

Memo



Date: March 18, 2025
To: Midway City Council
From: Michael Henke
Re: Preliminary Discussion of Potential Annexation – Michelle Todd

The purpose of this agenda item is to have a preliminary discussion regarding the potential annexation of 1.85 acres (possibly 2.38 if another parcel owned by a family member is also included) owned by Michelle and Brent Todd. The annexation process is long and expensive and the Todds would like to know if the City Council would even consider the annexation before they begin to spend time and money on the endeavor. The 1.85 acres are three parcels that were created illegally in the early 1970s (six illegal parcels were created but only three are owned by the Todds). At the time of their creation, it was required that the Wasatch County Planning Commission approve the subdivision, but that never occurred. It is staff's understanding that none of the six lots have ever complied with the County's acreage requirement (and possibly other requirements).

The Todds would like to annex their 1.85 acres into Midway and record a one-lot subdivision. The anticipated zoning, as indicated on Midway's Land Use Map, is RA-1-43. There is a dilapidated dwelling on the property in which part of the roof has collapsed. The dwelling is connected to Midway culinary water system. The property also contains many trees that block the view to the east from Center Street. To the east of the Todd property is a 40-acre parcel owned by Gerald and Cathleen White known as the Pear Tree Llama Ranch. They are currently working with Wendy Fisher of Utah Open Lands to place a conservation easement on their property. It is difficult to see some of the White's property from Center Street because of all the trees and vegetation on the Todd property. The advantage that staff has identified of annexing the Todd property is the City can require the removal of the dwelling and trees which will allow the White property to be much more visible from one of our main travel corridors. The Todds would be allowed a building envelope on the north end of their property for a new dwelling (the minimum side setback for a structure is 30' and staff would suggest that the dwelling is located at the minimum side setback and at 100' for the front setback). All structures and trees would

need to be in areas designated on a future one-lot plat so that a view corridor is created to the White property to the east.

Again, this would be a preliminary discussion that would help the Todds decide if pursuing annexation is a possibility. This discussion will also help the City Council consider what possible conditions would be contemplated if the indication is given to consider the annexation. The City Council would be under no obligation to annex the property no matter what indication is given during the preliminary discussion.

Please contact me if you have any questions.

Michael Henke, MPA, AICP

City Planning Administrator

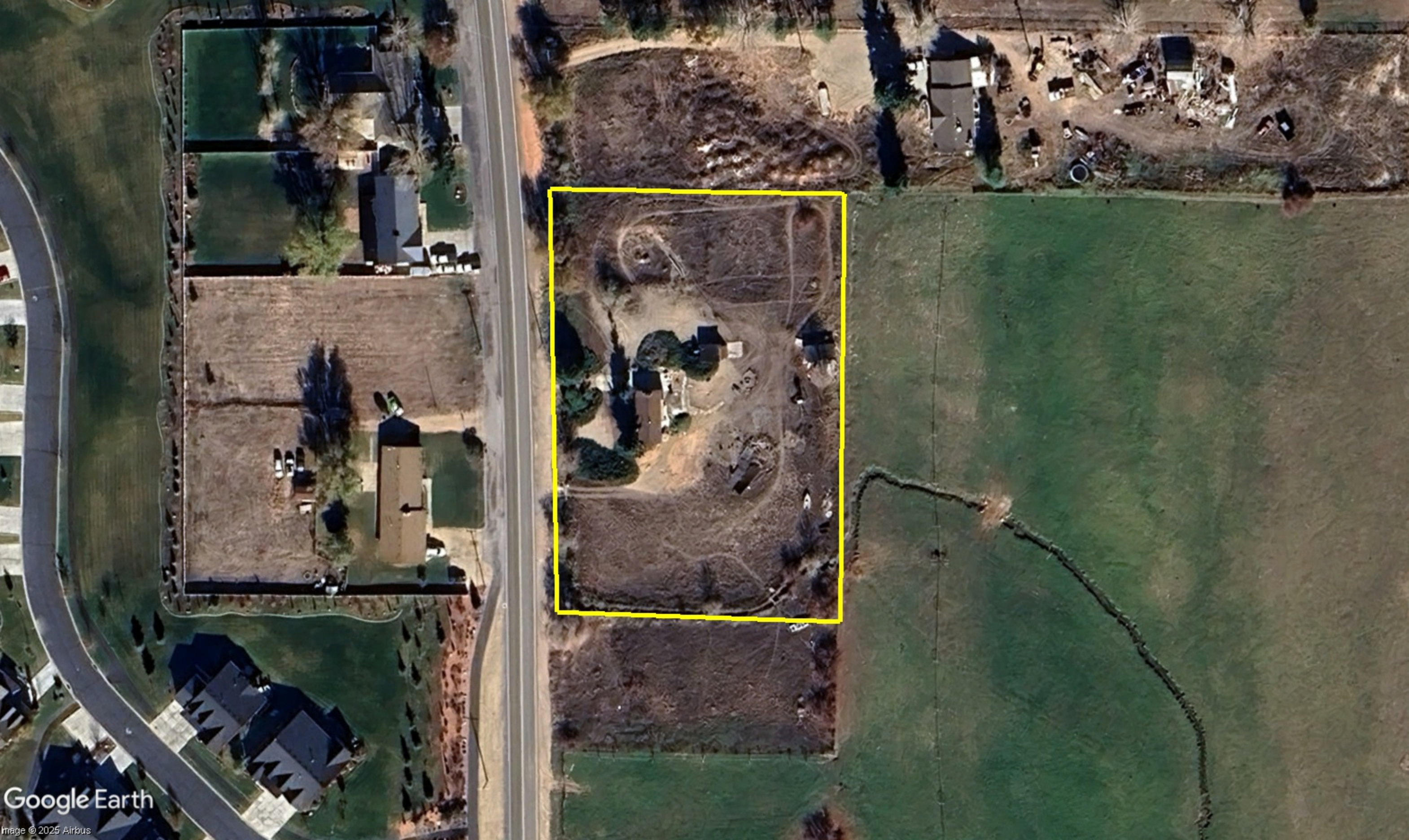
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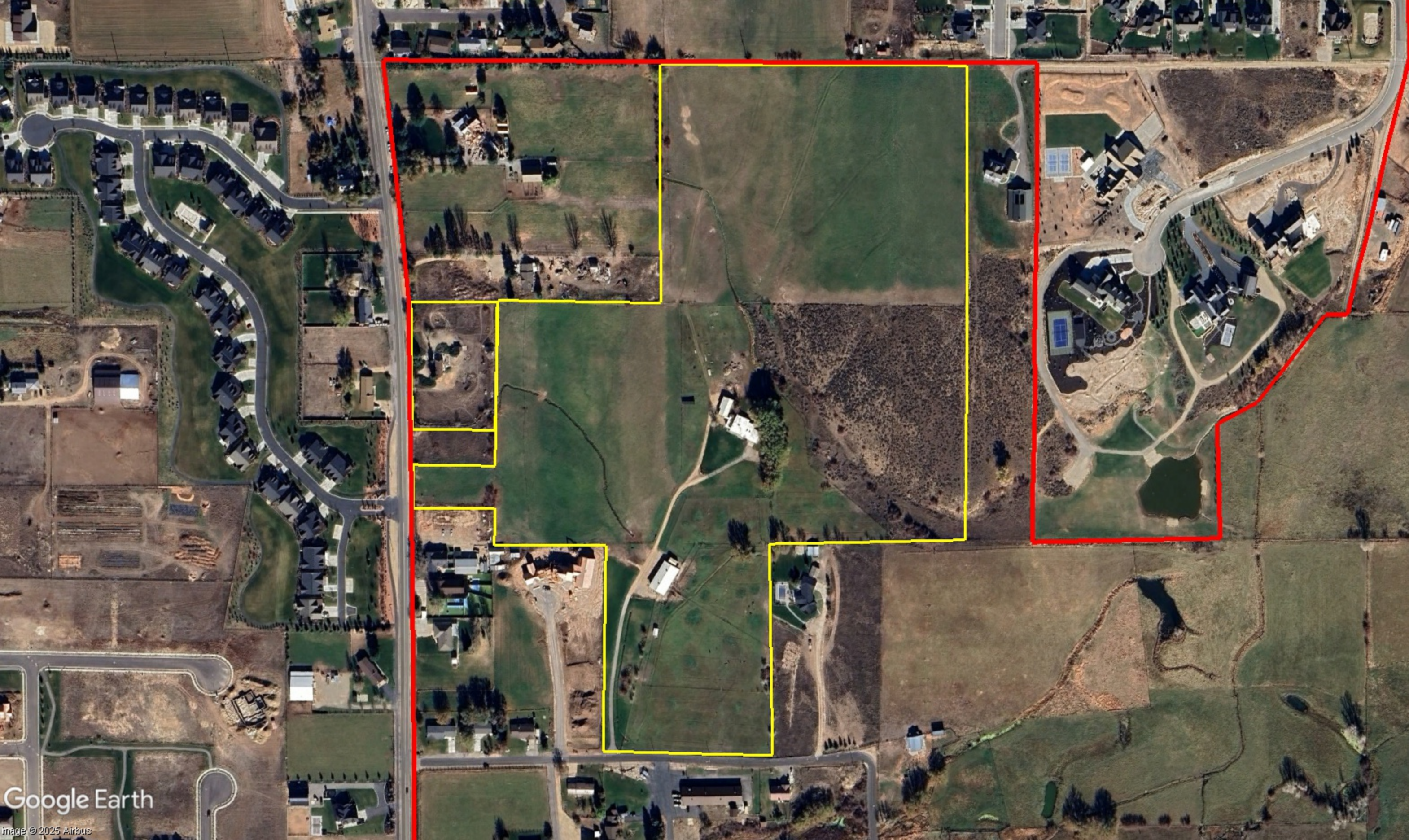
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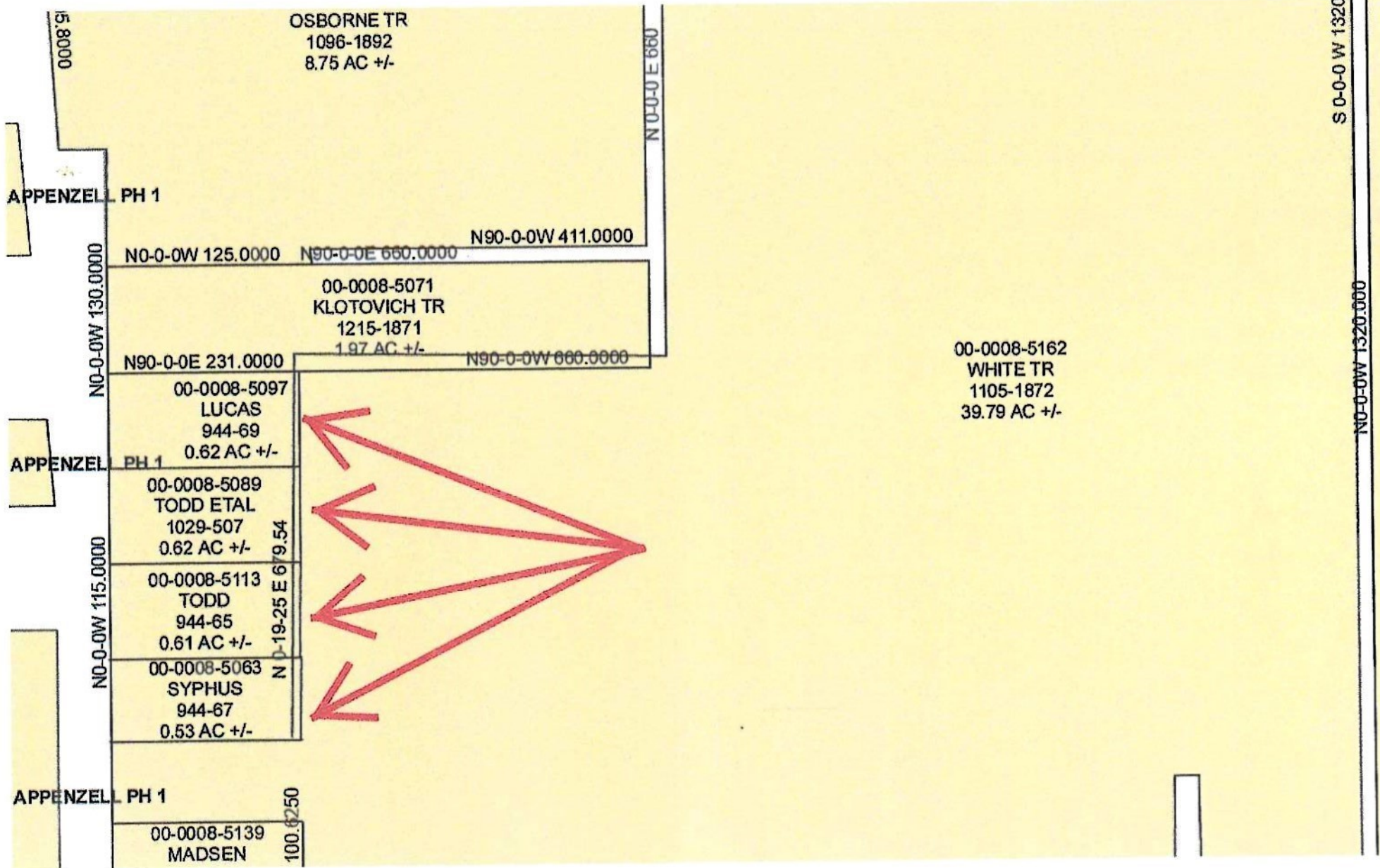
E: mhenke@midwaycityut.org











OSBORNE TR
1096-1892
8.75 AC +/-

APPENZEL PH 1

N0-0-0W 125.0000 N90-0-0E 660.0000 N90-0-0W 411.0000

00-0008-5071
KLOTOVICH TR
1215-1871
1.97 AC +/-

N90-0-0E 231.0000 N90-0-0W 660.0000

00-0008-5097
LUCAS
944-69
0.62 AC +/-

APPENZEL PH 1

00-0008-5089
TODD ETAL
1029-507
0.62 AC +/-

00-0008-5113
TODD
944-65
0.61 AC +/-

00-0008-5063
SYPHUS
944-67
0.53 AC +/-

N 0-19-25 E 679.54

APPENZEL PH 1

00-0008-5139
MADSEN

100.6250

00-0008-5162
WHITE TR
1105-1872
39.79 AC +/-

N 0-0-0 E 660

S 0-0-0 W 1320

N 0-0-0 W 1320.0000



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