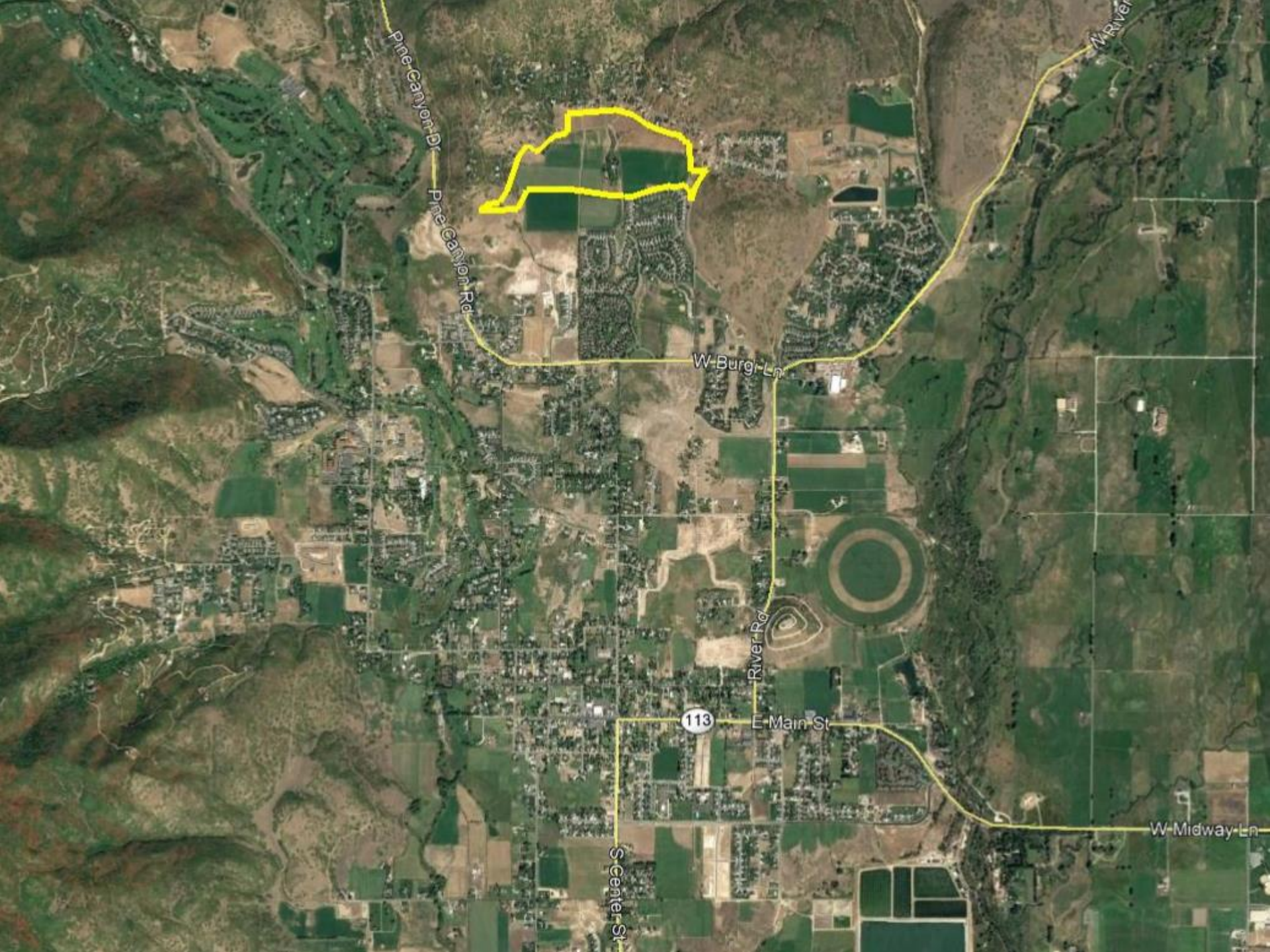


MIDWAY VISTAS

MASTER PLAN





Pine Canyon Dr
Pine Canyon Rd

W Burgi Ln

River Rd

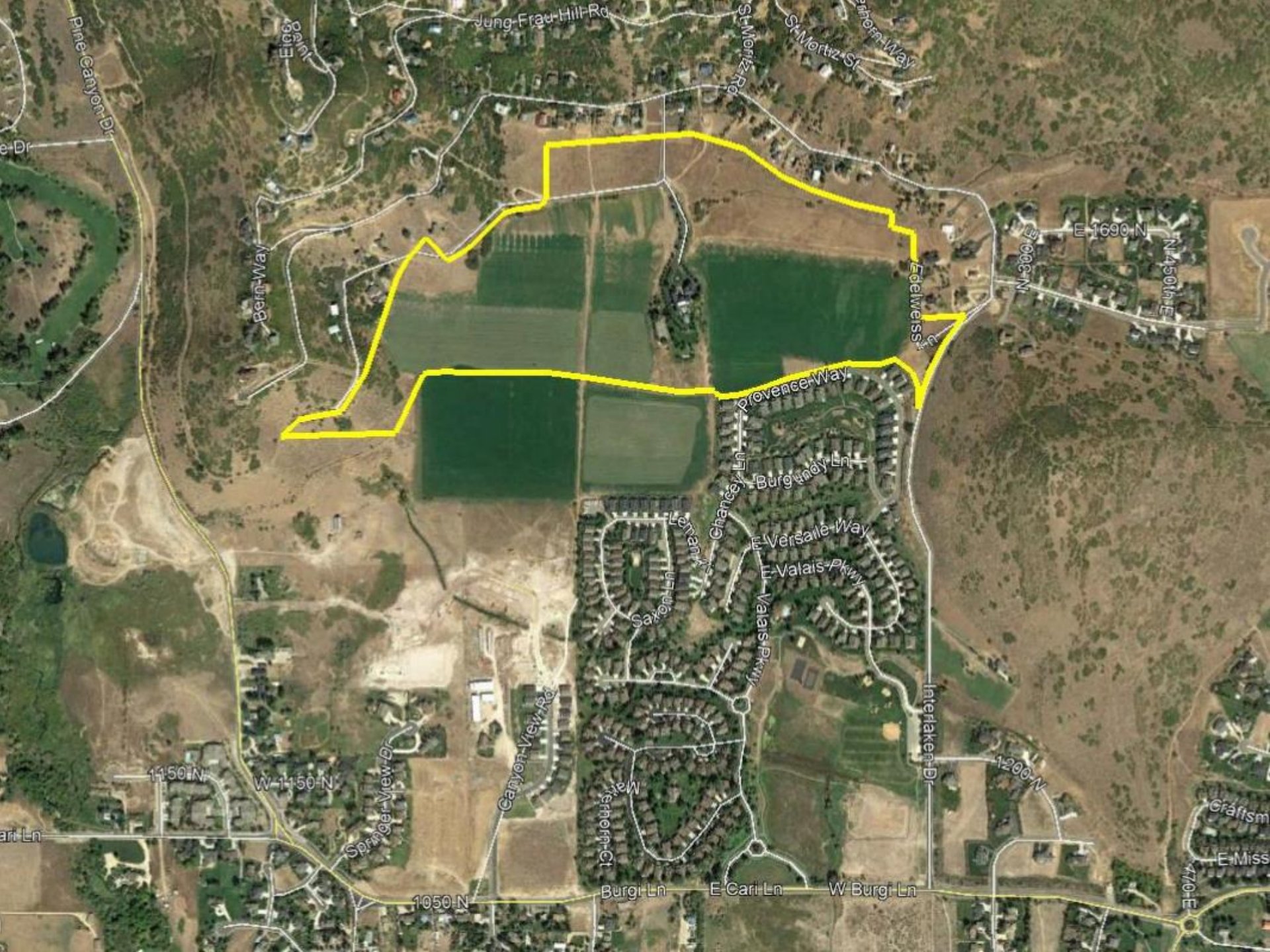
113

E Main St

S Center St

W Midway Ln

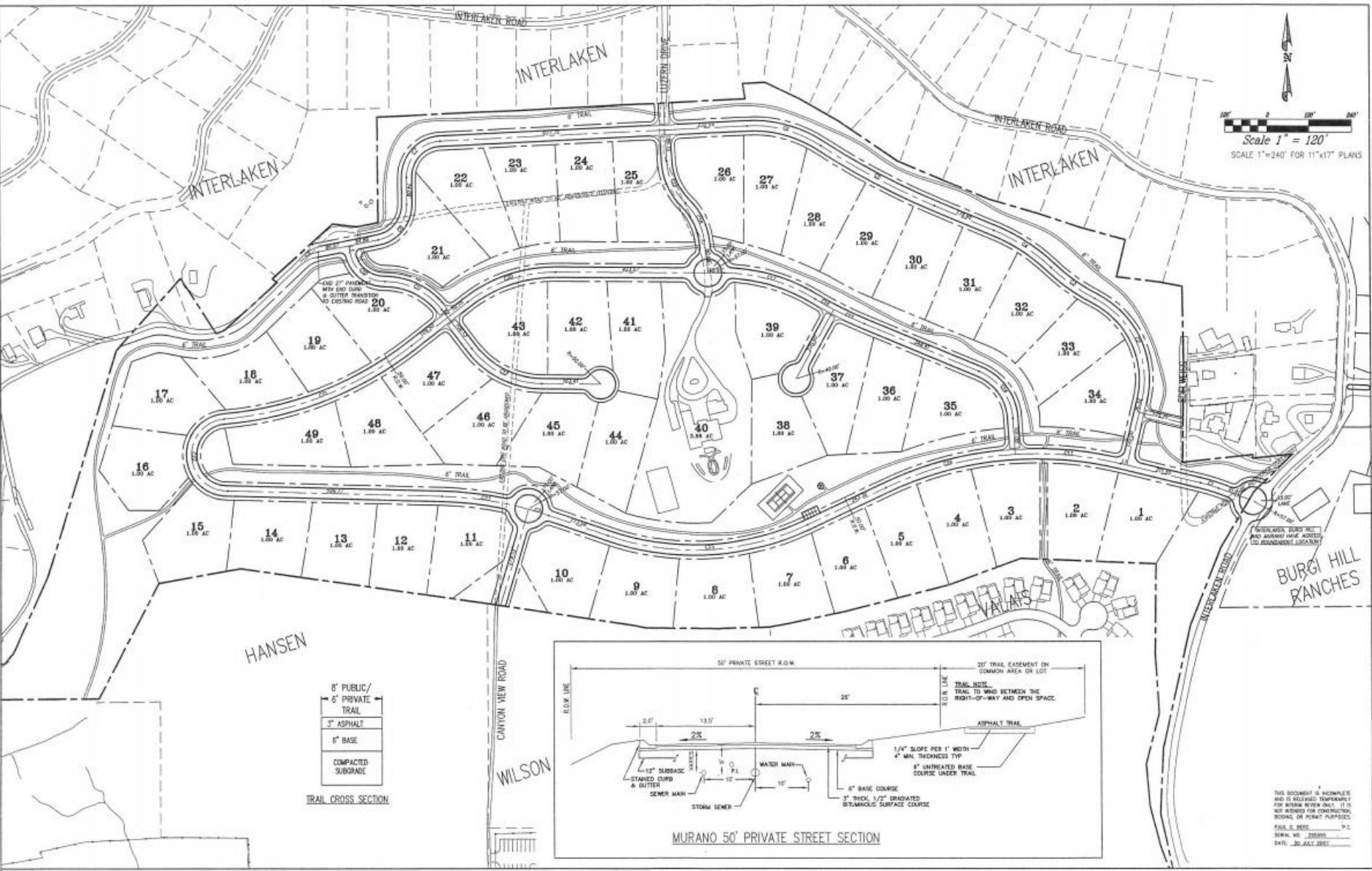
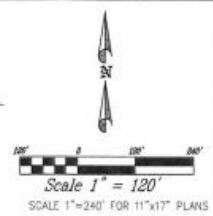
W River

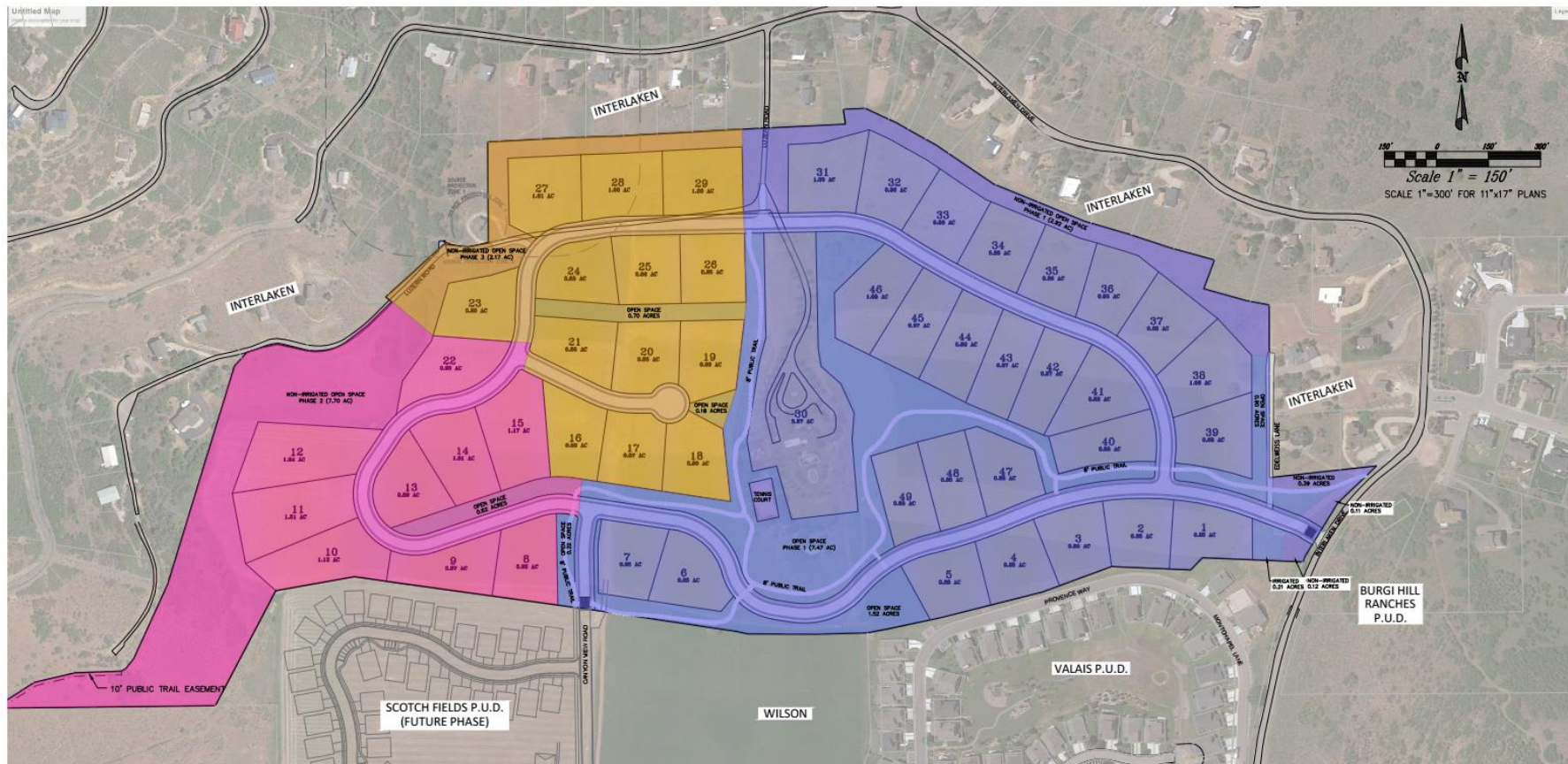




MIDWAY VISTAS

- 83.19 acres
- RA-1-43 zone
- Annexed on June 27, 2007
- Limited to 49 lots
 - 3 phases
- Private Streets (public easement)
- Public Trails including some off-site trails
- Open Space
 - 25.39 acres (30.52%)
- Sensitive Lands





PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE IN PHASE	OPEN SPACE %	CUMULATIVE OPEN SPACE %	NON-IRRIGATED
1	27	1-7, 30-49	46.89 AC	13.63 AC	29.06%	29.06%	3.36 AC
2	9	8-15, 22	19.66 AC	8.32 AC	43.90%	32.98%	7.70 AC
3	13	16-21, 24-29	16.64 AC	3.05 AC	18.33%	30.05%	2.17 AC
			83.19 AC				

NOTES:
15% REQUIRED PER CITY ORDINANCE.
30% REQUIRED FOR REDUCE LOT SIZES PROPOSED WITH THIS PROJECT.

LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3

LAND USE TABLE	
TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.39 AC (30.52%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BURG, P.E.
SERIAL NO. 295585
DATE: 15 APR 2020

KIRK MALMROSE
MIDWAY VISTAS

PHASING PLAN



BURGO ENGINEERING
380 E. Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB
DRAWN BY: CNB

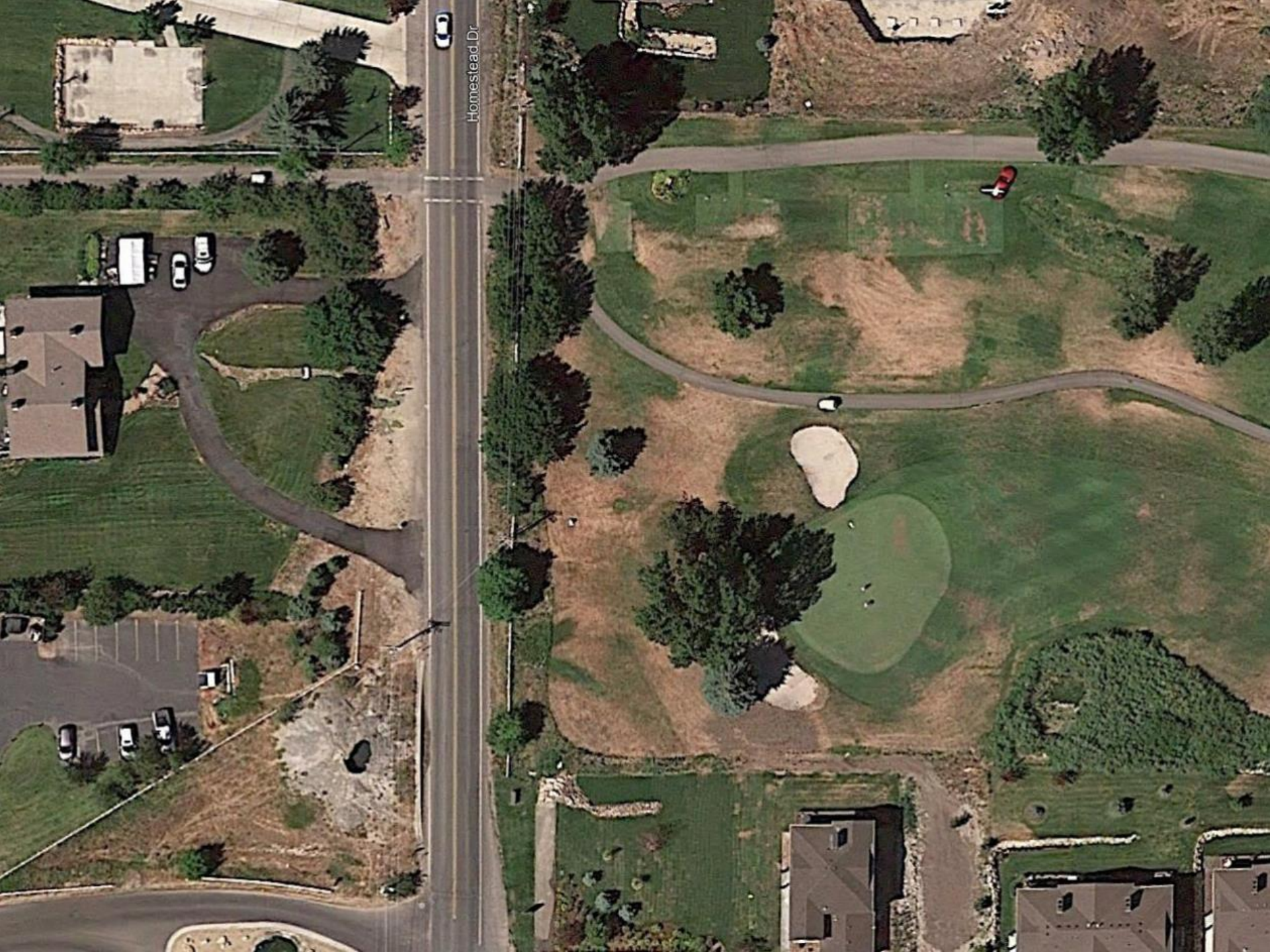
DATE: 15 APR 2020
REV:

SHEET
4

DISCUSSION ITEMS

- Open space
 - 15% required
 - 30% proposed
 - Lots may reduce in size and frontage by 15%
- Sensitive lands
 - 25% slopes and greater
- Density limited to 49
- Access
 - Interlaken Road use agreement
- Public Trails
 - Offsite trail requirement
- Interlaken dumpsters in Valais Park





Homestead Dr







DISCUSSION ITEMS

- Open space
 - 15% required
 - 30% proposed
 - Lots may reduce in size and frontage by 15%
- Sensitive lands
 - 25% slopes and greater
- Density limited to 49
- 1 HOA for all 3 phases
- Access
 - Interlaken Road use agreement
- Public Trails
 - Offsite trail requirement
- Interlaken dumpsters in Valais Park



Interlaken Dr

PLANNING COMMISISON RECOMMENDATION

- Commissioner Bouwhuis: I make a motion to recommend approval for Midway Vistas, Master Plan and Annexation Amendment. The property was annexed into Midway as part of the Zenger Annexation and was formerly known under the names of Murano and Malmrose. The property is 84.15 acres and contains 49 lots. There are 25.39 acres of open space in the proposal. The property is located at 285 Luzern Road and is in the RA-1-43 zone. We accept staff report and the list of conditions provided in the staff report as follows: The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that City built along Burgi Lane that was originally required of the developer. Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan and that a possible location would be the far east side of the property off Interlaken. The area being considered for the burden of costs to the city and that we feel that it is inappropriate to have the dumpsters located at the entrance to this development. All approved non-irrigated areas will be noted on the plats. A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.

WATER BOARD RECOMMENDATION

- The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project.
- Secondary water meters
- Irrigation pumps required for 15 lots
- All the required water rights will be held in escrow before the master plan agreement is recorded.

POSSIBLE FINDINGS

- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be built by the developer that will be an amenity to the entire community.

PROPOSED CONDITIONS

- The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that City built along Burgi Lane that was originally required of the developer.
- Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan.
- All approved non-irrigated areas will be noted on the plats.
- A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.
- Private roads in the development will have a public access easement which will be noted on the plats and in the master plan agreement.