



**Midway**

**RESOLUTION  
2024-23**

**A RESOLUTION APPROVING AN ANNEXATION  
AGREEMENT FOR THE OLD TRACE HOLLOW ANNEXATION**

**WHEREAS**, Utah law authorizes municipalities to enter into agreements for the annexation of land into the municipality; and

**WHEREAS**, the Midway City Council finds it in the public interest of the City of Midway to enter into an annexation agreement with the developer of Old Trace Hollow for the annexation and development of the land included within that proposed project;

**NOW, THEREFORE**, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

Section 1: The Midway City Council approves the annexation agreement attached hereto and authorizes the Mayor of Midway City to execute the agreement on behalf of the City.

Section 2: The effect of this Resolution is subject to all conditions of the land use approval granted by the City for the proposed project.

**PASSED AND ADOPTED** by the Midway City Council on the \_\_\_\_ day of August, 2024.

**MIDWAY CITY**

\_\_\_\_\_  
Celeste Johnson, Mayor

**ATTEST:**

\_\_\_\_\_  
Brad Wilson, City Recorder

## **ANNEXATION AGREEMENT FOR THE OLD TRACE HOLLOW ANNEXATION MIDWAY CITY, UTAH**

This Annexation Agreement (“Agreement”) is made and entered into by and between Midway City, a political subdivision of the State of Utah, (hereinafter referred to as the “City”), and Akiteon LLC (hereinafter referred to as the Applicant”). The property which is included in the Annexation Petition, and which is the subject of this Agreement is a 3.5 acre parcel owned by the Applicant. The Applicant and the City are, from time to time, hereinafter referred to individually as a “Party” and collectively as the “Parties.” Unless otherwise noted herein, this Agreement supersedes and replaces any previous Annexation agreements entered into by and between the Applicant and the City involving the same Annexation Property (defined below) and is the entire, complete Agreement between the Parties.

### **RECITALS**

- A. Midway City, acting pursuant to its authority under Utah Code Annotated (UCA) §10-9a-101 *et seq.*, and UCA § 10-2-401 *et seq.*, in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed annexation and, in the exercise of its legislative discretion, has elected to enter into this Agreement.
- B. The Applicant is the owner of certain real property which is described in Exhibit A, attached hereto and incorporated herein by this reference. All of the real property described in Exhibit A is proposed for annexation into Midway City. Hereinafter, the entire parcel is referred to as the “Annexation Property.”
- C. The Annexation Property, once annexed into Midway City, will be subject to the Midway City Zoning Ordinance and other City Ordinances and Resolutions. The Applicant and the City desire to allow Applicant and others to make improvements to the Annexation Property pursuant to applicable ordinances, resolutions and the terms and conditions of this Agreement.
- D. The improvements and changes to be made to the Annexation Property shall be consistent with the current ordinances and standards of the City, any future changes to the ordinances and standards of the City, and the Midway City General Plan.
- E. The Applicant and the City acknowledge and agree that the development and improvement of the Annexation Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents, and will provide

certainty useful to the Annexation Property and the City in ongoing future communications and relations with the community.

- F. The City's governing body has authorized the execution of this Agreement by Resolution 2024-23, to which this Agreement is attached.
- G. The City has authorized the negotiation of and adoption of annexation agreements under appropriate circumstances where proposed development contains outstanding features which advance the policies, goals and objectives of the Midway City General Plan, preserves and maintains the open and rural atmosphere desired by the citizens of Midway City, and contributes to capital improvements which substantially benefit the City.

**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

1. **Recitals:** The preamble and recitals set forth above are incorporated herein as part of the Agreement.
2. **Purpose of Agreement:** The purpose of this Agreement is to provide for the annexation of real property into the City, to designate zoning that will apply to the Annexation Property upon annexation, and to provide for future development of the Annexation Property, in accordance with the adopted Ordinances and Resolutions of the City, the Midway City General Plan, and the laws of the State of Utah, as they may be from time to time amended.
3. **Conditions Precedent:** The City and the Applicant agree, understand and acknowledge that this Agreement is for the annexation of the Annexation Property. Further, the City and the Applicant agree and understand that this Agreement shall be a covenant running with the Annexation Property, and shall bind any future owners, heirs or assigns.
4. **Permitted Uses on Annexation Parcel:** The permitted uses for the Annexation Property shall be those uses specifically listed in the Zoning Ordinance of the City, as amended from time to time.
5. **Term:** This Agreement shall become effective as of the date of annexation of the Annexation Property into the City and shall continue in full force and effect from that time onward.
6. **Annexation:** The City, pursuant to the Annexation Petition filed by the requisite number of land owners and land area within the area proposed for annexation, and in accordance with the authority granted by statute, hereby agrees to adopt an Ordinance of Annexation,

and thereby to annex into the City the Annexation Property described in the attached Exhibits. The Annexation Property shall be subject to the terms and conditions of this Agreement as well as the annexation laws and other Ordinances, Resolutions or laws of the City of Midway and the State of Utah. It is further agreed that this Annexation Property meets all the requirements for annexation, including, but not limited to, the following:

- A. Contiguity. The Annexation Property is contiguous to the existing boundaries of the City, as shown on Exhibit B, attached hereto and incorporated herein by this reference.
- B. Within Declaration Area. The Annexation Property is within the area identified by the City in its Annexation Policy Declaration Statement for possible annexation into the City.
- C. Not Within Another City. The Annexation Property is not included within the boundaries of any other incorporated municipality.
- D. No Pending Incorporation. There are no pending annexation petitions to incorporate any of the Annexation Property into any other municipality.
- E. No Unincorporated Islands. The annexation of the Annexation Property will not create or leave any islands of unincorporated property requiring municipal type services.
- F. Not Solely for Revenue Purposes. The proposed annexation is not being pursued by the City solely for the purpose of gaining revenues or to gain a jurisdictional advantage over another municipality or to restrict annexation by some other municipality.
- G. Services Available. The City intends to provide the same level of municipal services within the Annexation Property as it provides in all other areas within its boundaries, except as otherwise provided for in this Agreement.
- H. Petition. The Petition for Annexation was properly signed by the requisite number of landowners of the land area within the proposed Annexation Property.
- I. No Fiscal Burden Created. The City has determined that annexation of this area will not create a fiscal burden on the City that will not be offset by the revenues expected to be generated by virtue of this annexation.
- J. Compatibility. The proposed annexation is a compatible land use within the community.
- K. Illegal Peninsulas. The proposed annexation does not create any illegal peninsulas of unincorporated property projecting into or out of the City.

## 7. **General Character of Land to Be Annexed.**

- A. **Description of the Annexation Property.** The Annexation Property is in the

Midway Growth Boundary and located at 1221 North Pine Canyon Road. The proposed zoning for the Property is RA-1-43 (Rural-Agricultural 1-Acre Zone).

- B. The petition does comply with State Code that requires the owners of most of the land sign the petition and that the signers also own at least 1/3 of the taxable value of land in the annexation area.
- C. The Annexation Property consists of approximately 3.5 acres. It is currently zoned RA-1 by Wasatch County.

#### 8. Conditions of Annexation.

- A. Zoning/Density: The current County zoning for the annexation property is RA-1, which is a one-acre residential zone. Although it could be Resort Zone, the Annexation Property shall be annexed into the City of Midway as RA-1-43. There is sufficient non-sensitive land area for one single family home.
- B. Population/Density of the Area: There are currently 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.
- C. Presently Existing/Proposed Land Use: The land in the annexation area is currently 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.
- D. Compliance with General Plan: Applicant has indicated the 3.5 acre parcel will be developed with one single family dwelling to be used as by the Applicant as a home. This matches the vision described in the General Plan for low-density residential in the RA-1-43 zone.
- E. Municipal Services: The City will be required to provide additional services to the area. The City does have water lines fronting the area of the proposed annexation and other utilities 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. 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. The Applicant shall comply with all Midway City, Midway Sanitation District, and Midway Irrigation Company requirements for water and sewer.

- F. Water Rights: In accordance with standards set by Midway City, sufficient water to meet the culinary and irrigation needs of the development shall be deeded to Midway City prior to the plat being recorded.
- G. Right-of-Way: The Applicant will dedicate the remaining portion of the right-of-way needed for Pine Canyon Road (which will include use as a bike lane). The Applicant will also dedicate a 20-foot public trail easement along the east side of the property. The dedications are required as part of the subdivision plat.
- H. General Trails Fund: Funds to build the bike lane and pedestrian trail along Pine Canyon Road will be added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the bike lane and pedestrian trail along the entirety of Pine Canyon Road.
- I. Driveway: 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.
- J. Costs: At the time of signing this Agreement Developer shall submit to Midway City an amount established by the City Planner sufficient to cover all expenses incurred by the City in reviewing the Project (i.e. engineering, legal, etc.). Developer agrees to pay all applicable Midway City fees incurred in installing the Culinary Water Line and other infrastructure, including all engineering and attorney fees and other outside consultant fees incurred by the City in relation to the Property. All fees shall be paid current prior to any culinary water service being provided.
- K. Inspection: Developer agrees to allow Midway City to inspect all infrastructure as it is installed and shall have a duty to provide timely notice to the Midway City engineer of needed inspections.
- L. Fees: A park donation fee of \$2,061.89 and a trail fee of \$4,950.50 are required prior to recording of the annexation plat.
- M. Deed Restriction: The development that will occur on the Annexation parcel shall not exceed one (1) lot. The lot will be deed restricted on both the plat and the deeds transferring the lot, prohibiting future subdivision.

9. **Miscellaneous Provisions:**

- A. **Headings.** The descriptive headings of the paragraphs of this Agreement are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.
- B. **Authority.** The Parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, the City Council and/or Mayor on behalf of the City and the Applicant on behalf of its property within the Annexation Property. The parcels of property that are not signatories to this Agreement but that are included in the Annexation are bound by the terms of this Agreement pursuant to State Law. The Applicant represents and warrants that each Party is fully authorized and validly existing under the laws of the State of Utah, if applicable. The Applicant and the City warrant to each other that the individuals executing this Agreement on behalf of their respective Parties are authorized and empowered to bind the Parties on whose behalf each individual is signing. The Applicant represents to the City that by entering into this Agreement, the Applicants have bound themselves, all the owners of the Annexation Property, and all persons and entities having any current or future legal or equitable interest in the Annexation Property, to the terms of this Agreement.
- C. **Entire Agreement.** This Agreement, including Exhibits, constitutes the entire agreement between the Parties, except as supplemented by Midway City Ordinances, Resolutions, policies, procedures and plans.
- D. **Amendment of this Agreement.** This Agreement may not be amended, in whole or in part, except by the mutual written consent of the Parties to this Agreement or by their successors in interest or assigns. Any such amendment to this Agreement shall be recorded in the official records of the Wasatch County Recorder's Office.
- E. **Severability.** If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, which Agreement shall otherwise remain in full force and effect.
- F. **Governing Law.** The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Wasatch County, Utah, and the Parties hereby waive any right to object to such venue.
- G. **Remedies.** If any Party to this Agreement breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available at both law and in equity.
- H. **Attorney's Fees and Costs.** If any Party brings legal action either because of a breach of the Agreement or in order to enforce a provision or term of this Agreement, the prevailing Party shall be entitled to recover reasonable attorney's fees and court costs.
- I. **Binding Effect.** The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, and their respective heirs, legal

representatives, successors in interest and assigns, including all successive owners of the Annexation Property. The Agreement shall be incorporated by reference in any instrument purporting to convey an interest in any portion of the Annexation Property. The terms of this Agreement and the obligations of the Applicant hereunder shall be binding upon all present and future owners of the Annexation Property and shall be appurtenant to, and shall run with, said land.

- J. Third Parties. There are no third-party beneficiaries to this Agreement, and no person or entity not a Party hereto shall have any right or cause of action hereunder.
- K. No Agency or Partnership Created. Nothing contained in this Agreement shall be construed to create any partnership, joint venture, or agency relationship between the Parties.
- L. Recording. Upon execution, this Agreement shall be recorded in the official records of the Wasatch County Recorder.

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IN WITNESS HEREOF, this Agreement has been entered into by and between the Applicant and the City as of the date and year first above written.

CITY OF MIDWAY

Attest:

\_\_\_\_\_  
Celeste Johnson, Mayor

\_\_\_\_\_  
Brad Wilson, City Recorder

STATE OF UTAH            )  
                                      :SS  
COUNTY OF WASATCH    )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by Celeste Johnson, who executed the foregoing instrument in her capacity as the Mayor of Midway City, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as Midway City Recorder.

\_\_\_\_\_  
NOTARY PUBLIC

APPLICANT – AKITEON LLC

\_\_\_\_\_

By:  
Its:

STATE OF UTAH            )  
                                      :SS  
COUNTY OF WASATCH    )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, who executed the foregoing instrument in her capacity as the Applicant.

\_\_\_\_\_  
NOTARY PUBLIC

**Exhibit “A”**  
**ANNEXATION PETITION**

**Exhibit “B”**

**MAP OF PROPOSED ANNEXATION**

**Exhibit “C”**  
**WILL SERVE LETTER**