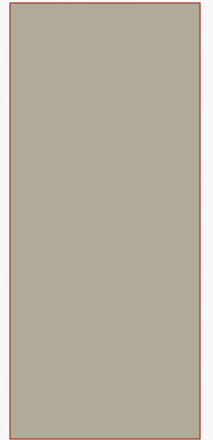


THE VILLAGE

MASTER PLAN



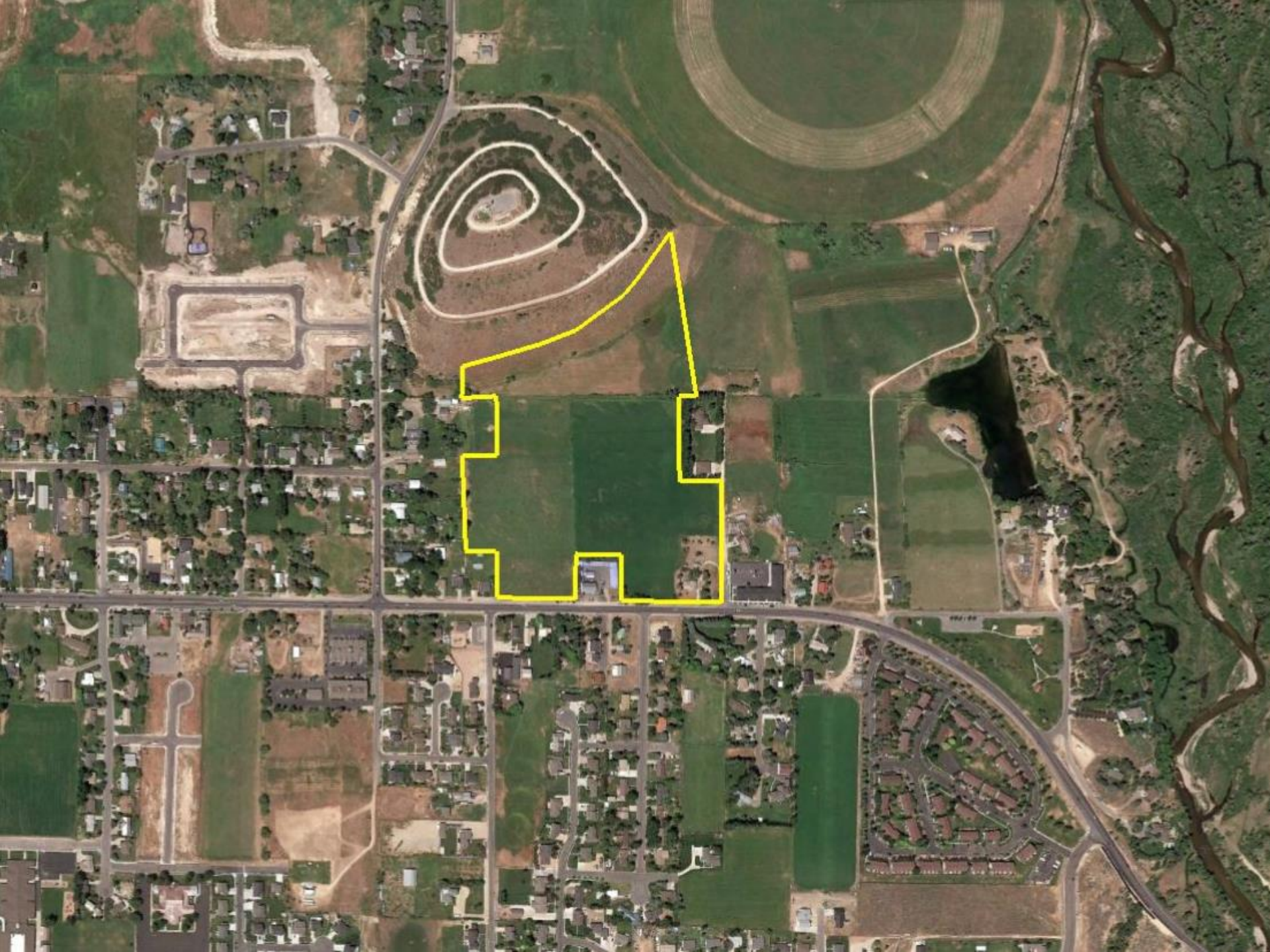
LAND USE SUMMARY

- 27.47 acres total, 9.7 acres of open space
- C-2, R-1-11, & R-1-22 zones
- 63,250 square feet of commercial space
- 131 townhomes, 25 cottages homes
- 6 phases
- Sensitive lands
 - Slopes 25% and greater

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

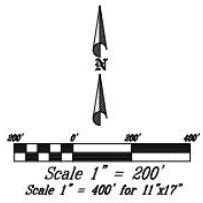









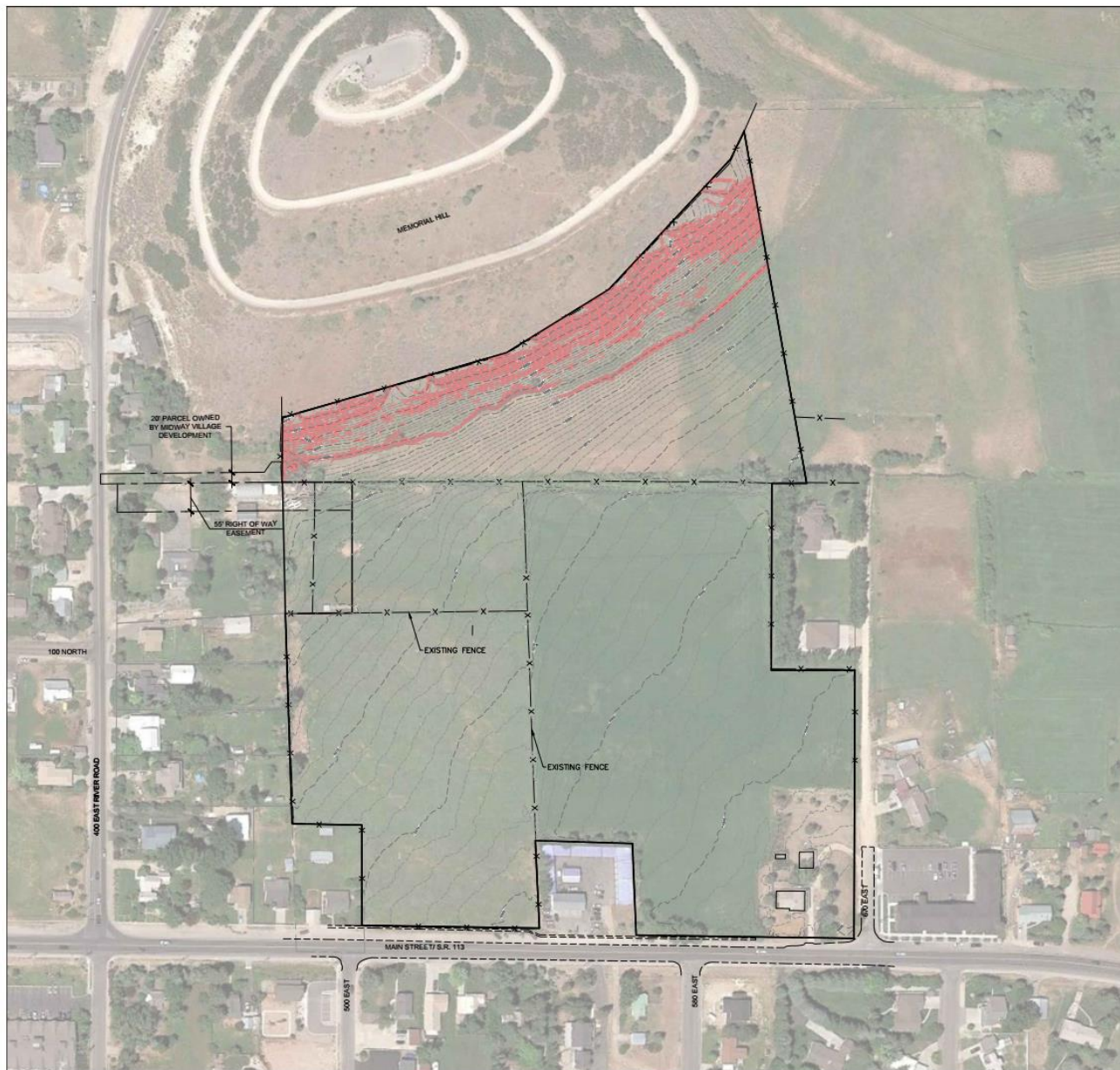
- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS (50,250 SF)
 - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (9.86 UNITS/AC)
 - PUD UNITS (25 UNITS) (49,537 SF)



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PAUL E. BERG, P.E.
SERIAL NO. 200290
DATE: 31 MAR 2021

LUSTER THE VILLAGE		
VICINITY MAP		
 ENGINEERING		
RESOURCE GROUP, P.C. 380 E Main St. Suite 204, Midway, UT 84049 ph. (435) 457-9749		
DESIGN BY: CNB DRAWN BY: CNB	DATE: 31 MAR 2021 REV:	SHEET 1



SENSITIVE LANDS NOTES

LANDSLIDES

THE LANDSLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN.

SHALLOW GROUND WATER

THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

SPRINGS, STREAMS OR SEEPS

NO SPRINGS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY.

ALLUVIAL FANS

NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN.

FLOOD HAZARDS

THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

WETLANDS

NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

FAULT LINES

NO FAULT LINES CROSS THE PROPERTY PER MAP 26- FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

VEGETATION REMOVAL

EXISTING HAY FIELD WILL BE DISTURBED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE DISPOSED OF. TREES ON MEMORIAL HILL WILL BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DISPOSED OF.

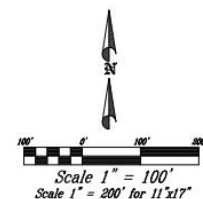
WATER QUALITY

STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION PREVENTION MEASURES WILL BE INSTALLED DURING CONSTRUCTION. MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.

LEGEND

NON-BUILDABLE AREA
(25%+ SLOPES)

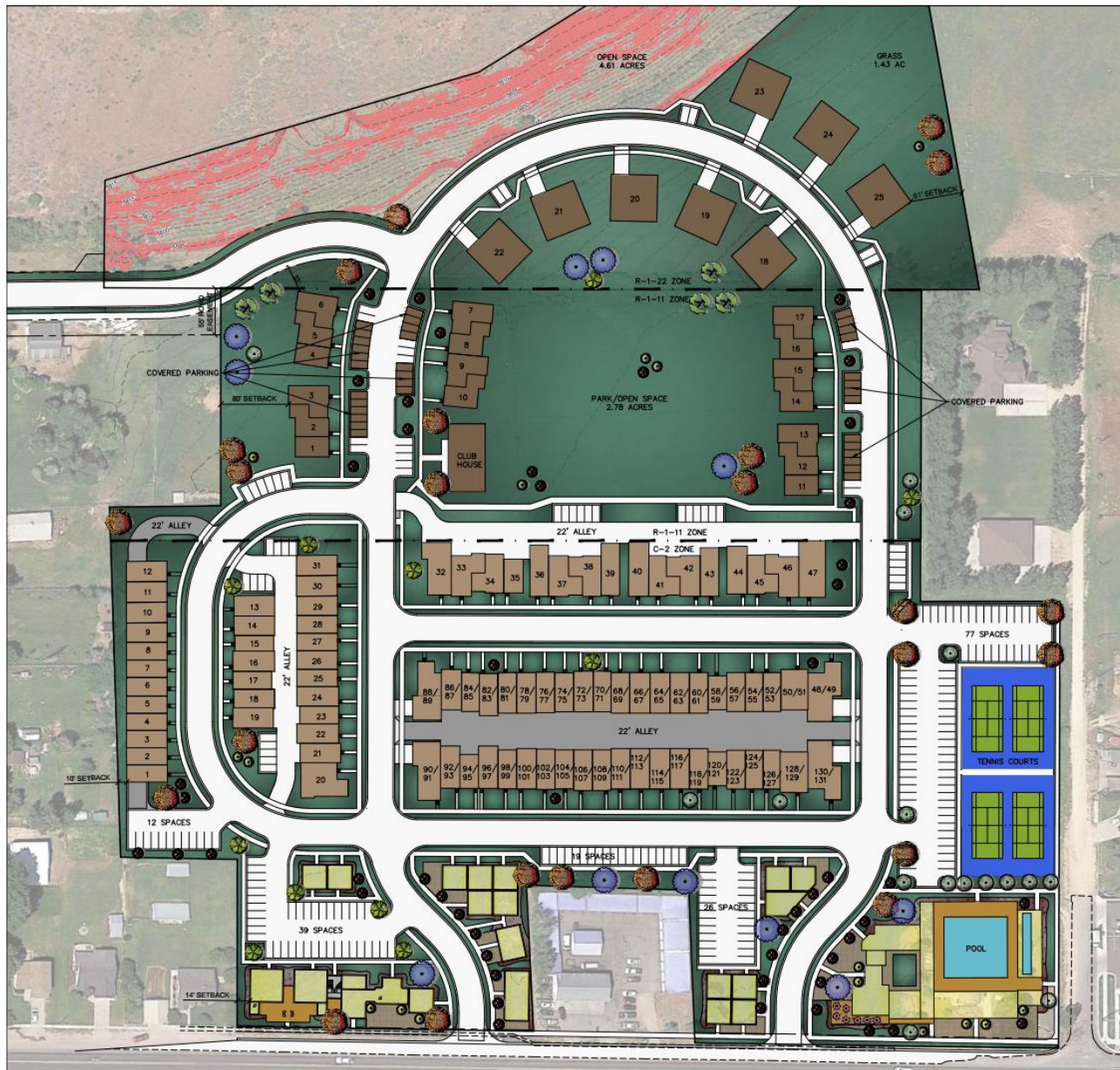
EXISTING FENCE



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PAUL S. HINGO, P.E.
SERIAL NO. 220009
DATE: 31 MAR 2021

LUSTER THE VILLAGE	
SENSITIVE LANDS MAP	
DESIGN BY: CNB	DATE: 31 MAR 2021
DRAWN BY: CNB	REV:
SHEET 2	



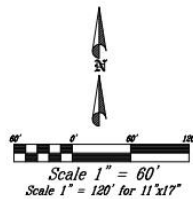


PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	24	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B&B	2" Cal
	11	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	B&B	2" Cal
	51	Canada Red Chokeberry / Prunus virginiana "Canada Red"	B&B	2" Cal
	16	Quaking Aspen / Populus tremuloides	B&B	2" Cal
	11	Shademaster Locust / Gleditsia triacanthos inermis "Shademaster" TM	B&B	2" Cal
	16	Spring Snow Crab Apple / Malus x "Spring Snow"	B&B	2" Cal
	5	Weeping Willow / Salix babylonica	B&B	2" Cal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	
	392,147 sf	Kentucky Bluegrass / Poa pratensis	sod	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	
	8,000 sf	4" Wood Mulch / 4" Wood Mulch	Mulch	

LEGEND

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



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 PAUL B. WING, P.E.
 SERIAL NO. 220095
 DATE: 31 MAR 2021

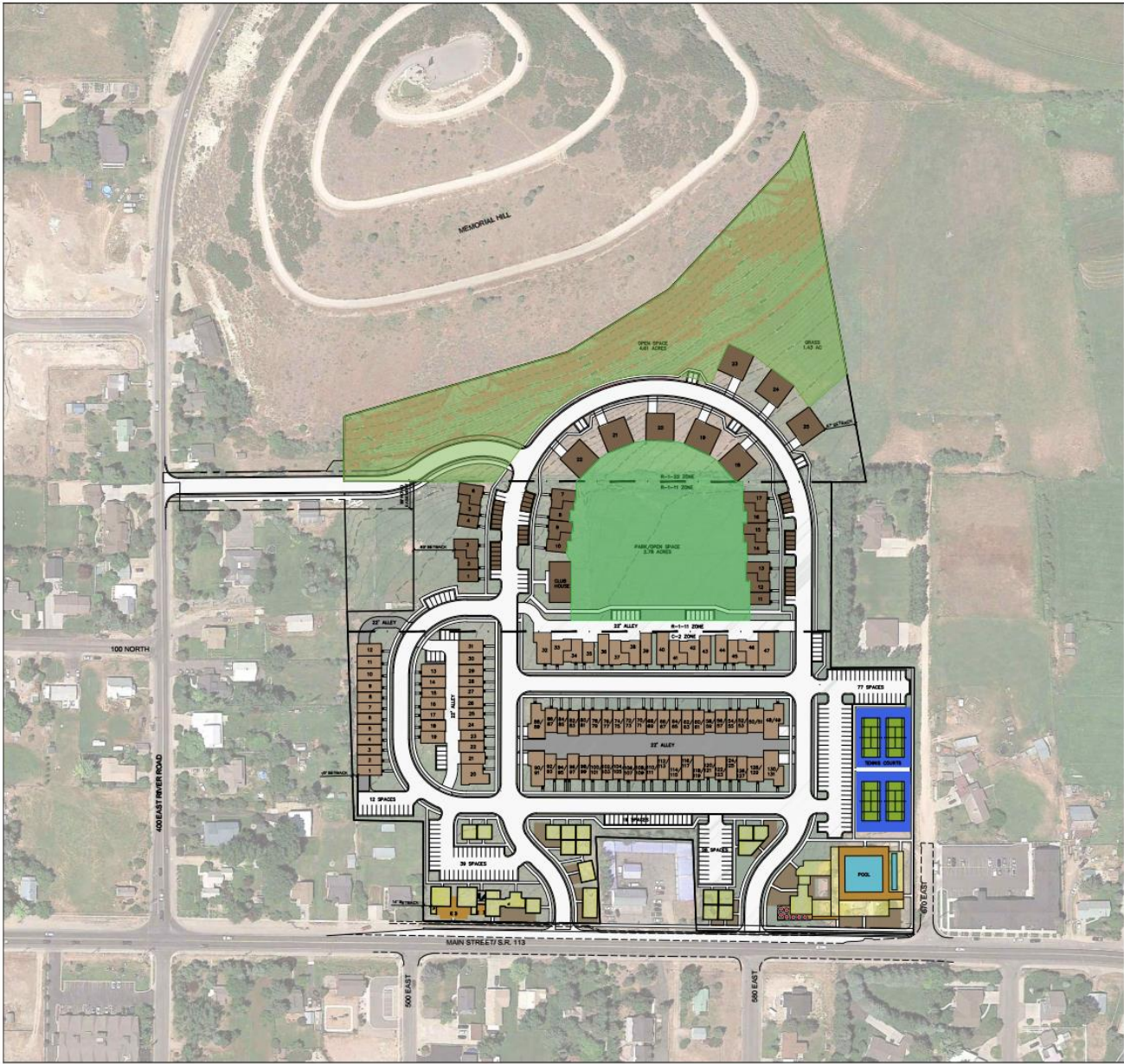
LUSTER
THE VILLAGE
MASTER LANDSCAPE PLAN

ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 PH: (435) 625-9789

DESIGN BY: CNB
 DRAWN BY: CNB

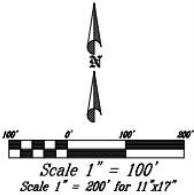
DATE: 31 MAR 2021
 REV:

SHEET
4



AREA		
TOTAL PROJECT AREA	27.47 ACRES	
C-2 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	
OPEN SPACE-PUD		
ZONE	AREA	OPEN SPACE
R-1-11	5.77	2.78
R-1-22	7.64	4.91
	13.39	7.39
		55%

- 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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PAUL D. HERSH, P.E.
SERIAL NO. 220095
DATE: 31 MAR 2021

LUSTER
THE VILLAGE

OPEN SPACE PLAN

 **ENGINEERING**
RESOURCE GROUP, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph: 435.655.5789

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 31 MAR 2021
REV:

SHEET
6

WATER BOARD RECOMMENDATION

- The Water Advisory Board as approved an estimated 192.16 acre-feet (this was calculated before the removal of some residential and the addition of the Midway Swim & Racquet Club) will need to be held by the City in escrow before the master plan can be recorded.
- The required water will be tendered to the City, per phase, before the recording of each plat.

DISCUSSION ITEMS

- Roads and traffic circulation
 - 3rd access added to River Road
 - Public roads except for phase 6
- Traffic study
 - Possible off-site improvements
- Alley access
 - Snow removal
 - Trash removal

DISCUSSION ITEMS

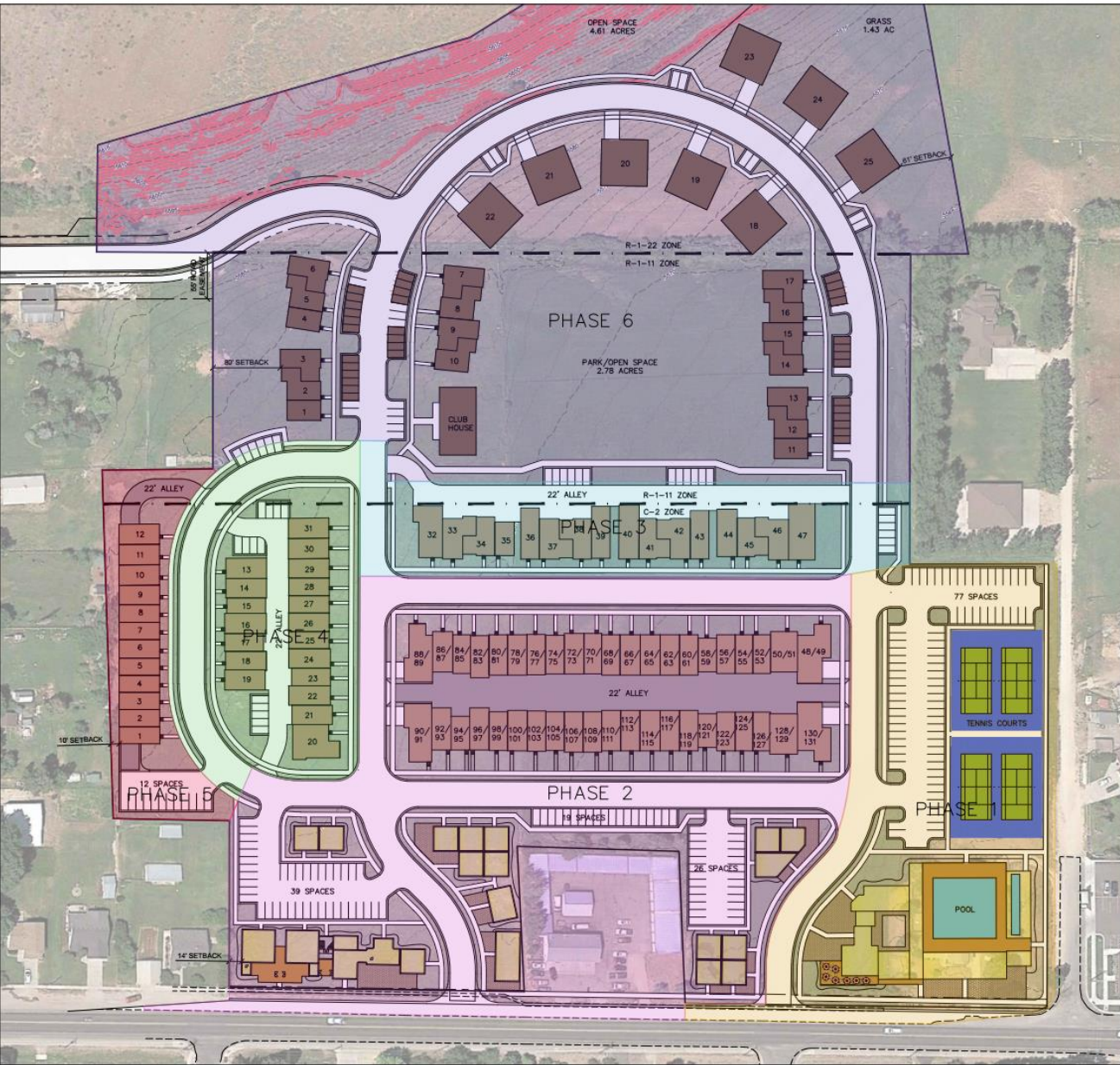
- Main Street improvements
- Public Participation Meeting
 - March 4, 2021
- Trails
- Architectural Theme
- Parking
 - Residential complies with requirements
 - Commercial, depending on the use, can meet the requirements

DISCUSSION ITEMS

- Density
 - C-2 zone
 - 13.29 acres
 - 131 units
 - R-1-11
 - 5.77 acres
 - 17 units
 - R-1-22
 - 7.64 acres
 - 8 units

DISCUSSION ITEMS

- Required commercial square feet
 - Commercial includes 3 floors
 - 63,250 square feet (20%)
 - Residential includes all the square feet in the structure
 - 252,998 square feet (80%)
- To assure that the commercial square feet requirement is met, staff is proposing that approvals of phases 4 and 5 (which are fully residential) are not approved for preliminary approval until the commercial structures are built.



AREA

TOTAL PROJECT AREA	27.47 ACRES
C-2 ZONE	13.29 ACRES
R-1-11 ZONE	5.77 ACRES
R-1-22 ZONE	7.44 ACRES
R.O.W. DEDICATION	0.17 ACRES

- 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)

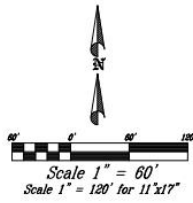
NOTES

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	225	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. KERR, P.E.
SERIAL NO. 220095
DATE: 31 MAR 2021

LUSTER
THE VILLAGE

PHASING PLAN

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

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 31 MAR 2021
REV:

SHEET
5

DISCUSSION ITEMS

- Phases 3, 4, and 5 cannot be recorded until the correct ratio of commercial has been built to allow for the residential to be approved.
- Setbacks
- Height of structures
- Transient Rental Overlay Zone (TROD)
- All phases are required to be part of one Property Owners Association (POA)
- Water table
 - Ability to build basements and lower-level parking

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The developer has provided a parking stall plan that complies with residential code requirements.
- The proposal does appear to comply with the requirement of 20% commercial square feet of the mixed-use portion of the plan.
- Groundwater must be addressed to assure the below grade parking areas and basements are feasible.

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed the conceptual architectural renderings for this project and has recommended general concept approval. All commercial and mixed-use residential buildings will be reviewed in detail by the VAC during the preliminary approval for each phase and before building permits are issued for any structures.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Wardle: I make a motion that we recommend that we approve the master plan for The Village. The proposed plan is a mixed-use development and a planned unit development. The proposal includes 63,250 square feet of commercial space in multiple buildings, 131 townhomes, 25 cottage homes, park, trails, clubhouse, and pool to be developed in six phases. The master plan is on 27.47 acres and contains 9.7 acres of open space. The property located at 541 East Main is in the C-2, R-1-11, and R-1-22 zones. We accept staff findings and conditions in the staff report. Along with adding the conditions that we continue with the water table study and traffic study and the UDOT street light at River Road and Main Street.

Seconded: Commissioner Ream

Vice Chairman Bouwhuis: Any discussion on the motion?

Vice Chairman Bouwhuis: All in favor.

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

Nays: Bouwhuis, Simons

Motion: Passed

PROPOSED CONDITIONS

1. Open space is dedicated as part of phase 3 to comply with PUD open space requirements.
2. Piezometers are installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-6. The piezometers will provide information regarding the water table over multiple years. This will give information regarding the ability to develop future phases. If the water table is a problem for some phases, then the master plan will need to be amended to continue to comply with code requirements.
3. The timing of required off-site improvements are established and included in the master plan agreement.

February 22, 2021

To Whom It May Concern:

I'm writing in regards to the Dan Luster Heritage Development LLC. referred to as "The Village". This is property owned by Karl Dodge and Joe Ballstead.

My property is on the southwest corner of the Development. I will be impacted by the road that merges onto Main Street, I will have a difficult time pulling into and out of my garage and impacted by parking on Main Street. I will also be impacted by the commercial building that I will look out my kitchen window at, but **MOST OF ALL BY THE CARS THAT WILL PULL INTO THE PARKING STALLS FACING MY BACK YARD THEY WILL BE A TOTAL INVASION OF MY PRIVACY** as every car that pulls into those parking spaces will look into my backyard and the back windows of my home. The headlights will shine in my bedroom, Den, and bathroom windows.

My property is lower than the back property and the water when it rains or snow would drain off of all of that asphalt onto my property.

I'm surprised that the only green space is at the back of the property that will not be available to all of the other development. I'm also surprised at the density of the development.

I'm asking for mercy, that you require the developer to install a ^{6 ft.} block or decorative wall on the east and north of my property line. This would give me some privacy and eliminate some of the dirt, dust and noise during construction of this development.

Thanking you for your consideration in this matter.

Sincerely,

Inez Alder Wilde