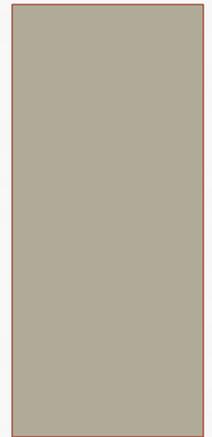


PLANNED UNIT DEVELOPMENT DISCUSSION

CODE TEXT AMENDMENT



PROPOSAL BACKGROUND

The purpose of this item is to review and possibly amend the City's land use ordinance regarding regulation for PUDs. Density, setbacks, required open space, parking, etc. will all be considered.



MIDWAY, UTAH

WATT'S ENTERPRISES
 ADDRESS: 5200 S. HIGHLAND DR., SLC UT 84117
 PHONE: (801) 272-7111

APPROVED VALAIS MASTER PLAN 2008

BERG ENGINEERING
 380 E MAIN ST STE B, MIDWAY, UT 84049
 PHONE: (435) 657-9749

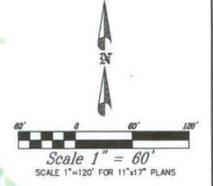
SCALE:
 1"=100'

DESIGN BY: PDB
 DRAWN BY: PDB

DATE: 24 MAR 2008
 REV:

DRAWING NO.
 MP_REVISD

SHEET NO.
 1



- NOTES:
1. OLYMPIC WAY IS A PUBLIC STREET WITH PUBLIC SIDEWALKS.
 2. ALL OTHER STREETS, TRAILS AND SIDEWALKS WITHIN SUNBURST RANCH ARE PRIVATE.

LEGEND	
	NATURAL LANDSCAPE
	GRASS
	EXISTING TREE
	PROPOSED TREE
	ASPHALT TRAIL
	RETAINING WALL

BOB CONDIE
SUNBURST RANCH P.U.D.
AMENDED MASTER PLAN

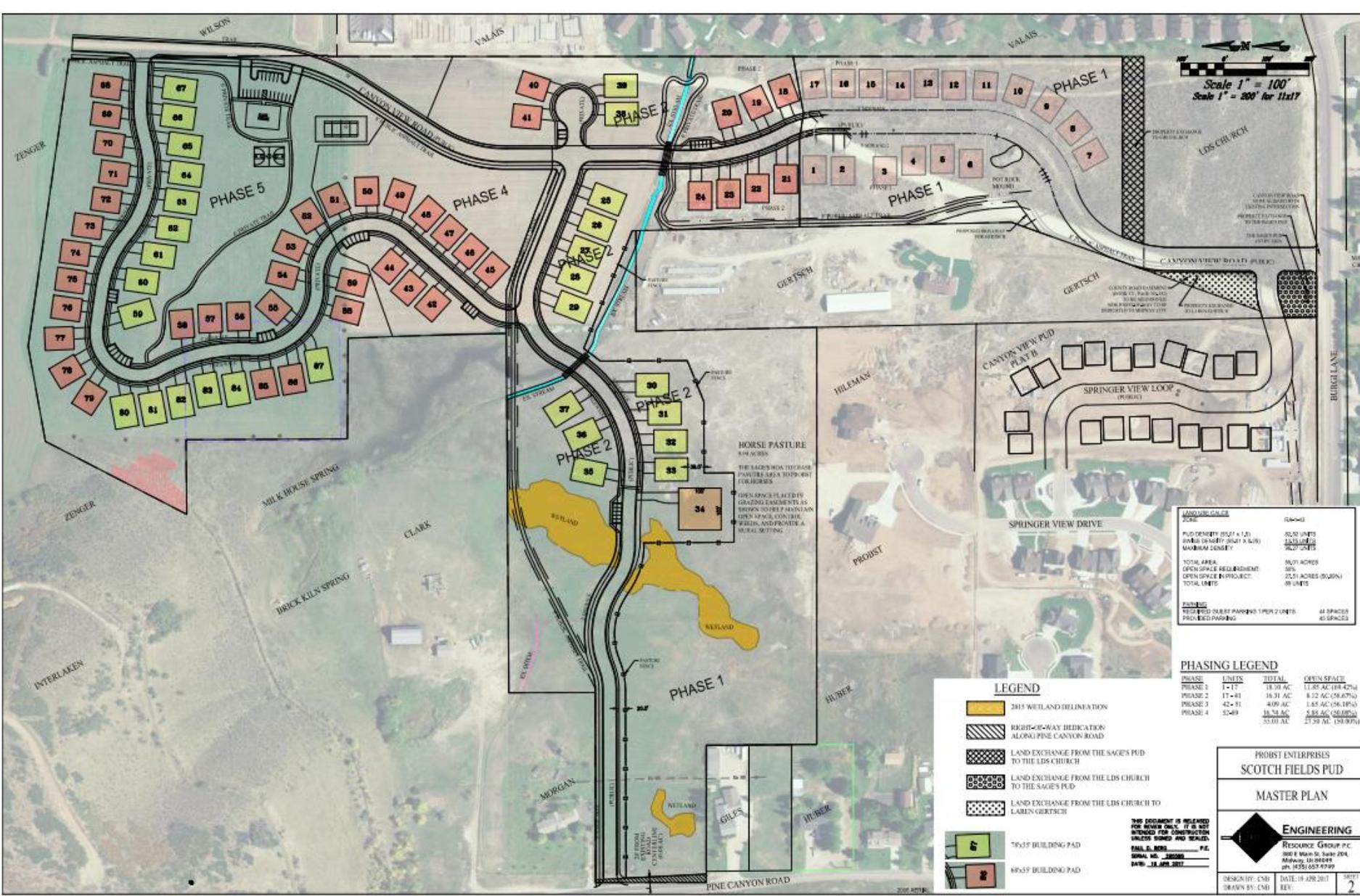
BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St, Suite B,
 Milwaukie, OR 97139
 ph. (425) 657-9749

DESIGN BY: CNB DATE: 7 JAN 2010
 DRAWN BY: CNB REV: 1

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

CNS, N. BERG, L.A.
 SERIAL NO. 2002020
 DATE: 7 JAN 2010

365 NORTH



Scale 1" = 100'
Scale 1" = 200' for 11x17"

LANDING CASES

USE	70-40
PUD DENSITY (LOT 4, 12)	62/62 UNITS
PHASE DENSITY (LOT 4, 12)	122/122 UNITS
MAXIMUM DENSITY	362/362 UNITS
TOTAL AREA	MULTI ACRES
OPEN SPACE REQUIREMENT	38%
OPEN SPACE IN PROJECT	27.21 ACRES (60.8%)
TOTAL UNITS	98 UNITS

PARKING

REQUIRED GUEST PARKING 1 PER 2 UNITS	49 SPACES
PROVIDED PARKING	45 SPACES

PHASING LEGEND

PHASE	UNITS	TOTAL	OPEN SPACE
PHASE 1	17-17	18.30 AC	11.85 AC (64.7%)
PHASE 2	17-41	16.31 AC	8.22 AC (50.4%)
PHASE 3	42-41	4.09 AC	1.85 AC (45.2%)
PHASE 4	32-49	16.78 AC	5.85 AC (34.9%)
PHASE 5		33.01 AC	21.38 AC (64.8%)

- LEGEND**
- 2015 WETLAND DELINEATION
 - BRIDGE-OF-WAY DELINEATION ALONG PINE CANYON ROAD
 - LAND EXCHANGE FROM THE SAGES PUD TO THE LDS CHURCH
 - LAND EXCHANGE FROM THE LDS CHURCH TO THE SAGES PUD
 - LAND EXCHANGE FROM THE LDS CHURCH TO LAREN GERTSCH
 - 70x55' BUILDING PAD
 - 89x55' BUILDING PAD

PROBST ENTERPRISES
SCOTCH FIELDS PUD

MASTER PLAN

ENGINEERING

Resource Group P.C.
300 E. Main St. Suite 204
Midvale, UT 84049
PH: 765.557.8799

DESIGN BY: CNB DATE: 19 APR 2017 SHEET: 2
 DRAWN BY: CNB REV:

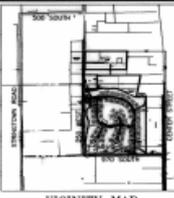
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DATE: 19 APR 2017

SADDLE CREEK RANCH PUD

PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN/IN AND MERIDIAN MIDWAY, UTAH

FINAL PLAN



NOTES

- ALL STREETS, DRIVEWAYS, AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF SAME VIEWS.
- A 50' WIDE AREA HAS BEEN RESERVED FOR THE CURB/GRADE AND POOL, THE DRIVE AND SIDE FOR THE CURB/GRADE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
- TOTAL AREA 34.35 ACRES
 3.00M DEDICATED TO MIDWAY CITY 1.60 ACRES
 4. S. THE STORM DRAINAGE COLLECTION SYSTEM WITHIN SADDLE CREEK RANCH PUD IS A PRIVATE SYSTEM TO BE PROVIDED, OPERATED, AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 5. MAJOR EASEMENT (MS) SHALL AVOID THE RIGHT TO REMOVE, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE SEVEN EASEMENTS IDENTIFIED ON THIS PLAN AND WITHOUT THE LOSS IDENTIFIED HEREIN, INCLUDING RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, SIGNS AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE. ON NO SUCH TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OF ANY OBSTRUCTION TO THE INTERFERE WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.

LEGEND

- BOUNDARY LINE
- ROAD E
- MSD SEWER EASEMENT
- MSD WATER
- PUBLIC TRAIL EASEMENT
- COMMON AREA
- PRIVATE AREA
- 3.00M DEDICATED TO MIDWAY CITY
- LIMITED COMMON
- CL NORTHWARD AND LOCATION

BUILDING PAD COORDINATES					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
17	10877.09	10276.96	20	10828.06	10660.34
18	10878.1	10288.89	21	10790.06	10679.84
19	10882.0	10329.74	22	10752.06	10678.23
20	10885.85	10428.74	23	10717.07	10676.26
21	10887.47	10549.72	24	10684.01	10674.26
22	10887.44	10684.49	25	10646.01	10672.26
23	10887.44	10884.49	26	10604.01	10670.26
24	10887.44	11084.49	27	10562.06	10668.26
25	10887.44	11284.49	28	10520.06	10666.26
26	10887.44	11484.49	29	10478.06	10664.26
27	10887.44	11684.49	30	10436.06	10662.26
28	10887.44	11884.49	31	10394.06	10660.26
29	10887.44	12084.49	32	10352.06	10658.26
30	10887.44	12284.49	33	10310.06	10656.26
31	10887.44	12484.49	34	10268.06	10654.26
32	10887.44	12684.49	35	10226.06	10652.26
33	10887.44	12884.49	36	10184.06	10650.26
34	10887.44	13084.49	37	10142.06	10648.26
35	10887.44	13284.49	38	10100.06	10646.26
36	10887.44	13484.49	39	10058.06	10644.26
37	10887.44	13684.49	40	10016.06	10642.26
38	10887.44	13884.49	41	9974.06	10640.26
39	10887.44	14084.49	42	9932.06	10638.26
40	10887.44	14284.49	43	9890.06	10636.26
41	10887.44	14484.49	44	9848.06	10634.26
42	10887.44	14684.49	45	9806.06	10632.26
43	10887.44	14884.49	46	9764.06	10630.26
44	10887.44	15084.49	47	9722.06	10628.26
45	10887.44	15284.49	48	9680.06	10626.26
46	10887.44	15484.49	49	9638.06	10624.26
47	10887.44	15684.49	50	9596.06	10622.26
48	10887.44	15884.49	51	9554.06	10620.26
49	10887.44	16084.49	52	9512.06	10618.26
50	10887.44	16284.49	53	9470.06	10616.26
51	10887.44	16484.49	54	9428.06	10614.26
52	10887.44	16684.49	55	9386.06	10612.26
53	10887.44	16884.49	56	9344.06	10610.26
54	10887.44	17084.49	57	9302.06	10608.26
55	10887.44	17284.49	58	9260.06	10606.26
56	10887.44	17484.49	59	9218.06	10604.26
57	10887.44	17684.49	60	9176.06	10602.26
58	10887.44	17884.49	61	9134.06	10600.26
59	10887.44	18084.49	62	9092.06	10598.26
60	10887.44	18284.49	63	9050.06	10596.26
61	10887.44	18484.49	64	9008.06	10594.26
62	10887.44	18684.49	65	8966.06	10592.26
63	10887.44	18884.49	66	8924.06	10590.26
64	10887.44	19084.49	67	8882.06	10588.26
65	10887.44	19284.49	68	8840.06	10586.26
66	10887.44	19484.49	69	8798.06	10584.26
67	10887.44	19684.49	70	8756.06	10582.26
68	10887.44	19884.49	71	8714.06	10580.26
69	10887.44	20084.49	72	8672.06	10578.26
70	10887.44	20284.49	73	8630.06	10576.26
71	10887.44	20484.49	74	8588.06	10574.26
72	10887.44	20684.49	75	8546.06	10572.26
73	10887.44	20884.49	76	8504.06	10570.26
74	10887.44	21084.49	77	8462.06	10568.26
75	10887.44	21284.49	78	8420.06	10566.26
76	10887.44	21484.49	79	8378.06	10564.26
77	10887.44	21684.49	80	8336.06	10562.26
78	10887.44	21884.49	81	8294.06	10560.26
79	10887.44	22084.49	82	8252.06	10558.26
80	10887.44	22284.49	83	8210.06	10556.26
81	10887.44	22484.49	84	8168.06	10554.26
82	10887.44	22684.49	85	8126.06	10552.26
83	10887.44	22884.49	86	8084.06	10550.26
84	10887.44	23084.49	87	8042.06	10548.26
85	10887.44	23284.49	88	8000.06	10546.26
86	10887.44	23484.49	89	7958.06	10544.26
87	10887.44	23684.49	90	7916.06	10542.26
88	10887.44	23884.49	91	7874.06	10540.26
89	10887.44	24084.49	92	7832.06	10538.26
90	10887.44	24284.49	93	7790.06	10536.26
91	10887.44	24484.49	94	7748.06	10534.26
92	10887.44	24684.49	95	7706.06	10532.26
93	10887.44	24884.49	96	7664.06	10530.26
94	10887.44	25084.49	97	7622.06	10528.26
95	10887.44	25284.49	98	7580.06	10526.26
96	10887.44	25484.49	99	7538.06	10524.26
97	10887.44	25684.49	100	7496.06	10522.26

LINE TABLE		
LINE	LENGTH	BEARING
1.0	134.58	S27°44'55"E
1.1	21.93	S89°25'29"E
1.2	144.48	S89°25'29"E
1.3	251.88	S77°02'57"E
1.4	251.88	S77°02'57"E
1.5	208.27	S56°12'36"E
1.6	35.73	S27°34'35"E
1.7	251.88	S27°34'35"E
1.8	25.79	S24°12'19"E
1.9	57.71	S17°11'52"E
1.10	251.88	S17°11'52"E
1.11	47.20	S89°24'28"E
1.12	32.92	S22°36'14"E
1.13	48.29	S42°36'24"E
1.14	57.72	S27°34'35"E
1.15	119.21	S89°24'28"E
1.16	119.21	S89°24'28"E
1.17	34.88	S27°34'35"E
1.18	336.48	S56°12'36"E
1.19	73.41	S27°34'35"E
1.20	1.28	S89°24'28"E
1.21	83.66	S27°34'35"E
1.22	24.99	S89°24'28"E

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, in and to the herein described land, and in my capacity as the undersigned, I have made a survey of the tract of land shown on this plan which is accurately and truthfully shown on the attached plan and find that the lots and streets do hereafter shown at SADDLE CREEK RANCH PUD.



LEGAL DESCRIPTION

Part of the Southeast Quarter and Northeast Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Meridian use Meridian (SADDLE CREEK RANCH PUD).
 Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Basin and Meridian monumented with a Westcott County Survey Brass Cap (East Quarter Corner monumented in 2000 bears N 0°02'10" W 284.20 feet - Began at Bearing) Brass Cap (NE CORNER) N 133.00 along the north line of the Southeast Quarter of said Section 3 to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence S 89°10'1" W 300.00 feet along the south line of the Northeast Quarter of said Section 3 to the point of beginning and running thence S 89°10'1" W 1124.00 feet (West 1124.00 feet) by Record; along said south line of the north half of the Southeast Quarter of said Section 3; thence N 0°02'10" W 1523.70 feet (North 1523.70 feet) by Record; thence along an existing fence line the next four courses: 1) thence S 89°12'7" E 173.16; 2) thence N 89°06'42" E 67.76 feet; 3) thence N 0°02'10" W 119.00 feet; 4) thence S 91°22'33" W 124.24 feet; thence N 89°07'37" E 402.30 feet; thence S 0°02'10" W 124.21 feet; thence S 89°12'3" E 244.60 feet; thence S 10°42'24" W 133.26 feet; thence S 89°10'1" W 178.16 feet (East 178.16 feet) by Record; thence S 0°02'10" W 1099.23 feet to the point of beginning, containing 34.35 acres.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE OF THE OWNERS, THEIR SUCCESSORS AND HEIRS AND HAS HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COMMONS AND RESTRICTIONS OF SADDLE CREEK RANCH PUD RECORDED BEGINNING AT PAGE 18 IN BOOK 2087.

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVE COME TO THE TIME TO BE SUBMITTED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, SEWER EASEMENTS, PUBLIC TRAIL EASEMENTS, AND COMMON AREAS, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

WE HEREBY CERTIFY WE HAVE HEREBY SET OUR HANDS THIS 20th DAY OF August, 2007
 Saddle Creek Ranch, LLC
 Richard R. Arnsperger

LIMITED LIABILITY ACCEPTANCE

STATE OF UTAH
 COUNTY OF Wasatch
 On this 20th day of August, 2007
 Richard R. Arnsperger, who being by the duly sworn old and true Notary Public in and for the State of Utah, duly sworn, do hereby certify that the within and foregoing declaration was made by the undersigned owners of the within and foregoing tract of land in accordance with the terms and conditions of the Declaration of Commons and Restrictions of Saddle Creek Ranch PUD, recorded in Book 2087, Page 18 of the Public Records of the State of Utah.

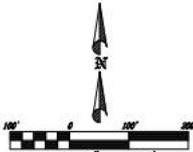
PLANNING COMMISSION ACCEPTANCE

APPROVED THIS 30th DAY OF July, 2007 BY
 THE MIDWAY CITY PLANNING COMMISSION
 Robert A. Meek, Chairman, Planning Commission

WASATCH COUNTY RECORDER

ENTRY NO. 328552 DATE 9-05-07 TIME 11:12 AM.
 REC. FILED IN SADDLE CREEK RANCH PUD
 BOOK NO. 949 PAGE NO. 18-190
 M. GILES, COUNTY CLERK
 L. PALMER, COUNTY CLERK

ADDRESS TABLE	
LOT	ADDRESS
1	797 S. SADDLE CREEK DR.
2	800 S. SADDLE CREEK DR.
3	811 S. SADDLE CREEK DR.
4	817 S. SADDLE CREEK DR.
5	825 S. SADDLE CREEK DR.
6	831 S. SADDLE CREEK DR.
7	837 S. SADDLE CREEK DR.
8	843 S. SADDLE CREEK DR.
9	851 S. SADDLE CREEK DR.
10	857 S. SADDLE CREEK DR.
11	865 S. SADDLE CREEK DR.
12	873 S. SADDLE CREEK DR.
13	885 S. SADDLE CREEK DR.
14	890 S. SADDLE CREEK DR.
15	898 S. SADDLE CREEK DR.
16	906 S. SADDLE CREEK DR.
17	910 S. SADDLE CREEK DR.
18	918 S. SADDLE CREEK DR.
19	924 S. SADDLE CREEK DR.
20	931 S. SADDLE CREEK DR.
21	939 S. SADDLE CREEK DR.
22	947 S. SADDLE CREEK DR.
23	955 S. SADDLE CREEK DR.
24	963 S. SADDLE CREEK DR.
25	971 S. SADDLE CREEK DR.
26	979 S. SADDLE CREEK DR.
27	987 S. SADDLE CREEK DR.
28	995 S. SADDLE CREEK DR.
29	1003 S. SADDLE CREEK DR.
30	1011 S. SADDLE CREEK DR.
31	1019 S. SADDLE CREEK DR.
32	1027 S. SADDLE CREEK DR.
33	1035 S. SADDLE CREEK DR.
34	1043 S. SADDLE CREEK DR.
35	1051 S. SADDLE CREEK DR.
36	1059 S. SADDLE CREEK DR.
37	1067 S. SADDLE CREEK DR.
38	1075 S. SADDLE CREEK DR.
39	1083 S. SADDLE CREEK DR.
40	1091 S. SADDLE CREEK DR.
41	1099 S. SADDLE CREEK DR.
42	1107 S. SADDLE CREEK DR.
43	1115 S. SADDLE CREEK DR.
44	1123 S. SADDLE CREEK DR.
45	1131 S. SADDLE CREEK DR.
46	1139 S. SADDLE CREEK DR.
47	1147 S. SADDLE CREEK DR.
48	1155 S. SADDLE CREEK DR.
49	1163 S. SADDLE CREEK DR.
50	1171 S. SADDLE CREEK DR.
51	1179 S. SADDLE CREEK DR.
52	1187 S. SADDLE CREEK DR.
53	1195 S. SADDLE CREEK DR.
54	1203 S. SADDLE CREEK DR.
55	1211 S. SADDLE CREEK DR.
56	1219 S. SADDLE CREEK DR.
57	1227 S. SADDLE CREEK DR.
58	1235 S. SADDLE CREEK DR.
59	1243 S. SADDLE CREEK DR.
60	1251 S. SADDLE CREEK DR.
61	1259 S. SADDLE CREEK DR.
62	1267 S. SADDLE CREEK DR.
63	1275 S. SADDLE CREEK DR.
64	1283 S. SADDLE CREEK DR.
65	1291 S. SADDLE CREEK DR.
66	1299 S. SADDLE CREEK DR.
67	1307 S. SADDLE CREEK DR.
68	1315 S. SADDLE CREEK DR.
69	1323 S. SADDLE CREEK DR.
70	1331 S. SADDLE CREEK DR.
71	1339 S. SADDLE CREEK DR.
72	1347 S. SADDLE CREEK DR.
73	1355 S. SADDLE CREEK DR.
74	1363 S. SADDLE CREEK DR.
75	1371 S. SADDLE CREEK DR.
76	1379 S. SADDLE CREEK DR.
77	1387 S. SADDLE CREEK DR.
78	1395 S. SADDLE CREEK DR.
79	1403 S. SADDLE CREEK DR.
80	1411 S. SADDLE CREEK DR.
81	1419 S. SADDLE CREEK DR.
82	1427 S. SADDLE CREEK DR.
83	1435 S. SADDLE CREEK DR.
84	1443 S. SADDLE CREEK DR.
85	1451 S. SADDLE CREEK DR.
86	1459 S. SADDLE CREEK DR.
87	1467 S. SADDLE CREEK DR.
88	1475 S. SADDLE CREEK DR.



- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH
 - PRIVATE AREA-TYPE 1 (BUILDING PAD)
 - 12' PRIVATE AREA-TYPE 2 (SEE NOTE)

12' PRIVATE AREA-TYPE 2 NOTE:
PRIVATE AREA-TYPE 2 IS FOR COVERED DECKS, PERGOLAS, HOT TUBS AT GROUND LEVEL, PATIOS, FIRE PITS, BARBECUE GRILLS AND SMALL STORAGE BINS AND OUTDOOR FURNITURE. ROOFS TO COVER THIS PRIVATE AREA ARE ALLOWED BUT ENCLOSED WALLS ARE PROHIBITED.

PRIVATE AREA-TYPE 2 MAY BE FENCED WITH A 42" HIGH BRIGHT IRON FENCE ONLY.

ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&P'S AND HOA APPROVAL.

LAND USE SUMMARY

ZONE	R-1-15
TOTAL PUD AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMOVED EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	28.36 AC (55.75% OF ENTIRE)
OFFSITE OPEN SPACE	1.32 AC (2.62%)
TOTAL OPEN SPACE	29.68 AC (58.34% OF ENTIRE)
	(50% REQUIRED)

PUD UNIT FRONT SETBACK NOTE:
16.16.B.5.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

PUD DENSITY CALCULATIONS

TOTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR WETLANDS AND 25' BUFFER:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE
$2.50(50.36 - 13.39) + 13.39(0.10) = 93.74$	
ALLOWED PUD UNITS FOR THE PROPERTY	93.74
UNITS FOR OFFSITE OPEN SPACE TRANSFER	2.26
TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

***SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.**

MIDWAY CITY CODE EXCEPTIONS NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
-0.3L-05-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL S. BERG P.E.
SERIAL NO. 285095
DATE: 28 AUG 2019

WATTS ENTERPRISES
REMUND FARMS
AMENDED MASTER PLAN

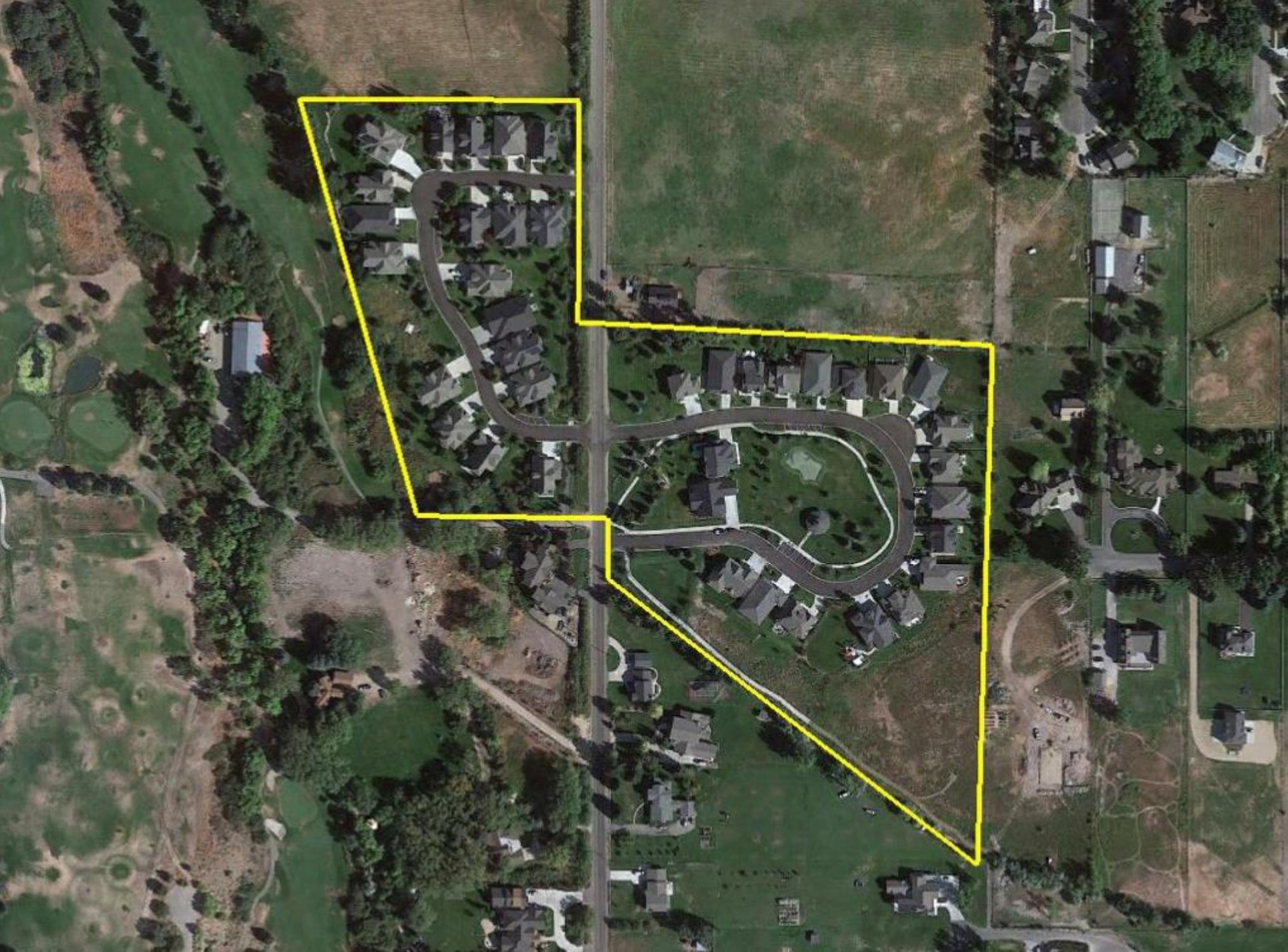
ENGINEERING

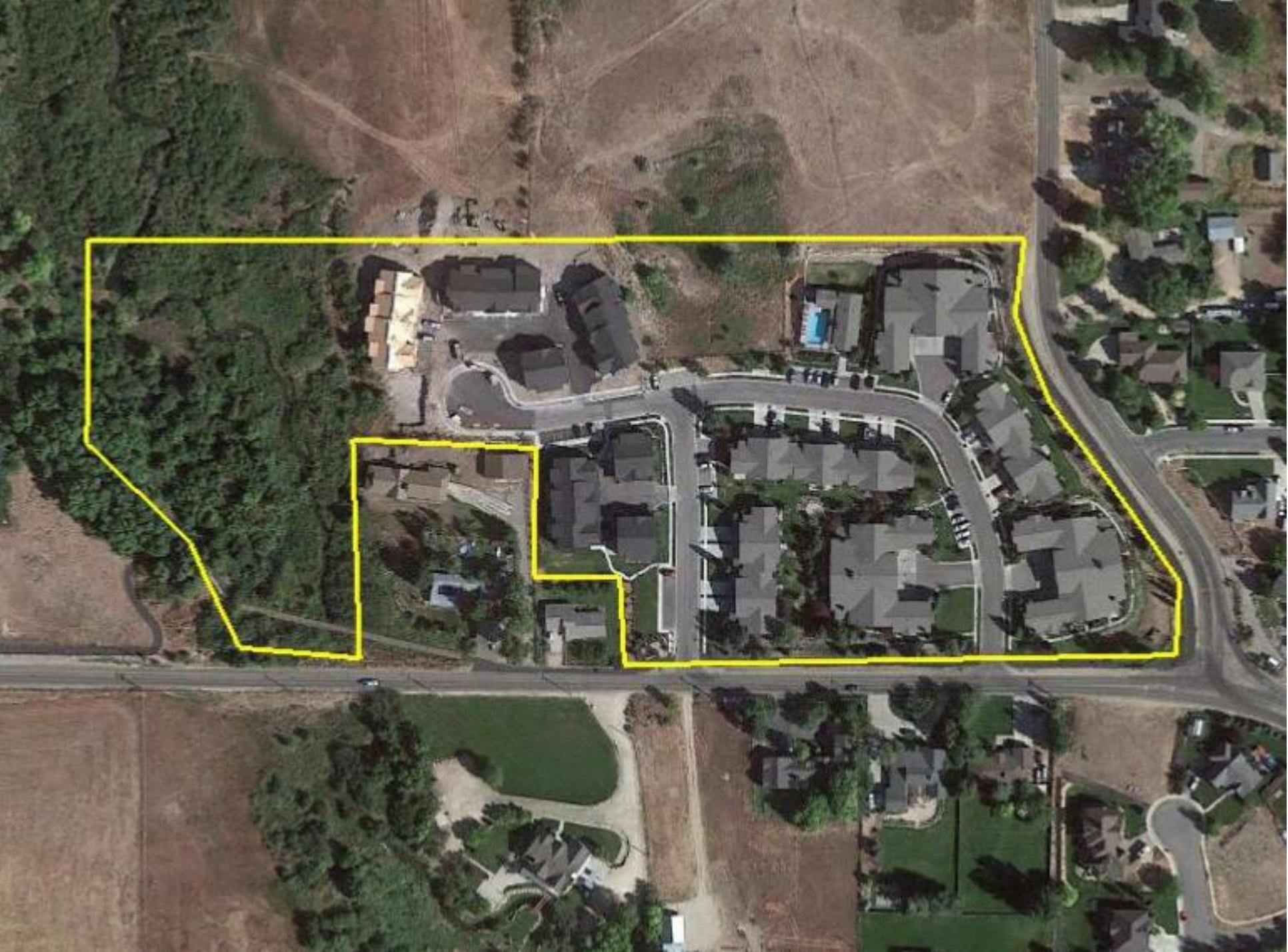
RESOURCE GROUP P.C.
380 E Main St. Suite 204,
Midway, OH 43049
PH: (432) 657-9749

DESIGN BY: FCB
DRAWN BY: CNB
DATE: 28 AUG 2019
REV:

SHEET
2







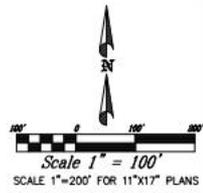
PUD DENSITY

Zone	PUD Density	Standard Subdivision Density
R-1-7	5.0 units per acre	6.2 (-15% for roads = 5.3)
R-1-9	4.0 units per acre	4.8 (-15% for roads = 4.1)
R-1-11	3.0 units per acre	4.0 (-15% for roads = 3.4)
R-1-15	2.5 units per acre	2.9 (-15% for roads = 2.5)
R-1-22	2.0 units per acre	2.0 (-15% for roads = 1.7)
RA-1-43	1.25 units per acre	1.0 (-15% for roads = 0.9)

- PUD requires a minimum of 10 acres & 40 units
- PUD density calculated from gross acreage

PUD OPEN SPACE

- PUD open space requirements is 50%
- Open space must be a minimum of 100'
- Open space on periphery setbacks also counts even if less than 100' (minimum setback is 60')
- Adjusting the open space requirement may require more clustering
 - Maximum of 4 units are allowed in a building



LEGEND

-  WETLANDS (10.00 AC)
-  OPEN SPACE (100' MINIMUM)
ONSITE 28.16 AC (55.49%)
OFFSITE 1.32 AC (2.60%)
TOTAL 29.48 AC (58.09%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT OPEN SPACE	TOTAL PROJECT OPEN SPACE
1	15.97 AC	10.65 AC (66.69%)	15.97 AC	10.65 AC (66.69%)
2	12.94 AC	4.78 AC (36.79%)	28.94 AC	15.41 AC (53.24%)
3	21.84 AC	12.75 AC (58.38%)	50.75 AC	28.16 AC (55.49%)

ADDITIONAL OFFSITE OPEN SPACE DEDICATED WITH PHASE 1: 1.32 AC (2.60%)
TOTAL: 29.48 AC (58.09%)

OPEN SPACE AREAS

- ① 1.94 ACRES
- ② 0.83 ACRES
- ③ 5.16 ACRES
- ④ 1.06 ACRES
- ⑤ 1.42 ACRES
- ⑥ 16.72 ACRES
- ⑦ 0.23 ACRES
- ⑧ 0.70 ACRES

OPEN SPACE NOTES:

TOTAL AREA: 50.75 ACRES
 PLO AREA: 50.36 ACRES
 TOTAL OPEN SPACE: 28.16 ACRES (55.49%)
 OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA (AREA 6): 16.72 ACRES (59.86%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 6 MEETS THIS PAD REQUIREMENT.

OPEN SPACE PARCELS 1,2,3,7&8 WILL CONTAIN A PUBLIC TRAIL PER THE CITY MASTER PLAN FROM 250 NORTH TO 600 NORTH.

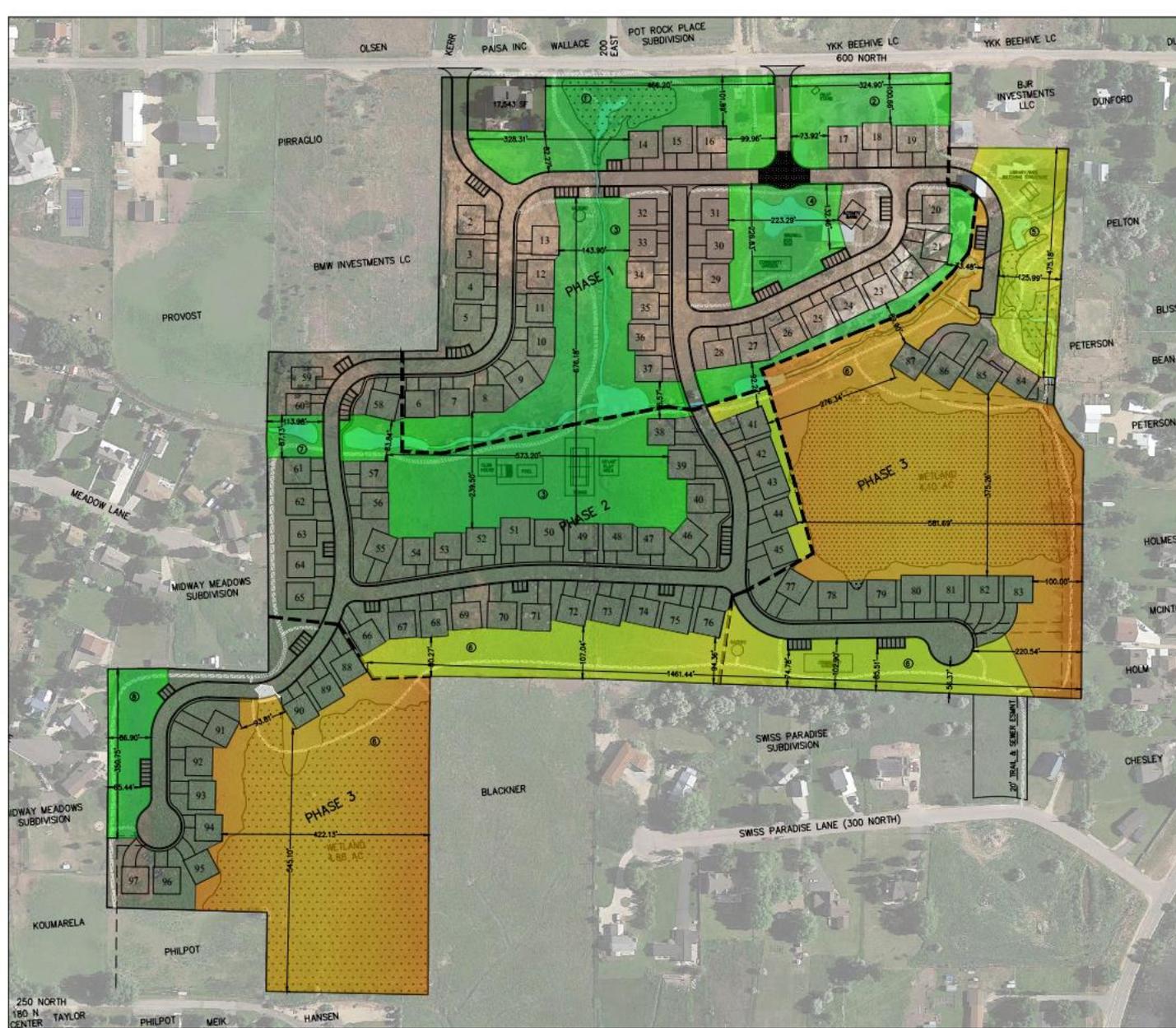
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL B. BERG P.E.
 SERIAL NO. 28599C
 DATE: 15 FEB 2018

WATTS ENTERPRISES
 MIDWAY SPRINGS
 PRELIMINARY
 OPEN SPACE PLAN



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 Midway, UT 84049
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DESIGN BY: PDB
 DRAWN BY: CNB
 DATE: 15 FEB 2018
 REV: SHEET 9



STRUCTURE SPACING

- There is no required distance between structures
- The International Building Code requires fire walls for all structures within 10' of each other
- If a minimum distance is required:
 - Potentially more units would be attached
 - Developers would lower density to create premium units

STRUCTURE SPACING



10 ACRES MINIMUM

- 10 acres are required for each PUD
- Acreage could be lowered to allow more opportunities for PUDs
- Acreage could be increased to decrease opportunities for PUDs

40 UNIT MINIMUM

- 40 units are required for each PUD
- Number of units could be lowered to allow more opportunities for PUDs
- Number of units could be increased to decrease opportunities for PUDs

BUILDING PAD FOOTPRINT LIMITATION

- There is not a limit on building pad size
 - Setbacks and open space are limitations on building pad size
- Limiting building pad size will help assure dwellings match the vision described in the General Plan

BUILDING PAD FOOTPRINT LIMITATION

- Valais Phase 2
 - $46 \times 59 = 2,714$ sq. ft.
 - $64 \times 55 = 3,520$ sq. ft.
 - Average: 3,117 sq. ft.
- Remund Farms Phase 2
 - $68 \times 48 = 3,264$ sq. ft.
 - $68 \times 63 = 4,284$ sq. ft.
 - Average: 3,774 sq. ft.

PLANNED PERFORMANCE DEVELOPMENT

- Create a code where density is rewarded if developers create amenities that are optional
- Some grading items are quantitative
- Some grading items are qualitative
 - Subjective

Amenity ¹	RA-1 ²	Staff grade	Planning Commission grade
Base Density ³³	1 ERU for every 1.3 net ¹² acres	72.43/1.3 = 55 units	
30% open space preserved (for public or private use as determined appropriate by the Planning Commission and County Council)	Required (on large scale developments over 15-acres)	N/A	
10% usable open space w/in 30% ⁴	1-10%	10%	
Extra (above the 30% requirement) unusable Open Space (over 30% or in flood way) ⁵	1-10%	0%	
Public Trails provided (that exceeds minimum requirements)	1-5%	0%	
Extra usable Open Space for public use ⁶	1-5%	0%	
Improving public open space with public amenities ⁷	1-15%	0%	
Dedication or Building of Large Civic Site ⁸	1-20%	1%	
Quality and Quantity of landscaping	1-10%	8%	
Good streetscape design ⁹	1-10%	7%	
Allowing large animals as part of the development agreement ¹⁰	1-2%	0%	
Fee-in-lieu (open space) ¹¹	1-30%	N/A	
Total	Not to exceed 1 unit per net ¹² acre	26%	

PUD VISITOR PARKING

- Currently visitor parking is required in PUDs at the rate of a stall for every two units.
- There is not a requirement to where the stalls need to be located but staff feels that it would be good to have visitor stalls located within a specific distance from the units in the PUD.