

THE VILLAGE

DISCUSSION

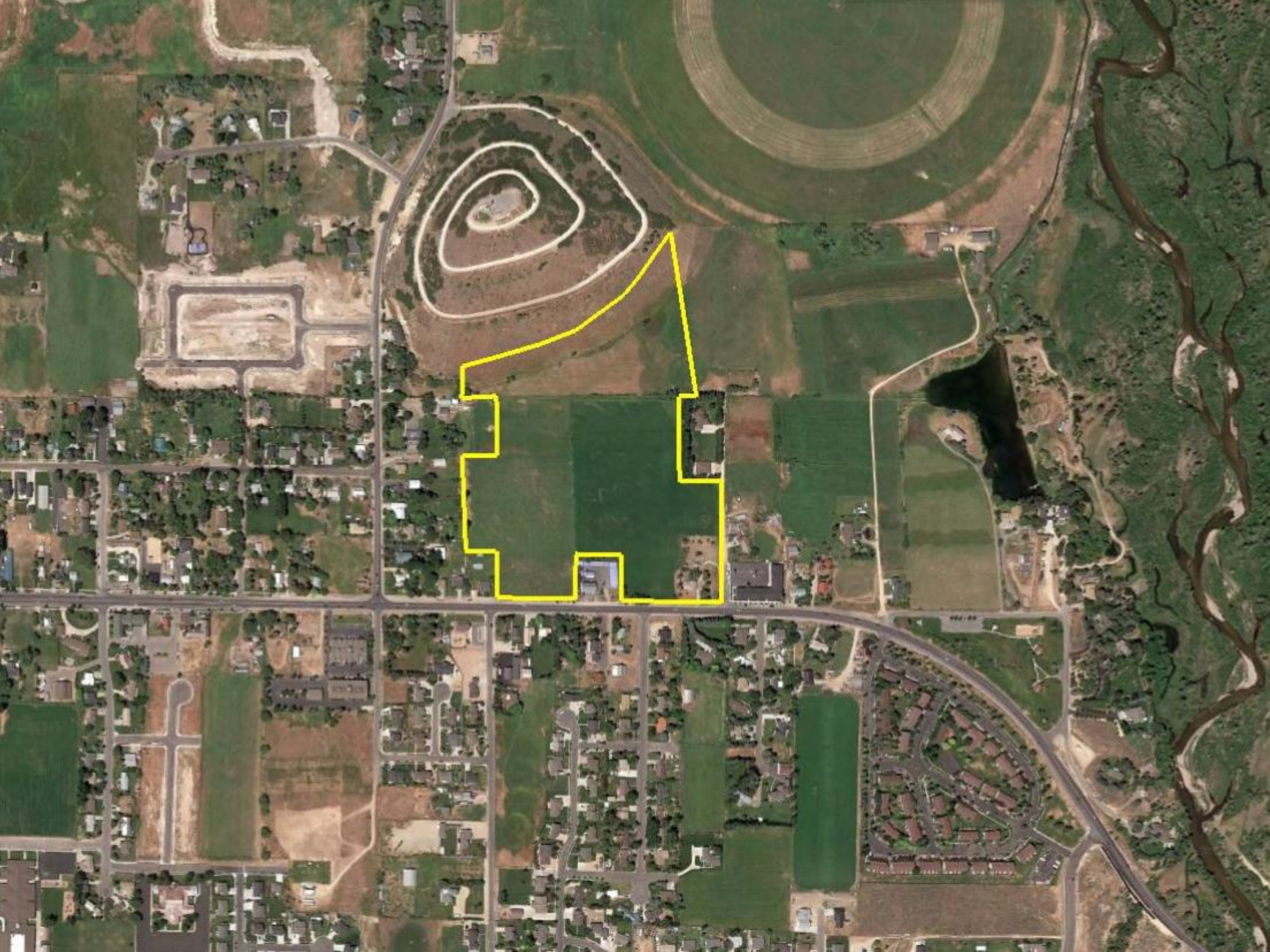
LAND USE SUMMARY

- 27.47 acre
- C-2, R-1-11, & R-1-22 zones
- 63,250 square feet of commercial space
- 131 townhomes
- 25 cottages homes
- Sensitive lands
 - Slopes 25% and greater
- Hamlet – 144 Townhomes

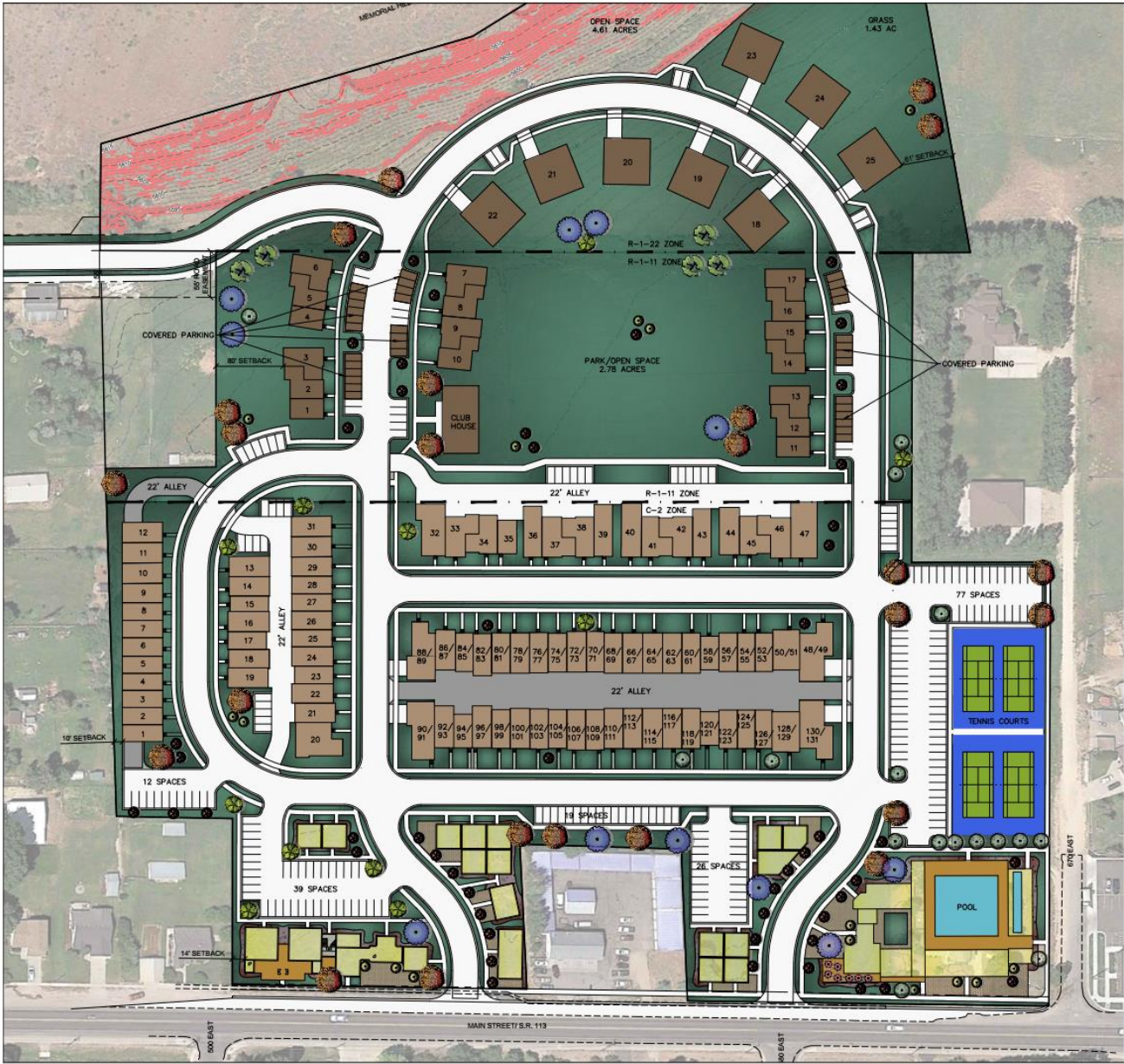
MASTER PLAN REQUIREMENTS

- General feasibility
- Water rights
 - Held in escrow by the City before the master plan agreement is recorded
- Roads/traffic circulation
- Sensitive lands protection
- Open space









AREA

TOTAL PROJECT AREA	27.47 ACRES
C2 ZONE	13.29 ACRES
R-1-11 ZONE	5.77 ACRES
R-1-22 ZONE	7.64 ACRES
R.O.W. DEDICATION	0.17 ACRES

DENSITY C-2

TOTAL	BAD (SF)	100%	GROSS (SF)	100%
COMMERCIAL	50,250	32%	63,250	20%
RESIDENTIAL	107,399	68%	252,998	80%

- NOTES:
- UNITS 1-12 AND 48-131 ARE CONSIDERED 3 STORES
 - UNITS 13-47 ARE CONSIDERED TWO STORES
 - SPORTS CLUB AND POOL (26,737 SF) CONSIDERED TO BE 1 STORY. 55% OF THE REMAINING COMMERCIAL BUILDINGS TO BE 2 STORY.

DENSITY PUD

ZONE	AREA	ALLOWED DENSITY	ALLOWED UNITS	UNITS IN PLAN
R-1-11	5.77	3.0	17.3	17
R-1-22	7.64	SEE TABLE	8.1	8
			25.4	25

R-1-22 DENSITY ANALYSIS

SLOPE	AREA	DENSITY	PERMITTED USES
<10%	3.17	2.00	6.34
10-15%	1.40	1.00	1.40
15-20%	0.96	0.20	0.19
20-25%	0.94	0.10	0.09
>25%	1.17	0.05	0.06
	7.64		8.08

OPEN SPACE-PUD

ZONE	AREA	OPEN SPACE %
R-1-11	5.77	59%
R-1-22	7.62	63.35
		83%

PARKING-COMMERCIAL

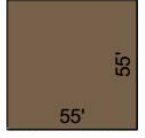
TOTAL PARKING SPACES	173 SPACES
54 OFFSITE USERS AT POOL AND SPORTS CLUB	27 SPACES
36,513 SF OF COMMERCIAL	146 SPACES

- NOTES:
- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.
 - POOL AND SPORTS CLUB IS 1 SPACE PER 2 OFFSITE USERS.
 - COMMERCIAL PARKING ESTIMATED AT 1 SPACE PER 250 SF
 - POOL AND SPORTS CLUB USERS FROM WITHIN THE DEVELOPMENT DO NOT NEED PARKING.

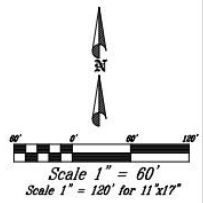
- RESIDENTIAL PARKING NOTES:
- R-1-22 ZONE: EACH UNIT HAS A 2+ CAR GARAGE, THERE ARE 6 VISITOR PARKING SPACES FOR THE 8 UNITS.
 - R-1-11 ZONE: EACH UNIT HAS 2 COVERED PARKING SPACES THERE ARE 11 VISITOR PARKING SPACES FOR THE 17 UNITS IN THIS ZONE.
 - C-2 ZONE: UNITS 1-47 HAVE 3 BEDROOMS AND A 2 CAR GARAGE, THE TOTAL PARKING DEMAND FOR THESE UNITS IS 118. 24 PARKING SPACES NOT IN GARAGES ARE NEEDED. 37 ARE PROVIDED.
 - UNITS 48-131 ARE 2 BEDROOM UNITS WITH A 2 CAR GARAGE FOR EACH UNIT. NO SURFACE PARKING IS REQUIRED FOR THESE UNITS.

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS (23,513 SF OF PADS + 26,737 SF POOL/SPORTS CLUB)
 - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (9.86 UNITS/AC)
 - PUD UNITS (25 UNITS)
 - BASEMENT LEVEL ALLEYWAY

- BUILDING AND SETBACK NOTES:
- ONLY 4 PUD UNITS PER STRUCTURE (16.16.B.A.8)
 - VARIED FRONT SETBACKS OF 30', 37.5', AND 40' IN PUD ZONES (16.16.B.A.4.C)
 - ALL PUD UNITS ARE SETBACK AT LEAST 60' FROM NEIGHBORING PROPERTY OWNERS (16.16.B.A.4.A)
 - ALL COMMERCIAL BUILDINGS ALONG MARK STREET COMPLY WITH THE 10' MIN.-30' MAX. FRONT SETBACK
 - 45' CLEAR ZONE IS PROVIDED AT ALL INTERSECTIONS



COTTAGE HOME DETAIL

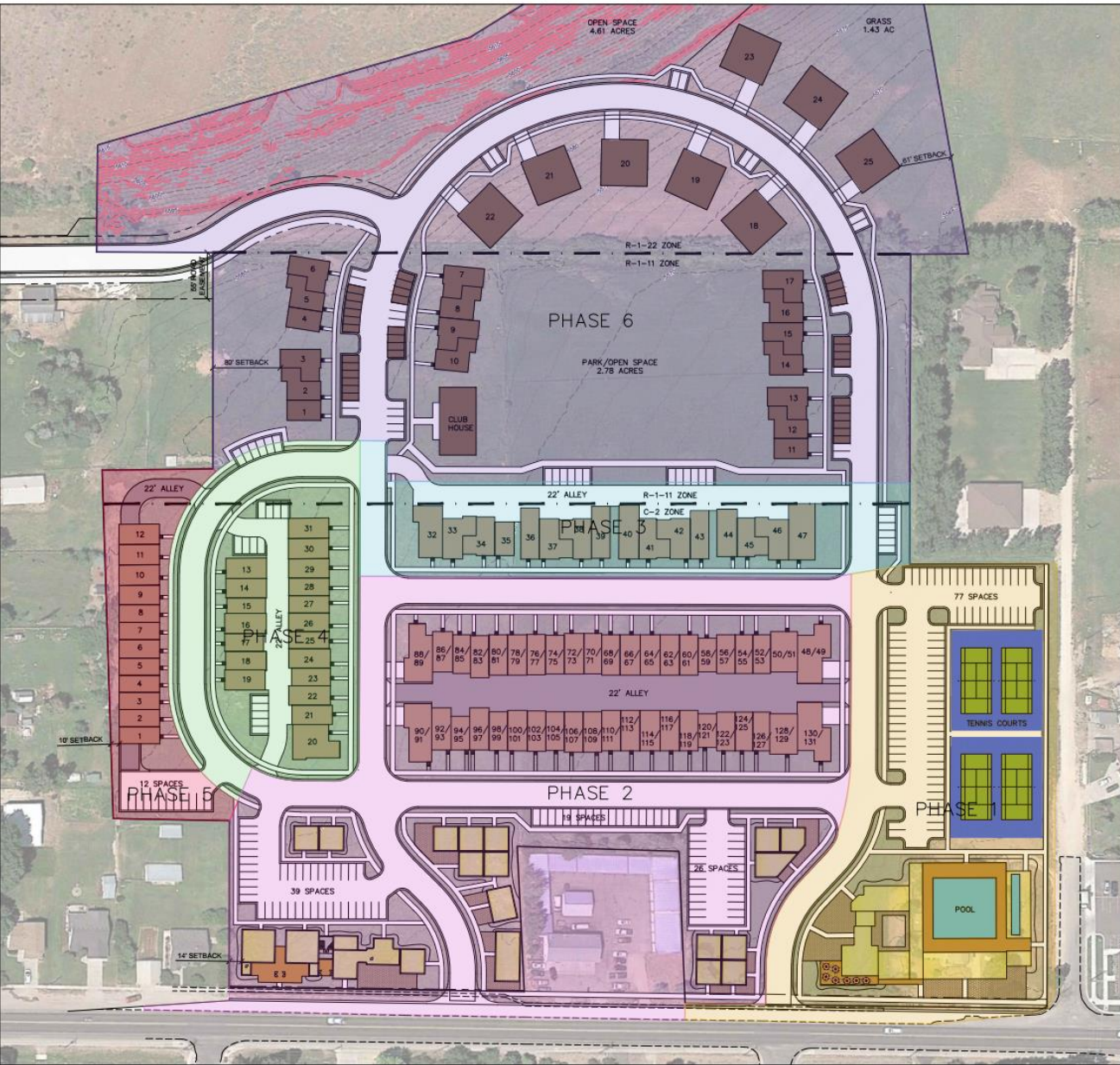


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 PAUL B. WISSE, P.E.
 SERIAL NO. 220395
 DATE: 31 MAR 2021

LUSTER THE VILLAGE MASTER PLAN

ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Milwauy, WI 53019
 PH: 414.551.6242 FAX: 414.551.6243

DESIGN BY: CNB DATE: 31 MAR 2021 SHEET 3
 DRAWN BY: CNB REV:



AREA	ACRES
TOTAL PROJECT AREA	27.47 ACRES
C2 ZONE	13.29 ACRES
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R-1-22 ZONE	7.64 ACRES
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LEGEND

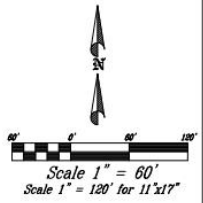
- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS (50,250 SF)
- RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
- PUD UNITS (25 UNITS) (49,537 SF)

NOTES
 TEMPORARY CUL-DE-SACS TO BE INSTALLED WITH PHASE 3 AS SHOWN.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	3.46 AC	8,690 SF	29,052 SF	20	N/A
2	7.55 AC	20,540 SF	49,276 SF	84	N/A
3	1.71 AC	0 SF	23,265 SF	16	N/A
4	1.95 AC	0 SF	21,260 SF	19	N/A
5	0.85 AC	0 SF	12,486 SF	12	N/A
6	12.57 AC	0 SF	52,561 SF	25	14.03 ACRES
				176	

PHASE	IRRIGATED AREA	NON-IRRIGATED HILLSIDE
1	0.73 AC	0 AC
2	1.51 AC	0 AC
3	0.43 AC	0 AC
4	0.56 AC	0 AC
5	0.36 AC	0 AC
6	5.08 AC	5.25 AC



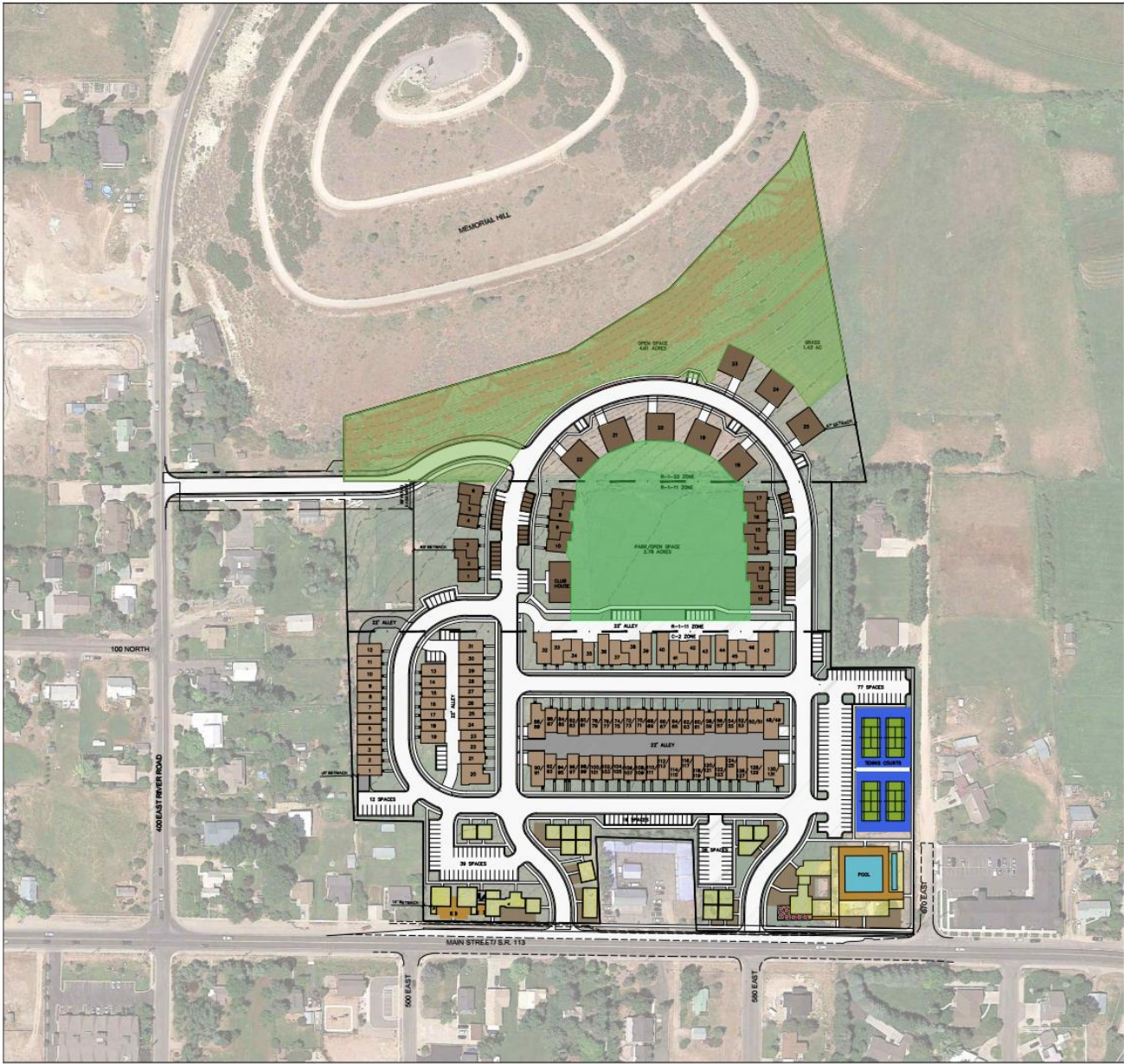
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 PAUL B. HERR, P.E.
 SERIAL NO. 220205
 DATE: 31 MAR 2021

LUSTER
THE VILLAGE

PHASING PLAN

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 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 ph: (801) 655-9749

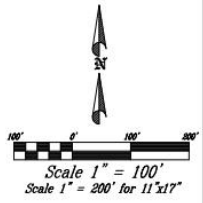
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DRAWN BY: CNB	SHEET 5




AREA		27.47 ACRES
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R.O.W. DEDICATION		0.17 ACRES

OPEN SPACE-PUD		
ZONE	AREA	OPEN SPACE %
R-1-11	5.77	2.78
R-1-22	7.62	6.81
	13.39	7.39

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS (50,250 SF)
 - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
 - PUD UNITS (25 UNITS)



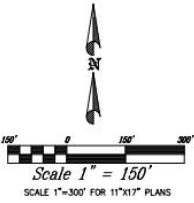
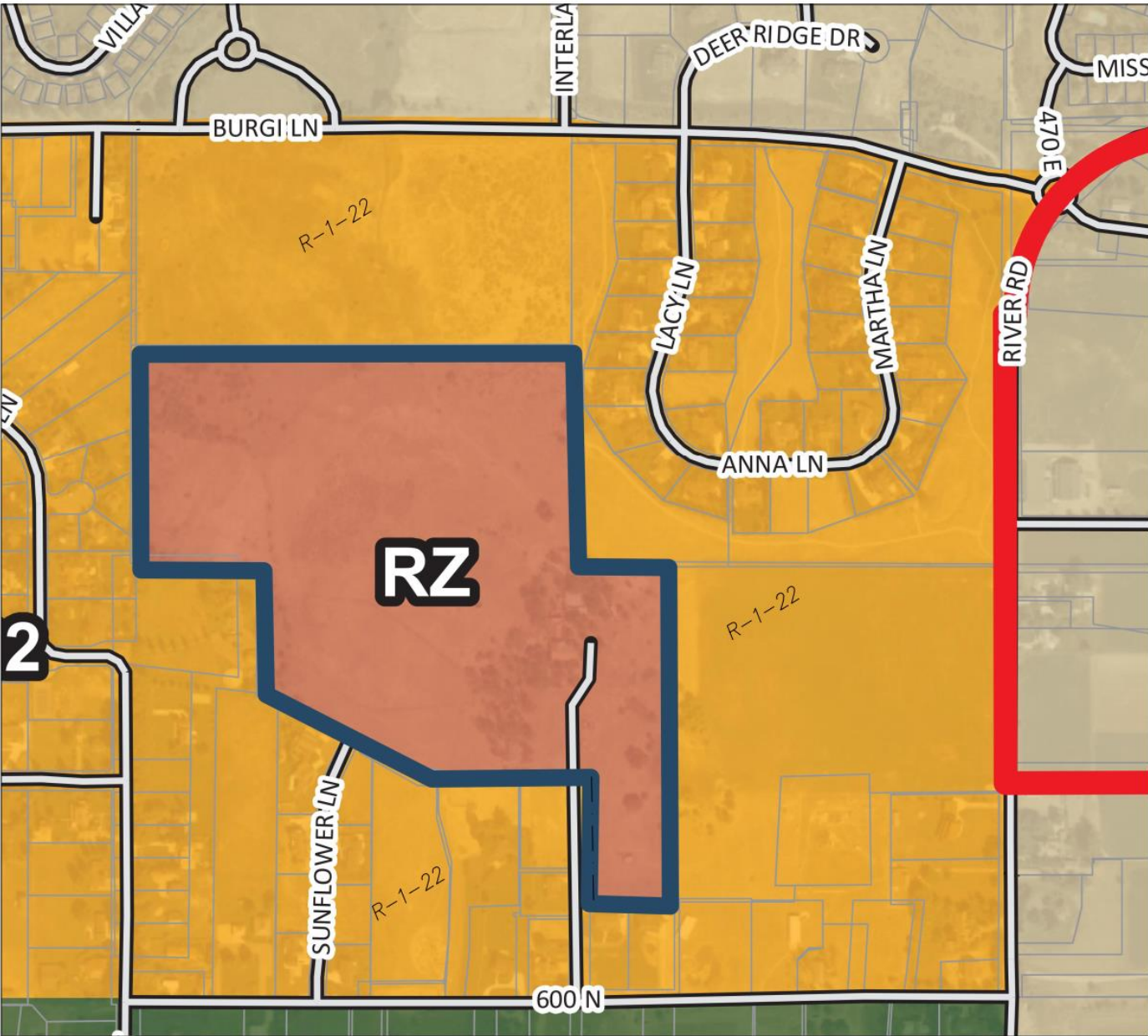
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 SERIAL NO. 220395
 DATE: 31 MAR 2021

LUSTER THE VILLAGE	
OPEN SPACE PLAN	
	
DESIGN BY: CNB	DATE: 31 MAR 2021
DRAWN BY: CNB	REV: SHEET 6



HOW TO GET TO PLAN B

- A zone map amendment is a legislative act that gives the City broad discretion
- Conditionally rezone the property to C-2
 - Condition that the rezone is not official until a master plan agreement is signed and recorded
 - This will require the current developer and any future developers to the terms of the agreement
 - Other conditions that may be required because of the rezone and outlined in the master plan agreement
 - Density
 - Setbacks
 - Open space
 - Height



Legend

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

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

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PAUL D. BERG _____ P.E.
SERIAL NO. 395595
DATE: 9 SEP 2020

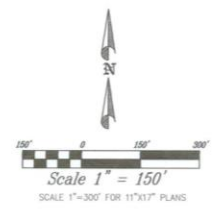
CHUCK HEATH
MOUNTAIN SPA
MOUNTAIN SPA
CURRENT ZONING MAP

BERG ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435.637.9749

DESIGN BY: PDB DATE: 9 SEP 2020 SHEET
DRAWN BY: PDB REV: 1



- LEGEND**
-  WETLANDS
 -  SLOPES > 25%
 -  SENSITIVE LANDS



• NORTH 1/4 CORNER
SECTION 35 T3S,
R4E, S18W

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PAUL D. BERG, P.E.
SERIAL NO. 200505
DATE: 28 AUG 2005

MIDWAY CITY, UT MOUNTAIN SPA DEVELOPMENT GROUP, LLC
ADDRESS: 170 S CENTER ST. MIDWAY UT, 84049
PHONE: (801) 651-1653

MOUNTAIN SPA RESORT - SITE PLAN

SOWBY & BERG CONSULTANTS
880 E MAIN ST, SUITE B, MIDWAY 84049
PHONE: (435) 657-3749

SCALE: 1"=150'	DESIGN BY: PDB	DATE: 24 AUG 2007	DRAWING NO.	SHEET NO.
DRAWN BY: CNB	REV:		SITE	1