

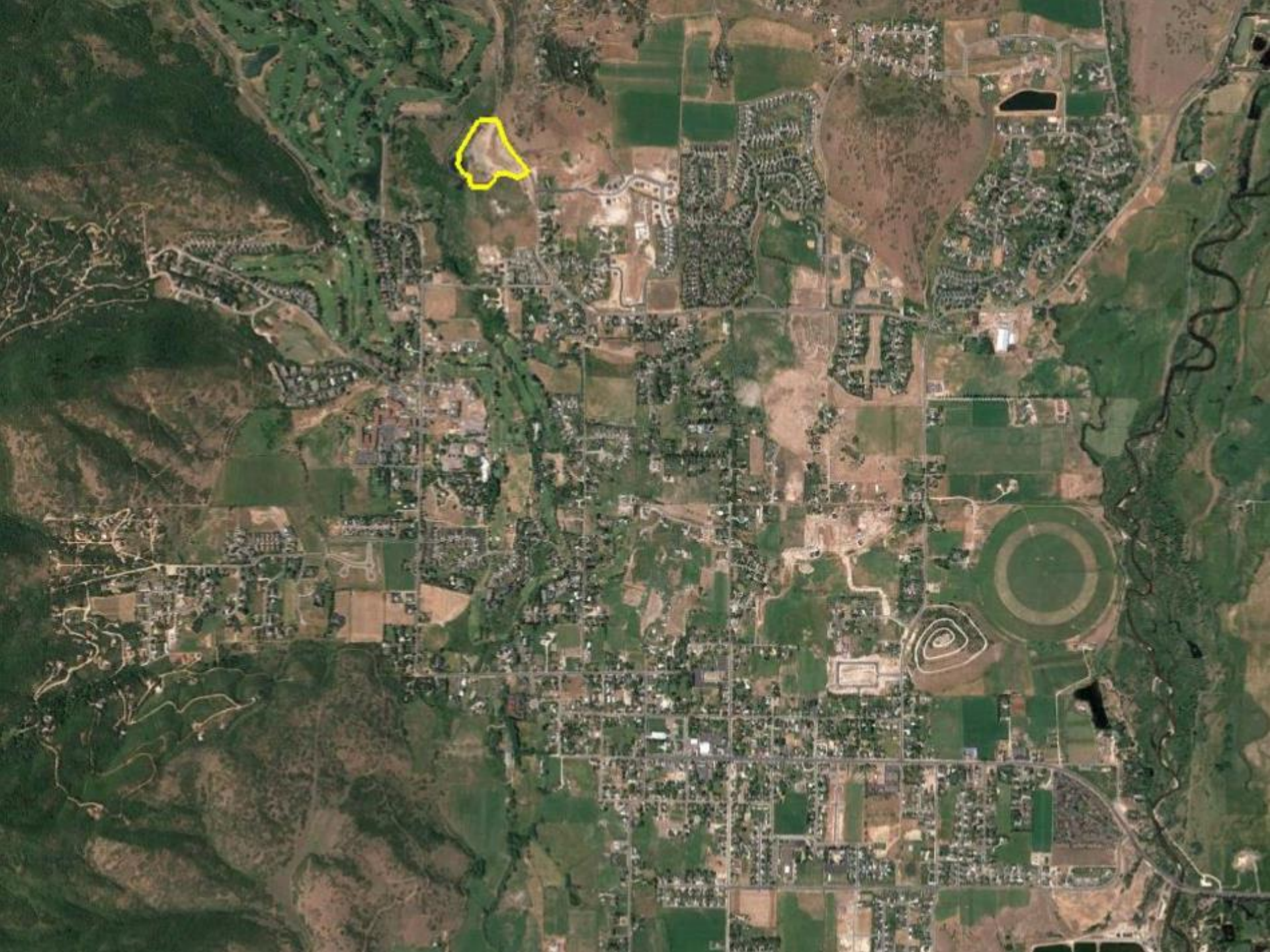
# HOT SPRINGS ANNEXATION

FURTHER CONSIDERATION



# LAND USE SUMMARY

- 12.26 acres
- RA-1 Wasatch County Zoning
- Possible City Zoning of RZ or RA-1-43
  - Petitioner has requested RZ







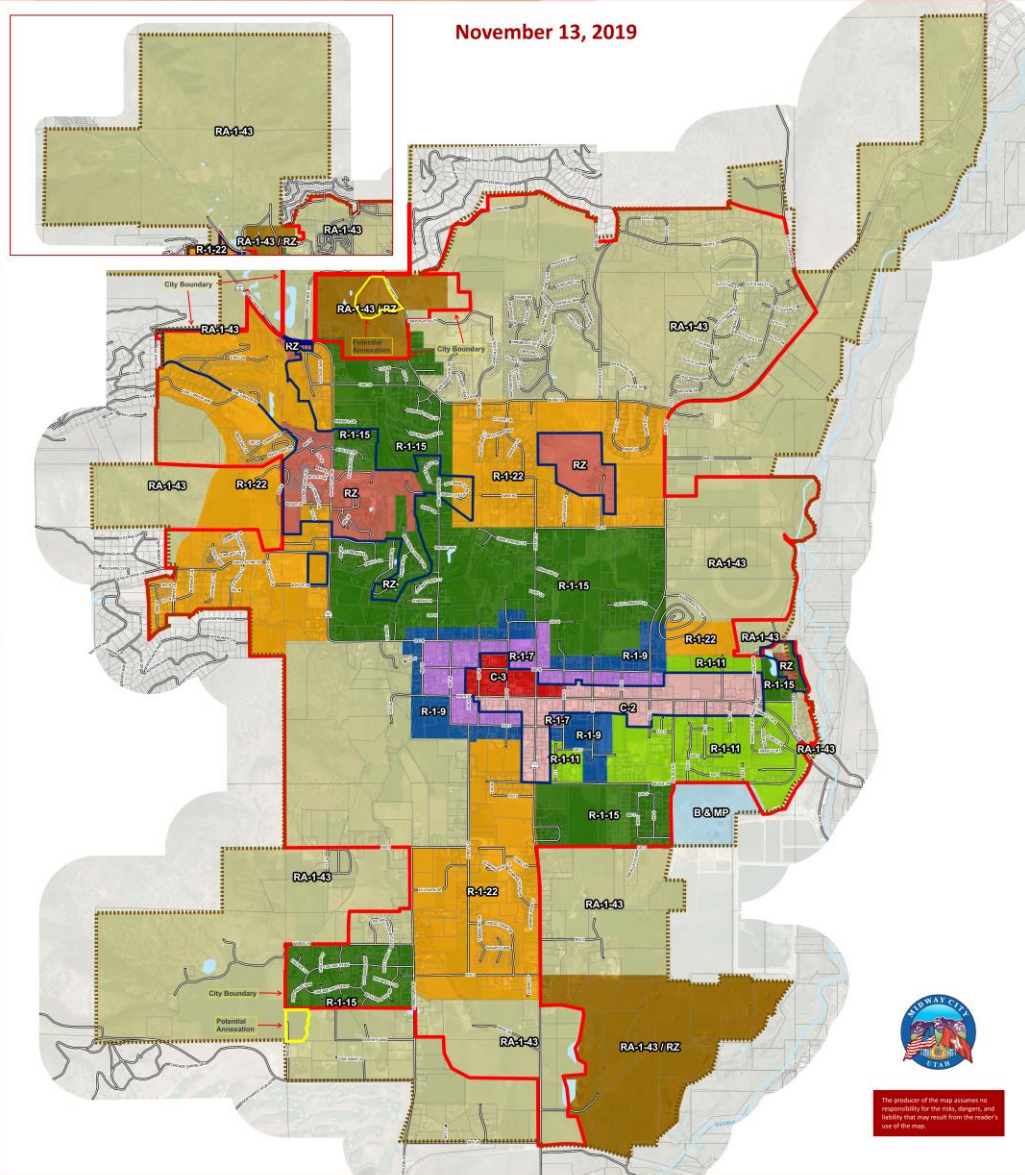






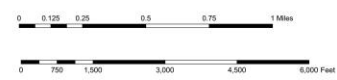
# MIDWAY CITY - Land Use

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.

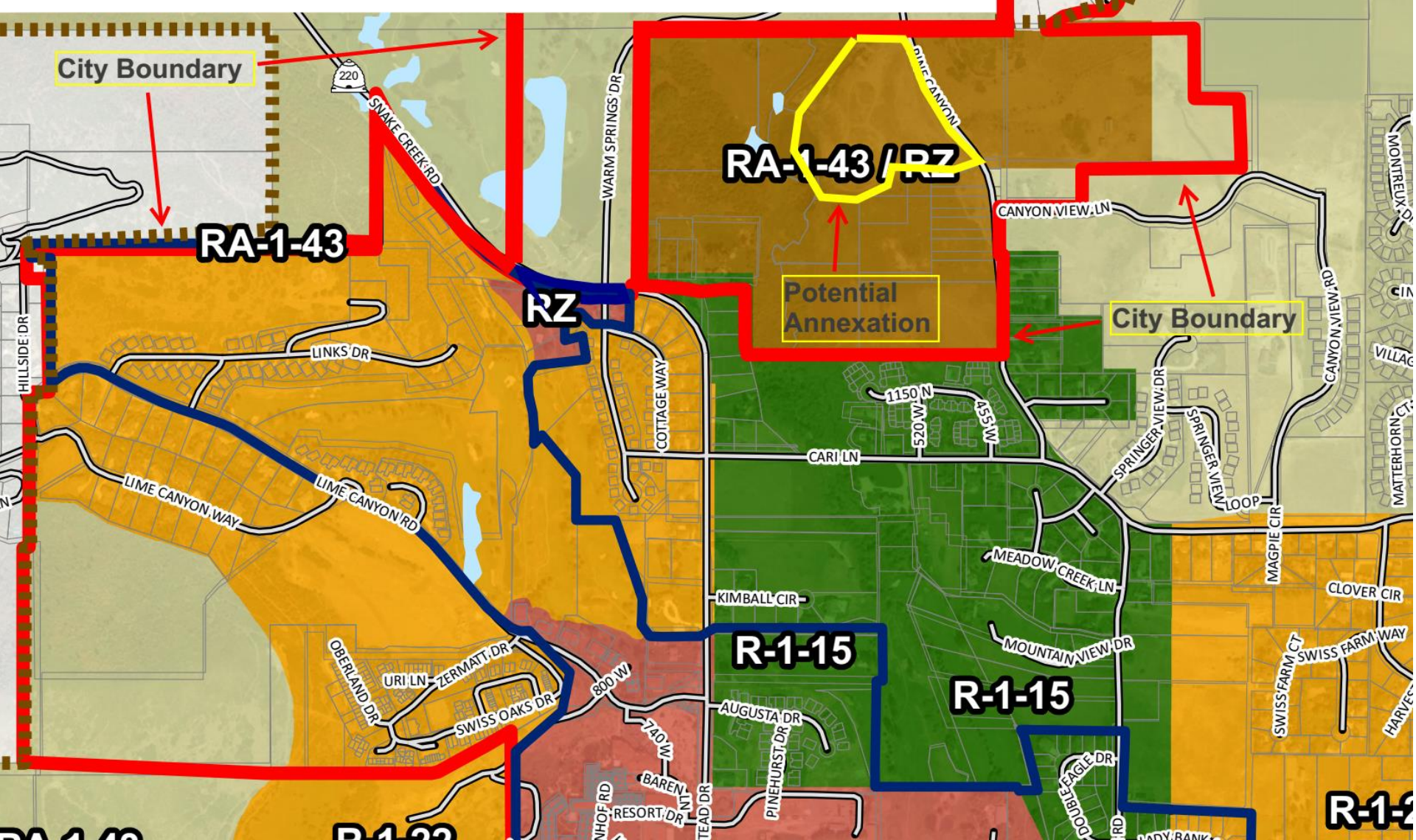
- Legend**
- Midway Growth Boundary
  - TRCD
  - Midway City Boundary
  - Rivers
  - Roads
  - Water Body
- |  |  |
|--|--|
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B & MP | <span style="background-color: #FFA07A; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1-22       |
| <span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-2    | <span style="background-color: #8A2BE2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1-7        |
| <span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-3    | <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RA-1-43      |
| <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1-11 | <span style="background-color: #8B0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RZ           |
| <span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1-15 | <span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RA-1-43 / RZ |



**MAG**  
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Map Produced For Midway City, GIS/IT/Map Corporation  
 Municipal Professional Corporation  
 Map Production Date: Nov 13, 2019  
 Map Projection: UTM North  
 Data Source: Midway City & MapData County

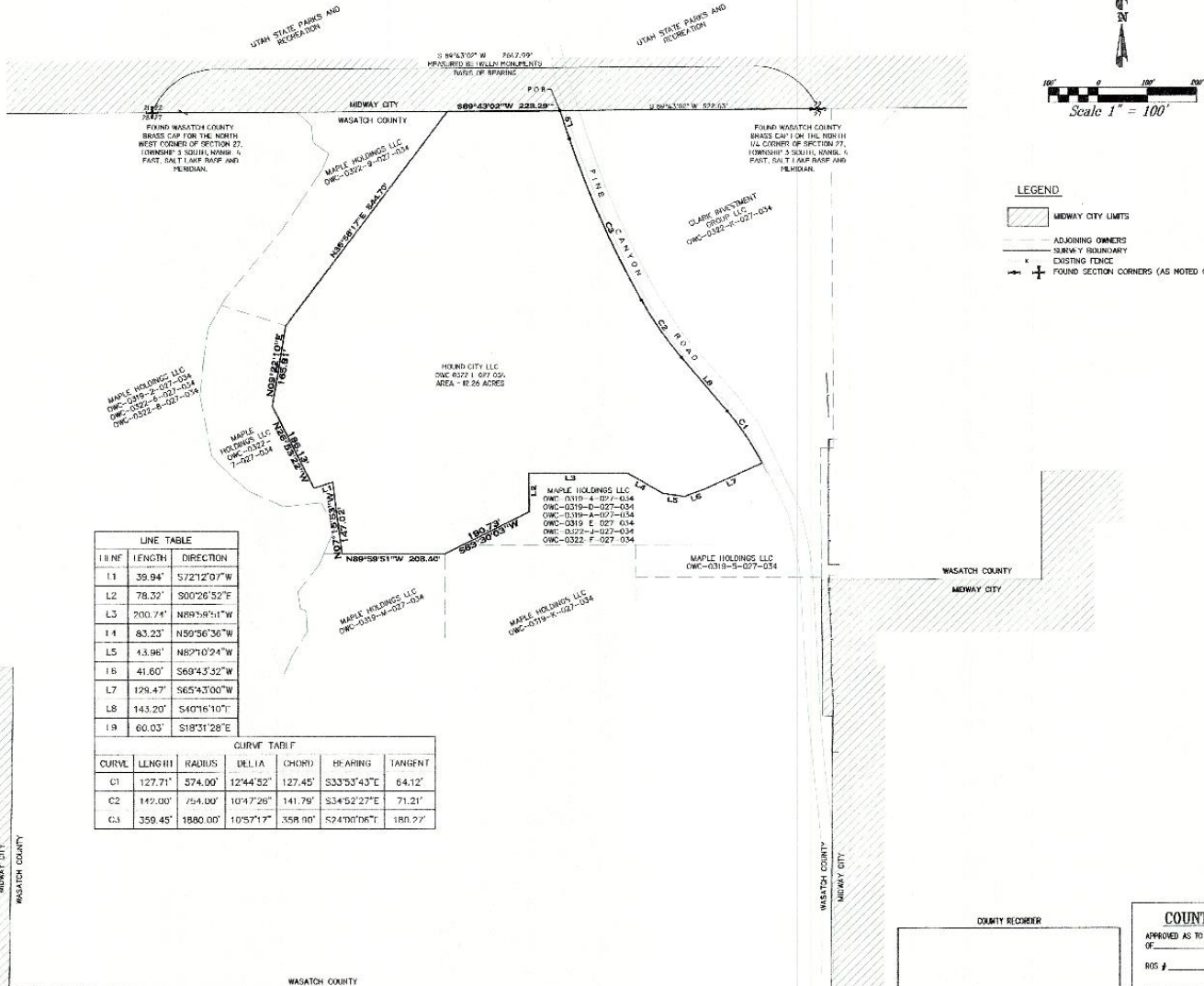






# HOT SPRINGS ANNEXATION

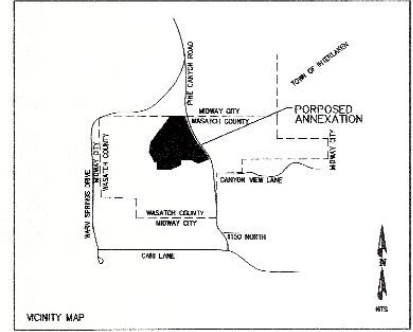
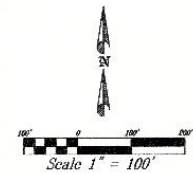
LOCATED IN SECTION 27 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.



LINE #	LENGTH	DIRECTION
L1	39.94'	S72°12'07"W
L2	78.22'	S00°26'32"E
L3	700.74'	N89°49'51"W
L4	83.23'	N59°56'36"W
L5	43.98'	N87°10'24"W
L6	41.60'	S69°43'32"W
L7	129.47'	S65°43'00"W
L8	143.20'	S40°16'10"W
L9	60.03'	S18°31'28"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	127.71'	574.00'	12°44'52"	127.45'	S33°53'43"E	64.12'
C2	142.00'	754.00'	10°47'26"	141.79'	S34°52'27"E	71.21'
C3	358.45'	1800.00'	10°57'17"	358.90'	S24°10'06"E	180.27'



- LEGEND**
- MIDWAY CITY LIMITS
  - ADDING OWNERS
  - SURVEY BOUNDARY
  - EXISTING FENCE
  - FOUND SECTION CORNERS (AS NOTED ON DRAWING)

**BASIS OF BEARING**  
 THE BASIS OF BEARING IS SOUTH 89°43'02" WEST AS MEASURED IN THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTH & CORNER OF SECTION 27 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT LOCATED SOUTH 89°43'02" WEST ALONG THE SECTION LINE 522.63 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTH WEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
 THENCE SOUTH 89°43'02" EAST 100.00 FEET; THENCE ALONG THE ARC OF A 1800.00 FEET RADIAL CURVE TO THE LEFT 330.65 FEET CHORD BEARS SOUTH 24°10'06" EAST 358.45 FEET; THENCE ALONG THE ARC OF A 754.00 FOOT RADIAL CURVE TO THE LEFT 142.00 FEET CHORD BEARS SOUTH 34°52'27" WEST 141.79 FEET; THENCE SOUTH 49°51'14" EAST 700.74 FEET; THENCE ALONG THE ARC OF A 574.00 FOOT RADIAL CURVE TO THE RIGHT 127.71 FEET; CHORD BEARS SOUTH 33°53'43" EAST 127.45 FEET; THENCE SOUTH 87°10'24" WEST 104.37 FEET; THENCE SOUTH 60°13'57" WEST 41.60 FEET; THENCE NORTH 87°10'24" WEST 43.98 FEET; THENCE NORTH 59°56'36" WEST 83.23 FEET; THENCE SOUTH 00°26'32" EAST 78.22 FEET; THENCE NORTH 00°26'32" WEST 78.22 FEET; THENCE SOUTH 72°12'07" WEST 39.94 FEET; THENCE NORTH 26°53'24" WEST 39.94 FEET; THENCE SOUTH 12°44'52" WEST 127.71 FEET; THENCE NORTH 24°10'06" EAST 60.03 FEET TO THE POINT OF BEGINNING.  
 AREA = 12.28 ACRES

**SURVEYOR'S CERTIFICATE**

I, HROY L. FAROK DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 62936 AS PROVIDED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, WASATCH COUNTY, UTAH.

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THIS IS TO CERTIFY THAT THE LEGISLATIVE BODY HAS ADOPTED AN ORDINANCE WHICH HAS APPROVED AND ACCEPTED THE ANNEXATION OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, UTAH, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE HOT SPRINGS ANNEXATION.

DATE	TIME	DATE
WARR	DATE	RECORDER'S SEAL
CITY ATTORNEY	DATE	
CITY ENGINEER	DATE	
ALDER	DATE	
CITY RECORDER	DATE	

COUNTY RECORDER

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROS # \_\_\_\_\_

COUNTY SURVEYOR

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

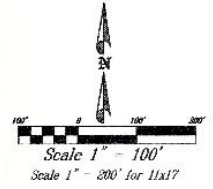
ROS # \_\_\_\_\_

COUNTY SURVEYOR

**HOT SPRINGS ANNEXATION**

DATE: 10 NOVEMBER 2020  
 DRAWING NO: 01 ANNEX PLAT  
 SHEET NO: 1 OF 1





- LEGEND**
- WETLANDS PER U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY
  - EXISTING PONDS AND HOT POOLS
  - 100 YEAR FLOOD AREA (ZONE AC)  
(THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS AN ADJACENT FLOOD PLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS)
  - FLOODWAY
  - 25%+ SLOPE



WASATCH COUNTY  
MIDWAY CITY

MIDWAY CITY  
WASATCH COUNTY

WASATCH COUNTY  
MIDWAY CITY

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SHOWN AND SCALED.  
PAUL G. BERG P.E.  
SERIAL NO. 2852026  
DATE: 19 NOV 2020

WHITAKER  
HOT SPRINGS ANNEXATION  
SENSITIVE LANDS MAP

**BERG ENGINEERING**  
PETERMAN & GIBBLIF P.C.  
380 E MAIN ST. SUITE 200  
MIDWAY, UT 84049  
PH: (435) 627-9749

DESIGN BY: FOR	DATE: 19 NOV 2020	SHEET
DRAWN BY: PJB	REV:	1



# ITEMS OF CONSIDERATION

- Unincorporated peninsula
  - Clark and Morgan property must be annexed to avoid creating a peninsula
  - Petitioner does not have enough land or enough value to force annexation of both parcels
- Concept plan required for development
  - *If the proposed area is intended for development, a complete copy of the development concept plan, which shall also be filed at the same time (or earlier) with the City Planner. The petition shall also identify and depict any requested zoning designation on the plan or a suitable map. Impact mitigation considerations in the annexation agreement will be based on the density permitted under the requested or applied zone requirements.*



# POSSIBLE FINDINGS

- The proposed annexation will create an unincorporated peninsula
- The City code discourages creating unincorporated peninsulas
- A concept plan has not been submitted with the application
- Without a concept plan, the City cannot determine the impact of the annexation on the City and surrounding community
- Further consideration of the petition by the City Council does not guarantee the property will be approved for annexation by the City Council