243  
Phone: (972) 424-4444  
Fax: (972) 424-4444

DESIGNER: PDR  
DRAWN: BTJ  
DATE: 03/01/01  
REV: 3



**STREET NOTES:**  
1. ALL STREETS WITH VALAIS PHASE IX WILL BE PRIVATE.  
2. ALL STREET CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS.

ALL PRIVATE ROAD CONSTRUCTION SHALL CONFORM TO MIDWAY CITY STANDARDS.

15' for 30' Private Road  
2' Asphalt  
2' Modified Curb & Gutter  
18" A-1-a Sub-base Course  
18" 1/2" (1/2" Max) Rebar  
Typical FB Section (Symmetrical About Centerline)

15' for 30' Private Road  
2' Asphalt  
2' Modified Curb & Gutter  
18" A-1-a Sub-base Course  
18" 1/2" (1/2" Max) Rebar  
Typical FB Section (Symmetrical About Centerline)

ADJUSTING TO CUT SLOPES  
CONSTRUCTION FOR EXHIBIT SLOPES  
FINAL SLOPES NOT TO EXCEED 3:1 FOR EXHIBIT SLOPES  
Typical Cut Section (Symmetrical About Centerline)

All written cut or fill slopes shall be revegetated and/or landscaped.  
Rock and other retaining walls shall be a color, selected by the Owner, that blends into the hillside.  
Rock walls to be designed by others.

728 West 100 South  
Heber, UT 84032  
www.horrocks.com



Heber Office  
Tel: 435.654.2226  
Fax: 435.657.1160

July 17, 2013

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Valais Phase 9, Preliminary Review Letter**

Dear Michael:

Horrocks Engineers recently reviewed the Plans for the above PUD; the following issues should be addressed.

General Comments

- Construction plans should be submitted and approved prior to final approval. Any red-line comments shall be addressed.

Water

- Maximum fire hydrant spacing shall be 500 feet.
- The construction of this phase will complete the waterline loop between phase 6, 7, and 8, increasing the fire flow within each of these phases.

Roads

- The proposed road within phase 9 will connect phase 7, and 8. This connection will replace the existing temporary gravel emergency access road.

Storm Drain

- The proposed Phase 9 will connect to the existing private storm drain system within Valais. The existing system appears to meet the City Standards.

We appreciate working with you on this project. Please call our office with any

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in black ink, appearing to read "Wesley S. Johnson".

Wesley S. Johnson, P.E.  
City Engineer

cc: Paul Berg Berg Engineering

Leslie Mascaro, agent for Henry Walker Homes, is requesting a Plat Amendment to The Kantons of Midway Planned Unit Development. The amendment would adjust the location of some of the units in the plat, add a public trail easement and among other changes. The development consists of 35 units and is located at the intersection of Homestead Drive and Augusta Drive in the R-1-15 zone.

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## PLANNING COMMISSION STAFF REPORT

**DATE OF MEETING:** July 19, 2012

**NAME OF PROJECT:** The Kantons of Midway PUD

**NAME OF APPLICANT:** Leslie Mascaro

**AGENDA ITEM:** Plat Amendment of The Kantons of Midway PUD Second Amended

**LOCATION:** Located off of Homestead Drive and Augusta Drive just north of The Homestead

**ZONING DESIGNATION:** R-1-15 zone

**STAFF COMMENTS:**

### ITEM: 3

Leslie Mascaro of Henry Walker Homes is proposing a plat amendment to The Kantons of Midway PUD located off of Homestead Drive and Augusta Drive just north of The Homestead. The recorded plat is composed of 34 building pads, public trails, and common area. The subdivision was approved on August 15, 2005 and was recorded shortly after that date. The plat was then amended and recorded on June 12, 2007. The proposed amended will amend the amended plat. In 2007 three units were partially constructed on site and then were abandoned for a few years. Those units were torn down a few years ago and the site has sat vacant since then.

Basically, the purpose of the plat amendment is to amend several of the locations of the building pads and to detach some of the attached units. The current plat three detached dwelling while the proposed plat will have six detached dwelling. The propose plat will also have 26 attached dwellings. These changes will require some infrastructure changes including the relocation of some water and sewer laterals. The developer is also proposing new floor plans and new elevations to the structures. Copies of those plans are attached to this report.

The subdivision as is now sits is not fully constructed. There are a number of items that must be completed and those include the construction of the trails, installation of lighting, potentially expansion of the pavement for the acceleration and deceleration lanes on Homestead Drive among others. The developer will need to post a bond for the needed improvements before the plat amendment will be recorded.

When the original development was approved the City did not require bonding for landscaping in PUDs. The current code does require a landscaping bond and the developer will need to submit a landscaping plan and will need to post a bond for those plans before the plat amendment will be recorded.

An added benefit to the plat amendment is the developer will record and build an 8' wide public trail along Homestead Drive. This trail is a key component to the City's Master Trail Plan that will be part of a connection from the State Park down to Main Street. This will help the community in general and also the resorts by allowing visitors to travel safely from the resorts to Main Street and the State Park properties.

This project falls within the Transient Rental Overlay District (TROD). Being located in this district allows property owners to rent their units on a nightly basis as long as specific requirements are met. Some of those requirements include receiving approval for a Conditional Use Permit, contracting with a City approved and licensed property management company, and receiving approval from common wall neighbors. The developer, that is the current owner of all the units, plans to record a notice that all units with common walls are approved for overnight rentals. Each future property owner in PUD that wishes to rent on a nightly basis will need to apply for a Conditional Use Permit but will not need the common wall neighbor signoff because each owner will know, through the recorded documents, that each unit is allowed to rent as long as City requirements are met.

This item was noticed in the local newspaper for two weeks, posted in three public locations in town, and also posted on the State's public notice website. Once this item is forwarded to City Council letters will be sent to all property owners within 600' of the subdivision and an on-site notice will be posted on the property advertising the public hearing.

#### **ANALYSIS:**

The proposed plat amendment seems to not have any major negative aspects associated with it.

In order for the Land Use Authority to approve a plat amendment Utah State Code dictates that

*(a) there is good cause for the vacation, alteration, or amendment; and*

*(b) no public street, right-of-way, or easement has been vacated or altered.*

In this situation there is good cause to grant the approval because the lots will become more marketable while not changing density and the overall size of the units will change only minimally. Also the City will gain a valuable public trail easement and trail along Homestead Drive that is a key component to the City's Master Trail Plan. Furthermore, the developer will establish a landscaping bond and finish required infrastructure. Also, the aforementioned (b) does not apply in this situation because no public street, right-of-way, or easement will be impacted with the proposed amendment.

**PROPOSED FINDINGS:**

- The proposed amendment does meet the vision of the General Plan for the R-1-15 zone
- A public trail easement will be recorded and a public trail will be built that will be part of the City's master trail plan
- A landscaping bond will be posted that is currently not in place which will help protect future residents of the development
- No public street, right-of-way, or easement will be vacated or altered

**ALTERNATIVE ACTIONS:**

1. Recommendation for approval. This action can be taken if the Planning Commission feels 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 Planning Commission feels 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. Recommendation of denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

728 West 100 South  
Heber, UT 84032  
www.horrocks.com



Heber Office  
Tel: 435.654.2226  
Fax: 435.657.1160

July 17, 2013

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Kantons of Midway PUD, Second Amendment Review Letter**

Dear Michael:

Horrocks Engineers recently reviewed the Second Amendment for the Kantons of Midway; the following issues should be addressed.

#### General Comments

The Kantons received their original final development approval during the summer of 2005. Construction of the development began in September of 2005. The last construction draw was in October of 2007. The development appears to be beyond 90-percent complete.

We will require the developers engineer to compare the existing constructed infrastructure with the original approved construction drawings. Once an itemized list is created we will review the list for completeness. We will then determine the estimated cost to install the required improvements to receive Final Construction Approval. The developer will then be required to submit to the City an approved bond prior to the plat being recorded.

#### Water

- The water appears to be complete but will be reviewed by the developers design engineer.

#### Roads

- The roads within the development have been completely installed. Before the warranty period is ended the developer will be required to install a crack seal and a slurry seal over the roads.
- The sidewalks within the development have not been installed.
- Neither the public or private trails have been installed.

#### Storm Drain

- The storm drain system has been partially installed. The entire system will be reviewed by the developers design engineer.

We appreciate working with you on this project. Please call our office with any

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in black ink, appearing to read "Wesley S. Johnson", is written over a horizontal line.

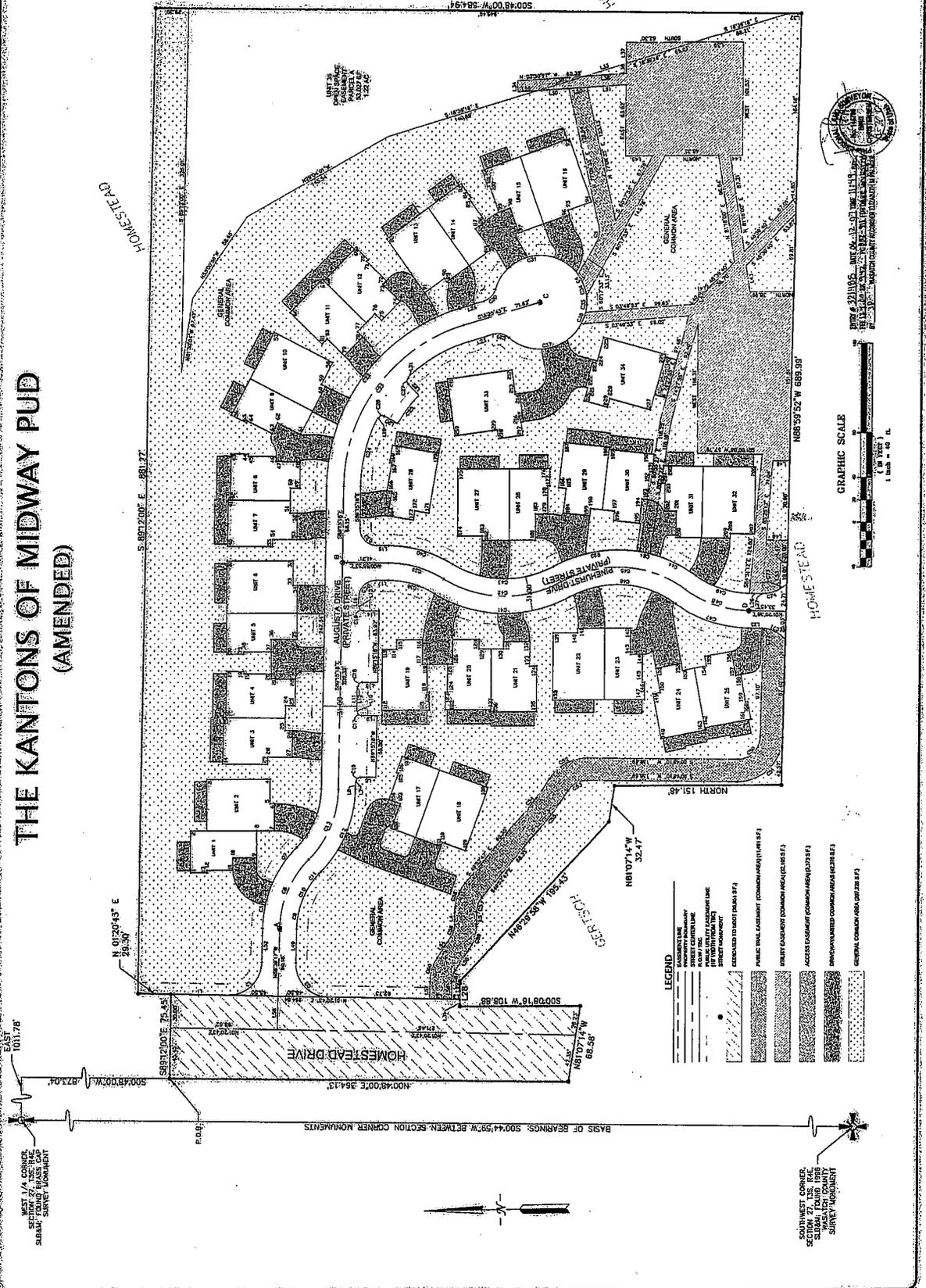
Wesley S. Johnson, P.E.  
City Engineer

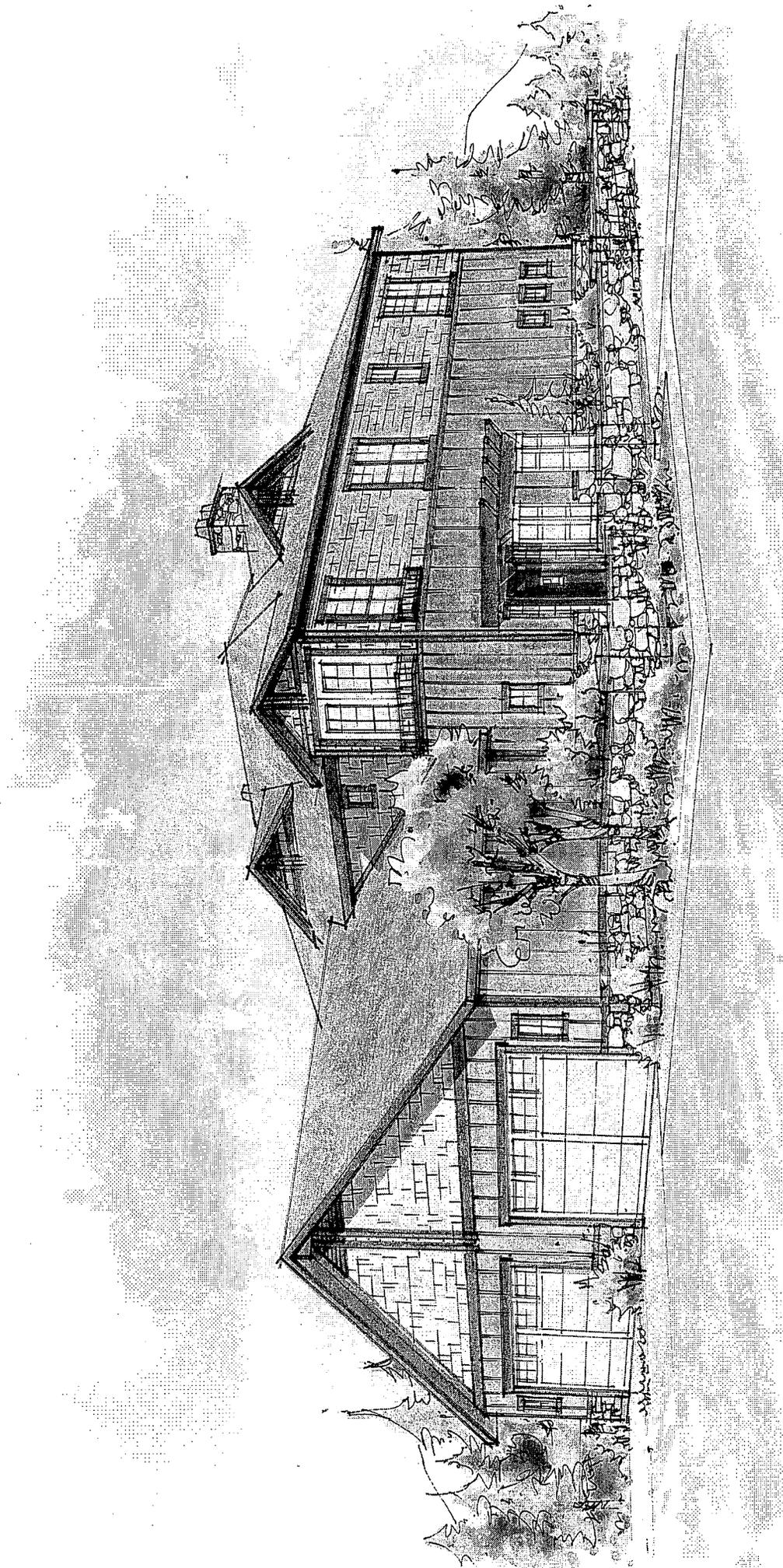
cc: Brian Balls Summit Engineering



	PROJECT NO. CO4-008 SHEET NAME: THE KANTONS OF MIDWAY PUD (AMENDED) DATE: 11/20/03	CITY ENGINEER: [Signature] DATE: 11/20/03 MONTH: NOV YEAR: 2003	PROJECT NO. 3-013 SHEET NAME: FINAL PLAN
	DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	PROJECT NO. CO4-008 SHEET NAME: THE KANTONS OF MIDWAY PUD (AMENDED) DATE: 11/20/03	CITY ENGINEER: [Signature] DATE: 11/20/03 MONTH: NOV YEAR: 2003

# THE KANTONS OF MIDWAY PUD (AMENDED)

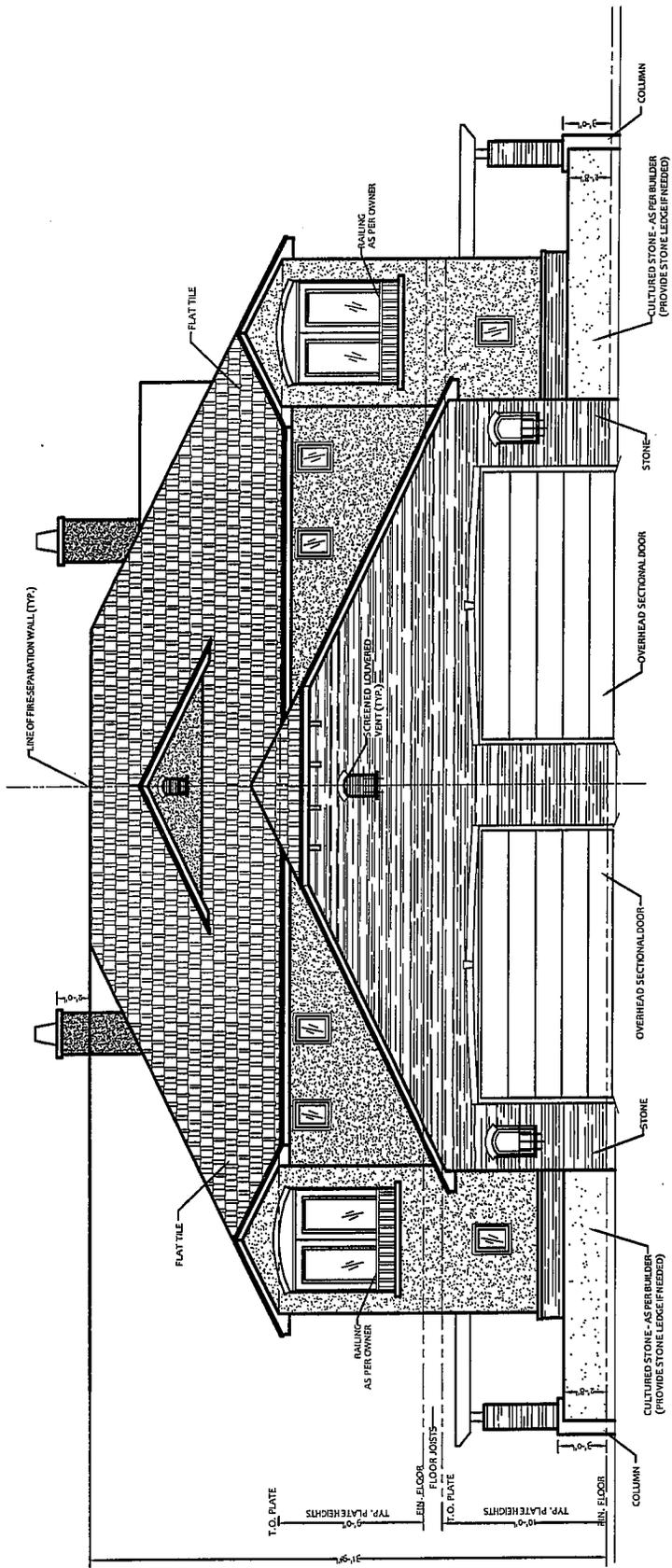




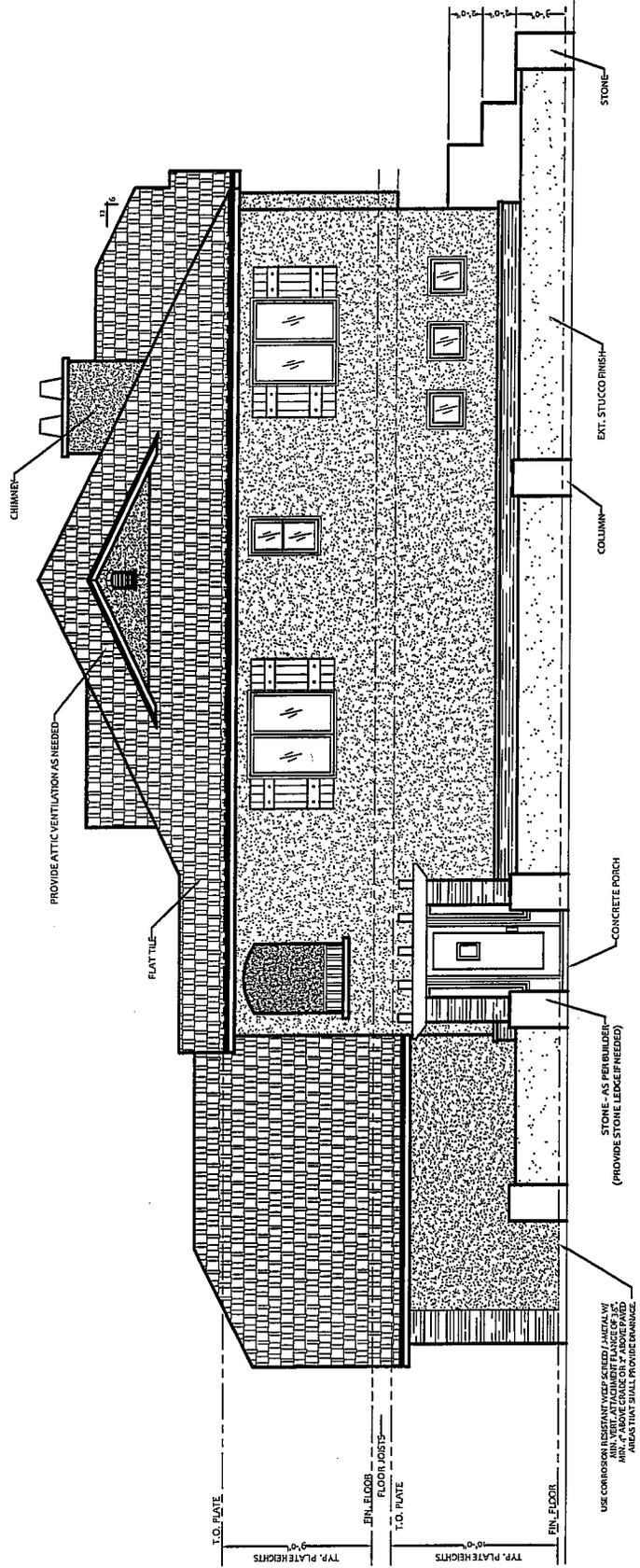
# BUILDING 12 CONCEPT



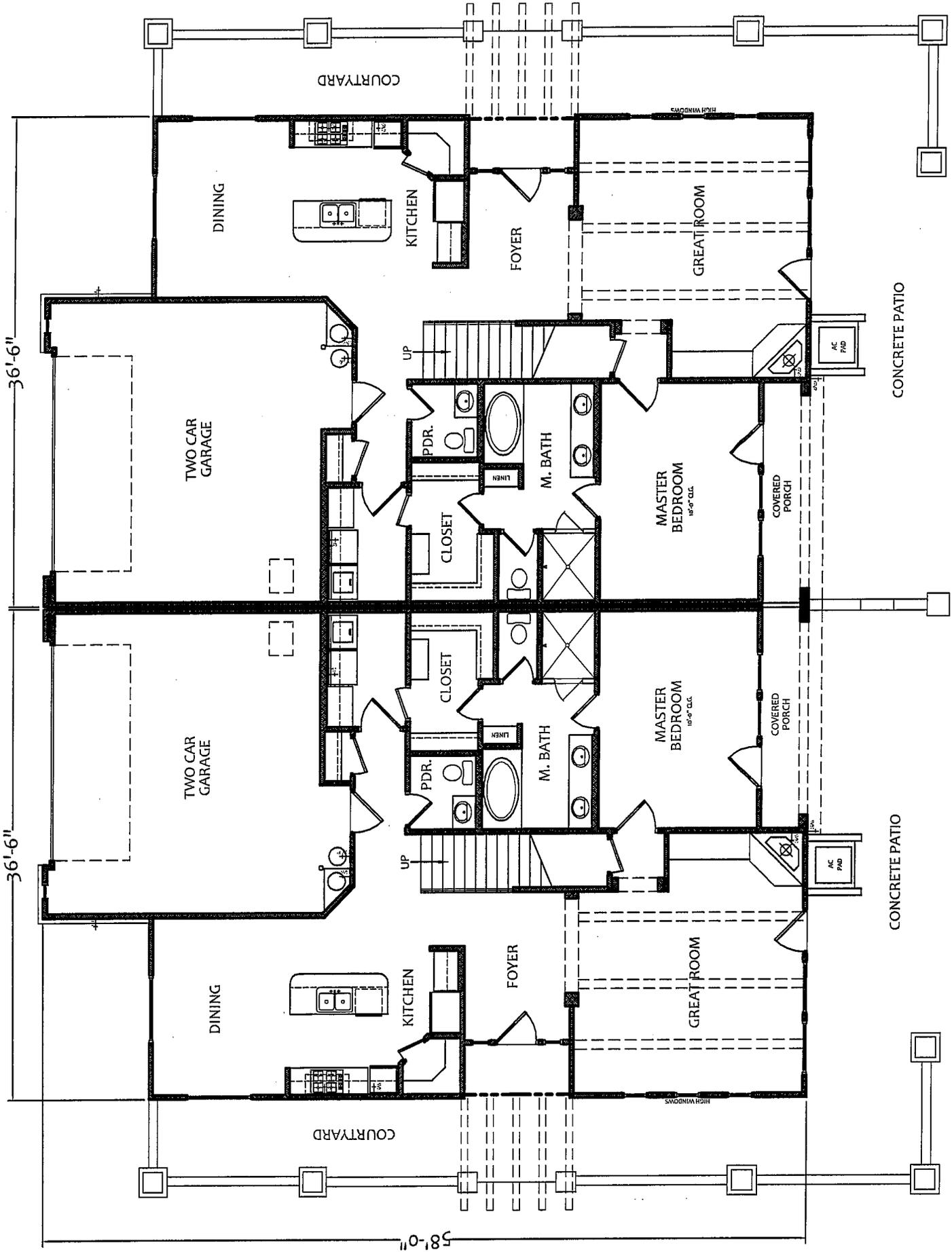
HENRY WALKER  
HOMES



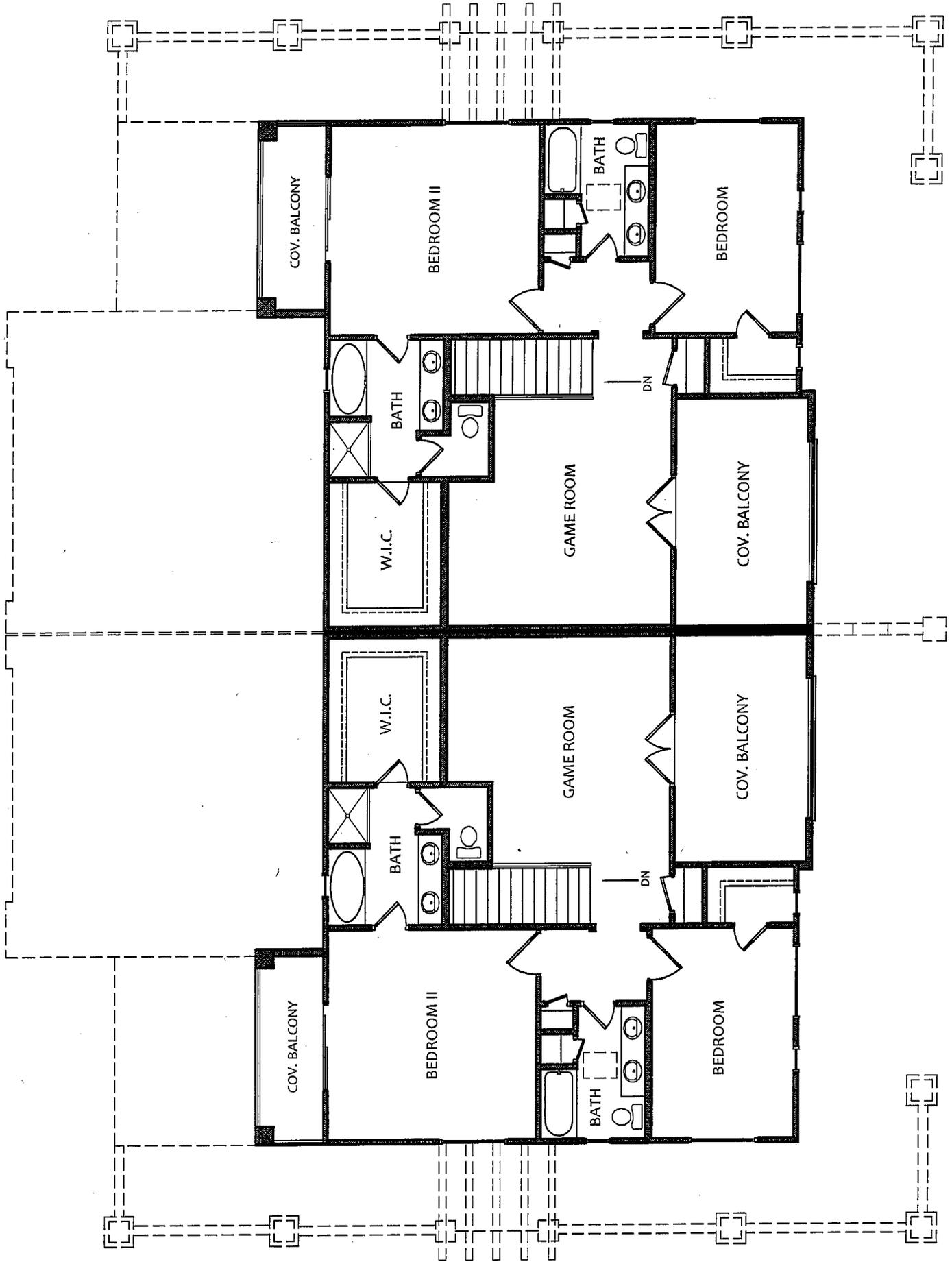
FRONT ELEVATION



RIGHT SIDE ELEVATION



MAIN FLOOR PLAN - BUILDING #12 DUPLEX 1,421 SQ. FT. PER UNIT



UPPER FLOOR PLAN - BUILDING #12 DUPLEX 1,117 SQ. FT. PER UNIT

Robert Duncan, is requesting a Conditional Use Permit for a Cottage Industry business license for Duncan Studios. He proposes to build a new accessory building on his property located at 645 North River Road. The property is located in the R-1-22 zone.

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## PLANNING COMMISSION STAFF REPORT

**DATE OF MEETING:** July 17, 2013

**NAME OF PROJECT:** Robert Duncan Studios Accessory Building

**NAME OF APPLICANT:** Robert Duncan

**AGENDA ITEM:** Conditional Use Permit for Cottage Industry in an Accessory Building

**LOCATION OF ITEM:** 645 North River Road

**ZONING DESIGNATION:** R-1-22

### **ITEM: 4**

The applicant is requesting a Conditional Use Permit (CUP) for a Cottage Industry business license in a new accessory building to be built on his property located at 645 North River Road. He wishes to establish Robert Duncan Studios in the accessory building. The property is located in the R-1-22 zone.

### **BACKGROUND:**

This request is for a Conditional Use Permit for a Cottage Industry in an accessory building where there is an existing residence in a residential zone. The proposal is to build an accessory building for Robert Duncan Studios that houses a small gallery/showroom, with a shipping room, office and warehouse in the rear of the building. The applicant currently has a studio and retail business located at 260 E. Main Street in Midway. That business is presently for sale. If the business sells, the applicant plans to move his family operation into the accessory building which would be located on the same parcel as his primary residence.

The applicant states that there will normally be one or two family members or one non-family employee working at the business. The family wishes to keep their publishing business in Midway where they have lived and painted for approximately thirty-six years. They ship prints, calendars, etc., all over the world and believe that many people have come to know Midway through Mr. Duncan's artwork.

The proposed building will be a red barn-style building with white trim. The applicant believes it will fit well with the rural atmosphere of North River Road, and compliment the Cheese Factory, the Downs' barn, the Kohler Farm and the Whitaker Farm.

Section 16.13.28 Cottage Industries of the Midway City Municipal Code states that a CUP for Cottage Industry may be approved by the City Council after a recommendation from the Planning Commission when in compliance with all of the conditions listed in the section. After a recommendation from the Planning Commission, a public hearing shall be held by the City Council in order to obtain comments from citizens and neighbors. If the CUP is approved, the applicant would apply for a Cottage Industry business license.

General Welfare Standard: The applicant states that the business will be conducted completely inside the building, is very quiet, and will only involve a daily visit by the UPS man and occasional customers.

Nuisance Standard: The applicant states that the business will not create additional noise, dust, odors or lighting other than normal porch and door lights. There is an occasional car or two and he doesn't anticipate any traffic impact.

General Plan Consistency Standard: The applicant states that the use fits well with the General Plan and would contribute to the rural character of the community.

This item has been noticed in the local newspaper for two weeks and in the State's website for the Planning Commission meeting. Mailed notice will be sent out to all property owners within 600' before the public hearing before the City Council.

#### **ANALYSIS:**

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the Planning Commission must make in considering this request. Section 16.26.120 requires specifically the Planning Commission to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believes that the proposal will not have a significant impact on the neighborhood. Also, staff has analyzed the proposal and it appears that it will comply with the provisions of the Code.*

2. The proposed use is consistent with the General Plan; *no issues have been identified.*
3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other local regulations; *the applicant shall obtain approval of the CUP and a Cottage Industry business license from the City of Midway and comply with all of the regulations in Section 16.13.28 Cottage Industries of the Midway City Municipal Code.*
4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *no issues have been identified.*
5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the proposed use and associated traffic is consistent with the existing use and business and the commercial nature of the district.*
6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the proposal is suitable based on the existing residential use.*
7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to insure that the proposed use would not be detrimental to public health and safety; *no detrimental impacts have been identified.*

**POSSIBLE FINDINGS:**

- The proposed use is a conditional use in the R-1-22 zone.
- The proposal does meet the vision for residential development the R-1-22 zone the General Plan.
- The proposed physical appearance, size and use of the accessory building and activities associated with a cottage industry are consistent with the objectives and characteristics of the R-1-22 zone.

### **ALTERNATIVE ACTIONS:**

1. Recommendation of Conditional Approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
  
2. Recommendation of Continuance. This action can be taken if the Planning Commission feels 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. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

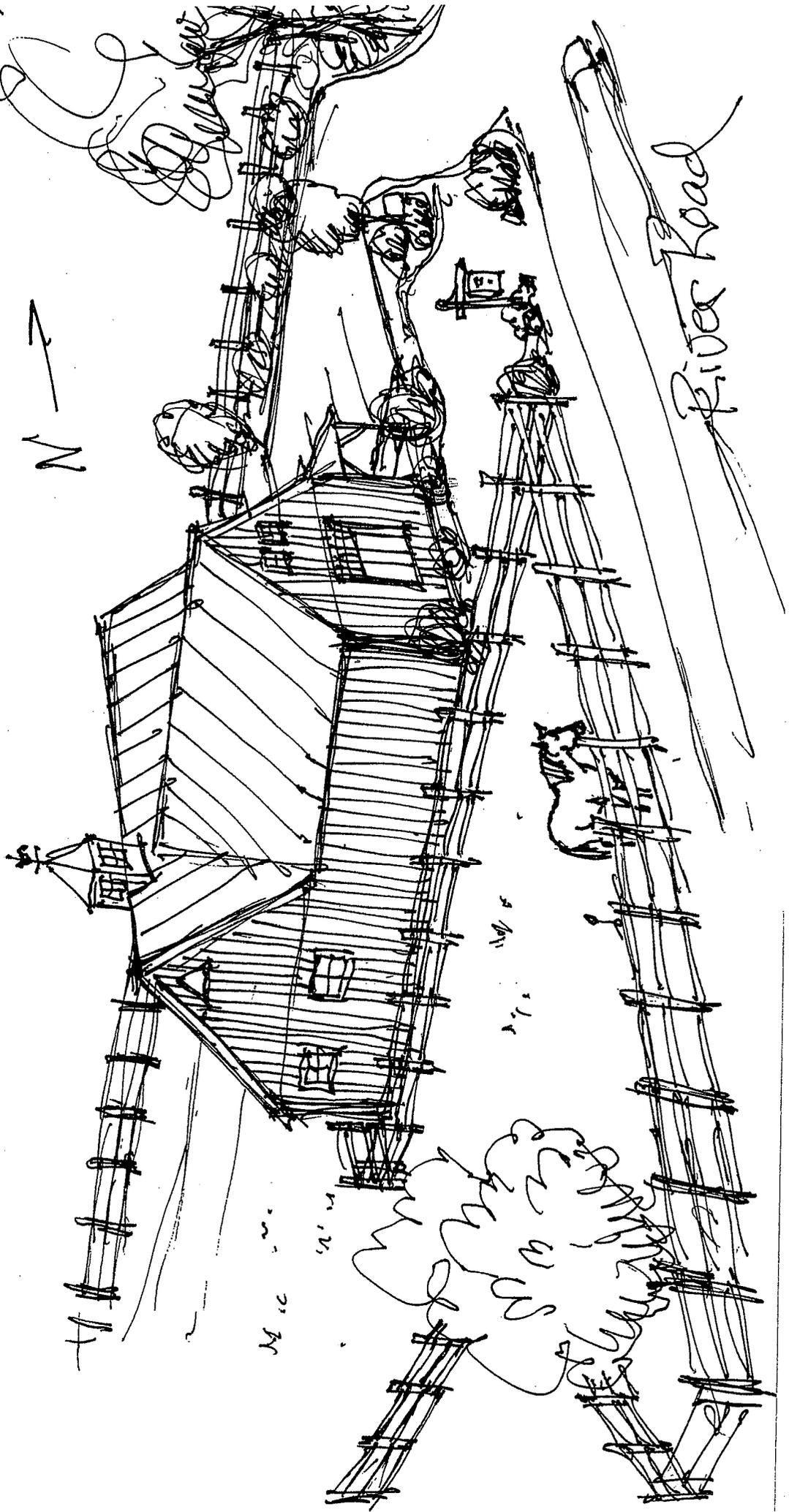
### **PROPOSED CONDITIONS:**

1. Comply with all of the regulations of Title 16 LAND USE, Section 16.13.28 Cottage Industries of the Midway City Municipal Code.
  
2. Apply for and obtain and Cottage Industry business license if the CUP is approved by the City Council.

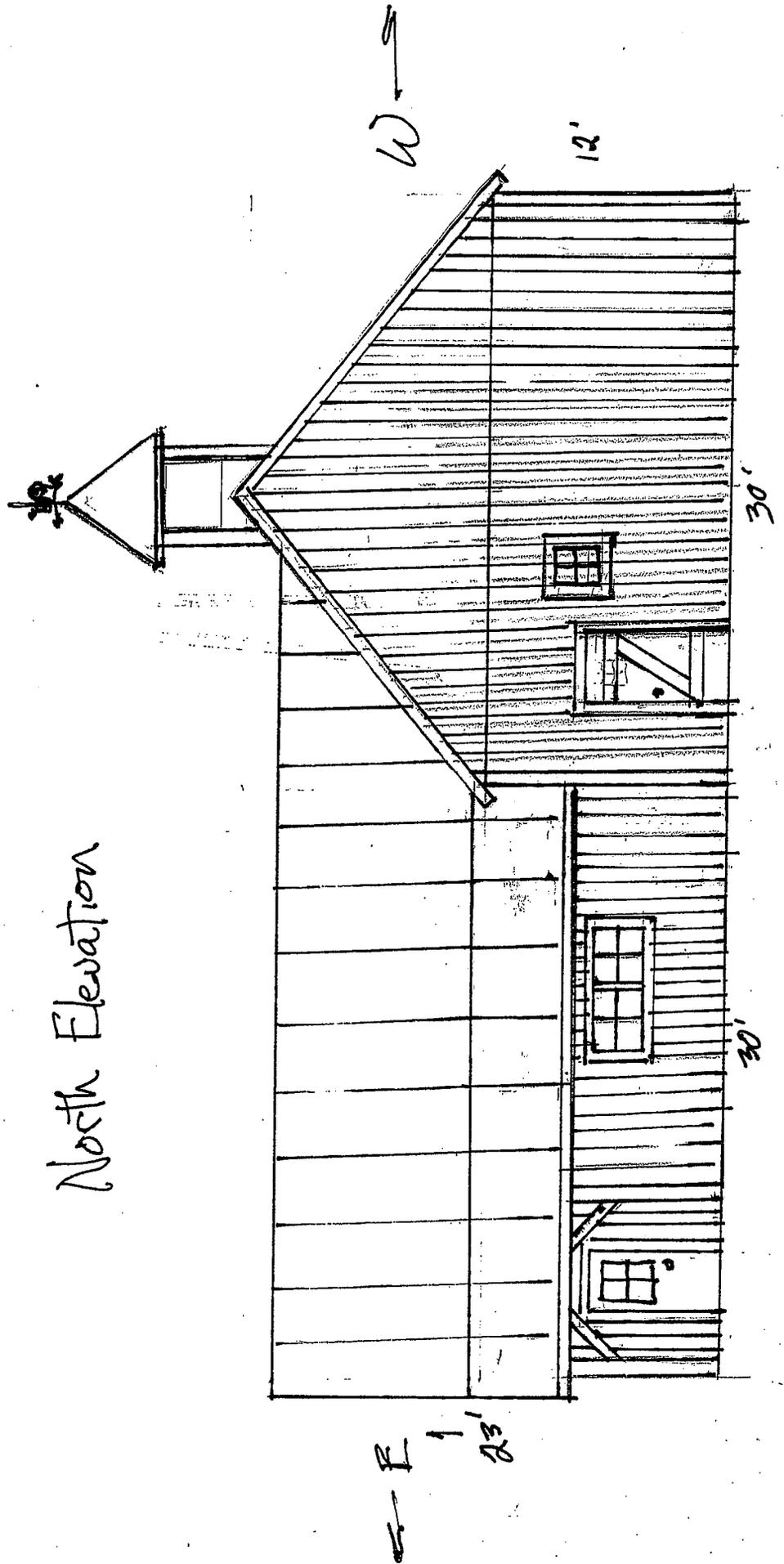
Robert Duncan Studios

645 No. River Rd.

N →

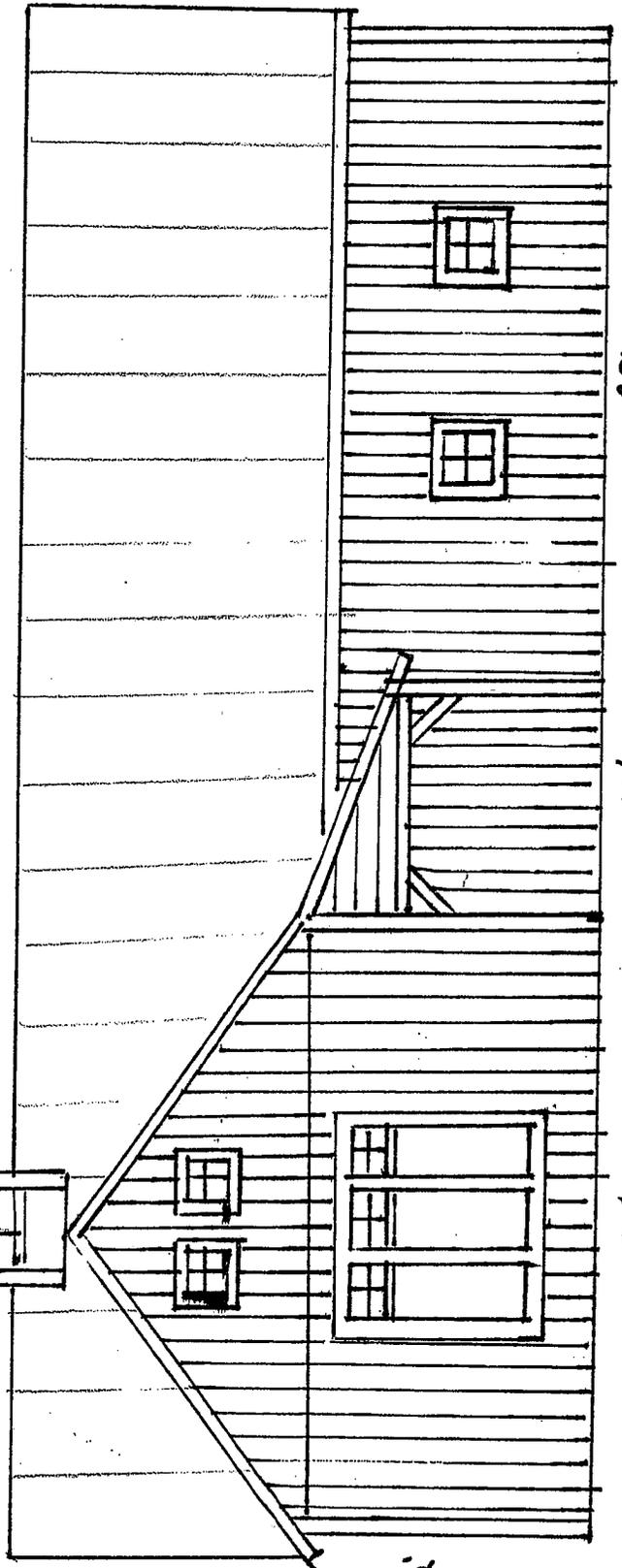


North Elevation





25'



28'

10' 64'

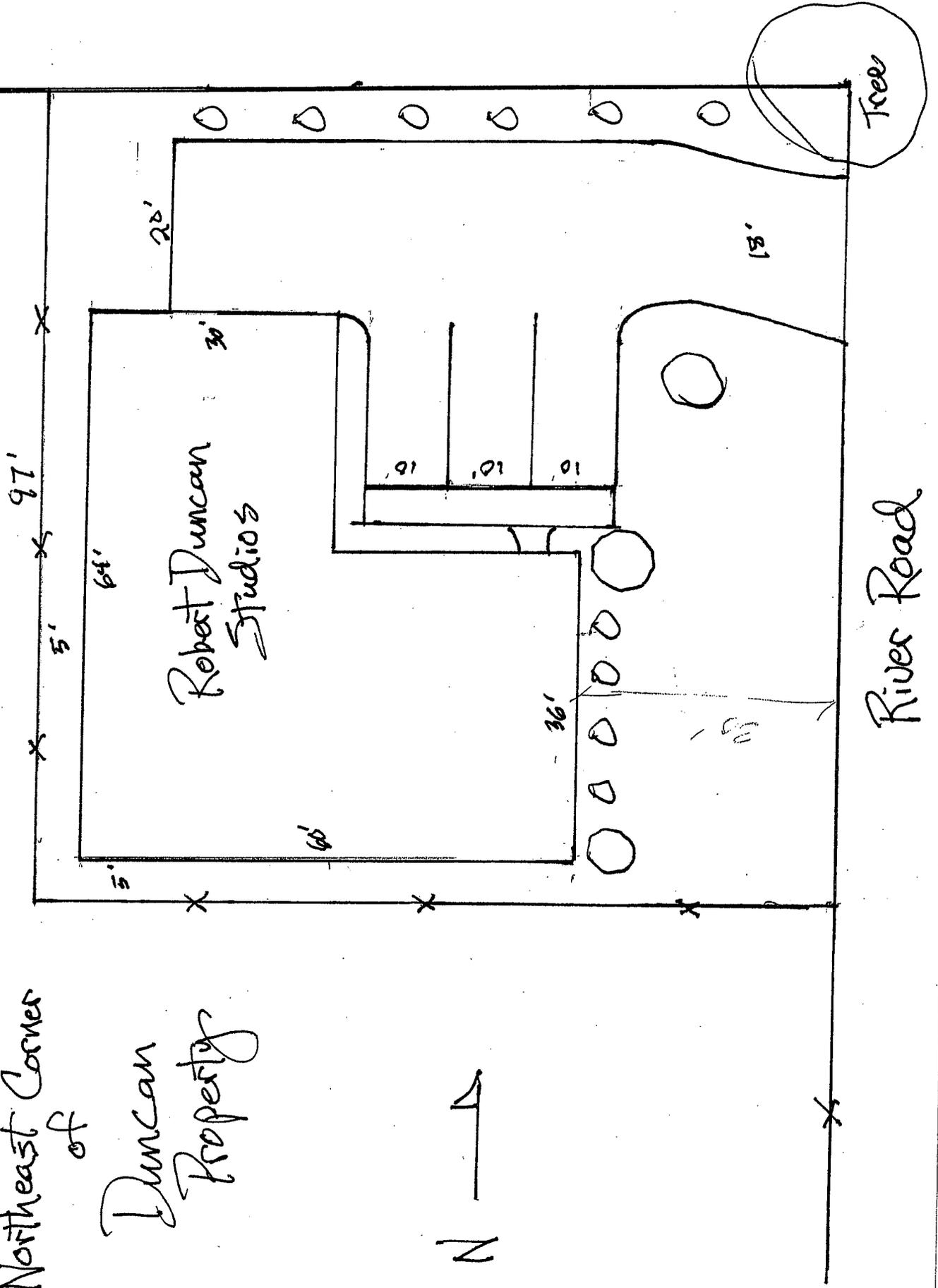
26'

12'



Site Plan

Northeast Corner  
of  
Duncan  
Property



A-N

30'

6'

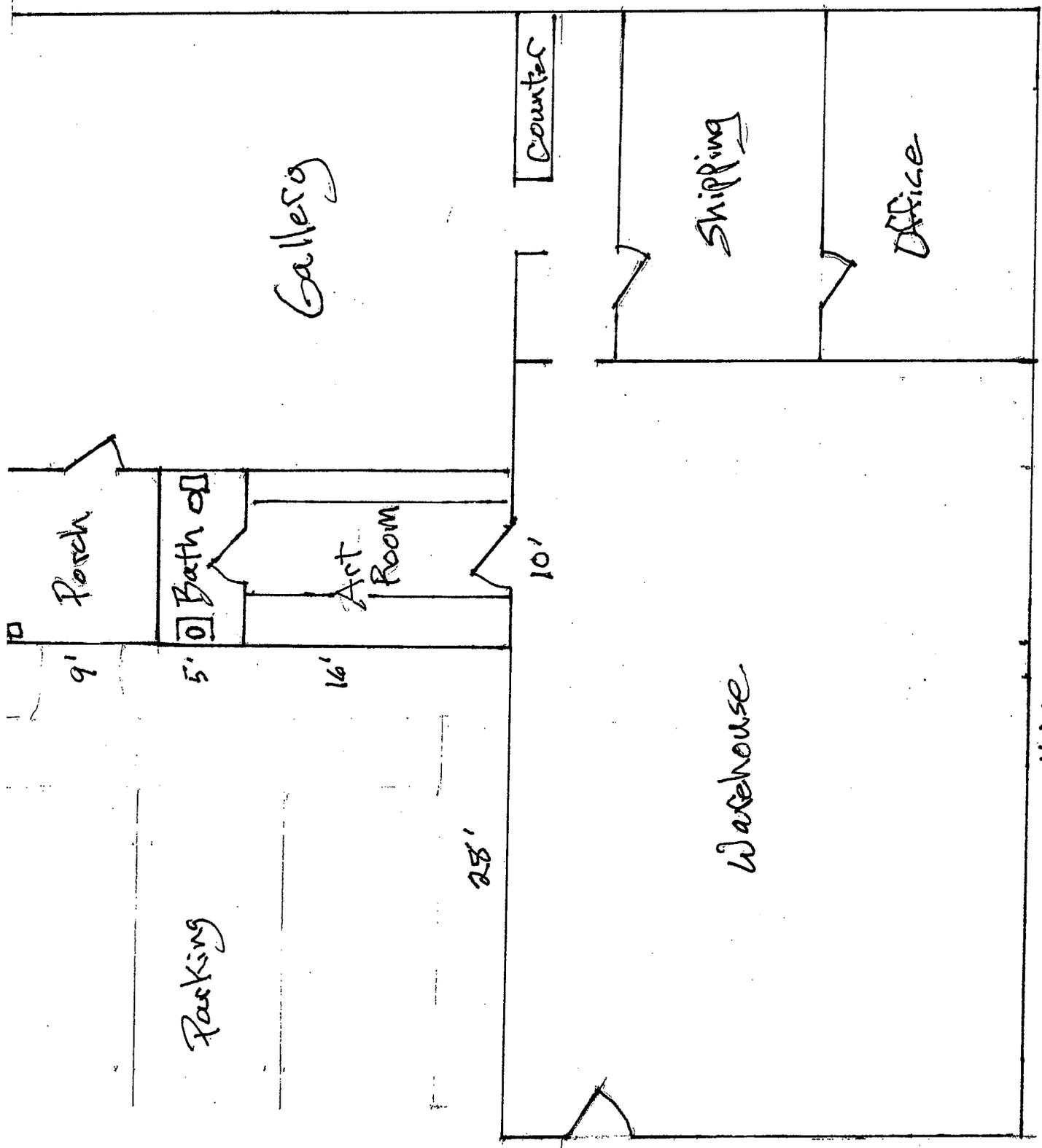
12'

12'

120'

44'

30'



Porch

Bath

Art Room

Counter

Shipping

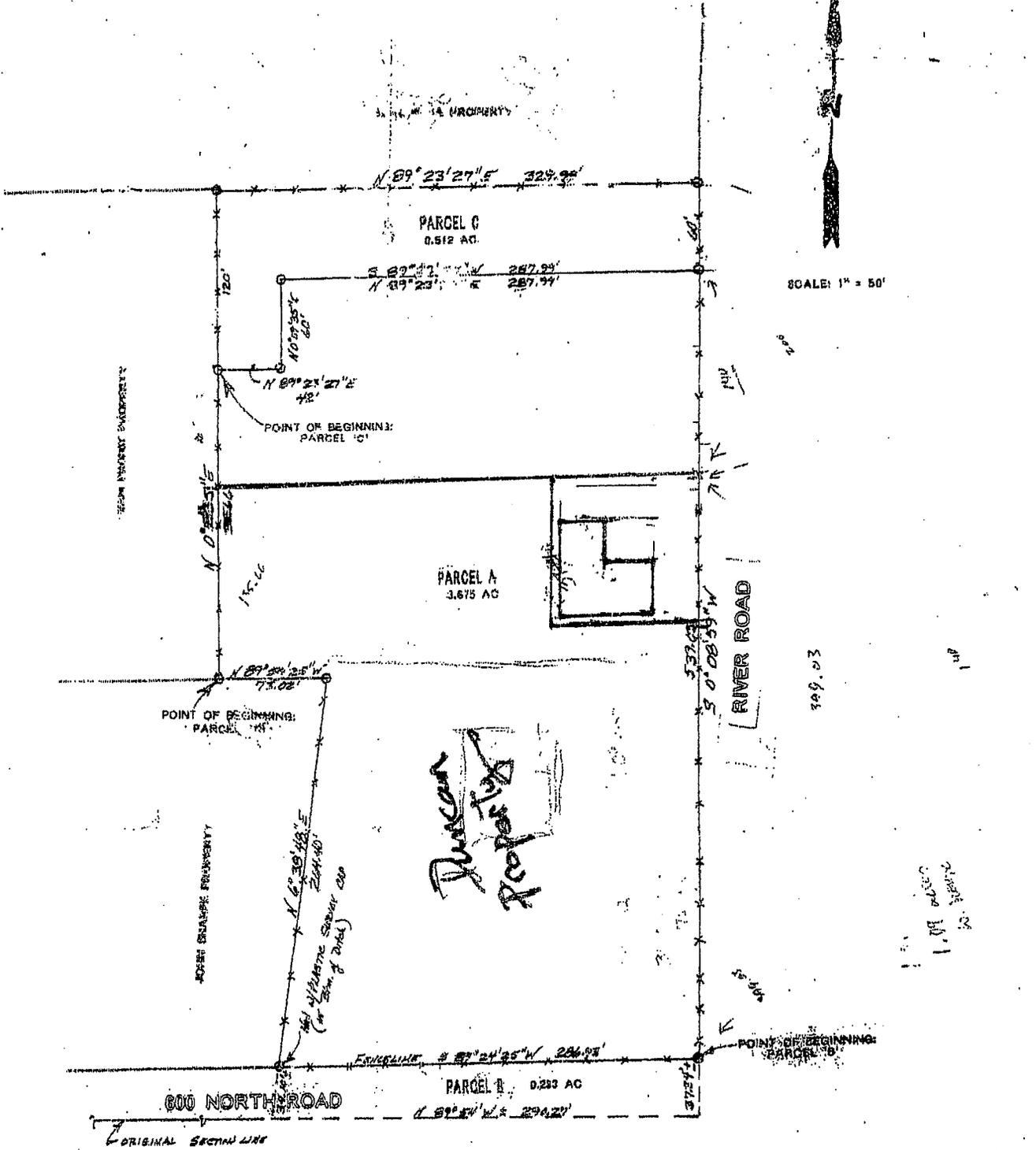
Office

Gallery

Parking

Warehouse

*Robert Duncan  
Conditional Use Application*



- LEGEND:
- 3 1/2" dia. steel post
  - Rebar w/cap

WITNESS CORNER  
SOUTH QUARTER CORNER  
ESTABLISHED IN 1975  
BALD KNOLL S80°32'00"E

# Robert Duncan Studios

## Conditional Use Application

### A. General Standards for Conditional Use Approval

#### 1- General Welfare Standard

Our business is conducted completely inside the building, is very quiet, and will only involve a daily visit by the UPS man and occasional customers. We have operated on Main Street for many years without any complaints from adjoining residents, and have had many compliments on our business by our neighbors.

#### 2- Nuisance Standard

Our business will create no added noise, dust, odors or lighting other than normal porch and door lights. Our customers come in just an occasional car or two. So we don't anticipate any real traffic impact.

#### 3- General Plan Consistency Standard

We feel that this conditional use would fit very well with the General Plan, and contribute the rural character with an attractive barn style building where art inspired by Midway and rural life would be distributed and shown. We feel it fits beautifully in the cottage industry standard since ours is a family business run by our son Joshua. My wife Linda works there also and I create the artwork on the property. We try very hard to always help make Midway the beautiful place we all love.

# MIDWAY CITY

- Planning Office -

75 North 100 West  
Midway, Utah 84049

Phone: 435-654-3223 x 105  
Fax: 435-654-2830  
mhenke@midwaycityut.org

## Application for Conditional Use Permit

Application Fee: \$250 + \$.50 per letter + Costs

(Costs include \$.50 per letter and any Engineering Review expenses and legal noticing)

### Owner(s) of Record:

Name: Robert Duncan Phone: 435-654-3662  
Mailing Address: P.O. Box 373 City: Midway State: Ut Zip: 84049  
E-mail Address: duncan.rk@gmail.com

### Applicant or Authorized Representative:

Name: Robert Duncan Phone: 435-503-2715  
Mailing Address: P.O. Box 373 City: Midway State: Ut Zip: 84049  
E-mail Address: duncan.rk@gmail.com

Reason for Conditional Use: To erect an outbuilding for Robert Duncan studios, a family art publishing business, where we would house paintings, prints and calendars of my artwork. We would have small gallery/showroom in the front with shipping room, office and storerooms in the rear. Normally there would be one or two family members working there, or one non-family employee. We would like to submit under the R-1-22 Cottage Industry provision.

Property Location: 645 North River Road, Midway, Utah

Parcel Number(s): \_\_\_\_\_

Zoning District: R-1-22

### FOR OFFICE USE ONLY

STAFF:		Application Number	_____
Date Received:	_____	Zone:	_____
Received By:	_____	Tax ID Number:	_____
Fee Paid:	_____		
PLANNER:			
Complete/Incomplete:			
Date:	_____	Reviewed by:	_____

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 our small town Swiss character and natural environment, as well as remaining fiscally responsible.

Please give us a detailed statement on how the proposal will help implement our vision (i.e. architecture, landscaping, trails, etc.). Visit our website to view our General Plan.

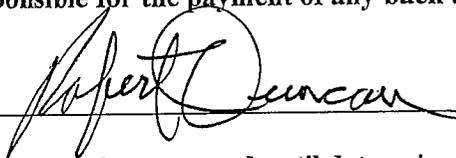
By building this building, it would allow us to keep our publishing business in Midway, where we have lived and painted for about thirty six years. We ship our prints, calendars, etc. all over the world. We have many people who have come to know of Midway through my artwork. I love Midway and I think our building will add to our community. It will be a barn style design with a barn red color with white trim. Since my art is very much about country living, I think the gallery would be a perfect fit with the country atmosphere of North River Road, fitting well with The Kohler Cheese Factory, the Downs barn, and farms like Kohlers and Whitakers. I hope you will also feel that our little cottage industry would be a positive addition to River Road and a benefit to Midway!

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time I expect that my application will be processed within a reasonable time, considering the work load of the Planning Office.

I fully understand that I am responsible for the payment of any back taxes and declare that I am responsible for all fees incurred.

Signature of Owner or Agent:



Date:

6/22/13

**IMPORTANT:** Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees are paid (such as: Midway Water Board, Midway Sanitation District, out-of-pocket expenses, etc.) and all items listed herewith are provided or considered not applicable by the Planning Office. All application fees are non-refundable.

Troy Gabler, agent for Fieldstone Homes, is requesting a Preliminary/Final Approval for Bowden Fields, a large-scale subdivision that was originally approved by the City on March 14, 2007. The property is 7.85 acres and consists of 18 lots. The subdivision is located at 300 East Michie Lane and is in the R-1-11 zone.

---



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** July 19, 2013  
**NAME OF PROJECT:** Bowden Fields  
**NAME OF APPLICANT:** Fieldstone Homes  
**AGENDA ITEM:** Preliminary/Final Approval  
**LOCATION OF ITEM:** 300 East 300 South (Michie Lane)  
**ZONING DESIGNATION:** RA-1-11

### **ITEM: 5**

**Troy Gabler, agent for Fieldstone Homes, is requesting a Preliminary/Final Approval for Bowden Fields, a large scale subdivision that was originally approved by the City on March 14, 2007. The property is 7.85 acres and consists of 18 lots. The subdivision is located at 300 East Michie Lane and is in the R-1-11 zone.**

### **BACKGROUND:**

This request is for preliminary/final approval for the proposed project named Bowden Fields. The project consists of 18 lots on 7.85 acres. This project originally received final approval on March 14, 2007 by the City Council. The developer was successful in petitioning and receiving three one-year extensions of approval for the subdivision but in 2011 the entitlement of that approval was lost because the Municipal Code allows a maximum of three one-year extensions. Fieldstone Homes recently purchased the project and is now petitioning for the same approval that had been received in 2007. Historically if a subdivision has lost entitlement and the developer petitions for approval of the same plan, or a very similar plan, then the City has allowed a two meeting approval process instead of the normal five meeting approval process. Any new code requirements or construction standards will need to be met if a new approval is granted.

The subdivision also has 1.41 acres of common area which will act as a buffer from Michie Lane. There is a private children's playground and picnic area included in this common area. A paved 8' wide public trail will be built by the developer along 300 S. and will be placed in a 20' wide public trail easement.

The lots in the subdivision meet the requirements for the R-1-11 zone though some are less than 100' in width and are less than 11,000 square feet. The code allows each lot to be 15% less than the required amount for both frontage and acreage if there is 15% open space provided in the proposal.

#### **LAND USE SUMMARY:**

- 7.85 acre site
- R-1-11 zoning
- Proposal contains 18-lots
- 1.41 acres of common area
- All the lots will connect to the City water line and will also connect to Midway Sanitation District's sewer line
- 8' wide public paved trail to be built in a 20' public trail easement
- Private playground and picnic area

#### **ANALYSIS:**

*Road Plan* – The proposal includes a number of new streets. This includes part of 200 S, 300 E, and 270 S. The subdivision will create a new connection from 300 S. to 200 S. which will be extended east from the current stub just north of the LDS church on 200 S. This connection will benefit road connectivity in this area of town.

*Street cross section* – The developer will construct a 30' wide paved road built in the required 50' wide right-of-way. Also 4' wide sidewalks will be constructed along all streets which will leave a 4' wide park strip.

*Trails* – There is a private 8' detached paved public trail that will be built north of 300 S (Miche Lane). There will also be a 6' private trail that will connect 300 S., the neighborhood playground, and 270 S (Bowden Circle).

*Lot sizes* – Minimum required lot size is reduced from 11,000 square feet to 9,318 square feet, in conjunction with the 15% open space that has been provided. This provision is outlined in the subdivision ordinance.

*300 S. (Michie Lane)* – Michie Lane will need to be widened in conjunction with the development of this project. The City Transportation Master Plan has classified this street as a “collector”, which requires 72 feet of right-of-way and 48 feet of pavement. The owner is proposing to dedicate a 36-foot wide strip to the City along Michie Lane.

*200 S. cul-de-sac* - The proposed temporary cul-de-sac at the end of 200 South is 60 feet in diameter, which meets minimum AASHTO standards. Once property is developed to the east of this cul-de-sac the future developer of that land will remove the temporary cul-de-sac and extend the road to the east.

*Affordable housing* – Currently the City Council has enacted a notice of pending ordinance change regarding affordable housing. The current ordinance would require 1.8 units meet the standards for affordable housing but because of the pending ordinance change the developer will need to meet the requirements of any changes to the ordinance once it is finalized.

*Open Space/Common Area* – Currently the ordinance requires 15% open space. After the dedication of Michie Lane the required amount is 1.1 acres. The developer is proposing open space in lot A at 1.06 acres, lot B at 0.14 of an acre, and lot C at 0.21 of an acre. The total of these three lots equals 1.41 acres. A landscaping plan and bond will need to be submitted and approved before the plat is recorded. The HOA will be responsible for the maintenance of the common areas. It is possible that the owner will deed the area of lot C to property owners to the north. This area would be better used and easier to maintain if it is part of a development to the north because it is contiguous. The developer will still meet the required open space requirements with lot A and Lot B.

**POSSIBLE FINDINGS:**

- The proposal does meet the requirements for the R-1-11 zone.
- The proposal seems to comply with the vision as stated in the General Plan for the area.

**ALTERNATIVE ACTIONS:**

1. Recommendation for approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for approval
  - d. Place condition(s) if any

2. Continuance. This action can be taken if the Planning Commission feels 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. Recommendation for denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**RECOMMENDED CONDITIONS:**

1. The water board must review and make a recommendation regarding water usage before this item will be heard before City Council.
2. The sewer district must approve the proposed plans before the item is heard before the City Council.
3. A landscaping plan must be submitted for the common area and a landscaping bond must be established before the plat can be recorded.

728 West 100 South  
Heber, UT 84032  
www.horrocks.com

**HORROCKS**  
ENGINEERS

Heber Office  
Tel: 435.654.2226  
Fax: 435.657.1160

July 17, 2013

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Bowden Fields Subdivision, Final Review Letter**

Dear Michael:

Horrocks Engineers recently reviewed the Plans for the Bowden Fields Subdivision; the following issues should be addressed.

**General Comments**

- Bowden Fields received their original final development approval in March of 2007. Since that time our construction Standard Specifications and Drawings have been updated several times. The construction drawings are still valid and generally meet our City Standards. However, prior to final approval several of the construction details should be up-dated and all of the typical details should be up-dated to meet our current construction standards. Any red-line comments shall be addressed.

**Water**

- The water appears to meet the City design criteria.

**Roads**

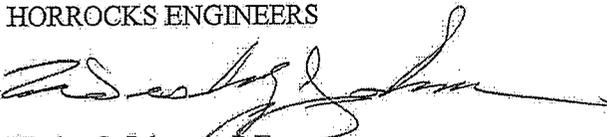
- The snow removal on 200 North in front of lots 8 and 9 will be difficult. To accommodate the snow removal, the driveway on lot 8 should be from 300 East and the driveway on lot 9 should be on the West side of the lot allowing room for snow storage.
- The current asphalt width has increased from 27-feet to 30-feet.

**Storm Drain**

- The water appears to meet the City design criteria.

We appreciate working with you on this project. Please call our office with any

Sincerely,  
HORROCKS ENGINEERS



Wesley S. Johnson, P.E.  
City Engineer

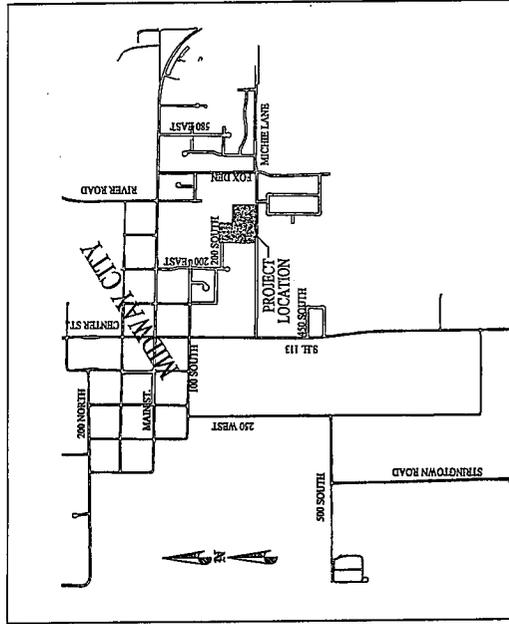
cc: Paul Berg Berg Engineering

# BOWDEN FIELDS SUBDIVISION

## FINAL PLAN

### SHEET INDEX

1. SUBDIVISION PLAT
2. LANDSCAPE PLAN
3. 300 SOUTH (MICHE LANE) ROAD PLAN & PROFILE
4. 300 EAST ROAD PLAN & PROFILE
5. 270 SOUTH ROAD PLAN & PROFILE
6. 200 SOUTH ROAD PLAN & PROFILE
7. 300 SOUTH (MICHE LANE) STRIPING PLAN
8. UTILITY, SIGNAGE & STREET LIGHT PLAN
9. WATER CONSTRUCTION DETAILS
10. 300 SOUTH (MICHE LANE) SEWER PLAN & PROFILE
11. 300 EAST SEWER PLAN & PROFILE
12. 270 SOUTH SEWER PLAN & PROFILE
13. 200 SOUTH SEWER PLAN & PROFILE
14. MIDWAY SANITATION DISTRICT STANDARD DETAILS
15. STORM DRAIN PLAN
16. 300 EAST AND LINE D STORM DRAIN PLAN & PROFILE
17. LINE A, B AND C STORM DRAIN PLAN &/OR PROFILE
18. STORM DRAIN CONSTRUCTION DETAILS
19. MIDWAY CITY STANDARD CONSTRUCTION DETAILS



MIDWAY CITY  
VICINITY MAP



HORRIGAN ENGINEERS  
APPROVED BY  
*Sharon Young*  
REGISTERED PROFESSIONAL ENGINEER

MIDWAY CITY, UT SHARON YOUNG  
ADDRESS: 3775 S. HOLLOW, SANDY, UT 84092  
PHONE: (801) 571-7418

COVER SHEET

SOWBY & BERG CONSULTANTS  
380 WEST 57TH AVENUE, SUITE 100  
PHOENIX, AZ 85043 602-974-8748

SCALE: NTS  
DESIGN BY: PDB  
DRAWN BY: SDB  
DATE: 09 APR 2007  
REV: 0

SHEET NO. 0  
DATE: 09 APR 2007  
DRAWING NO. COVER



