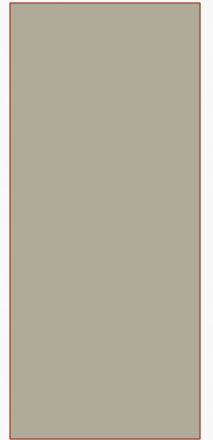


DANCE ANNEXATION

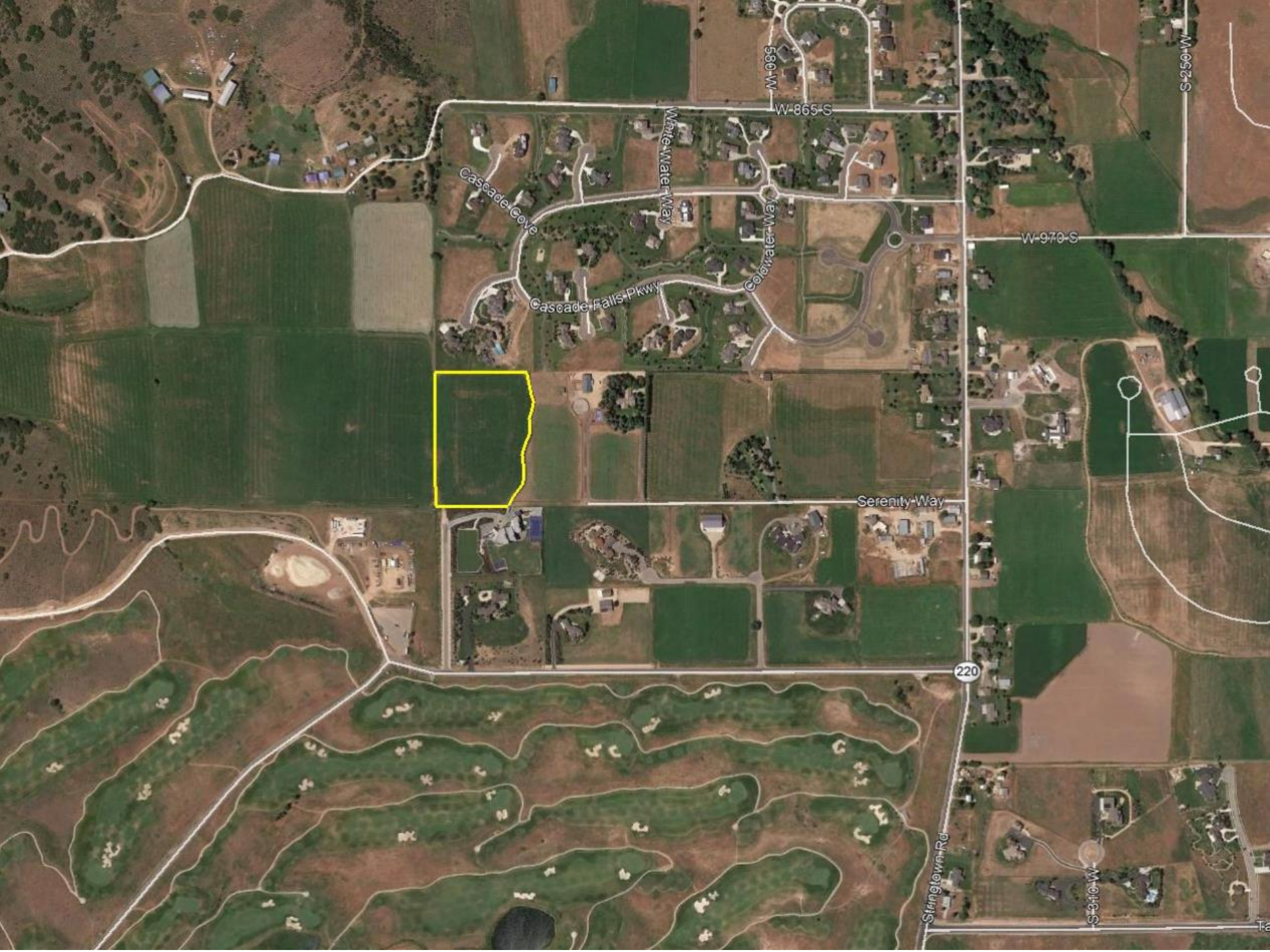
ORDINANCE 2021-10

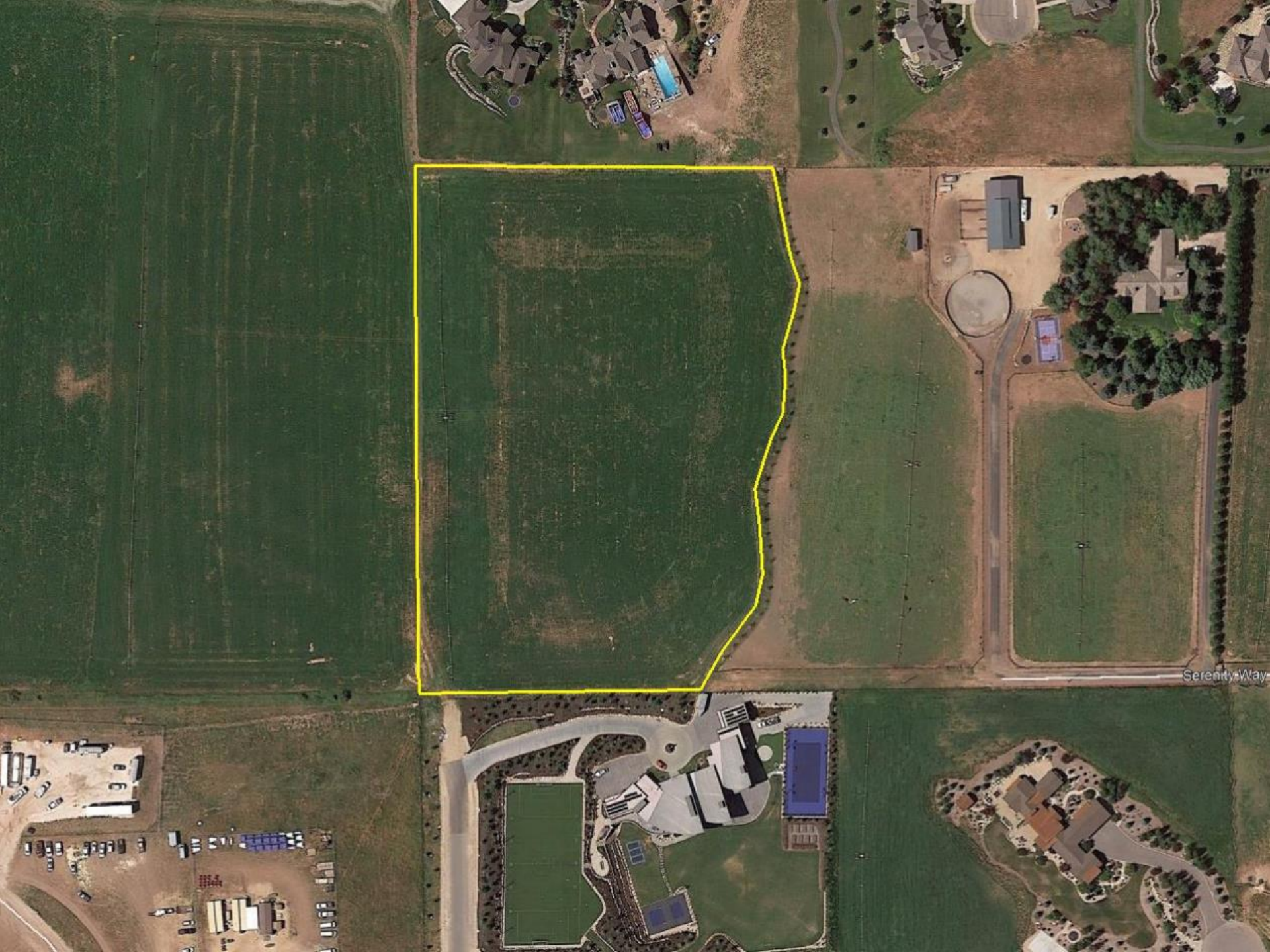


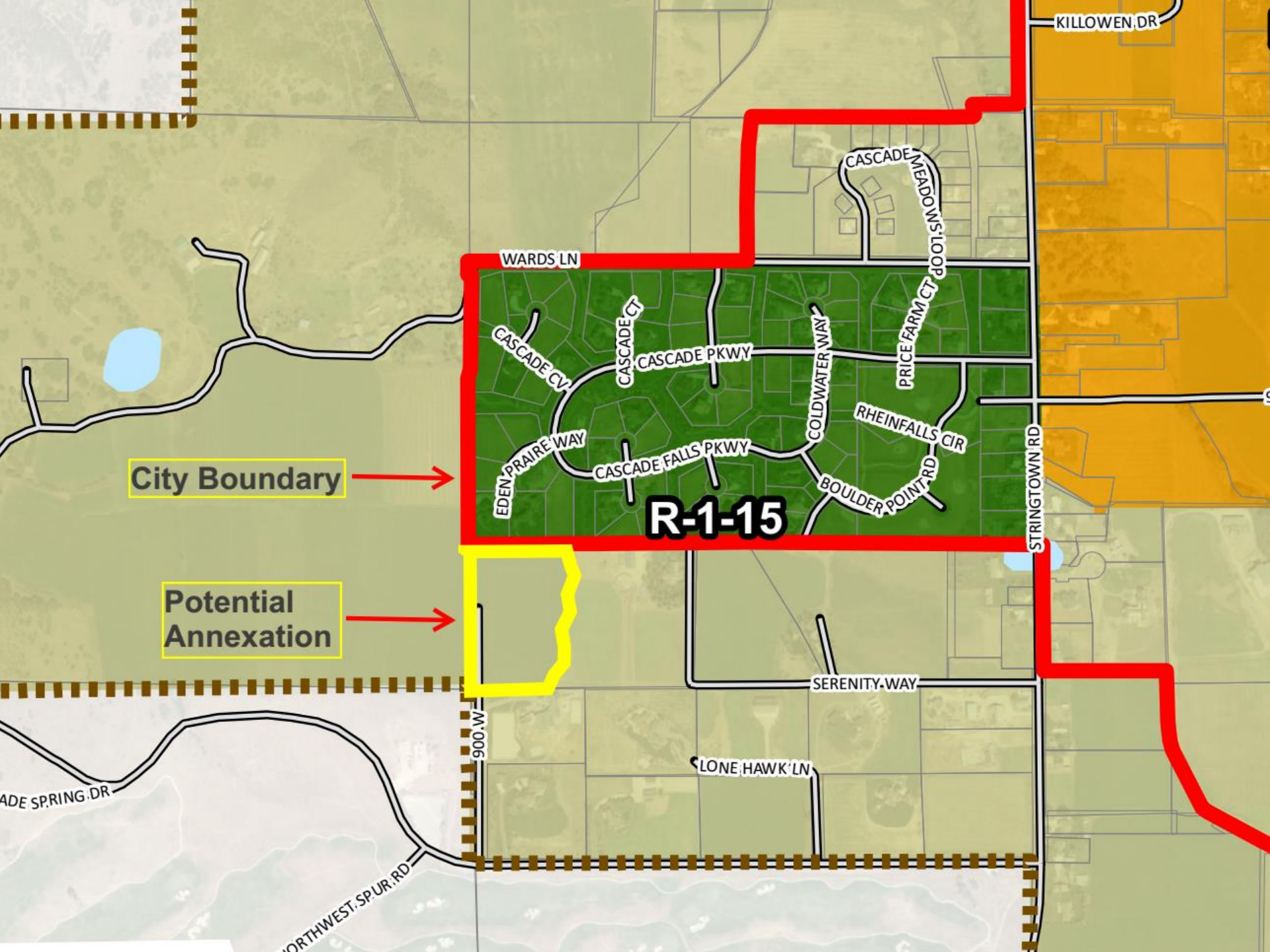
LAND USE SUMMARY

- 6.98 acres
- RA-1 Wasatch County Zoning
- Possible City Zoning RA-1-43









KILLOWEN DR

WARDS LN

CASCADE

MEADOWS LOOP

CASCADE CV

CASCADE CT

CASCADE PKWY

PRICE FARM CT

COLDWATER WAY

RHEINFALLS CIR

CASCADE FALLS PKWY

BOULDER POINT RD

City Boundary

R-1-15

STRINGTOWN RD

Potential Annexation

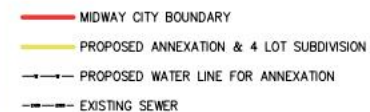
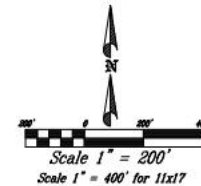
900 W

SERENITY WAY

LONE HAWK LN

CADE SPRING DR

NORTHWEST SPUR RD



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PAUL D. BERG P.E.
SERIAL NO. 220590
DATE: 9 OCT 2020

DOUG DANCE
WARD PARCEL SUBDIVISION

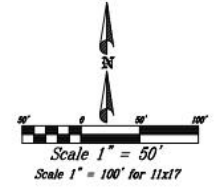
VICINITY MAP



DESIGN BY: PDB
DRAWN BY: PDB

DATE: 9 OCT 2020
REV:

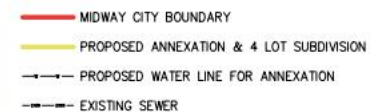
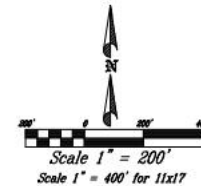
SEE
2



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PAUL D. BIRD P.E.
SERIAL NO. 285596
DATE: 8 OCT 2020

DOUG DANCE WARD PARCEL SUBDIVISION	
CONCEPT PLAN #2	
 ENGINEERING RESOURCE GROUP, P.C. 380 E Main St, Suite 104, Midway, UT 84049 ph: (435) 857-9749	
DESIGN BY: PDB	DATE: 9 OCT 2020
DRAWN BY: PDB	REV:
SHEET 2	



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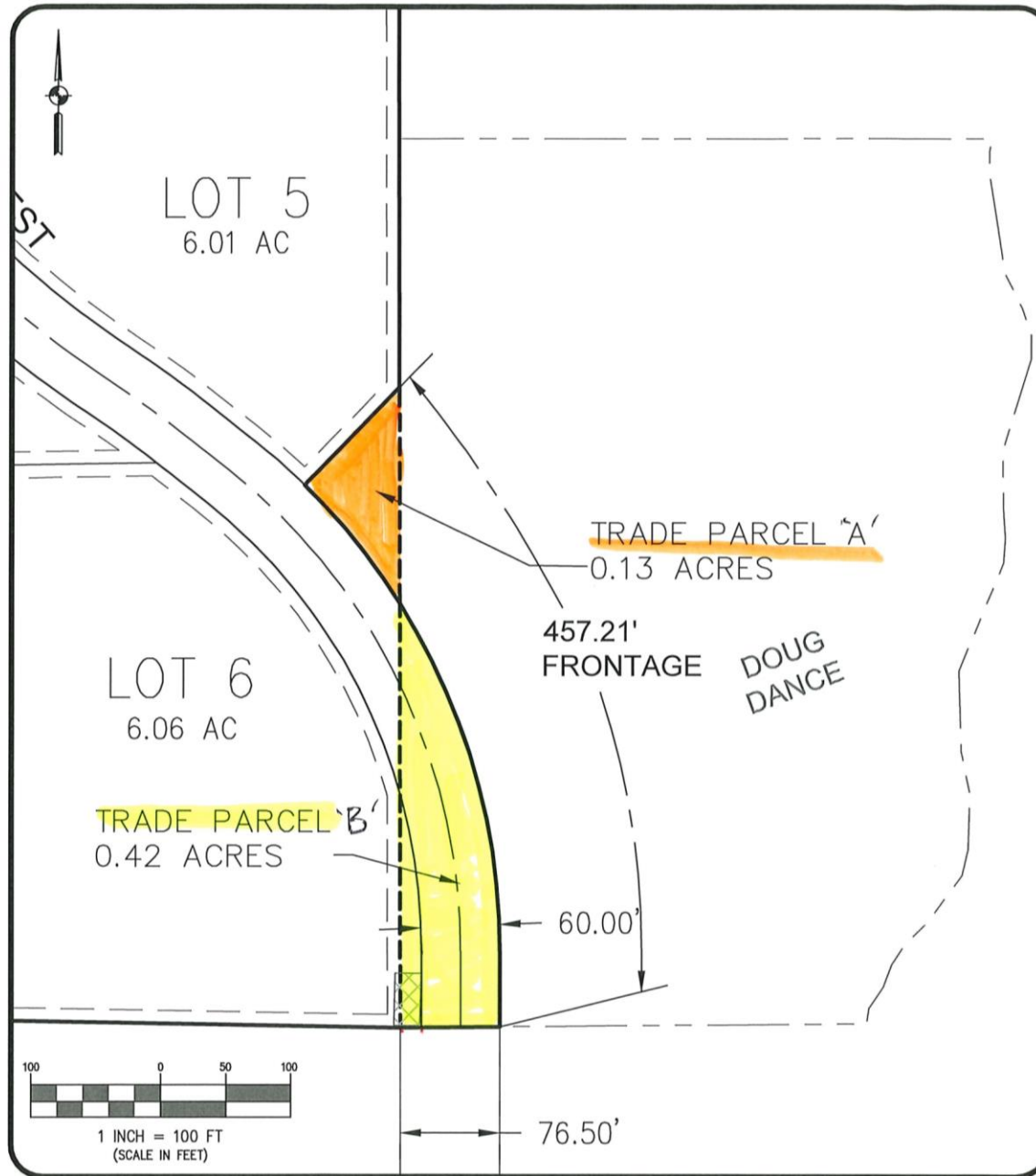
PAUL D. BERG _____ P.E.
SERIAL NO. 235595
DATE: 9 OCT 2020

DOUG DANCE
WARD PARCEL SUBDIVISION

VICINITY MAP



DESIGN BY: PDB	DATE: 9 OCT 2020	SHEET
DRAWN BY: PDB	REV:	2



PROJECT
C20-015

SHEET
1

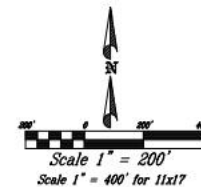
PROJECT
THE HIGHLANDS AT SOLDIER HOLLOW

LAND SWAP EXHIBIT

55 WEST CENTER
P.O. BOX 176
HEBER CITY, UT 84032

Summit Engineering Group Inc.
Structural • Civil • Surveying

P: 435.854.9229
F: 435.854.9231



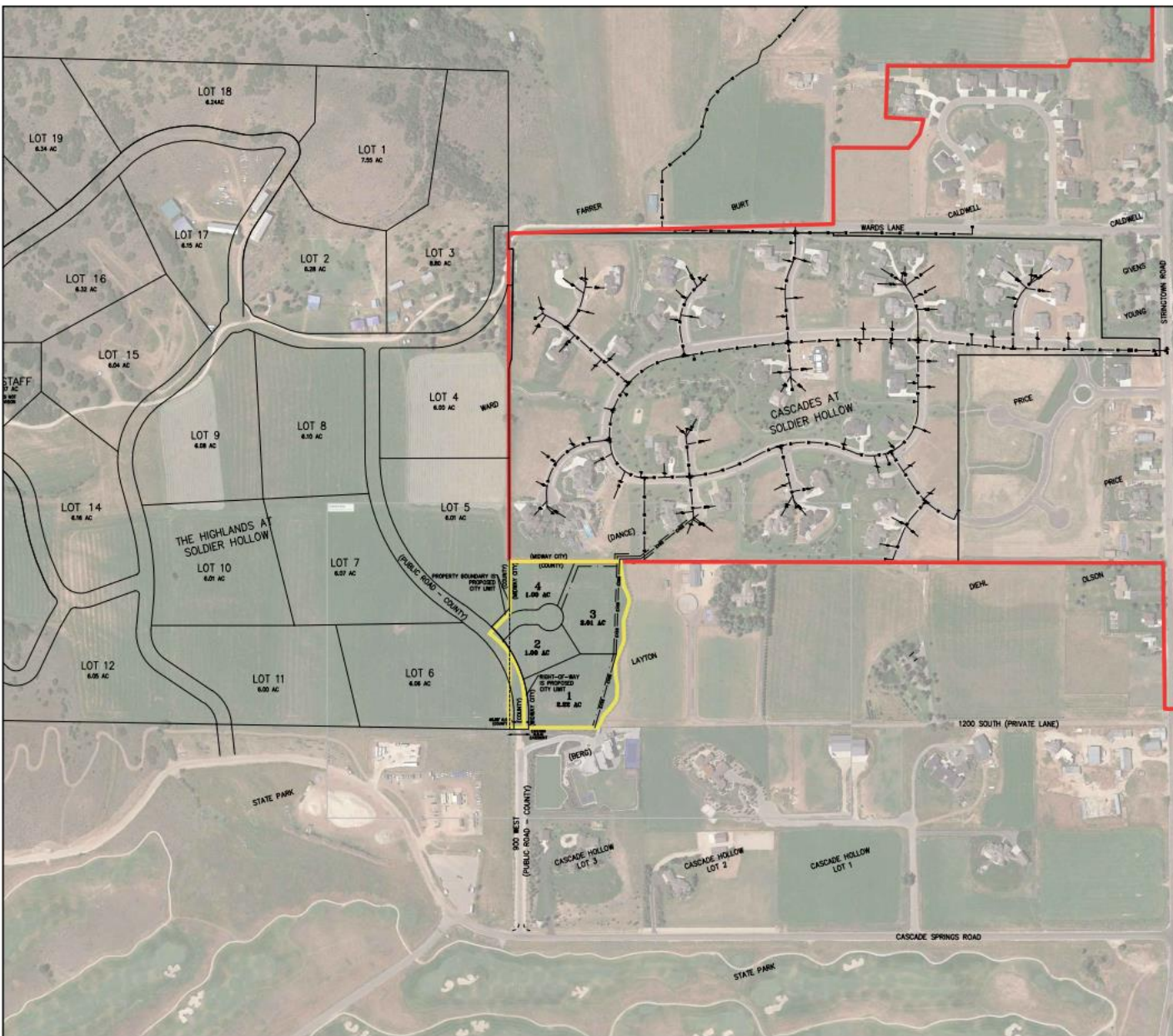
- MIDWAY CITY BOUNDARY
- PROPOSED ANNEXATION & 4 LOT SUBDIVISION
- PROPOSED WATER LINE FOR ANNEXATION
- EXISTING SEWER

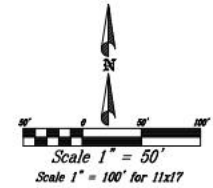
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PAUL B. BERG P.E.
SERIAL NO. 238596
DATE: 7 OCT 2020

DOUG DANCE
WARD PARCEL SUBDIVISION
VICINITY MAP

BERG ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St, Suite 204,
Midway, UT 84049
PH: (435) 657-9749

DESIGN BY: PDB DATE: 7 OCT 2020 SHEET
DRAWN BY: PDB REV: 1





LAND USE CALCS	
TOTAL AREA	6.91 ACRES
ZONE IF ANNEXED INTO MIDWAY	RA-1-43
MIN. FRONTAGE AT 30' SETBACK	150'
OPEN SPACE	0% REQUIRED

- NOTES**
- THIS CONCEPT PLAN MEETS MIDWAY CITY RA-1-43 ZONING CODE. ANNEXATION INTO MIDWAY CITY IS PROPOSED TO RECEIVE CULINARY WATER SERVICE.
 - 900 WEST IS PROPOSED AS A COUNTY ROAD WITH THE HIGHLANDS AT SOLDIER HOLLOW DEVELOPMENT. THE PROPOSED CUL-DE-SAC WOULD BE A MIDWAY CITY ROAD.

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PAUL B. BIRD, P.E.
 SERIAL NO. 290590
 DATE: 2 OCT 2020

DOUG DANCE
WARD PARCEL SUBDIVISION

CONCEPT PLAN

ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St, Suite 204,
 Midway, IL 60059
 ph: (415) 657-9749

DESIGN BY: PDB
 DRAWN BY: PDB

DATE: 2 OCT 2020
 REV:

SHEET
1

ACCESS TO CULINARY WATER

- All property owners desiring to access the Midway City culinary water system whose party meets the requirements for annexation must annex into Midway in order to receive culinary service.
- In the event that a property owner applies for access to the Midway City culinary water system and their property does not meet the requirements for annexation, Midway City may in that event, consider the application for culinary water on a property-by-property basis, and approve such applications at its sole discretion and impose any conditions found reasonable and necessary to protect and maintain the Midway City culinary water system
- Midway City shall have no obligation to provide culinary service outside of its municipal boundaries.

DISCUSSION ITEMS

- Annexation
 - Unincorporated peninsula
- Density
- Access
 - Cascade Springs Road seasonal access
 - Midway limits development on once access roads
 - 1,300' length limit for cul-de-sacs
 - 2 points if access required (built to City standards)
 - Wards Lane substandard road

DISCUSSION ITEMS

- Annexation
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 - Cascade Springs Road seasonal access
 - Midway limits development on once access roads
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 - Wards Lane substandard road
- Will-serve letter allowing culinary access subject to conditions dictated by the City

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Ream: I make a motion that we recommend denial of the annexation of the Cascade View subdivision which would contain four lots on 6.89 acres. The property is in the Midway Growth Boundary and located near Cascade Springs Road and Stringtown Road. The proposed zoning for the property is RA-1-43 (rural-agricultural 1 acre). We recommend a will serve letter from the city with the conditions the number of lots moved up to 4 and if there are ever two points of access than the applicant can reapply for annexation.

Seconded: Commissioner Cliften

Chairman Bouwhuis: Any discussion on the motion?

Chairman Bouwhuis: All in favor.

Ayes: Commissioners: Bouwhuis, Wardle, Garland, Ream, Cliften and Simons

Nays: None

Abstained:

Motion: Passed

POSSIBLE 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 relatively low at four dwellings on almost seven acres. This will help promote the vision of the general plan to preserve more open area and a rural atmosphere.