Midway City Council
2 June 2020
Regular Meeting

Resolution 2020-14 /
Zenger Annexation Agreement
Amendment and
Midway Vistas Master Plan

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING:	June 2, 2020
NAME OF PROJECT:	Midway Vistas
NAME OF APPLICANT:	Kirk Malmrose
PROPERTY OWNER:	John Zenger Trust
AGENDA ITEM:	Master Plan/Annexation Agreement Amendment
LOCATION OF ITEM:	285 Luzern Road
ZONING DESIGNATION:	RA-1-43

ITEM: 7

Kirk Malmrose, agent for John Zenger Trust, is proposing a Master Plan and Annexation Agreement Amendment for Midway Vistas. The property was annexed into Midway as part of the Zenger Annexation and was formerly known under the names of Murano and Malmrose. The property is 83.19 acres and contains 49 lots. There are 25 acres of open space in the proposal. The property is located at 285 Luzern Road and is in the RA-1-43 zone.

BACKGROUND:

Kirk Malmrose is proposing a Master Plan approval and Annexation Agreement for Midway Vistas (formerly known as Murano). The proposed development is 49 lots on 83.19 acres and is in the RA-1-43 zone. The project area was approved for annexation into Midway on June 27, 2007 and the property was later annexed into the City on January 30, 2008. As part of the approved annexation, an annexation agreement was developed and approved by both the landowner and Midway. The agreement is binding

with no expiration date and includes many details pertaining to development of the property. The agreement was based on months of review by the City Council, Planning Commission and staff. The Midway Vistas master plan is similar to the approved Murano concept plan that was included in the annexation agreement but there are some differences.

The agreement does contain a provision that allows for amendments. Section V D states the following: *This agreement may be amended in whole or in part by the mutual written consent of the parties to this agreement or by their successors in interest or assigns.* Therefore, the applicant has petitioned for the City to consider some minor alterations from the original agreement, but the City is under no obligation to grant any changes, even if the proposed amendment does comply with a previous or current zoning code. The City should only grant an amendment if there is a prevailing communal benefit that a new plan can offer that the approved plan cannot.

The property is 83.19 acres in size and will be developed in three phases. The proposal is a standard subdivision, which usually has public roads, but the annexation agreement does specify that the roads will be private. The property does contain some sensitive lands in the form of slopes greater than 25%. The proposal has 25.39 acres of open space which is 30.52%. A homeowners association will be required to maintain the open space/common area. There will also be a mix of public and private trails throughout the development.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase, and each ensuing phase, to allow the project to function without subsequent phases. All water rights required will be held in escrow by the City before the master plan agreement is recorded.

LAND USE SUMMARY:

- 84.15 acres
- 25 acres of open space
- Zoned RA-1-43
- Three phases
- Standard subdivision
- Private roads (with a public easement) and storm drain system will be maintained by the HOA

- The lots will connect to the Midway Sanitation District sewer and to the City's culinary water line.

- An 8' paved public trail is planned to run north and south through the length of the property and east and west. An offsite trail is also required in the annexation agreement.

- Sensitive lands on the property include slopes greater than 25%.

ANALYSIS:

Open Space – The code requires that with each phase there is enough open space to comply with the 15% requirement of the code. If phase 1 has 75% open space, then phase 2 only needs to have 25% open space if both phases are equal in acreage. The proposed plans do comply with the open space requirements. Open space per phase is the following:

	Total Acreage	Open Space	%
Phase 1	46.89	13.63	29.06%
Phase 2	19.66	8.32	32.98%
Phase 3	16.64	3.05	30.05%
	83.19	25	30.05%

Part of the open space will not be irrigated for a couple of reasons. Some of the areas that will not be irrigated are in sloped areas and some are areas that historically have never been irrigated. The City tries to anticipate what areas future lot owners or common areas that the HOA may want to irrigate in the future when determining to allow areas without water rights. The Water Board did determine to allow some areas that will not be irrigated, and those areas will be noted on the plat. All lots, except lot 30, have water rights that allow the entire lots to be irrigated.

Density – The annexation agreement limits density to 49 lots which is the amount on the proposed plan.

Access – Each phase of the subdivision must meet the access requirements. The proposed plan does have two points of access for each unit. The three access points for the development are Canyon View Road (public), Interlaken Drive (private), and Luzern Road (Interlaken public road). Because Interlaken Drive is a private road the developer arrived at an agreement with owners of the road that will allow use of Interlaken Drive.

Traffic Study – The developers submitted a traffic study to the City as part of the annexation in 2007. Since that time, there has been development in the area so staff is requiring a new traffic study to be completed that will be submitted with preliminary approval of the first phase, as the code requires.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application (please see executive summary attached to this report). Horrocks Engineers has reviewed the study to determine if any special requirements are needed for construction of the roads and future structures in the development. The report is available for viewing in the planning office or by request.

Lot acreage – The land use code allows the area of lots to reduce in size based on the amount of open space in the subdivision. The code requires 15% open space for this proposal and the developer has provided 30%. Because the developer has 15% extra open space, the lots may reduce in size by 15%, therefore the minimal size lot allowed is 0.85 acres, of which there are several in the proposed master plan.

Sensitive Lands – The property does contain slopes greater than 25%. Dwellings are not allowed on areas of slope greater than 25%. The proposed plan complies with this requirement.

Trails – The Trails Master Plan contains two trails that cross the property. One trail runs north from Canyon View Road to Interlaken and another runs from the center of the property to Interlaken Drive. These trails will be paved. The Planning Commission and the Trails and Parks Committee have both expressed the desire for a trail to connect to the west side of the property. The developer has provided an access on the proposed plans to make that connection. The City will need to decide if the route that has been proposed is the best route or if there is a better option. The annexation agreement also requires an offsite trail along Burgi Lane. The City completed that trail several years ago so staff is proposing that the development pay for another similar length trail that will be built in the next few months along Homestead Drive. Both trails are about 300' in length so this proposition does seem equitable.

Setbacks – All structures in the proposed development will need to comply with the RA-1-43 standards.

Height of structures – All structures in the proposed development will be no taller than 35' to the roof measured from natural grade.

All three phases will be one HOA – The three phases of the master plan will all be one Homeowners' Association, and this will be memorialized in the master plan agreement. The HOA is responsible for maintenance of the streets, private trails and any amenities, such as the tennis court, that is provided.

Interlaken Dumpsters in Valais Park – There have been problems with the Interlaken dumpsters located on City property in the Valais Park parking lot. The dumpsters are used by many people even though the dumpsters are only for the residents of Interlaken and the trash from the Valais Park. Because they are so accessible, they are overused and many times there is trash scattered around the dumpster area. For years,

the City has tried to relocate the dumpsters and there has been discussion of moving the dumpsters farther up Interlaken Drive near the entrance of Interlaken. It appears there is a suitable site on the Zenger property. The City may require a dumpster site as part of the Annexation Agreement Amendment.

Roads - The proposal is a standard subdivision, which usually has public roads, but the annexation agreement does specify that the roads will be private. Staff is recommending, as part of the annexation agreement amendment, that a public access easement is granted. The easement will be noted on the plats of all three phases and the master plan agreement.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Bouwhuis: I make a motion to recommend approval for Midway Vistas, Master Plan and Annexation Amendment. The property was annexed into Midway as part of the Zenger Annexation and was formerly known under the names of Murano and Malmrose. The property is 84.15 acres and contains 49 lots. There are 25.39 acres of open space in the proposal. The property is located at 285 Luzern Road and is in the RA-1-43 zone. We accept staff report and the list of conditions provided in the staff report as follows: The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that City built along Burgi Lane that was originally required of the developer. Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan and that a possible location would be the far east side of the property off Interlaken. The area being considered for the burden of costs to the city and that we feel that it is inappropriate to have the dumpsters located at the entrance to this development. All approved non-irrigated areas will be noted on the plats. A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.

Seconded: Commissioner McKeon.
Chairman Nicholas: Any discussion on the motion?
Chairman Nicholas: All in favor.
Ayes: Commissioners: Ream Bouwhuis, McKeon, Whitney, Simons, and Crawford
Nays: None
Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project. The final numbers need to be calculated but Phase 1 would dedicate 120.18 acre-feet, Phase 2 would dedicate 32.7-acre feet, and phase 3 would dedicate 40.91-acre feet. All the required water rights will be held in escrow before the master plan agreement is recorded.

POSSIBLE FINDINGS:

- The proposal complies with the requirements of the code for standard subdivisions.

- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.

- The public trails will be built by the developer that will be an amenity to the entire community.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the request does not meet the requirements of the code.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

1. The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that the City built along Burgi Lane that was originally required of the developer.

2. Developer will propose potential locations for the Valais Park dumpsters in the boundaries of the master plan.

3. All approved non-irrigated areas will be noted on the plats.

4. A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.

5. Private roads in the development will have a public access easement which will be noted on the plats and in the master plan agreement.

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HORROCKS
ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

May 12, 2020

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Midway Vistas Subdivision – Master Plan Review

Dear Michael:

Horrocks Engineers recently reviewed the Midway Vistas subdivision plans for Master Plan approval. The proposed subdivision boarders Interlaken to the North, the Scotch Fields Subdivision to the South and Interlaken Drive to the East. The proposed subdivision consists of 49 lots. The following issues should be addressed.

General Comments

- Each phase within the Master Plan appears to be a stand-alone phase.
- All drawings and standards should meet the Midway City updated 2020 specifications.

Water

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the existing 8" culinary water line in Interlaken Drive to the east of the subdivision and to a 10" culinary water line in Dutch Fields subdivision to the South of the proposed subdivision.
- To accommodate fire flows it appears a 10" water line will need to be installed throughout the subdivision. This will be addressed during the preliminary approval process.
- During the approval process we need to address the required water pressure of the highest lots.

Roads

- The proposed private roads within development will have right-of-way widths of 56' with sidewalk on both sides of the road.
- As part of the annexation agreement all roads within the subdivision will be private with a public use easement.
- Any access issues relative to the town of Interlaken need to be resolved.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company. Lots higher in elevation will likely have issues with pressure. This should be addressed as part of the preliminary approved plans.
- All removal, additions, or revisions to pressure irrigation system must be approved by Midway Irrigation Company.

Trails

- An 8` public trail system is shown throughout the development. This should be shown as a private trail with public use easement.
- The trails will connect with Scott Fields development on Canyon View Road.

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins with the development.
- Midway Vistas HOA will be responsible for maintenance of the detention basins.

Sewer

- Sewer will be provided by Midway Sanitary Sewer District.

The following items will need to be submitted for preliminary review:

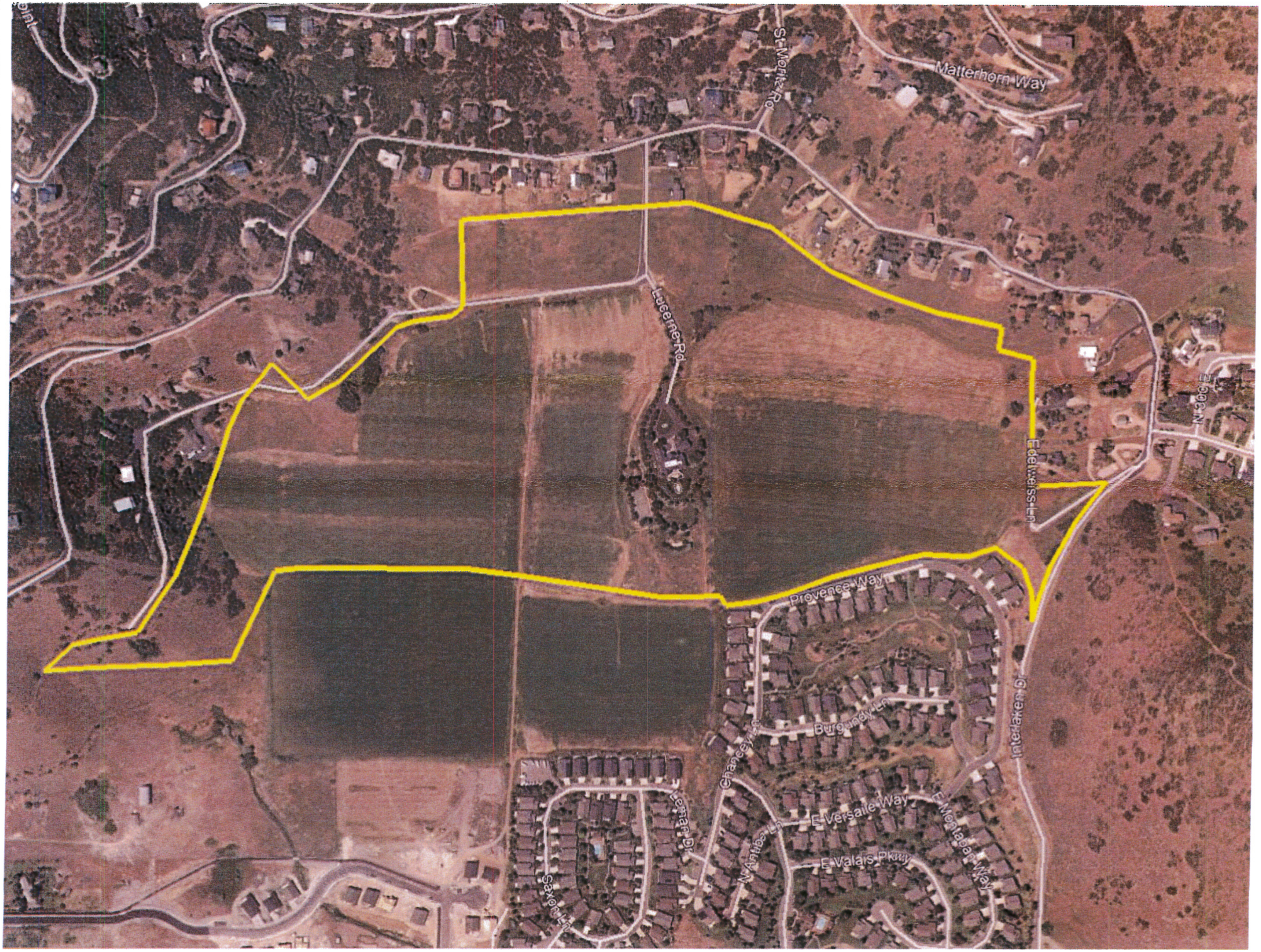
- Roadway, trail, and detention pond cross sections
- An updated traffic report shall be submitted for final approval.

Please feel free to call our office with any questions.

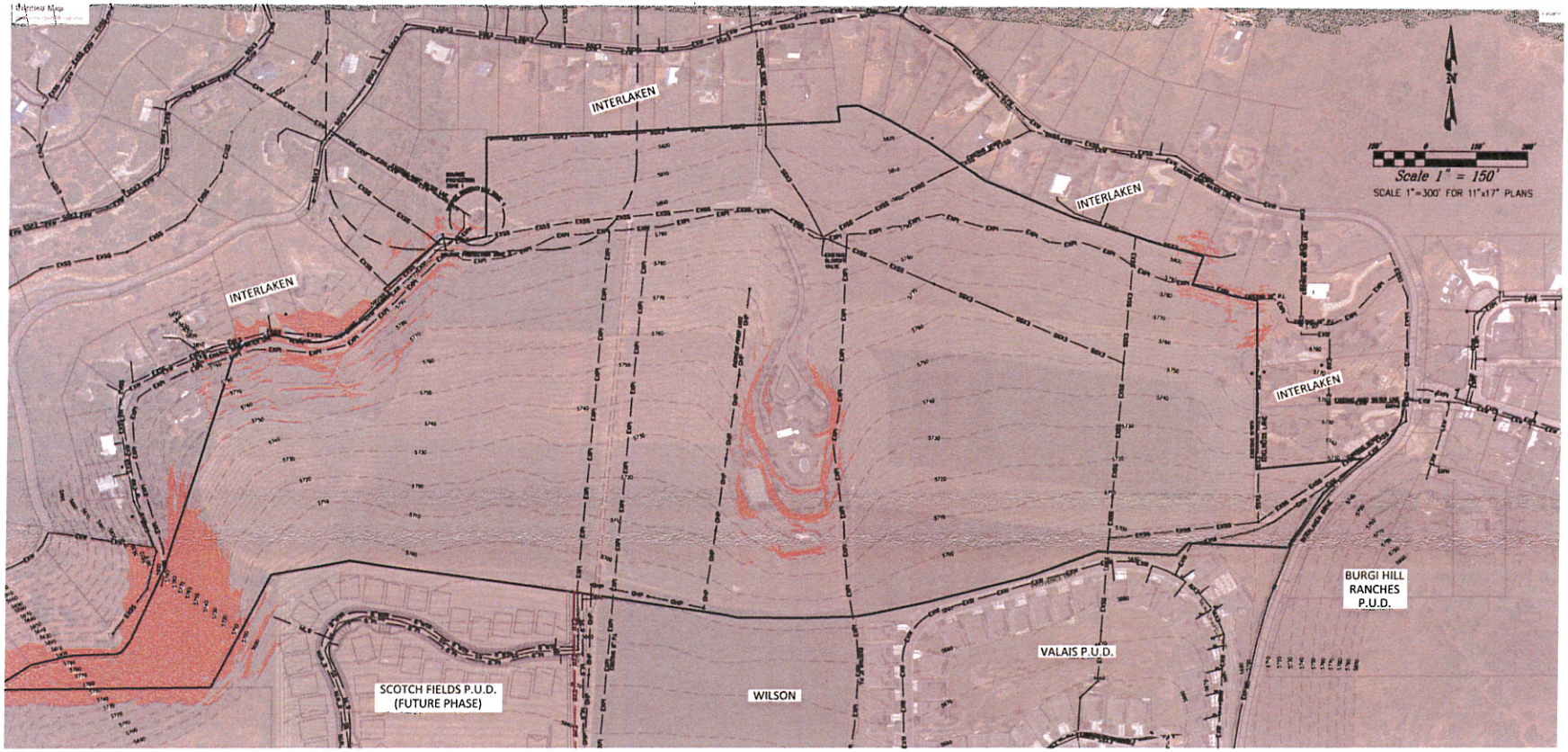
Sincerely,
HORROCKS ENGINEERS

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering



Matterhorn Way
St Moritz Rd
Lucerne Rd
Edelweiss Ln
Provence Way
Interlaken Dr
E Versaille Way
E Valais Pkwy
Saxon Ln



LEGEND:

- EXISTING CONTOURS
- EXPI — EXISTING PRESSURIZED IRRIGATION
- OHP — EXISTING OVERHEAD POWER
- EXSS — EXISTING SANITARY SEWER
- SLOPES GREATER THAN 25%
- EXMH — EXISTING SEWER MANHOLE
- EXW — EXISTING WATER LINE
- EXGAS — EXISTING GAS LINE

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

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

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 15 APR 2020

KIRK MALMROSE

MIDWAY VISTAS

EXISTING CONDITIONS

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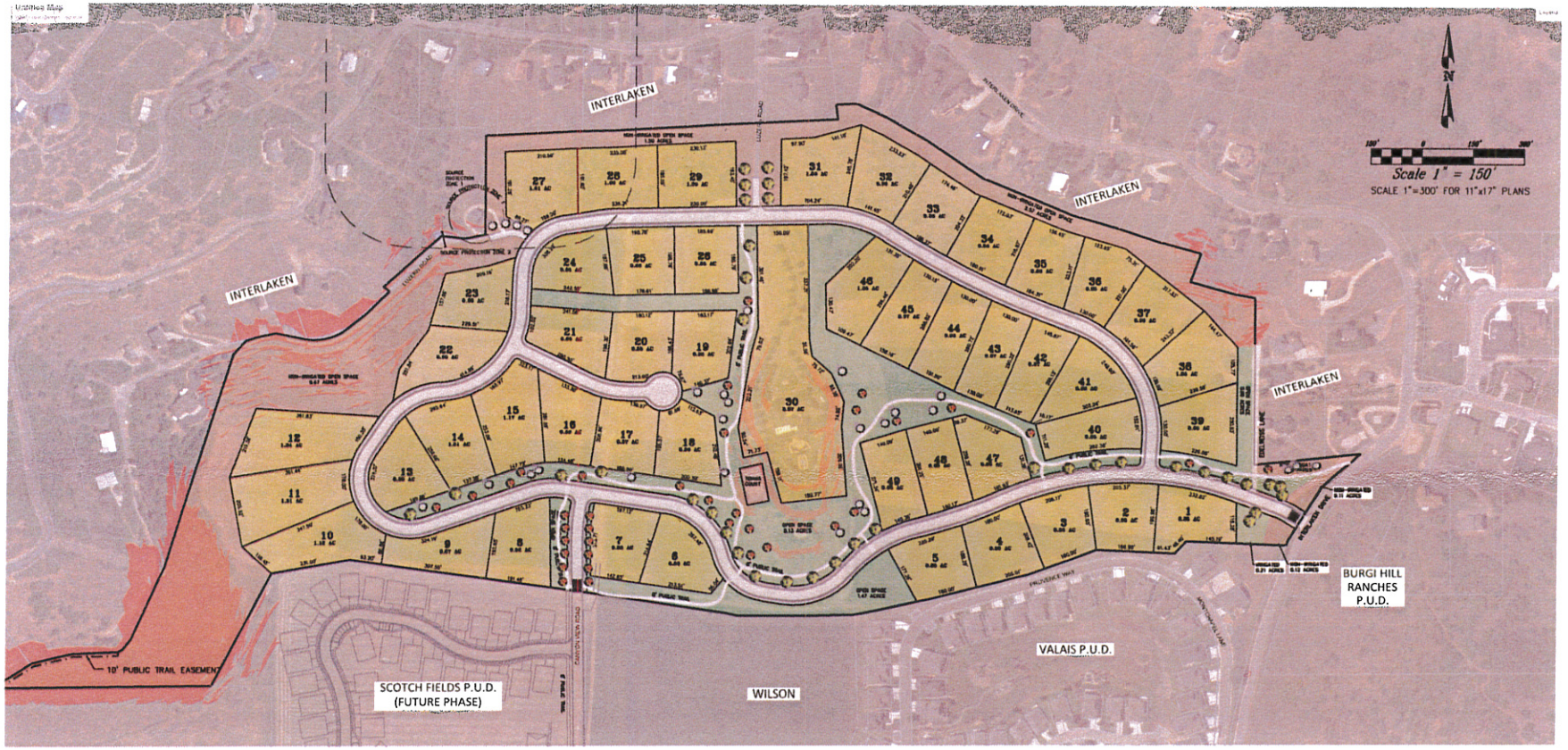
DESIGN BY: CNB	DATE: 15 APR 2020	SHEET
DRAWN BY: CNB	REV:	1



ALLOWED LOT SIZE

LOT SIZE AND FRONTAGE MAY BE REDUCED 15% DUE TO THE EXTRA 15% OPEN SPACE THAT IS BEING DEDICATED FOR THIS SUBDIVISION.
ALLOWED MINIMUM LOT SIZE 0.85 ACRES
ALLOWED MINIMUM FRONTAGE 127.50 FEET

LOT 30:
IRRIGATED AREA = 1.63 ACRES
NON-IRRIGATED AREA = 1.24 ACRES
IMPERVIOUS AREA = 1.00 ACRES

ROAD ROW IRRIGATED AREA FOR SWALES = 1.91 ACRES

LUZERN ROAD NOTE:
LUZERN ROAD WILL BE ABANDONED THROUGH LOTS 27-29. LUZERN ROAD WILL CONNECT TO THE NEW ROAD IN THE SUBDIVISION BETWEEN THE WELL PUMP HOUSE AND LOT 27 TO CONNECT TO THE NEW ROAD IN THE SUBDIVISION.

LEGEND

- COMMON AREA WITH TRAILS & TENNIS COURT (12.03 ACRES) IRRIGATED COMMON AREA (11.15 ACRES)
- NON-IRRIGATED COMMON AREA/OPEN SPACE (13.36 ACRES)
- LOTS
- PUBLIC TRAILS (4,717 LF)
- SLOPES GREATER THAN 25%

LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.39 AC (30.52%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS

NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.

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PAUL A. BERG P.E.
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MIDWAY VISTAS
MASTER SITE PLAN

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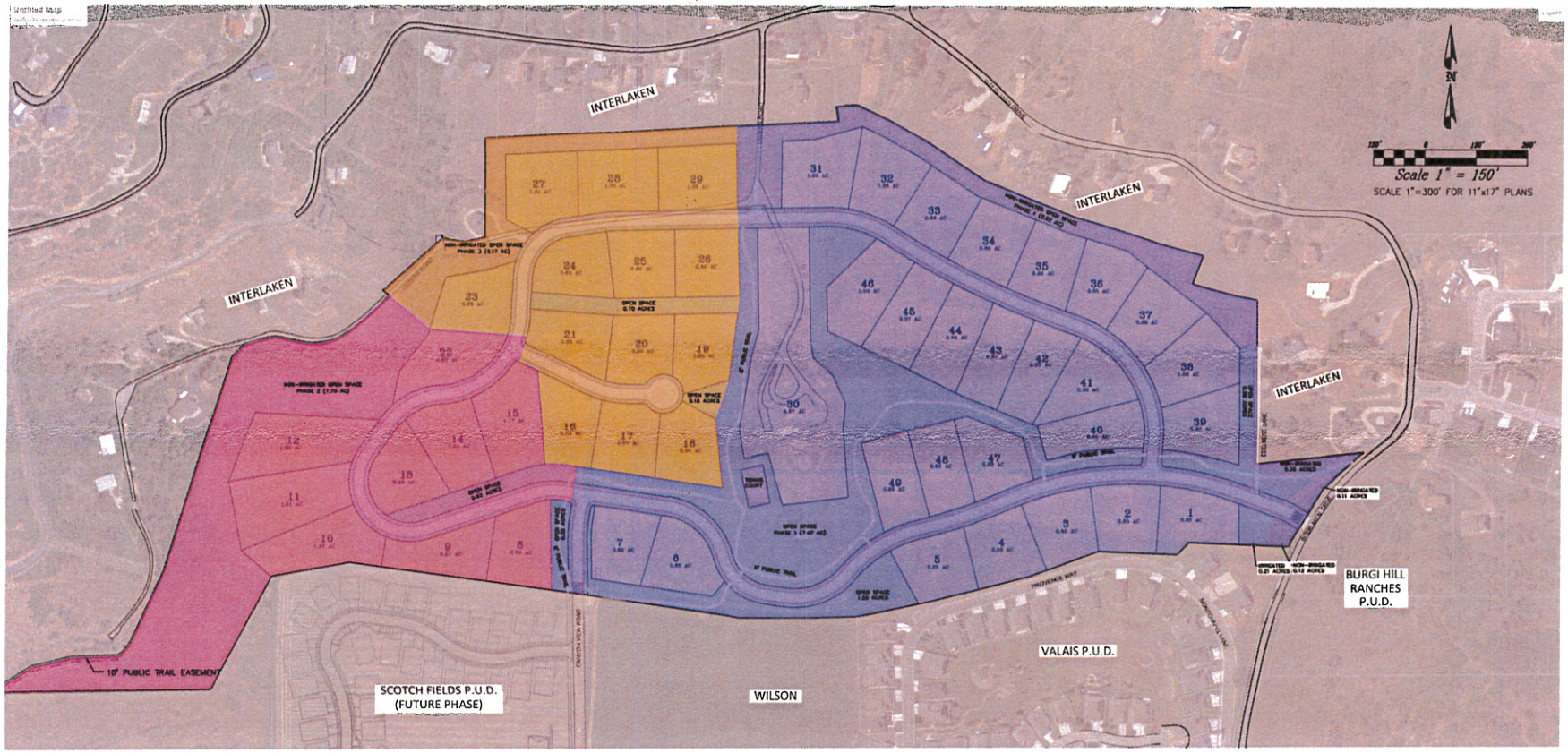

PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE IN PHASE	OPEN SPACE %	CUMULATIVE OPEN SPACE % IN PROJECT	NON-IRRIGATED OPEN SPACE
1	27	1-7, 30-49	46.89 AC	13.63 AC	29.06%	29.06%	3.36 AC
2	9	8-15, 22	19.66 AC	8.32 AC	43.90%	32.98%	7.70 AC
3	13	16-21, 24-29	16.64 AC	3.05 AC	18.33%	30.05%	2.17 AC
			83.19 AC				

NOTES:
15% REQUIRED PER CITY ORDINANCE.
30% REQUIRED FOR REDUCE LOT SIZES PROPOSED WITH THIS PROJECT.

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

LAND USE TABLE

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.39 AC (30.52%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

KIRK MALMROSE
MIDWAY VISTAS
PHASING PLAN

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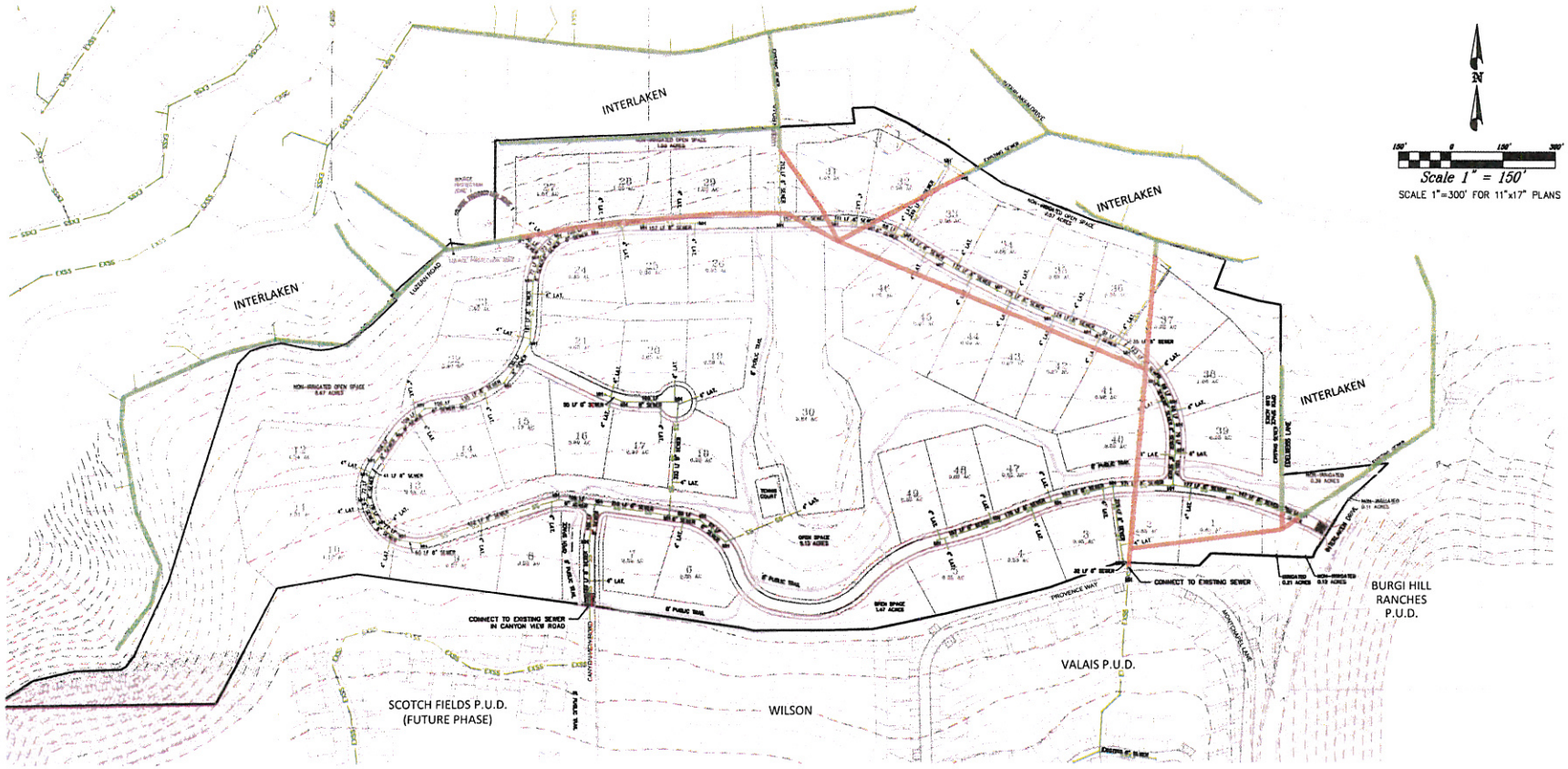

LEGEND:

- EXISTING SEWER TO REMAIN
- EXISTING SEWER TO BE ABANDONED
- PROPOSED 8" SEWER

SANITARY SEWER SYSTEM NOTES:

1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
   - 1.1. ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
   - 1.2. ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.
3. ALL PRIVATE STREETS WILL BE A DEDICATED AS A PUBLIC UTILITY EASEMENT. A 20 FOOT SEWER EASEMENT HAS BEEN PROVIDED FOR ALL SEWERS NOT LOCATED WITHIN A STREET.

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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PAUL D. BERG P.E.
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KIRK MALMROSE
MIDWAY VISTAS
SEWER MASTER PLAN

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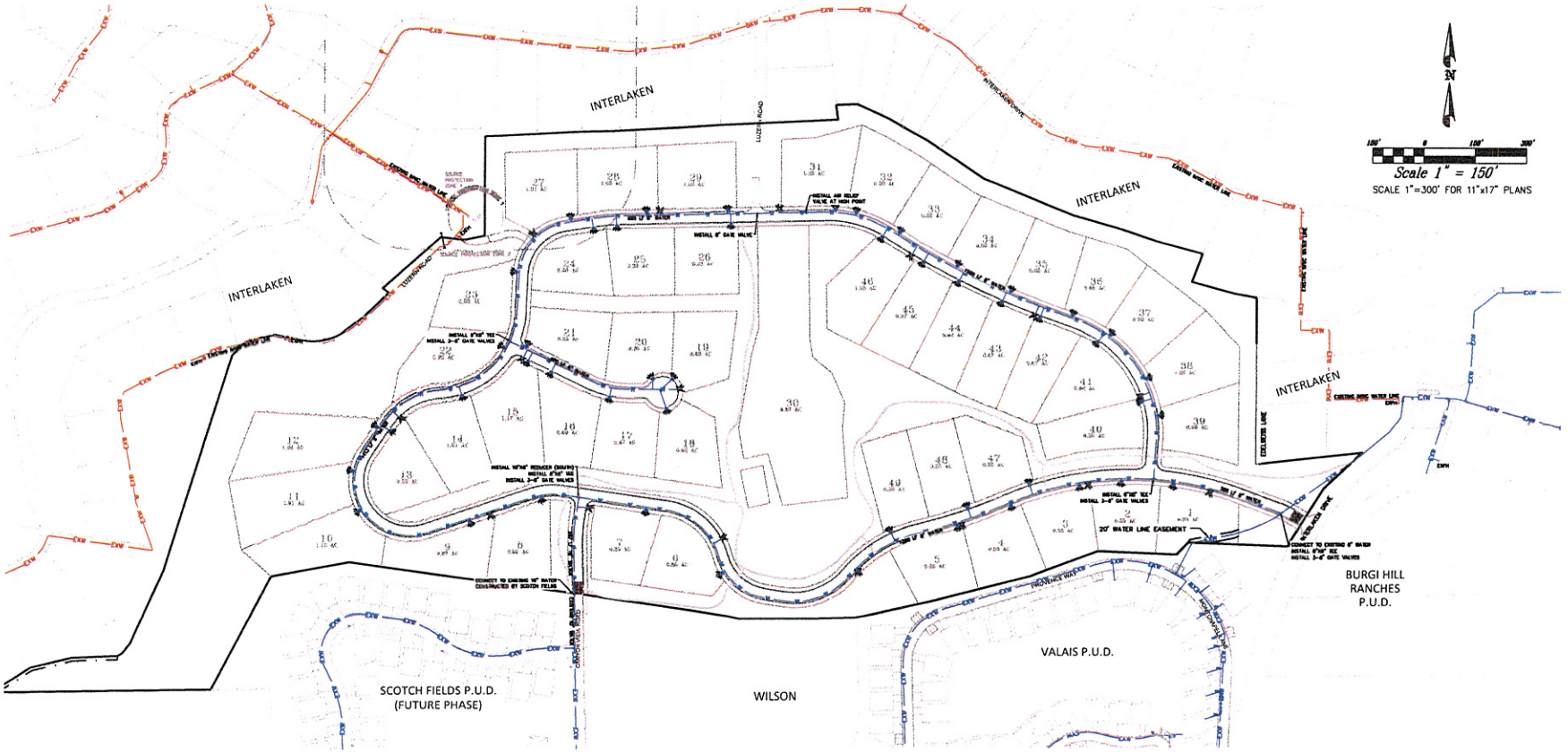

LEGEND:

- PROPOSED 8" WATER
- EXISTING WATER (MIDWAY)
- EXISTING WATER (INTERLAKEN)
- FIRE HYDRANT
- WATER METER

CULINARY WATER NOTES:

- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.

BLUE STAKE NOTE:

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KIRK MALMROSE
MIDWAY VISTAS
WATER MASTER PLAN

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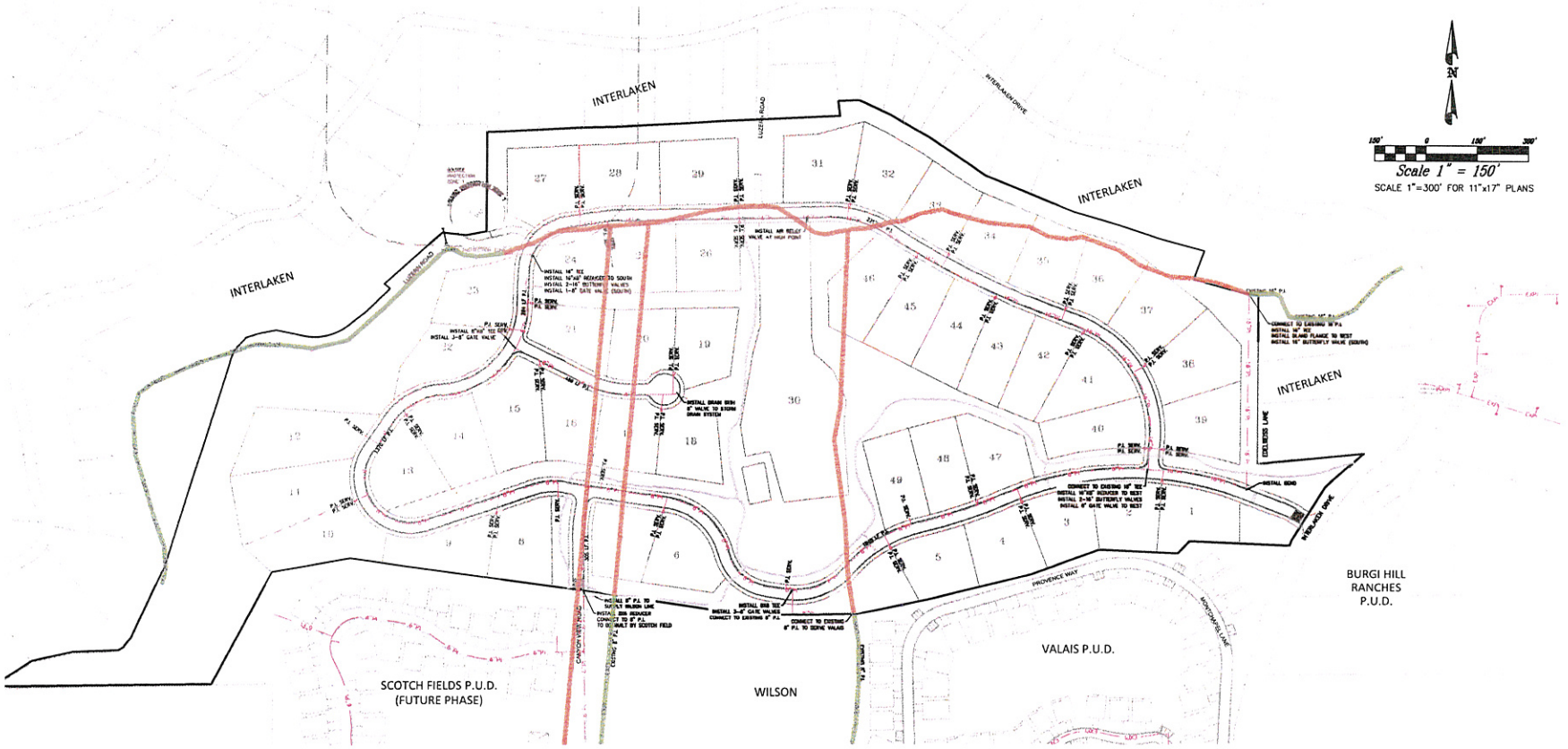

LEGEND:

- EXISTING PRESSURIZED IRRIGATION TO REMAIN
- EXISTING PRESSURIZED IRRIGATION TO BE ABANDONED
- PROPOSED 8" PRESSURIZED IRRIGATION
- PROPOSED 16" PRESSURIZED IRRIGATION

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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PAUL D. BERG P.E.
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DATE: 15 APR 2020

KIRK MALMROSE
MIDWAY VISTAS
PRESSURIZED IRRIGATION MASTER PLAN

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DATE: 15 APR 2020
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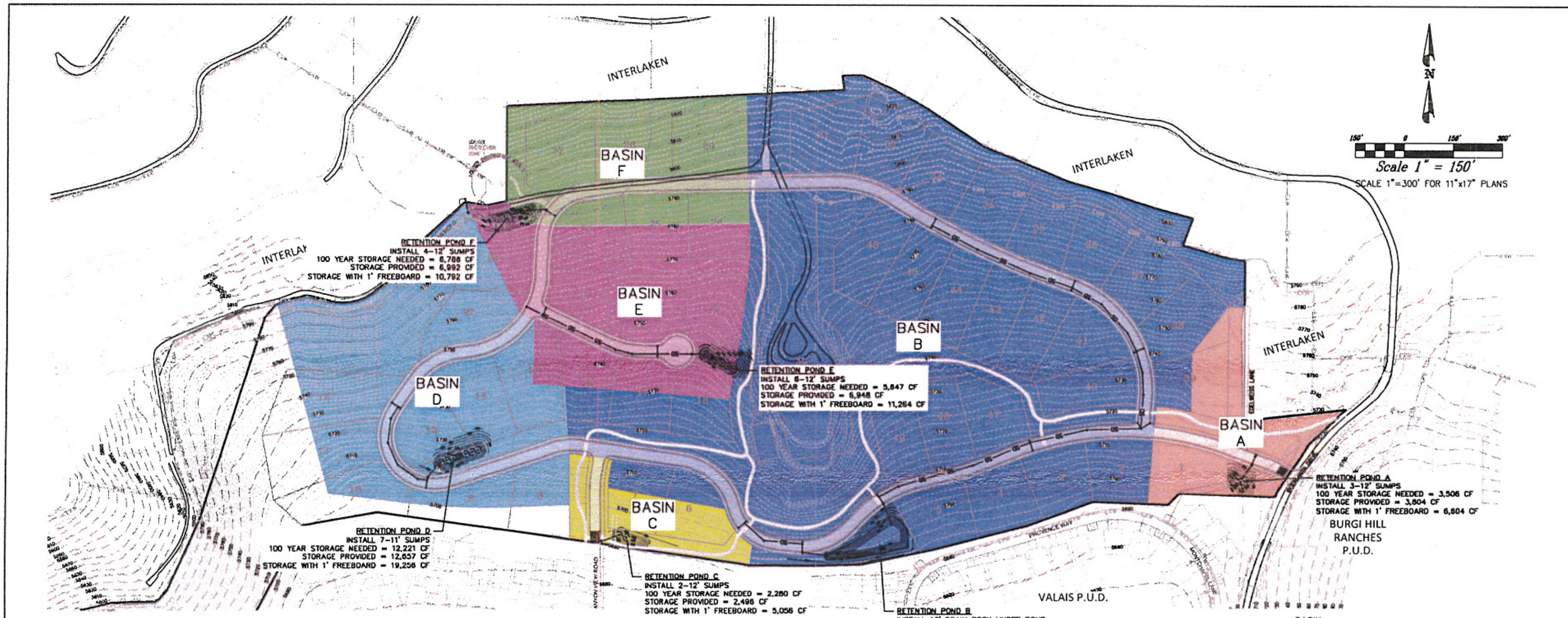

STORM DRAIN SYSTEM NOTE:

- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2016 EDITION.

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

BASIN AREA	TOTAL AREA	ROADS	LOTS	OPEN SPACE
A	3.81 AC	0.34 AC	1.52 AC	1.95 AC
B	42.28 AC	2.87 AC	26.12 AC	13.29 AC
C	2.27 AC	0.21 AC	1.30 AC	0.76 AC
D	12.49 AC	0.98 AC	7.13 AC	4.38 AC
E	8.47 AC	0.71 AC	6.36 AC	1.39 AC
F	6.39 AC	0.52 AC	4.18 AC	1.69 AC

Table 1 - Runoff Coefficient for Drainage Area A

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Lots (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area A	3.81	0.34	1.52	1.95	0.34

Table 2 - 100 Year Storm Peak Runoff and Volume from Drainage Area A

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	[illegible]	0.34	5.32	4,789
30	[illegible]	3.81	0.34	[illegible]	[illegible]
60	1.71	3.81	0.34	[illegible]	[illegible]
120	0.96	3.81	0.34	[illegible]	[illegible]
180	0.65	3.81	0.34	[illegible]	[illegible]
360	0.35	3.81	0.34	[illegible]	[illegible]
720	0.21	3.81	0.34	[illegible]	[illegible]
1440	[illegible]	3.81	0.34	[illegible]	[illegible]

Table 3 - Retention Pond A Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	3-12' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	[illegible]	2.0	[illegible]	106	[illegible]
30	[illegible]	2.0	[illegible]	211	[illegible]
60	[illegible]	2.0	[illegible]	422	[illegible]
120	[illegible]	2.0	[illegible]	845	[illegible]
180	[illegible]	2.0	[illegible]	1,264	[illegible]
360	[illegible]	2.0	[illegible]	2,527	[illegible]
720	[illegible]	2.0	[illegible]	5,054	[illegible]
1440	[illegible]	2.0	[illegible]	10,109	0

Table 4 - Drainage Area A Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
[illegible]	0.00	[illegible]	0	0.00
[illegible]	1.00	[illegible]	421	0.01
[illegible]	2.00	[illegible]	1,311	0.03
[illegible]	3.00	2,327	3,604	0.08
5700	4.00	[illegible]	6,804	0.15

contains the 100 year storm +1' freeboard

Table 5 - Runoff Coefficient for Drainage Area B

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Lots (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area B	42.28	2.87	26.12	13.29	0.37

Table 6 - 100 Year Storm Peak Runoff and Volume from Drainage Area B

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	42.28	0.37	64.01	57,610
30	2.76	42.28	0.37	43.30	77,951
60	1.71	42.28	0.37	26.83	96,581
120	0.96	42.28	0.37	15.06	108,442
180	0.65	42.28	0.37	10.20	110,137
360	0.35	42.28	0.37	5.49	118,609
720	0.21	42.28	0.37	3.29	142,331
1440	0.13	42.28	0.37	2.04	176,219

Table 7 - Retention Pond B Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	13' Gravel 40% Void Volume (cf)	Percolation from Gravel (cf)	Storage Needed in Pond (cf)
15	[illegible]	2.0	80,330	644	0
30	[illegible]	2.0	[illegible]	1,287	0
60	[illegible]	2.0	[illegible]	2,575	13,677
120	[illegible]	2.0	[illegible]	5,149	22,963
180	[illegible]	2.0	[illegible]	7,724	22,083
360	[illegible]	2.0	[illegible]	15,448	22,831
720	[illegible]	2.0	[illegible]	30,895	31,106
1440	[illegible]	2.0	[illegible]	61,792	34,097

Table 8 - Drainage Area B Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
[illegible]	0.00	5,046	0	0.00
[illegible]	1.00	6,003	5,666	0.13
[illegible]	2.00	9,565	13,493	0.31
[illegible]	3.00	10,714	23,130	0.53
5687	4.00	13,035	35,000	0.80
[illegible]	5.00	15,448	49,237	1.13

contains the 100 year storm 1' of freeboard

Table 9 - Runoff Coefficient for Drainage Area C

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Lots (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area C	2.27	0.21	1.30	0.76	0.38

Table 10 - 100 Year Storm Peak Runoff and Volume from Drainage Area C

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	2.27	0.38	3.51	3,162
30	2.76	2.27	0.38	2.38	4,277
60	1.71	2.27	0.38	1.47	5,300
120	0.96	2.27	0.38	0.83	5,951
180	0.65	2.27	0.38	0.56	6,044
360	0.35	2.27	0.38	0.30	6,509
720	0.21	2.27	0.38	0.18	7,811
1440	0.13	2.27	0.38	0.11	9,671

Table 11 - Retention Pond C Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	2-12' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	3,162	2.0	3,110	70	0
30	4,277	2.0	3,110	140	1,027
60	5,300	2.0	3,110	281	1,910
120	5,951	2.0	3,110	562	2,280
180	6,044	2.0	3,110	842	2,092
360	6,509	2.0	3,110	1,685	1,714
720	7,811	2.0	3,110	3,370	1,331
1440	9,671	2.0	3,110	6,739	0

Table 12 - Drainage Area C Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5688	0.00	0	0	0.00
5689	1.00	373	187	0.00
5690	2.00	1,152	934	0.02
5691	3.00	2,041	2,496	0.06
5692	4.00	3,079	5,056	0.12

contains the 100 year storm +1' freeboard

Table 13 - Runoff Coefficient for Drainage Area D

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Lots (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area D	12.49	0.98	7.12	4.38	0.37

Table 14 - 100 Year Storm Peak Runoff and Volume from Drainage Area D

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	12.49	0.37	18.79	16,913
30	2.76	12.49	0.37	12.71	22,880
60	1.71	12.49	0.37	7.88	28,355
120	0.96	12.49	0.37	4.42	31,837
180	0.65	12.49	0.37	2.99	32,334
360	0.35	12.49	0.37	1.61	34,821
720	0.21	12.49	0.37	0.97	41,736
1440	0.13	12.49	0.37	0.60	51,735

Table 15 - Retention Pond D Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	7-11' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	16,813	15.0	9,509	1,657	5,750
30	22,880	15.0	9,509	3,314	10,063
60	28,355	15.0	9,509	6,628	12,221
120	31,837	15.0	9,509	13,255	9,075
180	32,334	15.0	9,509	19,883	2,945
360	34,821	15.0	9,509	39,766	0
720	41,736	15.0	9,509	79,531	0
1440	51,735	15.0	9,509	159,062	0

Table 16 - Drainage Area D Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5707	0.00	0	0	0.00
5708	1.00	2,034	1,017	0.02
5709	2.00	3,209	3,639	0.08
5710	3.00	4,484	7,485	0.17
5711	4.00	5,860	12,657	0.29
5712	5.00	7,337	19,256	0.44

contains the 100 year storm +1' freeboard

Table 17 - Runoff Coefficient for Drainage Area E

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Units (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area E	8.46	0.71	6.36	1.39	0.41

Table 18 - 100 Year Storm Peak Runoff and Volume from Drainage Area E

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	8.46	0.41	14.12	12,709
30	2.70	8.46	0.41	9.55	17,194
60	1.71	8.46	0.41	5.92	21,306
120	0.96	8.46	0.41	3.32	23,922
180	0.65	8.46	0.41	2.25	24,296
360	0.35	8.46	0.41	1.21	26,165
720	0.21	8.46	0.41	0.72	31,398
1440	0.13	8.46	0.41	0.45	38,874

Table 19 - Retention Pond E Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	6-12' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	12,709	15.0	9,330	1,582	1,797
30	17,194	15.0	9,330	3,164	4,700
60	21,306	15.0	9,330	6,329	5,647
120	23,922	15.0	9,330	12,658	1,935
180	24,296	15.0	9,330	18,986	0
360	[illegible]	15.0	9,330	37,973	0
720	[illegible]	15.0	9,330	75,946	0
1440	[illegible]	15.0	9,330	151,891	0

Table 20 - Drainage Area E Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5735	0.00	0	0	0.00
5736	1.00	781	391	0.01
5737	2.00	1,661	1,612	0.04
5738	3.00	2,643	3,764	0.09
5739	4.00	3,725	6,948	0.16
5740	5.00	4,906	11,264	0.26

contains the 100 year storm +1' freeboard

Table 21 - Runoff Coefficient for Drainage Area F

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.40 Units (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Area F	[illegible]	0.52	4.18	1.69	0.39

Table 22 - 100 Year Storm Peak Runoff and Volume from Drainage Area F

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	[illegible]	0.39	10.11	[illegible]
30	2.76	6.39	0.39	6.84	12,311
60	1.71	6.39	0.39	4.24	[illegible]
120	0.96	[illegible]	0.39	2.38	[illegible]
180	0.65	6.39	[illegible]	1.61	17,396
360	[illegible]	6.39	0.39	0.87	18,734
720	0.21	[illegible]	0.39	0.52	22,480
1440	0.13	6.39	[illegible]	0.32	27,833

Table 23 - Retention Pond F Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch/hour)	4-12' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	[illegible]	8.0	6,220	[illegible]	2,318
30	12,311	8.0	6,220	1,123	[illegible]
60	[illegible]	8.0	6,220	2,246	[illegible]
120	17,128	8.0	6,220	4,493	6,415
180	17,396	8.0	6,220	[illegible]	4,436
360	18,734	8.0	6,220	13,478	0
720	22,480	8.0	6,220	26,957	0
1440	27,833	8.0	6,220	53,914	0

Table 24 - Drainage Area F Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5795	0.00	381	0	0.00
5796	1.00	975	678	0.02
5797	2.00	[illegible]	2,209	0.05
5798	3.00	2,473	4,087	0.09
5799	4.00	3,336	6,992	0.16
5800	5.00	4,264	10,792	0.25

contains the 100 year storm +1' freeboard

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

PAUL D. BERG P.E.
SERIAL NO. 295395
DATE: 15 APR 2020

KIRK MALMROSE

MIDWAY VISTAS

STORM DRAIN MASTER PLAN

BERG ENGINEERING
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ph 435.657.9749

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 15 APR 2020
REV:

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GEOTECHNICAL STUDY
MURANO SUBDIVISION
APPROX. 1600 NORTH
INTERLAKEN DRIVE
MIDWAY, UTAH

Prepared By:

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Y² JOB NUMBER: 07G-127

Prepared for:

SCOTT MCEUEN
WATTS ENTERPRISES
5200 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH 84117

August 16, 2006

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Y^2 JOB NUMBER: 07G-127

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LABORATORY RESULTS

1.0 INTRODUCTION

This report presents the results of a geotechnical investigation for the proposed subdivision to be located at approximately 1600 North Interlaken Drive in Midway, Utah. The general location of the site, with respect to existing roadways, is shown on Figure No. 1, *Vicinity Map*, at the end of this report.

This investigation was done to assist in evaluating the subsurface conditions and engineering characteristics of the foundation soils and in developing our opinions and recommendations concerning appropriate foundation types, floor slabs, and pavements. This report presents the results of our geotechnical investigation including field exploration, laboratory testing, engineering analysis, and our opinions and recommendations. Data from the study is summarized on Figures 3 thru 22 and in the Laboratory Results.

2.0 PROPOSED CONSTRUCTION

We understand that the proposed development will be a 48 lot residential development consisting of single family homes on 55 acres. It is anticipated that these buildings will be one to two story with both with and without basements. We estimate that the maximum loads for the proposed structures will not exceed 4 kips per linear foot for bearing walls, 30 kips for columns, and 150 to 200 pounds per square foot for floor slabs. If structural loads are significantly greater than those discussed herein or if the project is substantially different than described above, our office should be notified so that we may review our recommendations, and if necessary, make modifications.

In addition to the structures described above it is anticipated that utilities will be constructed to service the buildings, that exterior concrete flatwork will be placed in the form of curb and gutter, and sidewalks, and that an asphalt concrete paved roadway will be constructed.

3.0 CONCLUSIONS

The following is a brief summary of our findings and conclusions:

1. The subject site is suitable for the proposed construction provided the recommendations presented in this report are followed.

2. Based upon the twenty test pits excavated for this investigation, this site is covered with 12 to 30 inches of topsoil. The native soils below the topsoil generally consisted of a medium stiff to hard lean clay (CL), stiff to hard lean clay with sand (CL), hard fat clay with sand (CH), dense clayey gravel with sand (GC), stiff sandy lean clay with gravel (CL), dense silty sand with gravel (SM), medium dense to very dense clayey gravel (GC), stiff gravelly lean clay with sand (CL), hard lean clay with gravel (GC), hard sandy lean clay (CL), hard fat clay (CH), and medium dense clayey sand (SC) which extended to the maximum depth investigated (10 feet). Bedrock was encountered in some test pits between 4 and 9 feet below existing site grade. Water was not encountered in our test pits at the time of this investigation.

3. The native clay soils are expansive and susceptible to swelling. Laboratory testing indicated swell of between 2.0% and 4.1% when wetted.

4. Due to the expansive nature of the native clay soils encountered on this site, footings may need to be constructed on up to 4 feet of properly placed and compacted structural fill extended to the undisturbed native soils. Lot specific testing and recommendations should be conducted at the time of construction to adequately address the swelling nature of the native clays at the anticipated foundation depth.

5. Standard strip and spread footings may be designed for a maximum bearing capacity of 4,000 psf on 4 feet of structural fill. However, a lower bearing capacity may be specified if less structural fill is required. More detailed information pertaining to the construction of foundations is provided in Section 10.0, Foundations of this report.

6. Due to the expansive nature of the native clay soils preventing water infiltration below the building will be critical. A subsurface drainage system should be designed to correct and divert water away from the building. Downspouts need to discharge at least 10 feet beyond the backfill. Subsurface drainage is discussed in section 13.0 of this report.

7. Due to the expansive nature of the native clay soils, a separator stabilization fabric should be used below the aggregate road base. The native soils classified as Type A-6 and A-7-5 materials according to the AASHTO M-145. Therefore, residential pavements should consist of 3 inches of asphalt and 11 inches of untreated aggregate

base placed directly on the stabilization fabric on the native subgrade or 3 inches of asphalt, 6 inches of untreated aggregate base and 8 inches of granular borrow placed directly on the stabilization fabric on the native subgrade material. Additional pavement recommendations are stated in Section 14.0 of this report.

8. This investigation was performed with test pits. Section 10.0 of this report provides specific requirements for placement of structures near test pit locations.

4.0 SITE CONDITIONS

The site is an irregular shaped parcel of land located at approximately 1600 North Interlaken Road in Midway, Utah. The site sits in a small valley to the west of Burgi Hill, and slopes uphill to the north and east at approximately 4 percent and is cultivated with hay, grasses and weeds with a few small trees along the northern edge. A hydrothermal spring is located on the southwest corner of the property boundary. No standing or surface water, other than the heavily irrigated crops, was noticed on the site at the time of our investigation. The site is surrounded to the east by Burgi Hill, the north by Wasatch National Forrest, to the west by undeveloped land, and to the south by developed subdivision.

5.0 FIELD INVESTIGATION

The field investigation consisted of excavating 20 test pits to depths between 2½ and 10 feet below current site grades with approximate locations shown on Figure 2 at the end of this report. The soils encountered at the site were continuously logged by a qualified member of our geotechnical staff. Both relatively undisturbed and disturbed samples were obtained and returned to our laboratory for testing.

6.0 LABORATORY TESTING

The samples obtained during the field investigation were sealed and returned to our laboratory where samples were selected for laboratory testing. Laboratory tests included natural moisture and density determinations, Atterberg Limits tests, consolidation-swell tests, and grain size distribution analyses. The results of these tests are shown at the end of this report.

RESOLUTION

2020-__

A RESOLUTION APPROVING AN AMENDMENT TO THE ANNEXATION AGREEMENT FOR THE ZENGER ANNEXATION

WHEREAS, Utah law authorizes municipalities to enter into annexation agreements for the annexation, use and development of land within the municipality; and

WHEREAS, the Midway City Council finds it in the public interest of the City of Midway to enter into an annexation agreement with the developer of the proposed Zenger Annexation for the annexation, use and development of the land included within that proposed project;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDWAY, WASATCH COUNTY, UTAH, AS FOLLOWS:

Section 1: Pursuant to paragraph V(D) of the Annexation Agreement, the Midway City Council approves the Amended Annexation Agreement attached hereto and authorizes the Mayor of Midway City to execute the agreement on behalf of the City.

Section 2: The effect of this Resolution is subject to all conditions of the land use approval granted by the City for the proposed project.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah this _____ day of _____ 2020.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Lisa Christen	_____	_____
Council Member Kevin Payne	_____	_____
Council Member Jeff Drury	_____	_____

Council Member Jared Simonsen _____ _____

APPROVED: (SEAL)

_____
Celeste Johnson, Mayor

ATTEST: APPROVED AS TO FORM:

_____ _____
Brad Wilson, City Recorder Corbin Gordon, City Attorney

MIDWAY CITY

_____
Celeste Johnson, Mayor

ATTEST:

_____
Brad Wilson, City Recorder

AMENDMENT TO ANNEXATION AGREEMENT
FOR THE
ZENGER ANNEXATION
MIDWAY CITY, UTAH

An Annexation Agreement ("Agreement") was entered into on July 17, 2007 by and between Midway City, a political subdivision of the State of Utah, (hereinafter referred to as the "City"), and the following: MURANO VILLAGE, LLC, a Utah limited liability company, and JOHN H. ZENGER AND HOLLY ZENGER, individually, and as co-trustees of the John H. Zenger and Holly Zenger Living Trust Dated February 11, 1981, herein after referred to as "Developers".

In accordance with paragraph V(D) of the Agreement, the parties do hereby mutually agree to amend the Agreement as follows:

1. *Paragraph IX(A)(6)(h)is added as follows: Interlaken Dumpsters in Valais Park* – There have been problems with the Interlaken dumpsters located on City property in the Valais Park parking lot. Developer shall designate a location for the dumpsters within the Development, and submit design plans to locate the dumpsters within the Development that are acceptable to the City Planner and City Engineer. All design costs, construction costs, and costs to move the dumpsters shall be born by the Developer. The dumpsters shall be moved no later than the completion of the infrastructure for Phase 1.

2. *Paragraph IX(A)(2)(h) is added as follows: Roads* – The roads within the subdivision shall be private, but Developer shall dedicate a public access easement across all private roads within all phases of the Development. The public access easement shall be designated on the plat of each phase.

3. *Paragraph IX(A)(2)(h) is added as follows: Traffic Study* – Developer submitted a traffic study in 2007 that is no longer valid. Prior to receiving preliminary approval, Developer shall submit an updated traffic plan for the Development.

4. *Paragraph IX(A)(4)(e) is added as follows: Trails* – The Trails Master Plan contains two trails that cross the property. One trail runs north from Canyon View Road to Interlaken and another runs from the center of the property to Interlaken Drive. These trails shall be paved. The Planning Commission and the Trails and Parks Committee have both expressed the desire for a trail to connect to the west side of the property. The developer has provided an access on the proposed plans to make that connection. The City shall decide if the route that has been proposed is the best route or if there is a better option. The Annexation Agreement requires Developer to install an offsite trail along Burgi Lane. The City completed that trail several years ago. As such, Developer shall pay for and install a trail along Homestead Drive that is similar in length to that required to be installed on Burgi Lane. All trails shall be completed no later than the finish of the infrastructure of Phase 1.

5. *Paragraph IX(A)(6)(i) is added as follows: Paragraph Lot Acreage* – The applicable zoning code is RA-1-43. This code allows the area of lots to reduce in size based on the amount of open space in the subdivision. The code requires a minimum of 15% open space for a development under the RA-1-43 zone. The Developer is providing 30%. Because the developer has 15% extra open space, the lots may reduce in size by 15%, therefore the minimal sized lot allowed is 0.85 acres.

6. *Paragraph IX(A)(1)(c) is added as follows: Water Meters and Pumps* – All homes and units, including the clubhouse (if any), etc. shall have a water meter installed for secondary water at the sole expense of the Developer. A note on the plat will indicate that the 15 most northerly lots within the Project shall be required to install pumps in order to receive irrigation water, and that these pumps shall be installed at the sole expense of the lot owner, and maintained at their sole expense as well.

7. *Paragraph IX(A)(1)(d) is added as follows: Unirrigated Common Space* – There is a portion of the open space located in the northern part of the development that shall not be irrigated. This section shall be demarked on the plat, with a note explaining that no water was turned in for irrigation of the area, and that irrigation on that section is forever prohibited.

8. *Paragraph IX(A)(1)(e) is added as follows: Required Water* – Prior to recording the plat of each phase Developer shall deed to Midway City water rights sufficient to take care of the water needs of that phase. Developer shall be required to turn in sufficient water rights for 191 acre feet of water for the entire project.

9. All other provisions of the Annexation Agreement shall remain unchanged.

IN WITNESS THEREOF, this Agreement has been entered into by and between the Applicant and the City as of the date and year first above written.

CITY OF MIDWAY

_____
Celeste Johnson, Mayor

Attest:

_____
Brad Wilson, City Recorder

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020, by Celeste Johnson, who executed the foregoing instrument in her capacity as the Mayor of Midway City, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as Midway City Recorder.

_____
NOTARY PUBLIC

MURANO VILLAGE, LLC

_____
Russel K. Watts, Manager

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020, by Russell K. Watts, who executed the foregoing instrument in his capacity as Manager of MURANO VILLAGE, LLC.

_____
NOTARY PUBLIC

JOHN H. ZENGER, individually, and as co-trustee of the John H. Zenger and Holly Zenger Living Trust Dated February 11, 1981

_____
John Zenger

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020, by Jack Zenger, who executed the foregoing instrument in his individual capacity and in

his capacity as co-trustee of the John H. Zenger and Holly Zenger Living Trust Dated February 11, 1981.

_____
NOTARY PUBLIC

HOLLY ZENGER, individually, and as co-trustee of the John H. Zenger and Holly Zenger Living Trust Dated February 11, 1981

_____
Holly Zenger

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020, by Holly Zenger, who executed the foregoing instrument in her individual capacity and in her capacity as co-trustee of the John H. Zenger and Holly Zenger Living Trust Dated February 11, 1981.

_____
NOTARY PUBLIC