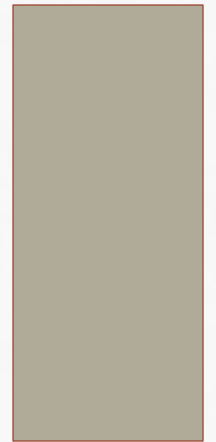


PLANNED UNIT DEVELOPMENT DISCUSSION

CODE TEXT AMENDMENT

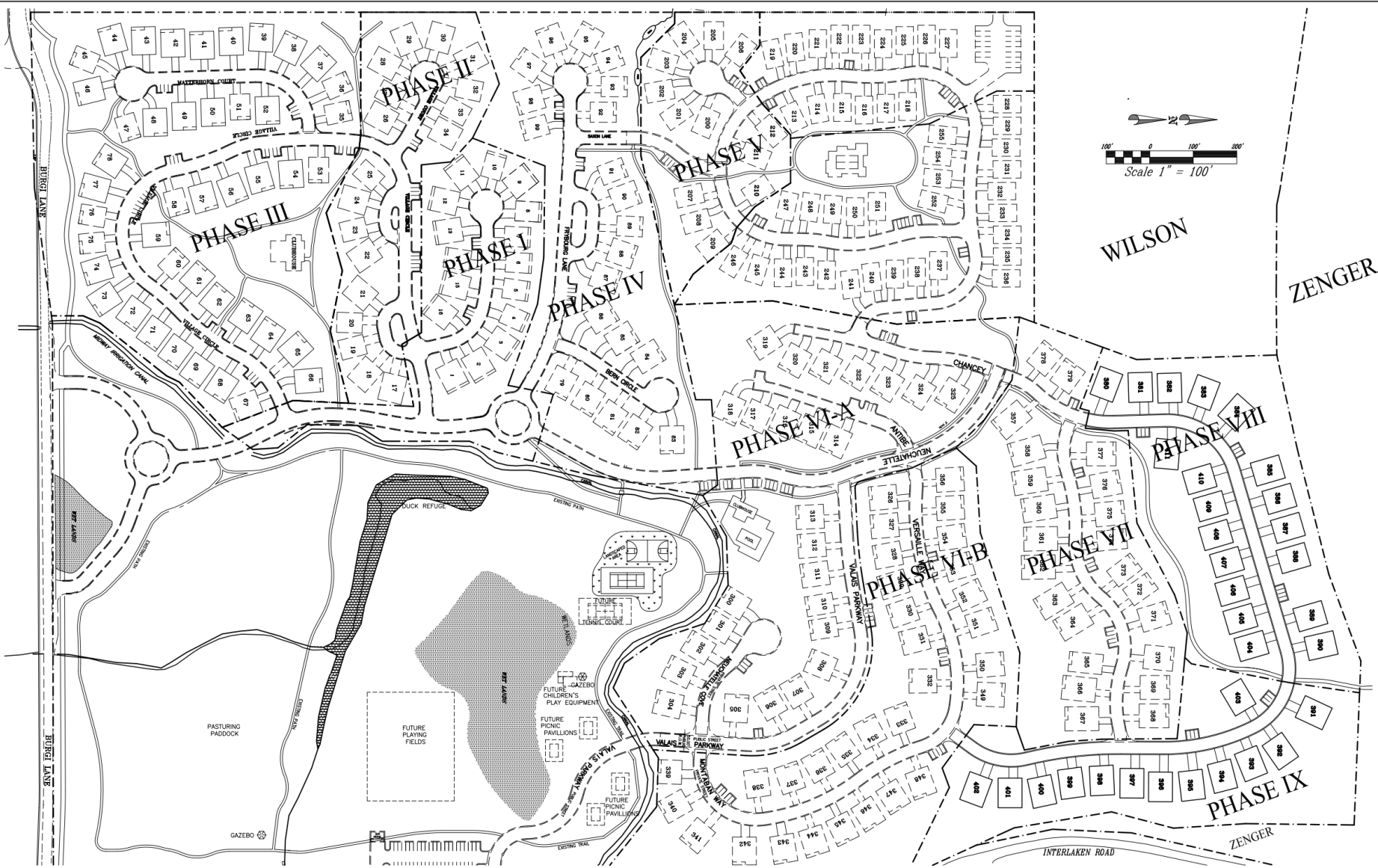


PROPOSAL BACKGROUND

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

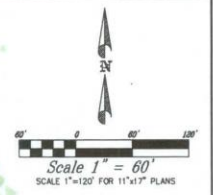
SCALE:
 1"=100'

DESIGN BY: PDB
 DRAWN BY: PDB

DATE: 24 MAR 2008
 REV:

DRAWING NO.
 MP_REVIS

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

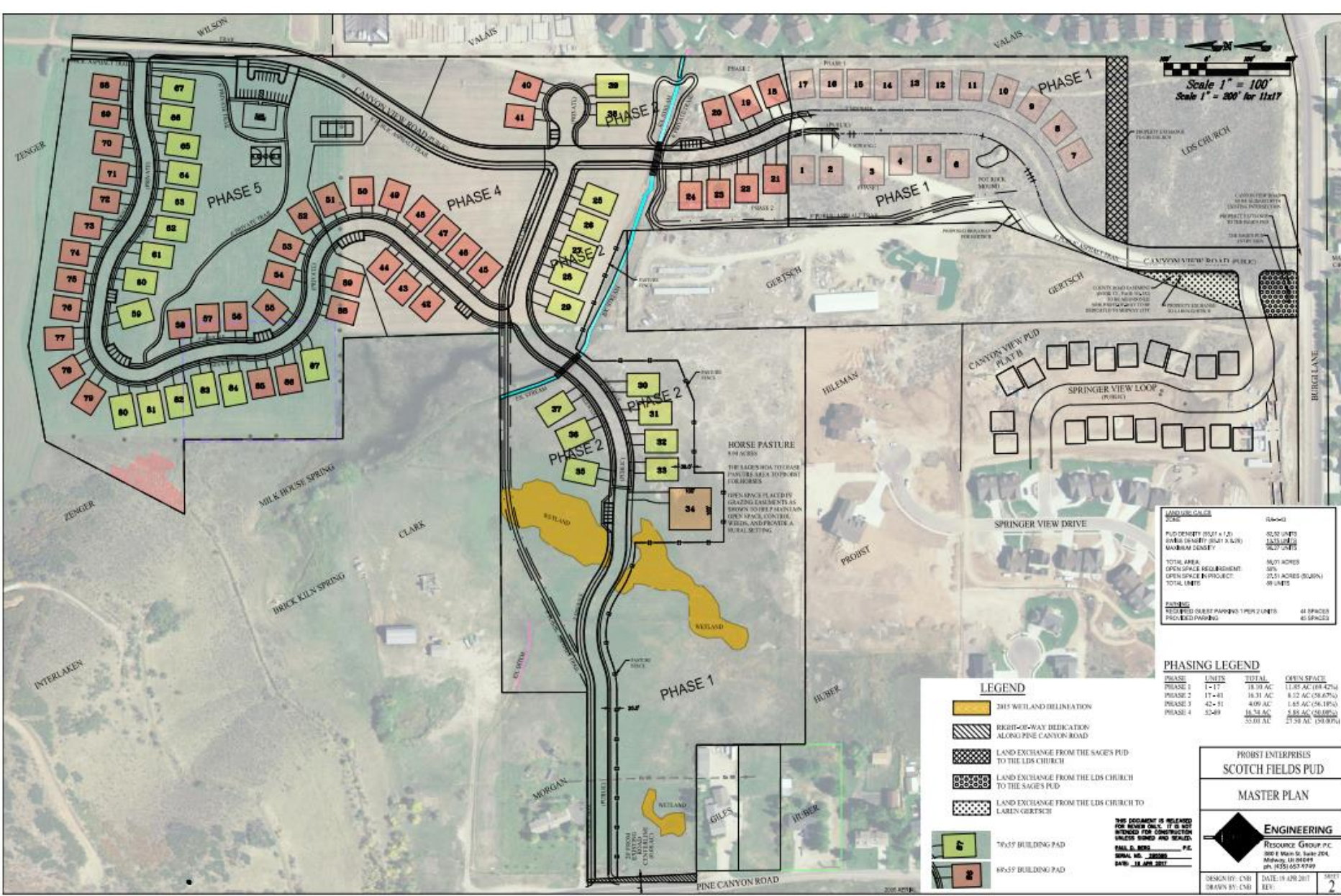
BOB CONDIE
SUNBURST RANCH P.U.D.
AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St, Suite B,
 Milwaukie, OR 97131
 ph. (435) 657-9749

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

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 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)	62.92 UNITS
MINIMUM DENSITY (LOT 4, 12)	123.84 UNITS
MAXIMUM DENSITY	367.68 UNITS
TOTAL AREA	160.1 ACRES
OPEN SPACE REQUIREMENT	38%
OPEN SPACE IN PROJECT	27.21 ACRES (16.98%)
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	17-21	18.30 AC	11.85 AC (64.72%)
PHASE 2	17-41	16.31 AC	8.22 AC (50.37%)
PHASE 3	42-41	4.09 AC	1.85 AC (45.15%)
PHASE 4	52-49	16.78 AC	5.85 AC (34.86%)
PHASE 5		53.01 AC	27.38 AC (51.65%)

- 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

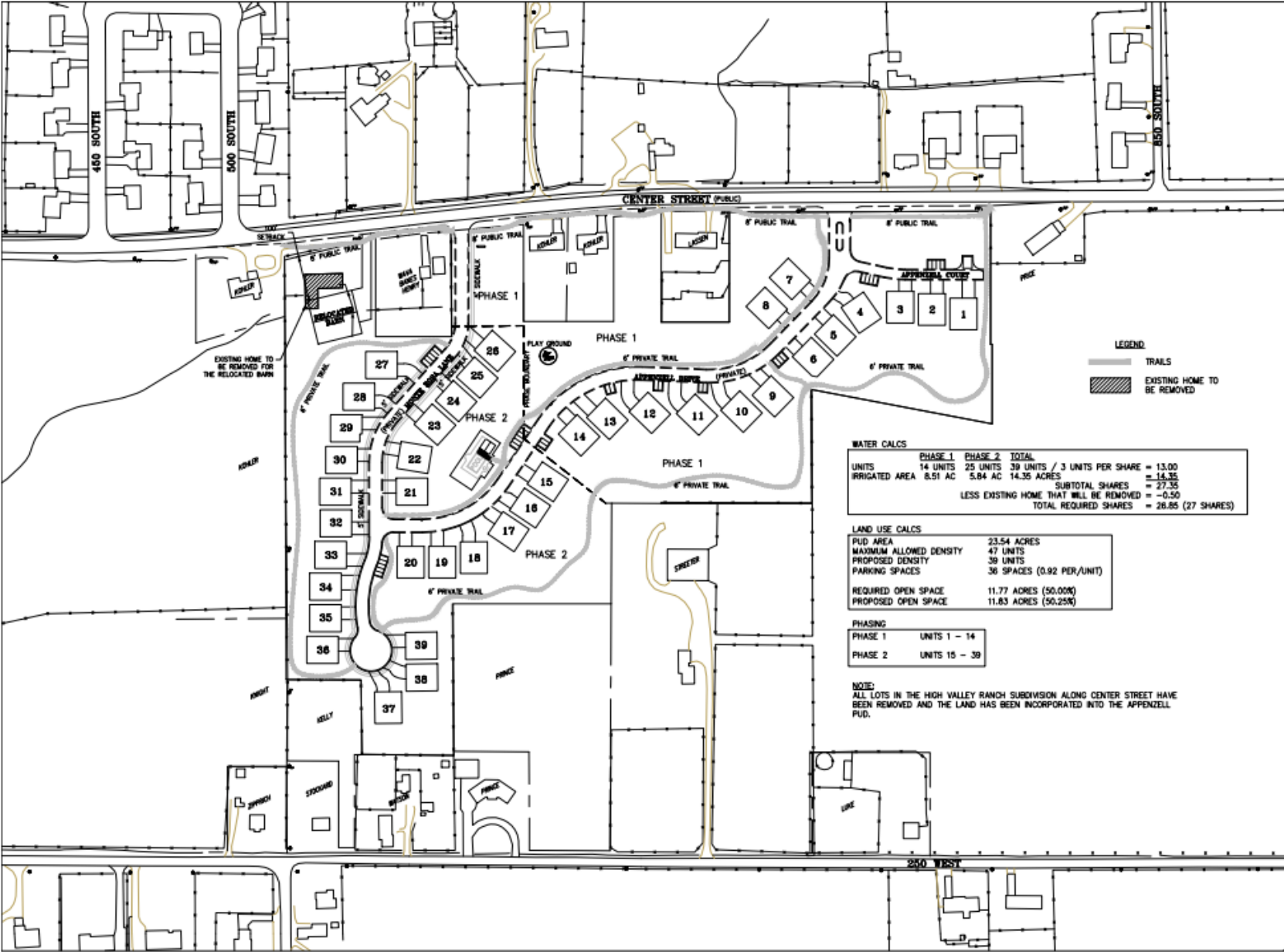
Resource Group P.C.
300 E. Main St. Suite 204
Midvale, UT 84049
PH: 765.557.8799

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

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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.

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 P.E. & S.E.
 REG. NO. 20598
 DATE 22 JUN 2007

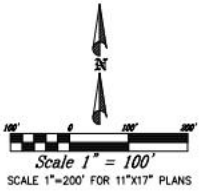
REGAL HOMES
 APPENZELL P.U.D.
 APPROVED AMENDED
 MASTER PLAN

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



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 BROUGHIT 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 (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.

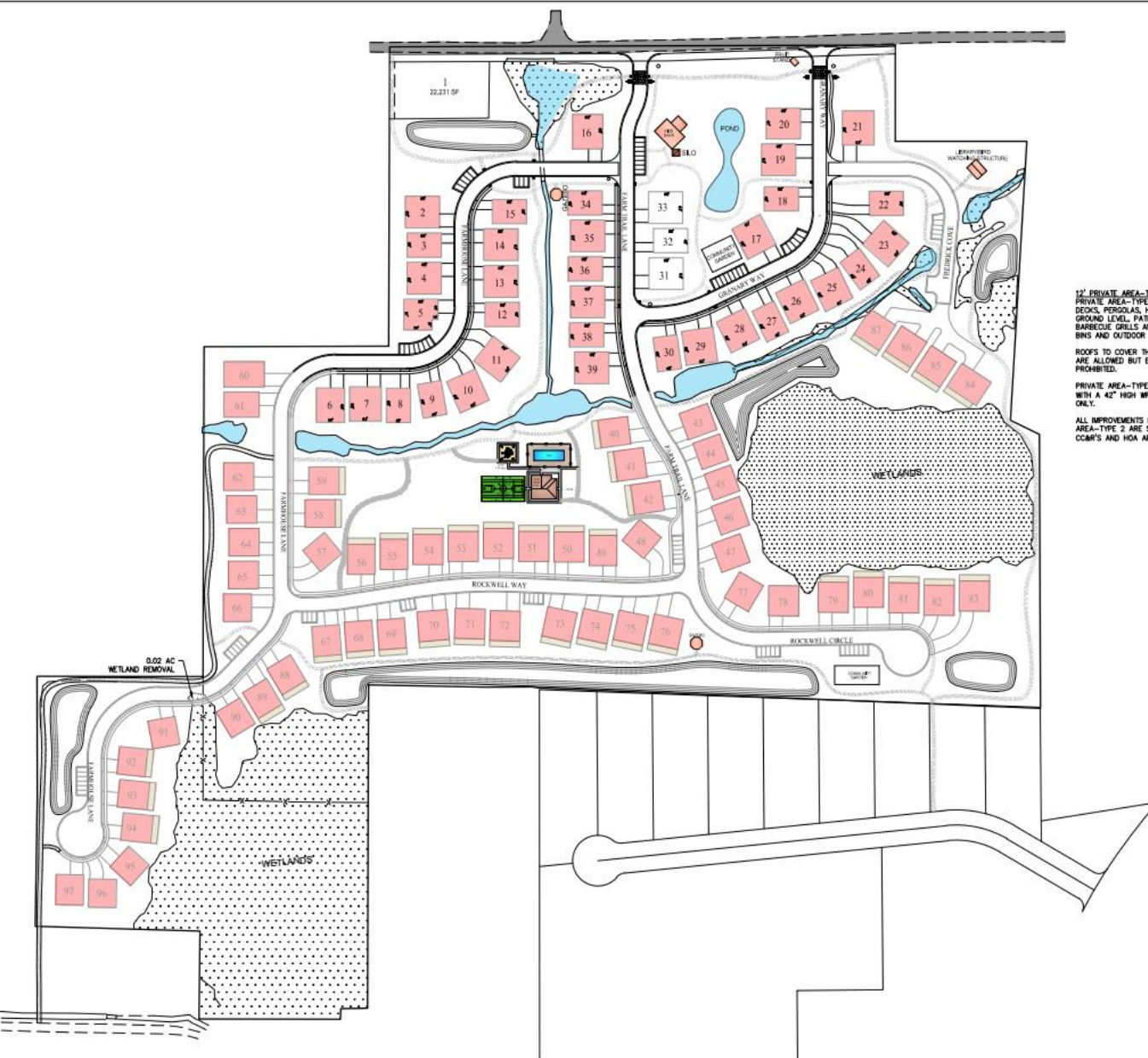
MIDWAY CITY CODE EXCEPTIONS NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
-0.3L-05-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

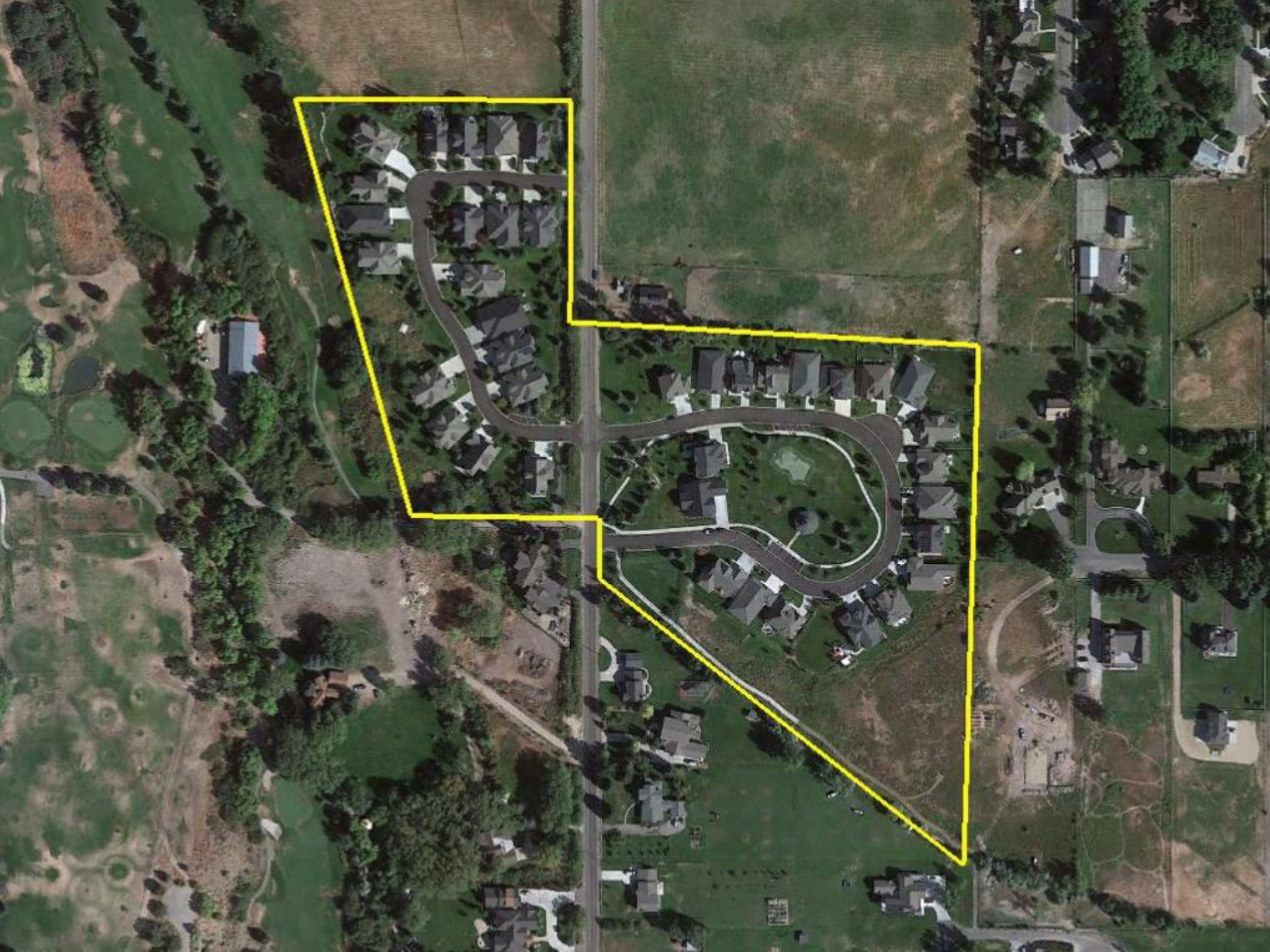
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PAUL S. BERG P.E.
SERIAL NO. 285095
DATE: 28 AUG 2019

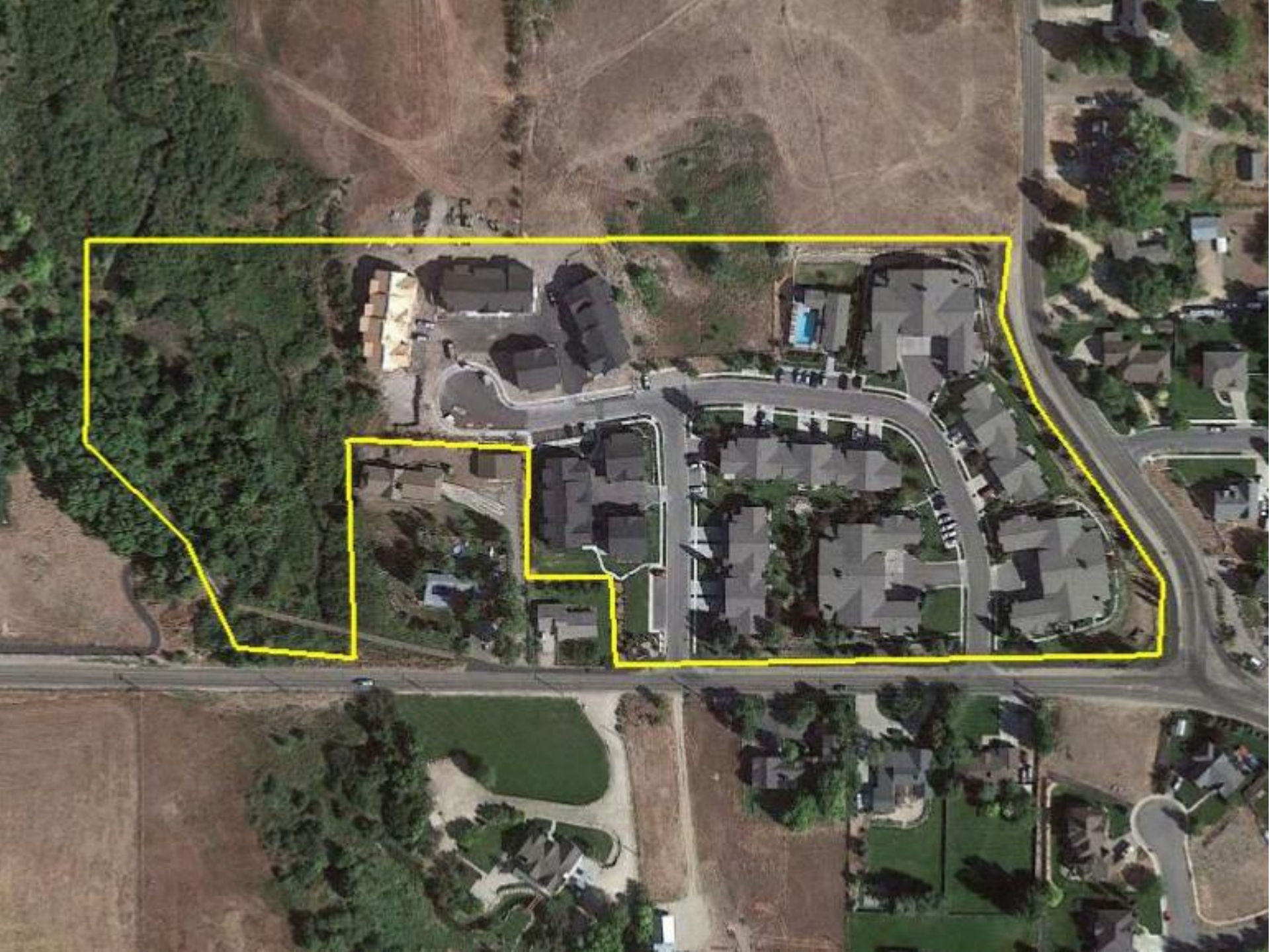
WATTS ENTERPRISES
REMUND FARMS
AMENDED MASTER PLAN

ENGINEERING
ENGINEERING GROUP P.C.
380 E Main St. Suite 204,
Midway, IL 61849
PH: (435) 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

MIDWAY RESIDENTIAL ZONE DENSITIES

				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>
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

- The setbacks around the periphery of the PUD have been increased 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.
- Areas that count as open space will increase from 100' to 150'. Open space areas will need to be 150' (measured in all directions) to count as required open space, except for the peripheral property line setback area which will be counted as open space.

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