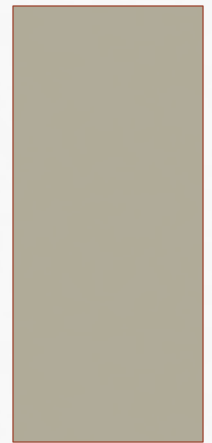


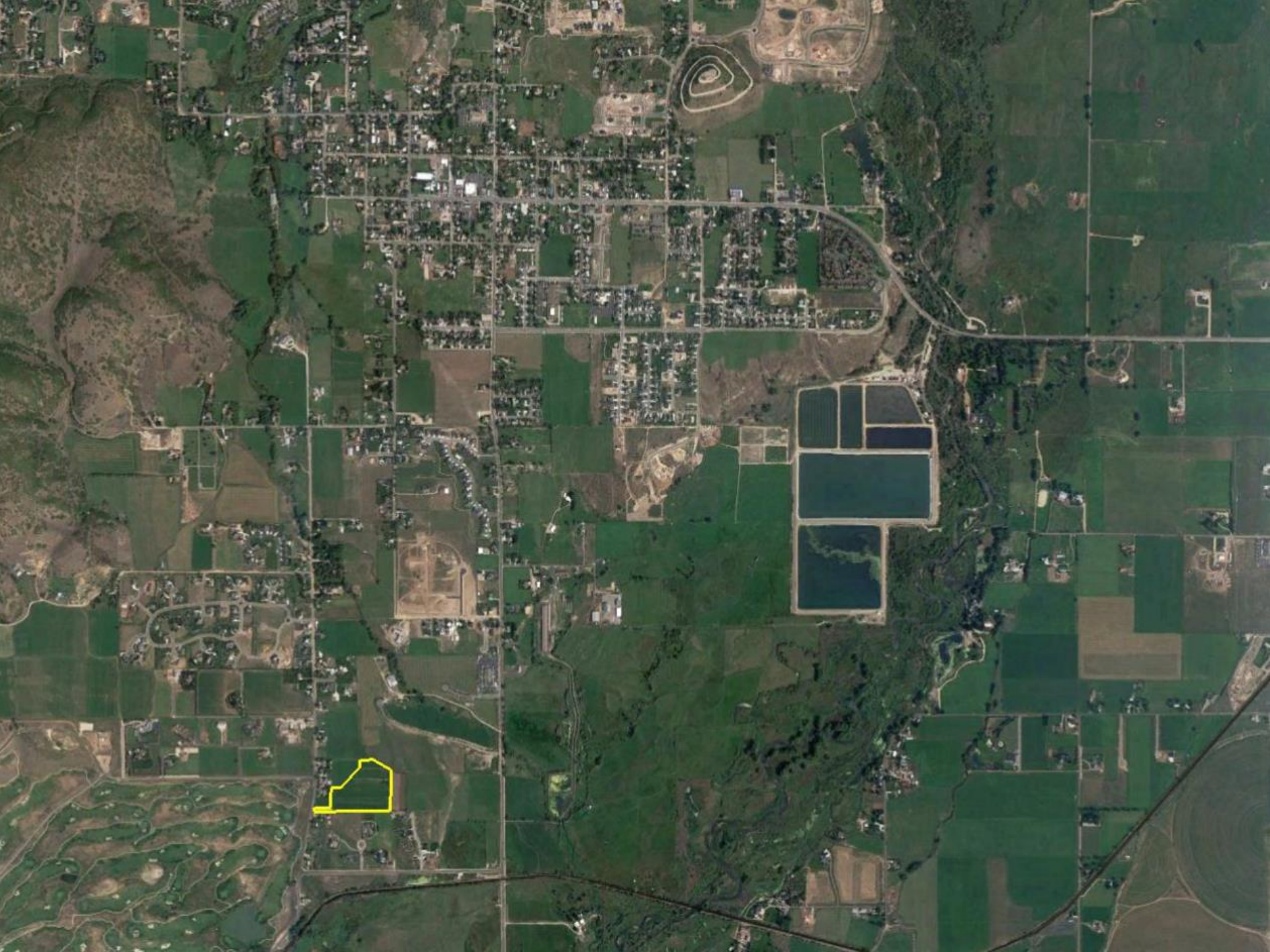
# KAY'S LANDING

ANNEXATION

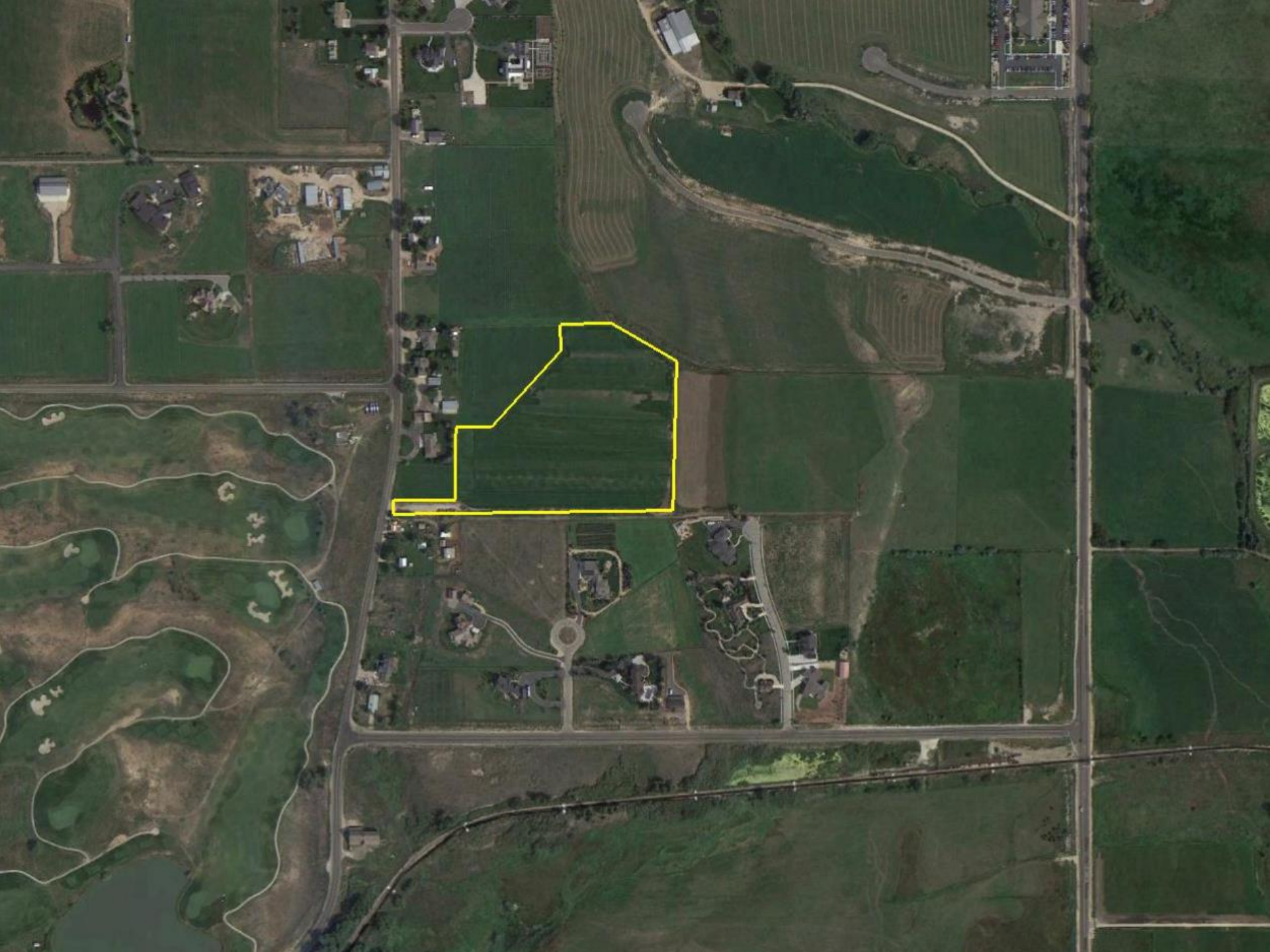


# SUMMARY

- Still Water Holdings LLC
- 1591 South Stringtown Road
- 2 parcels – 10.81 acres
  - 10.01 acres - \$950,950 – OWC-1218-0
  - 0.80 acres - \$22,540 – OWC-1218-1
- County zoning
  - RA-1
- Midway planned zoning
  - RA-1-43
- Deed restricted to 5 lots by previous owner

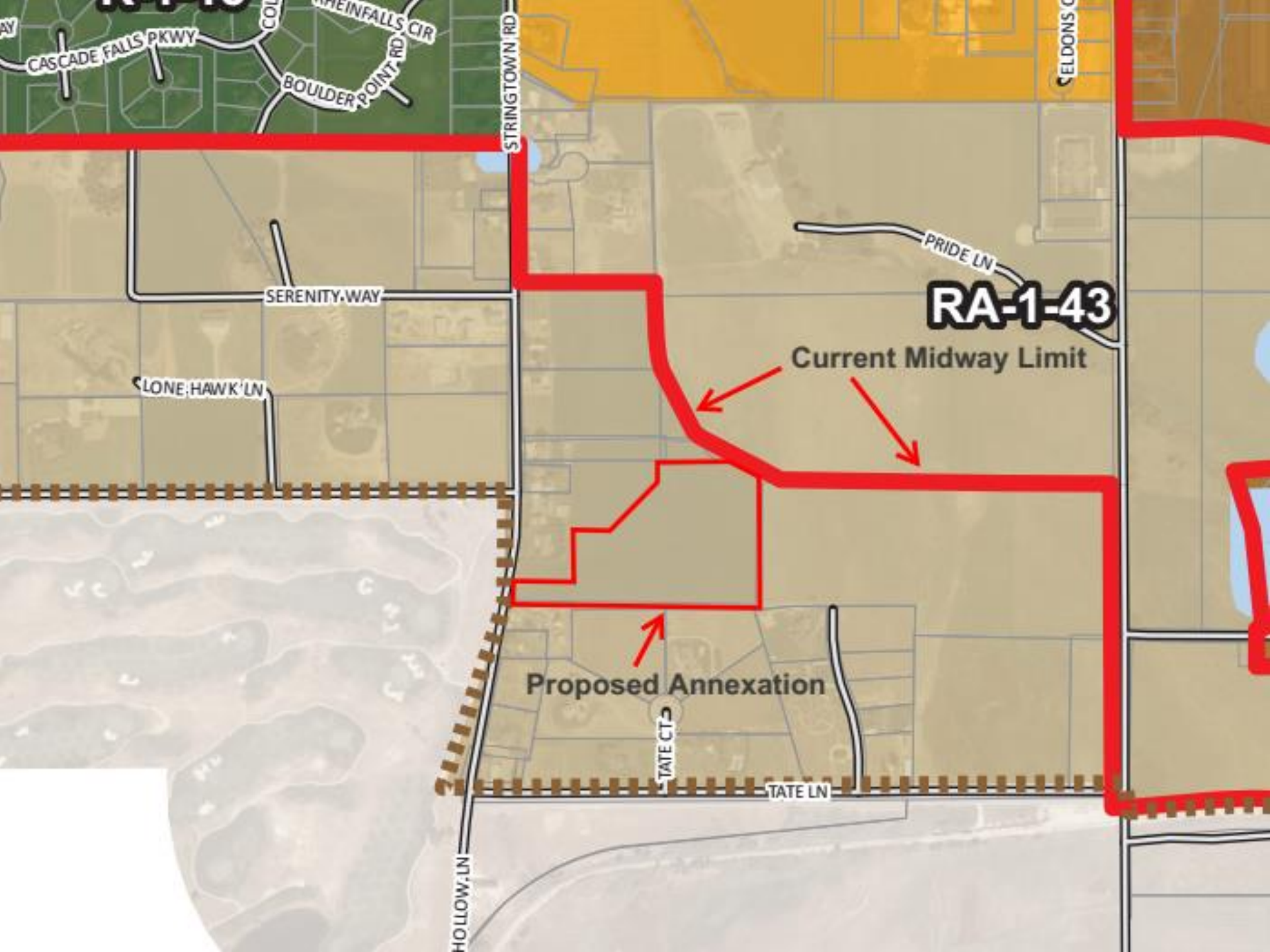












CASCADE FALLS PKWY

BOULDER POINT RD

STRINGTOWN RD

ELDON'S CT

SERENITY WAY

LONE HAWK LN

**RA-1-43**

Current Midway Limit

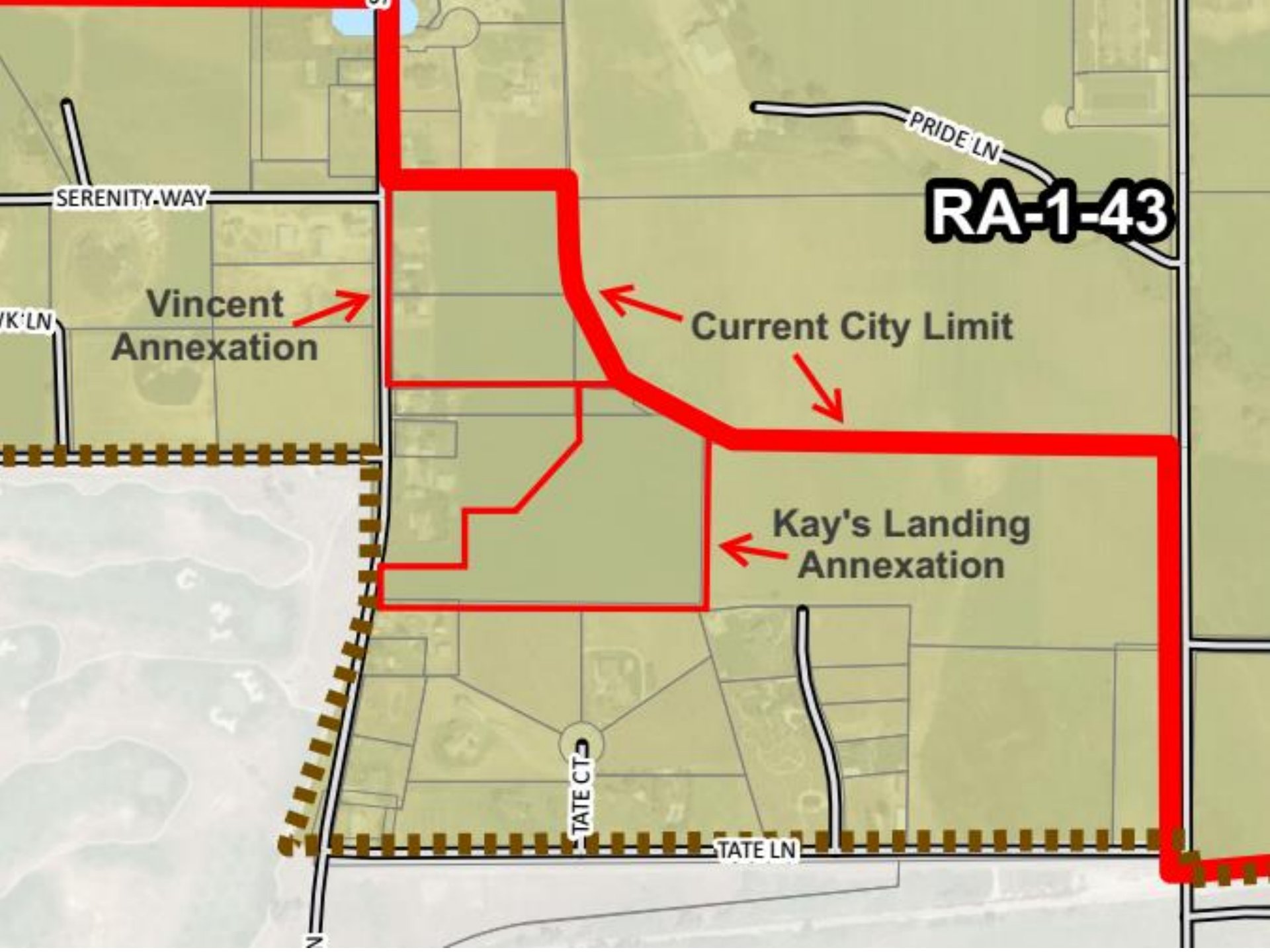
Proposed Annexation

TATE CT

TATE LN

HOLLOW LN





**RA-1-43**

Vincent  
Annexation

Current City Limit

Kay's Landing  
Annexation

SERENITY WAY

PRIDE LN

TATE CT

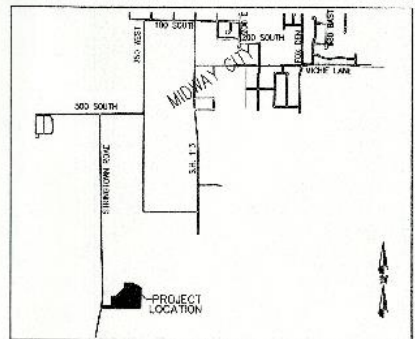
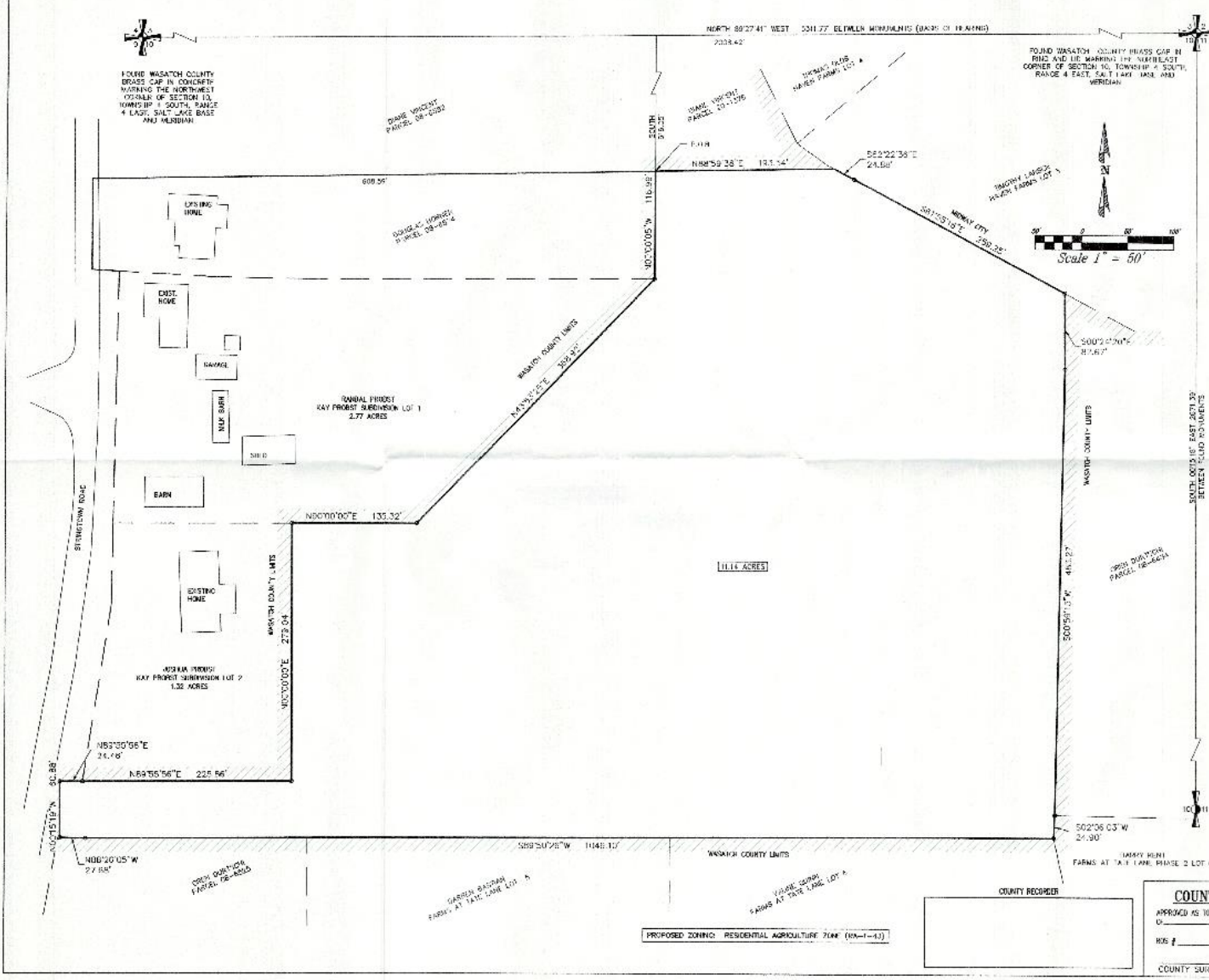
TATE LN

WYK LN

C  
T  
A  
Y

# KAY'S LANDING ANNEXATION

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN



- LEGEND**
- WASHINGTON COUNTY LIMITS
  - FOUND REBAR WITH CAP MARKED EXIST. SOLUTIONS
  - SET MURKIN CAP MARKED ELEMENT

### BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION LINE FROM THE FOUND WASHINGTON COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°27'41" WEST ALONG THE SECTION LINE 3088.42 FEET AND SOUTH 89°59'38" WEST FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN. THENCE NORTH 89°59'38" WEST 183.32 FEET ALONG A FENCE LINE, THENCE SOUTH 89°27'41" EAST 24.90 FEET, THENCE SOUTH 89°27'41" WEST 118.02 FEET, THENCE ALONG A FENCE LINE, THE FOLLOWING: (1) THREE (3) SOUTH 89°27'41" EAST 10.00 FEET, (2) SOUTH 89°27'41" WEST 44.37 FEET, AND SOUTH 89°27'41" WEST 24.90 FEET TO A FENCE CORNER, THENCE SOUTH 89°27'41" WEST 183.32 FEET ALONG A FENCE LINE, THENCE NORTH 89°27'41" WEST 24.90 FEET ALONG A FENCE LINE, THENCE NORTH 89°27'41" WEST 118.02 FEET ALONG A FENCE LINE, THENCE NORTH 89°27'41" WEST 24.90 FEET, THENCE NORTH 89°27'41" WEST 118.02 FEET TO THE POINT OF BEGINNING.

AREA = 11.14 ACRES

### SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, COUNTY SURVEYOR, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE EXAMINED THE ORIGINAL RECORDS OF THE OFFICE 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, WASHINGTON COUNTY, UTAH.

### ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE UNDERSIGNED MIDWAY CITY COUNCIL HAVE ADOPTED A RESOLUTION BY WHICH IT IS THE POLICY OF SAID CITY TO ANNEX THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT TO MIDWAY CITY. THE CITY OF MIDWAY CITY HAS BEEN ADVISED OF THE ADOPTION OF SAID ORDINANCE AND HAS HEREBY AFFIRMED THAT A COPY OF THE ORDINANCE HAS BEEN FURNISHED TO THE SURVEYOR AND THAT THE TRACT SHOWN AS BEING A PART OF SAID MIDWAY CITY AND THAT SAID TRACT OF LAND IS TO BE ANNEXED TO SAID MIDWAY CITY.

DATE	BY	RECORDS SEAL

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 SIGN # \_\_\_\_\_  
 COUNTY SURVEYOR

**COUNTY RECORDER**  
 \_\_\_\_\_  
 COUNTY RECORDER

PROPOSED ZONING: RESIDENTIAL AGRICULTURE 7000 (R1A-1-1)





# DISCUSSION ITEMS

- Annexation
  - Would not form an unincorporated peninsula
- Density
  - Limited to five lots per deed restriction
- Access
  - Stringtown Road
    - Midway limits development on once access roads
      - 1,300' length limit for cul-de-sacs
      - 2 points if access required (built to City standards)
- Road maintenance
  - Proposed cul-de-sac would be a public road



## UTAH CODE § 10-1-104(6)

- "Peninsula," when used to describe an unincorporated area, means an area surrounded on more than 1/2 of its boundary distance, but not completely, by incorporated territory and situated so that the length of a line drawn across the unincorporated area from an incorporated area to an incorporated area on the opposite side shall be less than 25% of the total aggregate boundaries of the unincorporated area.

# POSSIBLE FINDINGS

- The City will gain control over land use and zoning if the area is annexed.
- The proposal is a legislative action.
- The proposal will increase density and traffic to the area.
- The density of the project is relatively low at five dwellings on almost eleven acres. This will help promote the vision of the general plan to preserve more open area and a rural atmosphere.



# PROPOSED CONDITIONS

- Development on the parcel is limited to five lots. The five lots will be deed restricted and will not allow any further subdividing.
- A parks annexation donation fee of \$6,368.82 will be paid before the recording of the annexation plat.