



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 9, 2024

NAME OF PROJECT: Old Trace Hollow Annexations, f/k/a Akiteon LLC Annexation

NAME OF APPLICANT: Akiteon LLC

AGENDA ITEM: Annexation

ACRES: 3.5 acres

LOCATION OF ITEM: 1221 North Pine Canyon Road, Midway, Utah

PROPOSED ZONING: RA-1-43

ITEM: 3

The Applicant is petitioning for annexation of a 3.5 acre portion of Wasatch County Parcel ID # 00-0007-5098. The property is in the Midway Growth Boundary, located at approximately 1221 North Pine Canyon Road, Midway, Utah. The proposed zoning for the property is RA-1-43.

BACKGROUND:

A memorandum for further consideration on this item came before the City Council on March 19, 2024. At that time, the applicant sought annexation of the entire 7 acre parcel known as Wasatch County Parcel ID # 00-0007-5098. Due to water and other considerations, the applicant has reduced the request for annexation to the southern 3.5 acres of the property, as set forth in the proposed concept plan and plat attached herewith.

The proposed annexation area falls within Midway's annexation declaration area so the property may be annexed, but the City is under no obligation to annex the property. The Municipal Code requires that numerous issues are analyzed and evaluated before the City considers approving an annexation. Currently, the City boundary runs along the south side of the proposed annexation property area.

The subject property lies contiguous to the corporate limits of Midway City and will not create an incorporated peninsula, so annexation of the property is allowed by State Code.

The applicant represents in the petition that the applicant owns 100% of the property for which the applicant seeks annexation, thus the petition complies with the signatory requirements under state law. State Code requires a survey of the proposed annexation area, which has been completed and is attached as the proposed plat amended.

While the property could be designated Resort Zone, the applicant has requested the subject property to be annexed be designated as RA-1-43.

Annexations fall under the category of legislative action. Therefore, the City Council has broad discretion regarding the petition. It can be approved or denied based on the discretion of the Council members. If the Council feels that the area will contribute to the community and will help promote the goals and policies of the General Plan, then the annexation should be considered. The City Council may consider any issue, included in the staff report or not, as a discussion item. Also, the City may require items from the petitioner that normally would not be allowed if a developer's property were already located and zoned in the City. In the past, petitioners of annexations have donated to the parks fund as part of their annexations. Since the action is legislative, the City Council is not bound to the same rules that an administrative process is bound to.

Per the City Code, the intent of the annexation code is the following:

It is the intent of this Chapter to ensure that property annexed to the City will contribute to the attractiveness of the community and will enhance the rural, resort image which is critical to the economic viability of the community, and that the potential fiscal effect of an annexation does not impose an unreasonable burden upon City resources and tax base.

This item has been noticed in the local newspaper for two weeks and on the State's website for the Planning Commission meeting. Public notices have been posted in three public locations in Midway advertising the meeting and agenda and notices will be mailed to all property owners within 600 feet of the proposed annexation for the public hearing that will held by the City Council.

ANALYSIS:

The comments italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the Planning Commission, and ultimately the City Council, must make in considering this request. Section 9.05.020 requires specifically that Staff address the following issues:

- A. The ability to meet the general annexation requirements set forth in this Title; *Planning staff believes that the proposal does comply with the general requirements of this Title.*
- B. An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features, e.g. drainage, channels, streams, wooded areas, areas of high water table, very steep slopes, sensitive ridgeline areas, wildfire/wild land interface areas, and other environmentally sensitive lands: *The proposed annexation plat and concept plan have been submitted and are attached to this report. The proposed annexation plat depicts the boundaries. The applicant also provided a sensitive lands study, a copy of which is attached. Per the study by CMT Technical Services. "Investigations at the Subject Property indicate drainages, areas of high water table, and surface water features" as depicted on Appendix B to the report, but "no wetlands". Given the size of the proposed annexation, there should be sufficient non-sensitive land area for the use proposed (one (1) single family home).*
- C. Identification of current and potential population of the area and the current residential densities: *Currently there are no dwellings in the annexation area. The area directly south of the proposed annexation contains the Lodges at Snake Creek PUD, consisting of 62 units. The area directly west of the proposed annexation is vacant land, as is the property to the north. The area directly east of the proposed annexation area is Pine Canyon Road, which is bounded on the east by single family homes. The proposed use for the property to be annexed is construction of one (1) single family home.*
- D. Land uses presently existing and those proposed: *Currently the land in the area is undeveloped. There were no water shares associated with the property, therefore it was not used for agricultural purposes despite the lack of development. The proposed land use is one single family home.*
- E. Character and development of adjacent properties and neighborhoods: *The properties surrounding the proposed annexation are predominantly being used as follows: to the south, the Lodges at Snake Creek PUD consisting of 62 units; to the north, undeveloped; to the west, vacant land; and to the east, North Pine Canyon Road with single family homes along the east side of the road.*

- F. Present zoning and proposed zoning: *The current County zoning is RA-1, which is a one-acre residential zone. The planned zoning that Midway has established is RA-1-43.*
- G. A statement as to how the proposed area and/or its potential land use will contribute to the achievement of the goals and policies of the Midway City General Plan and the Midway City Vision: *The petitioner has indicated that the 3.5-acre parcel will be developed with one (1) single-family dwelling to be used by the petitioner as a home. This matches the vision described in the General Plan for low-density residential in the RA-1-43 zone.*
- H. Assessed valuation of properties within the annexation area: *The assessed value of the property has not been submitted.*
- I. Potential demands for various municipal services and the need for land use regulation in the area, e.g. consideration of the distance from the existing utility lines, special requirements for sensitive land review and fire protection in wildfire or wild land areas, location within hazardous soils area, and feasibility of snow removal from public streets: *If the property is annexed, the City will be required to provide additional services to the area. Office staff in the various City departments will spend time working on the development and with the residents in the annexed area. This includes land use applications, building permits, and utility payments. These services cost the City money, but the applicant advises this will be limited to one (1) single family residence rather than higher densities such as resort zone. The City does have water lines fronting the area of the proposed annexation and other utilities are located nearby. The subject property fronts North Pine Canyon Road so the City will not take on any more burden for road maintenance since Pine Canyon Road is already maintained by the City.*
- J. The effect the annexation will have upon City boundaries and whether the annexation will ultimately create potential for future islands, undesirable boundaries, and difficult service areas: *The annexation will increase the City's boundaries. The proposed annexation will not create an unincorporated island or peninsula as defined by State law. The annexation also will not produce any areas that are difficult to service.*
- K. A proposed timetable for extending municipal services to the area and recommendation on how the cost thereof will be paid: *City services are up to the boundary of the annexation, so the applicant will only have to connect to existing services and the City should incur no development cost.*
- L. Comparison of potential revenue from the annexed properties with the cost of providing services thereto: *The increase in tax revenue from a single-family home does not offset the cost to the City to provide services, however, this deficiency is less than it would be with the increased density that might be allowed under the Code.*

- M. An estimate of the tax consequences and other potential economic impacts to residents of the area to be annexed: *There are no existing dwellings in the proposed annexation area.*
- N. Recommendations or comments of other local government jurisdictions regarding the annexation proposal and the potential impact of the annexation on the general county economic needs, goals, or objectives: *No government jurisdiction or agency has objected to the proposed annexation.*
- O. Location and description of any historic or cultural resources: *None have been identified.*

Additional Items of consideration

- The City gains control over zoning once an area is annexed. This helps the City assure that uses on the property will be in harmony with the General Plan.
- Trail connectivity should be considered with the petition. The Midway Master Trail Plan calls for completion of a pedestrian trail along Warm Springs Road and North Pine Canyon Road connecting to Cari Lane. The General Plan also calls for a bike lane along North Pine Canyon Road. The subject property includes portions of the contemplated walking and biking trails. Consideration of annexation should include discussion of dedication of road and property required for these purposes.
- The most recent applicants for annexation to Midway have contributed to the parks fund as well as trail funds and/or reimbursement. The average cost per acre annexed into Midway for the parks fund have paid \$589.11 per acre. If following the model of previous annexations, the required parks annexation donation fee is $\$589.11 \times 3.5 \text{ acres} = \$2,061.89$.
- The proposed plat shows frontage along Pine Canyon Road of 198.02'. The General Plan calls for an 8-foot trail along North Pine Canyon. The most recent applicants for annexation to Midway have paid the costs for the trail across their property. The City Engineer estimates an average cost of \$25 per linear foot. $198.02 \text{ feet} \times \$25 \text{ per linear foot} = \$4,950.50$ to be paid by the applicant prior to recording the annexation plat.
- Water – The applicant appeared before the Water Board on April 1, 2024. Water Board calculations for the proposed annexation are as follows:
 - 3.5-acre parcel (152,460 sq. ft.)
 - 3.33-acre parcel (145,055 sq. ft.) after road dedication
 - Impervious area for dwellings, accessory structures, hard surfaces

- 0.18 acres (8,000 sq. ft.)
- Irrigated acreage
 - 0.81 acres (35,284 sq. ft.) x 3 = 2.44 acre feet
- 1 culinary connection for dwelling
 - 0.8 acre feet
- Total = 3.24 acre feet

Since no water rights were purchased by the applicant with the property, the applicant has had to locate and acquire the required water rights, which the applicant represents has been done.

All required water rights need to be dedicated to the City prior to the recording of a subdivision plat.

- Sewer – The applicant would have to connect into the municipal sewer line on Cari Lane and continue the line to the lot proposed for annexation at the developer’s expense.

POSSIBLE FINDINGS:

- The proposal is a legislative action.
- The proposed annexation does comply with the intent of the annexation code.
- The City will gain control over land use and zoning if the area is annexed.
- The proposal will increase density and traffic to the area, but the density of the project is relatively low at a single-family dwelling on 3.5 acres. This will help promote the vision of the general plan to preserve more open area and a rural atmosphere.
- Annexation would promote connectivity of trails and bike lanes set forth in the Midway City General Plan.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission finds that the annexation is in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission finds there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

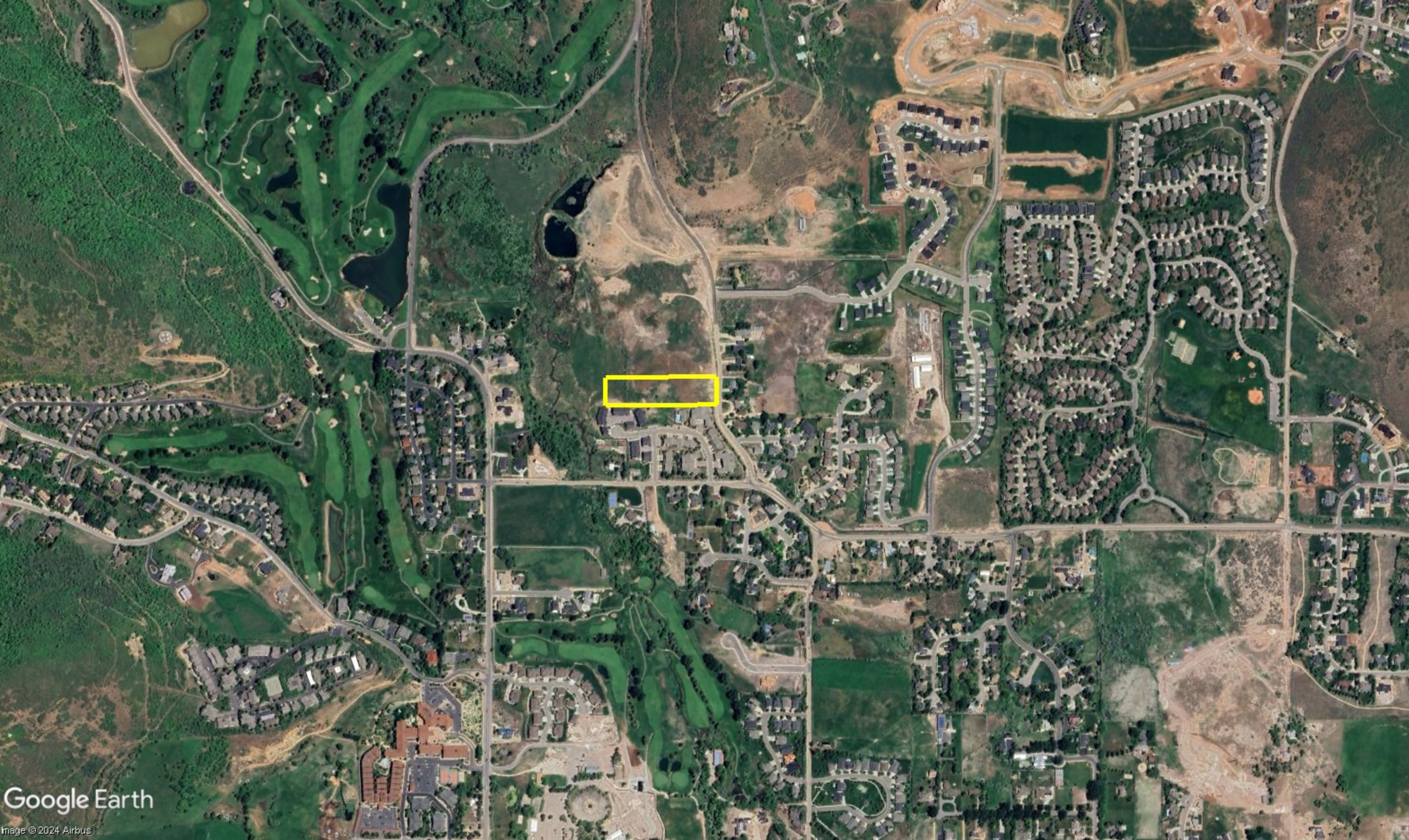
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request is not in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

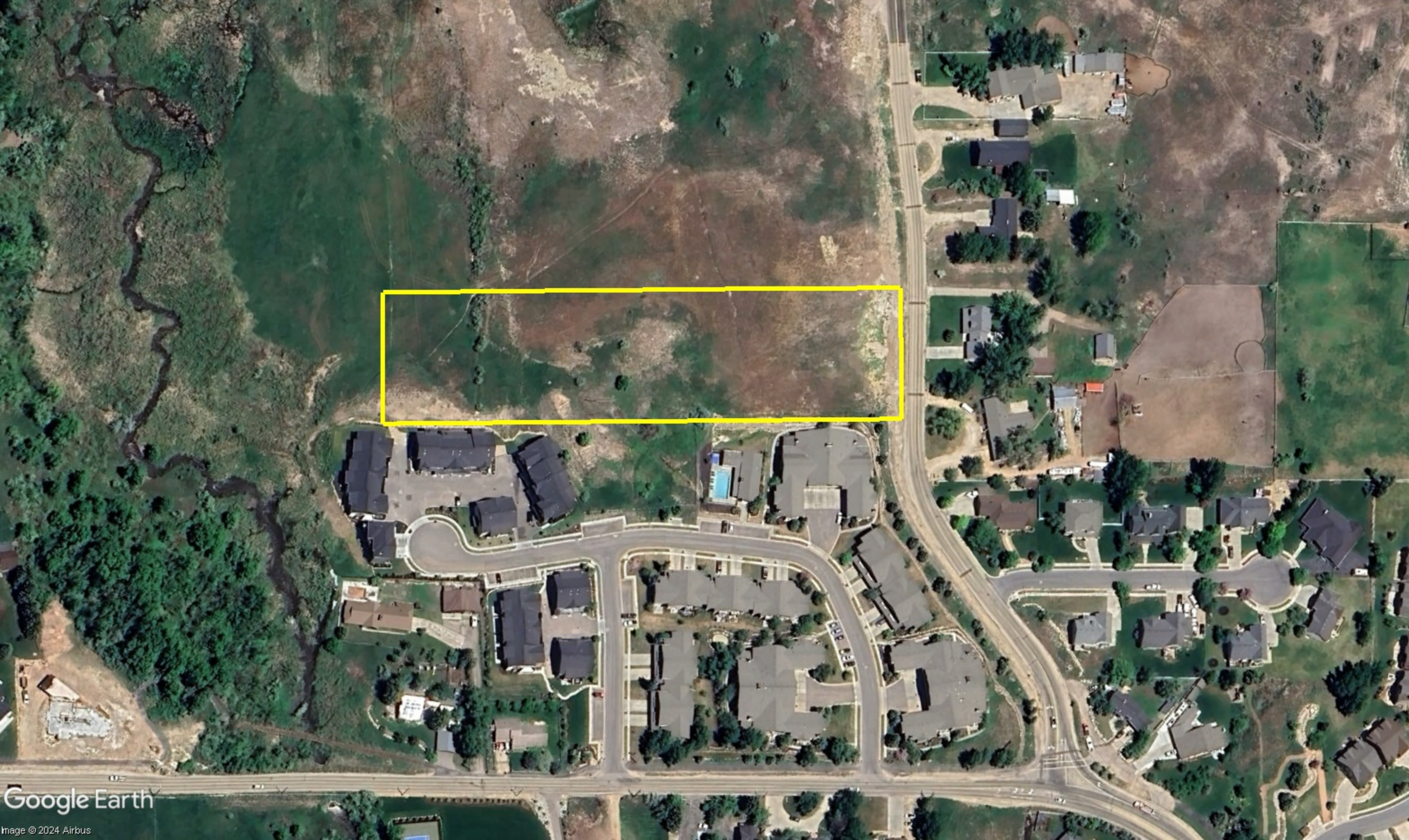
PROPOSED CONDITIONS:

1. All required water rights will be dedicated to the City, before the subdivision plat is recorded, as recommended by the Midway Water Advisory Board
2. A deed restriction is recorded on the lot that in perpetuity restricts the lot from being further subdivided and a note is included on the subdivision plat that explains this limitation on the lot.
3. The owners shall dedicate the remaining portion of the right-of-way needed for Pine Canyon Road (which will include use as a bike lane). The owners will also dedicate a 20' public trail easement along the east side of the property. The dedications are required as part of the subdivision plat.
4. Funds to build the bike lane along Pine Canyon Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the bike lane along the entirety of Pine Canyon Road.
5. Funds to build the pedestrian trail along Pine Canyon Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the pedestrian trail along the entirety of Pine Canyon Road.
6. The driveway to the lot, which accesses Pine Canyon Road, shall have a turn around so that no vehicles will back into Pine Canyon Road.

7. A park donation fee of \$2,061.89 is required prior to recording of the annexation plat. A trail fee of \$4,950.50 to be paid by the applicant prior to recording the annexation plat.
8. The applicant shall comply with all Midway City, Midway Sanitation District, and Midway Irrigation Company Requirements for water and sewer.

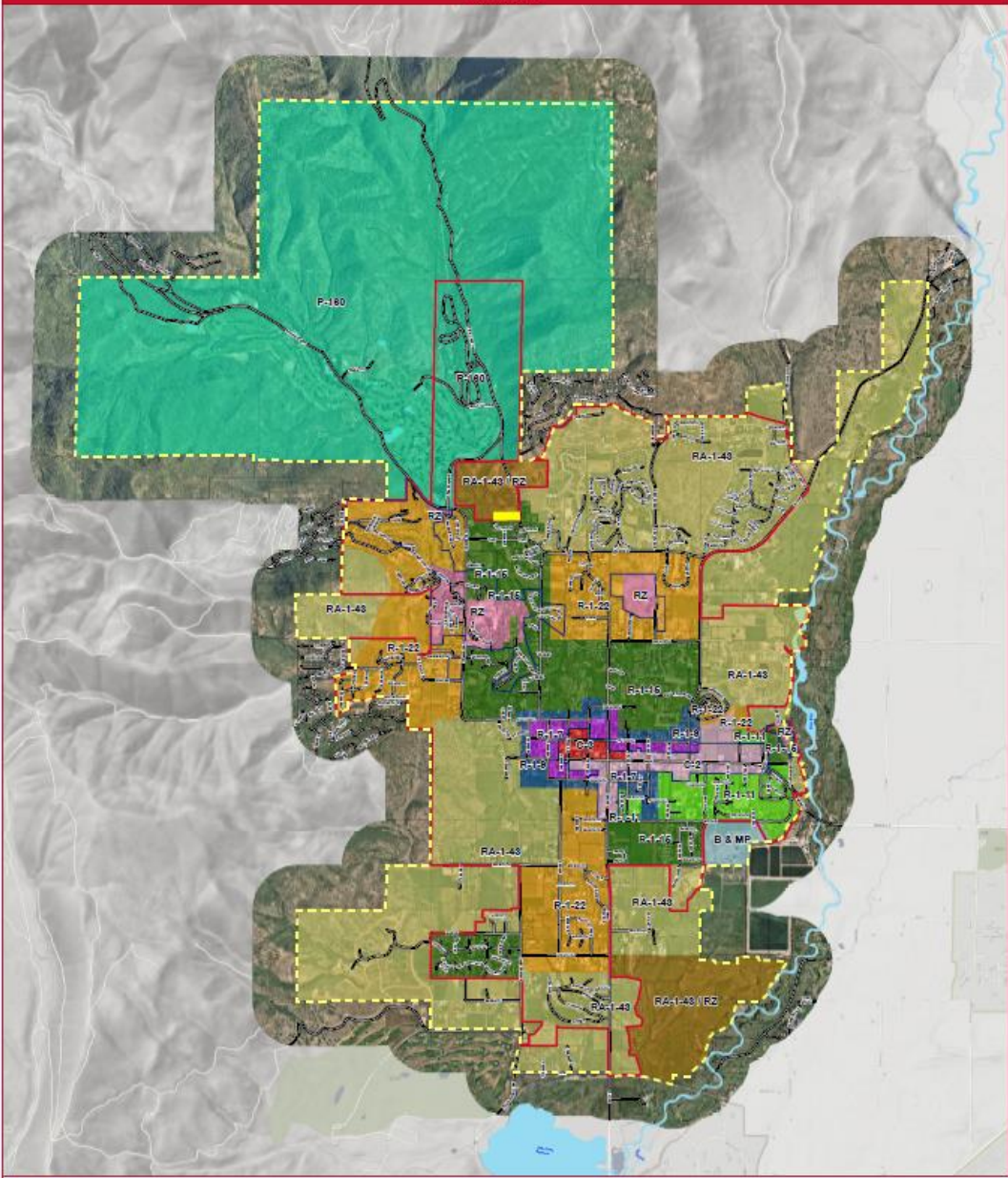






Midway, Utah - Land Use

2/22/2022

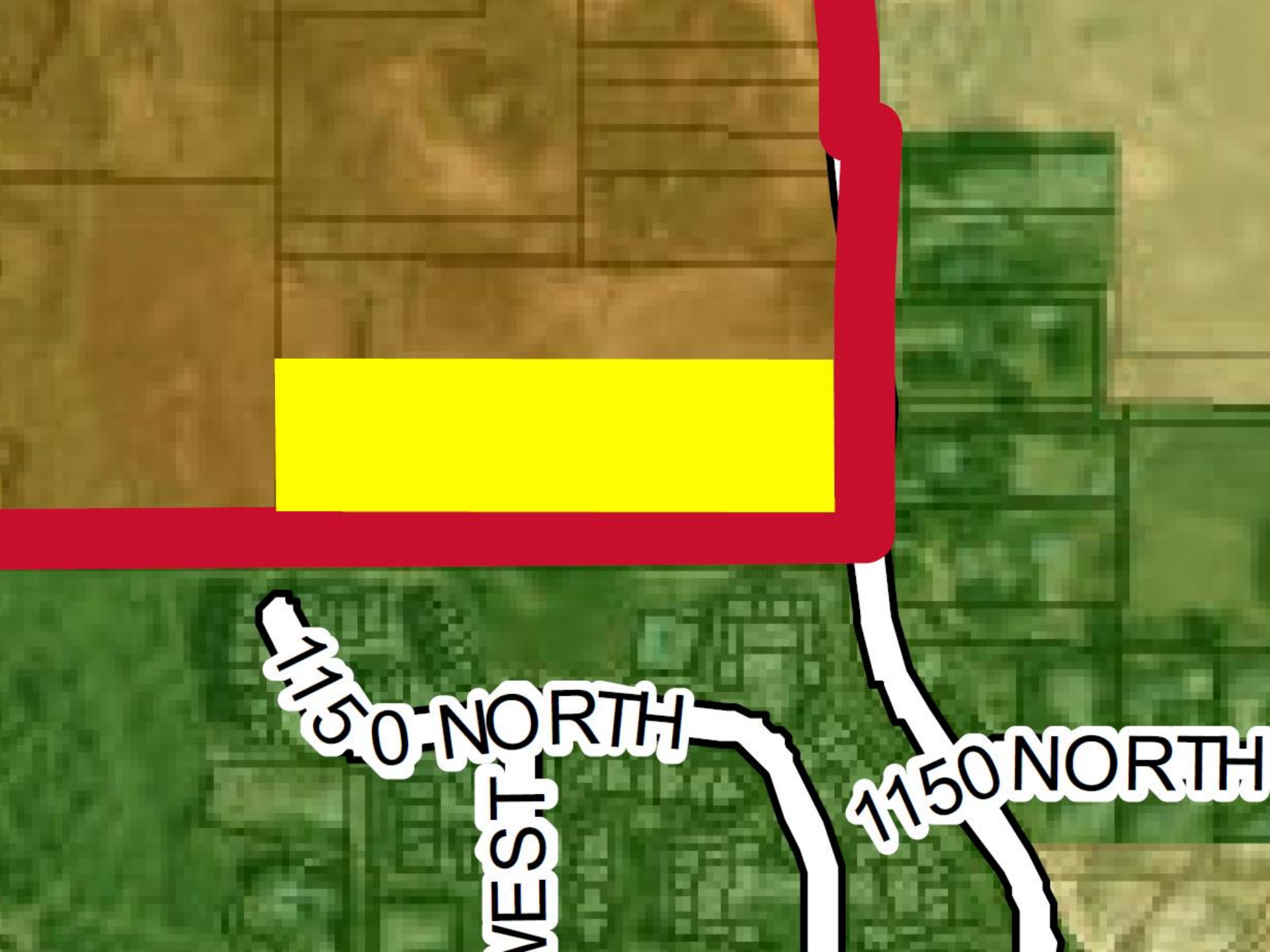


Legend Zoning

B & MP	R-1-15	RA-1-43	Midway City Boundary
C-2	R-1-22	RA-1-43 / RZ	Midway Growth Boundary
C-3	R-1-7	RZ	TROD
R-1-11	R-1-9	P-180	Roads



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1150 NORTH

WEST

1150 NORTH

OLD TRACE HOLLOW ANNEXATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING: S 89°42'53" W 2648.07' (MEAS.) 2647.97' (REC.)

N 89°20'05" E

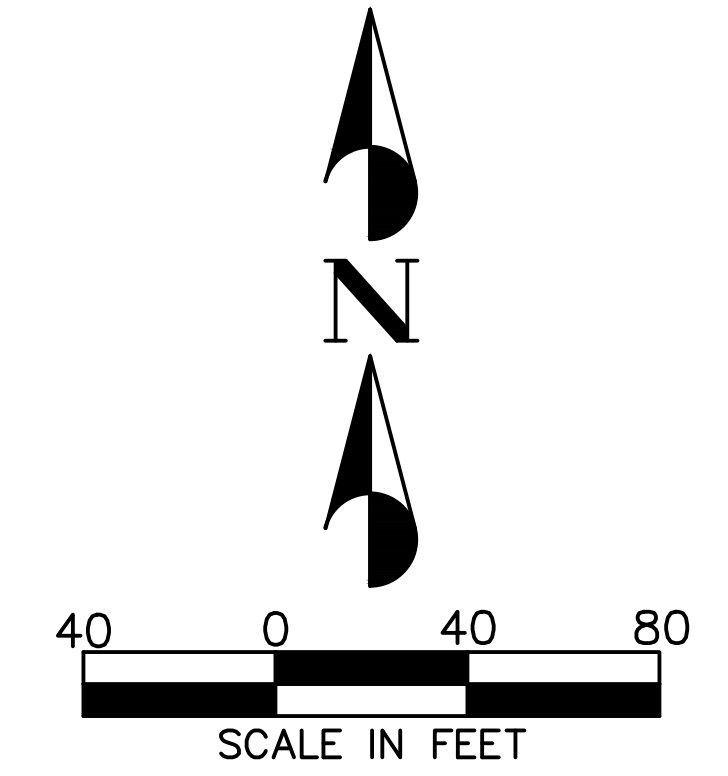
NORTH WEST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.
(FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP)
BENCHMARK ELEV=5973.35

NORTHEAST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

N 89°20'05" E
13.71' (P.O.B.)

SOUTH 1744.43' (P.O.B.)



- LEGEND**
- PROPERTY TO BE ANNEXED
 - CITY BOUNDARY LINE
 - SECTION LINE
 - ADJOINING PARCELS
 - EXISTING EDGE OF ASPHALT

MAPLE HOLDINGS LLC
00-0020-9565

MAPLE HOLDINGS LLC
00-0020-9740

MAPLE HOLDINGS LLC
00-0020-9742

AKITEON LLLC
00-0007-5098

MAPLE HOLDINGS LLC
00-0007-5080

NORTH 198.01'

EAST 770.00'

PROPERTY TO BE ANNEXED
3.50 Acres

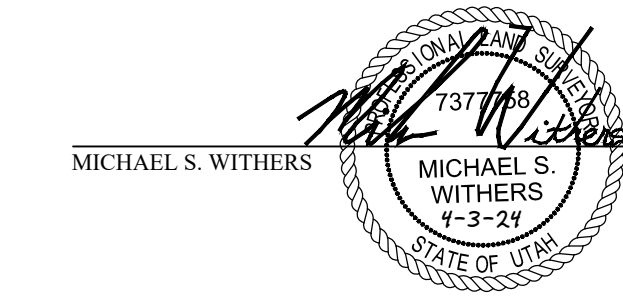
N 89°59'57" W 770.00'

THE LODGES AT SNAKE CREEK PUD
ENTRY NO. 406346

PINE CANYON ROAD

P.O.B.

SURVEYOR'S CERTIFICATE
I, MICHAEL S. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 737758 AS PRESCRIBED UNDER 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



04-03-2024
DATE

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°42'53" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A MEASURED DISTANCE OF 2648.07 FEET AS SHOWN HEREON.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LODGES AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406436; SAID POINT BEING NORTH 89°20'05" EAST, ALONG THE SECTION LINE, 13.71 FEET AND SOUTH, 1744.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'57" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 770.00 FEET; THENCE NORTH, 198.01 FEET; THENCE EAST, 770.00 FEET; THENCE SOUTH, 198.02 FEET TO THE POINT OF BEGINNING.
EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.
CONTAINS: 3.50 ACRES

ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE THE UNDERSIGNED MIDWAY CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO MIDWAY CITY, UTAH; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID MIDWAY CITY, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE AKITEON LLC ANNEXATION.

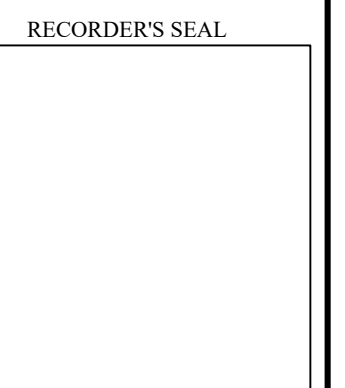
DATED THIS _____ DAY OF _____, A.D. 20__

MAYOR _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY ENGINEER _____ DATE _____

ATTEST:
CITY RECORDER _____ DATE _____



COUNTY SURVEYOR
APPROVED AS TO FORM THIS _____ DAY OF _____ 20__
R.O.S. FILING NUMBER: _____
CITY SURVEYOR _____

COUNTY RECORDER
ENTRY # _____ BOOK _____ PAGE _____
DATE: _____ TIME: _____ BOOK _____ PAGE _____
FOR: MIDWAY CITY
COUNTY RECORDER MARCY M MURRAY

PREPARED BY:
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

OLD TRACE HOLLOW ANNEXATION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

OLD TRACE HOLLOW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

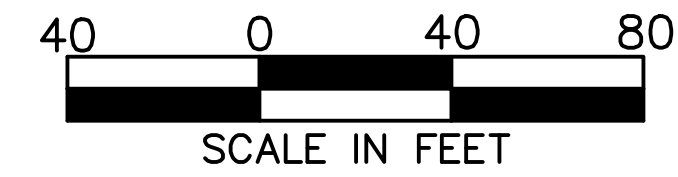
BASIS OF BEARING: S 89°42'53" W 2648.07' (MEAS.) 2647.97' (REC.)

NORTH WEST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.
(FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
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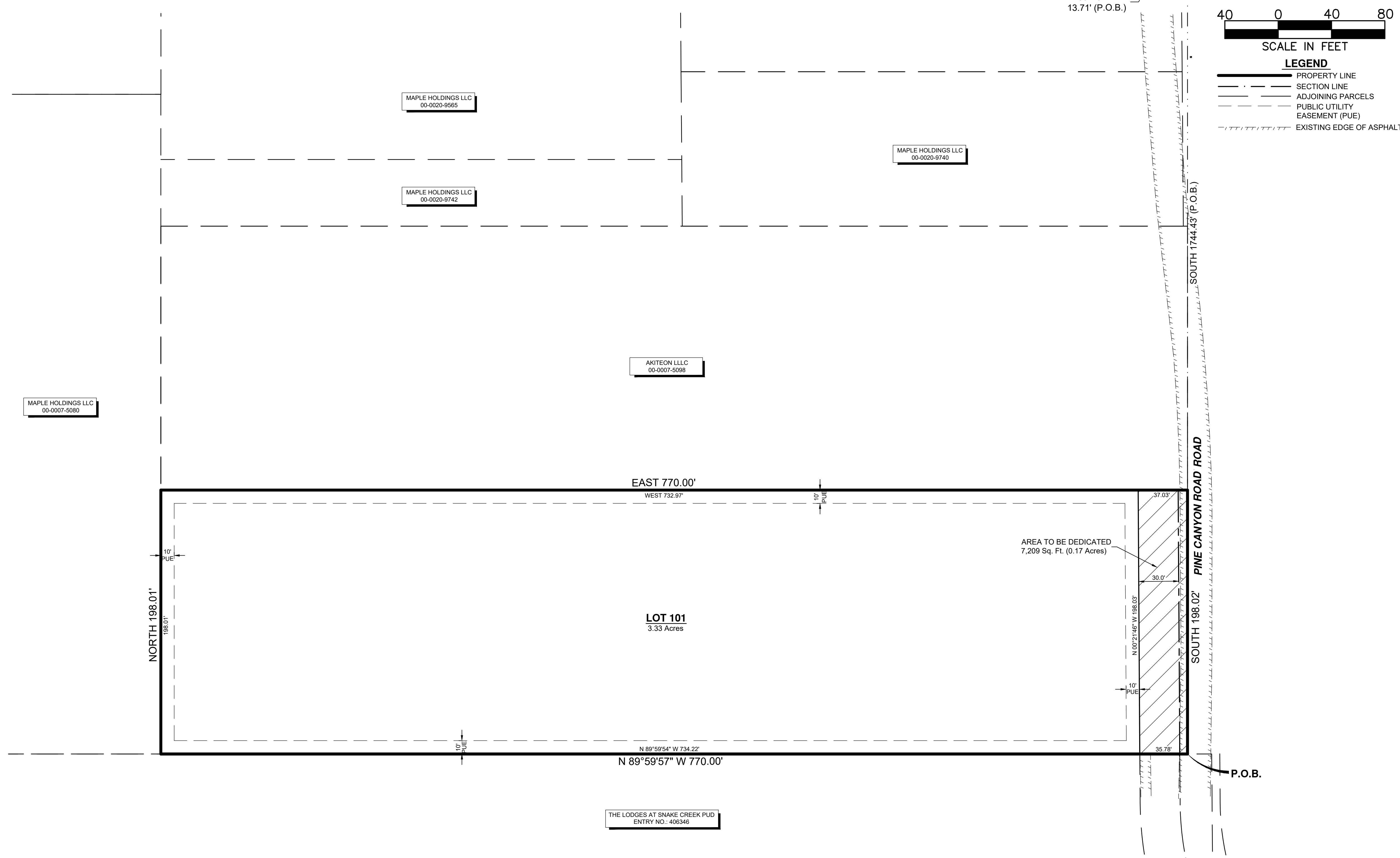
N 89°20'05" E
13.71' (P.O.B.)



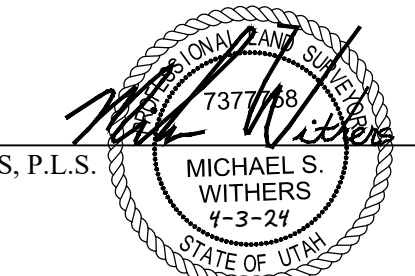
SCALE IN FEET

LEGEND

- PROPERTY LINE
- SECTION LINE
- ADJOINING PARCELS
- PUBLIC UTILITY
- EASEMENT (PUE)
- EXISTING EDGE OF ASPHALT



SURVEYOR'S CERTIFICATE
I, MICHAEL S. WITHERS, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7377758 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE, SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO A LOTS HEREAFTER TO BE KNOWN AS OLD TRACE HOLLOW.



MICHAEL S. WITHERS, P.L.S.
P.L.S. NO. 7377758

04-03-2024
DATE:

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LODGES AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406436; SAID POINT BEING NORTH 89°20'05" EAST, ALONG THE SECTION LINE, 13.71 FEET AND SOUTH, 1744.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'57" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 770.00 FEET; THENCE NORTH, 198.01 FEET; THENCE EAST, 770.00 FEET; THENCE SOUTH, 198.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.
CONTAINS: 3.50 ACRES (1 LOT)

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°42'53" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A MEASURED DISTANCE OF 2648.07 FEET AS SHOWN HEREON.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
DATED THIS _____ DAY OF _____, 2024.

AKITEON LLC - MICHAEL CAHILL

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF _____ } S.S.
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, MICHAEL CAHILL, OWNER OF AKITEON LLC, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
DATED THIS _____ DAY OF _____, A.D. 20__

APPROVED _____ MAYOR ATTEST _____ CLERK - RECORDER (SEE SEAL BELOW)
APPROVED _____ CITY ATTORNEY ATTEST _____ CITY ENGINEER (SEE SEAL BELOW)

OLD TRACE HOLLOW SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

PREPARED BY:
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: APRIL 3, 2024 FILE: 1455.2310DWGIFPLAT-01

COUNTY SURVEYOR
APPROVED AS TO FORM THIS _____ DAY OF _____ 20__
R.O.S. FILING NUMBER: _____
CITY SURVEYOR _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ 20__ BY THE MIDWAY PLANNING COMMISSION
PLANNING DIRECTOR _____
CHAIRMAN, PLANNING COMMISSION _____

COUNTY RECORDER
ENTRY # _____ BOOK _____ PAGE _____
FEE _____ DATE _____ TIME _____
FOR: _____
COUNTY RECORDER _____

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-CO. ENGINEER SEAL	CLERK-RECORDER SEAL
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ENGINEERING • GEOTECHNICAL • GEOLOGY •
ENVIRONMENTAL (ESA I & II) • MATERIALS TESTING •
SPECIAL INSPECTIONS • ORGANIC CHEMISTRY •
SURVEYING • PAVEMENT DESIGN •

SENSITIVE LANDS ANALYSIS

PLN-ANX-8763 Annexation

About 1231 North Pine Canyon Road
Midway, Wasatch County, Utah
CMT Project No. 1455.2310

FOR:
Jared Hutchings
1621 East Maple Avenue
Salt Lake City, UT 84106

January 8, 2024

EXECUTIVE SUMMARY

CMT Technical Services (CMT) has completed a Sensitive Lands Analysis for the Subject Property approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The Subject Property consists of a single parcel with the following Wasatch County Parcel ID Number: 00-0007-5098.

The Subject Property is a rectangular, 7-acre, vacant lot on the west side of Pine Canyon Road. The lot slopes downward, mostly north to south. Vegetation on the Subject Property consists of grasses, forbs, shrubs, and trees.

A Sensitive Lands Analysis for the Subject Property was performed as part of the Midway City Annexation Approval Checklist. The analysis indicates drainages, areas of high water table, and surface water features are present on the Subject Property. These features were identified and surveyed in the field and then mapped. Results of the site investigation are detailed below and mapping data are included in **Sheet 1** and in a Digital Data Deliverable included in **Appendix B**.

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FIGURES

- Figure 1: Vicinity Map
- Figure 2: Site Map

APPENDICES

- Appendix A: Sensitive Lands Analysis Form / Site Photographs
- Appendix B: Sheet 1 and Digital Data Deliverable
- Appendix C: Supporting Documentation

1.0-INTRODUCTION

CMT Technical Services (CMT) was retained by Jared Hutchings to conduct a Sensitive Lands Analysis for the subject site located at approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The site will be referred to herein as the Subject Property.

The purpose of the Sensitive Lands Analysis is to meet the annexation requirements as specified in the Midway City Municipal Code Sections 9.05.020(B) and 16.14.030(B & D). Specifically:

9.05.020(B): *An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features, e.g. drainage, channels, streams, wooded areas, areas of high water table, very steep slopes, sensitive ridge line areas, wildfire/wild land interface areas, and other environmentally sensitive lands.*

16.14.030(B): *Scope. Though, not every one of the seven sections shall be fully applicable to all areas of the City, the intent is to ensure that a review of all seven sections of the Chapter is performed for all applications. Though not all may be found applicable, all must be reviewed. The Sensitive Lands Chapter will be applied to those areas throughout the corporate limits of Midway City that fit within the definitions of sensitive areas contained in this section, or as mapped and adopted by Midway City or other regulatory bodies having jurisdiction. Any development project or structure proposed or other land use which could affect the sensitive lands within the City shall be reviewed by City staff for compliance with this section at the initial stage of the application process. City staff shall have the authority to direct the applicant to prepare the needed documents and/or studies to show compliance with this Chapter before the appropriate approving person or body.*

16.14.030(D): *Annexations. Annexation petitioners must conduct a sensitive lands analysis of the full area being considered for annexation. Any findings of sensitive lands will be updated into the City maps and inventories herein described. This initial annexation inventory notwithstanding, future development applications within the annexation must also submit to a future sensitive lands analysis at the time of application for development.*

The Subject Property is found at Latitude: 40.531997° N and Longitude: -111.483202° W. The location of the Subject Property is shown on **Figure 1**, below.



FIGURE 1. VICINITY MAP

2.0-OBJECTIVES

2.1 Scope of Work

The purpose of the Sensitive Lands Analysis is to identify environmentally sensitive features within the proposed annexation area. Per the Midway City Municipal Code, these features include drainages, channels, streams, wooded areas, areas of high water table, steep slopes, ridge line areas, and wildfire/wild land interface area. Work performed to complete this analysis included a field investigation by an environmental professional to identify those environmentally sensitive features at the Subject Property, followed by a survey crew to map the identified features.

2.2 Limitations of Assessment

CMT has performed this assessment with the usual care and thoroughness of a consulting professional based on the scope-of-work, limits of time, cost, and publicly available, reasonably ascertainable, and practically reviewable information. We have made no attempt to determine the marketability of the Subject Property or its suitability for any particular use, and such a determination should not be inferred based solely on this report.

2.3 Deliverables

This Sensitive Lands Analysis Report will include the environmental professional’s field notes of observations of the Subject Property and an accompanying photo log in **Appendix A**. An electronic attachment to this report, included in **Appendix B**, will include all digital survey information, including property boundaries, topography, and any environmentally sensitive features identified in the analysis.

3.0-SITE DESCRIPTION

3.1 Location

The Subject Property is located at approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The location of the Subject Property is shown on **Figure 1**. The Subject Property consists of a single parcel with the following Wasatch County Parcel ID Number: 00-0007-5098. The approximate boundaries of the entire Subject Property are shown in red on **Figure 2** below.

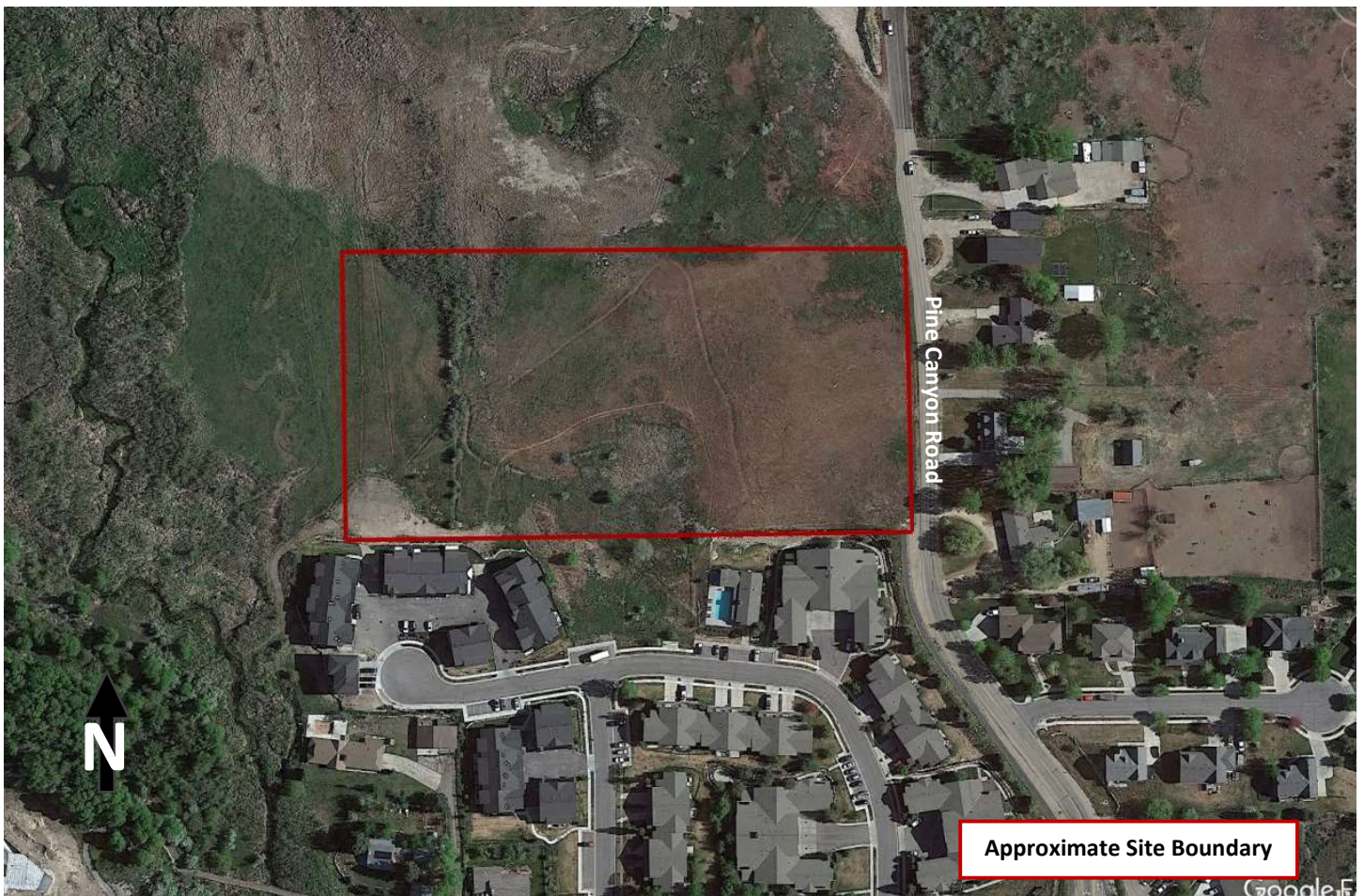


FIGURE 2. SITE MAP

3.2 Current Property Description

The Subject Property is a rectangular, 7-acre lot on the west side of Pine Canyon Road. The lot slopes downward, mostly north to south. Vegetation on the Subject Property consists of grasses, forbs, shrubs, and trees. Several photographs of the Subject Property and adjacent areas are included in **Appendix A**.

3.3 Property Information

The Subject Property is comprised of a single parcel. The parcel information for the subject parcel was identified on the Wasatch County parcel assessor's website:

PARCEL NO	ADDRESS	ACRES	OWNER
00-0007-5098	NA	7.00	AKITEON, LLC

The listed property boundary description is as follows:

BEG 897.9 FT N OF SE COR NW1/4 SEC 27, T3S, R4E, SLM; W.770FT; N.396FT; E.770FT;S.396FT TO BEG AREA: 7 ACRES

3.4 Neighboring Properties

The current uses of the surrounding, adjacent properties are as follows:

- North:** Parcels 00-0020-9742 and 00-0020-9740, owned by Maple Holdings LLC and Chuck Elliot, vacant parcels
- East:** Pine Canyon Road, then Parcel 00-0013-5744, owned by Paul Taylor, a single-family residence; Parcel 00-0020-0477, owned by Joann Huber, TR and Mary Collen Huber Fugate, a single family residence; Parcel 00-0020-0479, owned by Ronald G Davies, TR and Jan I Davies, TR, a single-family residence; and Parcel 00-0020-0478, owned by Carol Bonner and Kristine Kutschkau (JT), a single-family residence.
- South:** The Lodges at Snake Creek, PUD. A Plat Map for these parcels is included in **Appendix C**.
- West:** Parcel 00-0007-5080, owned by Maple Holdings LLC and Chuck Elliot, vacant parcel

4.0-SITE RECONNAISSANCE

4.1 Methodology

A reconnaissance of the Subject Property and adjacent, surrounding properties was conducted on December 14, 2023. The weather conditions at the time of the reconnaissance were sunny with a temperature of approximately 40 degrees Fahrenheit. The purpose of the reconnaissance was to visually observe the Subject Property and to identify environmentally sensitive features present on the Subject Property. A summary of the

observed conditions on the Subject Property was documented in a Sensitive Lands Analysis Form, included in **Appendix A**.

4.2 Observations

4.2.1 Topography

The Subject Property is a mostly-level parcel that slopes gently downward to the south and southwest. All mapped features are shown in **Sheet 1** included in **Appendix B**. A topography map is included in the electronic deliverables in **Appendix B**.

4.2.2 Drainages

Three shallow drainage ditches were observed on the Subject Property. Two shallow, less than 12 inches deep, drainages were observed running south-southeast and southwest from the north border of the Subject Property, and a third drainage, approximately 12 to 18 inches deep, was observed running mostly north to south on the western half of the Subject Property. The drainages were dry at the time of the site observation. A map including the drainages is included in the electronic data in **Appendix B**.

4.2.3 Channels

No channels were observed on the Subject Property.

4.2.4 Streams

No streams were observed on the Subject Property.

4.2.5 Wooded Areas

No wooded areas were observed on the Subject Property.

4.2.6 Areas of High Water Table

Two areas of high water table were observed on the Subject Property. The first is a roughly triangle-shaped area pointing south from the north property boundary on the west side of the Subject Property. This area was characterized by thickets of willows (*Salix* sp.) adjacent to the drainage. The second area is an irregular shaped area at the south side of the Subject Property characterized by tall herbaceous vegetation.

A review of the US Fish and Wildlife Service National Wetlands Inventory indicates no wetlands have been mapped on the Subject Property. A Freshwater Forested/Shrub Wetland associated with Snake Creek is mapped to the west of the Subject Property.

Maps of the areas of high water table are included in the electronic data in **Appendix B**.

4.2.7 Surface Water

A pump on a property adjacent to the south of the Subject Property is discharging water at the south boundary, creating an area of standing water. The presence of standing water in this location is likely due to the ongoing pump discharge, not a natural water way. The pump discharge would need to be relocated to determine the actual status of the surface water at the site.

A map of the surface water is included in the electronic data in **Appendix B**.

5.0-FINDINGS and CONCLUSIONS

Investigations at the Subject Property indicate drainages, areas of high water table, and surface water features. These areas have been surveyed and mapped. All survey data are included with this report in a digital data format in **Appendix B**.

6.0-CLOSURE

We appreciate the opportunity to be of service to you on this project. If you have any questions, please call.

CMT Technical Services



Krystal Walker
Environmental Engineer



Rob Law, PLS
Survey Division Manager

7.0-REFERENCES

Wasatch County Recorder Parcel Information Map:

<https://wasatch.maps.arcgis.com/apps/webappviewer/index.html?id=02c20118f66f40b98662c4356c741e6e>

National Wetlands Inventory: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

APPENDIX A

SENSITIVE LANDS ANALYSIS FORM SITE PHOTOGRAPHS

SENSITIVE LANDS ANALYSIS FORM

Project Name:	PLN-ANX-8763 Annexation
CMT Project No.	1455.2310
Project Address:	Approximately 1231 North Pine Canyon Road, Midway, UT
Date of Site Reconnaissance:	December 14, 2023
Weather Conditions	Sunny, 40° F

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Ownership	X	X	See property boundary description in report.	
Topography	X	X	NA	
Drainage Channels	X	X	NA	
Streams	NA	NA		
Wooded Areas	NA	NA		
Areas of High Water Table	X	X	See Sheet 1	Nearest wetland is mapped to the southwest of the property, per the National Wetlands Inventory
Very Steep Slopes	NA	NA		
Sensitive Ridgeline Areas	NA	NA		
Wildfire/Wild Land Interface Areas	NA	NA		
Other Environmentally Sensitive Lands	X	X	See Sheet 1	Surface water feature at south side of property.

PLN-ANX-8763

Sensitive Lands Analysis

Photograph 1

Date: 12/14/2023

Direction Photo Taken:

NW

Description:

View of the Subject Property from the southeast corner.



Photograph 2

Date: 12/14/2023

Direction Photo Taken:

SW

Description:

View of the standing water at the south boundary of the Subject Property. Note the hose running through the middle of the water.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 3

Date: 12/14/2023

Direction Photo Taken:

W

Description:

View of the willow thicket at the area of high water table on the north side of the Subject Property.



Photograph 4

Date: 12/14/2023

Direction Photo Taken:

NNW

Description:

View of the drainage channel on the west half of the Subject Property.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 5

Date: 12/14/2023

Direction Photo Taken:
SW

Description:
Area of high water table at the south boundary of the Subject Property. Note the taller vegetation adjacent to the shorter vegetation.



Photograph 6

Date: 12/14/2023

Direction Photo Taken:
S

Description:
View of the shallow drainage running mostly north/south through the middle of the Subject Property.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 7

Date: 12/14/2023

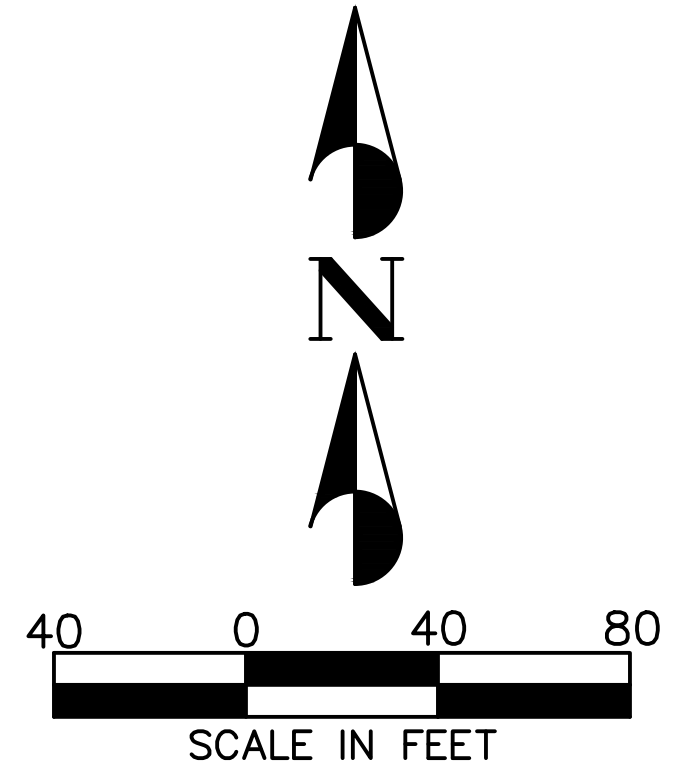
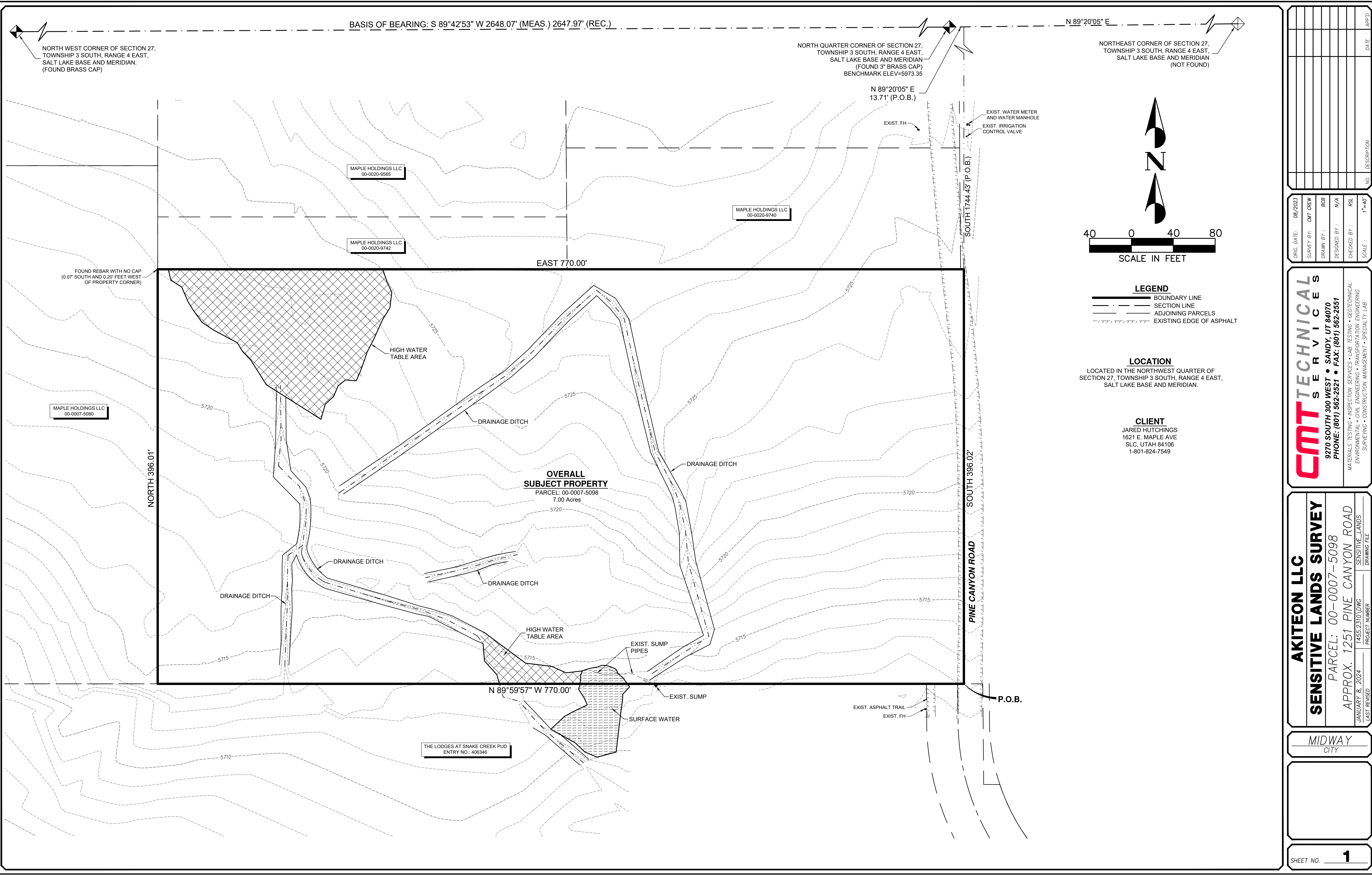
Direction Photo Taken:
SW

Description:
View of the shallow drainage running mostly northeast/southwest from the north boundary of the Subject Property.



APPENDIX B

SHEET 1
DIGITAL DATA DELIVERABLE
SUBMITTED ELECTRONICALLY



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ADJOINING PARCELS
 - EXISTING EDGE OF ASPHALT

LOCATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

CLIENT

JARED HUTCHINGS
1621 E. MAPLE AVE
SLC, UTAH 84106
1-801-824-7549

NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE:	08/2023
SURVEY BY:	CMT CREW
DRAWN BY:	BCB
DESIGNED BY:	N/A
CHECKED BY:	RSJ
SCALE:	1"=40'

CMT TECHNICAL SERVICES

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2821 • FAX: (801) 562-5551

MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL
ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING
SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB

AKITEON LLC

SENSITIVE LANDS SURVEY

PARCEL: 00-0007-5098

APPROX. 1251 PINE CANYON ROAD

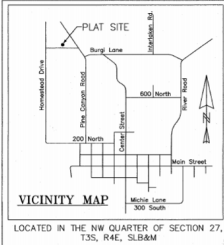
JANUARY 8, 2024 1455.2310.DWG SENSITIVE LANDS
LAST REVISED PROJECT NUMBER DRAWING FILE

MIDWAY CITY

APPENDIX C

SUPPORTING DOCUMENTATION

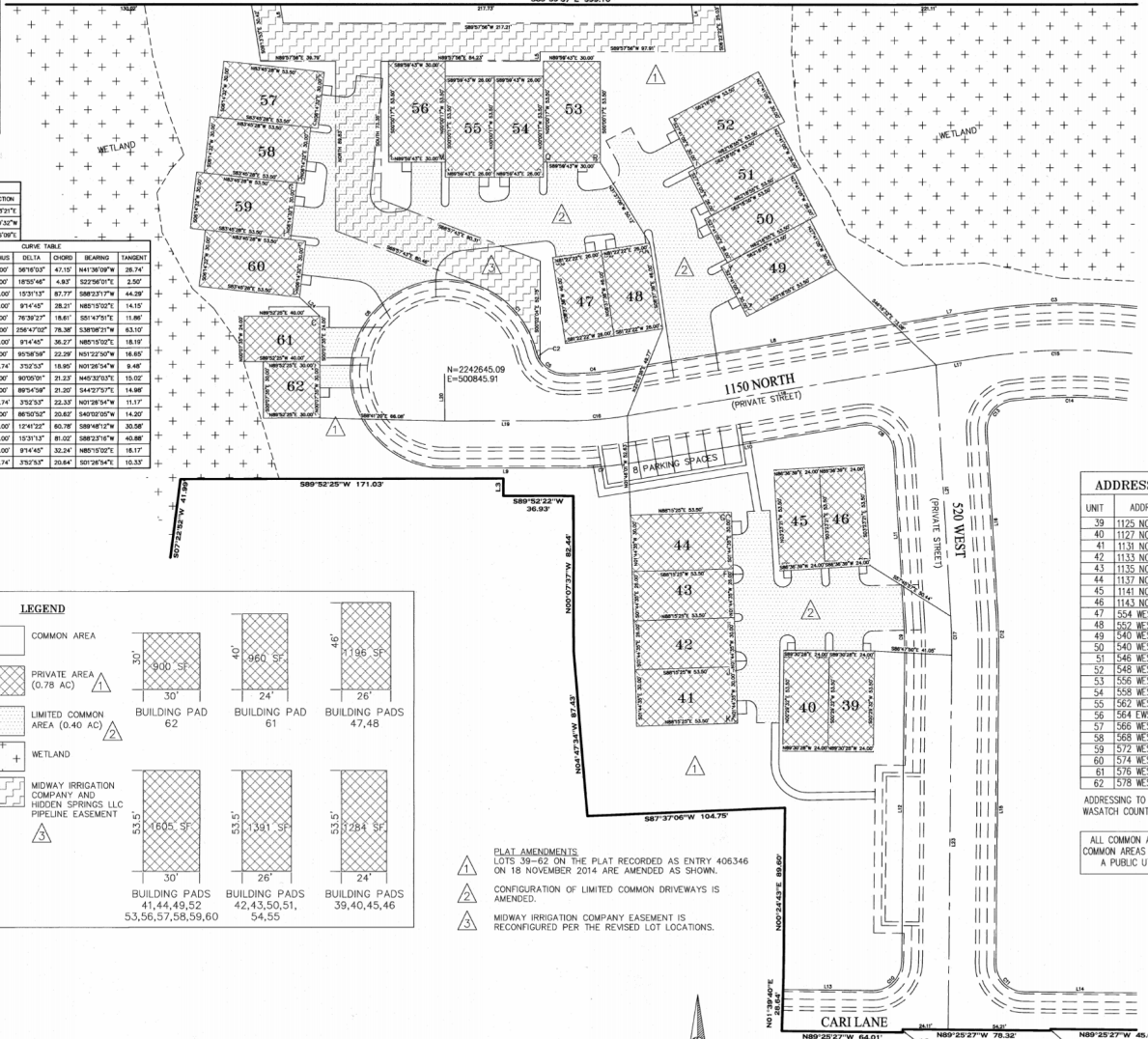
THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT



LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	3.78'	S00°00'36"E	L1	133.47'	S03°23'21"E
L2	1.50'	S00°09'11"E	L2	198.24'	S00°29'32"W
L3	8.27'	N00°07'23"E	L3	14.48'	S47°08'09"E
L4	8.90'	S08°27'22"E			
L5	3.00'	S00°00'00"E			
L6	10.32'	N00°12'53"W			
L7	23.10'	S80°37'40"W			
L8	165.88'	S80°37'40"W			
L9	84.42'	N89°52'25"E			
L10	121.27'	N80°27'42"E			
L11	89.02'	S03°23'21"E			
L12	161.81'	S00°29'32"W			
L13	47.81'	N89°29'27"E			
L14	36.80'	N89°29'27"E			
L15	163.02'	S00°29'32"W			
L16	97.08'	S03°23'21"E			
L17	23.10'	S80°37'40"W			
L18	165.88'	S80°37'40"W			
L19	84.42'	N89°52'25"E			
L20	25.00'	N00°07'23"E			
L21	33.27'	S00.00'			
L22	20.64'	S04.74'			

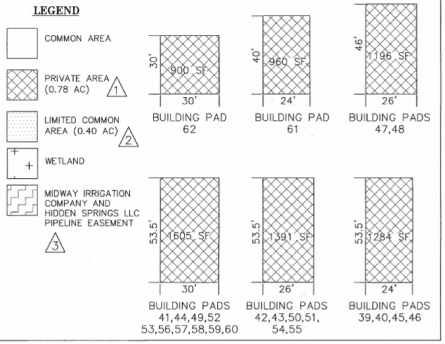
LINE	LENGTH	DIRECTION
L1	3.78'	S00°00'36"E
L2	1.50'	S00°09'11"E
L3	8.27'	N00°07'23"E
L4	8.90'	S08°27'22"E
L5	3.00'	S00°00'00"E
L6	10.32'	N00°12'53"W
L7	23.10'	S80°37'40"W
L8	165.88'	S80°37'40"W
L9	84.42'	N89°52'25"E
L10	121.27'	N80°27'42"E
L11	89.02'	S03°23'21"E
L12	161.81'	S00°29'32"W
L13	47.81'	N89°29'27"E
L14	36.80'	N89°29'27"E
L15	163.02'	S00°29'32"W
L16	97.08'	S03°23'21"E
L17	23.10'	S80°37'40"W
L18	165.88'	S80°37'40"W
L19	84.42'	N89°52'25"E
L20	25.00'	N00°07'23"E
L21	33.27'	S00.00'
L22	20.64'	S04.74'

CURVE DATA	BEARING	ANGLE	TANGENT			
C1	49.10'	50.00'	3678.03'	43.19'	M4138'00"W	28.74'
C2	4.96'	15.00'	1830.46'	4.87'	S22°56'01"E	2.50'
C3	88.04'	20.00'	1931.13'	87.77'	S88°23'17"E	44.29'
C4	28.24'	15.00'	814.45'	28.21'	N85°10'51"E	14.10'
C5	28.87'	15.00'	782.27'	18.81'	S81°47'01"E	11.86'
C6	224.08'	50.00'	2584.702'	78.38'	S38°02'51"E	63.10'
C7	38.31'	22.00'	814.45'	38.27'	N85°10'51"E	18.19'
C8	28.24'	15.00'	814.45'	28.21'	N85°10'51"E	14.10'
C9	14.85'	27.00'	732.57'	14.80'	N01°28'54"W	8.40'
C10	23.58'	15.00'	9050.91'	21.33'	N48°32'53"E	10.92'
C11	23.54'	15.00'	8954.93'	21.30'	S44°27'51"E	14.88'
C12	22.24'	35.00'	352.53'	22.33'	N01°28'54"W	11.17'
C13	22.74'	15.00'	8670.57'	20.87'	S40°02'07"W	14.20'
C14	84.85'	37.00'	1742.22'	80.76'	S88°44'17"E	30.38'
C15	81.26'	300.00'	1931.13'	81.02'	S88°23'17"E	40.88'
C16	33.27'	200.00'	814.45'	33.24'	N85°10'51"E	16.17'
C17	20.64'	304.74'	3732.83'	20.64'	S01°28'54"W	10.32'



UNIT	ADDRESS
39	1125 NORTH 520 WEST
40	1122 NORTH 520 WEST
41	1131 NORTH 520 WEST
42	1133 NORTH 520 WEST
43	1135 NORTH 520 WEST
44	1137 NORTH 520 WEST
45	1141 NORTH 520 WEST
46	1143 NORTH 520 WEST
47	554 WEST 1150 NORTH
48	552 WEST 1150 NORTH
49	540 WEST 1142 NORTH
50	540 WEST 1144 NORTH
51	546 WEST 1150 NORTH
52	548 WEST 1150 NORTH
53	556 WEST 1150 NORTH
54	558 WEST 1150 NORTH
55	562 WEST 1150 NORTH
56	564 EAST 1150 NORTH
57	566 WEST 1150 NORTH
58	568 WEST 1150 NORTH
59	572 WEST 1150 NORTH
60	574 WEST 1150 NORTH
61	576 WEST 1150 NORTH
62	578 WEST 1150 NORTH

PT	NORTHING	EASTING
A	2242621.60	500779.90
B	2242621.60	500779.84
C	2242676.60	500779.78
D	2242685.57	500789.05
E	2242715.40	500772.31
F	2242716.27	500764.35
G	2242746.09	500757.62
H	2242745.65	500771.59
I	2242775.48	500774.85
J	2242775.04	500778.83
K	2242804.86	500782.09
L	2242757.18	500816.14
M	2242757.18	500846.14
N	2242749.19	500846.14
O	2242749.19	500872.14
P	2242749.19	500898.14
Q	2242757.19	500898.14
R	2242757.19	500928.14
S	2242789.29	500964.50
T	2242753.72	500978.86
U	2242751.86	500974.89
V	2242728.84	500986.97
W	2242736.98	500983.43
X	2242703.96	500995.51
Y	2242702.10	500991.87
Z	2242675.53	501005.91
AA	2242714.51	500954.42
BB	2242710.61	500928.71
CC	2242706.71	500933.01
DD	2242643.38	501071.32
EE	2242542.17	501047.36
FF	2242540.75	501023.40
GG	2242571.92	500997.72
HH	2242541.93	500998.64
II	2242518.94	500996.43
JJ	2242489.95	501000.22
KK	2242458.97	501001.13
LL	2242498.75	501025.53
MM	2242498.55	501049.52
NN	2242498.34	501073.52

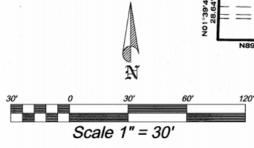


PLAT AMENDMENTS
LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346
ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.

CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.

MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

SURVEYOR
PROF. L. TAYLOR, P.L.S.
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 657-8748
DATE OF SURVEY: APRIL 2015



DATE: 9-18-2018 COUNTY RECORDER
MIDWAY IRRIGATION COMPANY
MIDWAY SANITATION DISTRICT
ENTRY: 456117 BOOK: 234 PAGE: 151-170
DATE: 9-20-18 TIME: 9:36AM FEE: \$4.00
FOR: SNAKE CREEK PARTNERS, LLC
BY: [Signature] WASATCH COUNTY RECORDER PEGGY DELBARR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR: [Signature] DATE: SEP 18, 2018

BASIS OF BEARING & BOUNDARY DESCRIPTION
SEE THE LODGES AT SNAKE CREEK PLAT AT THE WASATCH COUNTY RECORDERS OFFICE ENTRY NUMBER 406346.

RESERVATION OF COMMON AREA
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LODGES AT SNAKE CREEK P.L.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 17th DAY OF September, A.D. 2018
BY: [Signature], manager
SNAKE CREEK PARTNERS, LLC
BY: [Signature], manager
LODGES AT SNAKE CREEK HOME OWNERS ASSOCIATION

ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE 17th DAY OF September, A.D. 2018, PERSONALLY APPEARED BEFORE ME, [Signature], who duly acknowledged to me that he did execute the SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES June 14, 2020 [Signature] NOTARY PUBLIC

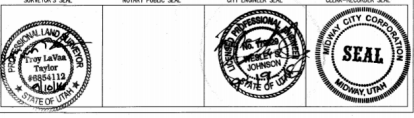
ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE 17th DAY OF September, A.D. 2018, PERSONALLY APPEARED BEFORE ME, [Signature], who duly acknowledged to me that he did execute the SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES June 14, 2020 [Signature] NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
THIS 19th DAY OF September, A.D. 2018
APPROVED: [Signature] ATTEST: [Signature]
CITY ATTORNEY CLERK-RECORDER
APPROVED: [Signature] ATTEST: [Signature]
CITY ATTORNEY CITY CLERK

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY OF September, A.D. 2018 BY THE
MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR [Signature] CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS 18th DAY OF Sept, 2018
ROSA 2583
[Signature]
COUNTY SURVEYOR

THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET



PLAT AMENDMENTS

- ▲ LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
- ▲ CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.
- ▲ MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

LEGEND

	COMMON AREA
	PRIVATE AREA (0.78 AC)
	LIMITED COMMON AREA (0.40 AC)
	WETLAND
	HIDDEN SPRINGS LLC & MIDWAY IRRIGATION PIPELINE EASEMENT

	BUILDING PAD 62		BUILDING PAD 61		BUILDING PADS 47,48
	BUILDING PADS 41,44,49,52		BUILDING PADS 42,43,50,51		BUILDING PADS 39,40,45,46
	BUILDING PADS 53,56,57,58,59,60		BUILDING PADS 54,55		

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°20'05" EAST ALONG THE SECTION LINE 31.82 FEET AND SOUTH 1744.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°28'17" EAST 96.16 FEET; THENCE SOUTH 89°50'56" EAST 15.46 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 194.00 FEET TO THE LEFT 56.78 FEET, (SOUTH 20°46'57" EAST 56.88 FEET); THENCE SOUTH 39°12'15" EAST 260.30 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 206.00 FEET TO THE RIGHT 36.98 FEET, (SOUTH 30°03'41" EAST 36.93 FEET); THENCE NORTH 89°58'33" WEST 40.16 FEET; THENCE SOUTH 32°40'16" EAST 109.58 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 206.00 FEET TO THE RIGHT 10.84 FEET, (SOUTH 03°17'51" WEST 10.84 FEET); THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 68.50 FEET TO THE LEFT 61.30 FEET, (SOUTH 21°42'10" EAST 59.15 FEET); THENCE NORTH 89°25'27" WEST 660.79 FEET; THENCE SOUTH 00°50'36" EAST 0.78 FEET; THENCE NORTH 89°25'27" WEST 78.32 FEET; THENCE SOUTH 00°59'11" EAST 1.59 FEET; THENCE NORTH 89°25'27" WEST 64.01 FEET; THENCE NORTH 01°59'40" EAST 28.64 FEET; THENCE NORTH 00°24'31" EAST 89.60 FEET; THENCE SOUTH 87°30'56" WEST 104.75 FEET; THENCE NORTH 04°47'34" WEST 87.43 FEET; THENCE NORTH 00°07'37" WEST 82.44 FEET; THENCE SOUTH 89°52'22" WEST 36.93 FEET; THENCE NORTH 00°07'25" WEST 9.27 FEET; THENCE SOUTH 89°52'25" WEST 171.03 FEET; THENCE SOUTH 07°22'52" WEST 83.98 FEET; THENCE SOUTH 83°08'13" EAST 109.97 FEET; THENCE SOUTH 05°50'20" WEST 19.19 FEET; THENCE NORTH 85°32'22" WEST 20.55 FEET; THENCE SOUTH 31°03'32" WEST 69.32 FEET; THENCE SOUTH 09°53'41" WEST 20.51 FEET; THENCE SOUTH 14°41'20" EAST 10.15 FEET; THENCE SOUTH 32°37'03" EAST 10.00 FEET; THENCE SOUTH 44°20'02" EAST 20.18 FEET; THENCE SOUTH 61°02'48" EAST 20.12 FEET; THENCE SOUTH 78°25'40" EAST 13.32 FEET; THENCE SOUTH 00°00'24" EAST 22.50 FEET; THENCE SOUTH 00°00'35" WEST 37.53 FEET; THENCE WEST 310.41 FEET; THENCE NORTH 49°10'51" WEST 62.40 FEET; THENCE NORTH 47°54'00" WEST 228.39 FEET; THENCE NORTH 08°47'06" WEST 131.20 FEET; THENCE NORTH 13°30'57" WEST 220.72 FEET; THENCE NORTH 12°24'36" WEST 11.61 FEET; THENCE SOUTH 89°59'57" EAST 1382.17 FEET TO THE POINT OF BEGINNING.

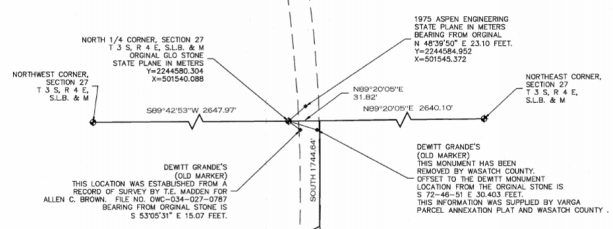
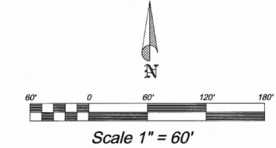
AREA = 711,945 SQUARE FEET OR 16.34 ACRES

BASIS OF BEARING

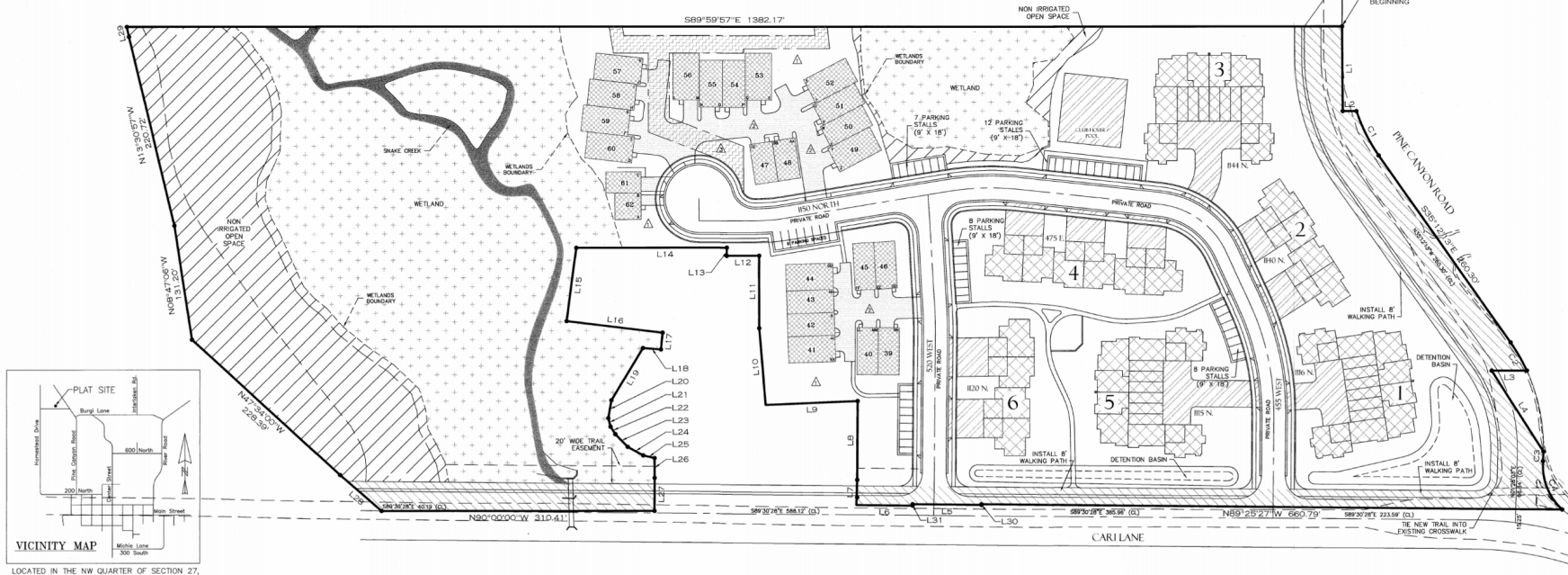
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ALL COMMON AREA AND LIMITED COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	56.78'	194.00'	16°46'12"	56.58'	S26°46'57"E	28.60'
C2	36.98'	206.00'	10°17'07"	36.93'	N30°03'41"W	18.54'
C3	10.84'	206.00'	3°00'57"	10.84'	N03°11'51"E	5.42'
C4	61.30'	66.50'	52°49'00"	59.15'	S21°42'10"E	33.02'



LINE	LENGTH	DIRECTION
L1	96.16'	S00°28'17"E
L2	15.46'	S89°50'56"E
L3	40.16'	N89°58'33"W
L4	109.58'	S32°40'16"E
L5	78.32'	N89°25'27"W
L6	64.01'	N89°25'27"W
L7	28.64'	N01°39'40"E
L8	89.60'	N00°24'43"E
L9	104.75'	S87°30'06"W
L10	87.43'	N04°47'34"W
L11	82.44'	N00°07'37"W
L12	36.93'	S89°52'22"W
L13	9.27'	N00°07'25"W
L14	171.03'	S89°52'25"W
L15	83.98'	S07°22'52"W
L16	109.97'	S83°08'13"E
L17	19.19'	S05°50'20"W
L18	20.55'	N85°32'22"W
L19	69.32'	S31°03'32"W
L20	20.51'	S09°53'41"W
L21	10.15'	S14°41'20"E
L22	10.00'	S32°37'03"E
L23	20.18'	S44°20'02"E
L24	20.12'	S61°02'48"E
L25	13.32'	S78°25'40"E
L26	22.50'	S00°00'24"E
L27	37.53'	S00°00'35"W
L28	62.40'	N49°11'05"W
L29	11.61'	N12°24'36"W
L30	0.78'	S00°50'36"E
L31	1.59'	S00°59'11"E



THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT



SHEET 2 OF 2

ENTRY 456117 BOOK 234 PAGE 151-170
 DATE 05-20-18 TIME 9:36 AM FEE \$4.00
 FOR SNAKE CREEK PARTNERS LLC
 BY TC WASATCH COUNTY RECORDER PEGGY FOSTER

PLAT AMENDMENTS

- ▲ LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
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LEGEND

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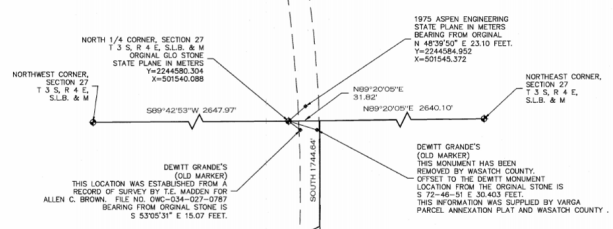
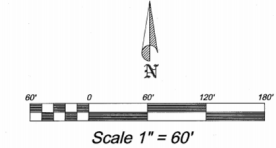
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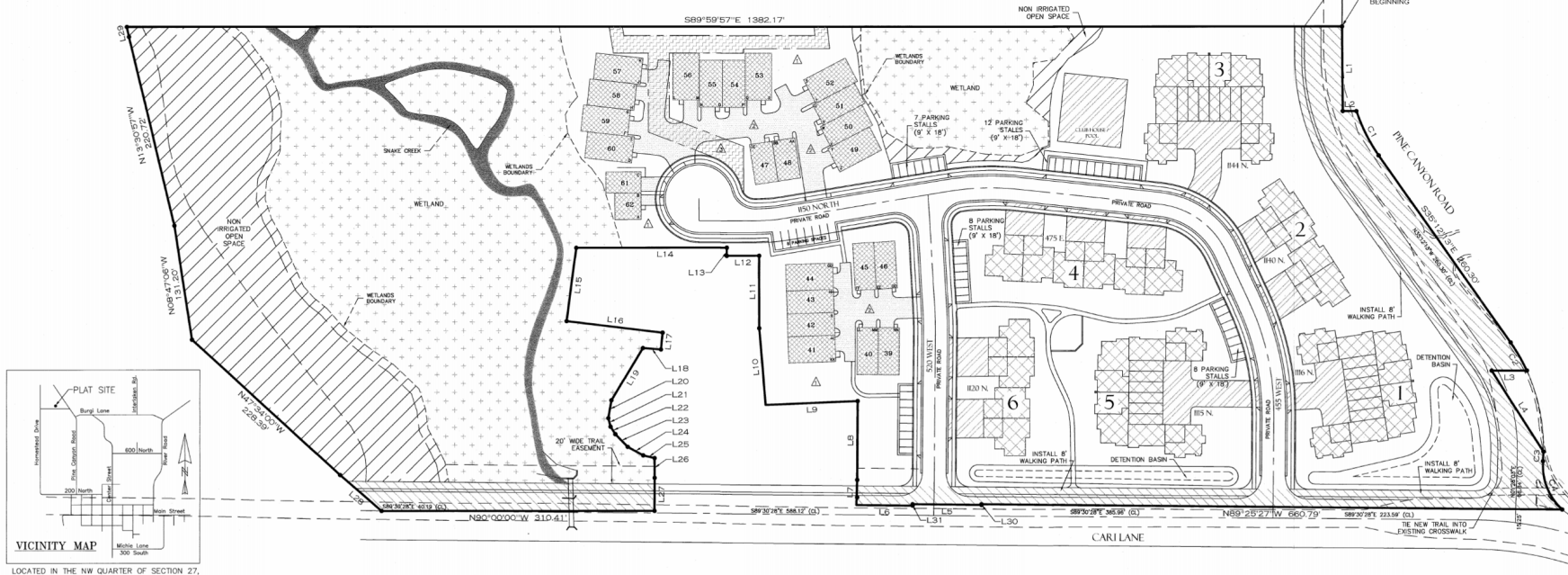
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