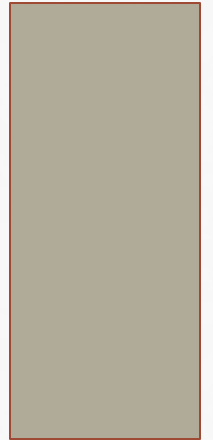
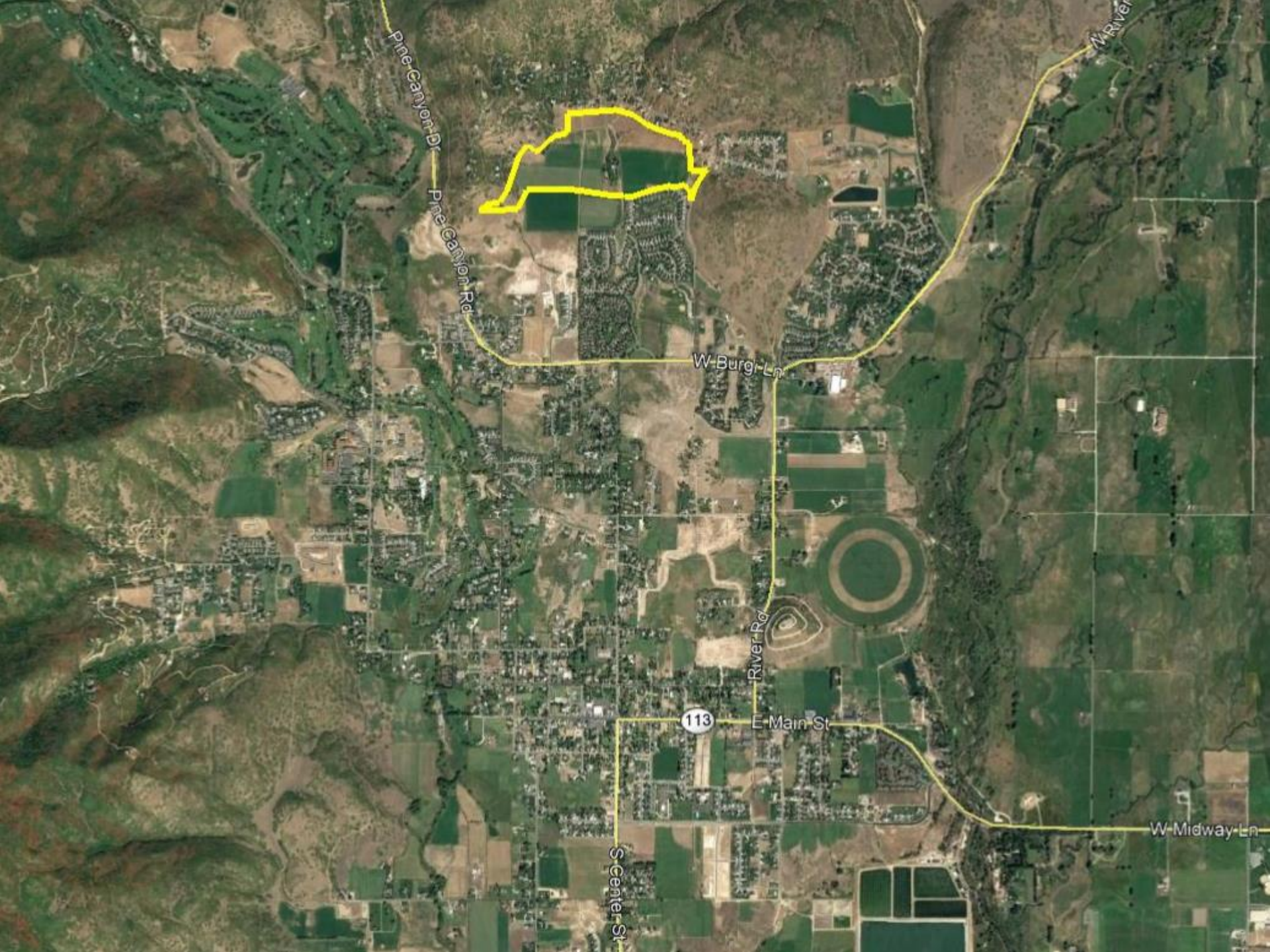


# MIDWAY VISTAS

PHASE 1 PRELIMINARY





Pine-Canyon-Dr  
Pine-Canyon-Rd

W-River

W-Burgi-Ln

River-Rd

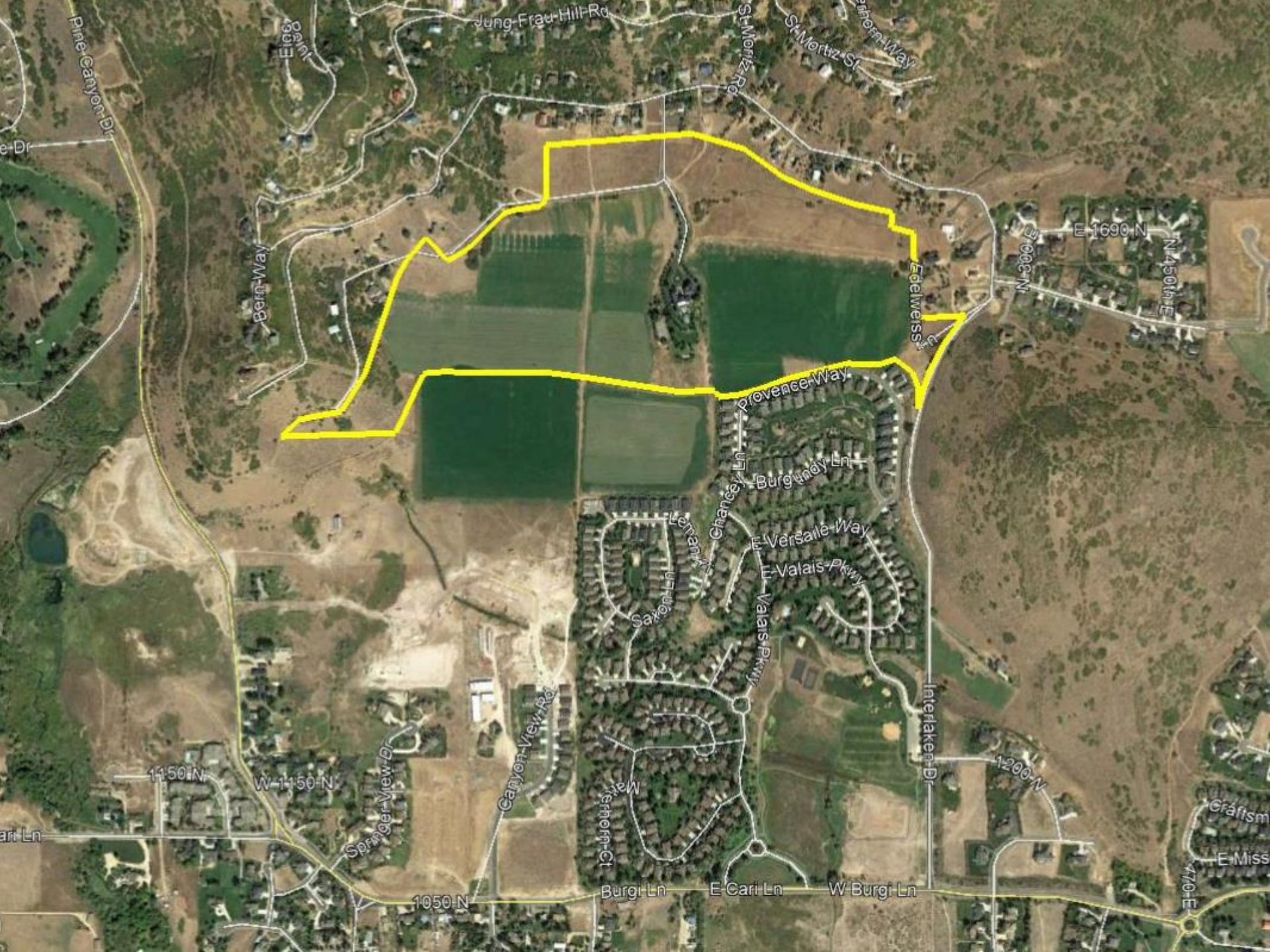
113

E-Main-St

S-Center-St

W-Midway-Ln





Jung-Frau-Hill-Rd

St.Moritz-Rd

St.Moritz-St

Lauberm-Way

Bern-Way

Edelweiss-Ln

N 300 E

E 1690 N

N 450th E

Provence-Way

Chancey Ln

Burgundy Ln

E Versaille Way

E Valais Pkwy

Valais Pkwy

Interlaken-Dr

1150 N

W 1150 N

Springer-View-Dr

Canyon-View-Rd

Werkstoff-Ci

Burgi Ln

E Cari Ln

W Burgi Ln

1200 N

Grätsm

E Miss

410 E

1050 N





# MIDWAY VISTAS

- 46.89 acres in phase 1
  - Entire master plan 83.19 acres
- 13.63 acre of open space
- RA-1-43 zoning
- Proposal contains 27 building pads
  - Entire master plan contains 49 lots
- Project is a standard subdivision



# MIDWAY VISTAS

- Private roads will be the responsibility of the HOA
  - Public access easement on all roads and sidewalks
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved private trails with a public trail easement and a back-country trail with a public trail easement
  - Project will participate in an off-site trail about 300' in length along Homestead Drive



**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 ASPHALT TRAILS (4,717 LF)
- PUBLIC BACKCOUNTRY TRAIL
- SLOPES GREATER THAN 25%

**LAND USE TABLE**

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.42 AC (30.56%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

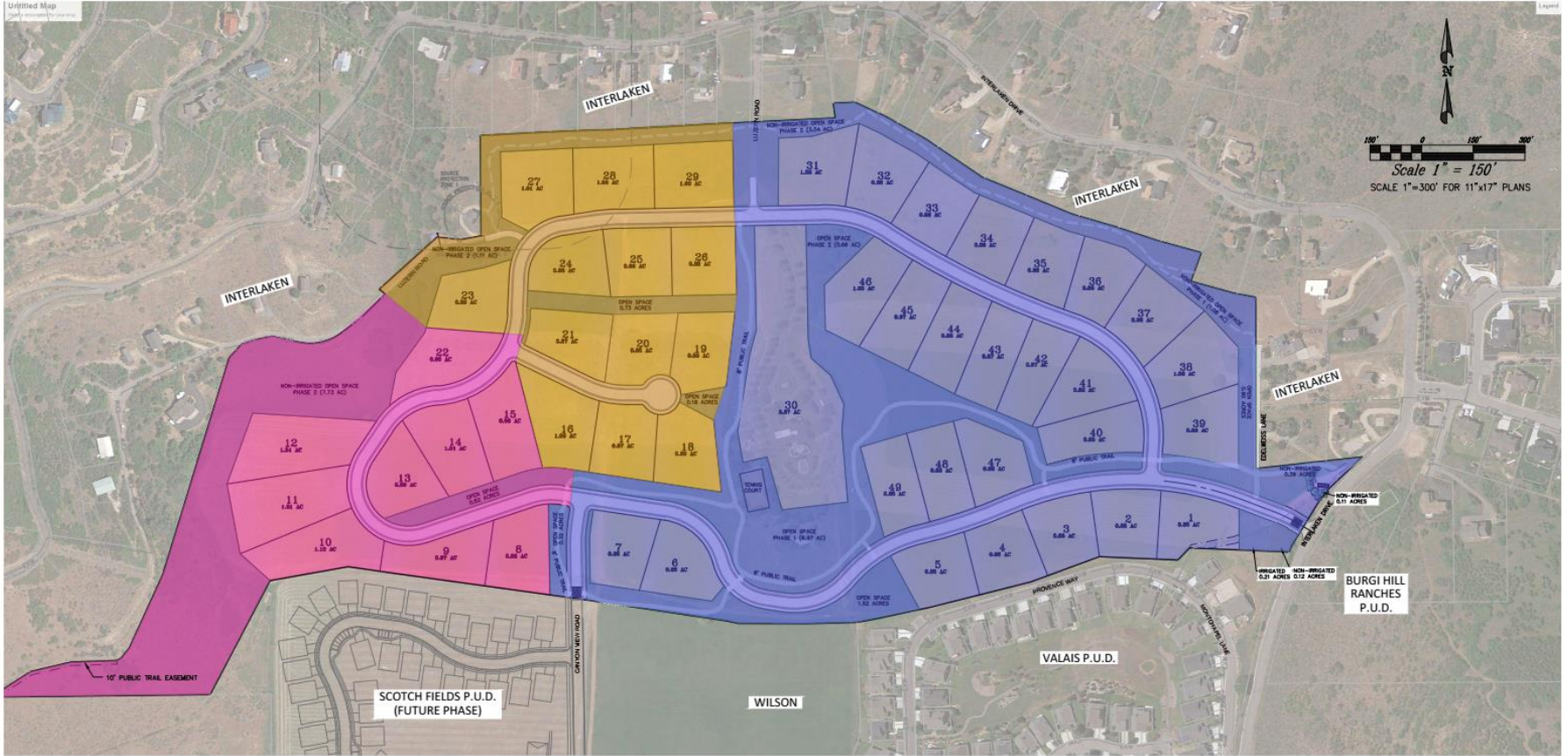
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BIRD, P.E.  
 SERIAL NO. 295565  
 DATE: 28 JUL 2020

KIRK MALMROSE  
 MIDWAY VISTAS  
 APPROVED MASTER PLAN

**BIRD ENGINEERING**  
 2800 E. Main St., Suite 204  
 Midway, UT 84049  
 ph 435.657.9749

DESIGN BY: CNB  
 DRAWN BY: CNB  
 DATE: 15 JUL 2020  
 REV: 28 JUL 2020  
 SHEET 3





PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE IN PHASE	OPEN SPACE %	CUMULATIVE	
						IN PROJECT	NON-IRRIGATED 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	3.08 AC	18.50%	30.56%	2.17 AC
			83.19 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 (30.56%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER 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. BURG, P.E.  
 SERIAL NO. 295585  
 DATE: 28 JUL 2020

KIRK MALMROSE  
 MIDWAY VISTAS  
 PHASING PLAN

**BURGO ENGINEERING**  
 2360 E. Main St., Suite 204  
 Midway, UT 84049  
 ph 435.657.9749

DESIGN BY: CNB  
 DRAWN BY: CNB

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SHEET  
**4**



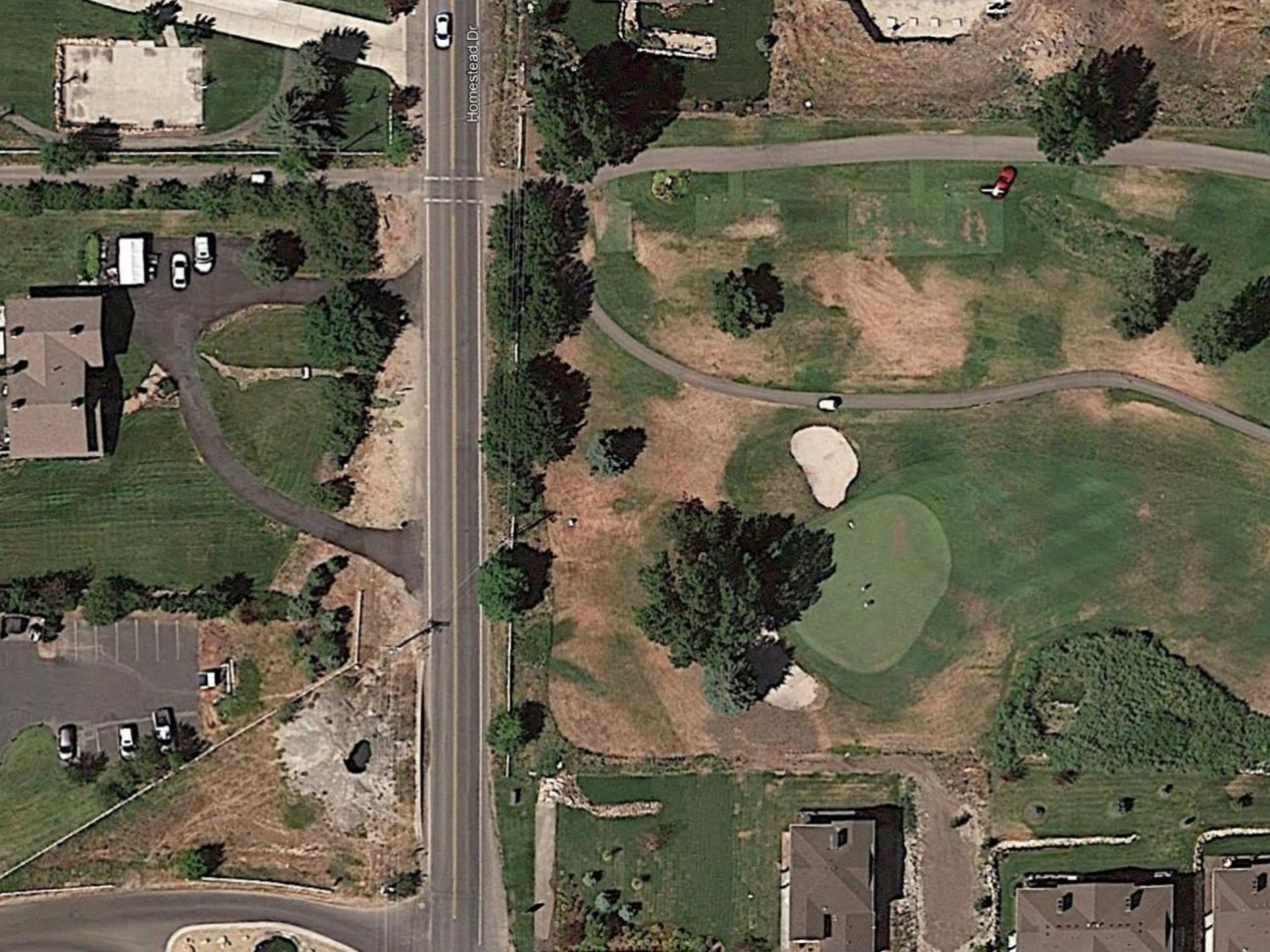
# DISCUSSION ITEMS

- 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
  - 27 in phase 1
- Access
  - Interlaken Road use agreement
- Public Trails
  - Offsite trail requirement
- Interlaken dumpsters in Valais Park
- Edelweiss Lane access



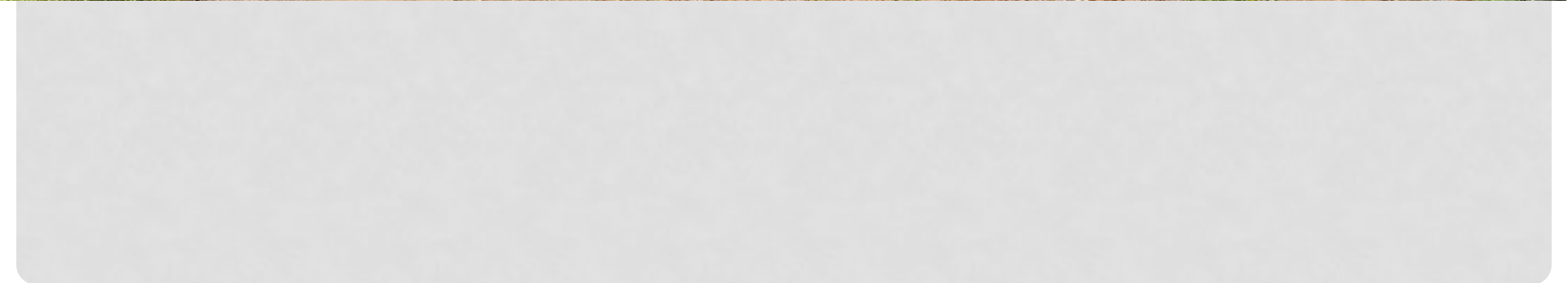






Homestead Dr

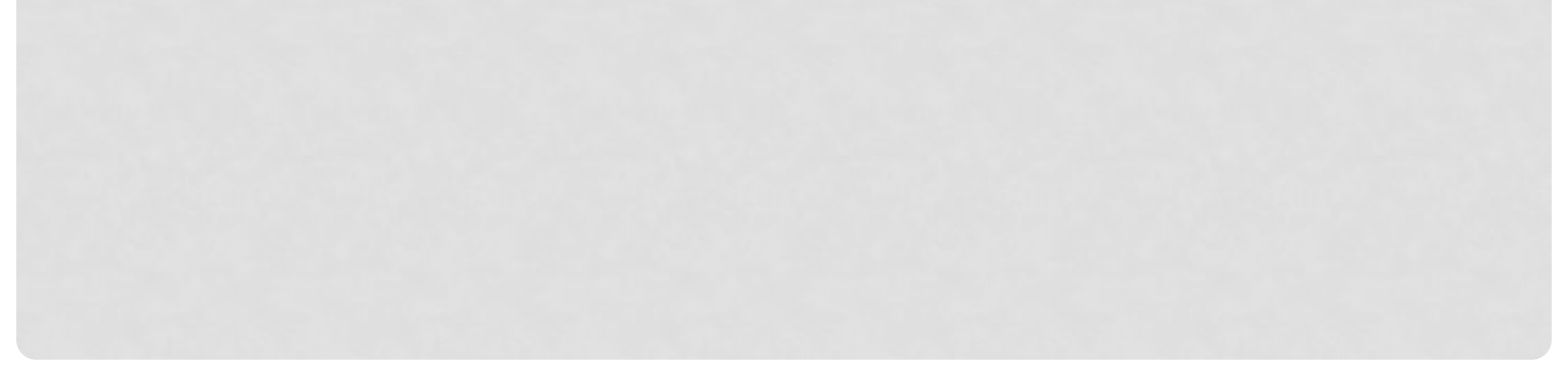
















Interlaken Dr





BURD HILL  
RANCHES  
P.L.L.C.



SCALE: 1" = 20'



## 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. Phase 1 will dedicate 120.18 acre-feet.
- 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 the City built along Burgi Lane that was originally required of the developer. Payment is required before the phase 1 plat is recorded.
- 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. The developer will provide the irrigation pumps to Midway Irrigation Company and the pumps and secondary water meters will be installed by the irrigation company at the time of construction of dwellings on those lots.
- Private roads and sidewalks in the development will have a public access easement which will be noted on the plats and in the development agreement.
- Private trails with public trail easements will be maintained by the City with an annual maintenance fee paid by the HOA.
- A copy of the access agreement for Interlaken Drive is submitted to the City.