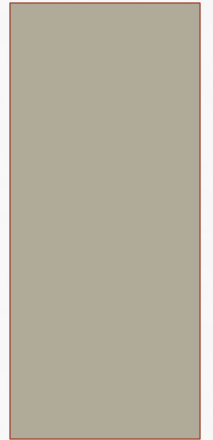


THE VILLAGE

MASTER PLAN AMENDMENT

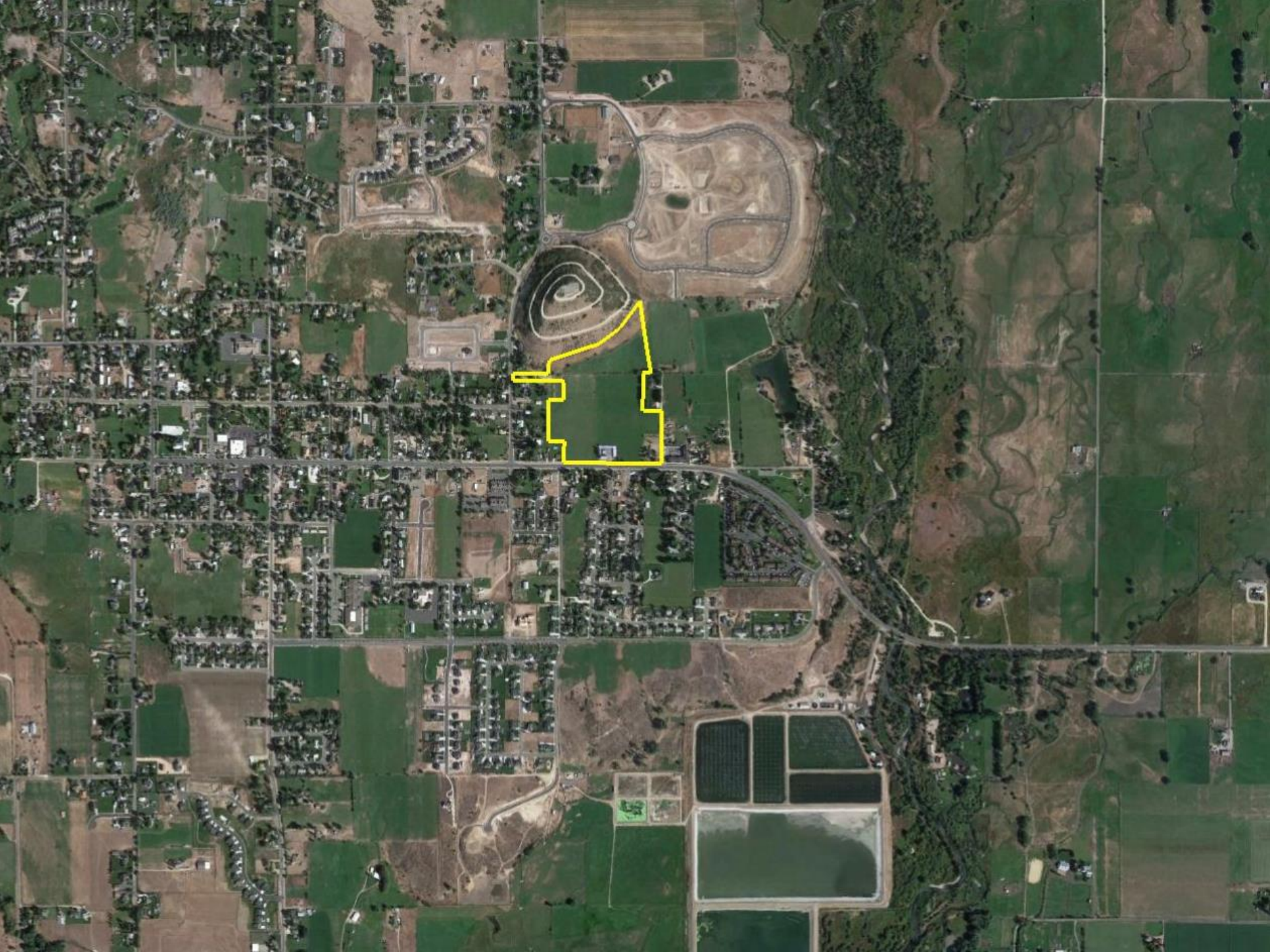


LAND USE SUMMARY

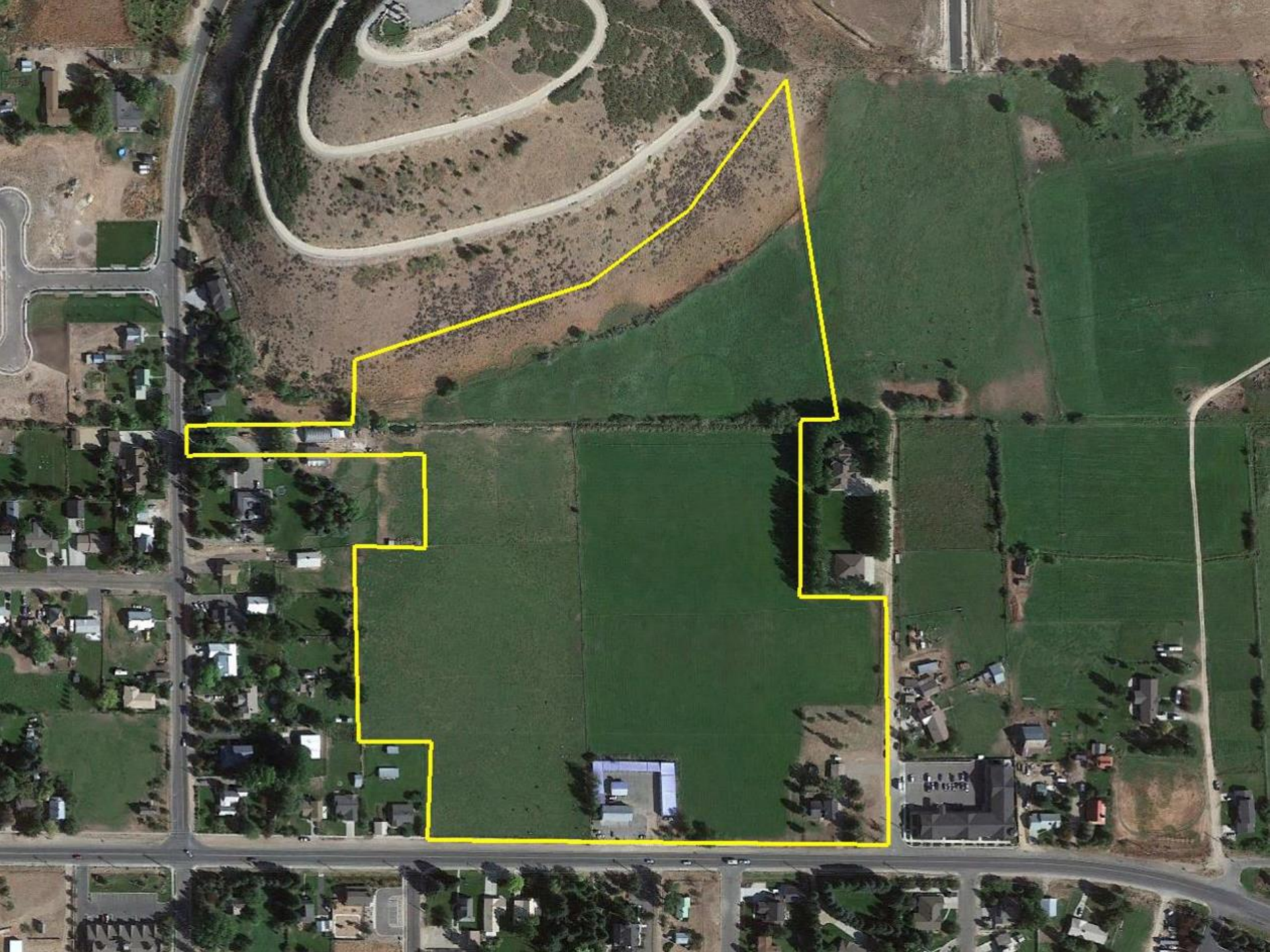
- 27.47 acres total, 8.81 acres of open space
- C-2 zone
- 44,128 square feet of commercial space
- 143 dwellings
- 5 phases
- Private roads
- Sensitive lands
 - Slopes 25% and greater

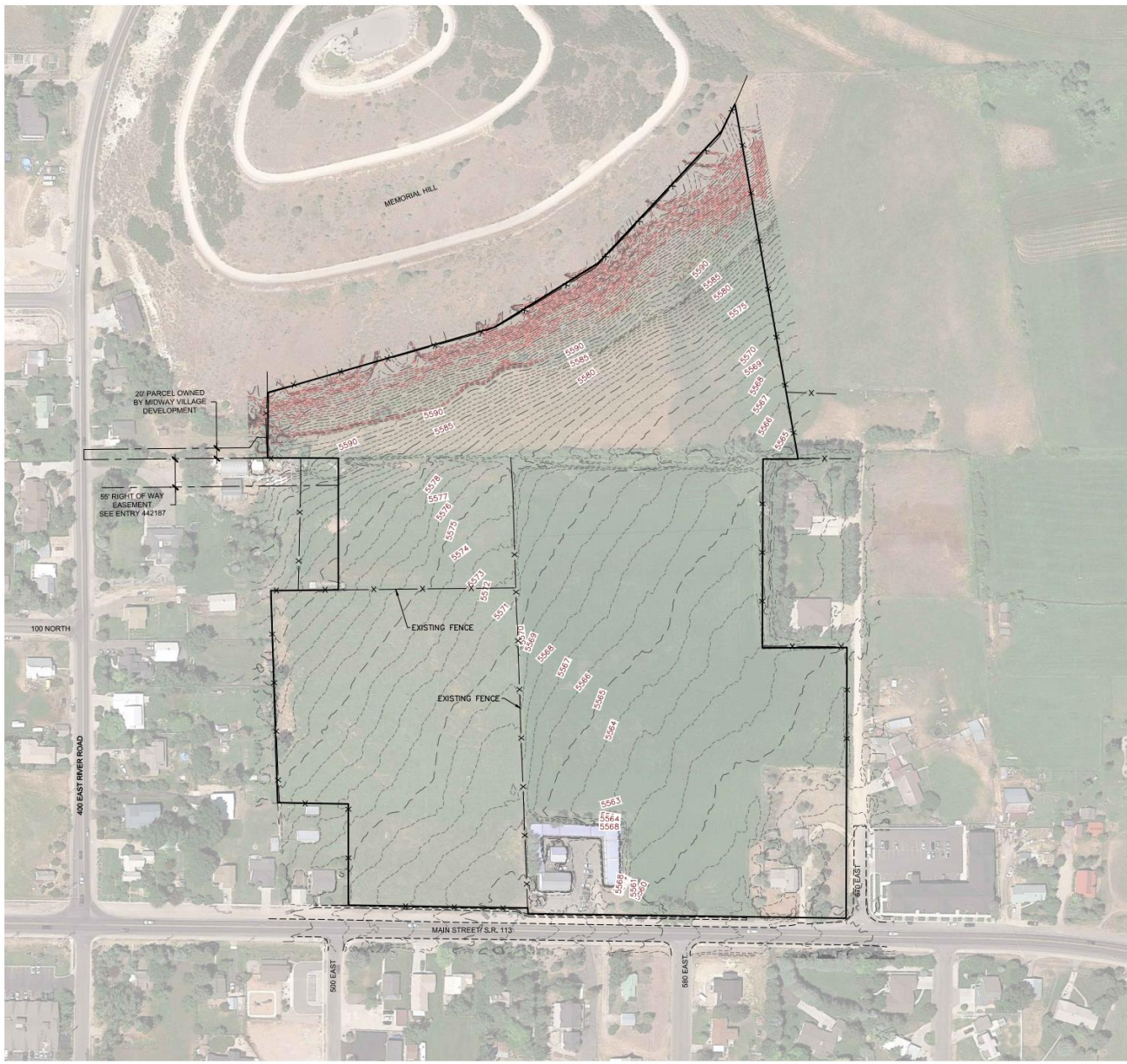
MASTER PLAN REQUIREMENTS

- 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









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.

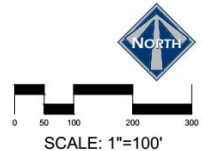
WETLANDS
 NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

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.

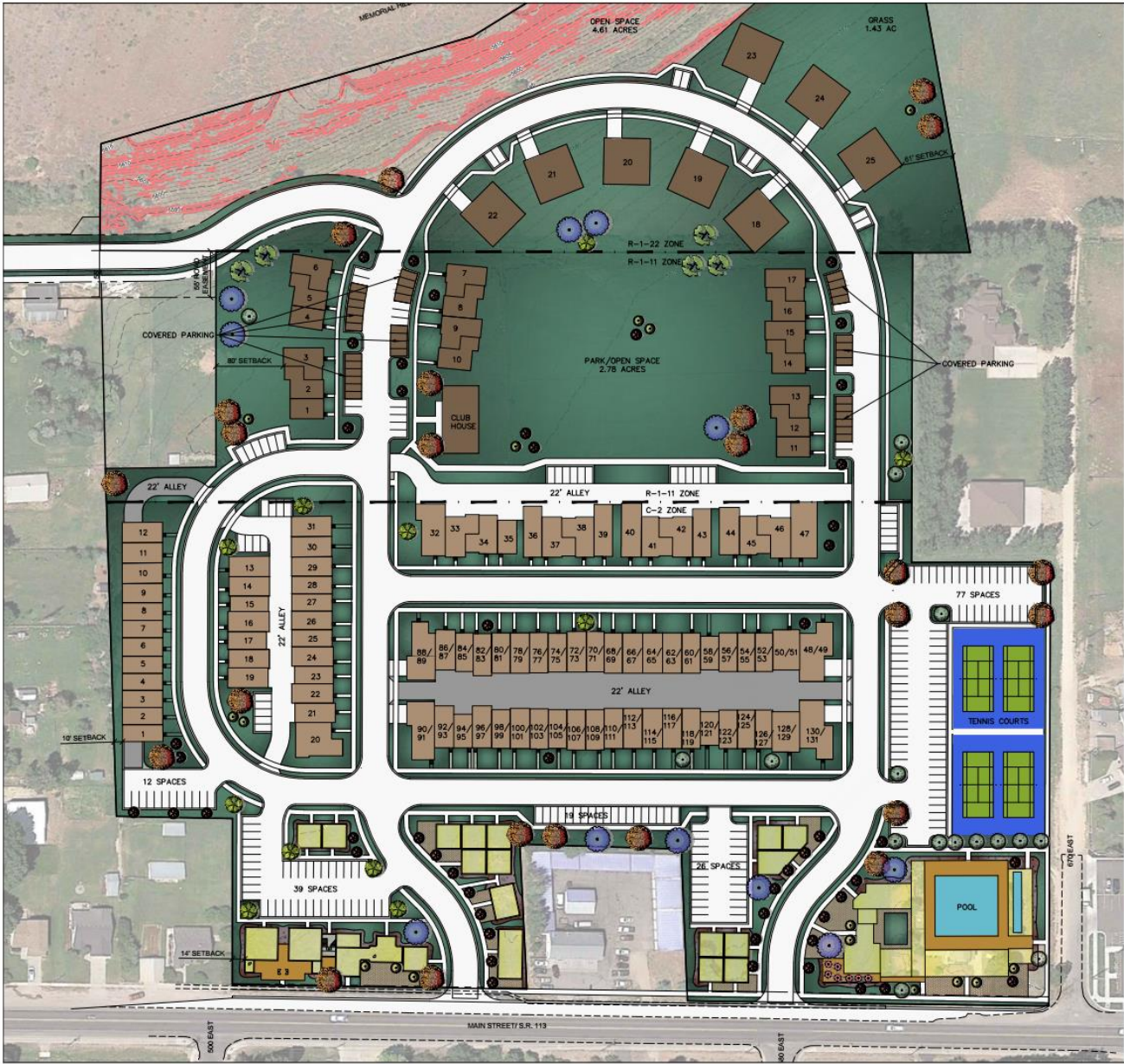
- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING FENCE



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 PAUL D. BERG P.E.
 SERIAL NO. 285595
 DATE: 4 OCT 2021

LUSTER THE VILLAGE
 SENSITIVE LANDS MAP

DESIGN BY: PDB DATE: 4 OCT 2021 SHEET 2
 DRAWN BY: DEJ REV:



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)
COMMERCIAL	50,250	32%	63,250
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
R-1-11	5.77	3.0	17.3
R-1-22	7.64	SEE TABLE	8.1
			25.4
			8
			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	3.9%
R-1-22	7.62	6.35
		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

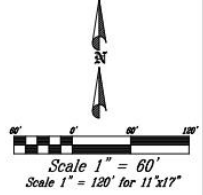
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PAUL B. WISS, P.E.
 SERIAL NO. 220395
 DATE: 31 MAR 2021

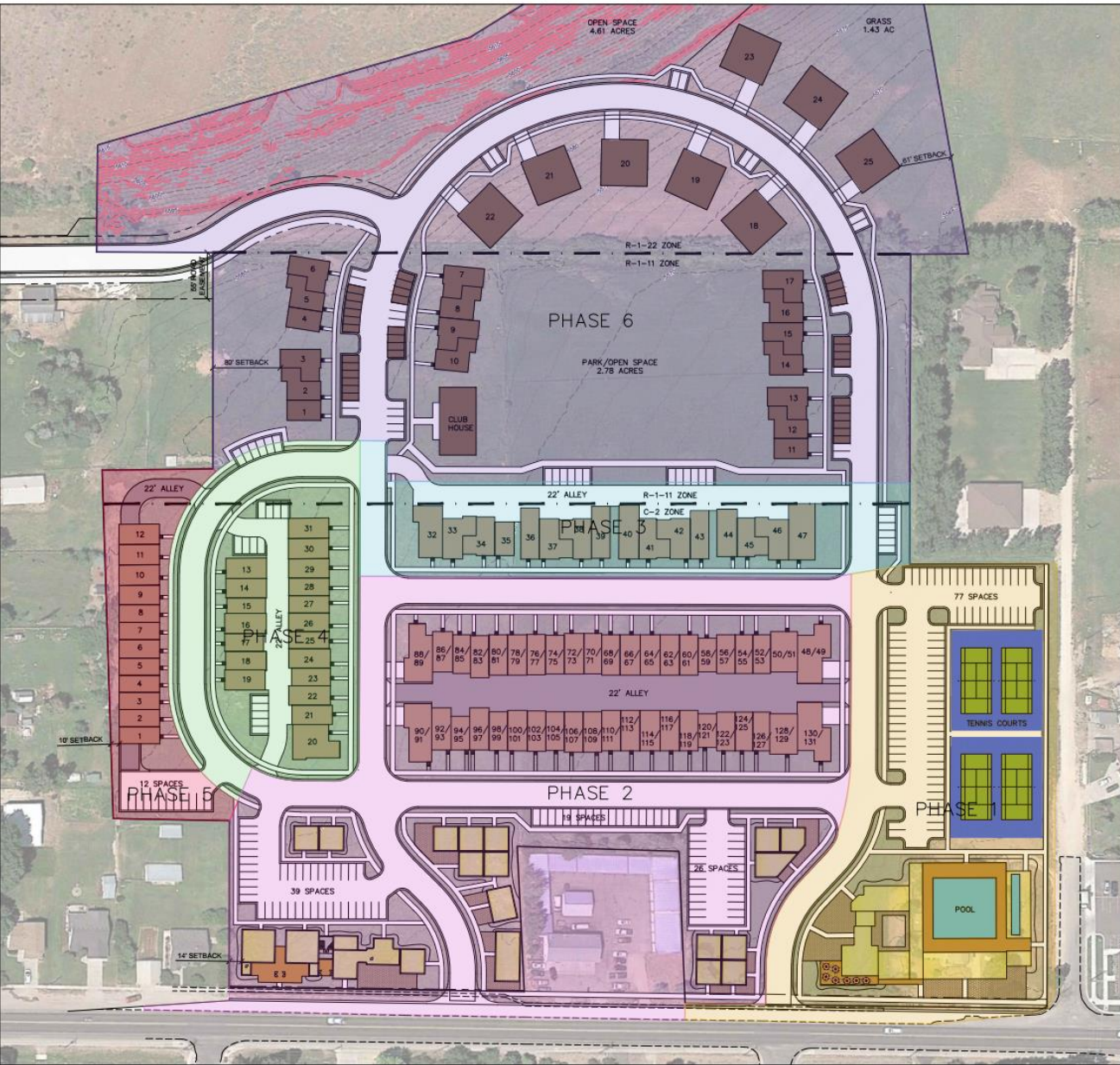
LUSTER THE VILLAGE
 MASTER PLAN

ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Milwauy, WI 53019
 PH: 414.551.6247/FAX

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



COTTAGE HOME DETAIL



AREA

TOTAL PROJECT AREA	27.47 ACRES
C2 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

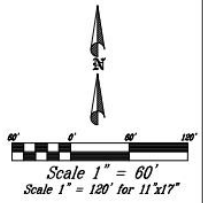
- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS (50,250 SF)
- RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
- PUD UNITS (25 UNITS) (49,537 SF)

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	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

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

DESIGN BY: CNB	DATE: 31 MAR 2021
DRAWN BY: CNB	SHEET 5



AREA
 TOTAL PROJECT AREA 27.47 ACRES
 R.O.W. DEDICATION ON MAIN 0.18 ACRES

BUILDING CALCULATIONS:

	PAV. AREA (SF)	%
COMMERCIAL	48,592	37%
RESIDENTIAL	81,403	63%
TOTAL	129,995	100%

GROSS BUILDING AREA

COMMERCIAL	83,184 SF	26%
RESIDENTIAL (TOTAL)	242,731 SF	74%
RESIDENTIAL 2 STORY	162,822 SF	
RESIDENTIAL ABOVE GARAGE	79,909 SF	
TOTAL GROSS BUILDING	325,915	100%

COMMERCIAL PARKING
 TOTAL PARKING SPACES 189 SPACES

PARKING CALCULATIONS:
 TOTAL GROSS COMMERCIAL 83,184 SF
 NET USEABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 48,198 SF

PARKING RATIO = $48,198 \text{ SF} = 1 \text{ SPACE FOR 255 SF}$

NOTES:
 • THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

RESIDENTIAL PARKING NOTES:
 • EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE. THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.
 • PLAN HAS A TOTAL OF 358 PARKING SPACES.

PARKING CALCULATIONS

TOTAL UNITS	143
3 BEDROOMS	143X2.5 = 358 SPACES (REQUIRED)

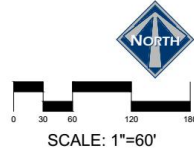
PARKING SPACES PROVIDED

GARAGES	143X2 = 286
ON SITE PARKING	72
TOTAL	358 SPACES (PROVIDED)

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES
 - LANDSCAPE AREA

REVISION NOTE — 21 OCT 2021:
 REVISED TO ADD RESIDENTIAL PARKING FOR 3 BEDROOM UNITS. ALSO SEE PARKING TABLE

REVISION NOTE — 29 OCT 2021:
 COMMERCIAL BUILDINGS PAID, GROSS AND NET USEABLE SQUARE FOOTAGES HAVE BEEN UPDATED BY ARCHITECT.



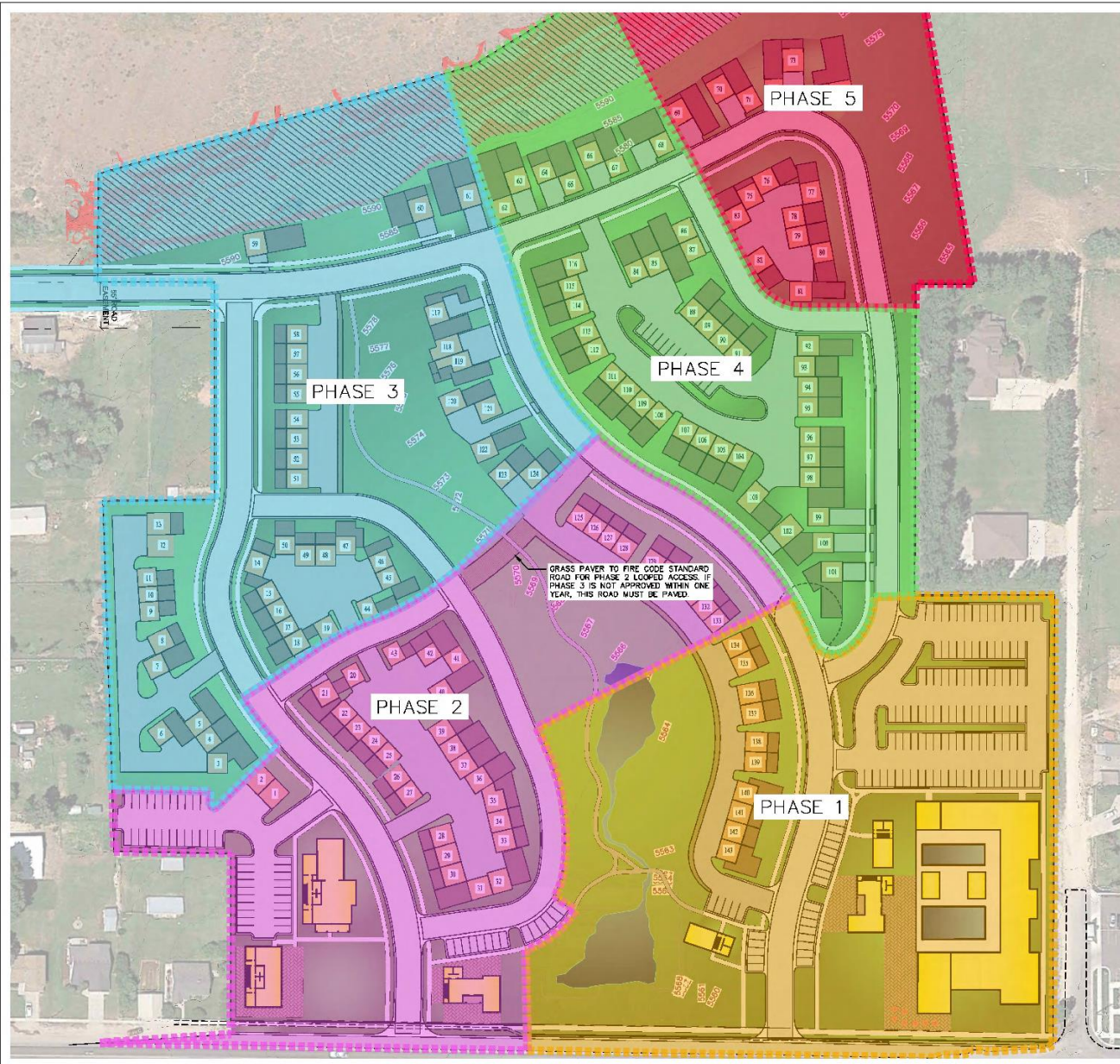
LUSTER
 THE VILLAGE
 REVISED MASTER PLAN

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: PDB
 DRAWN BY: DEJ
 DATE: 4 OCT 2021
 REV: 29 OCT 2021

SHEET
3

P:\2021\10\21\10210001\10210001.dwg - Job: Luster The Village - Rev: 02 - 10/21/21
 P:\2021\10\21\10210001\10210001.dwg - Job: Luster The Village - Rev: 02 - 10/21/21
 P:\2021\10\21\10210001\10210001.dwg - Job: Luster The Village - Rev: 02 - 10/21/21



LEGEND

- NON-BUILDABLE AREA (20%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- GARAGES

NOTES

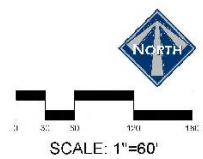
TEMPORARY OUL-DE-SAC TO BE INSTALLED WITH PHASE 1 AS SHOWN.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	6.55 AC	25,045 SF	11,065 SF	10	1.84 ac
2	5.70 AC	11,285 SF	34,383 SF	35	1.23 ac
3	6.64 AC	0 SF	46,466 SF	43	2.28 ac
4	4.59 AC	0 SF	50,251 SF	40	0.67 ac
5	3.89 AC	0 SF	18,643 SF	15	2.89 ac
	27.47 AC	36,330 SF	160,828 SF	143	8.81 ac

PHASE	IRRIGATED AREA	NON-IRRIGATED HILLSIDE
1	3.16 ac	0 ac
2	2.20 ac	0 ac
3	2.28 ac	1.13 ac
4	1.79 ac	0.52 ac
5	1.68 ac	1.35 ac
	11.09 ac	3.00 ac

GRASS PAVED TO FIRE CODE STANDARD ROAD FOR PHASE 2 LOOPED ACCESS. IF PHASE 3 IS NOT APPROVED WITHIN ONE YEAR, THIS ROAD MUST BE PAVED.



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LUSTER
THE VILLAGE

PHASING PLAN



BERG ENGINEERING
350 E. Main St. Suite 204
Midway, TN 37049
ph: 615.657.9799

DESIGN BY: JEB	DATE: 4 OCT 2021
DRAWN BY: DJJ	REV: 5



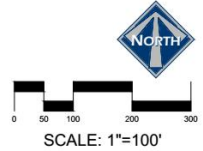
AREA	TOTAL PROJECT AREA	27.47 ACRES
TOTAL PROJECT AREA	27.47 ACRES	
OPEN SPACE - IRRIGATED	5.81 ACRES	
OPEN SPACE - NON-IRRIGATED	3.00 ACRES	
OPEN SPACE - TOTAL	8.81 ACRES	

LEGEND:

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL UNIT
- GARAGE
- OPEN SPACE (IRRIGATED)
- OPEN SPACE (NON-IRRIGATED)

OPEN SPACE NOTE:

ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH PER MIDWAY CITY STANDARDS.



LUSTER
THE VILLAGE
OPEN SPACE PLAN

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PAUL D. BERG, P.E.
SERIAL NO. 235599
DATE: 4 OCT 2021



DESIGN BY: PDB	DATE: 4 OCT 2021	SHEET
DRAWN BY: DEJ	REV:	6

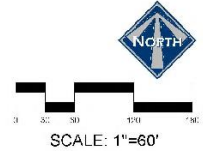
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PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	33	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2"	2' Cal
	88	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B	2"	2' Cal
	4	Eastern Cottonwood Sycamore / Populus deltoides 'Sycamore'	B&B	2.5"	2' Cal
	81	Spring Snow Crab Apple / Malus x 'Spring Snow'	B&B	2"	2' Cal
	5	Weeping Willow / Salix babingtonia	B&B	2"	2' Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	11	Colorado Spruce / Picea pungens	B&B		6-10'
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	483,080 sf	Kentucky Bluegrass / Poa pratensis	sod		
MULCH	QTY	COMMON / BOTANICAL NAME	CONT		
	11,286 sf	4" Wood Mulch / 4" Wood Mulch	Mulch		

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGE



LUSTER
THE VILLAGE
MASTER LANDSCAPE PLAN

BERG ENGINEERING
250 E. Main St. Suite 204
Midway, IL 60449
ph 630.657.9799

DESIGN BY: JEB
DRAWN BY: DJG

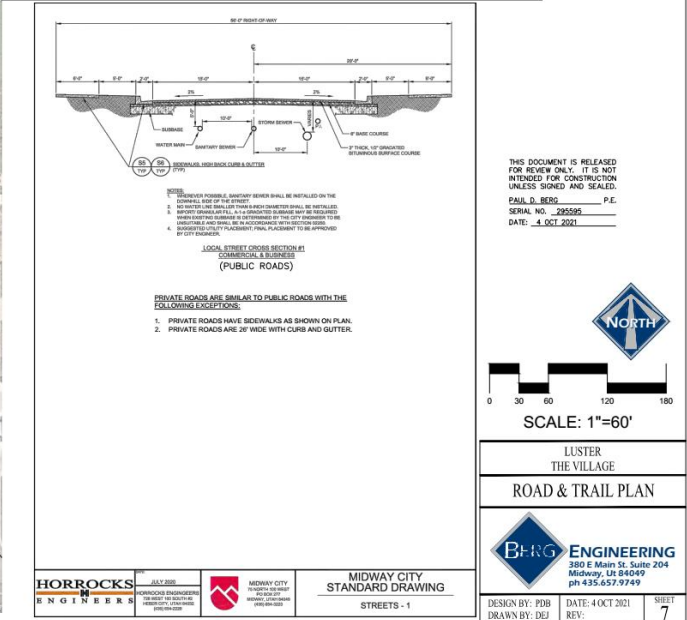
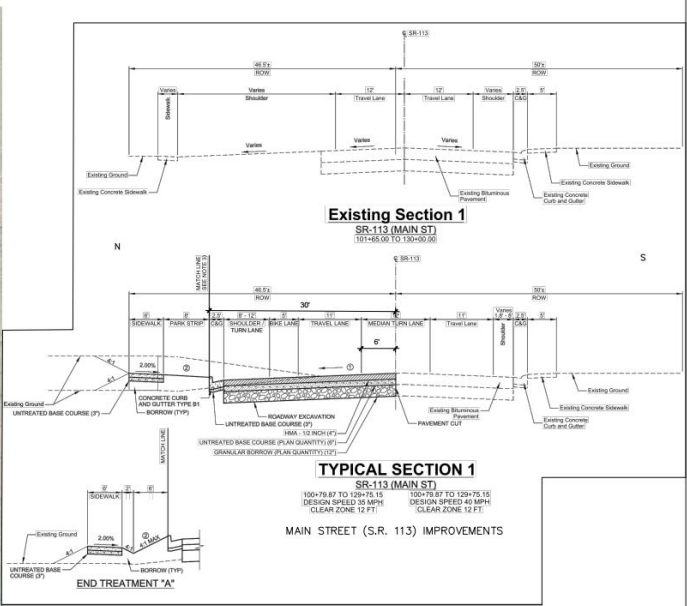
DATE: 4 OCT 2021

DATE: 4 OCT 2021

REV: 4

SHEET 4

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SERIAL NO. 202060
DATE: 4 OCT 2021



Date: 10/04/2021 10:40 AM
 User: Paul D. Bird
 Project: Cluster the Village
 Drawing: Streets - 1
 Scale: 1"=60'
 Sheet: 7 of 7

DISCUSSION POINTS

- Water Rights
- Traffic Study
- Alley Access
- Open Space
 - 8.32 acres required; 8.81 acres provided
- Sensitive Land
- Public Participation Meeting
 - Held on October 11, 2021

DISCUSSION POINTS

- Trails and Sidewalks
- Architecture Theme
- Parking
 - 189 commercial
 - 358 residential
- Required Commercial Square Feet
 - 44,128 provided (ground level)

DISCUSSION POINTS

- Setbacks
- Height of structures
- Transient Rental Overlay District
- One Property Owners' Association
- Geotechnical Reports
- Snow Removal
- Trash Pickup

DISCUSSION ITEMS

- Mixed use a conditional use. Reasonable conditions may be required in the preliminary and final approvals of each phase.
- 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.
- Landscaping - The commercial areas of Phases 1 and 2, which front Main Street, must either be in agricultural production or landscaped, even in areas where future buildings will be located. The landscaping may be minimal with grass and an irrigation system, but they will need to be kept orderly and maintained.

WATER BOARD RECOMMENDATION

- The Water Advisory Board as approved an estimated 166.6 acre-feet will need to be held by the City in escrow before the master plan will be recorded.
- The required water will be tendered to the City, per phase, before the recording of each plat.

PLANNING COMMISSION RECOMMENDATION

- **Motion:** Commissioner Whitney: I make a motion that we recommend approval of the master plan amendment for The Village. The proposed revised plan is a mixed-use development that contains both commercial and residential uses. The proposal includes 44,128 square feet of commercial space in multiple buildings, 143 dwellings, park, and trails, to be developed in five phases. The master plan is on 27.47 acres and contains 8.68 acres of open space. The property located at 541 East Main is in the C-2 zone. We accept the staff findings and the proposed five conditions. Also, including a sixth condition of having the required parking plan resolved before going to City Council.
- **Seconded:** Commissioner Ream
- **Chairman Nicholas:** Any discussion on the motion?
- **Chairman Nicholas:** All in favor.
- **Ayes:** Commissioners: Ream, Whitney, Wardle and Garland
- **Nays:** None
- **Motion: Passed**

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 does comply with residential code requirements.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code
- Groundwater must be addressed to assure the below grade parking areas and basements are feasible.

PROPOSED CONDITIONS

1. Piezometers are installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-5. 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.
2. The timing of required off-site improvements are established and included in the master plan agreement.

PROPOSED CONDITIONS

3. All private road rights-of-ways must have a dedicated public access easement
4. Phases 4 and 5, which are completely residential, are not allowed to submit for preliminary approval until the correct ratio of commercial square feet has been built for each phase. 60% of the required commercial would need to be built to submit for preliminary approval of phase 4 and 80% of the required commercial would need to be built to submit for the preliminary of phase 5.
5. The commercial areas of Phases 1 and 2, which front Main Street, must either be in agricultural production or landscaped, even in areas where future buildings will be located. The landscaping may be minimal with grass and an irrigation system, but they will need to be kept orderly and maintained.