Memo

Midway

Date: April 21, 2026

To: Midway City Council

From: Michael Henke, Midway Planning Director

Re: Grant B. Kohler Trust Annexation / Further Consideration

The City has received an annexation petition from the Grant B. Kohler Trust and Chad Himmer for a potential annexation of 2.23 acres. The first step in the annexation process for the City Council is to determine that the annexation petition provides the information and representations required by the City Code. If the City Council determines that the application is complete, then the petition may be accepted for further consideration.

Per the City Code, the intent of the annexation code is the following:

> *It is the intent of this Chapter to ensure that property annexed to the City will contribute to the attractiveness of the community and will enhance the rural, resort image which is critical to the economic viability of the community, and that the potential fiscal effect of an annexation does not impose an unreasonable burden upon City resources and tax base.*

The general requirements that should be considered, as listed in the annexation code, include the following:

- Logical Extension of City Required
  - Property under consideration for annexation must be considered a logical extension of the City boundaries.

- Consistent with General Plan and the Municipal Code
  - Annexation of property to the City must be consistent with the intent and purpose of the annexation code and the Midway City General Plan, in addition to the Master Plan for water, sewer, and roads.

- Efficiency of Proposal Required
    - Every annexation shall include the greatest amount of contiguous property area, which is also contiguous to the City's municipal boundaries.

- Individual Small Parcel Proposals Discouraged
    - Piecemeal annexation of individual small properties shall be discouraged if larger contiguous parcels are available for annexation within a reasonable time frame in order to avoid repetitious annexations.

- Islands, Peninsulas, and Irregular Boundaries of Annexation Areas Discouraged
    - Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be strongly discouraged.

- City Must be Able to Serve Area at Consistent Level of Service
    - In addition to services provided by existing districts, such as sewer, fire protection, and public schools, the following urban level services, consistent with those normally provided in the rest of the incorporated boundaries will be provided to annexed areas:
        - Law enforcement protection.
        - Snow removal on public streets, subject to standard City snow removal policies.
        - Maintenance of existing public streets, provided that such streets have been constructed or reconstructed to City street standards or are acceptable to the City Engineer and City Council.
        - Planning, zoning, and municipal code enforcement.
        - Access to municipal sponsored parks and recreational activities and cultural events and facilities.
        - Water and sewage waste disposal services as the area is developed. Existing facilities for water treatment, storage and delivery, and/or for sewage removal and treatment, may be inadequate to provide water and sewer services to a proposed annexation area. The City shall determine the timing of and necessary capacity for the extension of water and sewer service to a proposed annexation area. New development in an annexation area shall pay the cost of improvements necessary for the extension and connection of new developments to City water and sewer lines and systems, as well as contribute to the cost of additional capital improvements, including but not limited to, storage and distribution facilities as necessary for safe, reliable, and efficient water flows and waste removal.

- Annexations to be Scrutinized
    - Before considering requests for annexation, the City shall carefully analyze the impacts of annexation of an area, taking into consideration whether the area will create negative impacts on the City and considering whether the City can economically provide services to the annexed area. Community issues such as location and adequacy of schools and community facilities, traffic, fire protection, particularly in wildfire/wild land interface areas, usable open space and recreation

areas, protection of sensitive lands, conservation of natural resource, protection of view corridors, protection and preservation of historic resources, affordable housing, balance of housing types and ownership, adequate water and sewer capacity to serve the future needs of the proposed annexation area shall be considered.

- Annexation for Preservation Allowed
    - Situations may exist where it is in the public interest to preserve certain lands from development in flood plains, where geological hazards exist, where slopes are severe, or where the need for preservation of community open space and/or agricultural lands is consistent with the General Plan. In such circumstances, annexations may occur as a means of retaining those lands in a natural state.

The property in question consists of 2.23 acres which include Wasatch County Parcel IDs OWC-0298-3, OWC-0298-2, & OWC 0536-0 located at approximately 970 River Road. There is currently one dwelling on parcel OWC-0298-2. The property petitioned for annexation is in the Midway Growth Boundary, lies contiguous to the corporate limits of Midway, and will not create an incorporated peninsula, so annexation of the property is allowed by State Code.

The petition contains two sponsors, the contact sponsor is Grant B Kohler Trust and the other sponsor is Chad Himmer. The applicants represent in the petition that they own all of the petitioned property except for 0.17 acres that is owned by Midway which is part of the River Road right-of-way.

The applicant has submitted a concept plan showing intent to subdivide the property in the petitioned annexation into two lots: Lot 1, comprising 1.06 acres, on the western half of the property, and Lot 2, comprising 1.0 acres, on the eastern half of the property.

Some items to consider with this proposal:

- The City will gain some control over future development of the property through annexation conditions and through the land use code

- Any future dwellings or structures will need to comply with Midway setbacks which are greater than the setbacks required by Wasatch County

- One dwelling in the proposed annexation is currently connected to the City's culinary water system

- The concept plan calls for two lots. Lot 1, comprising 1.06 acres, on the western half of the property, and Lot 2, comprising 1.0 acres, on the eastern half of the property

- The applicant will have to acquire/provide the necessary water and dedicate the rights to the City before a subdivision plat is recorded.

- It appears the property could be annexed and comply with state code

- The proposal is a legislative action

Staff has reviewed the application and has determined that it does comply with the general requirements of the annexation code and could be further considered by the City Council.

POSSIBLE FINDINGS:

- The proposed annexation does comply with the intent of the annexation code
- The application is complete to consider further consideration
- Further consideration of the petition by the City Council does not guarantee the property will be approved for annexation by the City Council

ALTERNATIVE ACTIONS:

1. Approval of further consideration. This action can be taken if the City Council finds that the application is complete and meets the intent of the annexation code.

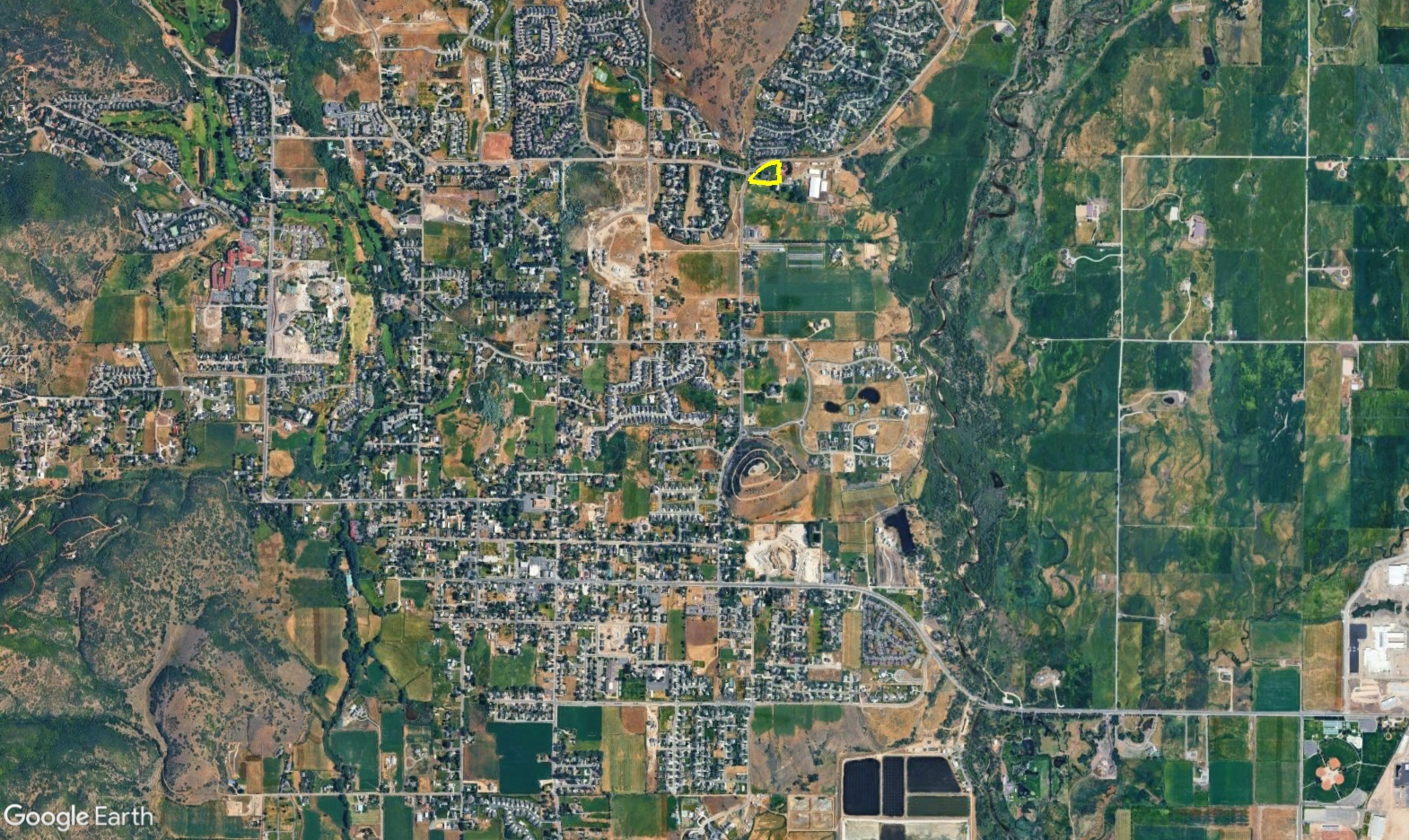
    a. Accept staff report
    b. List accepted findings

2. Continuance. This action can be taken if the City Council would like to continue studying further consideration of the proposal.

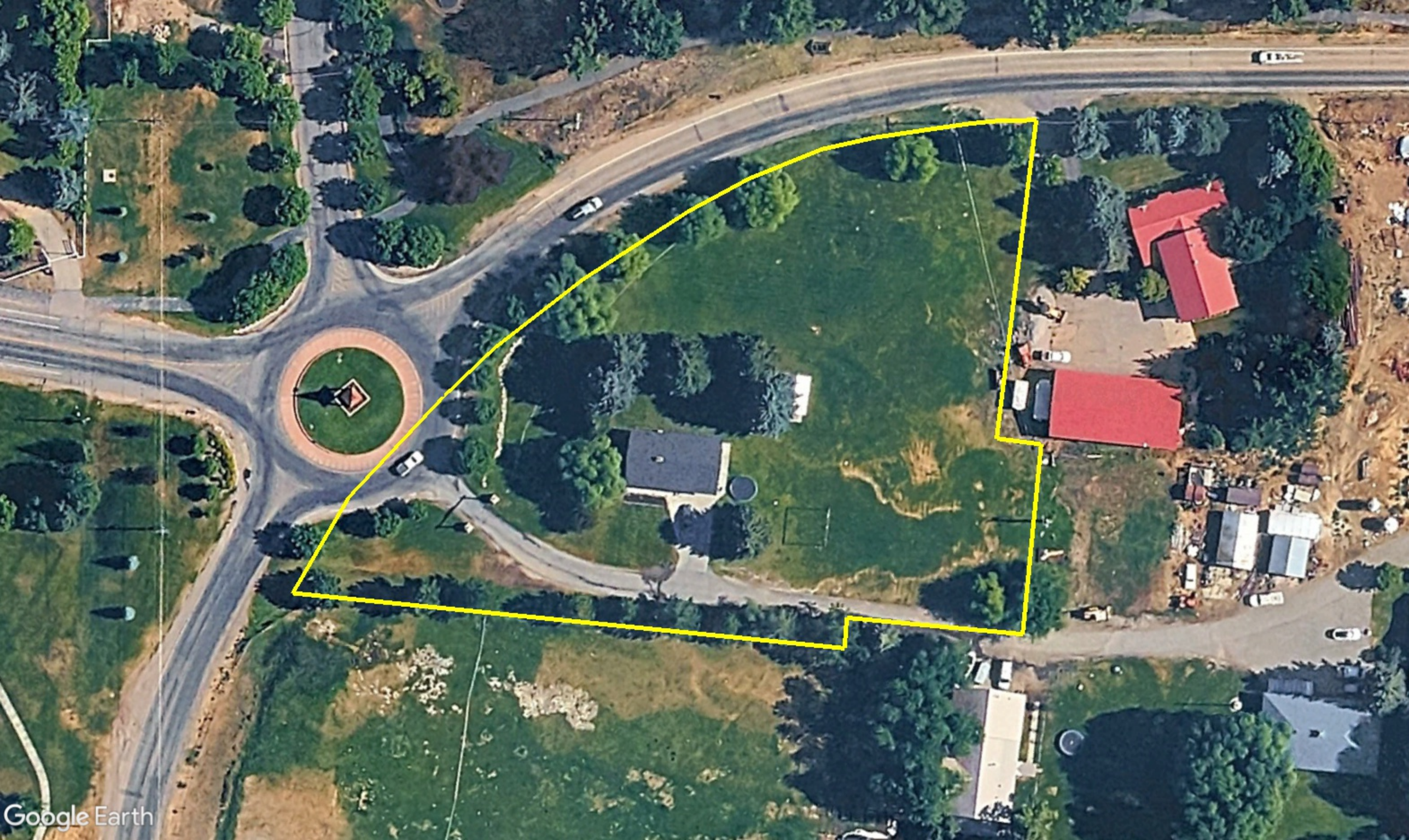
    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Denial of further consideration. This action can be taken if the City Council finds that the application is not complete or does not comply with the intent of the annexation code.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial


Google Earth

Google Earth


Google Earth

PETITION FOR ANNEXATION

We the undersigned owners of certain real property hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition and the annexation meet the requirements of the Utah Code and the Midway City Municipal Code.

2. That the real property is described as follows:

Approximate location:

970 North River Road

Legal description:

See Attachment A for the annexation legal description.

3. That up to five of the signers of this petition are designated as sponsors, one of whom is designated as the contact sponsor, with the name and mailing address of each sponsor indicated as follows:

Contact Sponsor	Mailing Address
Grant B Kohler Trust	970 River Road, Midway, Utah 84049

Sponsor	Mailing Address
Chad Himmer	970 River Road, Midway, Utah 84049

4. That this petition is accompanied by the following documents:

   a. An accurate and recordable plat map, prepared by a licensed surveyor, of the area proposed for annexation.
   b. A copy of the notice of intent sent to affected entities.
   c. A list of the affected entities to which notice was sent.
   d. A representation as to the anticipated timetable for development, if applicable, for the property being annexed.
   e. If the proposed area is intended for development, a complete copy of the development concept plan which was filed with the City Planner.
   f. Depending on the scope and intensity of the proposed development of the annexation area and the anticipated impact on adjacent lands, a review and analysis of the surrounding property (Municipal Code 9.05.050).
   g. A full disclosure statement of all water owned or historically utilized on the property to be annexed.
   h. A sensitive lands analysis of the full area being considered for annexation.
   i. Such other information as may be required by the City Planner to enable the staff to prepare an annexation impact report.

5. A copy of this petition and the accompanying map was also delivered or mailed to the Wasatch County Clerk and the chair of the Midway City Planning Commission.

6. That the petitioner(s) request the property, if annexed, be zoned RA-1-43.

7. That this petition contains the following signatures of the owners of private real property that:

   a. Covers a majority of the private land area within the area proposed for annexation.

   b. Is equal in market value to at least 1/3 of the market value of all private real property within the area proposed for annexation.

8. If the property is owned by a public entity other than the federal government, the signature of the owner of all the publicly owned property within the area proposed for annexation.

9. The following fees must be paid when the petition is submitted:

Five (5) acres or less

$1,000 application fee (Non-refundable)
$100/acre ($1,000 minimum and $10,000 maximum). * $1,000 minimum review deposit

More than five (5) acres

$200 per acre application fee (Non-refundable)
$100/acre ($1,000 minimum and $10,000 maximum). *

* If the amount of the deposit reaches ¼ of the initial amount then the annexation process is put on hold. The hold is in place until the amount is increased to the initial amount of the deposit, or a lessor amount is determined. The lessor amount is determined by staff based on how much of the process has been completed. All fees must be paid prior to the recording of the annexation plat map. Any deposit amount remaining, at the end of the annexation process, may be refunded.

Note: A fee for future parks and recreation infrastructure will be negotiated during the annexation approval process and must be paid prior to the recording of the annexation plat map.

The signature page follows.

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Midway City. If you choose to withdraw your signature, you shall do so no later than 30 days after Midway City receives notice that the petition has been certified.

Petitioner	Signature	Acres	Market Value	Serial Number
Grant B Kohler Tr.	Carolee Kohler	0.58	$116,000	OWC-0298-3-026-03
Chad Himmer		1.00	$530,075	OWC-0298-2-026-03
Midway City	Craig Simons	0.17	$0	OMI-0563-0-26-034

Property Acreage Note:

Acreage listed in this table for the privately owned parcels (1.58 acres) is per the Wasatch County Recorders Office. The acreage for these parcels per the property survey is (2.06 acres). The survey found that 0.17 acres of the River Road right-of-way is in Wasatch County. This is area is mostly in the River Road and Burgi Lane roundabout.

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Midway City. If you choose to withdraw your signature, you shall do so no later than 30 days after Midway City receives notice that the petition has been certified.

Attachment A
Grant B Kohler Trust
Annexation Legal Description

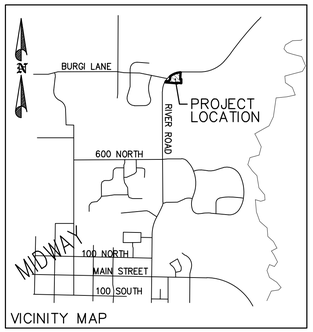
BEGINNING AT A POINT THAT IS SOUTH 37°58'22" WEST 3428.60 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 03°33'17" WEST 193.67 FEET; THENCE SOUTH 84°05'59" EAST 31.00 FEET; THENCE SOUTH 117.57 FEET TO A PONT OF THE NORTH LINE OF PARCEL 12-4607; THENCE ALONG SAID NORTH LINE NORTH 83°43'32" WEST 114.91 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 06°16'28" WEST 16.57 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 85°10'02" WEST 351.38 FEET; THENCE ALONG THE ARC OF A 548.78 FOOT CURVE TO THE LEFT 555.66 FEET (CENTRAL ANGLE OF 58°00'50" AND A CHORD BEARING NORTH 57°11'36" EAST 532.22 FEET) TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES

Attachment B – Annexation Plat

GRANT B. KOHLER TRUST ANNEXATION

LOCATED IN SOUTHEAST QUARTER SECTION 26 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.



VICINITY MAP

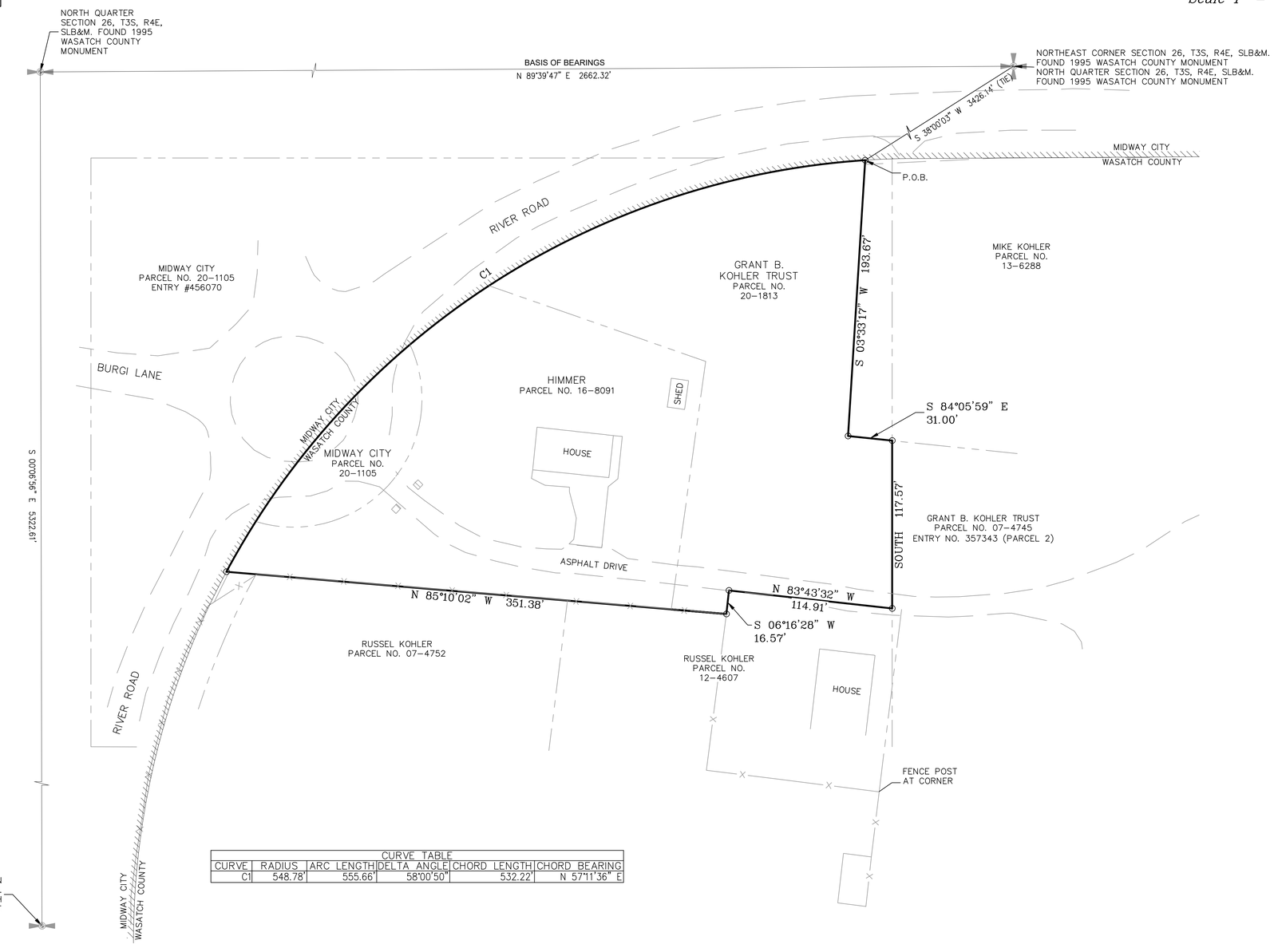
LEGEND

- MIDWAY CITY LIMITS
- PROPOSED ANNEXATION BOUNDARY
- DEED LINES
- EXISTING ASPHALT

N

40' 0 40' 80'

Scale 1" = 40'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	548.78'	555.66'	58°00'50"	532.22'	N 57°11'36" E

SURVEYOR
DEREK KOHLER, PLS
TITAN LAND SURVEYING
983 EAST 270 NORTH
HEBER CITY, UT 84032
PHONE (435) 671-0392
DATE OF SURVEY: JAN 2026

path: X:\Kohler\Kohler Farm Subdivision_2026\Annexation
name: KOHLER ANNEXATION PLAT.dwg | plot date: March 30, 2026 | plotted by: Darci

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°39'47" EAST 2662.32 FEET BETWEEN THE NORTHEAST AND NORTH QUARTER CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 37°58'22" WEST 3428.60 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
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CONTAINING 2.23 ACRES

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF OF_____ , 20____.

ROS # _____

_____
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725351 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, WASATCH COUNTY, UTAH.

SURVEYOR'S SEAL

SURVEYOR DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO HEBER CITY, UTAH; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID HEBER CITY, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE HIGH SCHOOL ANNEXATION.

DATED THIS ___ DAY OF _____, ____.

RECORDER'S SEAL

MAYOR DATE

CITY ATTORNEY DATE

CITY ENGINEER DATE

ATTEST:
CITY RECORDER DATE

GRANT B. KOHLER TRUST ANNEXATION

DATE:	DRAWING NO.	EXHIBIT
4 MARCH 2026	01_ANNEX_PLAT	A

Attachment C – Notice of Intent to Affected Entities

Notice of Intent to File Annexation Petition

Name of Annexation: **Grant B. Kohler Trust Annexation**

Petitioner Representative Name:	Paul Berg
Mailing Street Address:	380 East Main Suite 204
City, State, Zip:	Midway, Utah 84049
Phone:	(435) 657-9749
Email:	paul@bergeng.net

Date: February 23, 2026

Dear Representative of Affected Entities:

Pursuant to Utah State Code Section 10-2-403, we, the undersigned and real property owner(s), respectfully notify you, as an Affected Entity, that we intend to file a petition to annex certain real property depicted in the attached exhibit, into Midway City, Utah.

Sincerely,

Grant B. Kohler Trust

Signature

Caralee Kohler
Name

Chad Himmer

Signature

Chad Himmer
Name

Accurate Map of Proposed Annexation

GRANT B. KOHLER TRUST ANNEXATION

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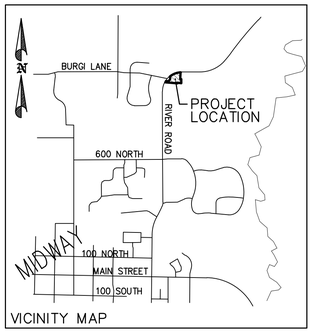

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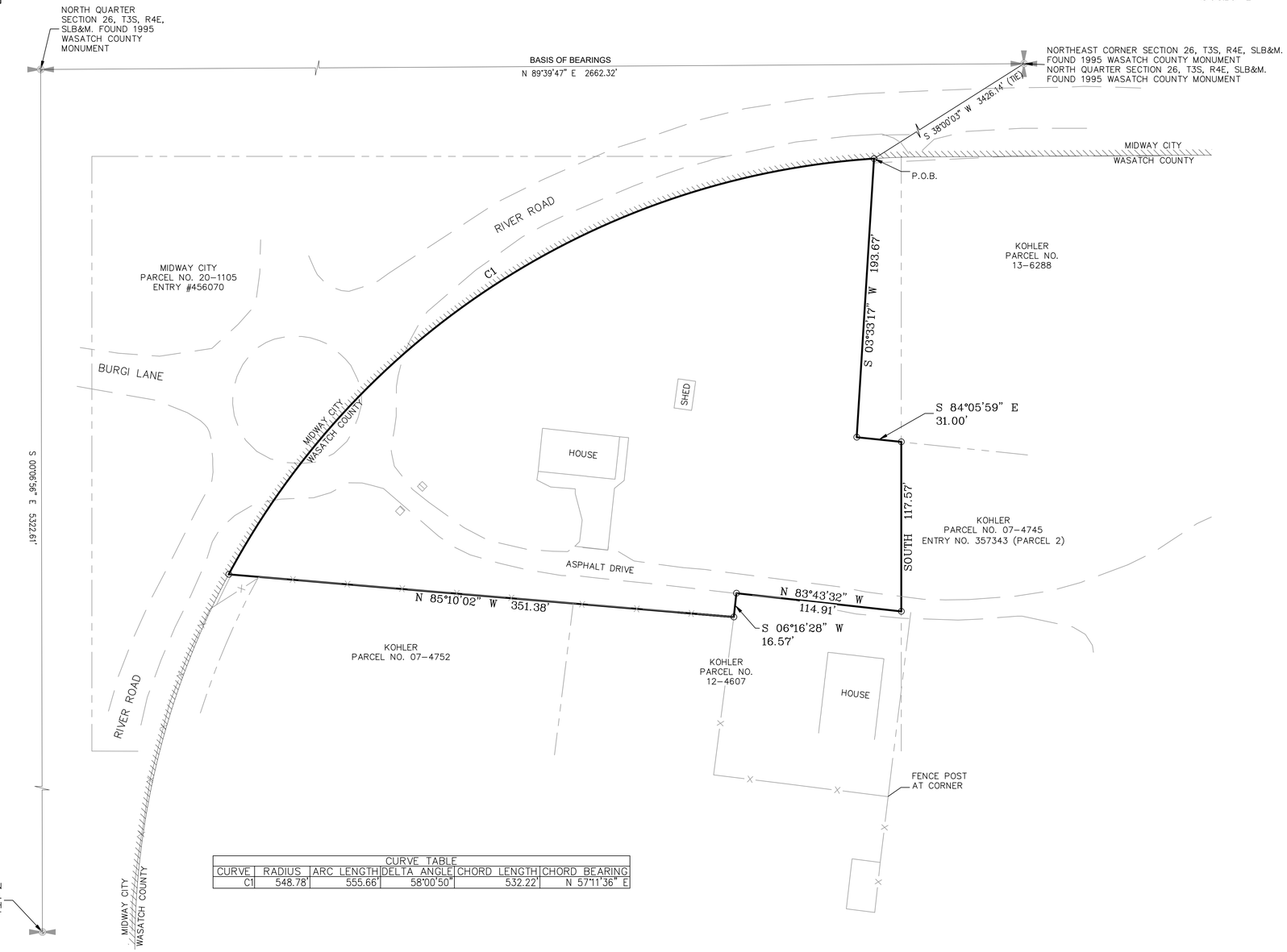

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DEREK KOHLER, PLS
TITAN LAND SURVEYING
983 EAST 270 NORTH
HEBER CITY, UT 84032
PHONE (435) 671-0392
DATE OF SURVEY: JAN 2026

path: K:\Kohler\Kohler Farm Subdivision_2026\Annexation
name: KOHLER ANNEXATION PLAT.dwg | plot date: March 04, 2026 | plotted by: Darci

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CONTAINING 2.23 ACRES

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ROS # _____

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SURVEYOR DATE

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ATTEST:
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GRANT B. KOHLER TRUST ANNEXATION

DATE:	DRAWING NO.	EXHIBIT
4 MARCH 2026	01_ANNEX_PLAT	A

Attachment D – Affected Entities

Paul Berg

From: Paul Berg
Sent: Tuesday, March 24, 2026 5:49 PM
To: 'Brad Wilson'
Cc: James Goodley; Steve Farrell; Michael Henke; Becky Wood
Subject: Grant B Kohler Trust Annexation - Notice of Intent to Annex Into Midway City
Attachments: Grant B Kohler Trust Notice of Intent to Annex into Midway City.pdf

To: Midway City Affected Entities
(Midway City, Midway Irrigation Company, Midway Sanitation District and the Heber Valley Special Service District)

Attached is a Notice of Intent to file an annexation petition with Midway City for the Grant B Kohler Trust property located near the intersection of River Road and Burgi Lane. This notice is being sent to you as a possible affected entity. If you have any questions regarding this notice, please call me at (435) 657-9749.

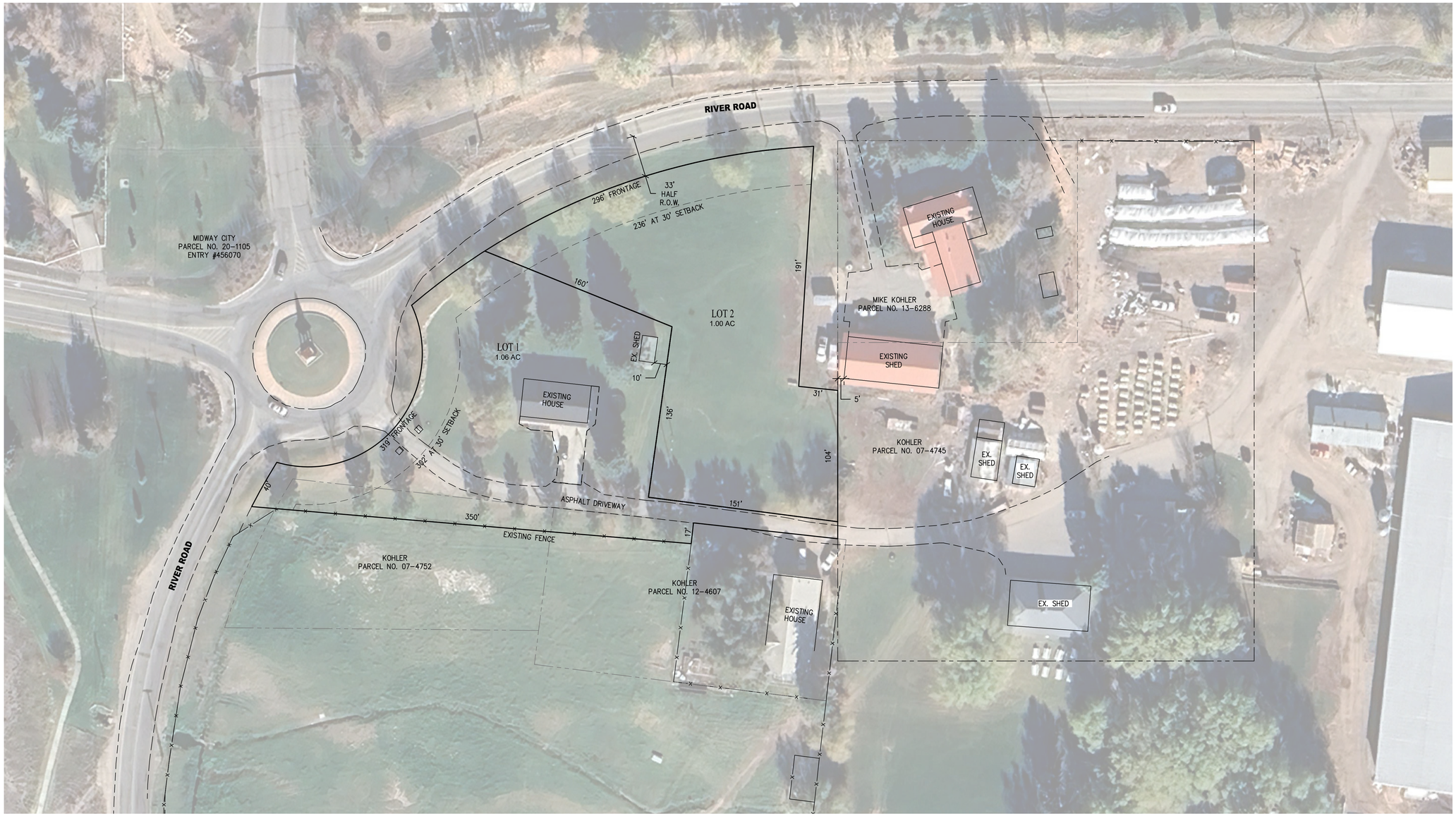
Paul Berg, P.E.
Berg Engineering
380 East Main Suite 204
Midway, Utah 84049
435-657-9749

Attachment E
Timetable for Development

The anticipated timeline for the proposed two (2) lot subdivision with one (1) new home within the subdivision by the Grant B Kohler Trust annexation is outlined below.

Annexation Approval	June 2026
Small Scale Subdivision Approval	September 2026
Construction of the Small Scale Subdivision Improvements	October 2026
Building Permit Approval	November 2027
Construction of the New Home Begins	December 2027
Construction of the New Home Completed	September 2027

Attachment F – Subdivision Concept Plan



THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 19 MAR 2026

LEGEND:

——— - - - ——— ADJACENT PARCELS

CONCEPT NOTE:
THIS IS A CONCEPT PLAN ONLY. THIS CONCEPT HAS NOT BEEN APPROVED BY MIDWAY CITY.

LAND USE CALCULATIONS:

ZONE	RA-1-43
MIN. LOT SIZE	1 ACRE
MIN. FRONTAGE	150'

NOTES:
1. CONNECTION TO THE EXISTING SEWER EAST OF THE SUBDIVISION IS REQUIRED.
2. ANNEXATION INTO MIDWAY CITY IS REQUIRED. THE ANNEXATION PROCESS HAS STARTED AND IS ONGOING.

NORTH

0 20 40 80 120

SCALE: 1"=40'
Scale 1" = 80' for 11x17

KOHLER
FARM SUBDIVISION

2026 CONCEPT PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DRAWN BY: DWA	DATE: 19 MAR 2026 REV:	SHEET 3

path: X:\Kohler\Kohler Farm Subdivision 2026\Concept\
file name: KOL_KOHLER CONCEPT.dwg | plot date: March 19, 2026 | plotted by: David

Attachment G
Impacts to Adjacent Land

The property to the east (Mike Kohler), south (Russell Kohler), west (Chad Himmer) and the north (River Road and Dutch Fields) have all been developed and are all properties that were part of the original Kohler family farm. The proposed subdivision proposes one (1) addition home in this area.

Access for the new home will be from an existing driveway. No new impacts or driveways are proposed to River River.

Utilities needed for the subdivision already exist in the area.

Attachment H – Water Rights

A portion of the following water right will be used for the subdivision proposed within the annexation.

Water Right Details for 55-1513

Utah Division of Water Rights 4/3/2026 11:59 AM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 55-1513 Application/Claim: D1418 Certificate:

Owners:

Name: Albert Kohler
Address: 9518 Spring Harvest Circle
South Jordan, UT 84095
Interest:
Remarks:

General:

Type of Right: Diligence Claim Source of Info.: Proposed Determination Status: Water User's Claim
Quantity of Water: 0.31 CFS OR 19.394 ACFT
Source: House and Field Springs
County: Wasatch
Common Description:
Proposed Det. Book: 55-10 Map: Pub. Date: 03/27/2026
Land Owned by Appl.: County Tax Id#: .

Dates:

Filing:
Filed: 04/27/1965
Priority: / /1900 Decree/Class:

Advertising:
Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Eng. Action: Action Date:
Recon. Req. Date: Recon. Req Type:

Certification:
Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Cert./WUC Date: Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:
Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:
Stream Alteration Required: No

(1) N 2196 ft. E 840 ft. from S4 corner, Sec 26 T 3S R 4E SLBM
Diverting Works: Source: House Spring
Elevation: UTM: 461073, 4486452 (NAD83)

(2) N 1875 ft. E 833 ft. from S4 corner, Sec 26 T 3S R 4E SLBM
Diverting Works: Source: Field Spring
Elevation: UTM: 461071, 4486354 (NAD83)

Water Uses:

Water Uses - Group Number: 402434

Water Rights Appurtenant to the following use(s):
55-1513(WUC), 55-13188(WUC),

Water Use Types:

Irrigation-Beneficial Use Amount: 4 acres	Group Total: 12	Period of Use: 04/01 to 10/31
Stock Water-Beneficial Use Amount: 248	Group Total: 248	Period of Use: 01/01 to 12/31
Domestic-Beneficial Use Amount: 1 EDUs	Group Total: 1	Period of Use: 01/01 to 12/31

Place of Use (which includes all or part of the following legal subdivisions):

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 26 T 3S R 4E SLBM													X	X			12
																Group Acreage Total :	12

Use Totals:

Irrigation sole-supply total: 4 acres	for a group total of: 12 acres
Stock Water sole-supply total: 248 ELUs	for a group total of: 248 ELUs
Domestic sole-supply total: 1 EDUs	for a group total of: 1 EDUs

Other Comments:

The authorized use of water is described herein; however, the water user is using this right for unauthorized uses. A change application has not been filed to permit these uses.

Segregation History:

This Right was Segregated from: none

as originally filed:	Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other
	0.69		43.394	12.0	248.0	1.0				

The following Water Rights have been Segregated from 55-1513:

(1) WrNum: 55-13188	[0.38]		[24.0]	[8.0]						

AppNum: D1418
Name: Christian Michel, LLC
Filed: 06/12/2020
Comment:

This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses: Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other
	0.31		19.394	4.0	248.0	1.0				

Attachment I
Sensitive Lands

FEMA 100 Year Floodplain	The property is not within the boundary of the 100 year floodplain. Please see the attached FEMA Firmette for additional information.
Wetlands	The National Wetlands Inventory Map does not show any wetlands within the Grant B Kohler Trust annexation. Please see the attached map for additional information.
Hillsides and Steep Slopes	The property does not contain any hillsides or slopes over 25%.
Ridgelines and Benches	The property does not contain any ridgelines or benches.
Springs and Wells	The property does not contain any springs or wells. The House and Field Spring is located to the east of the annexation on the Kohler Farm.
Geological Features	There are no geological features such as hot pots or rock outcroppings on the property. The Utah Geological Survey shows no faults within the annexation. The near hazardous fault is approximately 6 miles away in the Jordanelle area as shown on the attached map.
Wildlife Habitat	The property within the annexation does not contain any critical wildlife habitat.

National Flood Hazard Layer FIRMette

FEMA

111°28'W 40°31'56"N

111°27'22"W 40°31'29"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

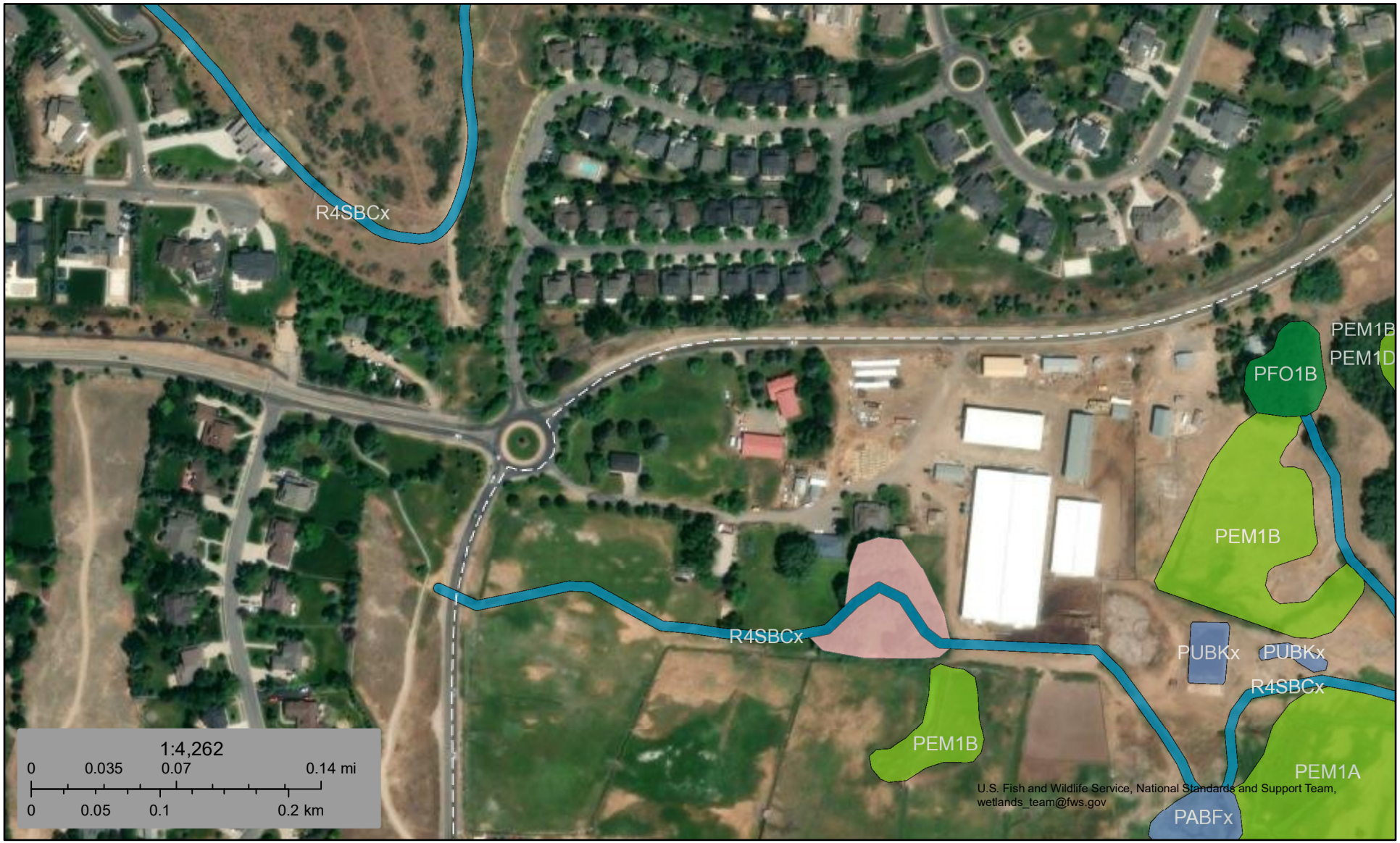
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2026 at 4:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Grant B Kohler Annexation



March 25, 2026

Wetlands

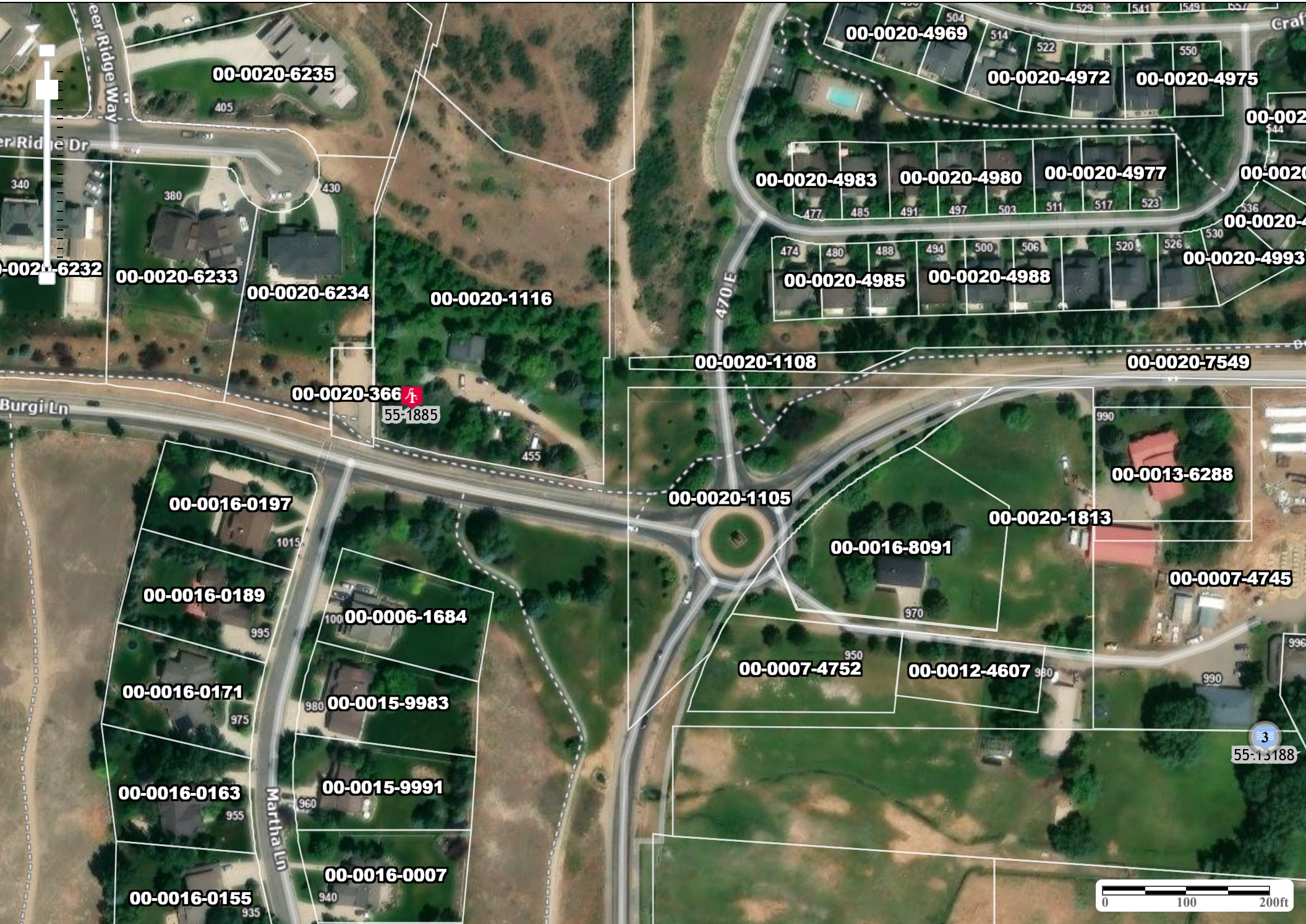
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

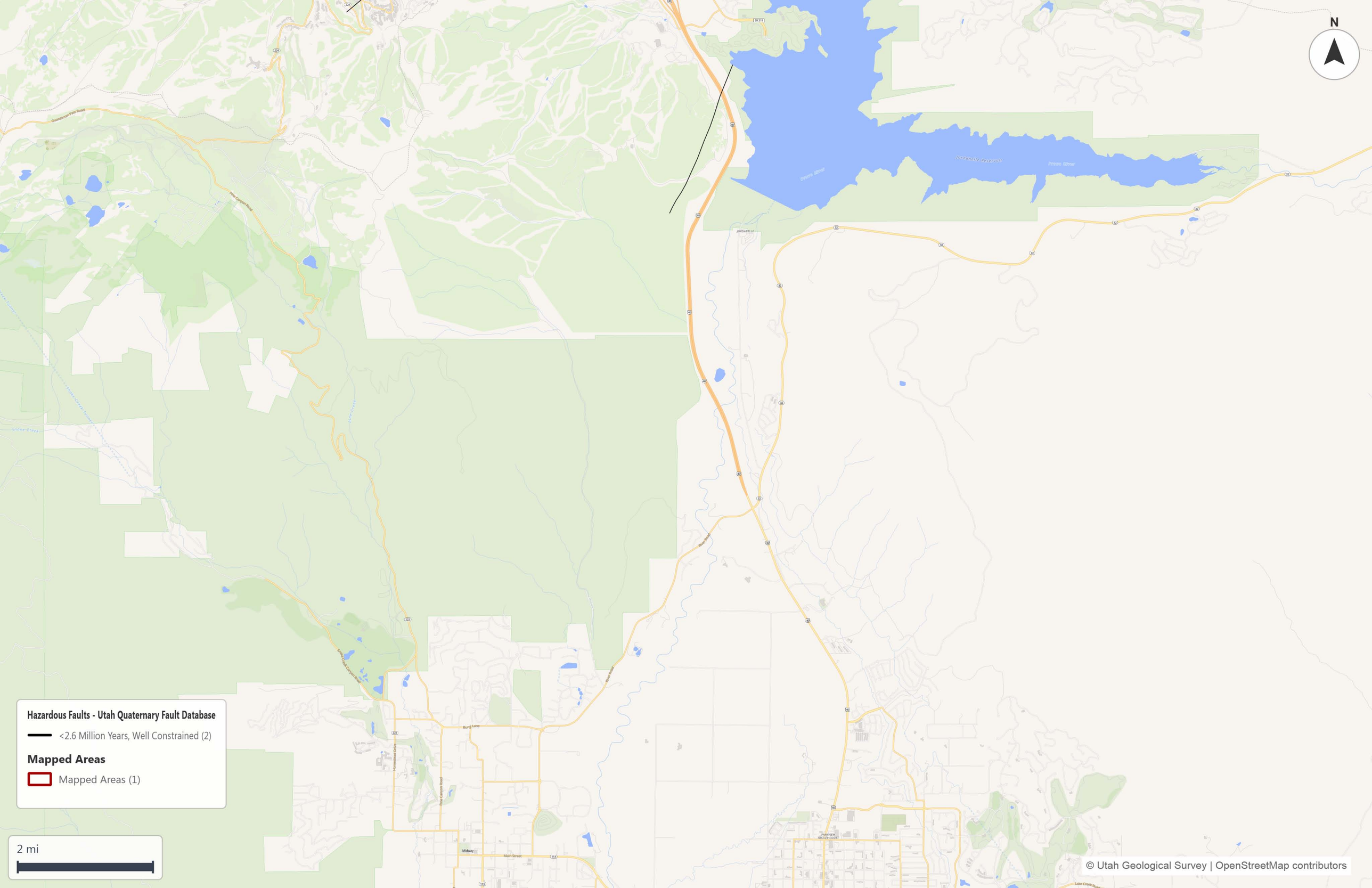
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

UTAH
An official website

Division of
Water Rights




N
Hazardous Faults - Utah Quaternary Fault Database
<2.6 Million Years, Well Constrained (2)
Mapped Areas
Mapped Areas (1)
2 mi
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