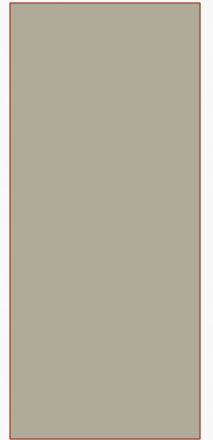


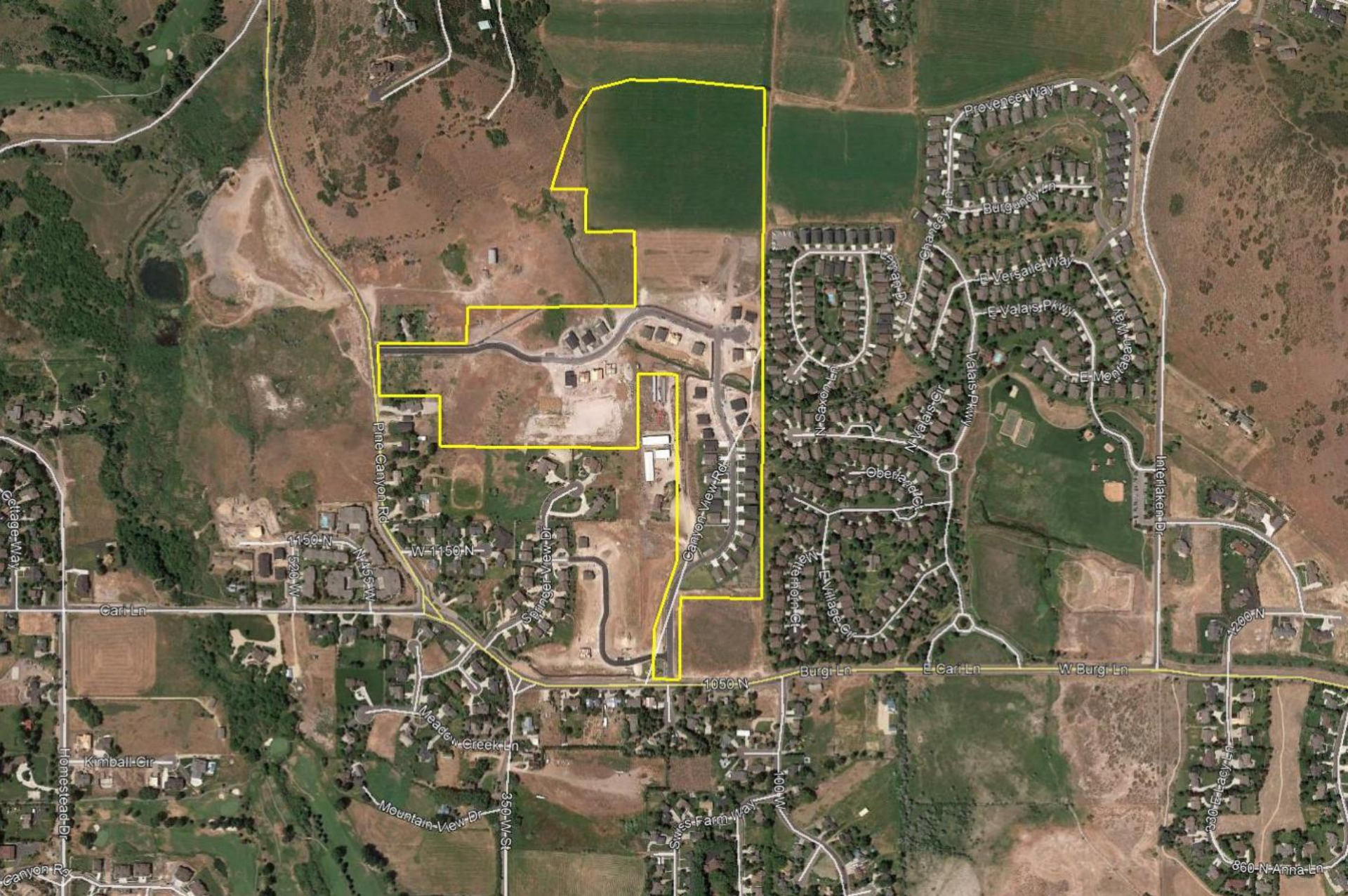
SCOTCH FIELDS PHASE 2

PLAT AMENDMENT

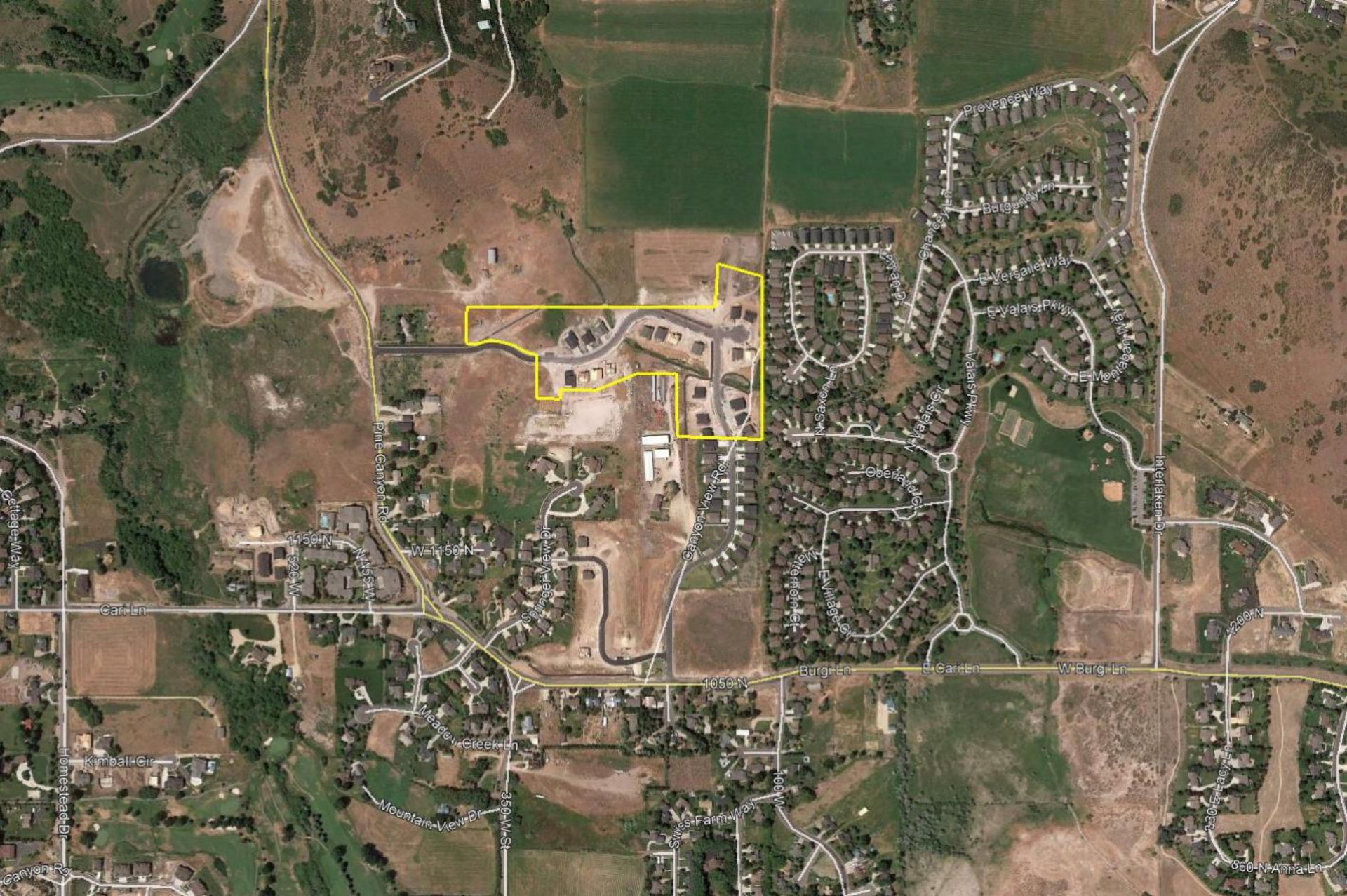


PLAT AMENDMENT

- Create a 56' wide road easement that would connect Canyon View Lane with Clark Investment Group LLC
 - If approved, a road could be built on the easement in the future
 - Another access to the Clark Investment Group LLC property would expand the development potential of the property







College Way

Carl Ln

Homesstead Dr

Canyon Rd

W 1150 N
W 1150 W

Kimball Cir

Mountain View Dr

350 W St

Meadow Creek Ln

Springer View Dr

Pine Canyon Rd

W 1150 N

1050 N

Swiss Farm Way

100 W

Canyon View Rd

Burg Ln

E Carl Ln

W Burg Ln

Kellenburg Ct

E Village Dr

Oberlander Ct

W Valley Cir

Valais Pkwy

E Valais Pkwy

E Versailles Way

E Montague Way

Provence Way

Burgandy Ln

Chantrelle Ln

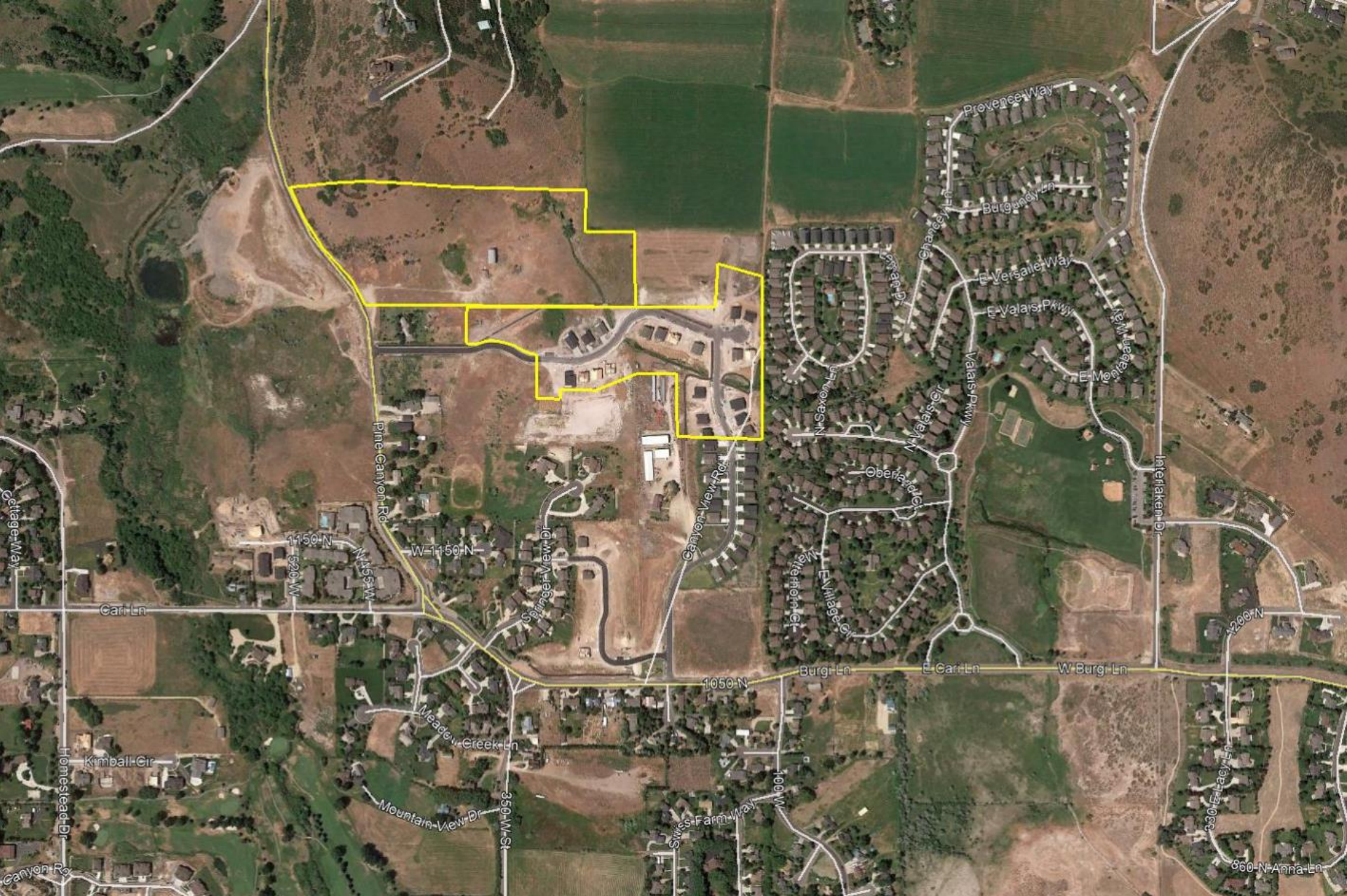
Interlaken Dr

W 1200 N

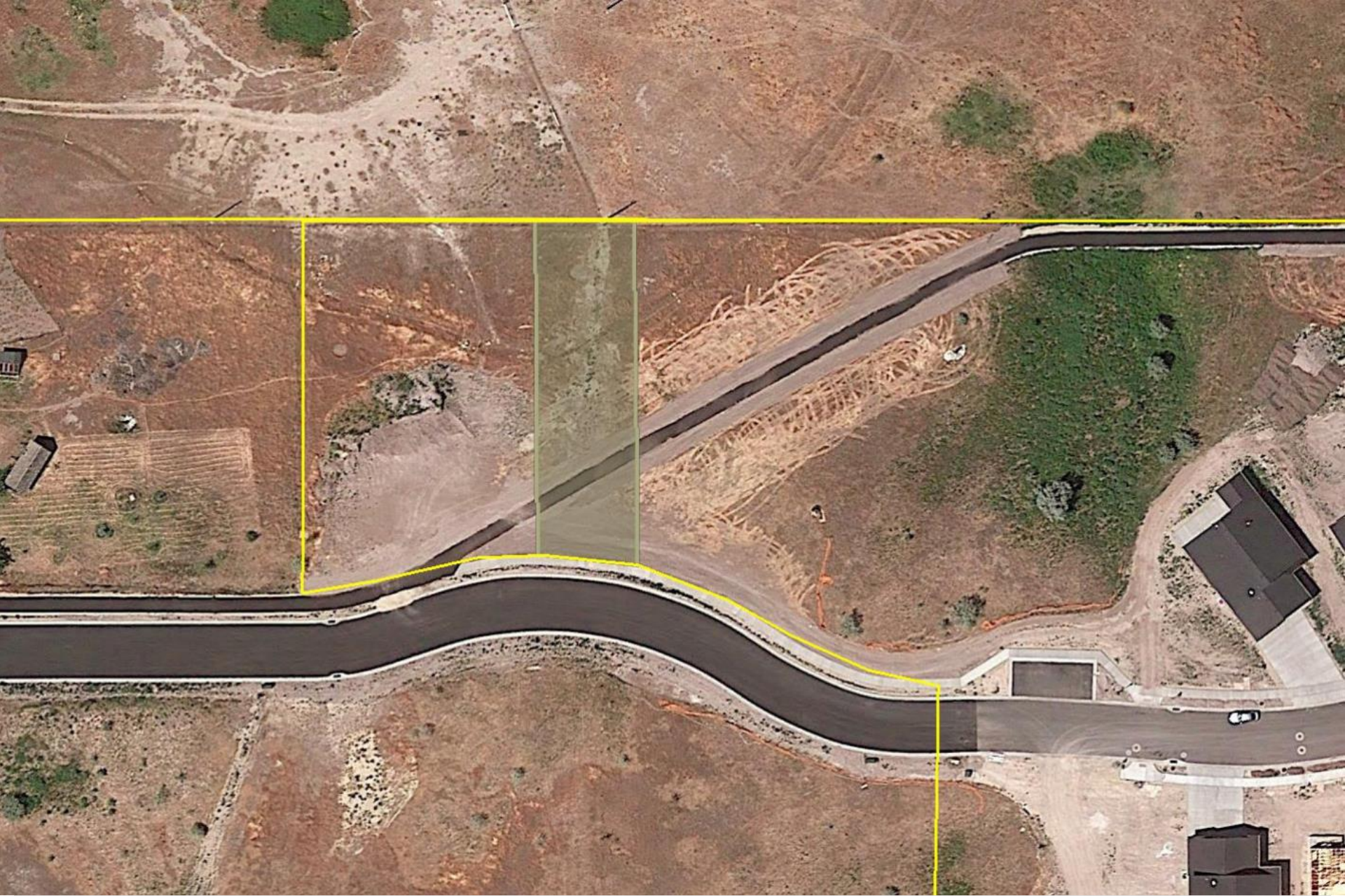
W 1300 N

860 N Anna Ln



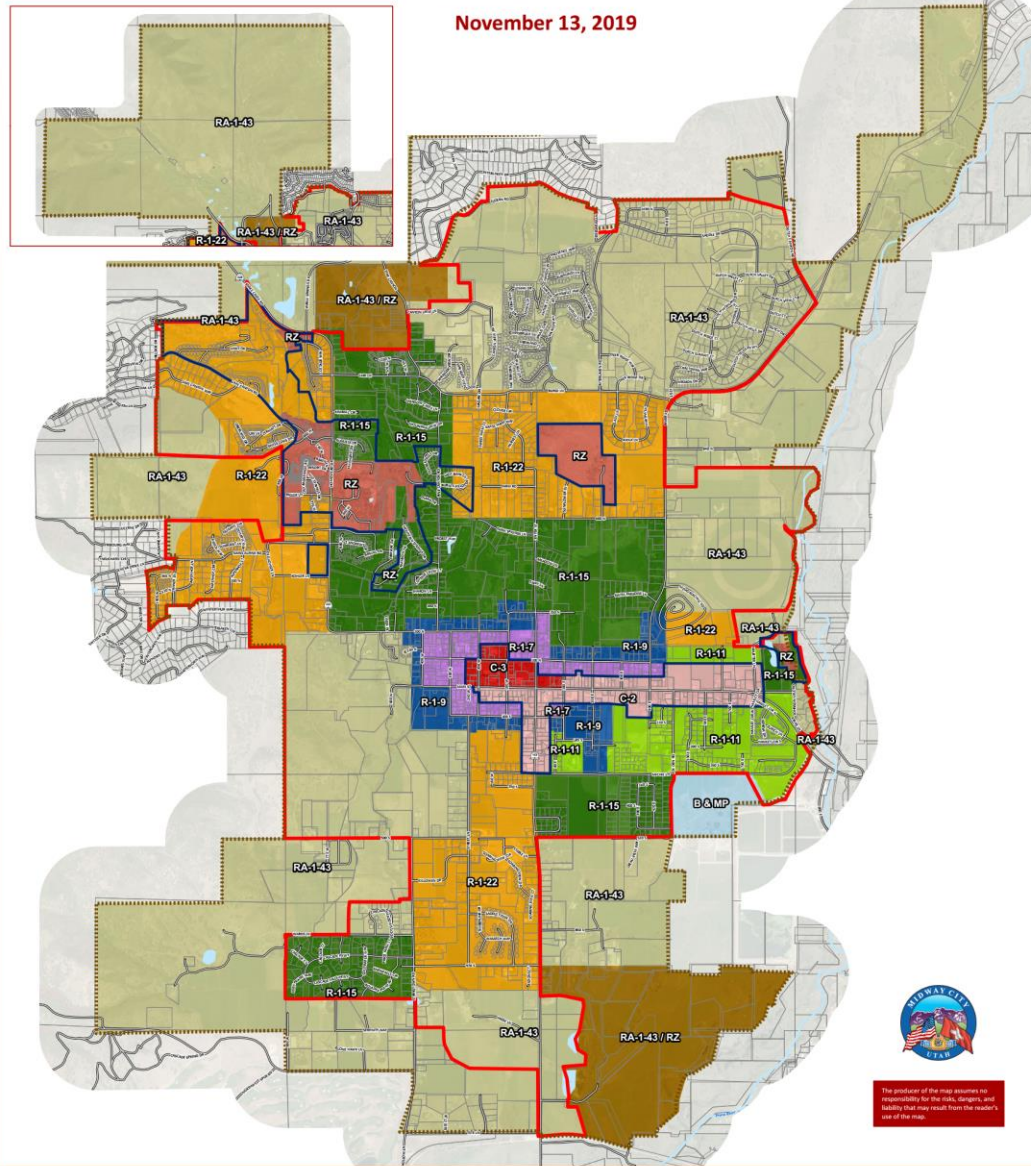






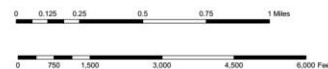
MIDWAY CITY - Land Use

November 13, 2019



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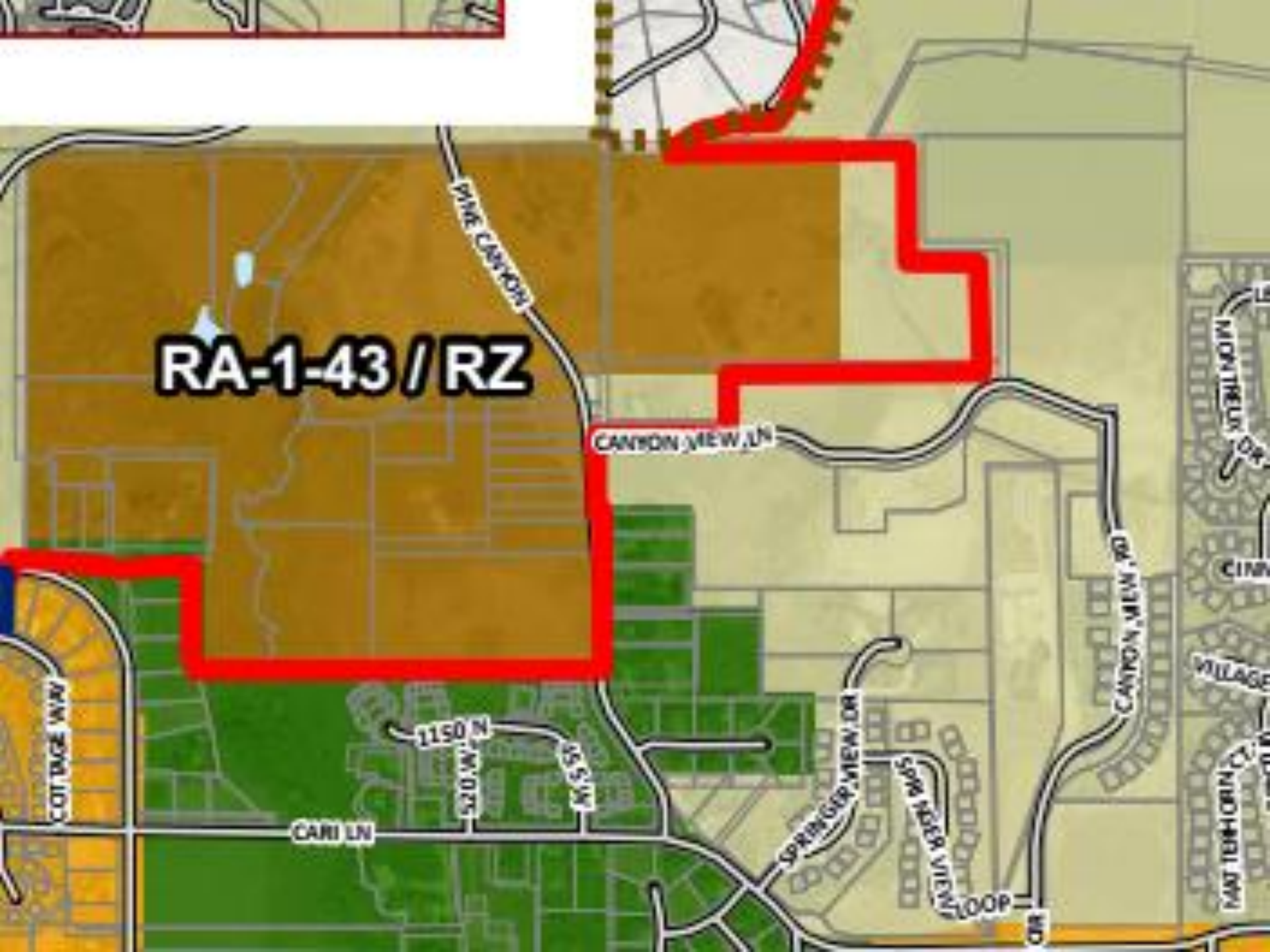
- Legend**
- Midway Growth Boundary
 - TROD
 - Midway City Boundary
 - Rivers
 - Roads
 - Water Body
- | | |
|---|---|
| B & MP | R-1-22 |
| C-2 | R-1-7 |
| C-3 | R-1-9 |
| R-1-11 | RA-1-43 |
| R-1-15 | RZ |
| | RA-1-43 / RZ |



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A map of a residential area. A large brown-colored parcel is outlined in red. To its left is a green-colored area. To its right is a tan-colored area. A road, Canyon View Ln, runs along the eastern boundary of the brown parcel. Other roads include Ave Canyon, Carr Ln, 1150 N, 520 W, N 55 St, Spring Gap View Dr, Spring Hill View Loop, and Canyon View Rd. To the right of Canyon View Rd are several residential developments labeled 'MONTICLO', 'CIN...', 'VILLAGE', and 'NAT TOWN'. A road on the far left is labeled 'COTTAGE WAY'.

RA-1-43 / RZ

CANYON VIEW LN

1150 N

520 W

N 55 St

CARR LN

SPRING GAP VIEW DR

SPRING HILL VIEW
LOOP

CANYON VIEW RD

MONTICLO

CIN...

VILLAGE

NAT TOWN

COTTAGE WAY

ITEMS OF CONSIDERATION

- Development potential of the Clark property with or without a second point of access
- Clark property is in Wasatch County and its land use rights are in the County. The City has no obligation to help provide access or to make the property more developable.
- The General Plan promotes open space and a rural atmosphere. Without a second point of access, the property will have less density which will create more open space and a more rural feel.

ITEMS OF CONSIDERATION

- Public trail crossing of the proposed road will need to be realigned and an easement will need to be dedicated for the new alignment.
- Scotch Fields PUD must have 50% open space. The building of the proposed road will leave the development with less than the required amount. The developer is proposing that some of the Clark property is dedicated as open space for Scotch Fields if the road is ever built.
- If the proposed road is public then the property will need to be dedicated to the City.

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend approve plat amendment of Scotch Fields Phase 2. The proposed amendment would create a private road easement that would connect Canyon View Lane to property to the north owned by Clark Investment Group LLC for a potential future road. The area of the easement is 0.14 acres. The property is located at 330 West Canyon View Lane. Accept findings in the staff report and the condition that the developer of the Clark Property, in the future, makes up the difference of the lost open space if the easement and road get built.

POSSIBLE FINDINGS

- Allowing the plat amendment would increase the potential density and intensity of development on the Clark property.
- With a second point of access, the Clark property could have more commercial development that would create more tax base and, potentially, more rental rooms that would help the City to continue to comply with State requirements for the resort tax.
- Future development on the Clark property, with only one point of access, will have less density and have more open space.
- The City Council has full discretion regarding this type of plat amendment.