

# Memo



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Date: May 21, 2024  
To: Midway City Council  
From: Michael Henke  
Re: Midway Growth Boundary Expansion

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The City Council has discussed, and the General Plan supports expansion of the Midway Growth Boundary which determines areas that the City may consider for annexation. The General Plan states the following on Page 14:

#### Land Area and Annexation

Midway is bounded on the north and west by mountains, on the east by the Provo River and on the south by Deer Creek Reservoir. Much of the land within that area is already part of the City. **Midway should consider increasing its growth boundary, including areas adjacent to the North Fields and the area along River Road to the Hwy 40 intersection.** Key to annexation decisions is the impacts on existing land uses, particularly water resources. For more information, please see the Midway City Annexation Policy Plan.

There are several reasons why the General Plan includes this language which include the following:

- The current open space bond can only be considered in areas that are located within Midway's growth boundary area. By including more land in the growth boundary, Midway can consider contributing funding to those areas which support goals in the General Plan such as securing more open areas between Midway and surrounding communities. Including these areas in the growth boundary could help Midway reach this goal.

- The growth boundary helps create a buffer from surrounding communities. State Code does not prohibit, but it does discourage the overlapping of growth boundaries of different cities. If Midway's boundary is expanded, it's less likely that surrounding communities will include those areas in their growth boundaries.
- Midway gains control over the land use laws in the areas that are annexed into the City. Currently lands in the North Fields are in Wasatch County jurisdiction and the county's land use laws govern the area. If those properties are annexed into Midway, Midway determines the land use laws that will control land use and those laws will support the vision and goals in the Midway General Plan.

Staff are seeking direction from the City Council that will help us as we commence the process to consider increasing the growth boundary. One of the requirements in the State Code regarding increasing the boundary includes noticing of affected entities. Staff would like to know the approximate location of the proposed boundary so we can determine which entities will receive notice. The discussion in the City Council meeting on the 14th will focus on this issue.

A second item that will be considered is the proposed zoning that will be designated by Midway of any property that is included in the expanded growth boundary area. Currently the County has two zones in this area. The first is the Public Facilities zone (PF) which includes Federally owned property along the Provo River. The second is the A-20 zone which includes the privately owned property in the North Fields and South Fields. Some of the property in the North Fields is also designated as Agricultural Protection Areas. A third zone that might be included depending on how far south the City expands the boundary is the RA-5 zone which is a residential-agricultural zone with a minimum area of five acres. It's unlikely that Midway will want to designate the areas in the proposed expansion with any of the zones that Midway currently has because of their relatively high density. It will be necessary to create new zones that more closely match the current County zoning. These new zones will need to be adopted into the Land Use Code before the growth boundary is extended.

I have attached a copy of the City's current Land Use Map to this memo and a copy of the County's Zoning Map also.

Please contact me if you have any questions.

## **Michael Henke, MPA, AICP**

**City Planning Administrator**

**H:** Mon-Thurs 7:30-5:30

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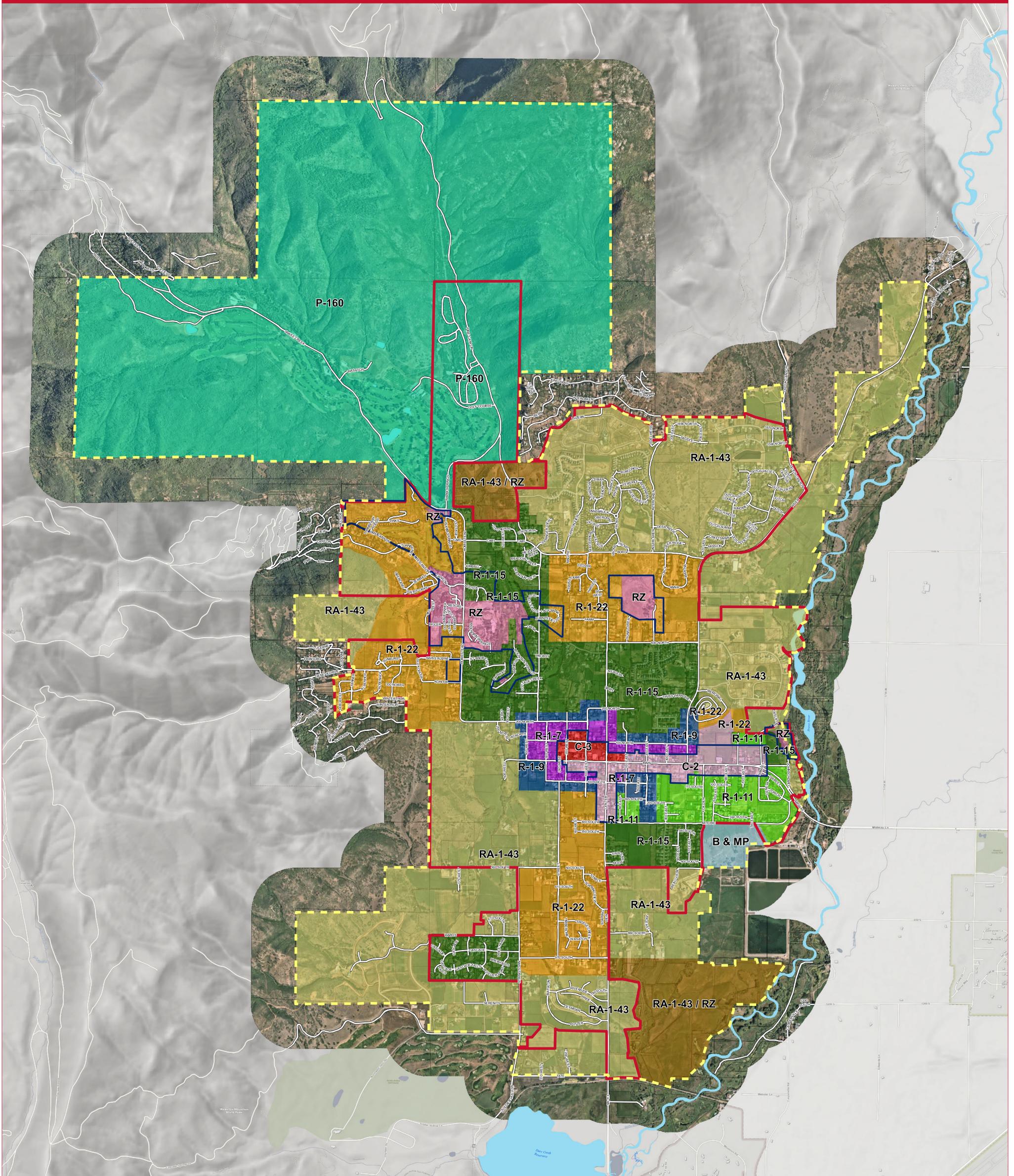
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# Midway, Utah - Land Use

2/22/2022



## Legend Zoning

 B & MP	 R-1-15	 RA-1-43	 Midway City Boundary
 C-2	 R-1-22	 RA-1-43 / RZ	 Midway Growth Boundary
 C-3	 R-1-7	 RZ	 TROD
 R-1-11	 R-1-9	 P-160	 Roads



0 0.125 0.25 0.5 0.75 1 Miles



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