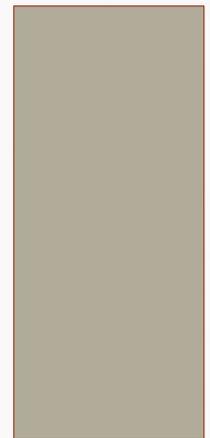


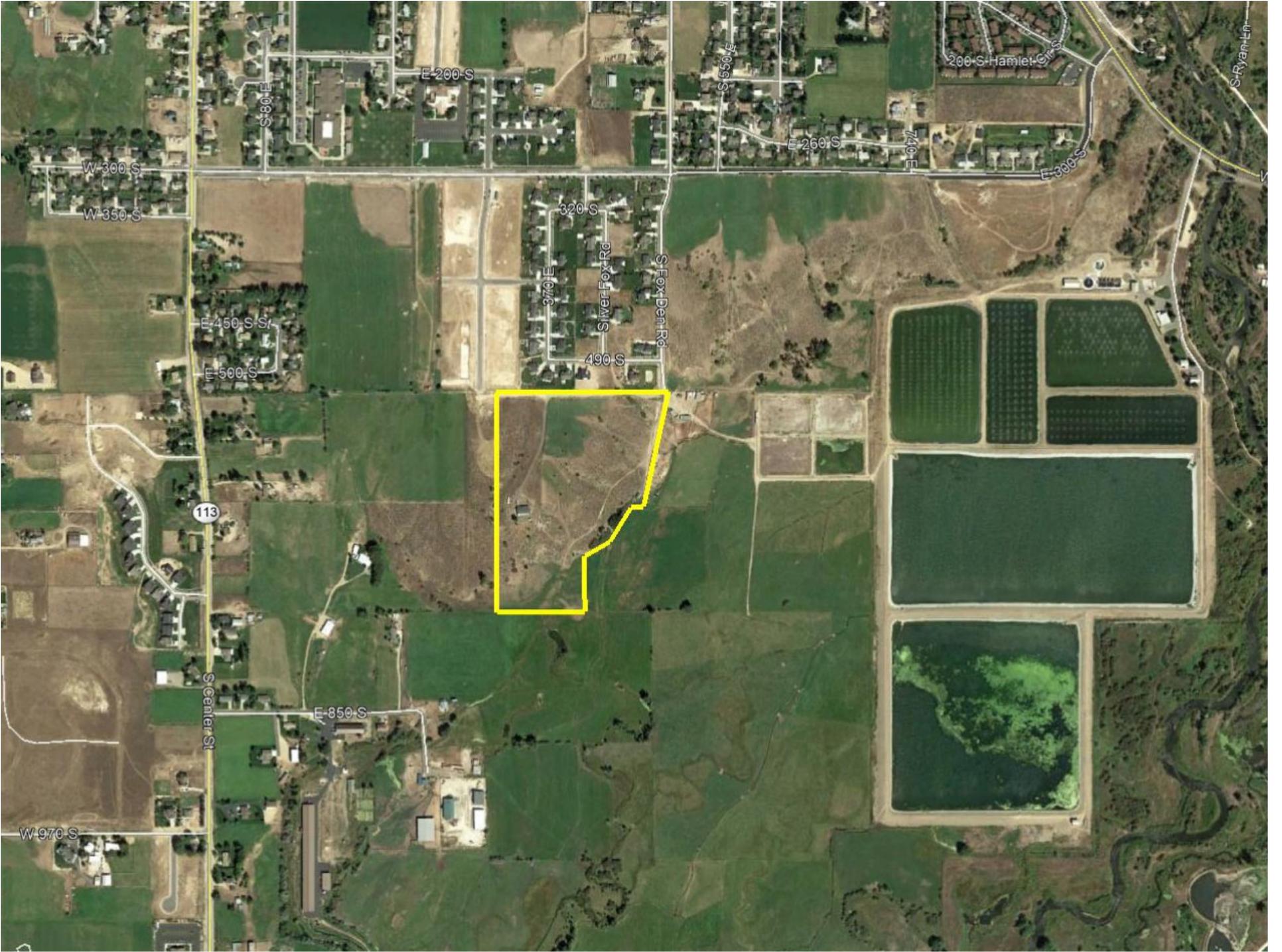
MIDWAY CREST

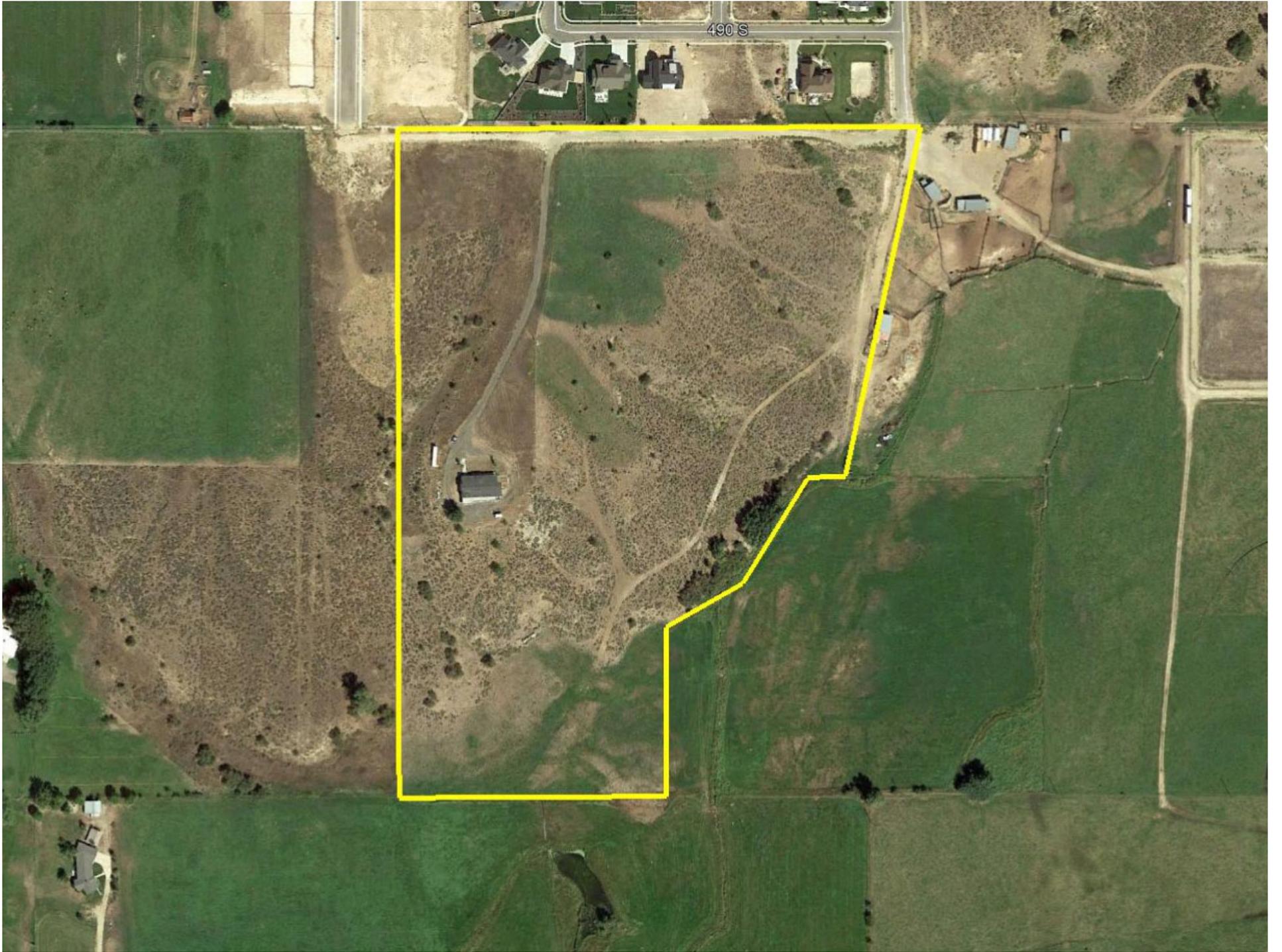
ANNEXATION



LAND USE SUMMARY

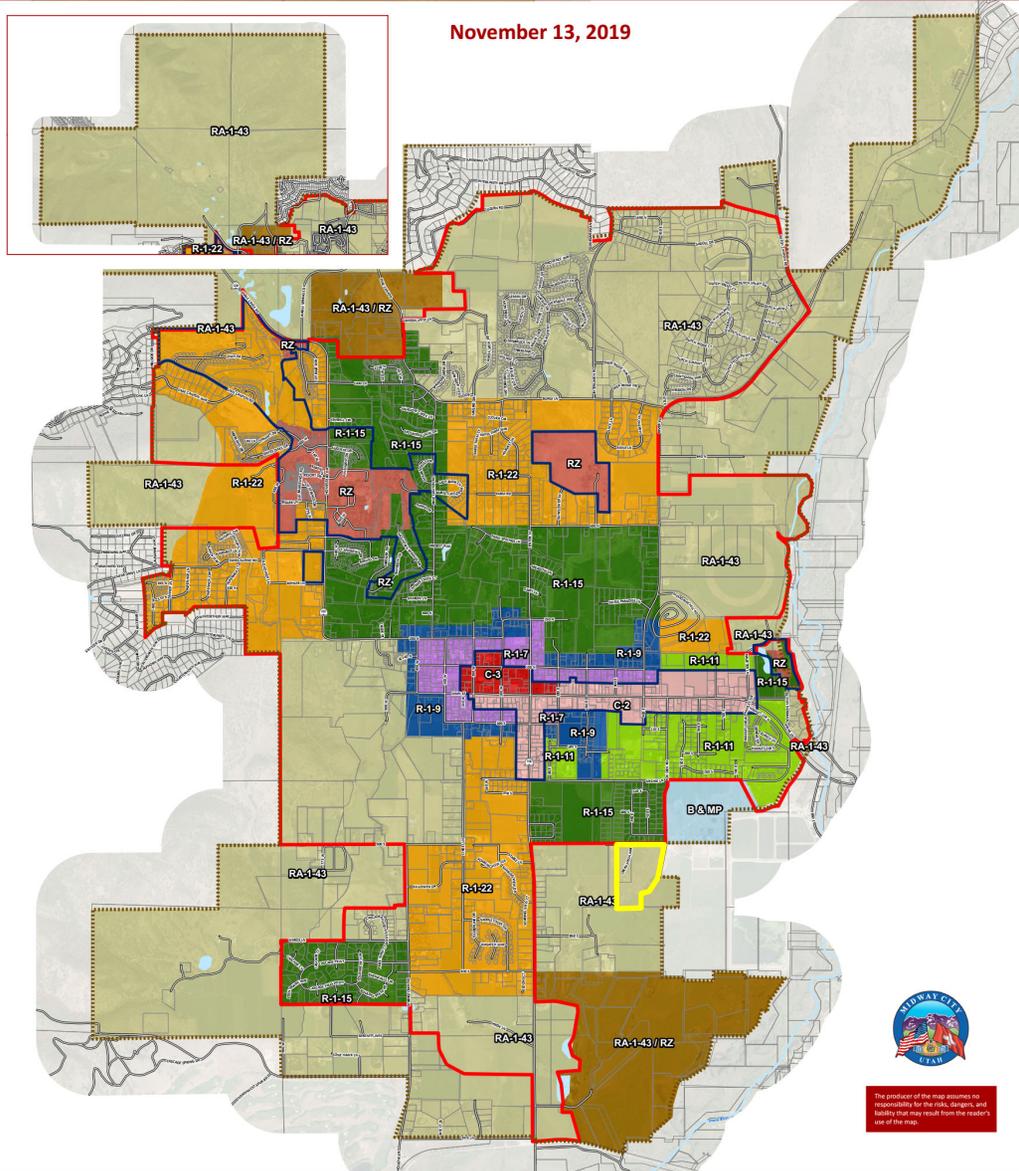
- 24.16 acres
- County zoning: RA-1
- Proposed Midway zoning: RA-1-43
- Midway Crest Subdivision
 - 5 lots
- Includes Fox Den Road
 - City will be responsible for maintenance of road
- Public Trail





MIDWAY CITY - Land Use

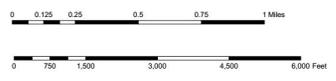
November 13, 2019



The producer of the map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

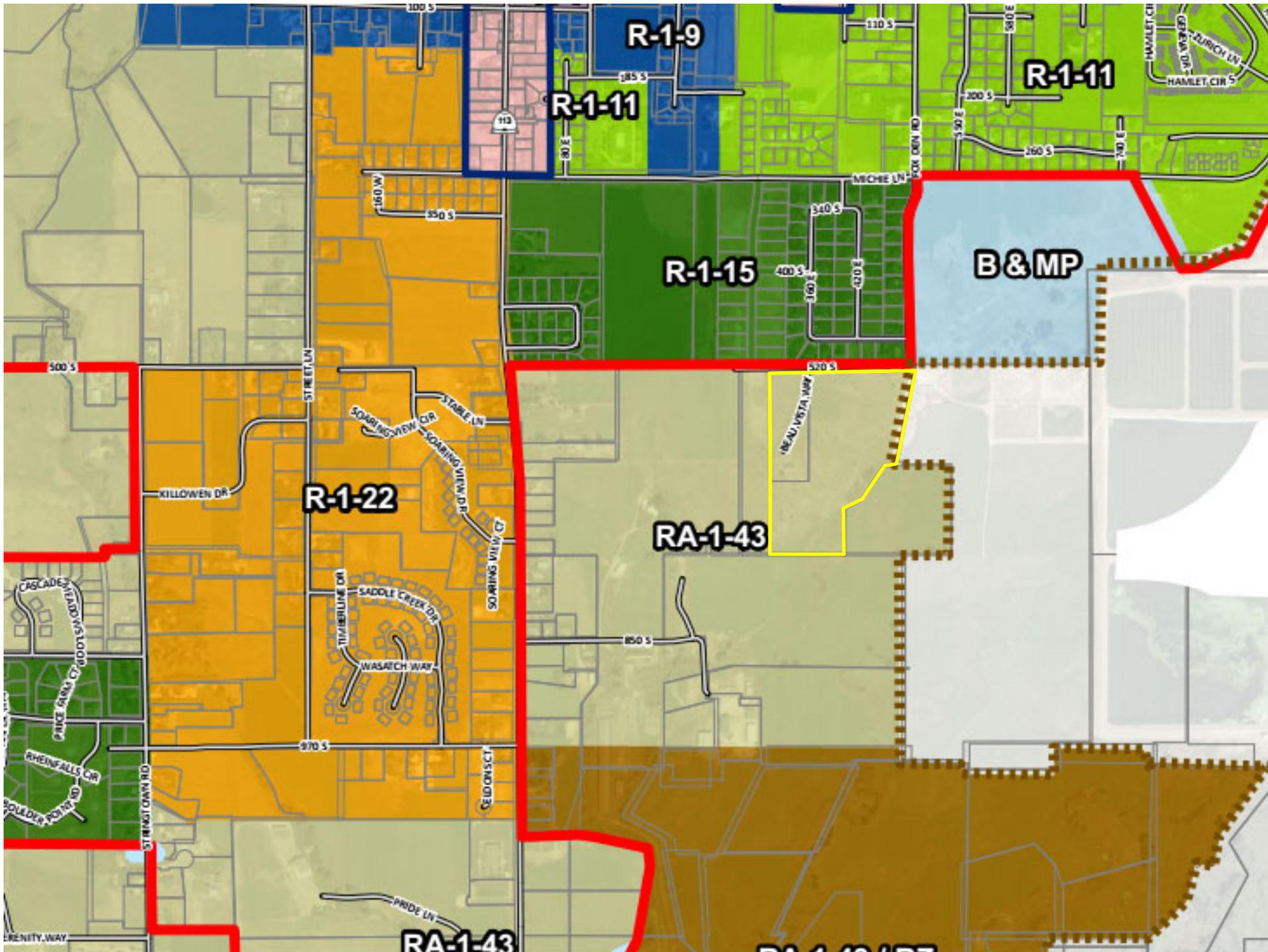
Legend

Midway Growth Boundary	Zoning	R-1-22
TROD	B & MP	R-1-7
Midway City Boundary	C-2	R-1-9
Rivers	C-3	RA-1-43
Roads	R-1-11	RZ
Water Body	R-1-15	RA-1-43 / RZ



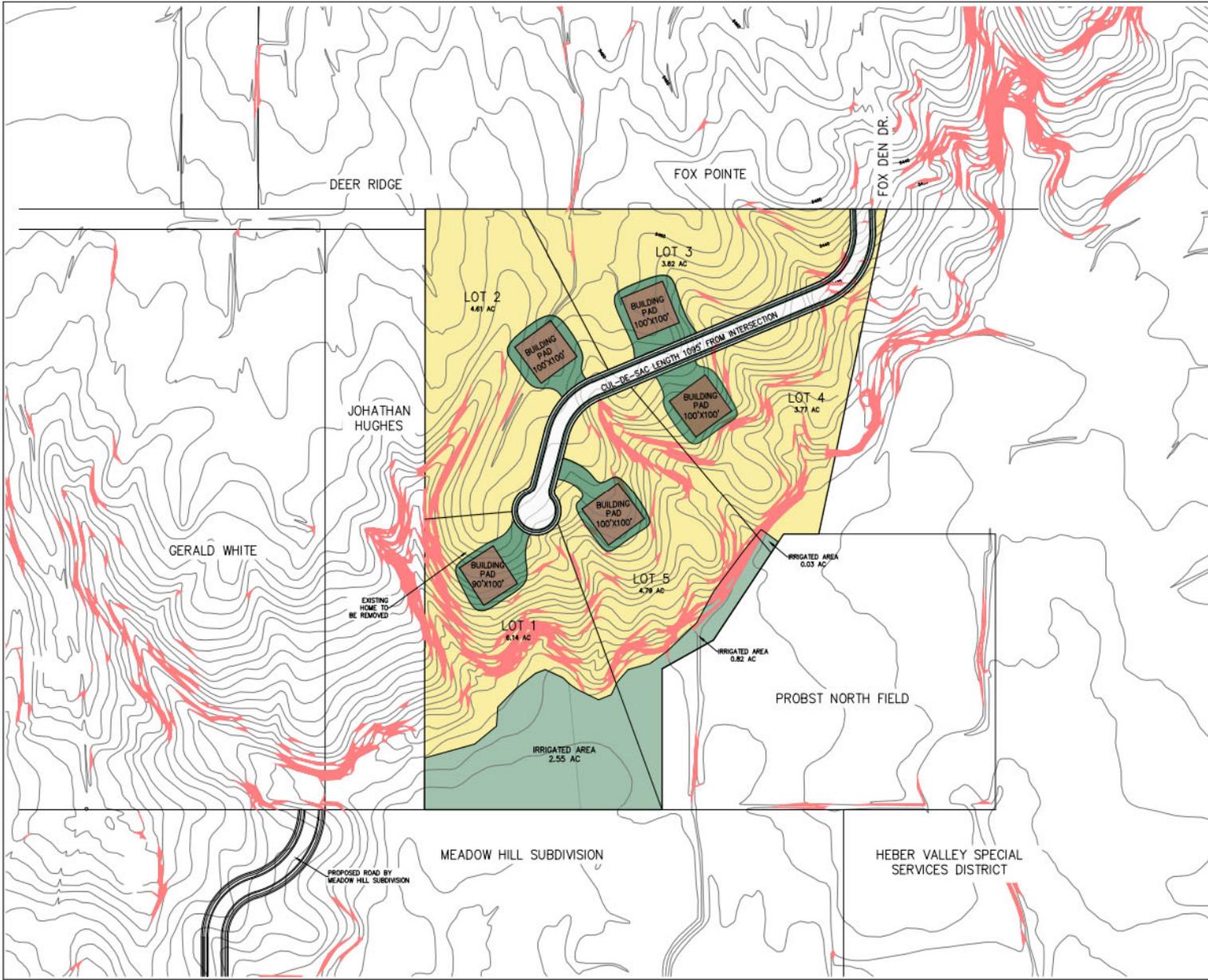
MAG
Expert Resources. Enriching Lives.

Map Produced by Gary Wines, GISP / Chief Cartographer
Map Production Date: Nov 13, 2019
Map Projection: State Plane (NAD83) Oregon NAD83, Feet
Data Source: Midway City & Wasatch County



RA-1-43

RA-1-43



LEGEND

- 25% SLOPE OR GREATER
- NON-IRRIGATED IN LOT
- IRRIGATED AREA
- BUILDING PAD

LAND USE TABLE

ZONE	RA-1
MINIMUM ALLOWED LOT SIZE	1 ACRE
MINIMUM ALLOWED LOT WIDTH	200'

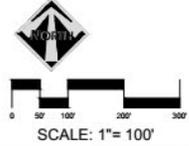
HISTORICALLY IRRIGATED AREA

LOT 1	2.55 ACRES
LOT 4	0.82
LOT 5	0.28 ACRES
TOTAL	3.45 ACRES

LOT	WATER FOR INSIDE USE	IRRIGATED AREA	WATER FOR OUTSIDE	TOTAL WATER RIGHTS
1	0.80 AF	2.80 ACRES	8.40 AF	9.20 AF
2	0.80 AF	0.25 ACRES	0.75 AF	1.55 AF
3	0.80 AF	0.25 ACRES	0.75 AF	1.55 AF
4	0.80 AF	0.28 ACRES	0.84 AF	1.64 AF
5	0.80 AF	1.07 ACRES	3.21 AF	4.01 AF
4.00 AF			13.95 AF	17.95 AF

NOTES:
 ALL LOTS HAVE 0.25 ACRES OF IRRIGATED AREA AROUND THE HOME AS REQUIRED BY MASATCH COUNTY.
 THIS PROPERTY HAS 6 SHARES OF MIDWAY IRRIGATED OR 18.00 AF. PROJECT REQUIRES 17.95 AF.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BIRD, P.E.
 SERIAL NO. 285286
 DATE: 22 MAR 2018



BRAD PELO	
STUBBS PROPERTY	
CONCEPT PLAN #2	
ENGINEERING <small>380 E Main St, Suite 204 Midway, UT 84049 PH 435-637-9749</small>	
DESIGN BY: PDB	DATE: 22 MAR 2018
DRAWN BY: CNB	REV: 1

ITEMS OF CONSIDERATION

- The City gains control over zoning once an area is annexed. This helps the city assure that uses on the property will be in harmony with the General Plan. If the City does not annex a parcel, then the owners may develop in the County using the County's land use code.

WATER WILL SERVE AGREEMENT

- No further subdividing
- Public trail (paved)
 - Planning Commission and Trails & Parks Committee has recommended that the trail is built when all other infrastructure is installed
- Parks annexation fee
 - 900 per lot, \$4,500 total

PROPOSED FINDINGS

- The City will gain control over land use and zoning if the area is annexed.
- The proposal is a legislative action.
- The proposal will increase density and traffic to the area.
- The density of the project is low at five dwellings on 24 acres. This will help promote the vision of the general plan to preserve open space and a rural atmosphere.