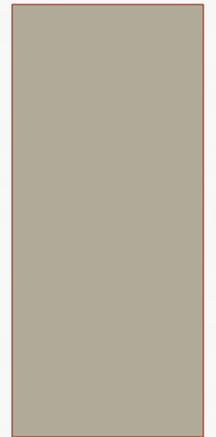


PLANNED UNIT DEVELOPMENT DISCUSSION

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.

PUD BENEFITS

- Private roads
- Fall 2018
 - PUD
 - 66% primary
 - 34% secondary
- Winter 2022
 - PUD
 - 78% primary
 - 22% secondary



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

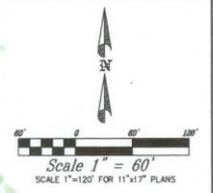
SCALE:
 1"=100'

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

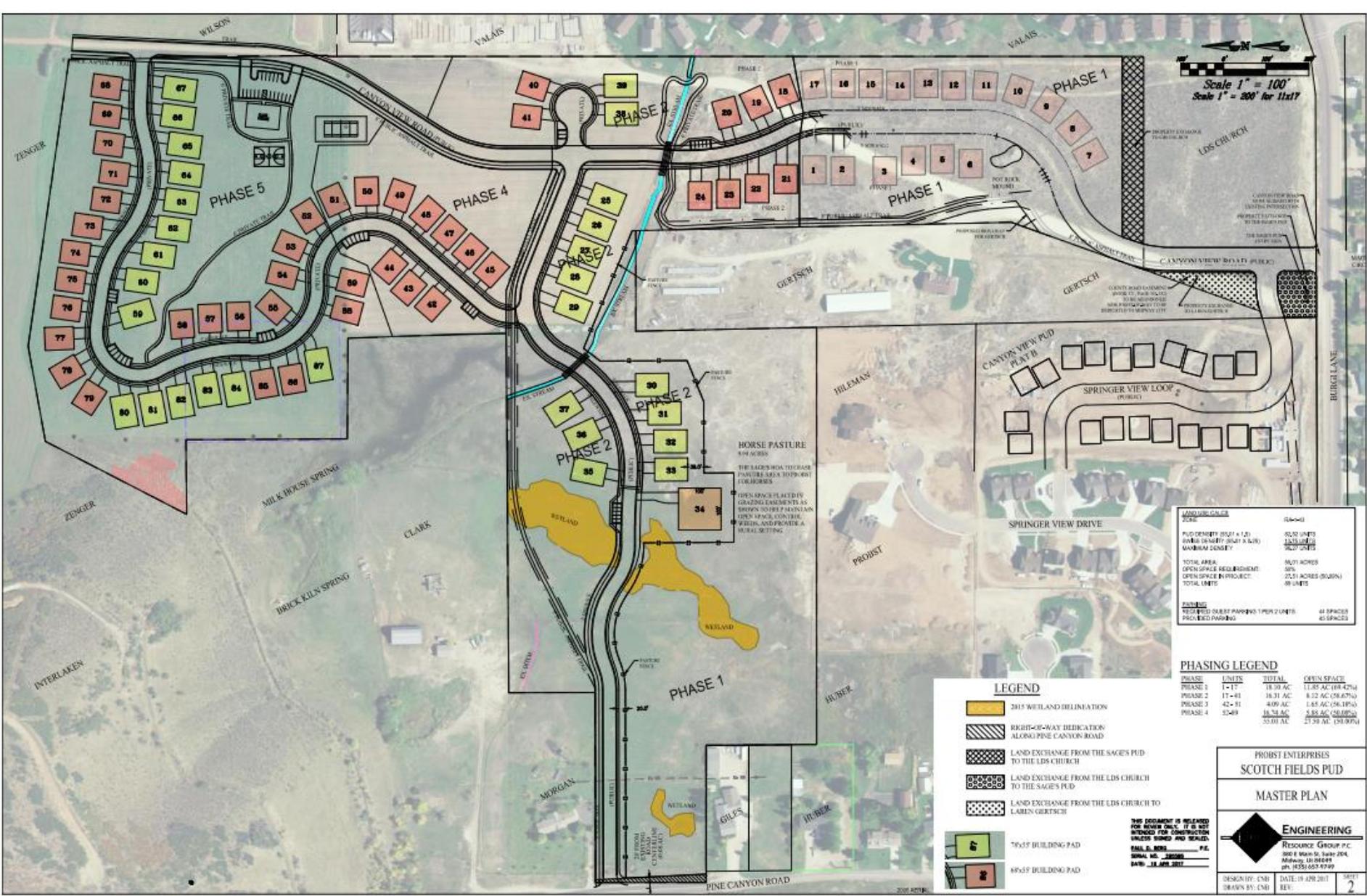
BOB CONDIE
SUNBURST RANCH P.U.D.
AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St, Suite B,
 Milwaukie, OR 97139
 ph. (435) 657-9749

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

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 CARL 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)	62/20 UNITS
PHASE DENSITY (LOT 4, 12)	122/10 UNITS
MAXIMUM DENSITY	30/20 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

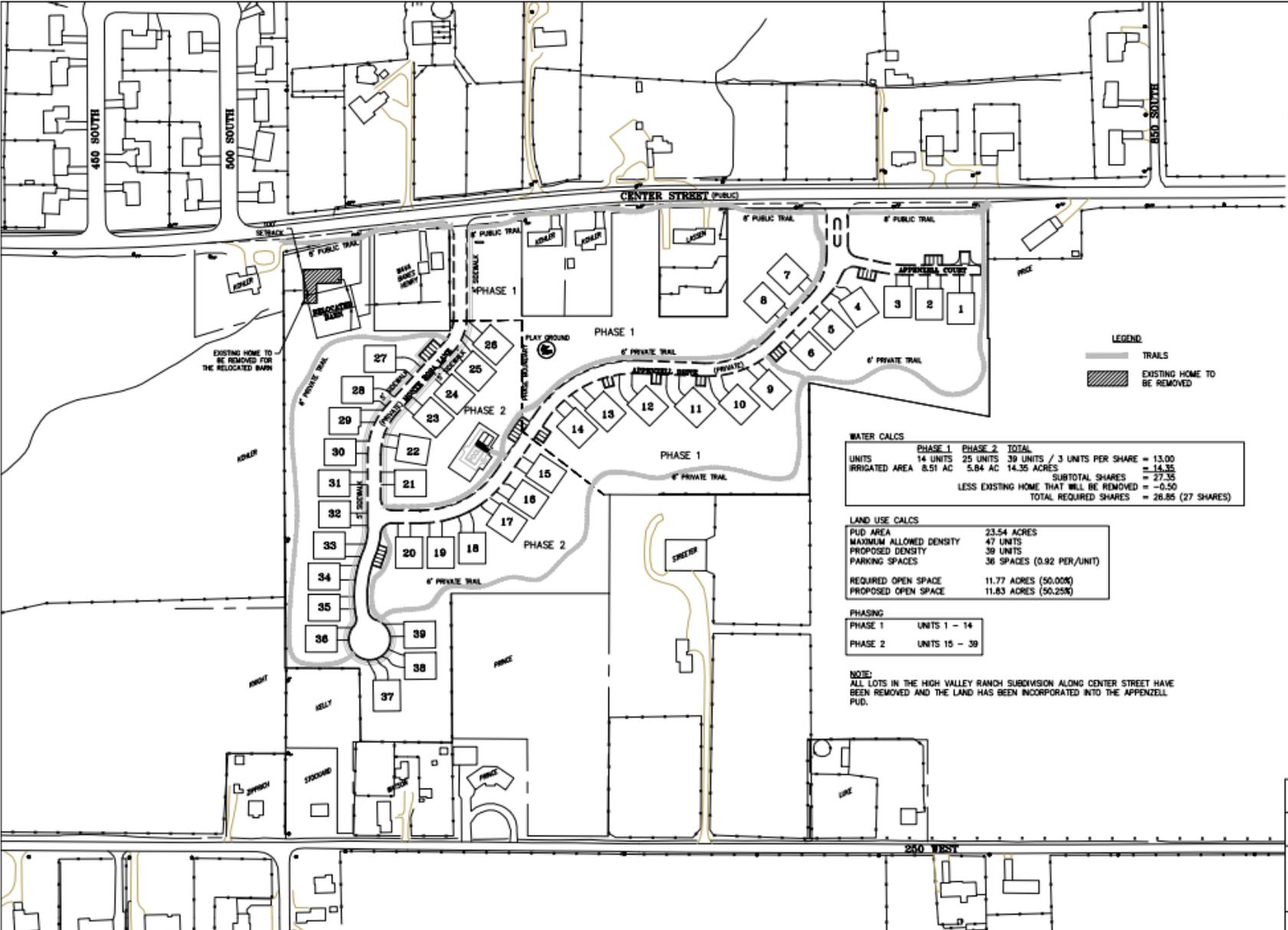
Resource Group P.C.
300 E. Main St. Suite 204
Midvale, UT 84049
PH: 765.557.8799

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

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

DATE: 19 APR 2017

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



LEGEND
 TRAILS
 EXISTING HOME TO BE REMOVED

WATER CALCS

PHASE 1	PHASE 2	TOTAL
14 UNITS	25 UNITS	39 UNITS / 3 UNITS PER SHARE = 13.00
8.51 AC	5.84 AC	14.35 ACRES = 14.35
		SUBTOTAL SHARES = 27.35
		LESS EXISTING HOME THAT WILL BE REMOVED = -0.50
		TOTAL REQUIRED SHARES = 26.85 (27 SHARES)

LAND USE CALCS

PUD AREA	23.54 ACRES
MAXIMUM ALLOWED DENSITY	47 UNITS
PROPOSED DENSITY	39 UNITS
PARKING SPACES	36 SPACES (0.92 PER UNIT)
REQUIRED OPEN SPACE	11.77 ACRES (50.00%)
PROPOSED OPEN SPACE	11.83 ACRES (50.25%)

PHASING

PHASE 1	UNITS 1 - 14
PHASE 2	UNITS 15 - 39

NOTE:
 ALL LOTS IN THE HIGH VALLEY RANCH SUBDIVISION ALONG CENTER STREET HAVE BEEN REMOVED AND THE LAND HAS BEEN INCORPORATED INTO THE APPENZELL PUD.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 P.E. & S.E.
 P.E.
 SERIAL NO. 20598
 DATE 22 JUN 2007

REGAL HOMES
 APPENZELL P.U.D.
 APPROVED AMENDED
 MASTER PLAN

ENGINEERING
 Resource Group P.C.
 200 E. Main St. Suite 204
 Phoenix, AZ 85004
 PH: (602) 657-9789

DESIGN BY: ROB
 DRAWN BY: DEJ

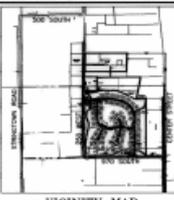
DATE: 22 JUN 2007
 REV:

SHEET
 1

SADDLE CREEK RANCH PUD

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

FINAL PLAN



NOTES

1. ALL STREETS, DRIVEWAYS, AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF SAME VIEWS.
2. A 50' WIDE AREA HAS BEEN RESERVED FOR THE CURB/GRADE AND POOL, THE TRENCH AND TIE-IN FOR THE CURB/GRADE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
3. TOTAL AREA: 34.26 ACRES
 3.00M DEDICATED TO MIDWAY CITY: 1.69 ACRES
 1.37 ACRES TO BE USED FOR PUBLIC USE.
 3. 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.
 4. MAJOR EASEMENT (DMS) SHALL AVOID THE RIGHT TO RETAIN, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE COMMON EASEMENTS IDENTIFIED ON THIS PLAN AND AS NECESSARY OR FEASIBLE IN PROVIDING SUFFICIENT ACCESS TO AND WITHOUT THE LOSS IDENTIFIED HEREIN, INCLUDING RIGHT OF ACCESS TO FLAT #45 AND THE RIGHT TO ACQUIRE, REMOVE, OR ANY OBSTRUCTIONS INCLUDING STRUCTURES, SIGNS AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE. ON ANY SUCH TIME, ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OF ANY OBSTRUCTION INTERFERING WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.

LEGEND

- BOUNDARY LINE
- ROAD E
- MSD EASEMENT
- WATER
- PUBLIC TRAIL EASEMENT
- COMMON AREA
- PRIVATE AREA
- NON DEDICATED TO MIDWAY CITY
- DEDICATED COMMON
- CL. NONWATER AND LOCATION

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, File Certificate No. 275617, as prescribed by the laws of the State of Utah, in and to the best of my knowledge and belief, and to the best of my ability, have made a survey of the tract of land shown on this plan which is accurately and truthfully shown and related and true to the lot and lots and streets to 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 Basin/SLM and Meridian Midway, Utah. Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Basin and Meridian monumented with a Westcott Survey Brass Cap (East Quarter of said Section 3) to the Southeast Corner of the Southeast Quarter of said Section 3 to the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 3, thence S 89°30'17" W 330.18 feet along the South line of the North half of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°30'17" W 1124.95 feet (West 1124.95 feet, by Record) along said south line of the north half of the Southeast Quarter of said Section 3, thence N 00°27'40" W 1523.70 feet (North 1024.28 feet, by Record), thence along an existing fence line the next four courses: 1) thence S 89°14'27" E 173.16 feet, 2) thence N 89°04'42" E 67.76 feet, 3) thence N 00°00'04" E 119.00 feet, 4) thence S 91°22'37" W 124.54 feet, thence N 89°30'17" E 402.70 feet, thence S 00°00'00" E 174.21 feet, thence S 89°13'03" E 244.66 feet, thence S 10°42'24" W 133.26 feet, thence S 89°30'17" E 176.19 feet (East 100.00 feet, by Record), thence S 00°00'18" E 1099.23 feet to the point of beginning, containing 34.26 acres.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREON CERTAIN COMMON AREAS INTENDED FOR THE USE BY 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 _____ IN BOOK _____.

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, THE UNDERSIGNED, HAVE HEREBY SET OUR HANDS THIS 20th DAY OF August, 2007.

Saddle Creek Ranch, LLC

Richard R. Arnsperger
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, do hereby certify that the within and foregoing instrument was freely and voluntarily executed by the undersigned authority of the Address of Organization and each duly acknowledged to me and that the same comply with the provisions of the laws of the State of Utah.

Notary Public *Wendy J. Suddell*



PLANNING COMMISSION ACCEPTANCE

APPROVED THIS 30th day of July, 2007 by
 THE MIDWAY CITY PLANNING COMMISSION

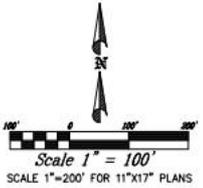
Robert A. Meek Chairman, Planning Commission

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY RECORDER

ENTRY NO. 328552 DATE 9-05-09 11:12 AM.
 REC'D FILED IN SADDLE CREEK RANCH PUD
 BOOK NO. 949 PAGE NO. 18-190
 M. GILES COUNTY CLERK
 L. PALMER COUNTY CLERK

LOT	ADDRESS	LOT	ADDRESS
1	797 S. SADDLE CREEK DR.	30	915 S. SCENE VIEW CT.
2	805 S. SADDLE CREEK DR.	31	919 S. SCENE VIEW CT.
3	811 S. SADDLE CREEK DR.	32	920 S. SCENE VIEW CT.
4	817 S. SADDLE CREEK DR.	33	916 S. SCENE VIEW CT.
5	825 S. SADDLE CREEK DR.	34	800 S. SCENE VIEW CT.
6	831 S. SADDLE CREEK DR.	35	884 S. SCENE VIEW CT.
7	837 S. SADDLE CREEK DR.	36	850 S. TIMBERLINE DR.
8	843 S. SADDLE CREEK DR.	36	850 S. TIMBERLINE DR.
9	851 S. SADDLE CREEK DR.	37	840 S. TIMBERLINE DR.
10	857 S. SADDLE CREEK DR.	38	820 S. TIMBERLINE DR.
11	865 S. SADDLE CREEK DR.	38	816 S. TIMBERLINE DR.
12	871 S. SADDLE CREEK DR.	40	800 S. TIMBERLINE DR.
13	879 S. SADDLE CREEK DR.	41	841 S. TIMBERLINE DR.
14	885 S. SADDLE CREEK DR.	42	825 S. TIMBERLINE DR.
15	893 S. SADDLE CREEK DR.	43	815 S. TIMBERLINE DR.
16	901 S. SADDLE CREEK DR.	44	707 S. TIMBERLINE DR.
17	909 S. SADDLE CREEK DR.	44	704 SADDLE CREEK DR.
18	917 S. SADDLE CREEK DR.	45	804 S. SADDLE CREEK DR.
19	925 S. SADDLE CREEK DR.	46	812 S. SADDLE CREEK DR.
20	933 S. SADDLE CREEK DR.	47	820 S. SADDLE CREEK DR.
21	941 S. SADDLE CREEK DR.	48	828 S. SADDLE CREEK DR.
22	949 S. SADDLE CREEK DR.	49	836 S. SADDLE CREEK DR.
23	957 S. SADDLE CREEK DR.	50	844 S. SADDLE CREEK DR.
24	965 S. SADDLE CREEK DR.	51	852 S. SADDLE CREEK DR.
25	973 S. SADDLE CREEK DR.	52	860 S. SADDLE CREEK DR.
26	981 S. SADDLE CREEK DR.	53	868 S. SADDLE CREEK DR.
27	989 S. SADDLE CREEK DR.	54	876 S. SADDLE CREEK DR.
28	997 S. SADDLE CREEK DR.	55	884 S. SADDLE CREEK DR.
29	1005 S. SADDLE CREEK DR.	56	892 S. SADDLE CREEK DR.
30	1013 S. SADDLE CREEK DR.	57	900 S. SADDLE CREEK DR.
31	1021 S. SADDLE CREEK DR.	58	908 S. SADDLE CREEK DR.
32	1029 S. SADDLE CREEK DR.	59	916 S. SADDLE CREEK DR.
33	1037 S. SADDLE CREEK DR.	60	924 S. SADDLE CREEK DR.
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39	1085 S. SADDLE CREEK DR.	66	972 S. SADDLE CREEK DR.
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41	1101 S. SADDLE CREEK DR.	68	988 S. SADDLE CREEK DR.
42	1109 S. SADDLE CREEK DR.	69	996 S. SADDLE CREEK DR.
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64	1285 S. SADDLE CREEK DR.	91	1172 S. SADDLE CREEK DR.
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72	1349 S. SADDLE CREEK DR.	99	1236 S. SADDLE CREEK DR.
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105	1613 S. SADDLE CREEK DR.	132	1500 S. SADDLE CREEK DR.
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132	1829 S. SADDLE CREEK DR.	159	1716 S. SADDLE CREEK DR.
133	1837 S. SADDLE CREEK DR.	160	1724 S. SADDLE CREEK DR.
134	1845 S. SADDLE CREEK DR.	161	1732 S. SADDLE CREEK DR.
135	1853 S. SADDLE CREEK DR.	162	1740 S. SADDLE CREEK DR.
136	1861 S. SADDLE CREEK DR.	163	1748 S. SADDLE CREEK DR.
137	1869 S. SADDLE CREEK DR.	164	1756 S. SADDLE CREEK DR.
138	1877 S. SADDLE CREEK DR.	165	1764 S. SADDLE CREEK DR.
139	1885 S. SADDLE CREEK DR.	166	1772 S. SADDLE CREEK DR.
140	1893 S. SADDLE CREEK DR.	167	1780 S. SADDLE CREEK DR.
141	1901 S. SADDLE CREEK DR.	168	1788 S. SADDLE CREEK DR.
142	1909 S. SADDLE CREEK DR.	169	1796 S. SADDLE CREEK DR.
143	1917 S. SADDLE CREEK DR.	170	1804 S. SADDLE CREEK DR.
144	1925 S. SADDLE CREEK DR.	171	1812 S. SADDLE CREEK DR.
145	1933 S. SADDLE CREEK DR.	172	1820 S. SADDLE CREEK DR.
146	1941 S. SADDLE CREEK DR.	173	1828 S. SADDLE CREEK DR.
147	1949 S. SADDLE CREEK DR.	174	1836 S. SADDLE CREEK DR.
148	1957 S. SADDLE CREEK DR.	175	1844 S. SADDLE CREEK DR.
149	1965 S. SADDLE CREEK DR.	176	1852 S. SADDLE CREEK DR.
150	1973 S. SADDLE CREEK DR.	177	1860 S. SADDLE CREEK DR.
151	1981 S. SADDLE CREEK DR.	178	1868 S. SADDLE CREEK DR.
152	1989 S. SADDLE CREEK DR.	179	1876 S. SADDLE CREEK DR.
153	1997 S. SADDLE CREEK DR.	180	1884 S. SADDLE CREEK DR.
154	2005 S. SADDLE CREEK DR.	181	1892 S. SADDLE CREEK DR.
155	2013 S. SADDLE CREEK DR.	182	1900 S. SADDLE CREEK DR.
156	2021 S. SADDLE CREEK DR.	183	1908 S. SADDLE CREEK DR.
157	2029 S. SADDLE CREEK DR.	184	1916 S. SADDLE CREEK DR.
158	2037 S. SADDLE CREEK DR.	185	1924 S. SADDLE CREEK DR.
159	2045 S. SADDLE CREEK DR.	186	1932 S. SADDLE CREEK DR.
160	2053 S. SADDLE CREEK DR.	187	1940 S. SADDLE CREEK DR.
161	2061 S. SADDLE CREEK DR.	188	1948 S. SADDLE CREEK DR.
162	2069 S. SADDLE CREEK DR.	189	1956 S. SADDLE CREEK DR.
163	2077 S. SADDLE CREEK DR.	190	1964 S. SADDLE CREEK DR.
164	2085 S. SADDLE CREEK DR.	191	1972 S. SADDLE CREEK DR.
165	2093 S. SADDLE CREEK DR.	192	1980 S. SADDLE CREEK DR.
166	2101 S. SADDLE CREEK DR.	193	1988 S. SADDLE CREEK DR.
167	210		



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 BROUGHOT 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 AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMAIN 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
	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.

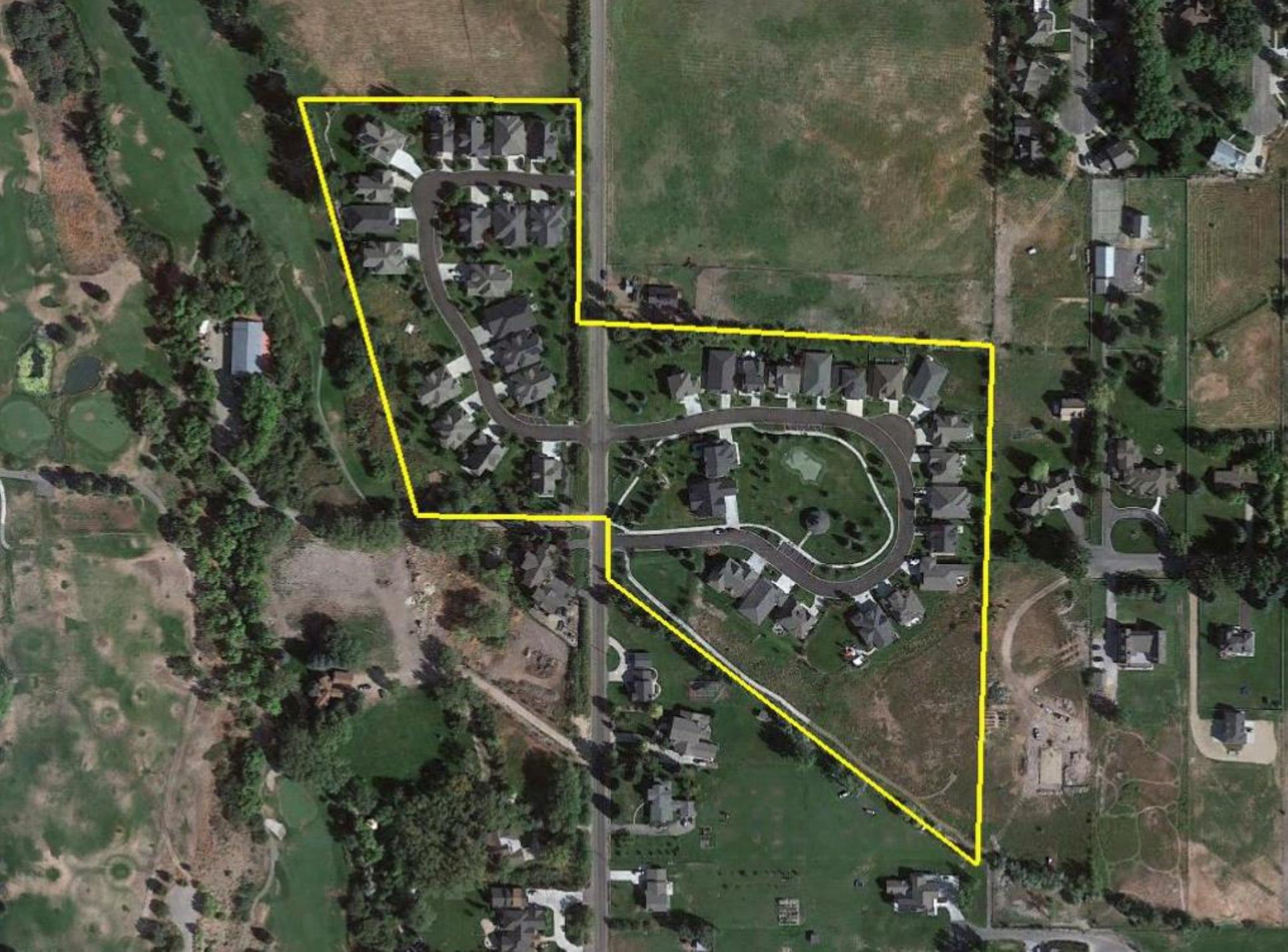
PAUL S. BERG P.E.
SERIAL NO. 285095
DATE: 28 AUG 2019

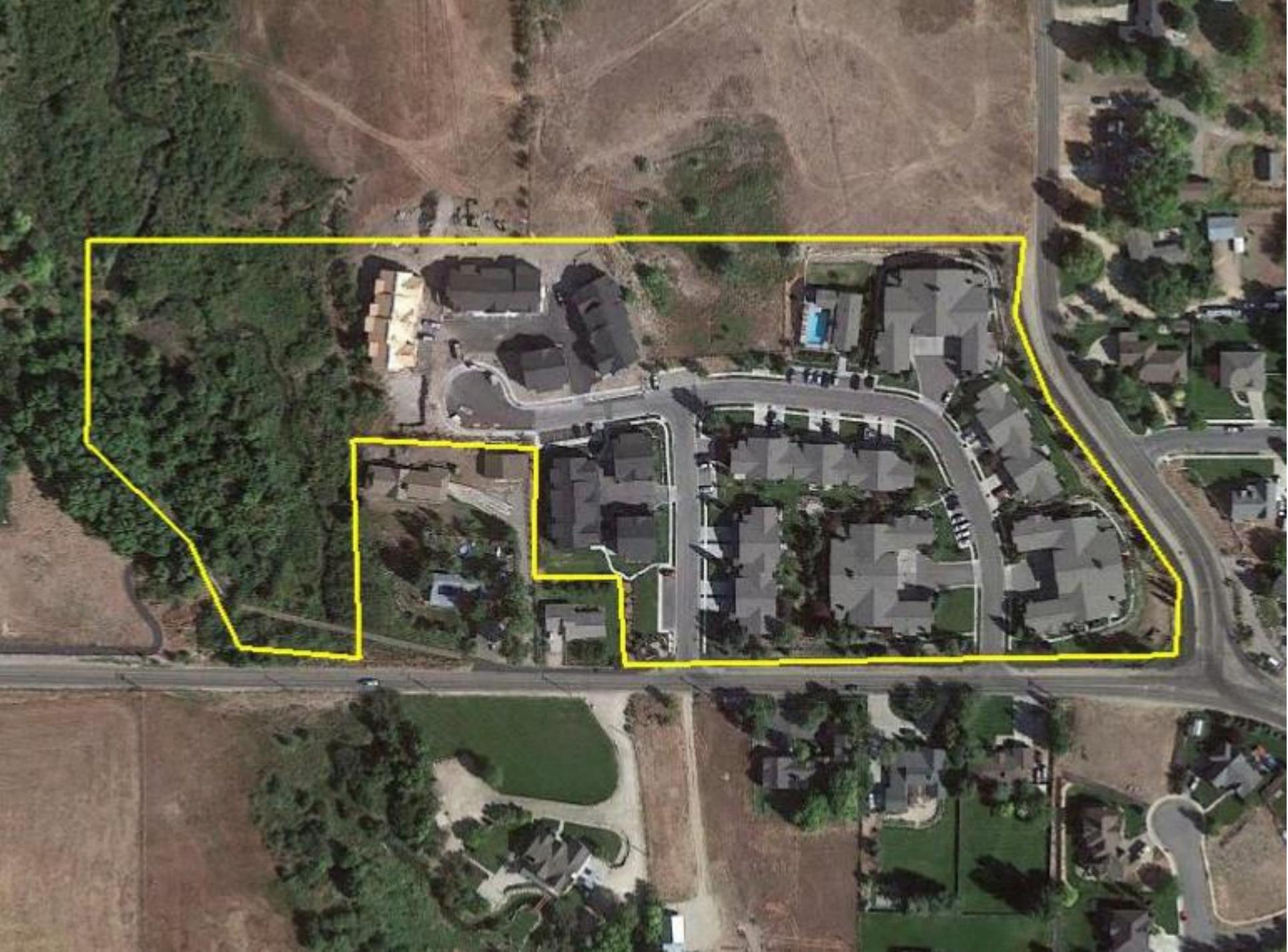
WATTS ENTERPRISES
REMUND FARMS
AMENDED MASTER PLAN



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

MIDWAY RESIDENTIAL ZONE DENSITIES

				CURRENT PUD	CURRENT PUD	PROPOSED PUD	
	MINIMUM	DENSITY	15% DENSITY	MAX DENSITY	MAX DENSITY	DENSITY % IF AT	MAX DENSITY
<u>ZONE</u>	<u>LOT SIZE</u>	<u>W/O ROADS</u>	<u>W/ ROADS</u>	<u>(DUA)</u>	<u>PERCENTAGE</u>	95%	<u>ROUNDED</u>
R-1-7	7,000	6.22	5.29	5.00	95%	5.02	5.0
R-1-9	9,000	4.84	4.11	4.00	97%	3.91	3.9
R-1-11	11,000	3.96	3.37	3.00	89%	3.20	3.2
R-1-15	15,000	2.90	2.47	2.50	101%	2.34	2.3
R-1-22	21,780	2.00	1.70	2.00	118%	1.62	1.6
R-1-43	43,560	1.00	0.85	1.25	147%	0.81	0.8

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

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.

STANDARD SUBDIVISION OPEN SPACE

- The current code requires 15% open space for standard subdivisions in the R-1-11, R-1-15, and R-1-22 zones on properties six acres or greater.
- In the RA-1-43 zone, 15% open space is required on properties 10 acres or greater.
- The R-1-7 and R-1-9 zones do not have an open space requirement for any acreage.
- Potentially increase the open space requirement:
 - Would require more clustering
 - Require open space in all zones

PROPOSED REVISIONS

				CURRENT PUD	CURRENT PUD	PUD MAX	PROPOSED PUD
	MINIMUM	DENSITY	15% DENSITY	MAX DENSITY	MAX DENSITY	DENSITY % IF AT	MAX DENSITY
<u>ZONE</u>	<u>LOT SIZE</u>	<u>W/O ROADS</u>	<u>W/ ROADS</u>	<u>(DUA)</u>	<u>PERCENTAGE</u>	95%	<u>ROUNDED</u>
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R-1-15	15,000	2.90	2.47	2.50	101%	2.34	2.3
R-1-22	21,780	2.00	1.70	2.00	118%	1.62	1.6
R-1-43	43,560	1.00	0.85	1.25	147%	0.81	0.8

PROPOSED REVISIONS

- The setbacks around the periphery of the PUD have been increases from 60' to 100'.
- The maximum building pad in a PUD is limited to 3,000 square feet.
- A limited common area of a maximum of 750 square feet will be allowed for improvements that include pergolas, decks, covered decks, hot tubs, courtyards, etc.
- Hard surface areas of streets and parking would not count as density qualifying acreage. Open space areas would need to be 150' to count as required open space, except for the peripheral property line setback area which will be counted as open space.

PROPOSED REVISIONS

- Further subdividing prohibition removed
- Separate concept plan and master plan
- PUD AIDU parking
- Landscaping in standard subdivisions not within a lot and landscaping for PUDs for all areas greater than 50' from a unit must be landscaped within one year of posting the landscaping bond
- TROD in CCRs requirement

POSSIBLE FINDINGS

- The proposed amendments will help fulfill goals in the general plan such as creating openness in the PUD and using smart growth planning tools such as clustering.
- Building pad area will be limited which in turn will limit the size of dwellings.
- Setbacks will increase to create more buffer around the periphery of PUDs from units in the PUD to surrounding properties.
- Areas that qualify as required open space will increase in width to create more openness in the PUD.

PLANNING COMMISSION RECOMMENDATION

Motion: Commissioner Bouwhuis: I make a motion that we recommend approval amendment to Section 16.16: "Planned Unit Development and Subdivisions" of the Midway City Municipal Code. The proposed amendment would review the entire ordinance and changes could affect all provisions of the current code including setbacks, open space requirements, density, etc. We accept staff findings with the changes that are outlined in the staff report, with the following changes to Item 16.16.8 (7) on the side and the rear of the building pad, a minimum area of 750 square feet on each building pad to be left outside of the buildable area footprint and left open for improvements that include pergolas, decks, covered decks, hot tubs, courtyards, and other similar type features. This area does not include any enclosed living space. The maximum covered area of no more than 15' in height, measured from natural grade. 16.16.10 Item B to be ended the section at open space. Item H to be eliminated. Add a public amenity or structure such as a bus stop can be placed in the 100-foot setback. Add a definition of overall square footage, overall square footage used to calculate density and open space shall be the area of the entire site, minus the sensitive lands area that reduce density

Seconded: Commissioner Wardle

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Bouwhuis, Wardle, Garland and Cliften

Nays: None

Motion: Passed