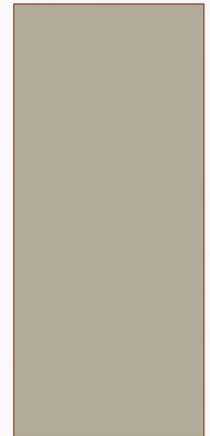


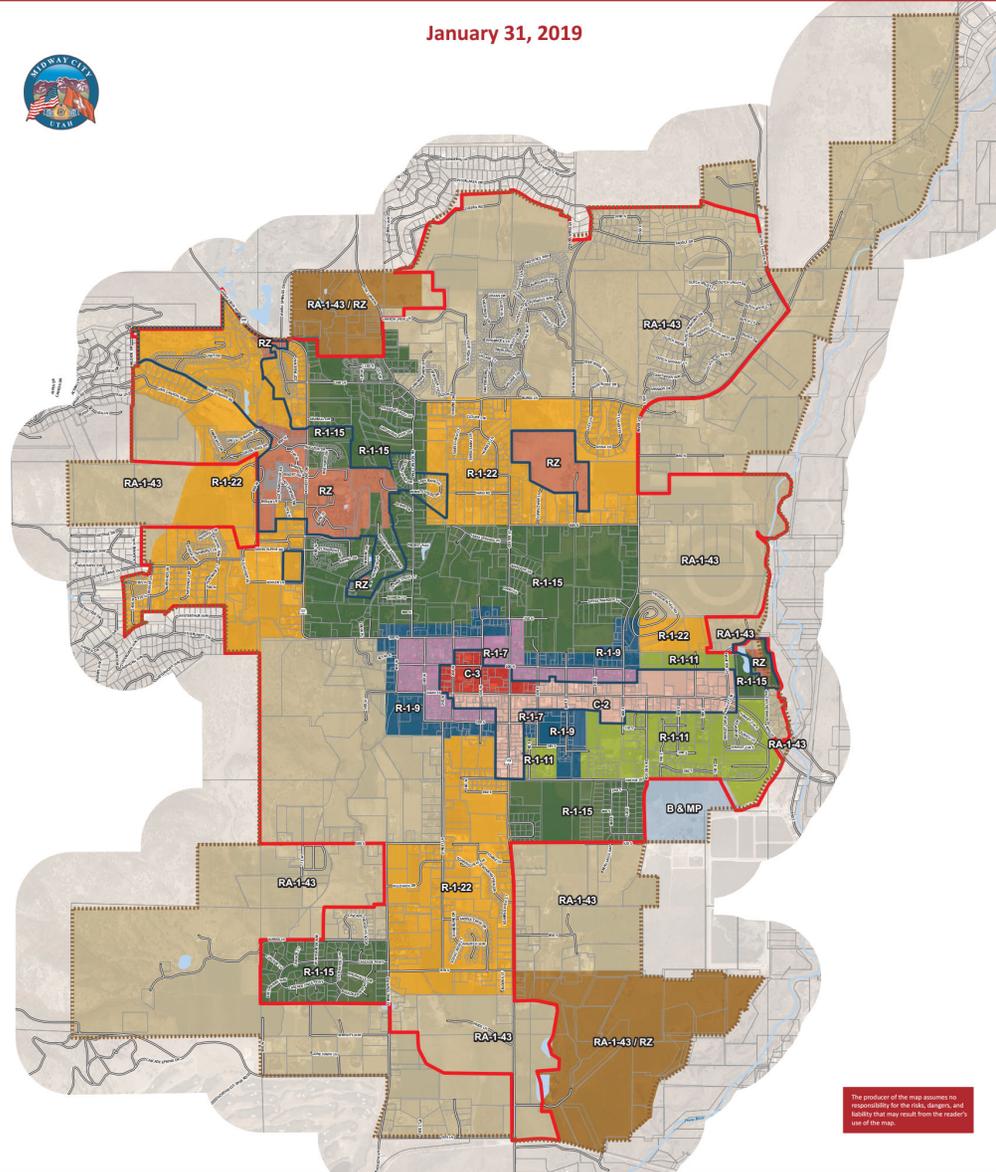
PRESERVATION P-160 ZONE

CODE AMENDMENT



MIDWAY CITY - Land Use

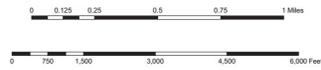
January 31, 2019



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

Legend

- | | | |
|------------------------|---------------|--------------|
| Midway Growth Boundary | Zoning | R-1-22 |
| TRGD | 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 |



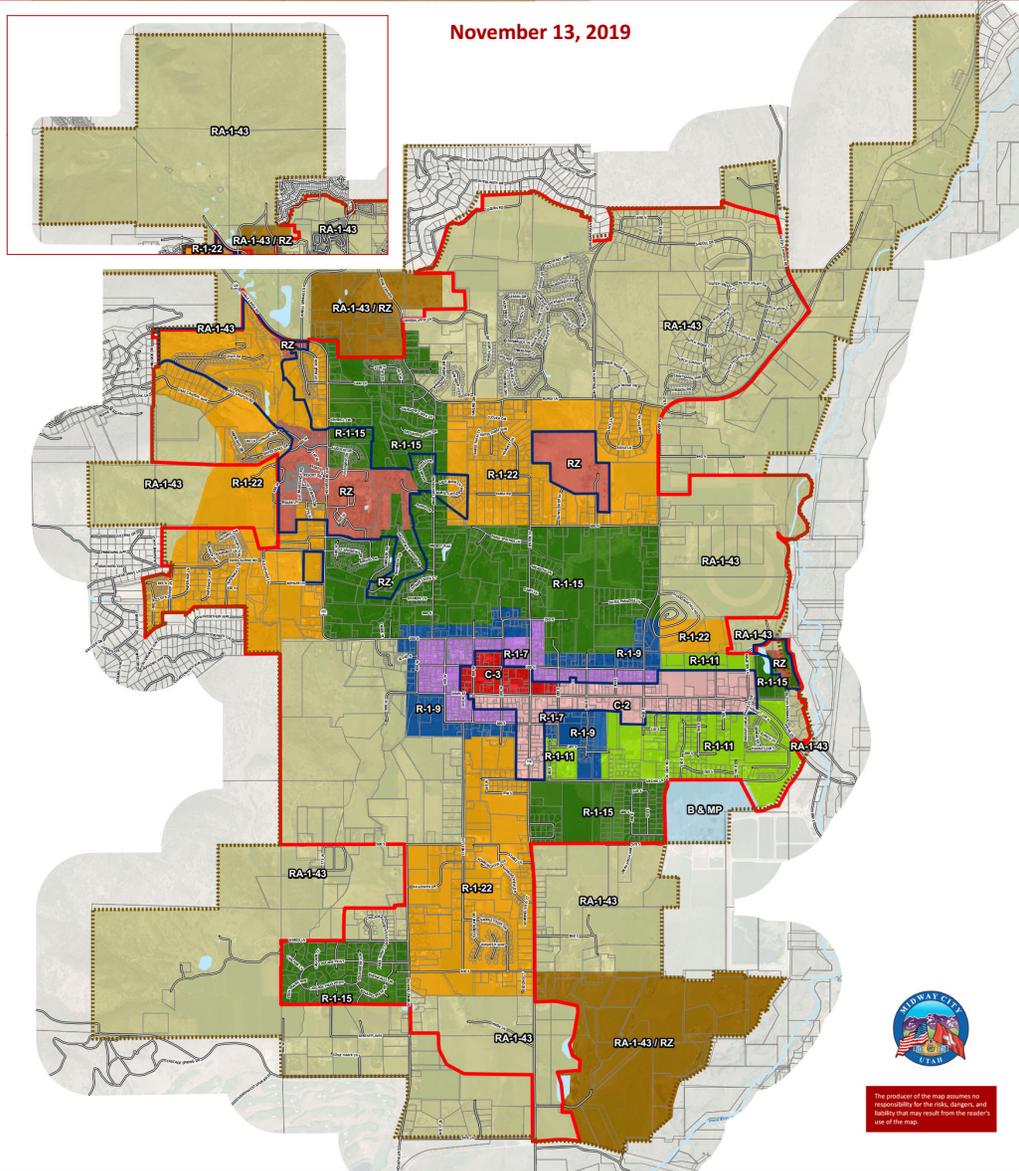
MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Gary Bruns, GISP / Chief Cartographer
Map Production Date: January 31, 2019
Map Prepared Using: ArcGIS Desktop 10.4.1
Data Source: Midway City & Wasatch County



MIDWAY CITY - Land Use

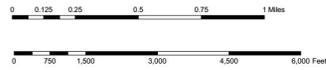
November 13, 2019



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

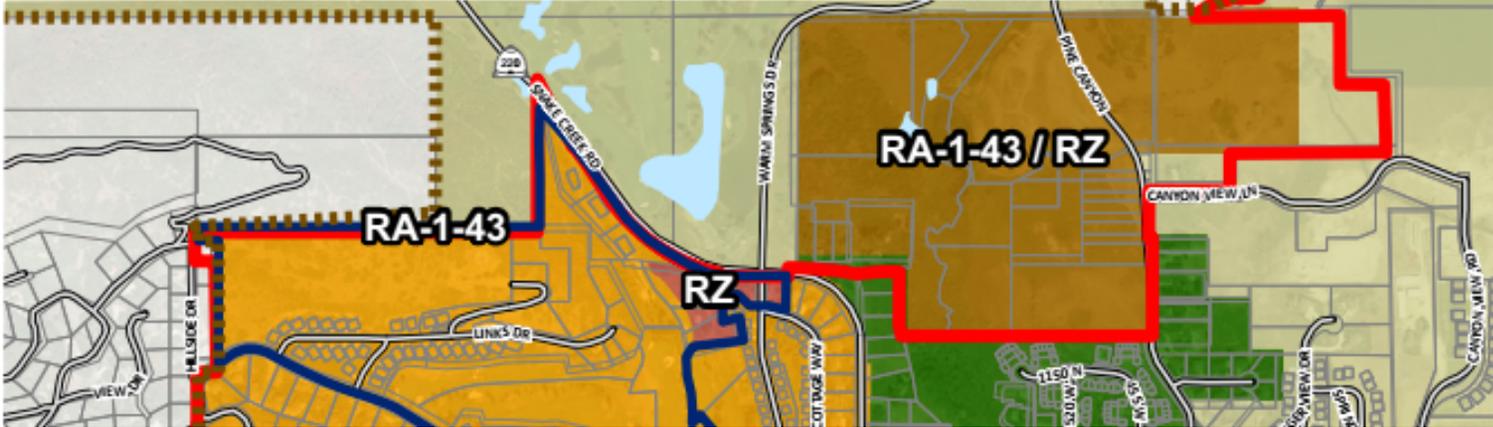
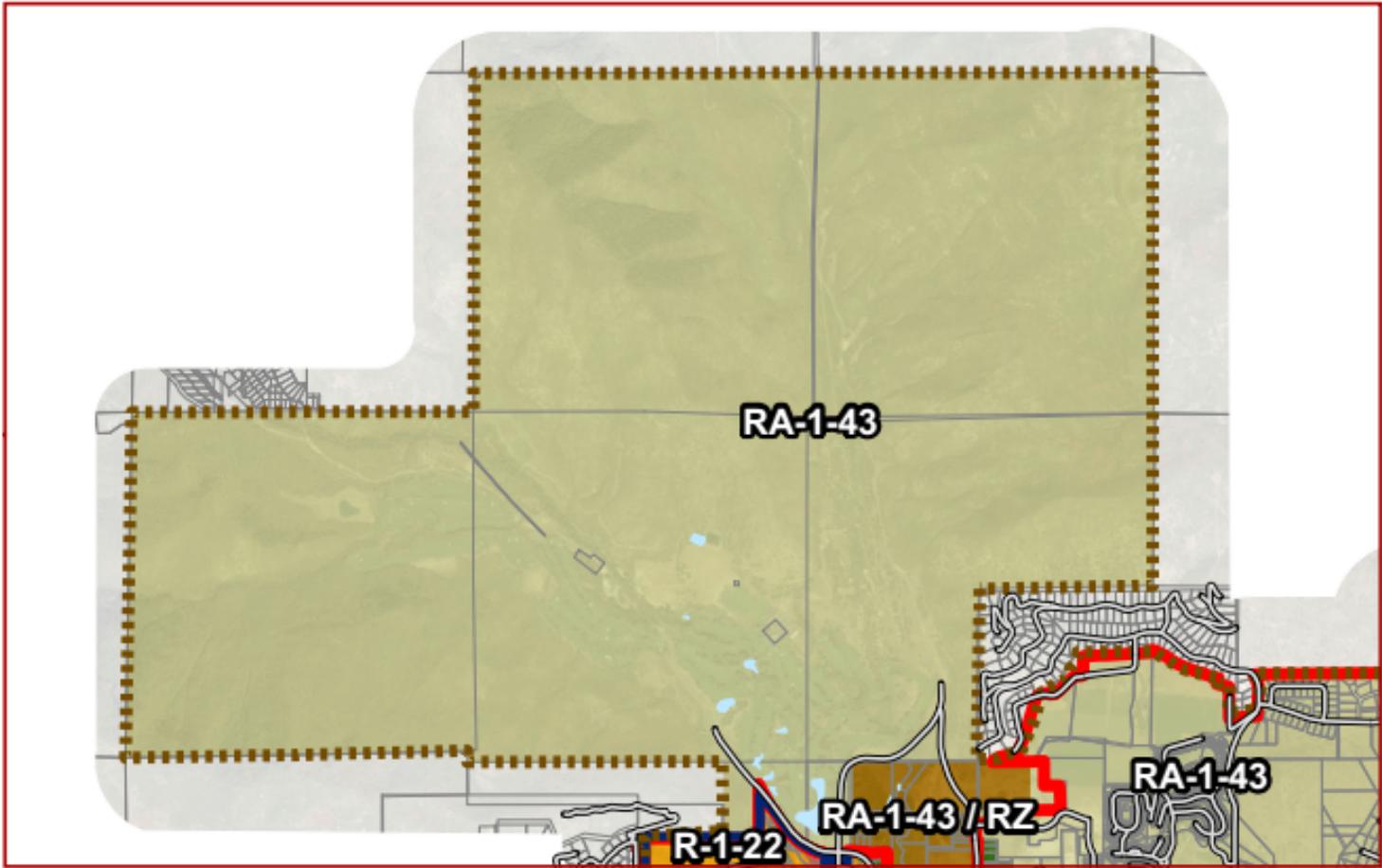
Midway Growth Boundary	Zoning	R-1-22
TROD	B & MP	R-1-7
Midway City Boundary	C-2	R-1-9
Rivers	C-3	RA-1-43
Roads	R-1-11	RZ
Water Body	R-1-15	RA-1-43 / RZ



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 & Western County

Nov



P-60 ZONE

- Will be designated in the area outside the City limits in the area of property owned by the State Park and Heber Light and Power
- Proposed zoning has the same density as currently zoned in Wasatch County
 - 1 dwelling per 160 acres
- The proposed zone is similar to the County's P-160 zone but there are some modifications so that it more closely aligns with language in Midway's zoning districts

P-60 ZONE

- While recently amending the Land Use map by increasing Midway's Growth Boundary, both PC and CC discussed creating the new zone for the State Park area
- Property owned by the State Park will not be regulated by the zone but if the property ever is owned privately then zoning regulations will apply
 - State has land use authority over property owned by the State, but they do make it a goal to comply with local zoning and building requirements
 - Proposal does include language that allows State Park recreational and support facilities as permitted uses

POSSIBLE FINDINGS

- The proposed code will define regulations in the P-160 zone for properties not owned by the State of Utah.
- The proposed code has the same density as the existing Wasatch County code and the language and uses are generally similar.
- The City must designate a zone for the property of either RA-1-43 or a proposed zone, such as P-160 before any property is annexed into the City.