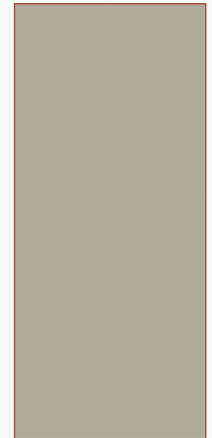
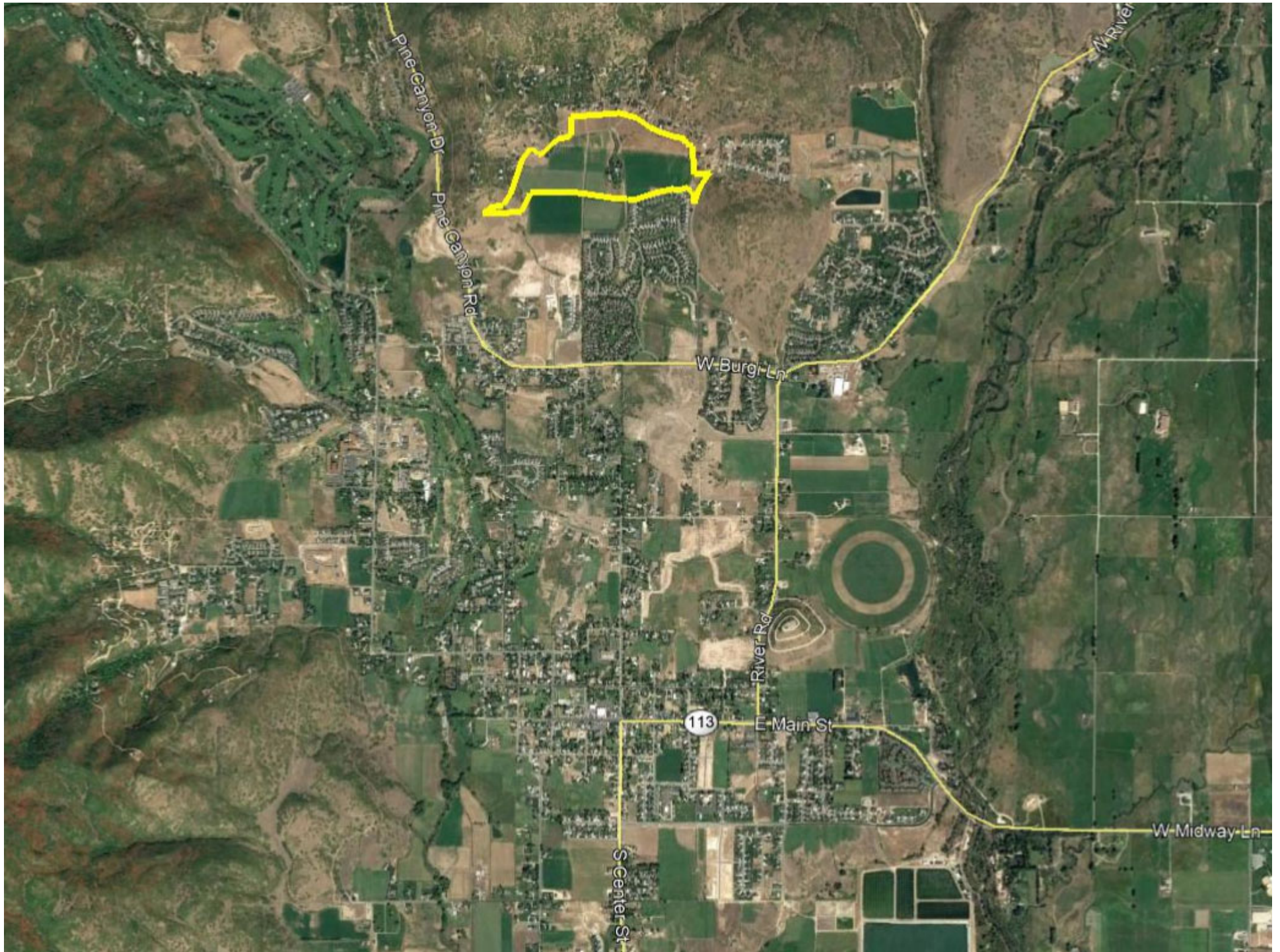


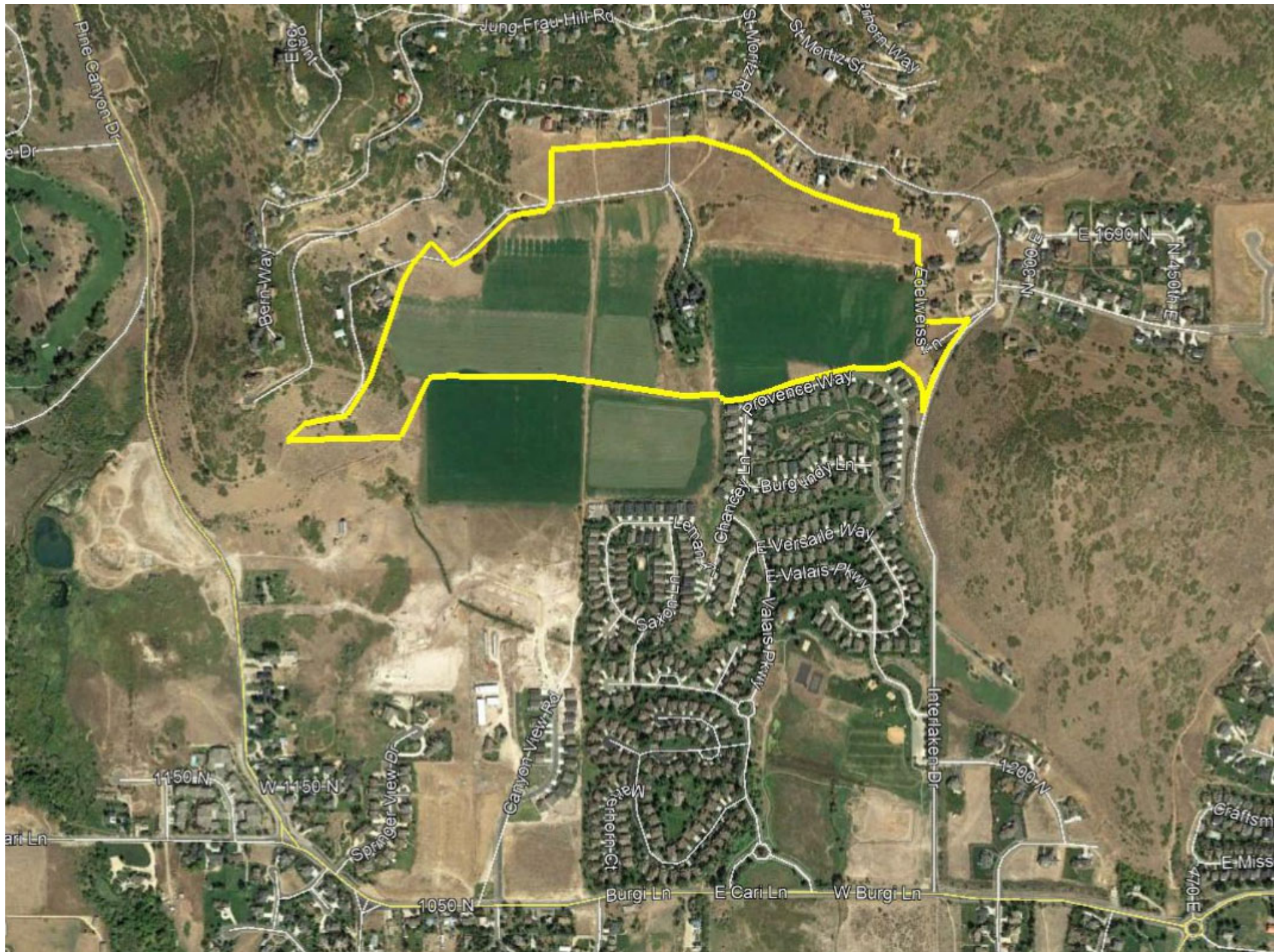
# ZENGER PROPERTY

MURANO

ANNEXATION AGREEMENT AMENDMENT









# ZENGER ANNEXATION (MURANO)

- 84 acres
- RA-1-43 zone
- Annexed on June 27, 2007
- Limited to 48 lots
- Private Streets
- Public Trails including some off-site trails
- Open Space
  - 18.83 acres (22.16%)
- Park annexation fee of \$47,600
  - Paid on January 31, 2008



MIDWAY, UTAH	WATTS ENTERPRISES ADDRESS: 5300 S. HIGHLAND DR., SLC UT 84117 PHONE: (801) 272-7711	MURANO MASTER PLAN		SOWBY & BERG CONSULTANTS 300 E MAIN ST. SUITE B MIDWAY 84049 PHONE: (435) 657-9749	SCALE 1" = 205'	DESIGN BY: PDB DRAWN BY: CNB	DATE: 28 NOV 2006 REV:	DRAWING NO: MARKETING	SHEET NO: 1
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DRAWING NO.	SHEET NO.
STREET	3



MIDWAY CITY, UT

WATTS ENTERPRISES  
ADDRESS: 5300 S HIGHLAND DR. SIC, UT 84117  
PHONE: (801) 272-7111

## OPEN SPACE MAP

SOWBY & BERG CONSULTANTS  
380 F MAIN ST. STE B, MIDWAY UT, 84049  
PHONE: (435) 657-9749

SCALE:  
1"=120'

DESIGN BY: PDB  
DRAWN BY: CNB

DATE: 20 JUL 2007  
REV:

DRAWING NO:  
OPENSAPC

SHEET NO:  
8

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PAGE: 2 OF 2  
SERIAL NO.: 299335  
DATE: 22 JULY 2007

**FENCING NOTES:**  
 1. FENCING FOR PRIVATE LOT AREAS SHALL CONFORM WITH THE FOLLOWING:  
 2. SPICES OR POINTED STRUCTURES ON FENCE TOPS ARE PROHIBITED.  
 3. FENCES SHALL BE LESS THAN 48 INCHES IN HEIGHT.  
 4. ALL FENCES SHALL BE APPROVED BY THE HOME OWNERS ASSOCIATION (HOA) BEFORE INSTALLATION. HOA HAS THE RIGHT TO PROHIBIT FENCING BASED ON HEIGHT, COLOR MATERIALS AND POTENTIAL HARM TO WILDLIFE.

LOTS 22-33 TO USE DRIP IRRIGATION OR CULINARY  
WATER TO IRRIGATE UPPER HALF OF LOT

AREA TO BE  
LEFT NATURAL  
(3.36 ACRES)

## SIGNATURES

AREA TO  
BE LEFT  
NATURAL  
(1.48 AC)

## RECOMMENDED PLANT LISTS

ORNAIMENTAL PLANTS SELDOM PREFERRED BY MULE DEER  
(recommended for landscaping on deer winter range areas)

Common Name	Scientific Name
<b>TREES</b>	
Norway Maple	<i>Acer platanoides</i>
Silver Maple	<i>Acer saccharinum</i>
Hornbush	<i>Ostrya app.</i>
White Ash	<i>Fraxinus americana</i>
Engelmann Spruce	<i>Picea engelmanni</i>
Blue Spruce	<i>Picea pungens</i>
Bristle Cone Pine	<i>Pinus aristata</i>
Shagbark Cottonwood	<i>Populus angustifolia</i>

Red-Osier Dogwood	<i>Cornus stolonifera</i>
Shrubby Cinqufoil	<i>Potentilla fruticosa</i>
Gooseberry	<i>Ribes grossularia</i>

<p>FLOWERS/VINES</p> <p>Daisy</p> <p>Tiger Lily</p> <p>Myrtle</p> <p>Columbine</p>	<p>Bellis spp.</p> <p>Lilium tigrinum</p> <p>Myrtus spp.</p> <p>Aquilegia spp.</p>
--	--

NATIVE SHRUBS USED BY DEER IN WINTER THAT GENERALLY  
RECOVER DURING THE GROWING SEASON

Common Name	Scientific Name
Saskatoon Serviceberry	<i>Amelanchier alabica</i>
Black Dogberry	<i>Amelanchier</i> sp.
Pink Syringberry	<i>Amelanchier</i> sp.
Orange Elderberry	<i>Amelanchier</i> sp.
Japanese Red-flowering	<i>Oryzomachus scutellatus</i>
Common Winterberry	<i>Lonicera maackii</i>
White Fockeberry	<i>Psychotria argentea</i>
Chokeberry	<i>Aronia</i> sp.
Antelope Bittersweet	<i>Purshia biolorata</i>
Gambel's	<i>Quercus gambelii</i>
Shadbush	<i>Rosa trichosperma</i>
Shrubby Rose	<i>Rosa glabra</i>
Golden Currant	<i>Rubus auratus</i>
Northwest Rose	<i>Rosa nutkana</i>
Woods Rose	<i>Rosa woodsii</i>
Western Red Raspberry	<i>Rubus strigosus</i>
Black Raspberry	<i>Rubus occidentalis</i>
Huckleberry	<i>Symphoricarpos</i> sp.

NON-IRRIGATED OPEN SPACE NOTE:	
INTERLAKEN ROAD AREA	1.48 ACRES
HILLSIDE IN SOUTHWEST CORNER	3.36 ACRES
TOTAL NON-IRRIGATED AREA	4.84 ACRES

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PAUL D. BORG P.E.  
SERIAL NO. 285585  
DATE 20 JULY 2007

MIDWAY CITY, UT

**WATTS ENTERPRISES**  
ADDRESS: 5200 S HIGHLAND DR. SLC, UT 84117  
PHONE: (801) 272-7111

## LANDSCAPE PLAN

**SOWBY & BERG CONSULTANTS**  
380 E MAIN ST. STE B, MIDWAY UT, 84049  
PHONE: (435) 657-9749

SCALE:  
 $1'' = 120'$

DESIGN
DRAWN

DATE: 20 JUL 2007
REV:

DRAWING NO.	SHEET NO.
LANDSCAPE	10

## AMENDMENT OF THE ANNEXATION AGREEMENT

- This agreement may be amended in whole or in part by the mutual written consent of the parties to this agreement or by their successors in interest or assigns.

# 2019 CONCEPT PLAN

- 84 acres
- RA-1-43 zone
- 64 pads (PUD)
- 1 lot
- Private streets
- Public and private trails
- Open space
  - 44 acres



#### LEGEND

<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	HILLSIDE OPEN SPACE/NON BUILDABLE SLOPES/COMMON AREA (7.14 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:white; border:1px solid black;"></span>	COMMON AREA/OPEN SPACE (36.90 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	LIMITED COMMON AREA (22.44 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:orange; border:1px solid black;"></span>	PRIVATE AREA (90'x60' BUILDING PADS) (7.91 ACRES)

NOTE: NO AREA WITHIN LOTS IS CONSIDERED AS OPEN SPACE

#### LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	41.60 AC (50.00%)
OPEN SPACE (PROPOSED)	44.04 AC (52.94%)
NUMBER OF LOTS/PUD PAD	64 NEW LOTS 1 ZENER LOT 65 TOTAL LOTS
MIN LOT SIZE	0.40 AC

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PAUL D. BEAS, P.E.  
SERIAL NO. 200295  
DATE: 16 APR 2019

KIRK MALMROSE  
ZENER PROPERTY

PUD CONCEPT PLAN



DESIGN BY: CNB  
DRAWN BY: CNB

RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph. (435) 657-9749

DATE: 16 APR 2019  
REV:

SHEET  
5



#### LEGEND

<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	HILLSIDE OPEN SPACE/NON BUILDABLE SLOPES/Common AREA (7.14 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:white; border:1px solid black;"></span>	COMMON AREA/OPEN SPACE (56.85 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	PRIVATE AREA (PATIO, DECK, YARD) (7.80 ACRES)
<span style="display:inline-block; width:20px; height:10px; background-color:orange; border:1px solid black;"></span>	PRIVATE AREA (90'x60' BUILDING PADS) (11.51 ACRES)

#### LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	41.60 AC (50.00%)
OPEN SPACE (PROPOSED)	44.34 AC (53.30%)
NUMBER OF PUD PADS	64 NEW PADS
	1 ZENGER PAD
	65 TOTAL PADS

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PAUL D. BEAS, P.E.  
SIGNAL NO. 205595  
DATE: 8 MAY 2019

KIRK MALMROSE  
ZENGER PROPERTY

PUD CONCEPT PLAN



DESIGN BY: CNB  
DRAWN BY: CNB

RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph. (435) 657-9749

DATE: 9 MAY 2019  
REV:

SHEET  
6

# DISCUSSION POINTS

- Is the open space of higher value to the community in either plan?
  - Is there a layout that would create open space of high value to the community?
- The General Plan promotes reducing density whenever appropriate.
- The voters approved an open space bond that essentially reduces density in Midway, therefore;
  - Density has a value
  - Increasing density is the opposite of what voters want

# DISCUSSION POINTS

- The original approval was a legislative decision that took months to develop;
  - Included public comment
  - Multiple public meetings before the PC and CC
  - This is one reason why the City wanted to have a public hearing on the issue even though a public hearing was not required
- Are there any benefits that the developer could give to the community that would convince the residents that the proposed plan is a better plan than what was approved?
  - Agreement required construction of an off-site trail that has already been built by the City