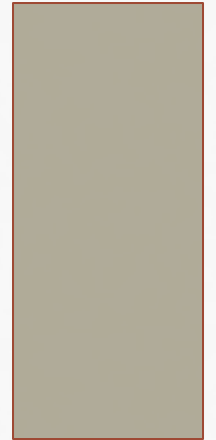
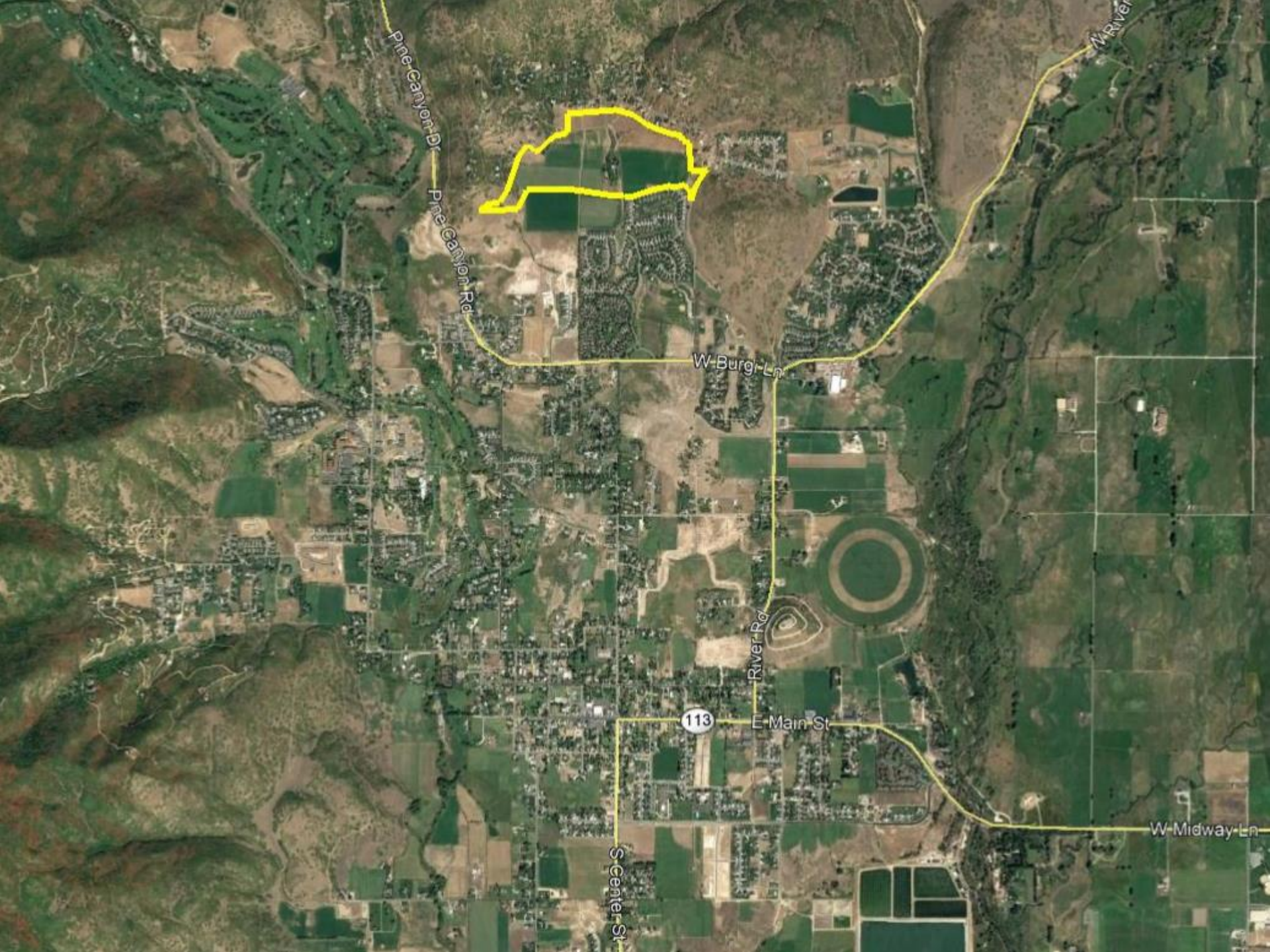


MIDWAY VISTAS

MASTER PLAN





Pine Canyon Dr
Pine Canyon Rd

W Burgi Ln

River Rd

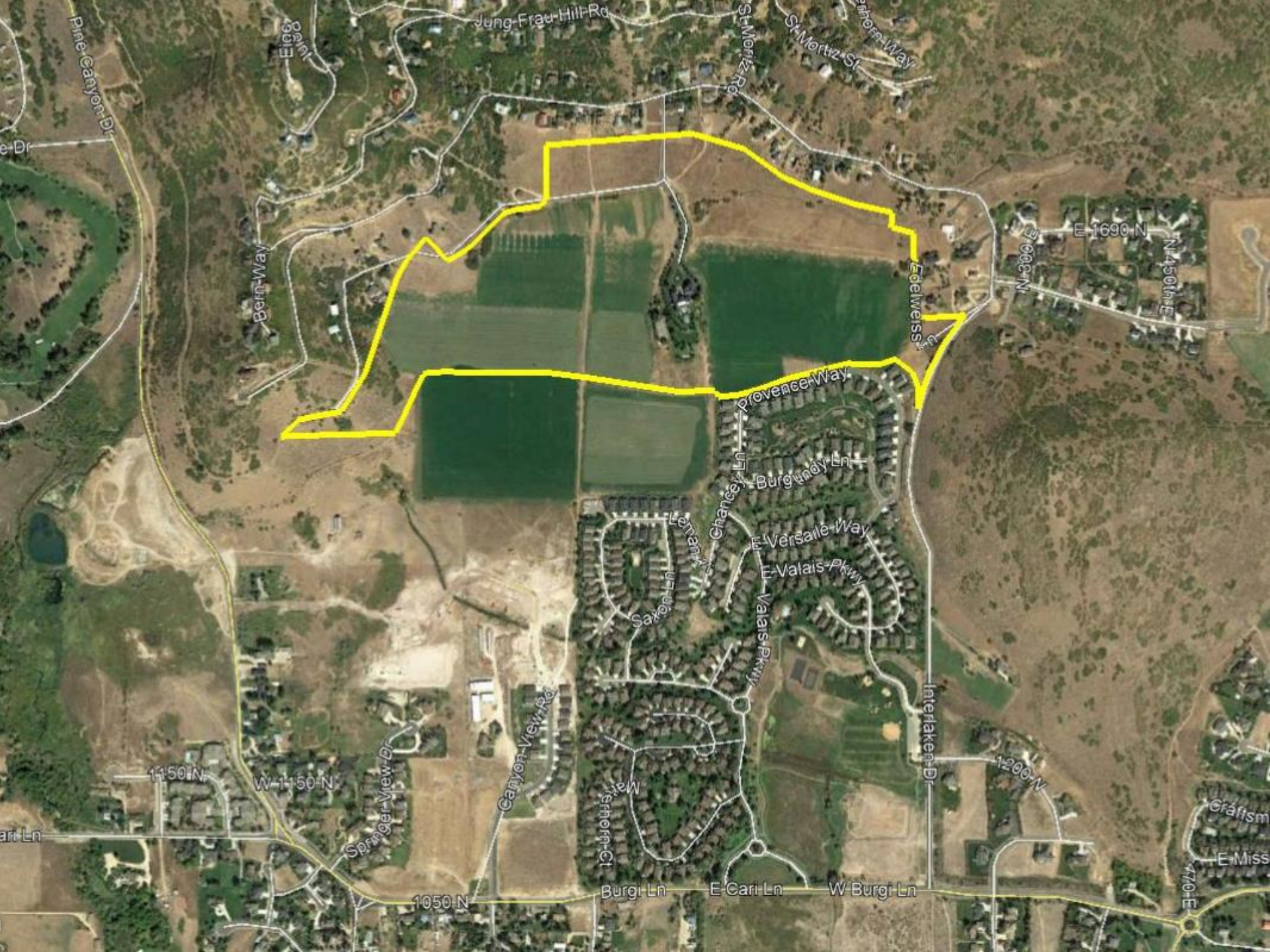
113

E Main St

S Center St

W Midway Ln

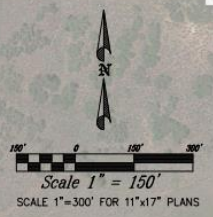
W River





MIDWAY VISTAS

- 83.19 acres
- RA-1-43 zone
- Annexed on June 27, 2007
- Limited to 49 lots
 - 3 phases
- Private Streets (public easement)
- Public Trails including some off-site trails
- Open Space
 - 25.39 acres (30.52%)
- Sensitive Lands



ALLOWED LOT SIZE

LOT SIZE AND FRONTAGE MAY BE REDUCED 15% DUE TO THE EXTRA 15% OPEN SPACE THAT IS BEING DEDICATED FOR THIS SUBDIVISION.
 ALLOWED MINIMUM LOT SIZE = 0.85 ACRES
 ALLOWED MINIMUM FRONTAGE = 127.50 FEET

LOT 30:
 IRRIGATED AREA = 1.63 ACRES
 NON-IRRIGATED AREA = 1.24 ACRES
 IMPERVIOUS AREA = 1.00 ACRES

ROAD ROW IRRIGATED AREA FOR SWALES = 1.91 ACRES

LUZERN ROAD NOTE:
 LUZERN ROAD WILL BE ABANDONED THROUGH LOTS 27-29. LUZERN ROAD WILL CONNECT TO THE NEW ROAD IN THE SUBDIVISION BETWEEN THE WELL PUMP HOUSE AND LOT 27 TO CONNECT TO THE NEW ROAD IN THE SUBDIVISION.

LEGEND

- COMMON AREA WITH TRAILS & TENNIS COURT (12.03 ACRES)
- IRRIGATED COMMON AREA (11.15 ACRES)
- NON-IRRIGATED COMMON AREA/OPEN SPACE (13.36 ACRES)
- LOTS
- PUBLIC TRAILS (4,717 LF)
- SLOPES GREATER THAN 25%

LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.39 AC (30.52%)
NUMBER OF LOTS	48 NEW LOTS 1 TENSER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 295585
 DATE: 15 APR 2020

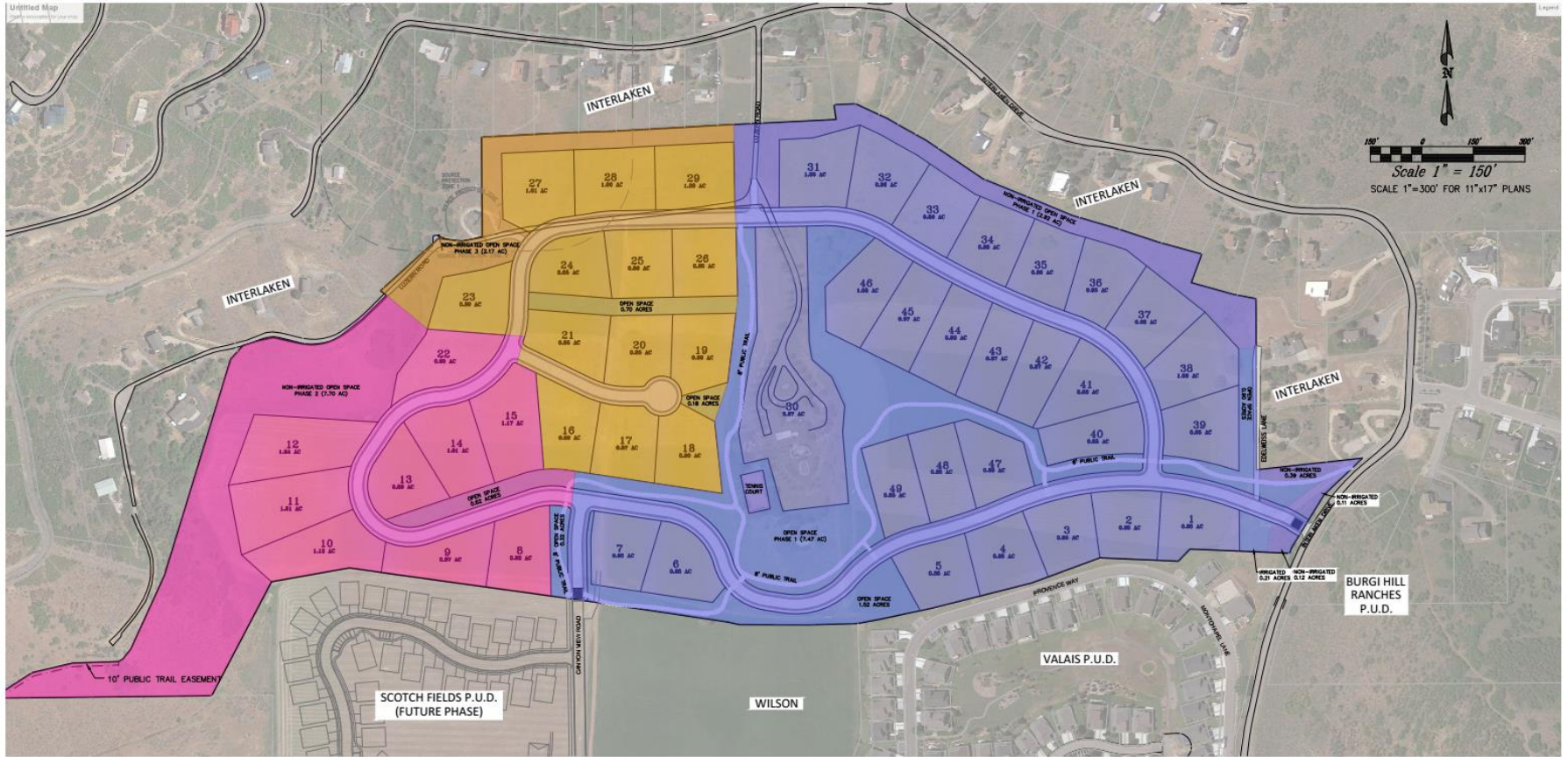
KIRK MALMROSE
 MIDWAY VISTAS
 MASTER SITE PLAN

BERG ENGINEERING
 280 E. Main St., Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: CNB
 DRAWN BY: CNB

DATE: 15 APR 2020
 REV:

SHEET
 3



PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE		CUMULATIVE		NON-IRRIGATED
				IN PHASE	SPACE %	OPEN SPACE %	OPEN SPACE	
1	27	1-7, 30-49	46.89 AC	13.63 AC	29.06%	29.06%	3.36 AC	
2	9	8-15, 22	19.66 AC	8.32 AC	43.90%	32.98%	7.70 AC	
3	13	16-21, 24-29	16.64 AC	3.05 AC	18.33%	30.05%	2.17 AC	

NOTES:
15% REQUIRED PER CITY ORDINANCE.
30% REQUIRED FOR REDUCE LOT SIZES PROPOSED WITH THIS PROJECT.

- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3

LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.39 AC (30.52%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

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PAUL D. BURG, P.E.
SERIAL NO. 295585
DATE: 15 APR 2020

KIRK MALMROSE
MIDWAY VISTAS

PHASING PLAN

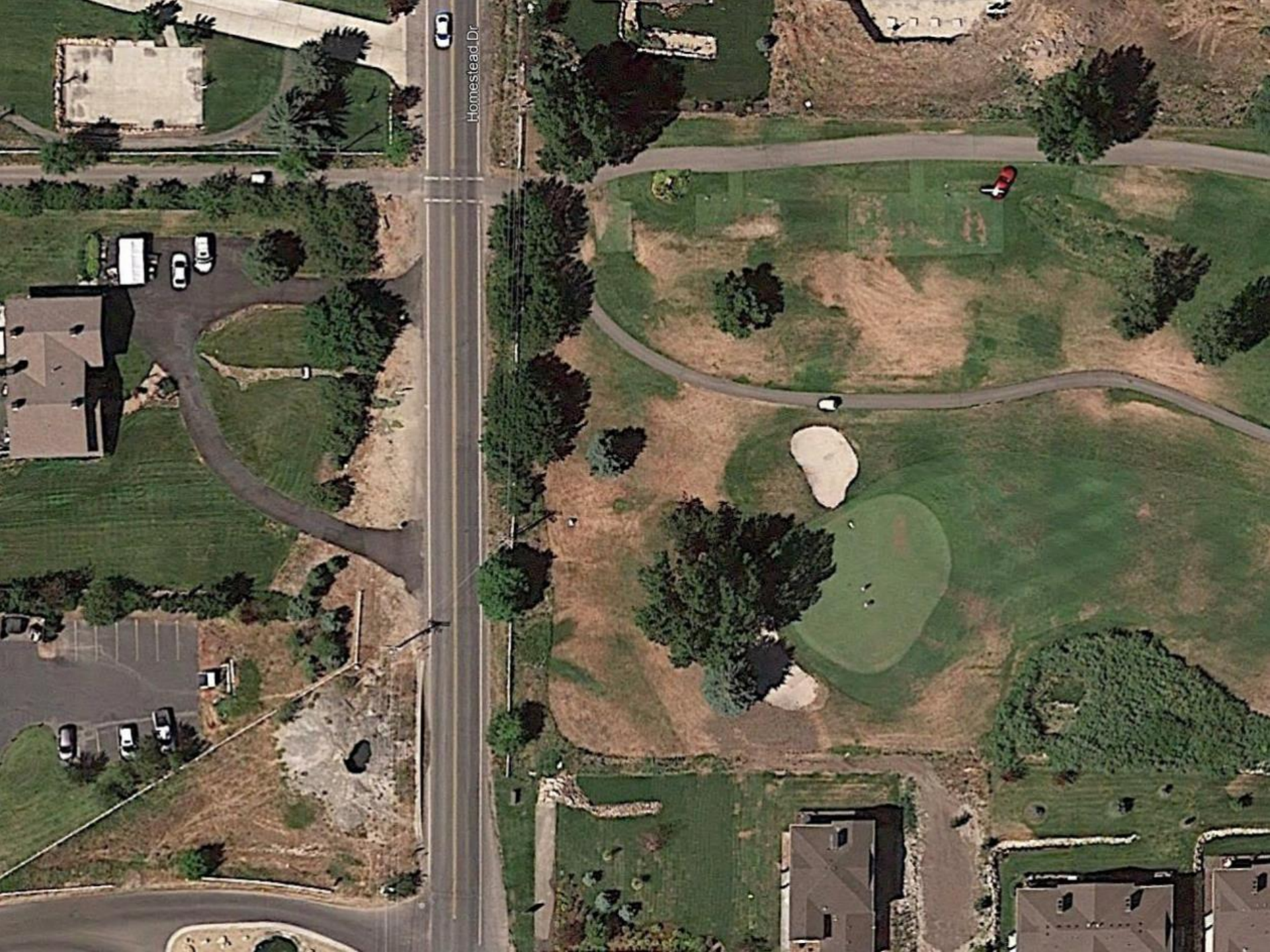
BERG ENGINEERING
280 E. Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 15 APR 2020
REV: 4

DISCUSSION ITEMS

- Open space
 - 15% required
 - 30% proposed
 - Lots may reduce in size and frontage by 15%
- Sensitive lands
 - 25% slopes and greater
- Density limited to 49
- Access
 - Interlaken Road use agreement
- Public Trails
 - Offsite trail requirement
- Interlaken dumpsters in Valais Park



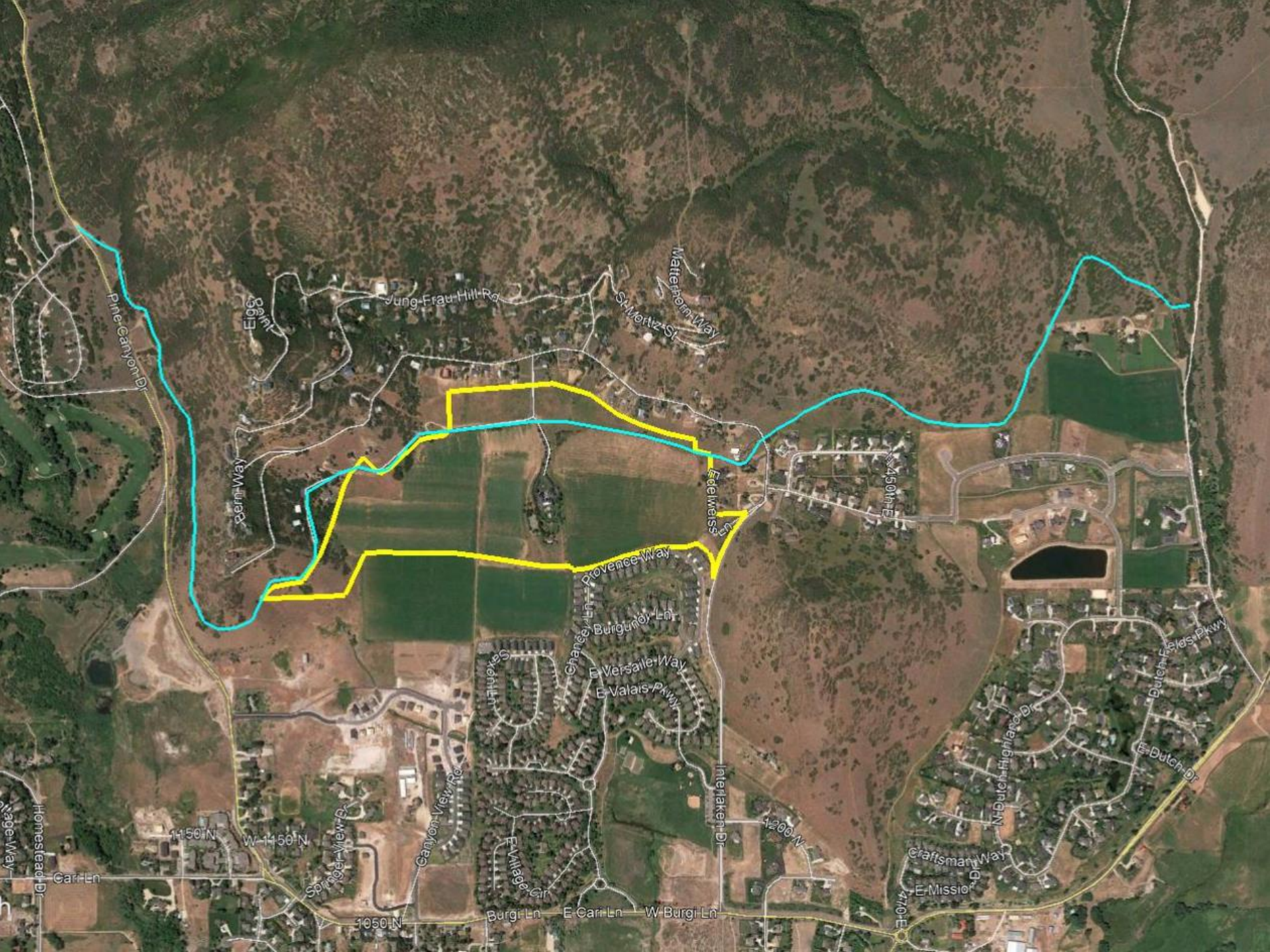


Homestead Dr









Pine Canyon Dr

Elger Way

Jung-Frau Hill Rd

St. Mortiz St

Matterhorn Way

Peerm Way

Eschweiss Ln

450th E

Provence Way

Burgundy Ln

E Versaille Way

E Valais Pkwy

St. John Ln

Chancy Ln

Interlaken Dr

1200 W

Craftsman Way

E Missio Dr

470th E

Dutch Falls Pkwy

E-Dutch Dr

N-Dutch Highway Dr

1450 N

W 1450 N

1050 N

Burgi Ln

E Cari Ln

W Burgi Ln

Homestead Dr

Gar Ln

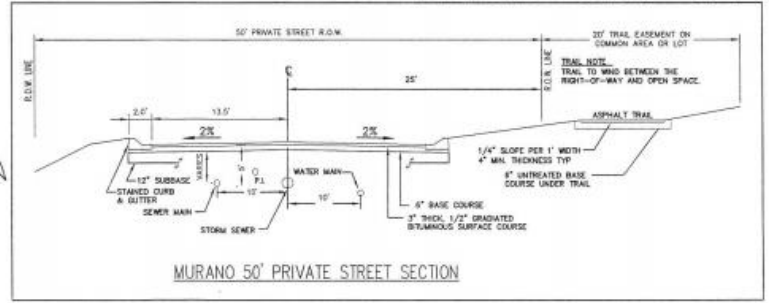
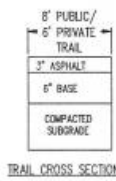
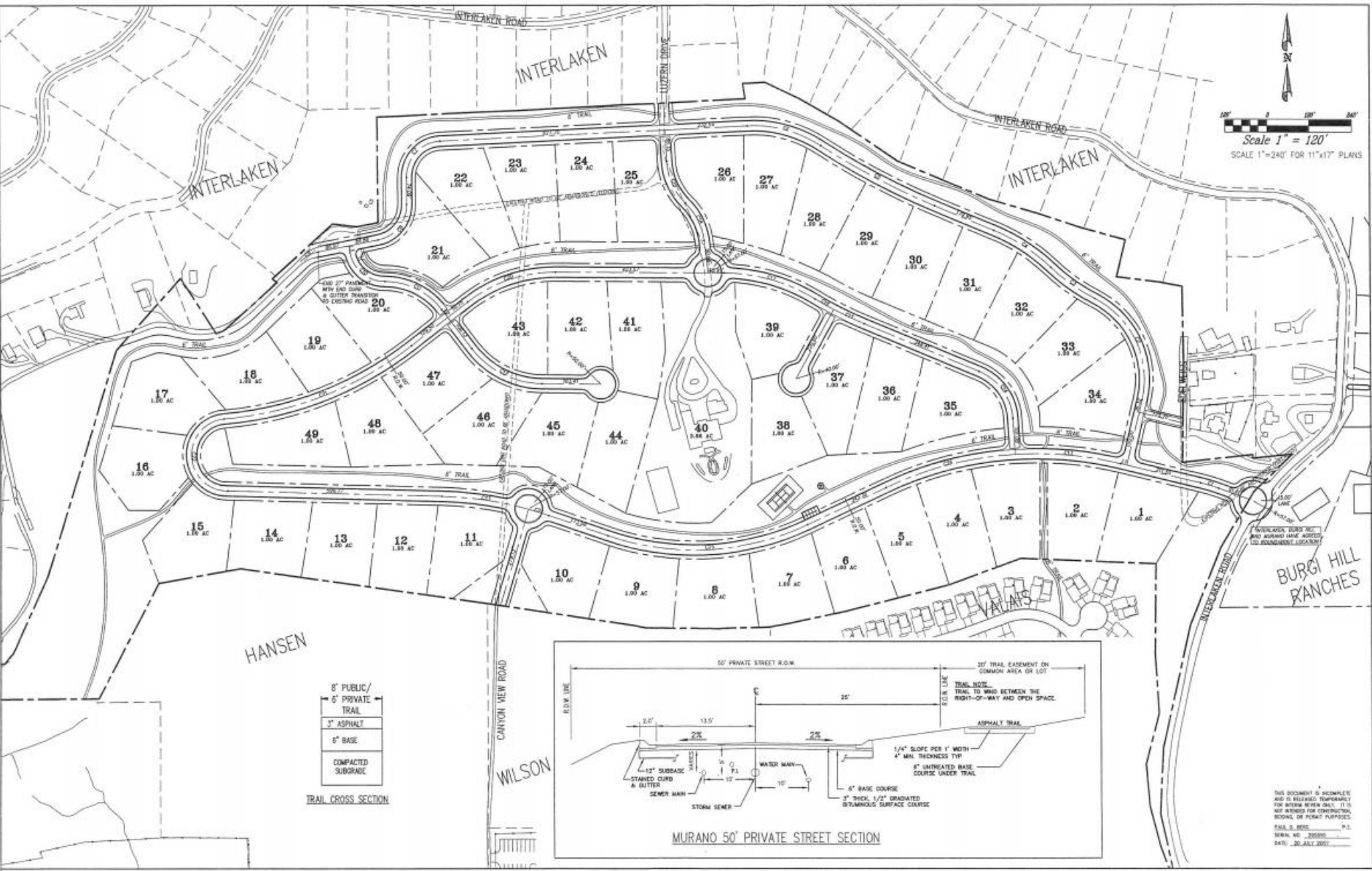
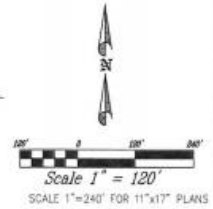
Springer View Dr

Canyon View Rd

Emillage Cir

Ridge Way

Dutch Falls Pkwy



INTERLAKEN, BURGI HILL AND WILSON HAVE ACCESS TO BURGI HILL LIBRARY

THIS DOCUMENT IS A SCHEMATIC AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PUBLIC PURPOSES.
 P.E. REG. NO. 255995
 DATE: 20 JULY 2007

MIDWAY CITY, UT
 WATTS ENTERPRISES
 ADDRESS: 5200 S HIGHLAND DR. SIC, UT 84177
 PHONE: (801) 272-7111

STREETS AND TRAILS PLAN

SOWBY & BERG CONSULTANTS
 380 E MAIN ST. STE. B. MIDWAY UT, 84049
 PHONE: (435) 657-9749

SCALE: 1"=120"
 DESIGN BY: PFB
 DRAWN BY: CNB
 DATE: 20 JUL 2007
 REV:
 DRAWING NO: STREET
 SHEET NO: 3

DISCUSSION ITEMS

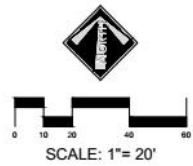
- Open space
 - 15% required
 - 30% proposed
 - Lots may reduce in size and frontage by 15%
- Sensitive lands
 - 25% slopes and greater
- Density limited to 49
- 1 HOA for all 3 phases
- Access
 - Interlaken Road use agreement
- Public Trails
 - Offsite trail requirement
- Interlaken dumpsters in Valais Park



Interlaken Dr



BURD HILL
RANCHES
P.L.L.C.



PLANNING COMMISSION RECOMMENDATION

- Commissioner Bouwhuis: I make a motion to recommend approval for Midway Vistas, Master Plan and Annexation Amendment. The property was annexed into Midway as part of the Zenger Annexation and was formerly known under the names of Murano and Malmrose. The property is 84.15 acres and contains 49 lots. There are 25.39 acres of open space in the proposal. The property is located at 285 Luzern Road and is in the RA-1-43 zone. We accept staff report and the list of conditions provided in the staff report as follows: The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that City built along Burgi Lane that was originally required of the developer. Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan and that a possible location would be the far east side of the property off Interlaken. The area being considered for the burden of costs to the city and that we feel that it is inappropriate to have the dumpsters located at the entrance to this development. All approved non-irrigated areas will be noted on the plats. A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.

WATER BOARD RECOMMENDATION

- The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project.
- Secondary water meters
- Irrigation pumps required for 15 lots
- All the required water rights will be held in escrow before the master plan agreement is recorded.

POSSIBLE FINDINGS

- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be built by the developer that will be an amenity to the entire community.

PROPOSED CONDITIONS

- The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that City built along Burgi Lane that was originally required of the developer.
- Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan.
- All approved non-irrigated areas will be noted on the plats.
- A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.
- Private roads in the development will have a public access easement which will be noted on the plats and in the master plan agreement.
- The developer will provide a 10' public trail easement to relocate the existing back-country trail. The trail will run from the Interlaken pump station in the 50' wide common area to the entrance of Midway Vistas near Interlaken Drive.