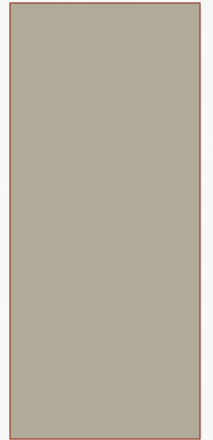
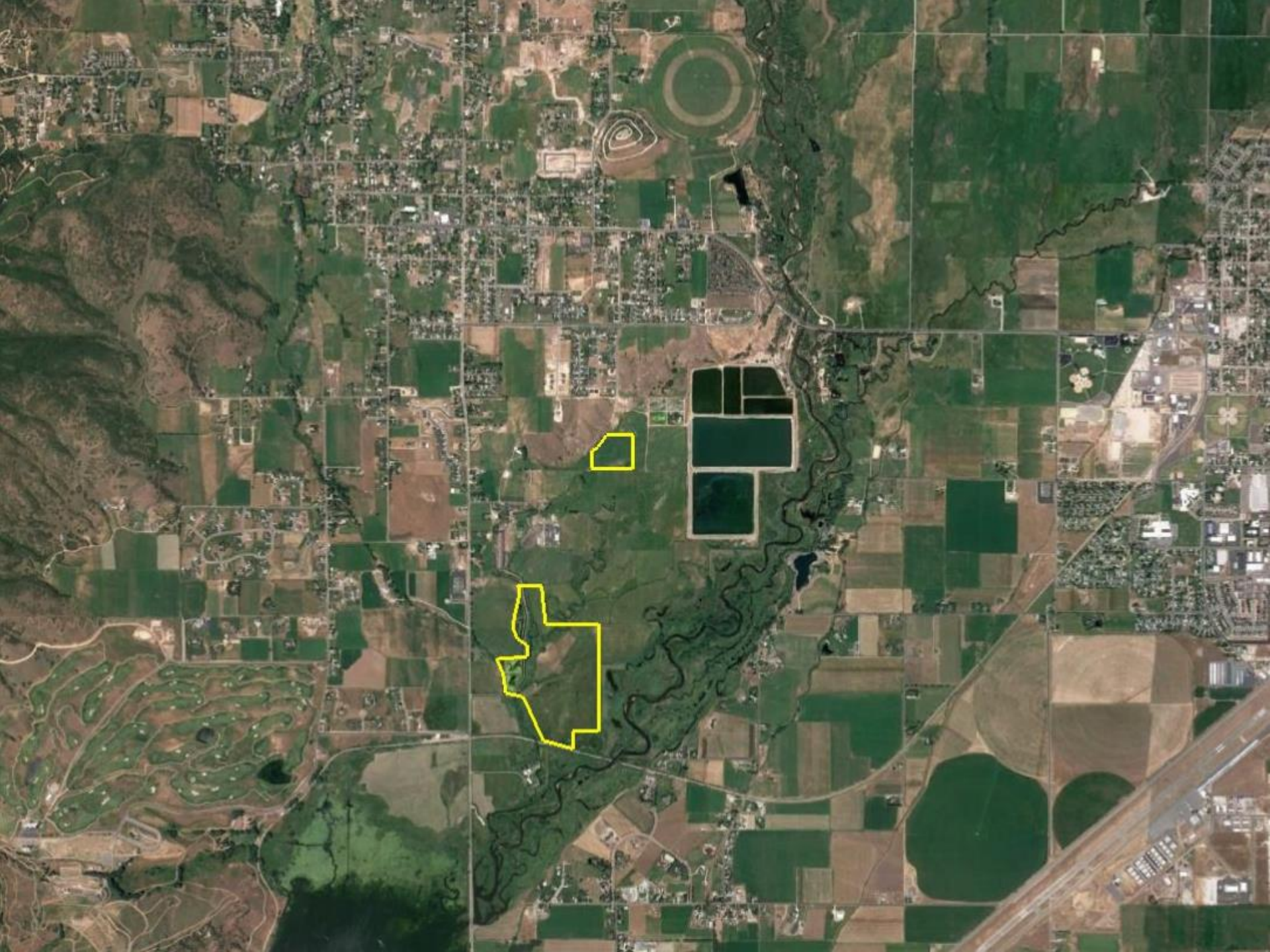


# LOWER RIVER ANNEXATION

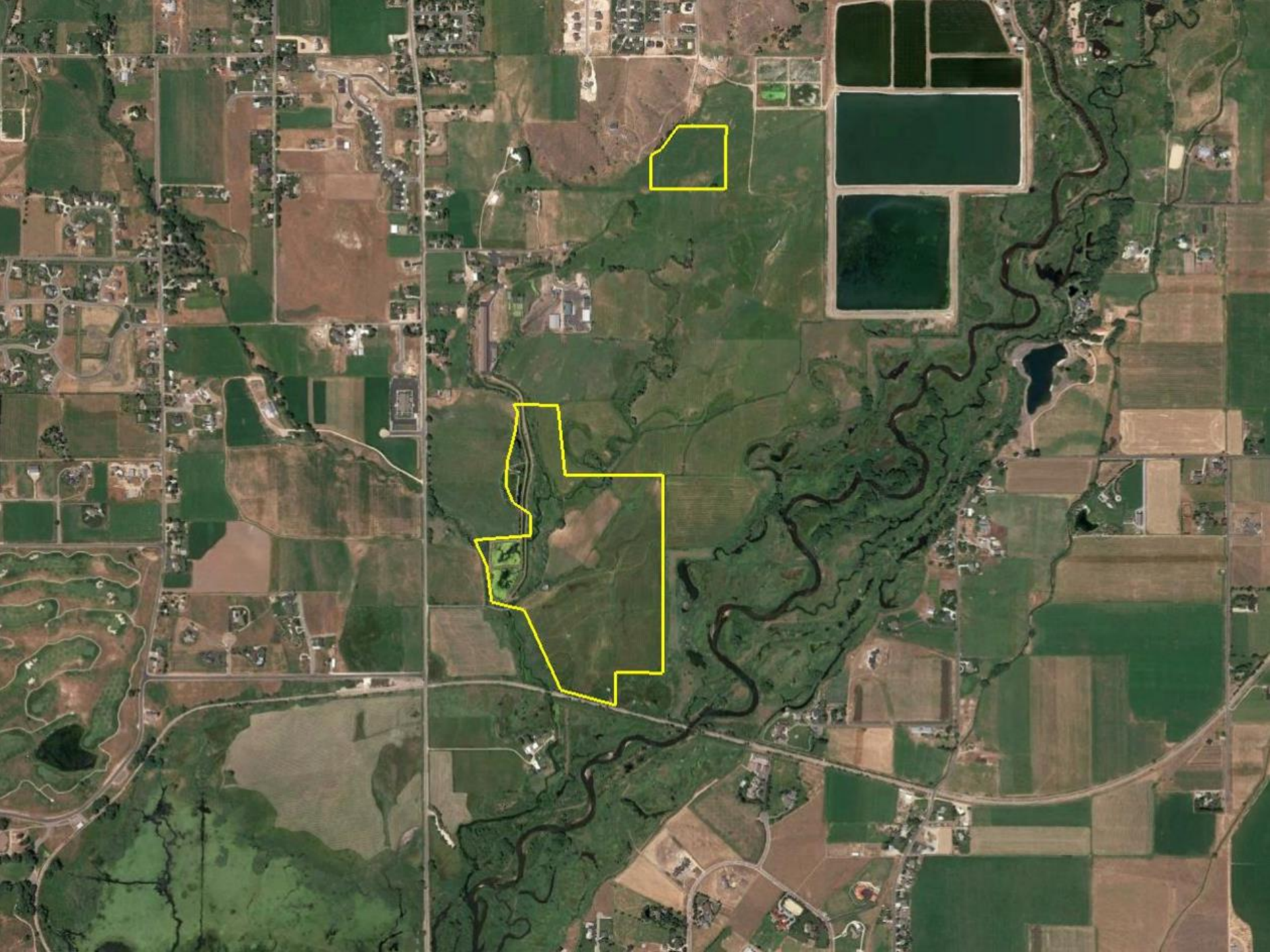
FURTHER CONSIDERATION







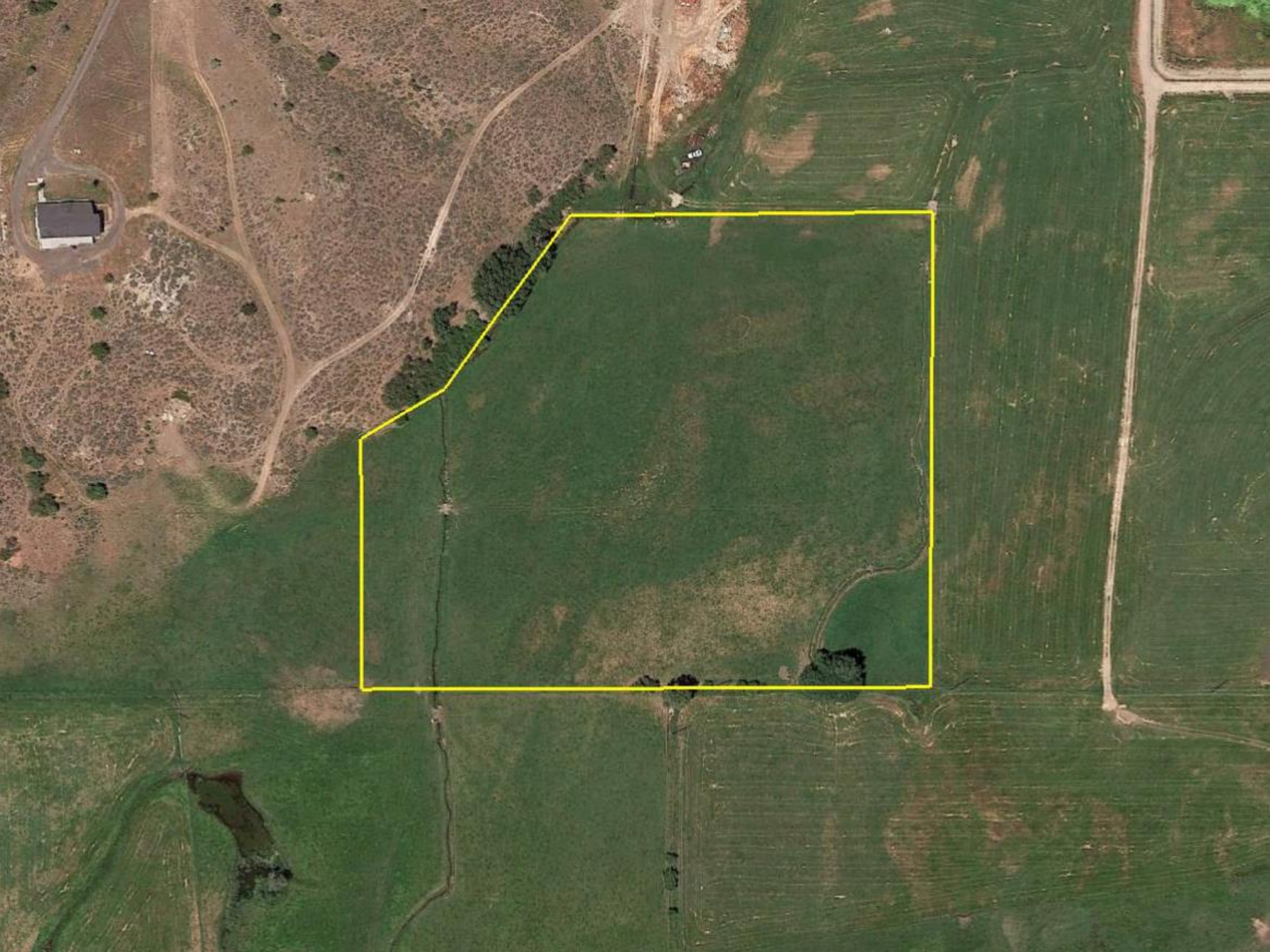








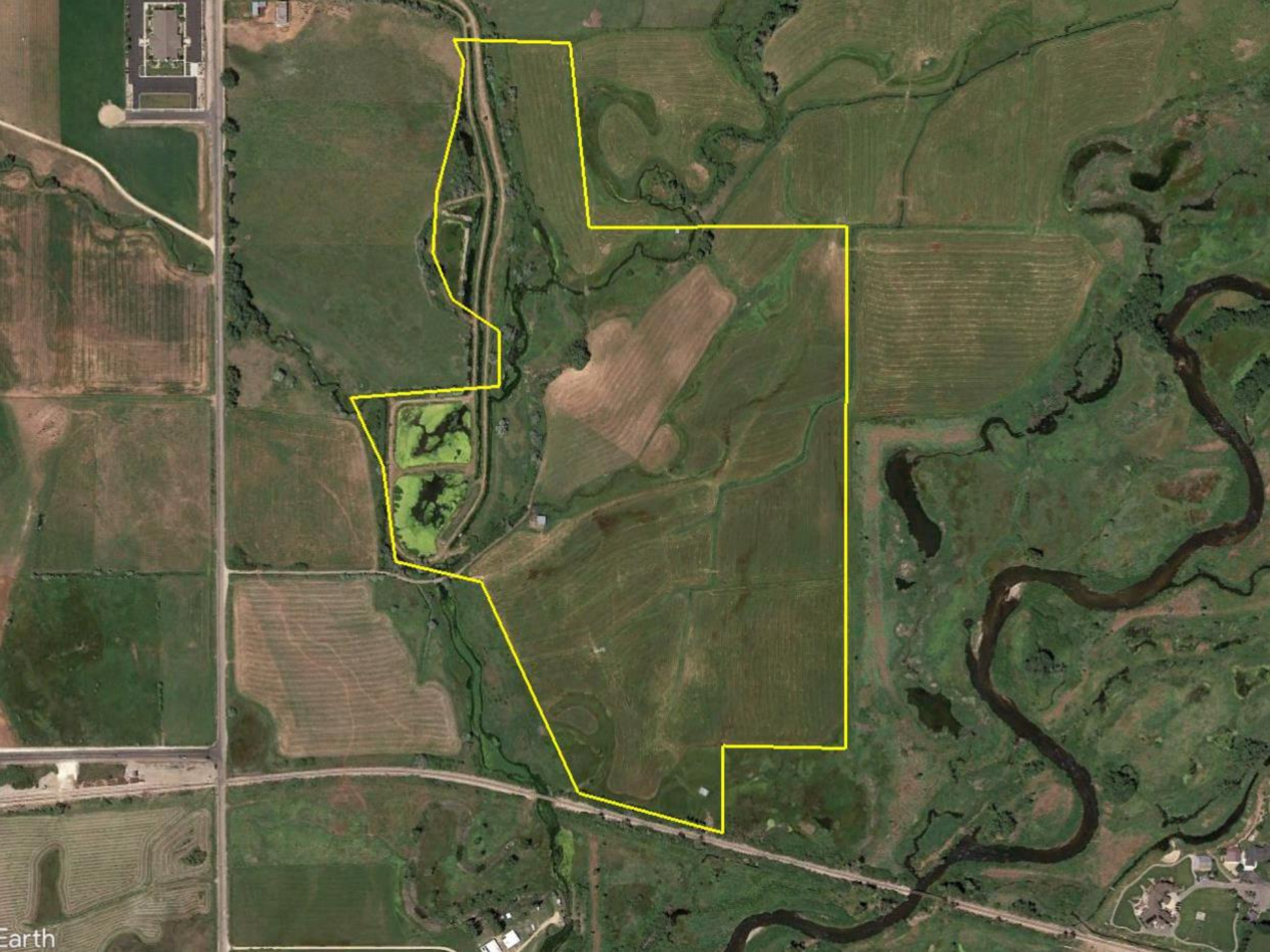








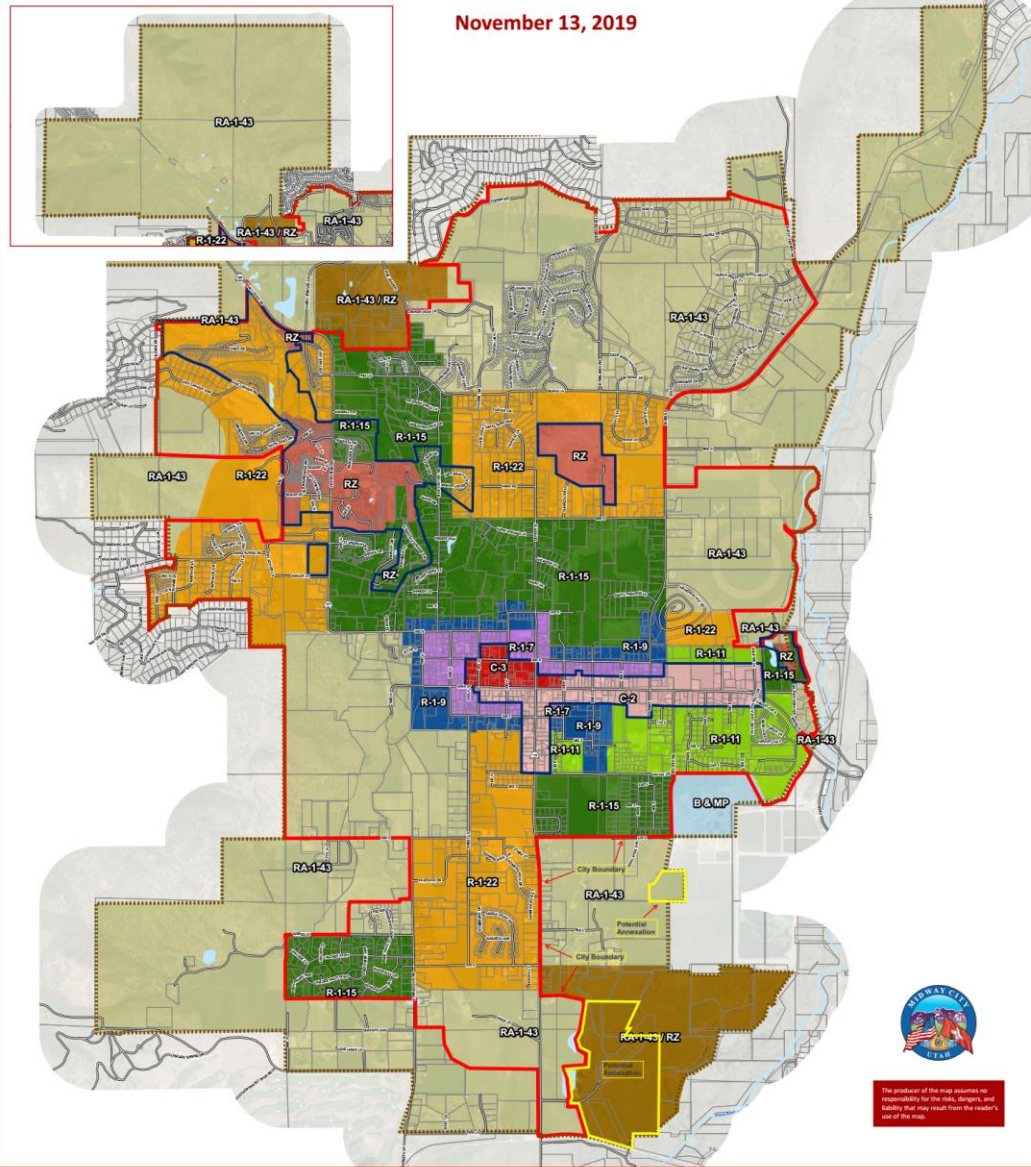






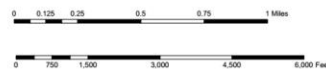
# MIDWAY CITY - Land Use

November 13, 2019



The producer of the map assumes no responsibility for the sale, design, and liability that may result from the reader's use of the map.

- Legend**
- Midway Growth Boundary
  - TRCD
  - Midway City Boundary
  - Rivers
  - Roads
  - Water Body
- |   |  |
|---|--|
| <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RA-1-43 | <span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-22       |
| <span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> C-2     | <span style="background-color: #8A2BE2; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-7        |
| <span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> C-3     | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-9        |
| <span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-11  | <span style="background-color: #9370DB; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-15       |
| <span style="background-color: #228B22; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R-1-15  | <span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RA-1-43 / RZ |

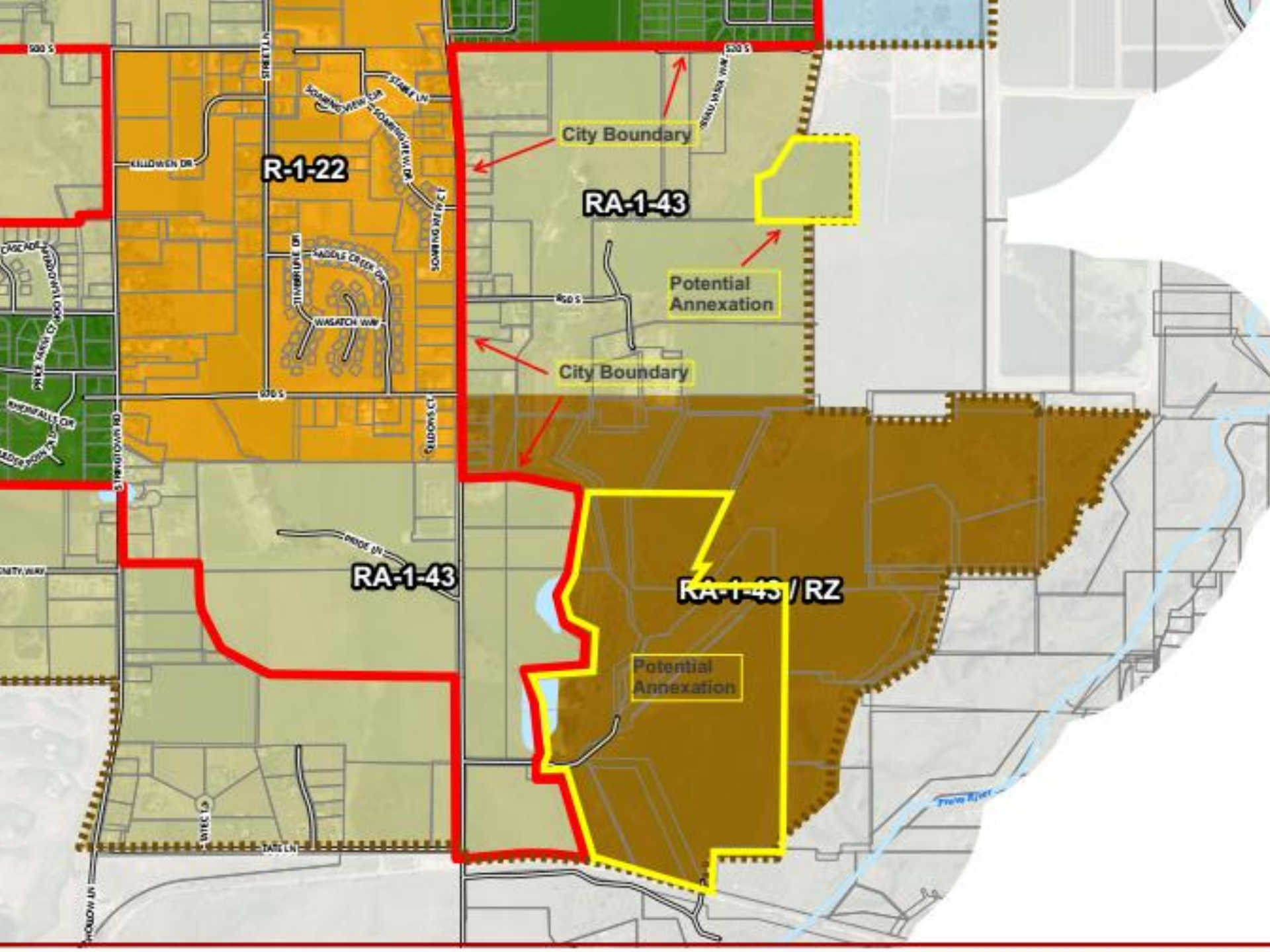


**MAG**  
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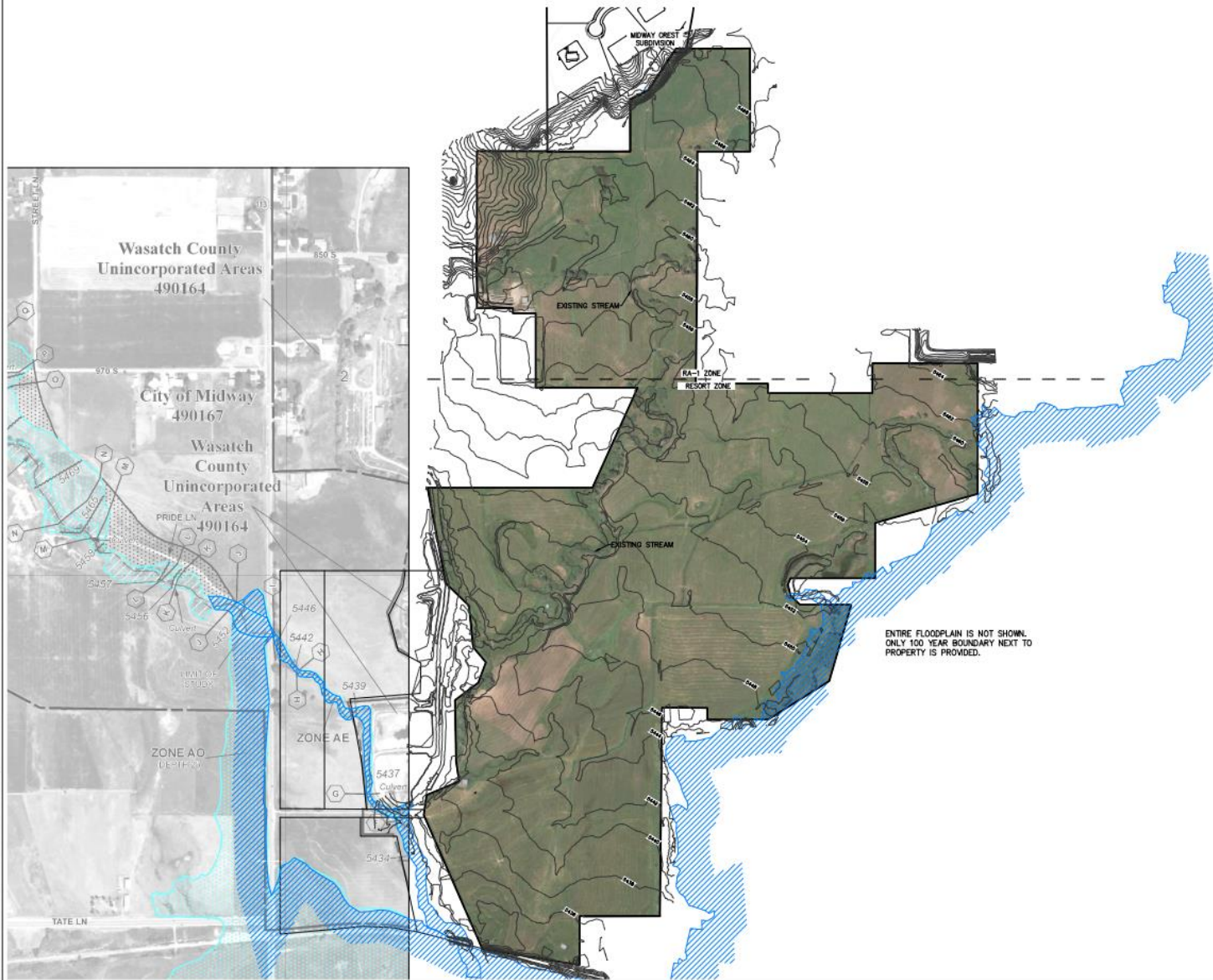
Map Produced by: Ken Hays, GIS/IT/Map Coordinator  
Map Production Date: November 13, 2019  
Map Projection: State Plane North Carolina NAD83, Feet  
Data Source: Midway City & MapInfo County







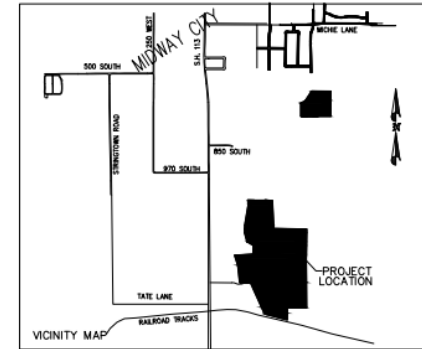
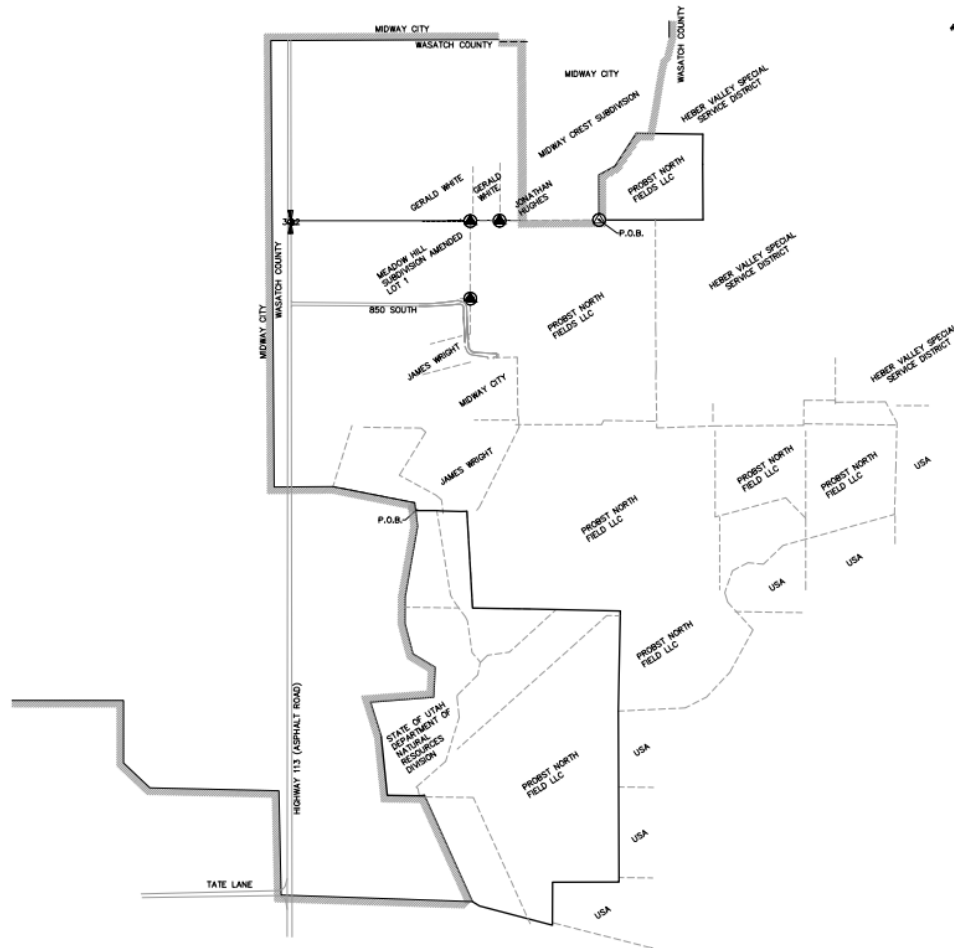
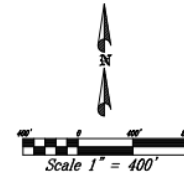






# LOWER RIVER ANNEXATION

LOCATED IN SECTION 2 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT  
LAKE BASE & MERIDIAN.



## LEGEND

- MIDWAY CITY LIMITS
- FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS
- SET REBAR CAP MARKED ELEMENT
- DEED LINES FOR ADJACENT PROPERTY

## COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF  
OF \_\_\_\_\_, 20\_\_\_\_

ROS # \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY  
THAT I AM A REGISTERED LAND SURVEYOR,  
AND THAT I HOLD CERTIFICATE NO. 6854112  
AS PRESCRIBED BY 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.

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED 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 LOWER RIVER ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

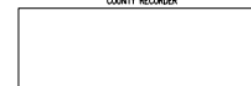
## LOWER RIVER ANNEXATION PLAT

DATE:  
19 JANUARY 2021

DRAWING NO.  
01\_ANNEX\_PLAT

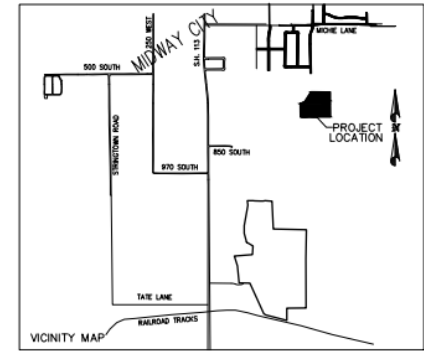
SHEET NO.  
1 OF 3

COUNTY RECORDER





LOCATED IN SECTION 2 TOWNSHIP 4 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN.

 MIDWAY CITY LIMITS

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	143.38'	N89°56'24"
L2	77.90'	S89°58'28"
L3	96.43'	S89°50'37"
L4	92.77'	N89°44'02"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	143.38'	N89°56'24"
L2	77.90'	S89°58'28"
L3	96.43'	S89°50'37"
L4	92.77'	N89°44'02"

BASIS OF BEARING FOR THIS ALTA SURVEY IS SOUTH 00°08'53" WEST BETWEEN THE FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 1, T4S, R4E, AND THE FOUND MONUMENT MARKING THE WEST 1/4 CORNER OF SECTION 11, T4S, R4E, SLB&M.

BEGINNING AT A POINT NORTH 35.85 FEET AND EAST 1104.06 FEET FROM FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THENCE NORTH 00°09'45" WEST 327.79 FEET;  
THENCE NORTH 61°27'59" EAST 132.64 FEET;  
THENCE NORTH 32°59'59" EAST 296.48 FEET;  
THENCE SOUTH 89°33'08" EAST 82.78 FEET;  
THENCE SOUTH 89°11'45" EAST 401.50 FEET;  
THENCE SOUTH 00°11'26" WEST 218.25 FEET;  
THENCE SOUTH 00°16'07" EAST 405.25 FEET;  
THENCE SOUTH 89°40'59" WEST 346.57 FEET;  
THENCE NORTH 89°56'24" EAST 143.38 FEET;  
THENCE NORTH 89°48'42" WEST 75.90 FEET;  
THENCE SOUTH 89°50'37" WEST 96.43 FEET;  
THENCE NORTH 89°44'02" WEST 92.77 FEET TO THE POINT OF  
BEGINNING.

AREA = 9.77 ACRES

LOWER RIVER  
ANNEXATION PLAT

DATE  
19 JANUARY 2021

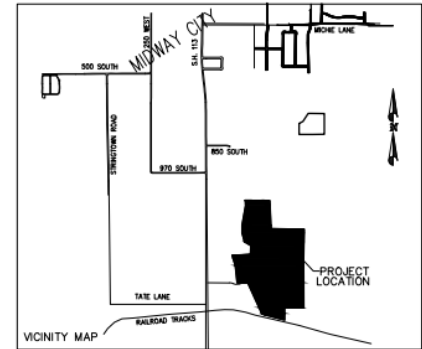
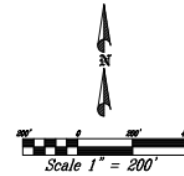
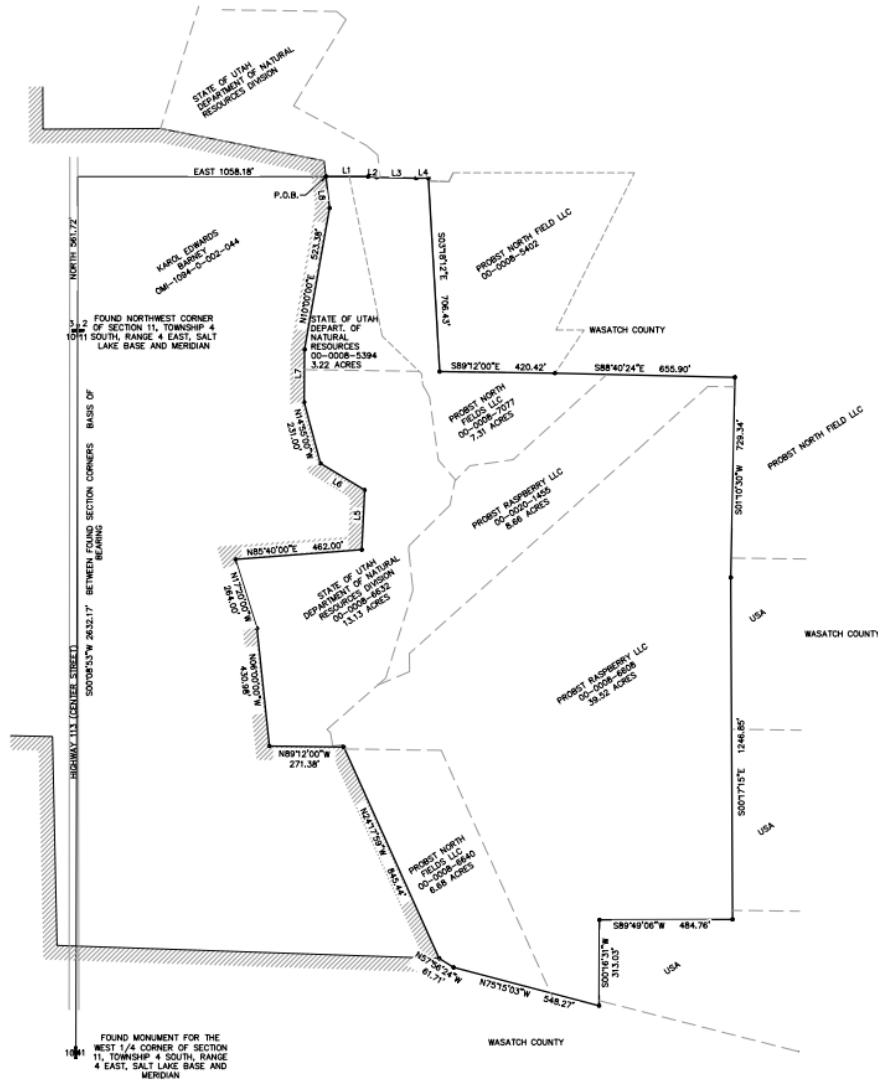
DRAWING NO.  
02\_ANNEX\_PLAT

SHEET NO.  
2 OF 3



# LOWER RIVER ANNEXATION

LOCATED IN SECTION 2 TOWNSHIP 4 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN.



## LEGEND

- MIDWAY CITY LIMITS
- FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS
- SET REBAR CAP MARKED ELEMENT
- DEED LINE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	153.99'	EAST
L2	31.31'	N85°01'42"W
L3	144.30'	N88°37'28"W
L4	44.49'	S89°30'44"W
L5	217.80'	N02°45'00"E
L6	188.10'	N58°50'00"W
L7	192.06'	N00°27'30"E
L8	115.67'	N06°40'00"W

PROPOSED ZONING FOR PROPERTY ON THIS SHEET: RESORT ZONE

## BASIS OF BEARING

BASIS OF BEARING FOR THIS ALTA SURVEY IS SOUTH 00°09'53" WEST BETWEEN THE FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 2, T4S, R4E, AND THE FOUND MONUMENT MARKING THE WEST 1/4 CORNER OF SECTION 11, T4S, R4E, SLB&M.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 561.72 FEET AND EAST 1058.18 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN:

THENCE EAST 153.99 FEET;  
THENCE NORTH 85°01'42" WEST 31.31 FEET;  
THENCE NORTH 88°37'28" WEST 144.30 FEET;  
THENCE SOUTH 89°30'44" WEST 44.49 FEET;  
THENCE SOUTH 03°18'12" EAST 706.43 FEET;  
THENCE SOUTH 89°12'00" EAST 420.42 FEET;  
THENCE SOUTH 88°40'24" EAST 655.90 FEET;  
THENCE SOUTH 01°10'30" WEST 729.34 FEET;  
THENCE SOUTH 00°17'15" EAST 1246.85 FEET;  
THENCE SOUTH 89°40'00" EAST 484.78 FEET;  
THENCE SOUTH 00°16'31" WEST 313.03 FEET;  
THENCE NORTH 75°15'53" EAST 548.27 FEET;  
THENCE NORTH 57°56'24" WEST 61.71 FEET;  
THENCE NORTH 24°17'59" WEST 845.44 FEET;  
THENCE NORTH 89°12'00" W 271.38 FEET;  
THENCE NORTH 06°00'00" WEST 430.98 FEET;  
THENCE NORTH 17°20'00" WEST 264.00 FEET;  
THENCE NORTH 80°40'00" EAST 462.00 FEET;  
THENCE NORTH 02°45'00" EAST 217.80 FEET;  
THENCE NORTH 58°50'00" WEST 188.10 FEET;  
THENCE NORTH 14°35'00" WEST 531.00 FEET;  
THENCE NORTH 00°27'30" EAST 192.06 FEET;  
THENCE NORTH 10°00'00" EAST 533.38 FEET;  
THENCE NORTH 06°40'00" WEST 115.67 FEET TO THE POINT OF BEGINNING.

AREA = 78.52 ACRES

## LOWER RIVER ANNEXATION PLAT

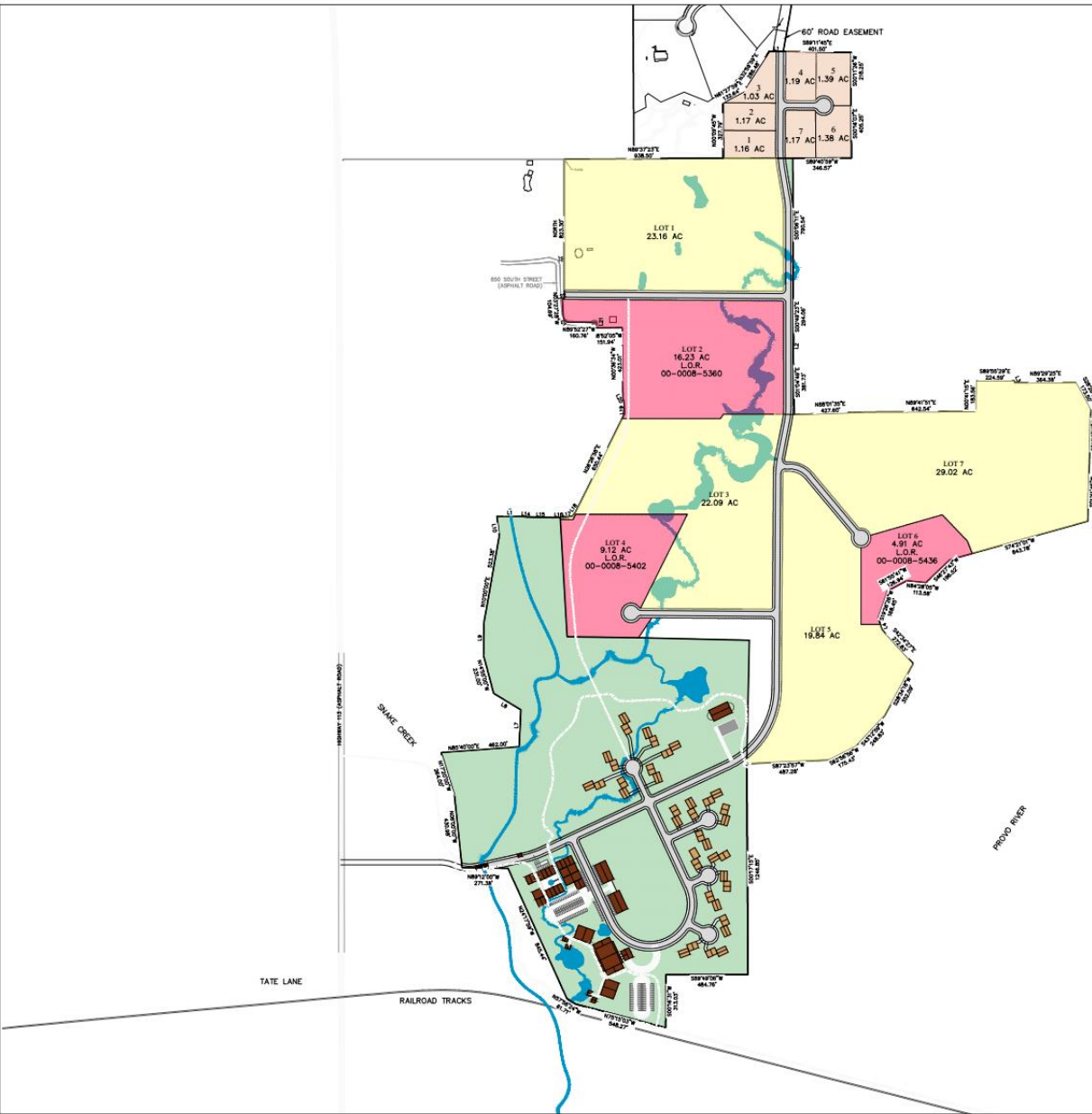
DATE: 19 JANUARY 2021 DRAWING NO: 02\_LOWER\_PLAT SHEET NO: 3 OF 3





# ITEMS OF CONSIDERATION

- Concept Plan
  - Resort Development
    - Resort and commercial
    - Resort cottages
  - 7 lots in Wasatch County
    - Range from 4.9 - 29 acres
  - 7 Lot north parcel subdivision
    - Acre lots






- LEGEND**
- 20 ACRE A-20 LOT
  - LOT OF RECORD (L.O.R.)
  - 1 ACRE LOTS (MIDWAY CITY)
  - OPEN SPACE
  - RESORT COTTAGES (MIDWAY CITY)
  - RESORT AND COMMERCIAL BUILDINGS (MIDWAY CITY)
  - TRAIL

SCALE: 1"=300'

DAVIS  
PROBST RIVER PROPERTIES

CONCEPT PLAN



**BEM ENGINEERING**  
 380 E Main St. Suite 204  
 Midway, UT 84049  
 ph 801-557-9749

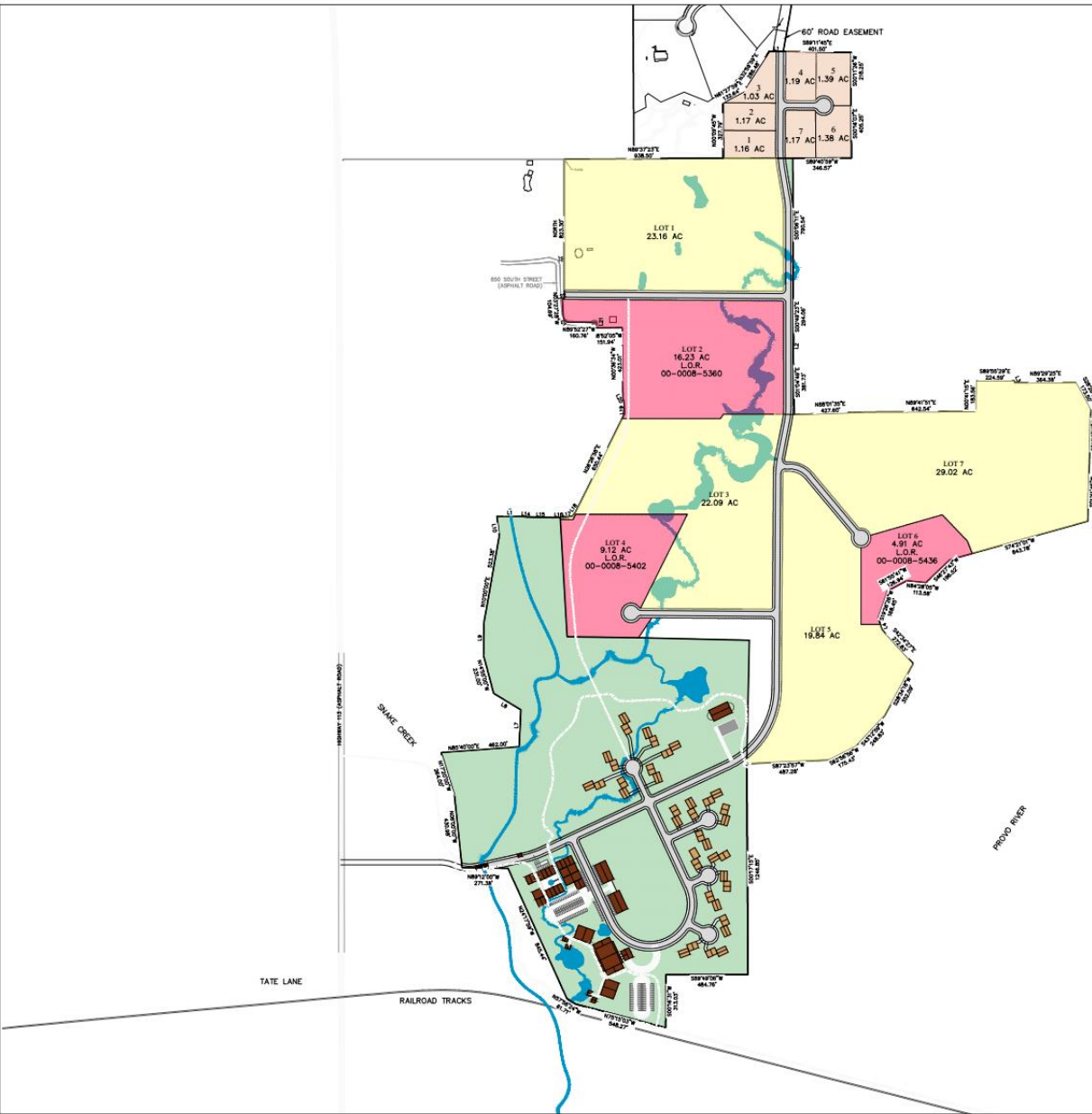
DESIGN BY: PDB	DATE: 2 FEB 2021	SHEET <b>1</b>
DRAWN BY:	REV:	




# ITEMS OF CONSIDERATION

- Access
  - Plan shows 3 points of access
    - South access across the Kem Gardner property and the Utah Department of Fish and Game property
      - Property owner has stated no access has been granted
    - Middle access from 850 South
    - North access from Midway Crest Subdivision
      - Access easement will not allow a road built to City standards to be built
      - Owner of easement has stated a road will not be allowed on the easement





- LEGEND**
- 20 ACRE A-20 LOT
  - LOT OF RECORD (L.O.R.)
  - 1 ACRE LOTS (MIDWAY CITY)
  - OPEN SPACE
  - RESORT COTTAGES (MIDWAY CITY)
  - RESORT AND COMMERCIAL BUILDINGS (MIDWAY CITY)
  - TRAIL




**SCALE: 1"=300'**

0 150 300 600 900

DAVIS  
**PROBST RIVER PROPERTIES**

CONCEPT PLAN



**BEM ENGINEERING**  
380 E Main St. Suite 204  
Midway, UT 84049  
ph 801-557-9749

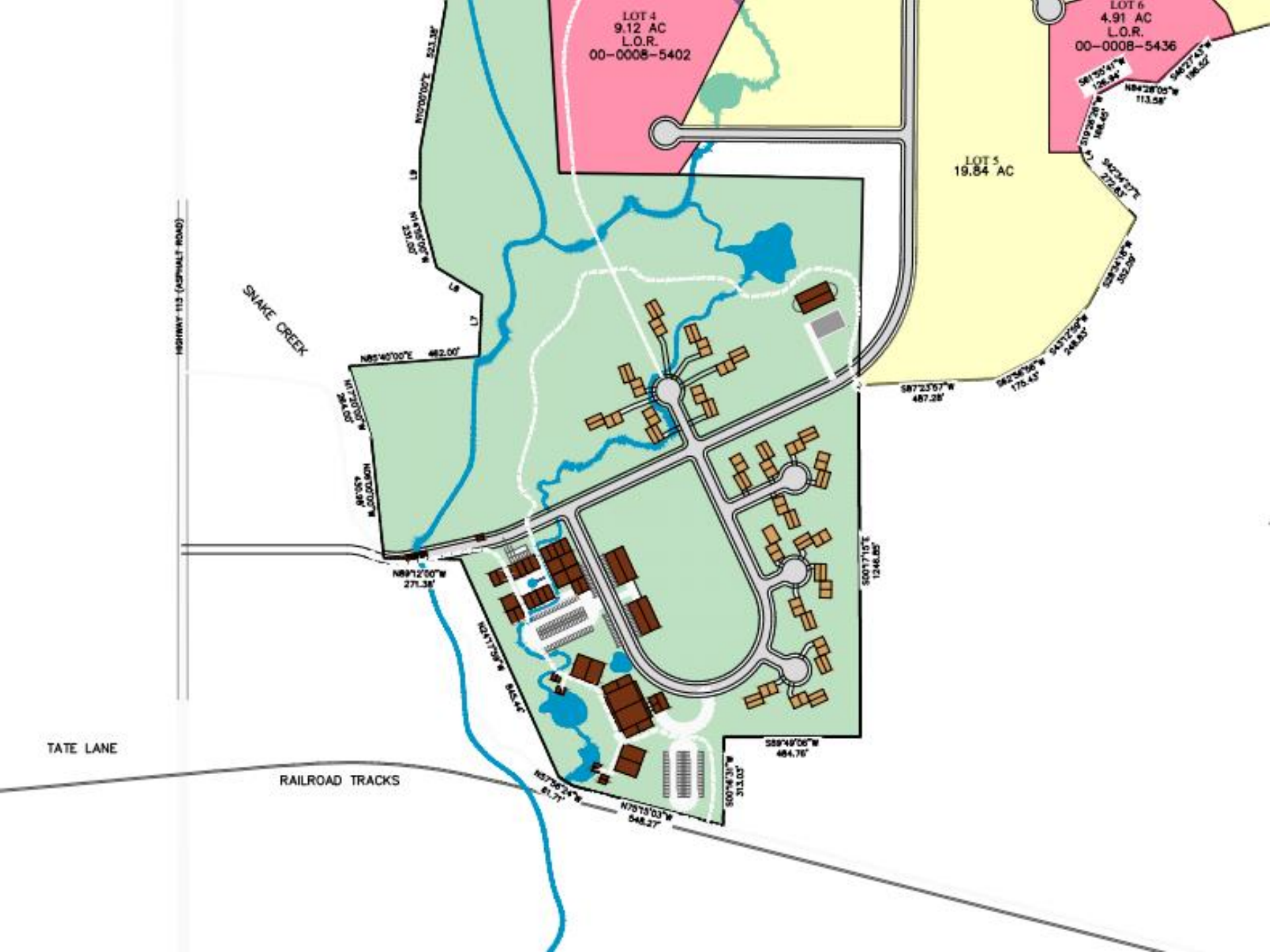
DESIGN BY: PDB	DATE: 2 FEB 2021	SHEET
DRAWN BY:	REV:	1



# ITEMS OF CONSIDERATION

- Economic development
  - Increase tax base in the resort and commercial area
  - Help retain the resort tax
  - More information is needed to better analyze the potential benefits



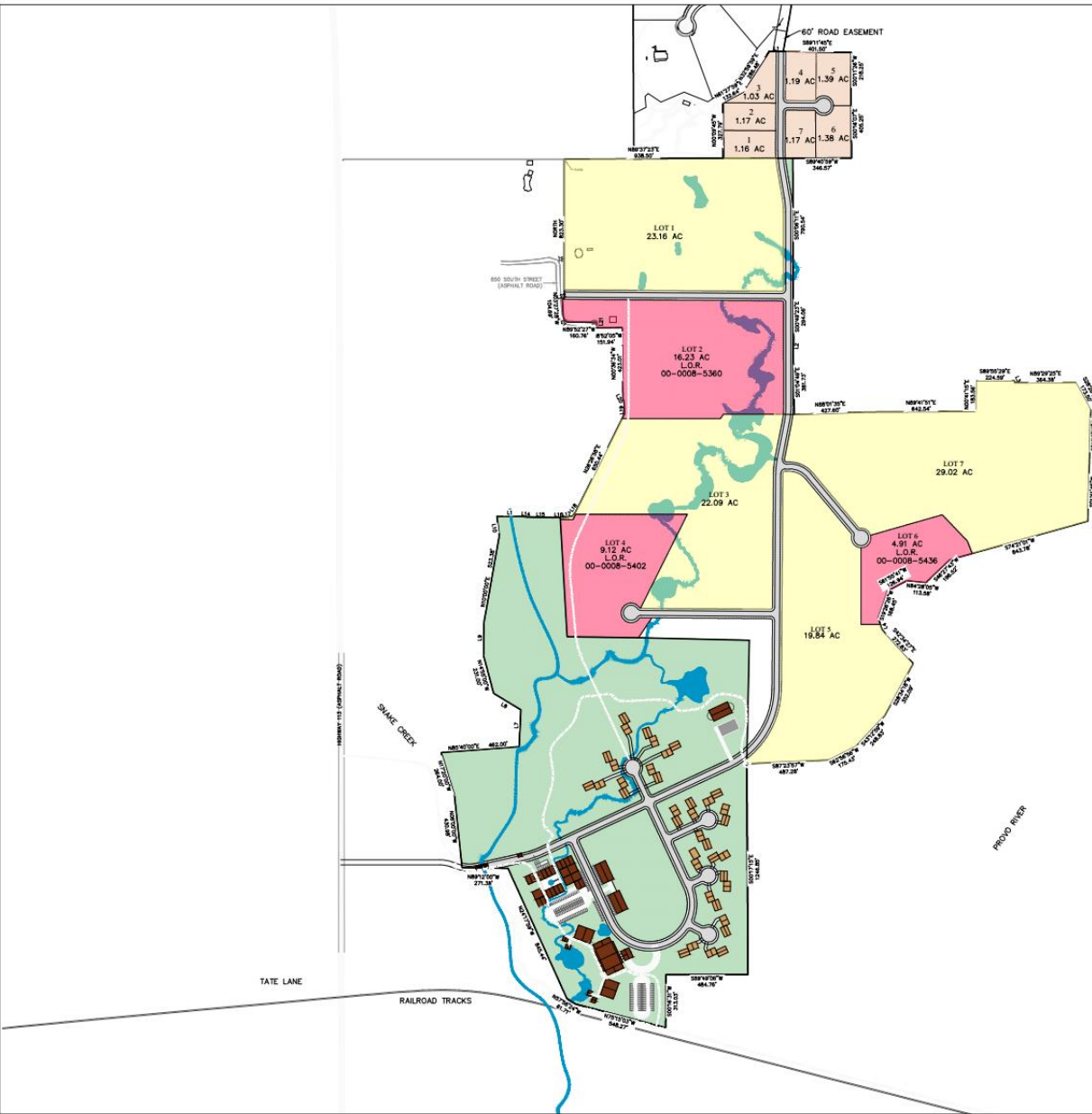






# ITEMS OF CONSIDERATION

- Trails
  - Trail network could be expanded in the area including a trail along the Provo River
  - Future trailhead on the Kem Gardner property would connect to any future public trails






- LEGEND**
- 20 ACRE A-20 LOT
  - LOT OF RECORD (L.O.R.)
  - 1 ACRE LOTS (MIDWAY CITY)
  - OPEN SPACE
  - RESORT COTTAGES (MIDWAY CITY)
  - RESORT AND COMMERCIAL BUILDINGS (MIDWAY CITY)
  - TRAIL

SCALE: 1"=300'

DAVIS  
PROBST RIVER PROPERTIES

CONCEPT PLAN



**BEM ENGINEERING**  
 380 E Main St. Suite 204  
 Midway, UT 84049  
 ph 801-557-9749

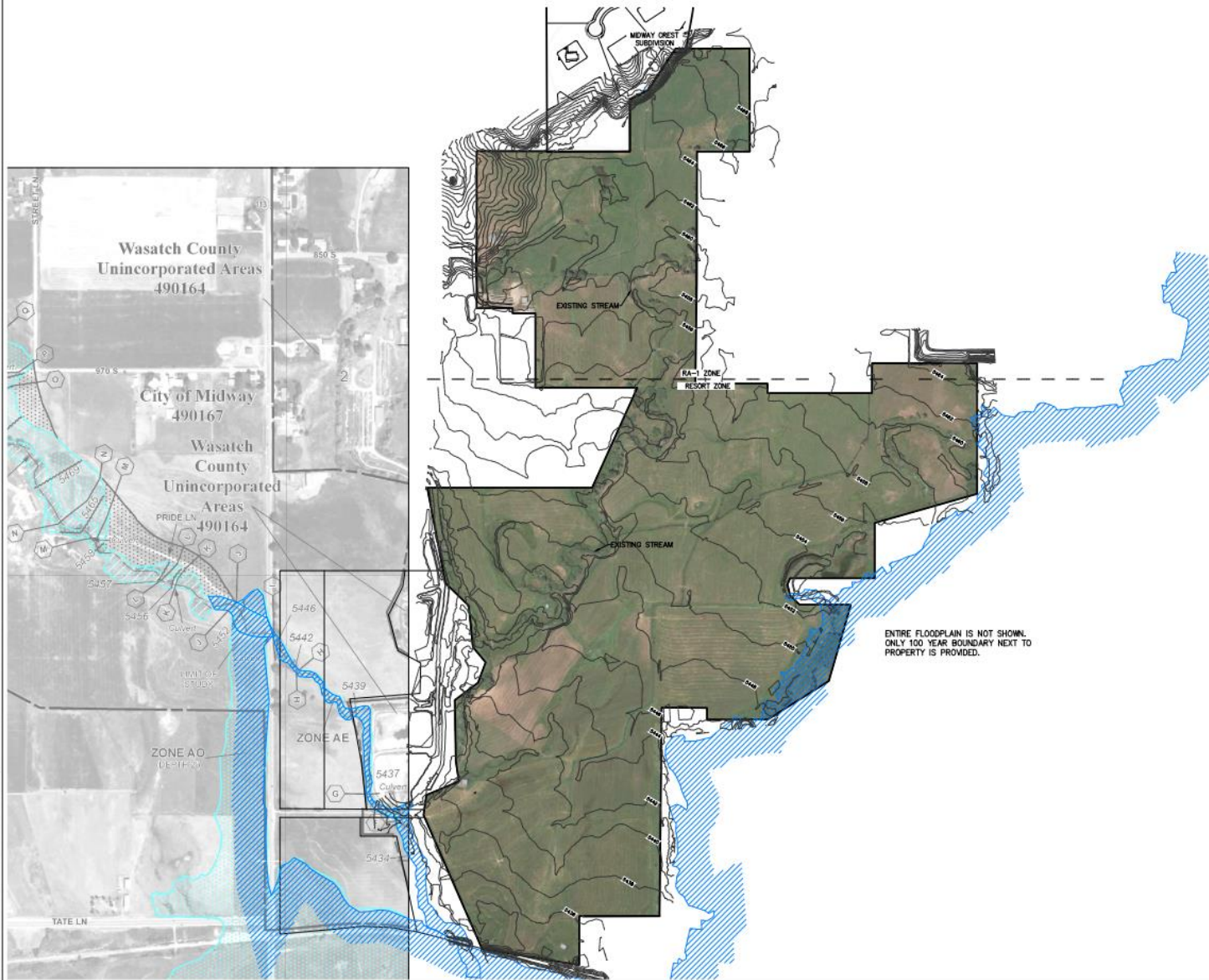
DESIGN BY: PDB	DATE: 2 FEB 2021	SHEET
DRAWN BY:	REV:	1



# ITEMS OF CONSIDERATION

- Sensitive Lands
  - FEMA flood zone
  - Wetlands
    - No information has been provided
  - Other sensitive lands
    - High water table
    - Wildlife habitat





LEGEND  
FLOODPLAIN

ENTIRE FLOODPLAIN IS NOT SHOWN.  
ONLY 100 YEAR BOUNDARY NEXT TO  
PROPERTY IS PROVIDED.



SCALE: 1"=300'

DAYS  
PROBST RIVER PROPERTIES  
SENSITIVE LANDS MAP



**ENGINEERING**  
380 E Main St. Suite 204  
Midway, UT 84059  
ph 435.637.9759

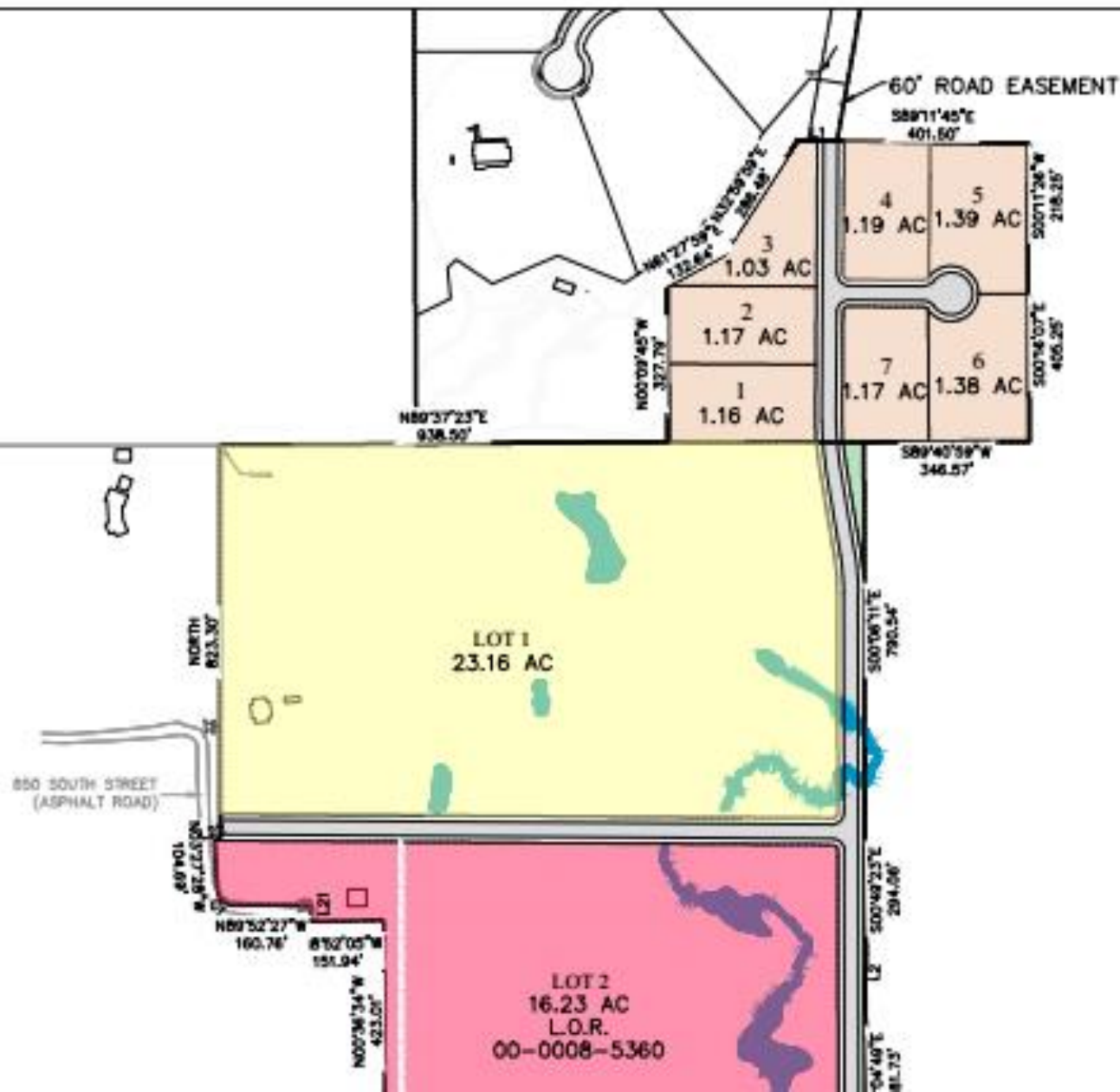
DESIGN BY: PDB DATE: 02 FEB 2021 SHEET  
DRAWN BY: 803 2



# ITEMS OF CONSIDERATION

- Development of the north parcel
  - Density increase
  - Access
- Location next to future sewer lagoons
  - A-20 zoning vs. RA-1-43 zoning and potential impacts









Planned Future  
Pond Area

This is an aerial photograph of a rural landscape. A large, irregularly shaped area in the center is highlighted with a semi-transparent teal overlay. To the left of this teal area, a smaller, roughly rectangular field is outlined with a yellow border. The surrounding terrain consists of various green fields, some with visible irrigation patterns, and a few small buildings or structures. A winding road or path is visible in the lower right corner.



# POSSIBLE FINDINGS

- The proposed annexation will not create an unincorporated peninsula.
- The proposal does not have two verified access points.
- A concept plan was submitted with the application.
- The petitioned zoning does match the planned zones for the annexation area on City's land use map.
- The sensitive lands map is incomplete and does not include any wetlands information.
- Increasing density near HVSSD property has the potential of being impacted by odors.
- Without more detail of the resort area, the City cannot determine the economic impact of the annexation on the City and surrounding community.
- Further consideration of the petition by the City Council does not guarantee the property will be approved for annexation by the City Council.