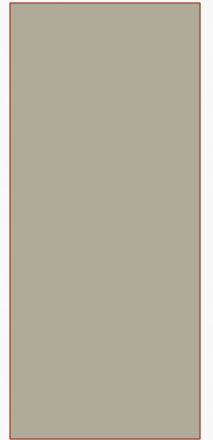


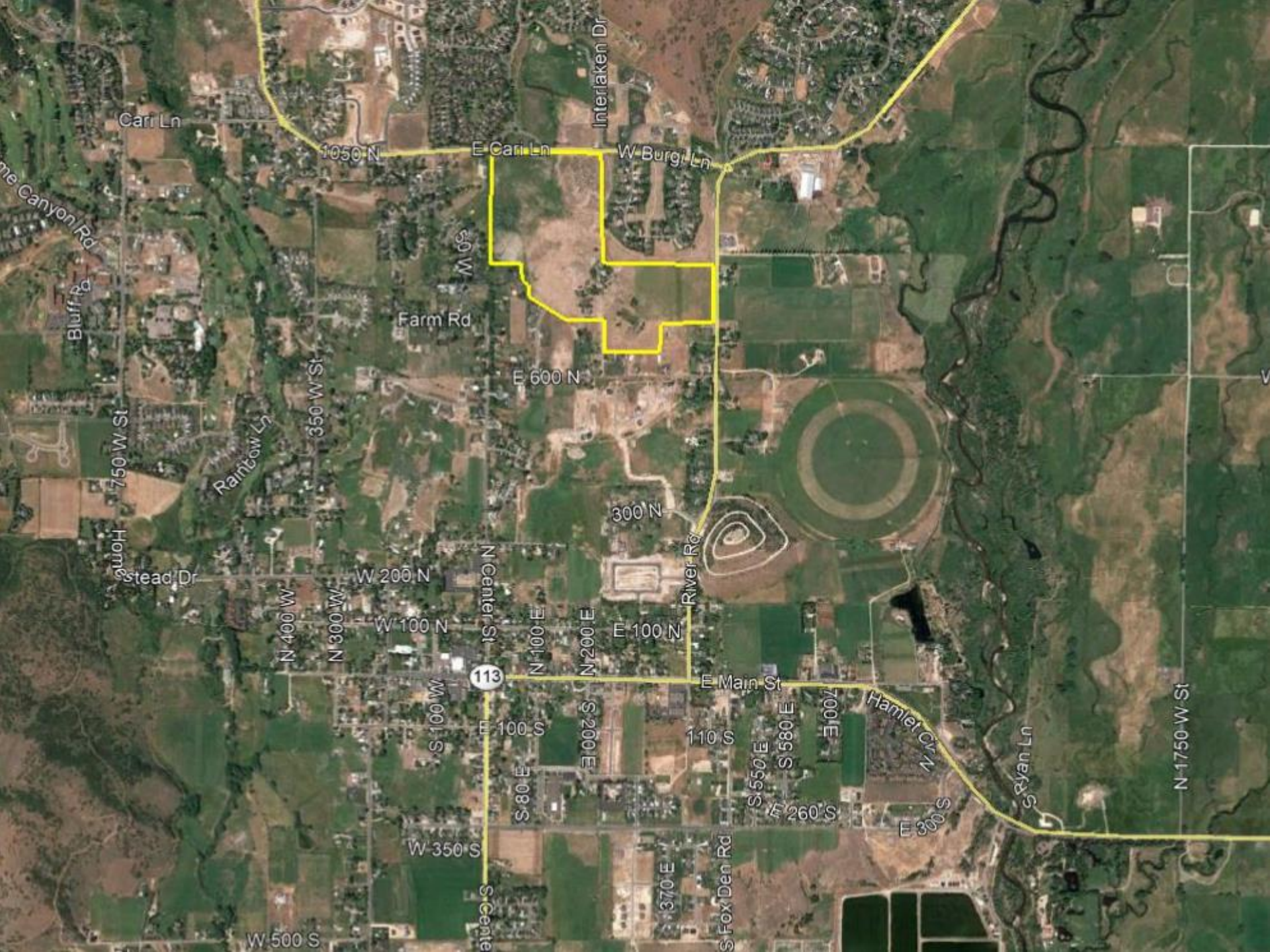
MOUNTAIN SPA REZONE

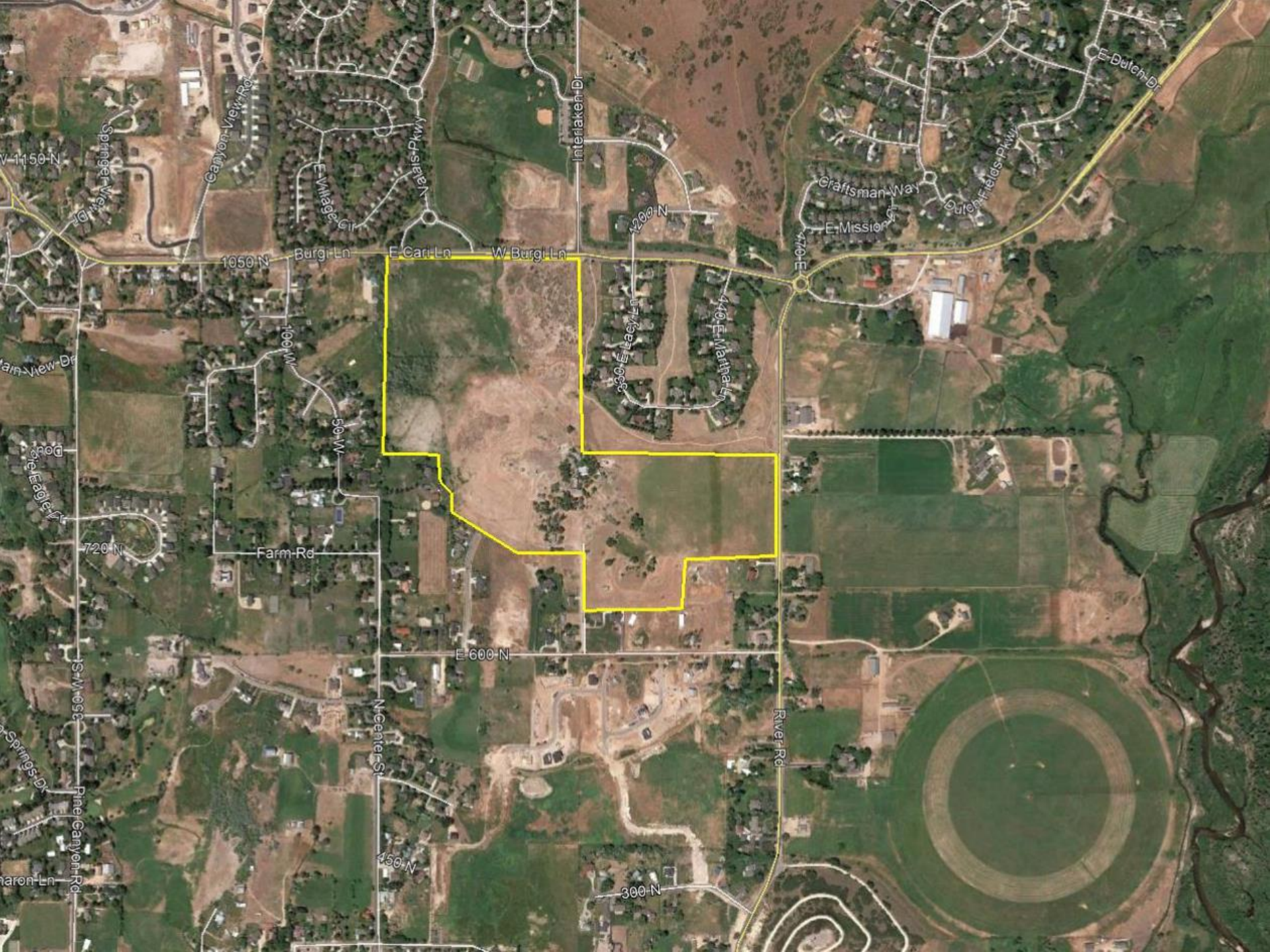
ZONE MAP AMENDMENT



PROPOSED REZONE

- Change zoning of 14.48 acres from Recreational Resort Zone (RZ) to R-1-22
- RZ allows for many uses and high density but requires commercial development
- R-1-22 requires ½ acre lots or may be developed as a Planned Unit Development
- Rural Preservation Subdivisions must be in a residential zone

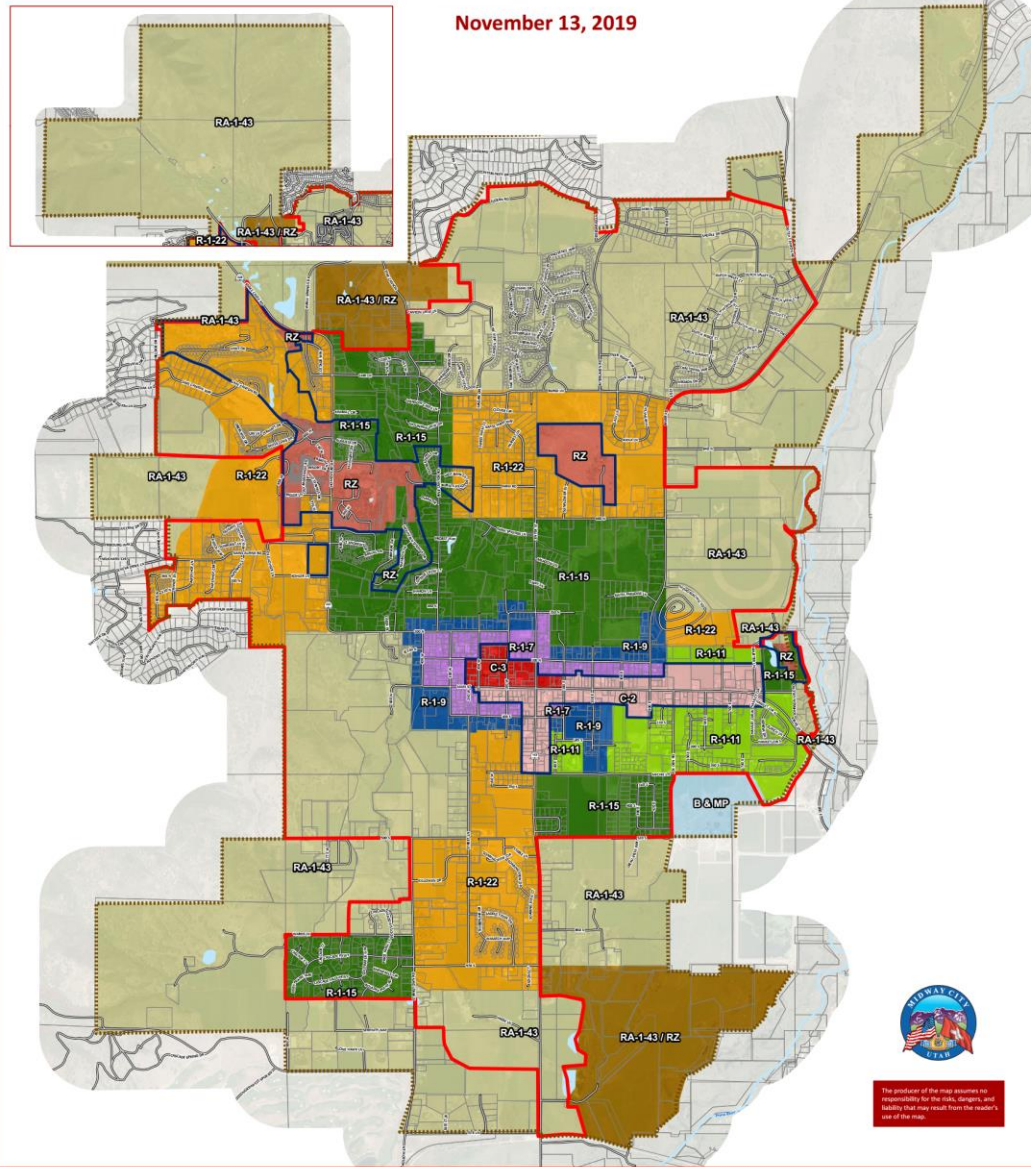






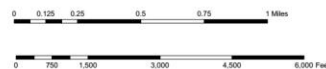
MIDWAY CITY - Land Use

November 13, 2019



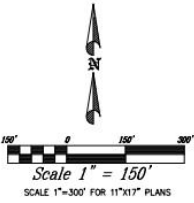
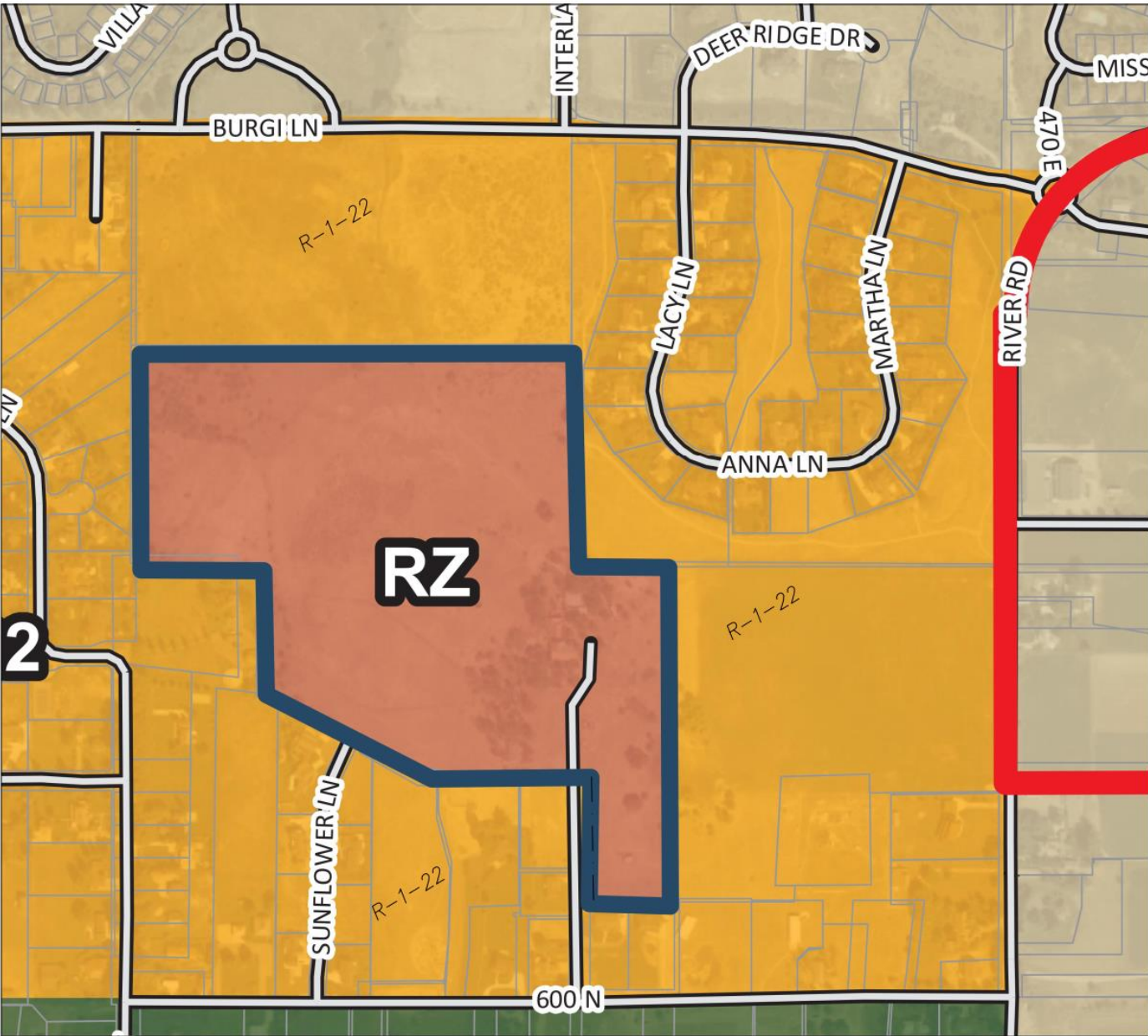
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- Legend**
- Midway Growth Boundary
 - TROD
 - Midway City Boundary
 - Rivers
 - Roads
 - Water Body
- | | |
|--------|--------------|
| B & MP | R-1-22 |
| C-2 | R-1-7 |
| C-3 | R-1-9 |
| R-1-11 | RA-1-43 |
| R-1-15 | RZ |
| | RA-1-43 / RZ |



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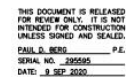
Legend

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

NOTE:
THIS EXHIBIT SHOWS THE MIDWAY CITY ZONING
MAP AROUND THE MOUNTAIN SPA PROPERTY.

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BERG _____ P.E.
SERIAL NO. 205595
DATE: 9 SEP 2020

CHUCK HEATH MOUNTAIN SPA MOUNTAIN SPA CURRENT ZONING MAP		
BERG ENGINEERING 380 E Main St, Suite 204 Midway, UT 84049 ph 435.652.9749		
DESIGN BY: PDB DRAWN BY: PDB	DATE: 9 SEP 2020 REV:	SHEET 1



CHUCK HEATH
MOUNTAIN SPA
MOUNTAIN SPA
PROPOSED ZONE CHANGE

BERG **ENGINEERING**
380 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: PDB

DATE: 9 SEP 2020
REV:

SHEET
2

PROPOSED REZONE

- Open space bond funds
- General Plan support
 - Preserve a rural atmosphere
 - Preserve open space
 - Reduce density where appropriate
 - Entry corridor
 - View corridor
 - Adjacent to other open space

POSSIBLE FINDINGS

- The proposed amendment will reduce density on the property and reduce potential traffic that would be generated from a denser development.
- The property will remain in the Transient Rental Overlay District that allows short-term rentals unless the TROD is also amended with this application.
- The proposed zone map amendment will allow a rural preservation subdivision on the 14.48 acres that are currently zoned RZ.
- Some of the proposed area to be rezoned is sensitive lands that already limits development, therefore, the economic impact of reducing the amount of RZ will be minimal.

PROPOSED CONDITION

- The zone map amendment is conditioned that the map is not amended until the plat for the rural preservation subdivision is recorded. If a rural preservation plat is not recorded, then the property remains zoned RZ.