

Grant B. Kohler Trust

Annexation

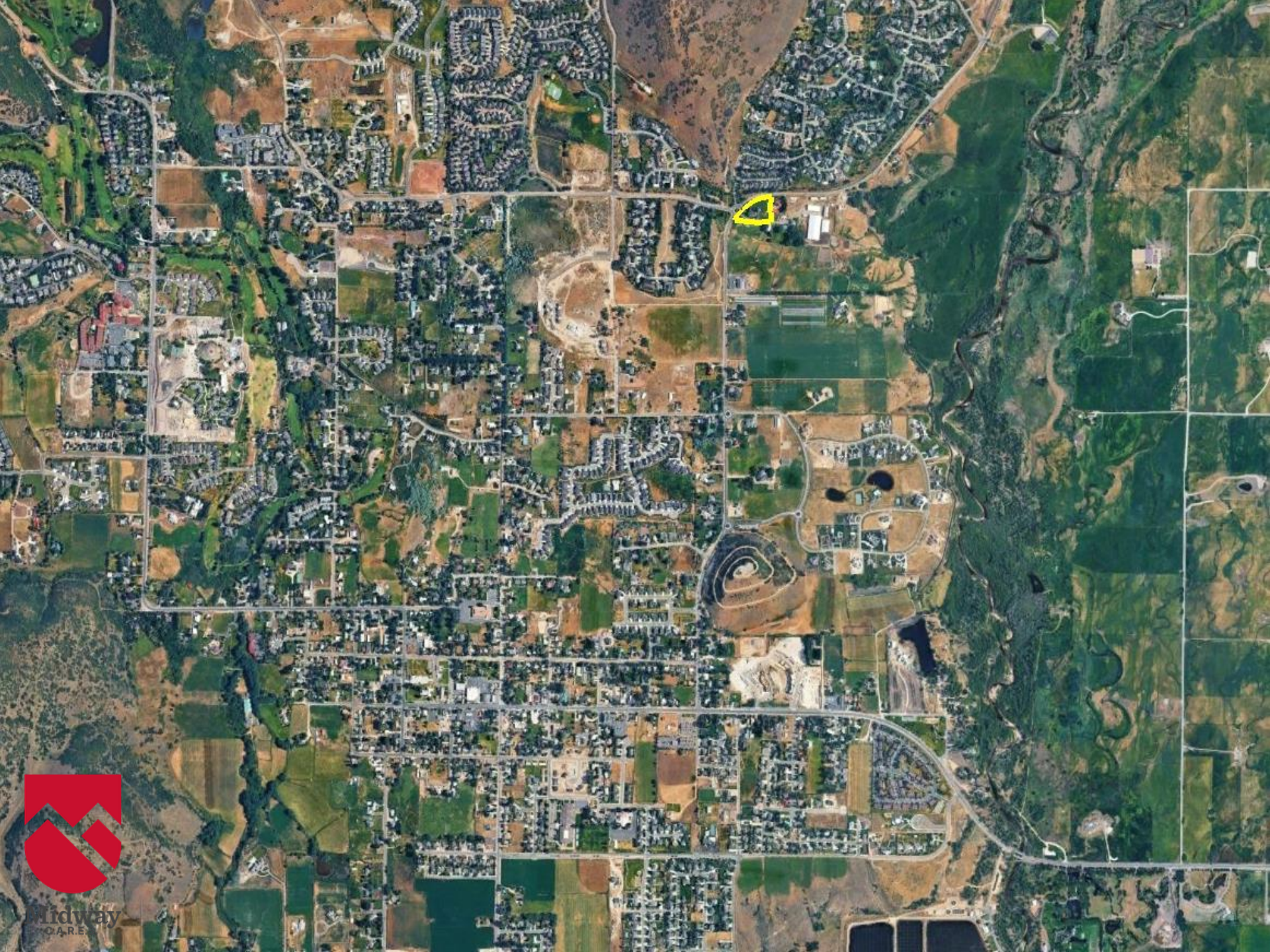


Midway
C.A.R.E.S.

Land Use Summary

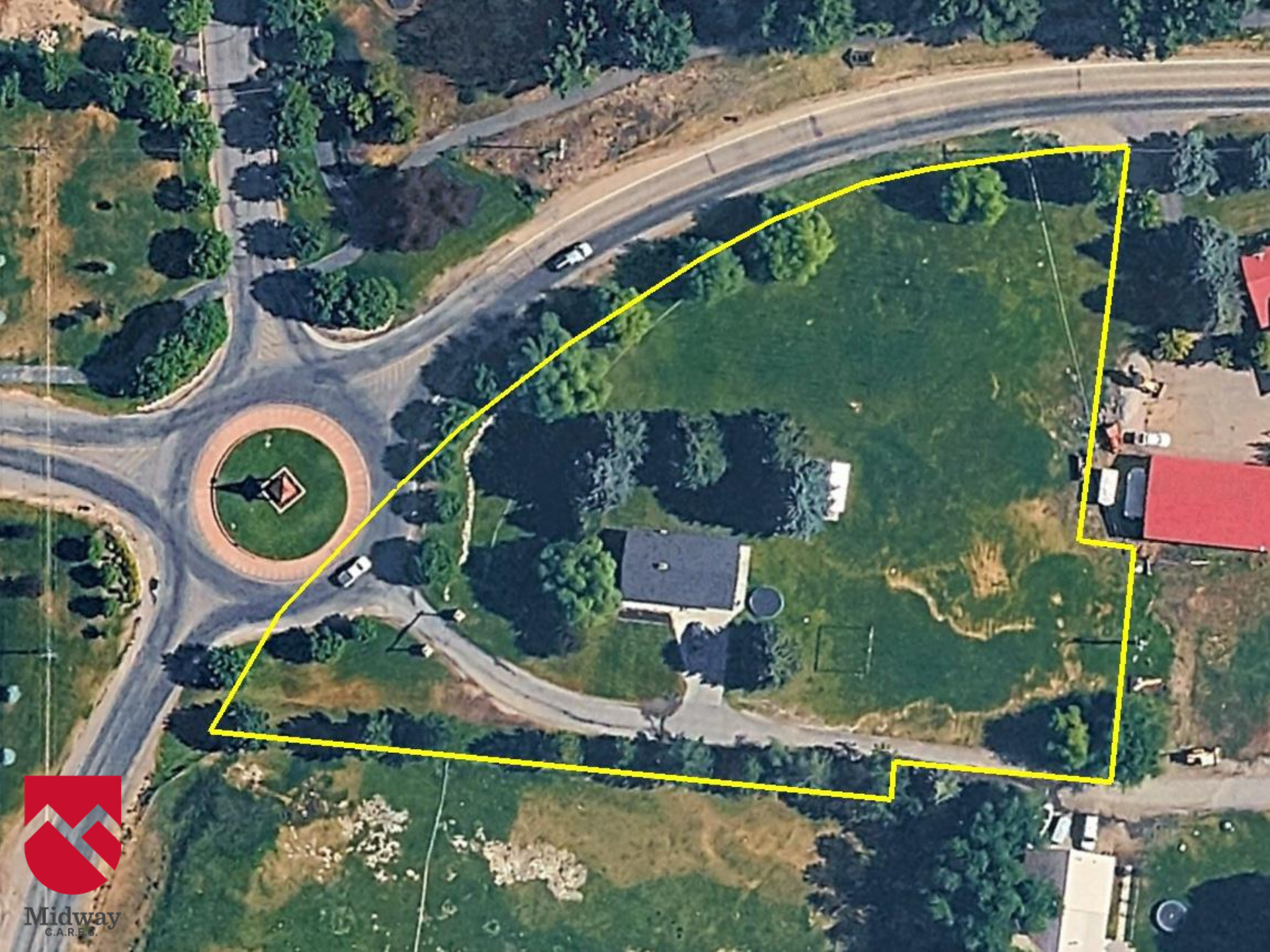
- 2.23 acres
- Includes one dwelling that is connected to Midway's culinary water system
- In Midway's Growth Boundary
- Proposed Midway zoning: RA-1-43
- If annexed, property will be subdivided into 2 lots



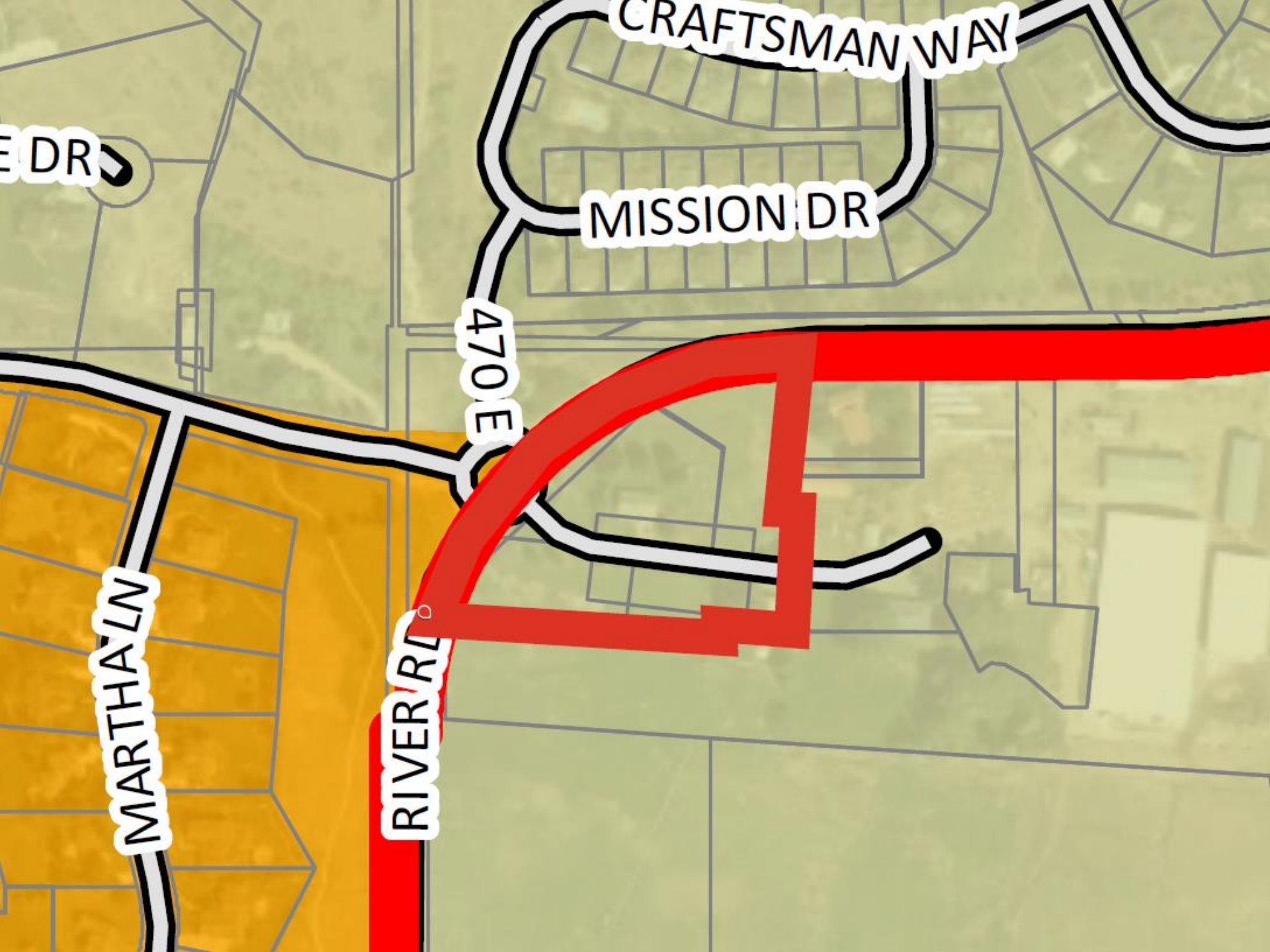


Midway
O.A.R.S.





Midway
C.A.R.E.S.



CRAFTSMAN WAY

MISSION DR

470 E

MARTHAN LN

RIVER RD

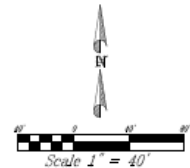
E DR



LEGEND

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

GRANT B. KOHLER TRUST ANNEXATION LOCATED IN SOUTHEAST QUARTER SECTION 26 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.



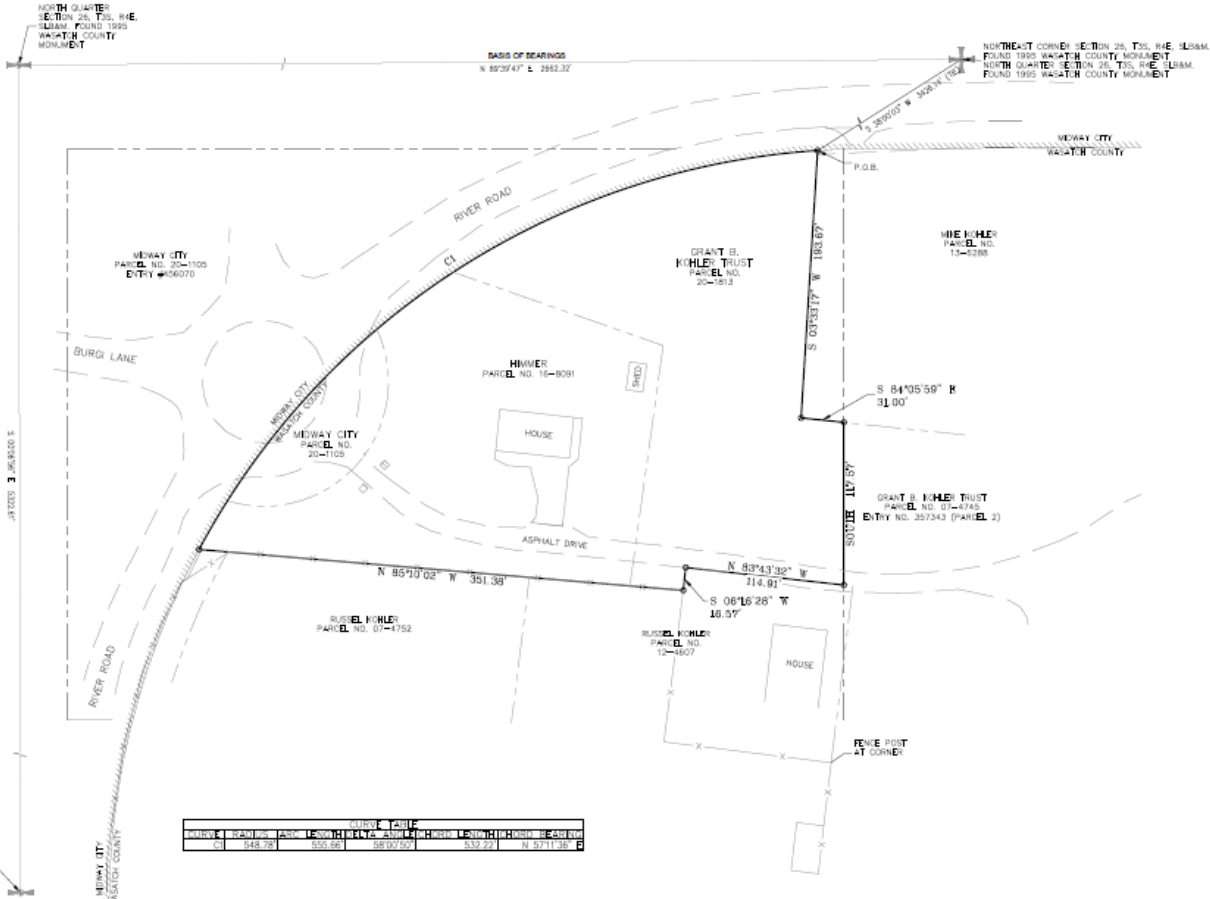
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°34'47" EAST 2453.32 FEET INTERSECTING 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 2426.50 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 83°33'57" WEST 183.67 FEET, THENCE SOUTH 84°05'59" EAST 31.00 FEET, THENCE SOUTH 17°54'57" WEST TO A POINT ON THE NORTH LINE OF PARCEL 12-4807, THENCE ALONG SAID NORTH LINE NORTH 83°43'32" WEST 114.91 FEET, THENCE LEAVING SAID NORTH LINE SOUTH 06°16'26" WEST 16.97 FEET TO A POINT ON AN EXISTING FENCE LINE, THENCE NORTH 80°10'02" WEST 301.36 FEET, THENCE ALONG THE END OF A 548.75 FOOT CURVE TO THE LEFT 532.22 FEET (CENTRAL ANGLE OF 58°00'00" AND A CHORD BEARING NORTH 57°11'36" EAST 532.22 FEET) TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES



COUNTY RECORD:

COUNTY SURVEYOR

APPROVED AS TO FORM ON THE _____ DAY OF _____, 20____

ROS # _____

COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, _____, BEING A MIDDLE-AGED, SOBER, AND OTHERWISE SOUND MIND, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 17753336, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THERE IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, WASHINGTON COUNTY, UTAH.

DATE _____

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE AMENDING SAID RESOLUTION, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR PUBLIC HEARING, ALL IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID RESOLUTION, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE HIGH SCHOOL ANNEXATION.

DATE THE _____ DAY OF _____

WASHER _____

DATE _____

DATE _____

DATE _____

DATE _____

GRANT B. KOHLER TRUST ANNEXATION

DATE OF SURVEY: JAN 2006

DATE OF BASE: 2006

DATE OF ASSESSMENT: _____

BY: _____
 MIDWAY CITY
 MIDWAY CITY, UTAH
 365 EAST 200 NORTH
 MIDWAY, UT 84032
 PHONE (435) 67-0392
 DATE OF SURVEY: JAN 2006





Items of Consideration

- 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 may be 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

Possible Findings

- The proposal is a legislative action.
- The proposed annexation does comply with the intent of the annexation code.
- The City will gain control over land use and zoning if the area is annexed.
- The proposal will increase density and traffic to the area, but the density of the project is relatively low at one new single-family dwelling. This will help promote the vision of the general plan to preserve more open area and a rural atmosphere.



Proposed Conditions

1. All required water rights will be dedicated to the City, before the subdivision plat is recorded, as recommended by the Midway Water Advisory Board
2. No additional driveway will be added along River Road. The proposed new lot will access the from the existing driveway on the southern boundary of the annexation area.
3. A park donation fee of \$1,313.71 is required prior to recording of the annexation plat.
4. A 100' setback from River Road is required for all new structures in the annexation area.
5. The applicant shall comply with all Midway City, Midway Sanitation District's letter, and Midway Irrigation Company Requirements for water and sewer, or as negotiated with entity.