

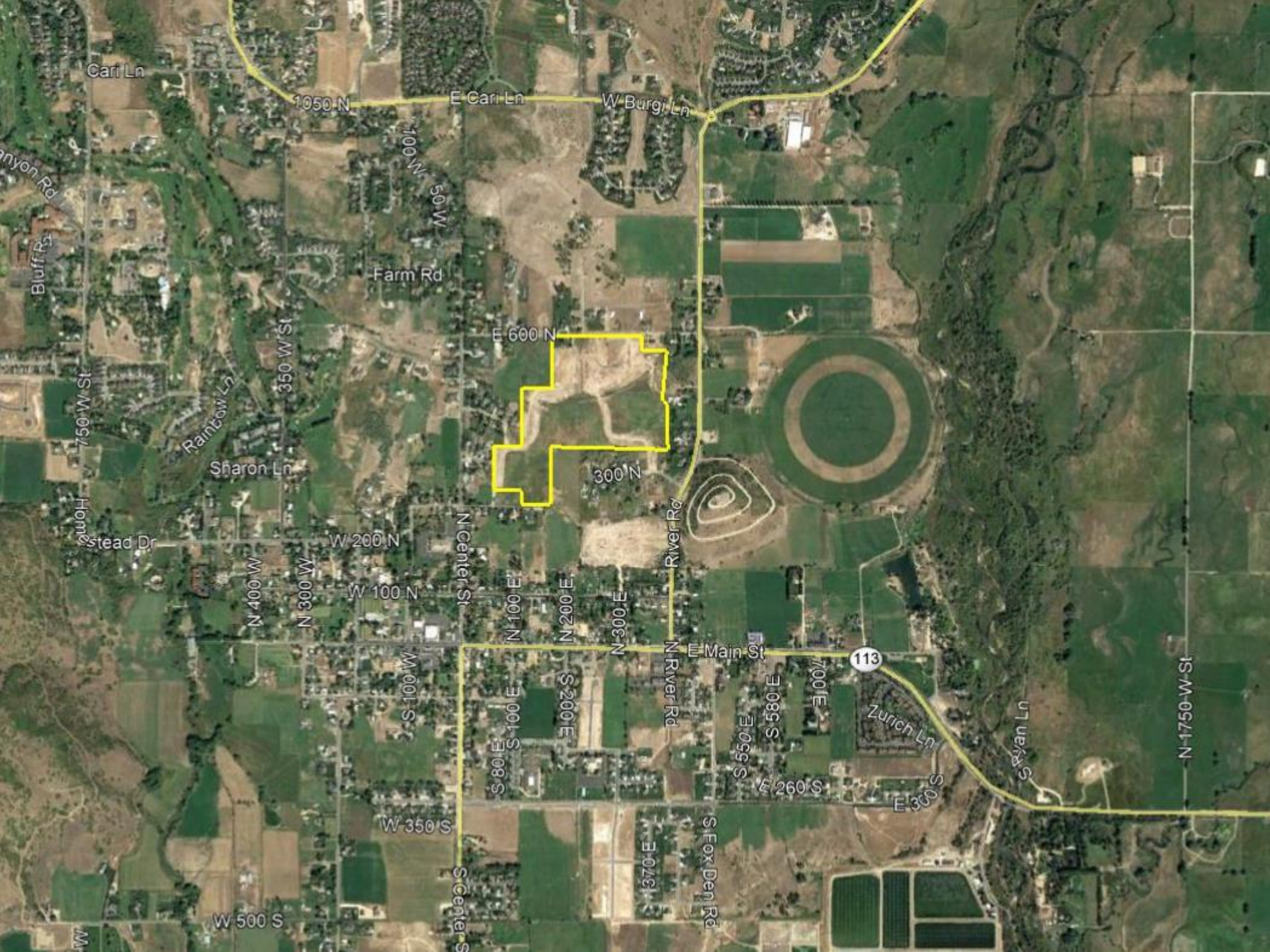
REMUND FARMS PHASE 4
RESOLUTION 2022-07

MASTER PLAN AMENDMENT



LAND USE SUMMARY

- **Overview:** Adjust the size of building envelopes in phase 4
 - Proposal would adjust five of the seven building envelopes in phase 4
 - 4.14 Acres in Phase
 - Open Space:
 - Current Plan - 1.29 Acres Open Space
 - Proposed Plan - 1.17 Acres Open Space
- Private Roads
- Sensitive lands include wetlands
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line



Carl Ln

1050 N

E Carl Ln

W Burgi Ln

100 W
50 W

Farm Rd

E 600 N

300 N

River Rd

E Main St

113

N River Rd

Zurich Ln

S Payan Ln

N-1750 W St

Bluff Rd

Canyon Rd

750 W St

Rainbow Ln

350 W St

Sharon Ln

Homestead Dr

W 200 N

N Center St

N 400 W

N 300 W

W 100 N

N 100 E

E 200 N

N 300 E

S 100 S

S 80 E

S 200 E

S 550 E

S 700 E

E 260 S

E 300 S

W 350 S

S Center St

E 1370 E

S Fox Den Rd

W 500 S

W



860 N Anna Ln

Farm Rd

E 600 N

Meadow Ln

450 N

300 N

W 250 N

E 250 N

W 200 N

N Center St

River Rd

W 100 N

W 001 N

N 400 E

N 300 E

E 100 N

River Rd N

113

N 300 E

N River Rd

E Main St

N 400 W

N 300 W

S 300 W

W 002 S

W 100 S

S 100 S

S 001 W

S 200 E

E 100 S

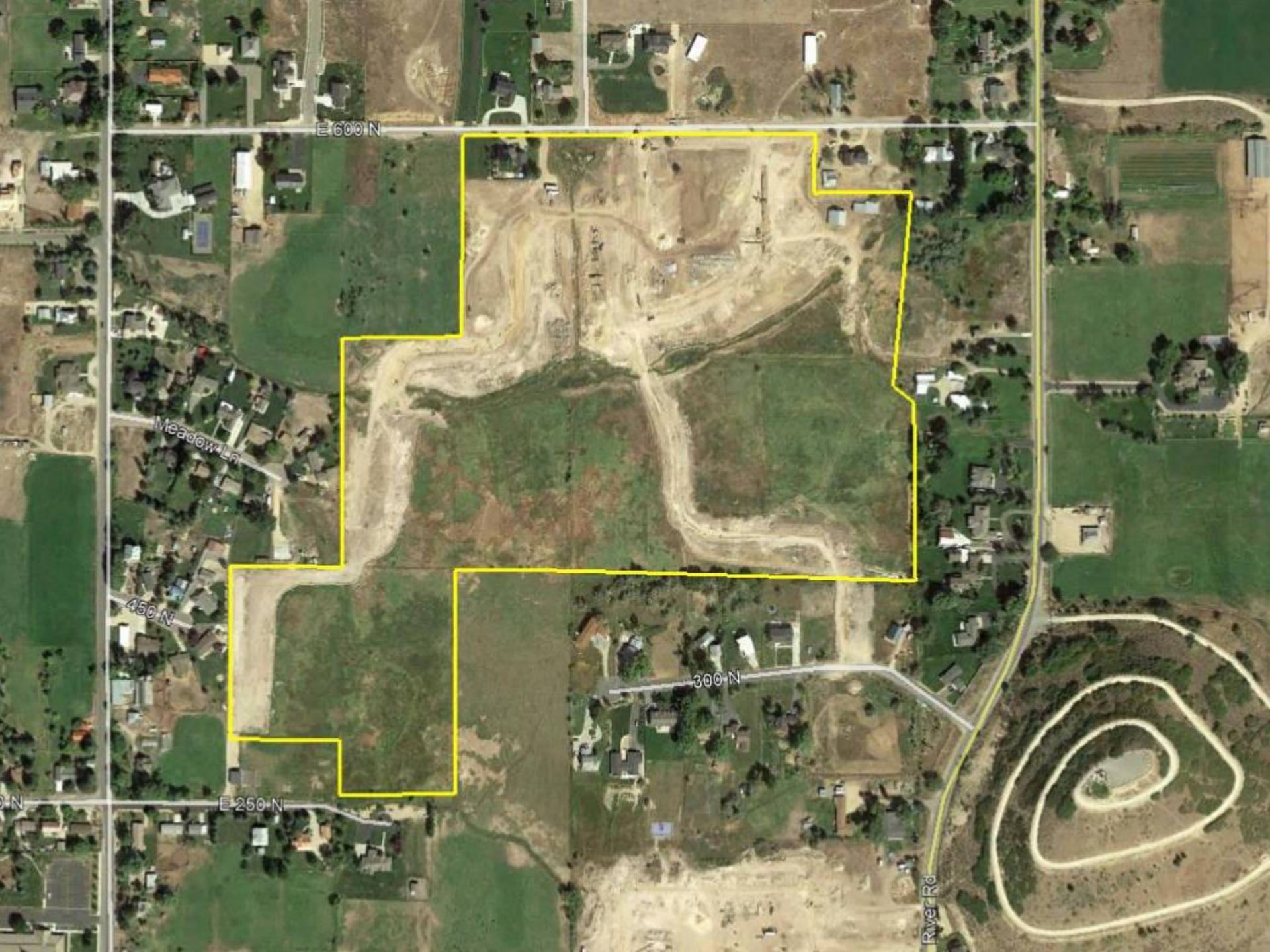
110 S

E 100 S

700 E

750 E

Hamlet Cir N



E 600 N

Meadow Ln

450 N

E 250 N

300 N

River Rd

AMENDING A MASTER PLAN

- Remund Farms Master Plan Agreement
 - Section 5
 - Agreement may be amended only by mutual consent by the City and the developer
 - The City is under no obligation to change the approved master plan

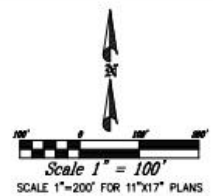
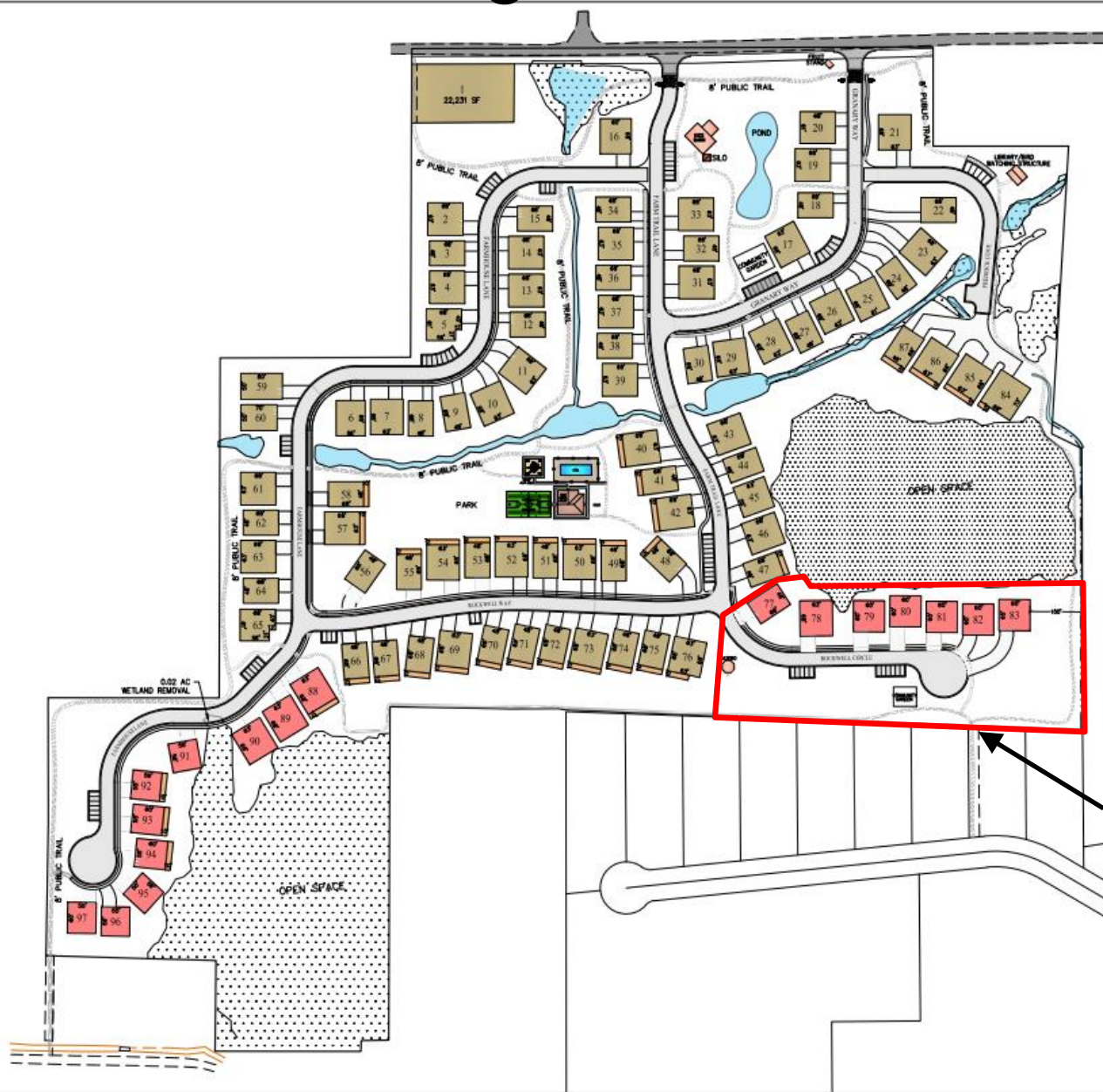
MASTER PLAN APPROVAL

- Master Plans 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
 - Sufficient property
 - Water rights
 - Roads (traffic circulation)
 - Sensitive lands protection
 - Open space

PROPOSED AMENDMENTS

- Proposed amendments
 - Adjust the pad dimensions for units 79-83 (Ph. 4). Some units become larger, and some become smaller
 - Adjustments to the five footprints result in an overall footprint square footage increase of 1,652 SF
 - Proposed adjustments result in some units encroaching closer to wetlands. No units will encroach into wetlands

Existing 2019 Master Plan



- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH
 - RECORDED UNIT
 - FUTURE UNITS (BUILDING PAD)
 - 10' PRIVATE AREA-TYPE 2 (SEE NOTE)

10' 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 WROUGHT IRON FENCE ONLY.

ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&R'S AND HOA APPROVAL.

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMAND EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS

DUAL UNIT FRONT SETBACK NOTE:
RE:R.B.S.C. THE CITY COUNCIL MAY MAKE 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	13.30 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
AND 25' BUFFER:	0.10 UNITS/ACRE
$2.50(50.36 - 13.30) + 13.30(0.10) = 93.74$	
ALLOWED PUD UNITS FOR THE PROPERTY	93.74
UNITS FOR OFFSITE OPEN SPACE TRANSFER	3.26
TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MOHAWK CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.

MOHAWK CITY CODE EXCEPTIONS NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
-CL-24--SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL.
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS REWROTE AND RESEALED.

PAUL D. BIRD, P.E.
SERIAL NO. 285595
DATE: 28 JUN 2021

PHASE 4

WATTS ENTERPRISES
REMUND FARMS
APPROVED MASTER PLAN

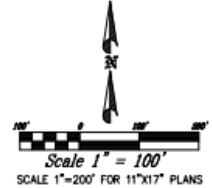
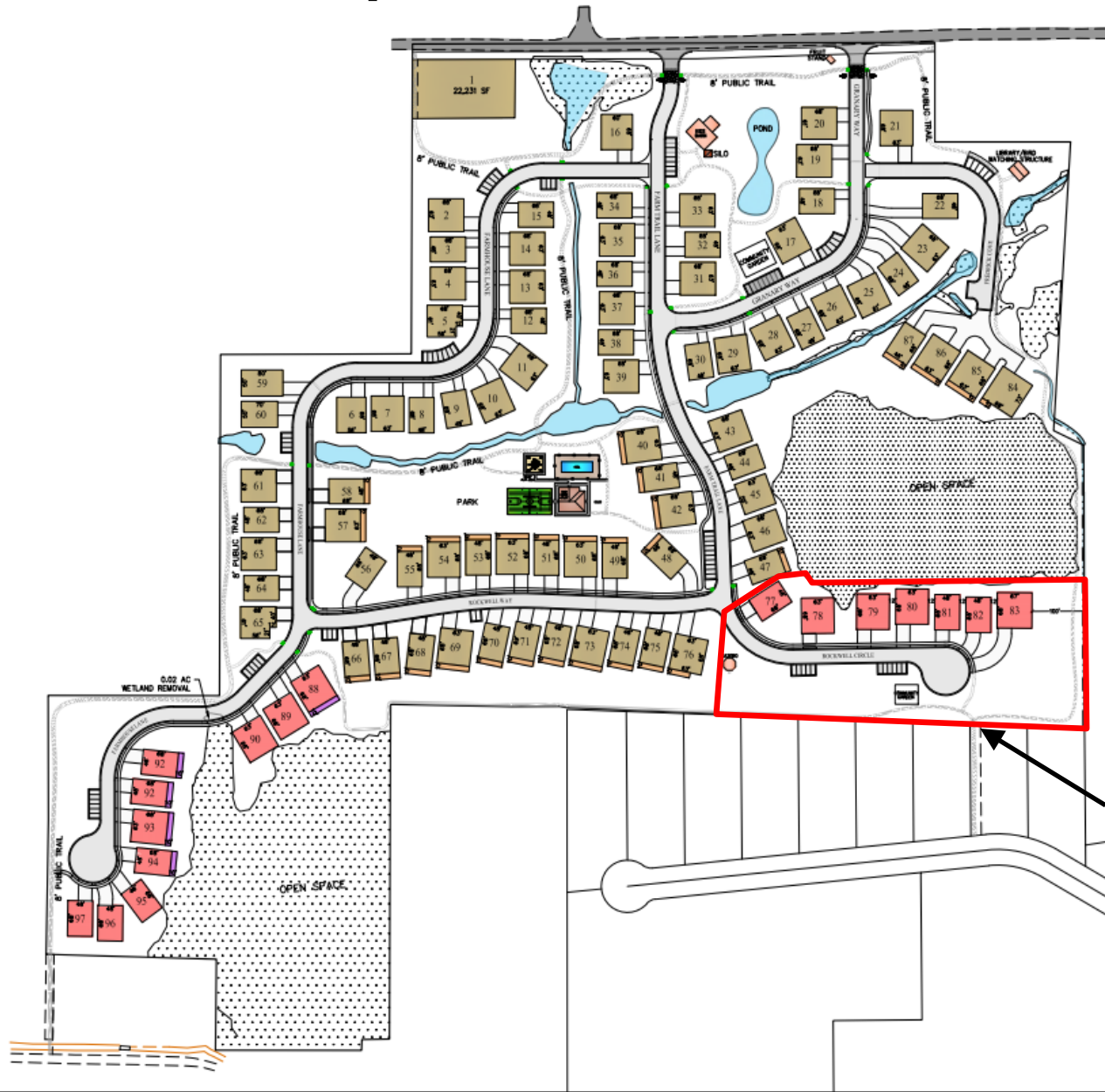
ENGINEERING
300 E Main St, Suite 204
Molokai, HI 96741
ph 435.657.9240

DESIGN BY: PDB
DRAWN BY: DEJ

DATE: 29 JUN 2021
REV: 1

SHEET 1

Proposed 2021 Master Plan



- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH
 - RECORDED UNITS-TYPE 1 BUILDING PAD
 - 10' RECORDED UNITS-TYPE 2 (SEE NOTE)
 - REMAINING PHASE-TYPE 1 BUILDING PAD
 - 10' REMAINING PHASE-TYPE 2 (SEE NOTE)

10' 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 WROUGHT IRON FENCE ONLY.

ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&R'S AND HOA APPROVAL.

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	86.87 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
ON-SITE OPEN SPACE	27.33 AC (53.73% OF ENTIRE)
OFF-SITE OPEN SPACE	1.32 AC (0.29%)
TOTAL OPEN SPACE	28.65 AC (56.32% OF ENTIRE) (50% REQUIRED)

PUD UNIT FRONT SETBACK NOTE:
RELEASING 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 R-1-15 ZONE:	2.50 UNITS/ACRE
AND 25' BUFFER:	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 OFF-SITE OPEN SPACE TRANSFER	2.26
TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

SEE OFF-SITE 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:
-CLL-26-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

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PAUL D. BERG, P.E. P.E.
SERIAL NO. 28595
DATE: 28 APR 2021

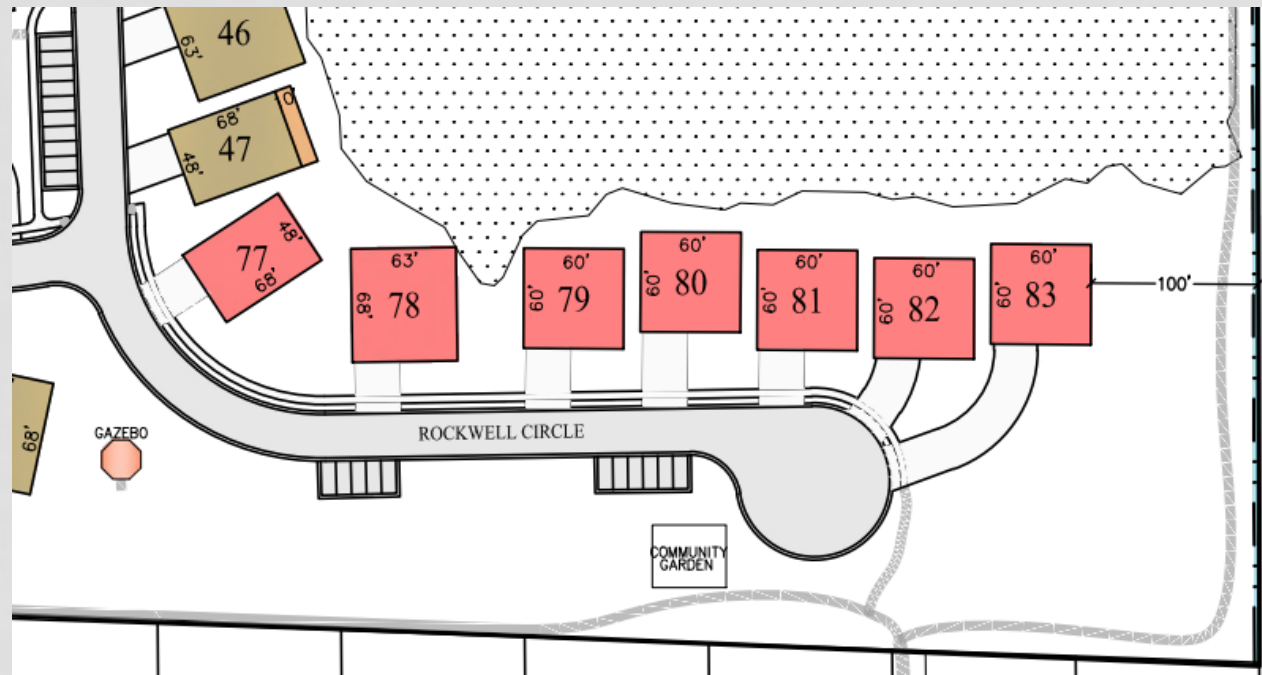
PHASE 4

WATTS ENTERPRISES
REMUND FARMS
MASTER PLAN
AMENDMENT 2021

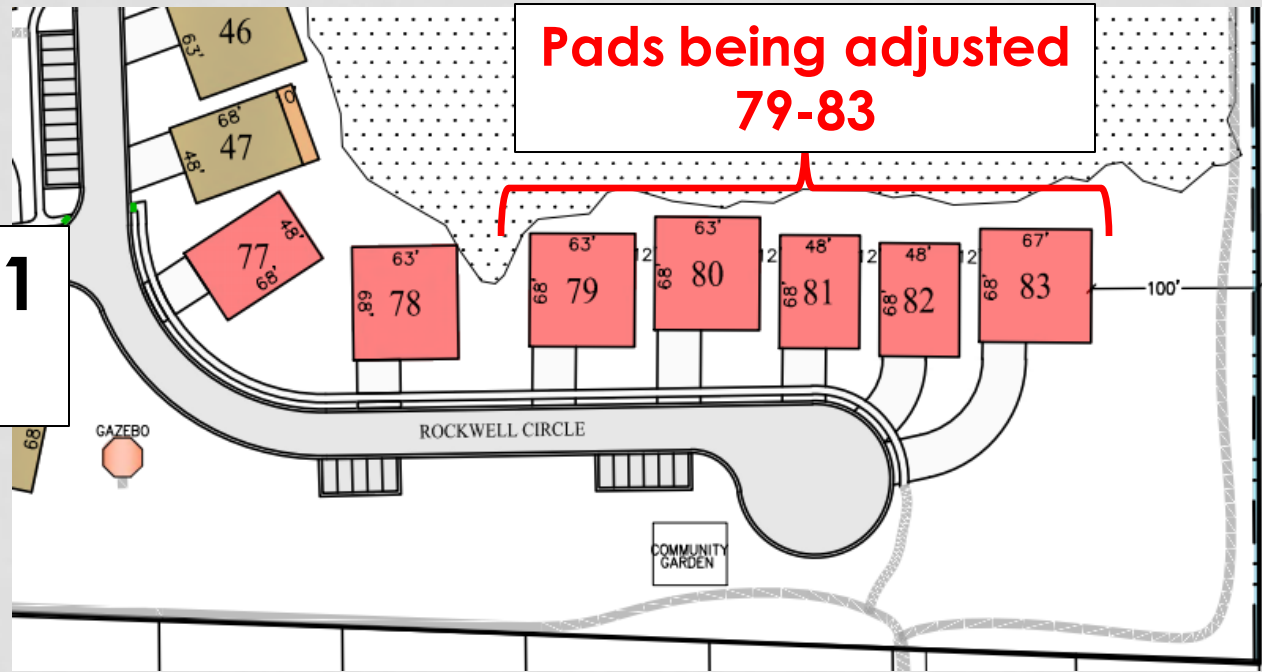
ENGINEERING
280 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB DATE: 29 JUN 2021 SHEET: 2
DRAWN BY: CBI REV: _____

Existing 2019 Master Plan



Proposed 2021 Master Plan



**Pads being adjusted
79-83**



SCALE: 1"=100'

- LEGEND**
- WETLANDS
 - RECORDED UNIT (BUILDING PAD)
 - FUTURE UNITS (BUILDING PAD)
 - 10' PRIVATE AREA-TYPE 2

OPEN SPACE REQUIREMENTS:
 PERIPHERY - 40' MINIMUM
 INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: ONSITE 28.31 AC (55.31%)
 OFFSITE 1.32 AC (2.62%)
TOTAL 29.63 AC (58.51%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.96 AC	11.26 AC (70.55%)	15.96 AC	11.26 AC (70.55%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.58 AC (78.82%)
2	17.96 AC	8.10 AC (45.10%)	33.92 AC	20.68 AC (60.97%)
3	3.59 AC	0.62 AC (17.27%)	37.51 AC	21.30 AC (56.78%)
4	4.14 AC	1.29 AC (31.16%)	41.65 AC	22.59 AC (54.24%)
5	9.22 AC	5.64 AC (61.17%) 28.23 AC	50.87 AC	28.23 AC (55.51%)

OPEN SPACE NOTES:
 TOTAL AREA: 50.87 ACRES
 PUD AREA: 50.36 ACRES
 TOTAL OPEN SPACE: 28.23 ACRES (55.51%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA = 18.47 ACRES (61.13%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PUD REQUIREMENT.

OPEN SPACE DEDICATION BY PHASE



PHASE	AREA	OPEN SPACE PER PHASE
1	15.96 AC	11.26 AC (70.55%)
OFFSITE	1.32 AC	1.32 AC (100.00%)
2	17.96 AC	8.10 AC (45.10%)
3	3.59 AC	0.62 AC (17.27%)
4	4.14 AC	1.29 AC (31.16%)
5	9.22 AC	5.64 AC (61.17%) 28.23 AC

TOTAL PROJECT AREA
15.96 AC
15.96 AC
33.92 AC
37.51 AC
41.65 AC
50.87 AC

TOTAL PROJECT OPEN SPACE
11.26 AC (70.55%)
12.58 AC (78.82%)
20.68 AC (60.97%)
21.30 AC (56.78%)
22.59 AC (54.24%)
28.23 AC (55.51%)

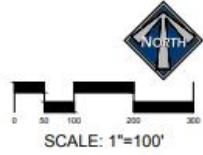
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PAUL S. BIRD, P.E.
 SERIAL NO. 282088
 DATE: 28 JUN 2021

WATTS ENTERPRISES
 REMUND FARMS
 APPROVED 2019
 OPEN SPACE PLAN



DESIGN BY: PJB
 DRAWN BY: DEJ
 DATE: 29 JUN 2021
 REV: 3



- LEGEND**
- WETLANDS (10.00 AC)
 - RECORDED UNITS-TYPE 1 BUILDING PAD
 - 10' RECORDED UNITS-TYPE 2 (SEE NOTE)
 - REMAINING PHASE-TYPE 1 BUILDING PAD
 - 10' REMAINING PHASE-TYPE 2 (SEE NOTE)

OPEN SPACE REQUIREMENTS:
 PERIPHERY - 40' MINIMUM
 INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: ONSITE 28.78 AC (52.44%)
 OFFSITE 1.32 AC (2.60%)
 TOTAL 28.10 AC (55.24%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.96 AC	11.31 AC (70.86%)	15.96 AC	11.31 AC (70.86%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.63 AC (79.14%)
2	17.96 AC	8.10 AC (45.10%)	33.92 AC	20.73 AC (61.11%)
3	3.59 AC	0.62 AC (17.27%)	37.51 AC	21.35 AC (56.92%)
4	4.14 AC	1.17 AC (28.26%)	41.65 AC	22.52 AC (54.07%)
5	9.22 AC	5.58 AC (60.52%)	50.87 AC	28.10 AC (55.24%)

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES
 PAD AREA: 50.38 ACRES
 TOTAL OPEN SPACE: 28.16 ACRES (55.36%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA = 18.47 ACRES (60.13%)

SECTION 16.16.11.C. REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PAD REQUIREMENT.

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.96 AC	11.31 AC (70.86%)	15.96 AC	11.31 AC (70.86%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.63 AC (79.14%)
2	17.96 AC	8.10 AC (45.10%)	33.92 AC	20.73 AC (61.11%)
3	3.59 AC	0.62 AC (17.27%)	37.51 AC	21.35 AC (56.92%)
4	4.14 AC	1.17 AC (28.26%)	41.65 AC	22.52 AC (54.07%)
5	9.22 AC	5.58 AC (60.52%)	50.87 AC	28.10 AC (55.24%)

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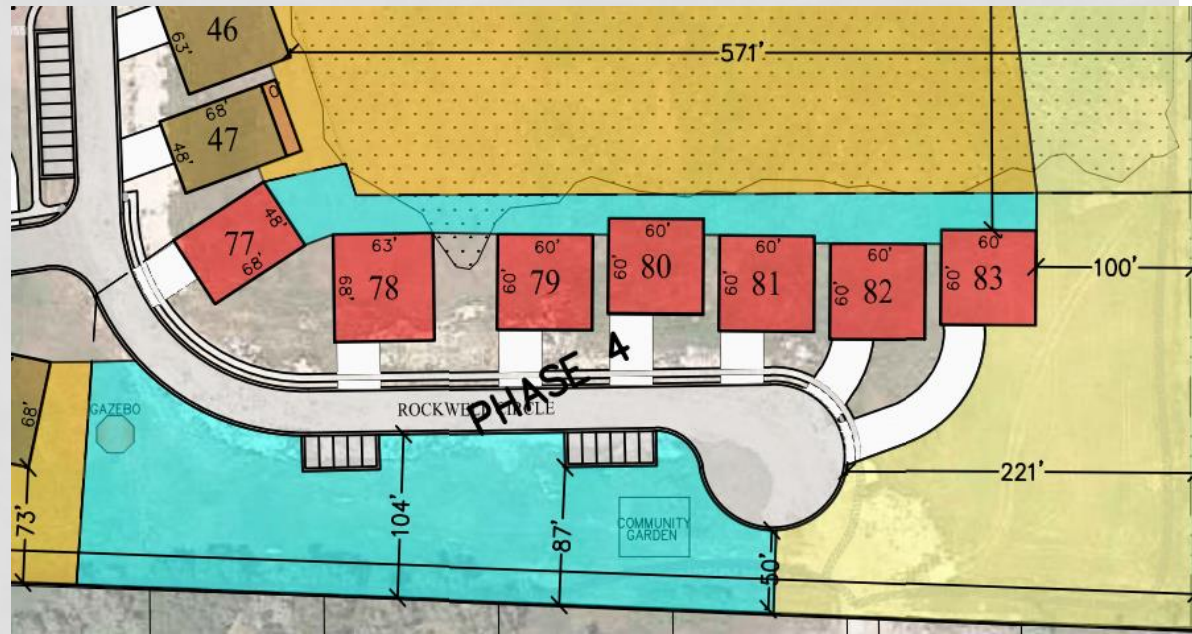
PAUL B. BIRD, P.E.
 SERIAL NO. 789282
 DATE: 28 APR 2021

WATTS ENTERPRISES
 REMUND FARMS
 OPEN SPACE PLAN
 AMENDMENTS 2021

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

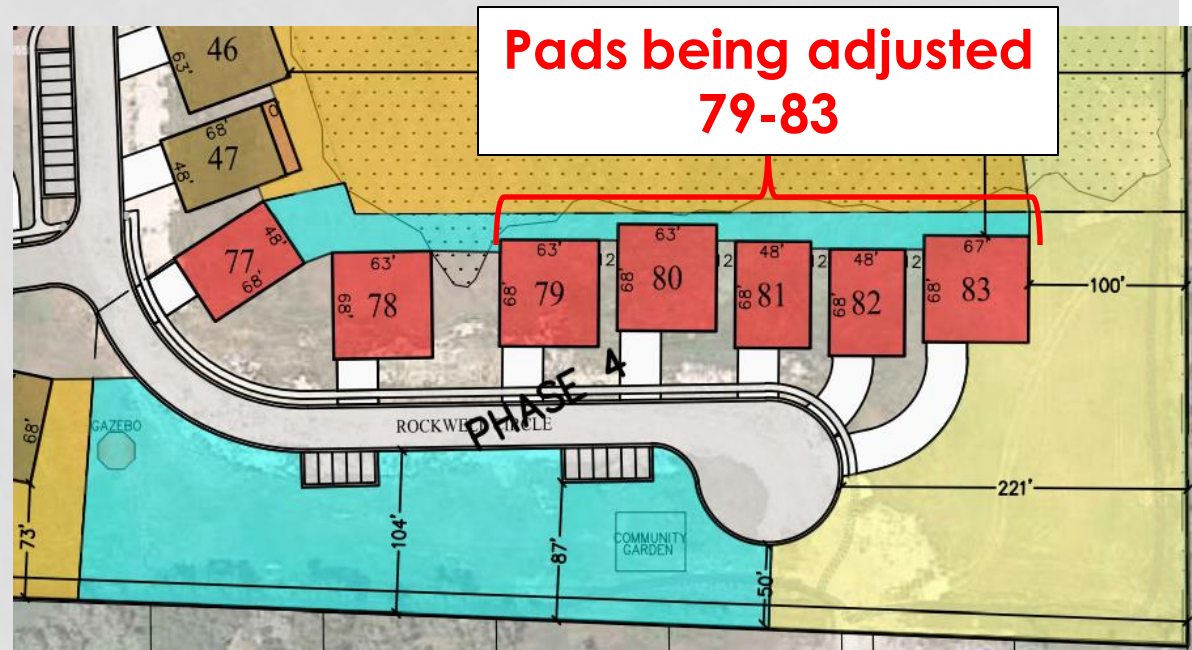
Overall open space decrease of 0.12 acres (0.17%)

Existing 2019 Master Plan



Proposed 2021 Master Plan

Setbacks to property lines remain the same

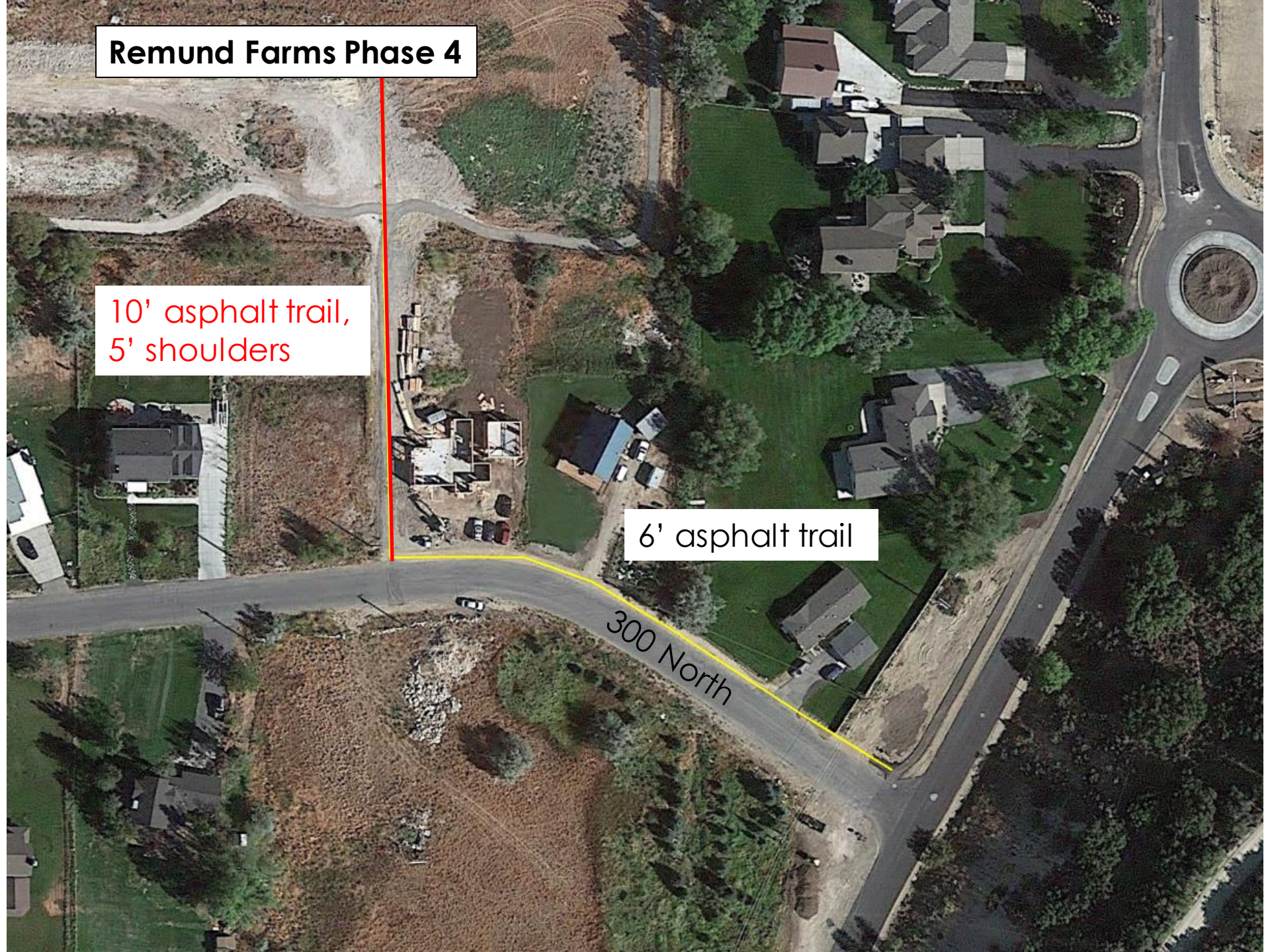


Remund Farms Phase 4

10' asphalt trail,
5' shoulders

6' asphalt trail

300 North



T FUR
SECTION
REPRE

WETLANDS
SM SURVEY MONUMENT

200 EAST

PUBLIC TRAIL EASEMENT

N89°48'03"E 803.50'

30.08'

N89°48'47"E 346.55'

297.19'

WETLANDS

49.40'

6' PUBLIC A

20.00'
PUBLIC TRAIL
EASEMENT

112.30'

COMMON
AREA

60'
16
CC DD
.89

6' PRIVATE TRAIL

KIDS
BARN

SILO

59.72'

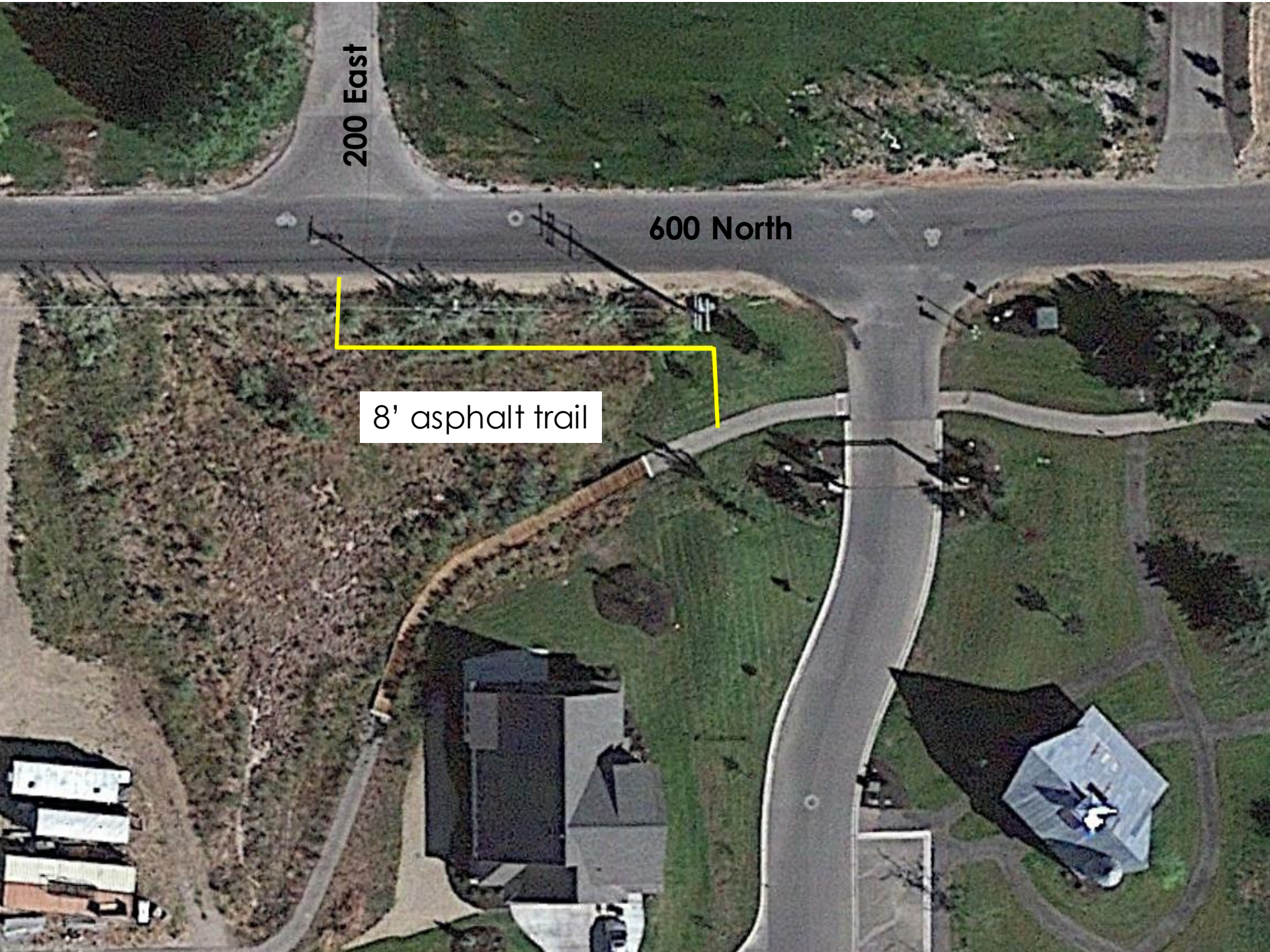
SM

WEST 218.58'

200 East

600 North

8' asphalt trail



PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend approval for the Master Plan Amendment for The Remund Farms Planned Unit Development. The proposal would revise the building pad sizes in Phases 4 and 5 to match the building pad sizes in Phases 1 – 3. The subdivision is on 13.32 acres and is located at 400 North Farm Hill Lane and is in the R-1-15. We accept findings in the staff report and adding the conditions that are in the staff report, including the 3rd condition added to the staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Whitney, Garland, Simons and Clifton

Nays: None

Motion: Passed

9/7/21 CITY COUNCIL MOTION:

Motion: Council Member Simonsen moved to table Resolution 2021-27, and that it be reviewed by the applicant and the City Council to be brought back to the next council meeting if the following issues had been resolved:

- Unit 96 fixed by keeping the setback at 42 feet. (Phase 5)
- The water issues reviewed to determine in they should be dealt with now or later and how they would be monitored and prevented over time. (Phase 5)

Seconded: Council Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Aye: Council Member Dougherty, Council Member Drury, Council Member Orme, Council Member Payne, Council Member Simonsen

Nay: None

PROPOSED FINDINGS

- The proposed master plan appears to meet the requirements of the code
- The building pads for five of the seven units will change in size creating an overall increase in building square footage and reduction in open space
- The setbacks from the proposed building pads to the peripheral boundaries will remain the same
- One public trail will be paved and the funds for the construction of a second trail will be contributed to the general trails fund as part of the subdivision. Both trails will benefit members of the community
- Amending the master plan is discretionary and the city is under no obligation to approve the proposal even if it complies with the land use code
- Some of the proposed building pads will encroach closer to the delineated wetland

PROPOSED CONDITIONS

1. The applicant will be required to improve the existing trail along Swiss Paradise Lane to be a 6' asphalt trail. They will also be required to improve the existing trail on Swiss Paradise lot 3 to be a 10' asphalt trail with 5' road base shoulders. This trail section should connect Swiss Paradise Lane to the Rockwell Circle cul-de-sac sidewalk in Phase 4. These trails should be noted as public and built according to Midway City trail standards (excluding the modified widths).
2. The applicant will be required to contribute the funds associated with installing the 8' asphalt trail from Farm Hill Lane to 200 East to the general trails fund. The funds will be used when the trail is completed in the future as part of a larger improvement project.
3. The applicant will be required to survey the boundary of the wetland and then install and maintain temporary construction fencing while site improvements are being installed and while homes are under construction.