

PLANNED UNIT DEVELOPMENTS & STANDARD SUBDIVISIONS

CODE TEXT AMENDMENT



REVISIONS MADE SINCE 4/19 MEETING:

- PUDs have been broken into two groups, group one is in R-1-7, R-1-9, and R-1-11 zones and group two is in the R-1-15, R-1-22, and R-1-43 zones. PUDs in group one has the minimum number of units reduced to 25 while PUDs in group two has the minimum number of units limited to 40. The minimum acreage required for a PUD in each zone would be the following:

- R-1-7 5 acres (5 units per acre)
- R-1-9 6.42 acres (3.9 units per acre)
- R-1-11 7.82 acres (3.2 units per acre)
- R-1-15 17.4 acres (2.3 units per acre)
- R-1-22 25 acres (1.6 units per acre)
- RA-1-43 50 acres (0.8 units per acre)

- The two groups were determined by their closeness to Main Street. Group one is all within walking distance from main Street with all of its services. Also, there is a high proximity of parks and the elementary school in this area. Group two is generally on the periphery of the City except for parts of the R-1-15 zone which is sometimes close to Main Street but the majority of the R-1-15 zone is located relatively far from main Street.

REVISIONS MADE SINCE 4/19 MEETING:

- The maximum area for a building pad in PUD has been broken into two groups. Group one is proposed to have a minimum number of units of 25 while group two would still have a minimum number of units of 40. The maximum building pad size for group one is 1,000 square feet, which is slightly larger than the pad size of many of the units in the Hamlet. The size limit of 3,000 square feet for group two has not changed since the last City Council meeting when the issue was discussed.

REVISIONS MADE SINCE 4/19 MEETING:

- The proposed provision for IADU parking has been removed since IADUs will not be a possibility in future PUDs.
- Language has been proposed that would clarify that any nonconforming PUDs are not able to count the setback area that is less than 60' on the peripheral property of the development as required open space.
- The word “concept” has been replaced with “density determination” for standard subdivisions that wish to reduce lot acreage, width, and frontage based on the amount of open space provided.

PROPOSED REVISIONS

- The setbacks around the periphery of the PUD have been increased from 60' to 100'.
- Open space areas would increase from 100' to 150' to count as required open space, except for the peripheral property line setback area which will be counted as open space.
- 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.

PROPOSED REVISIONS

- Separate concept plan and master plan
- Landscaping in standard subdivisions not within a lot and landscaping for PUDs for all areas greater than 50' from a unit must be landscaped within one year of posting the landscaping bond
- TROD in CCRs requirement

POSSIBLE FINDINGS

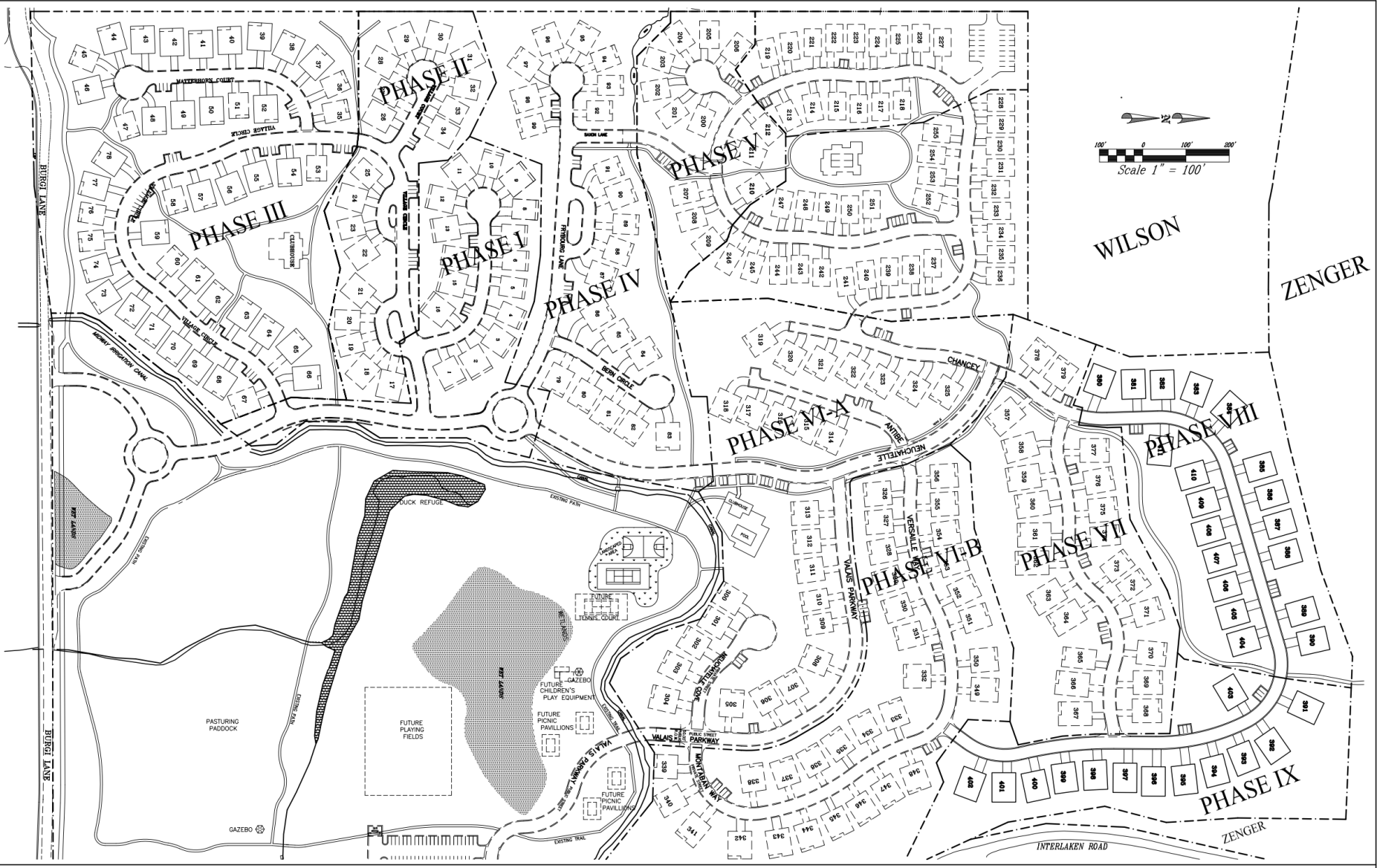
- The proposed amendments will help fulfill goals in the general plan such as creating openness in the PUD and using smart growth planning tools such as clustering.
- Building pad area will be limited which in turn will limit the size of dwellings.
- Setbacks will increase to create more buffer around 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.

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

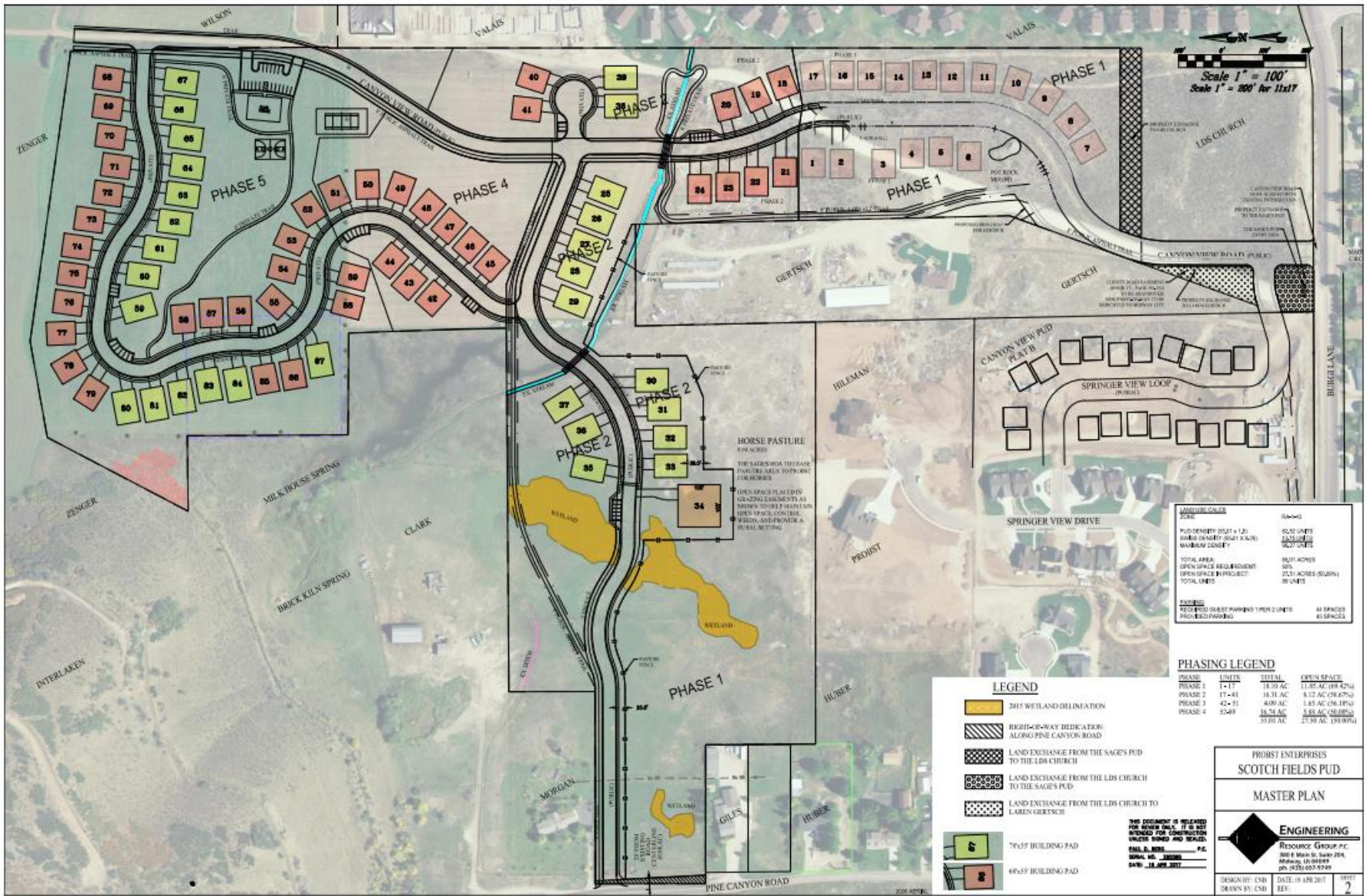


MIDWAY, UTAH
 WATT'S ENTERPRISES
 ADDRESS: 5200 S. HIGHLAND DR., SUITE 84117
 PHONE: (801) 272-7111

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_REVISD	SHEET NO. 1
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Scale 1" = 100'
Scale 1" = 200' for 11x17

LANDING LOTS	
TYPE	35x45
PLD DENSITY (LOT + LOT)	62.52 UNITS
BASE DENSITY (LOT + LOT)	32.50 UNITS
MAXIMUM DENSITY	32.50 UNITS
TOTAL AREA	90.71 ACRES
OPEN SPACE REQUIREMENT	30%
OPEN SPACE IN PROJECT	27.21 ACRES (30.00%)
TOTAL UNITS	68 UNITS
PARKING	
REGULATORY GUEST PARKING 1 PER 2 UNITS	41 SPACES
PROVIDED PARKING	85 SPACES

PHASING LEGEND			
PHASE	UNITS	TOTAL	OPEN SPACE
PHASE 1	1-21	18.39 AC	11.85 AC (64.42%)
PHASE 2	22-33	18.31 AC	6.12 AC (33.41%)
PHASE 3	35-36	4.09 AC	1.85 AC (45.19%)
PHASE 4	37-53	18.31 AC	3.88 AC (21.20%)
PHASE 5	54-87	23.59 AC	13.39 AC (56.80%)

- LEGEND**
- 2015 WETLAND DELINEATION
 - BRIDGE-OR-WAY DEDICATION 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
 - 80x55 BUILDING PAD

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PAUL S. HUBER, P.E.
SIGNAL NO. 32800
DATE: 18 APR 2017

PROBST ENTERPRISES
SCOTCH FIELDS PUD

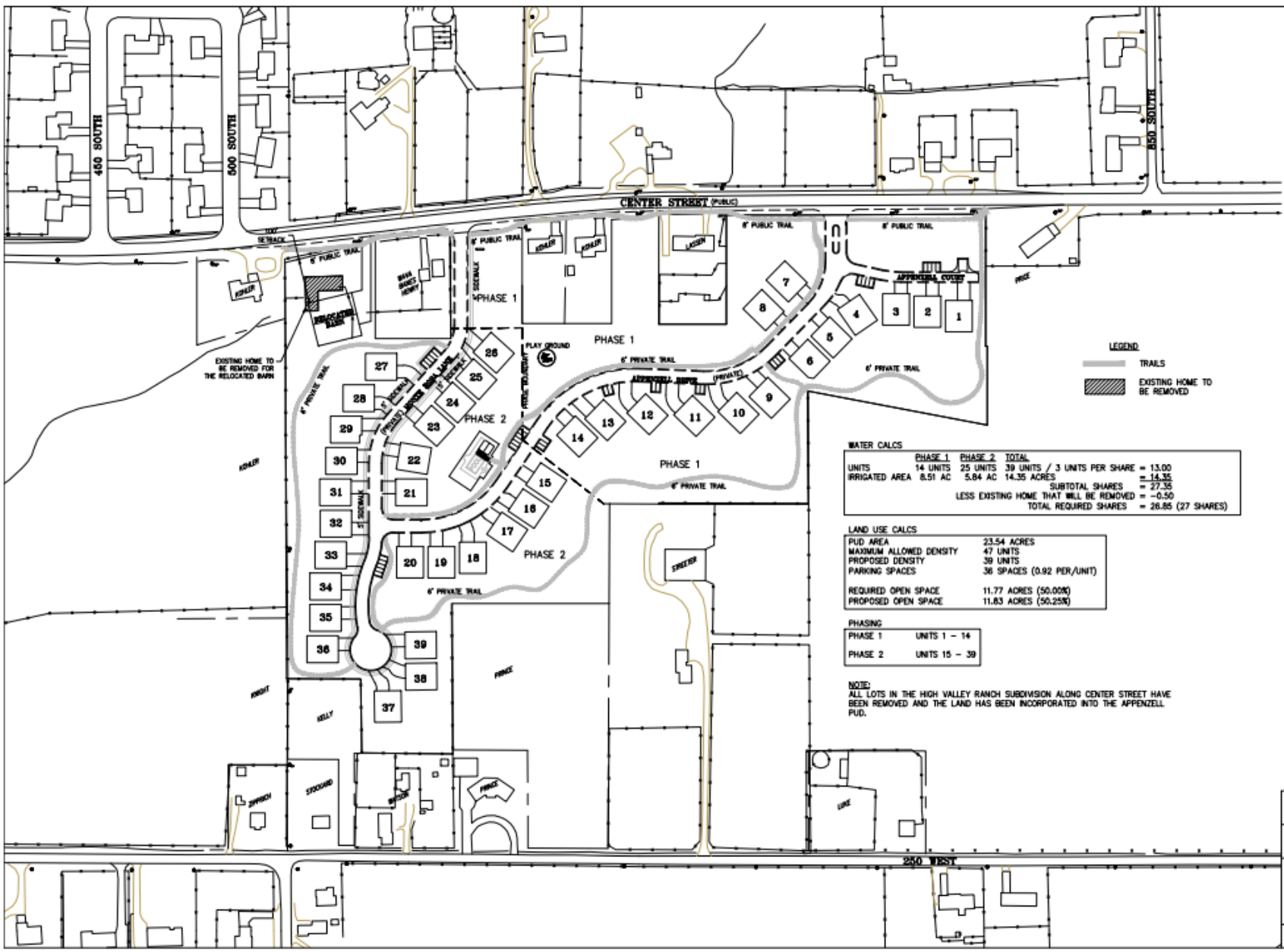
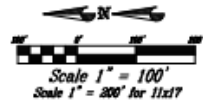
MASTER PLAN

ENGINEERING
Resource Group, P.C.
800 E Main St, Suite 204
Morgantown, WV 26505
ph: (304) 653-9749

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 19 APR 2017
REV:

SHEET 7
2



LEGEND

— TRAILS

▨ EXISTING HOME TO BE REMOVED

WATER CALCS

	PHASE 1	PHASE 2	TOTAL
UNITS	14 UNITS	25 UNITS	39 UNITS / 3 UNITS PER SHARE = 13.00
IRRIGATED AREA	8.51 AC	5.84 AC	14.35 ACRES = 14.35
			= 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 APPEZZELL PUD.

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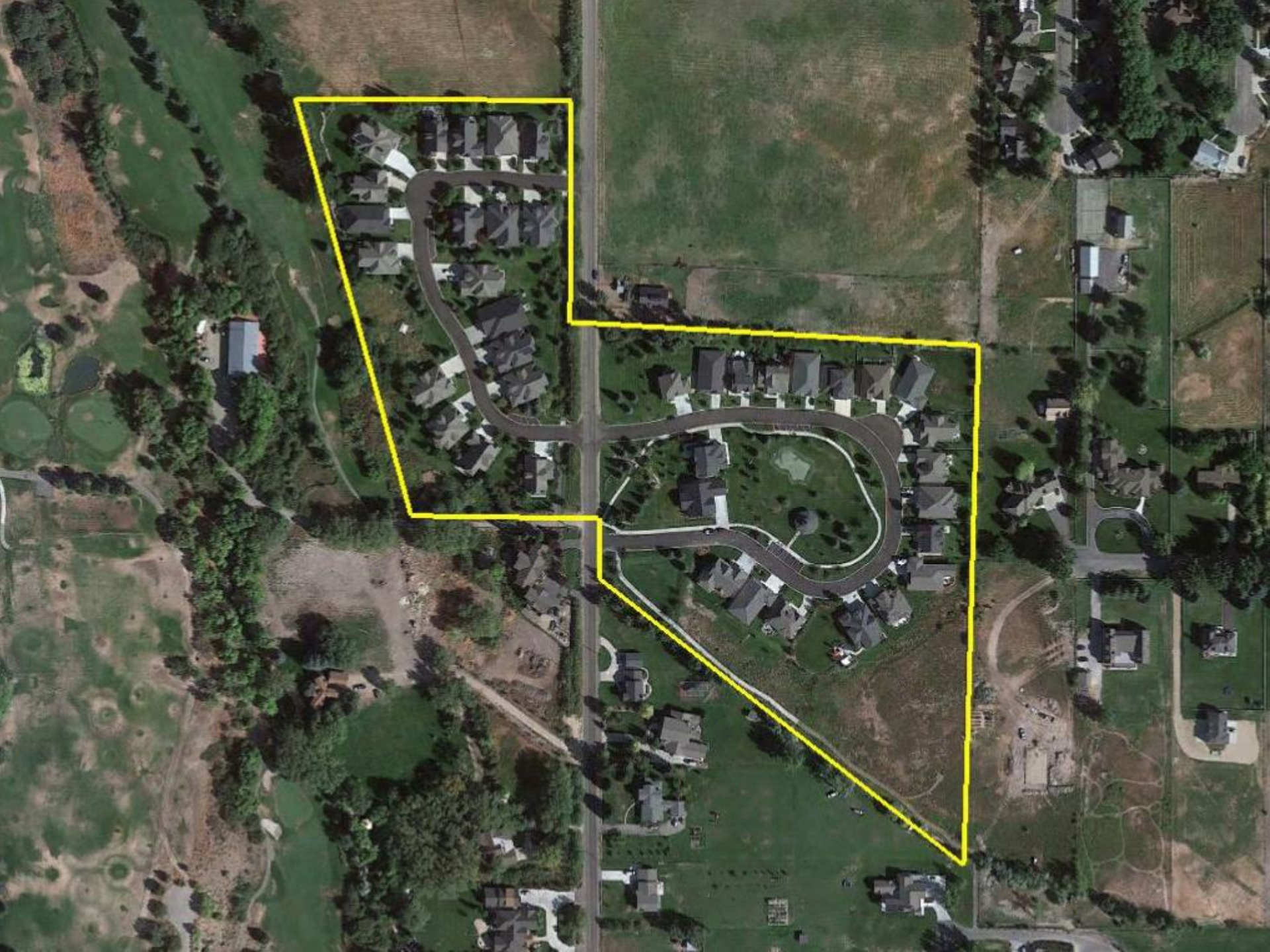
PAUL A. BOON, P.E.
SERIAL NO. 20888
DATE: 12-JUNE-2017

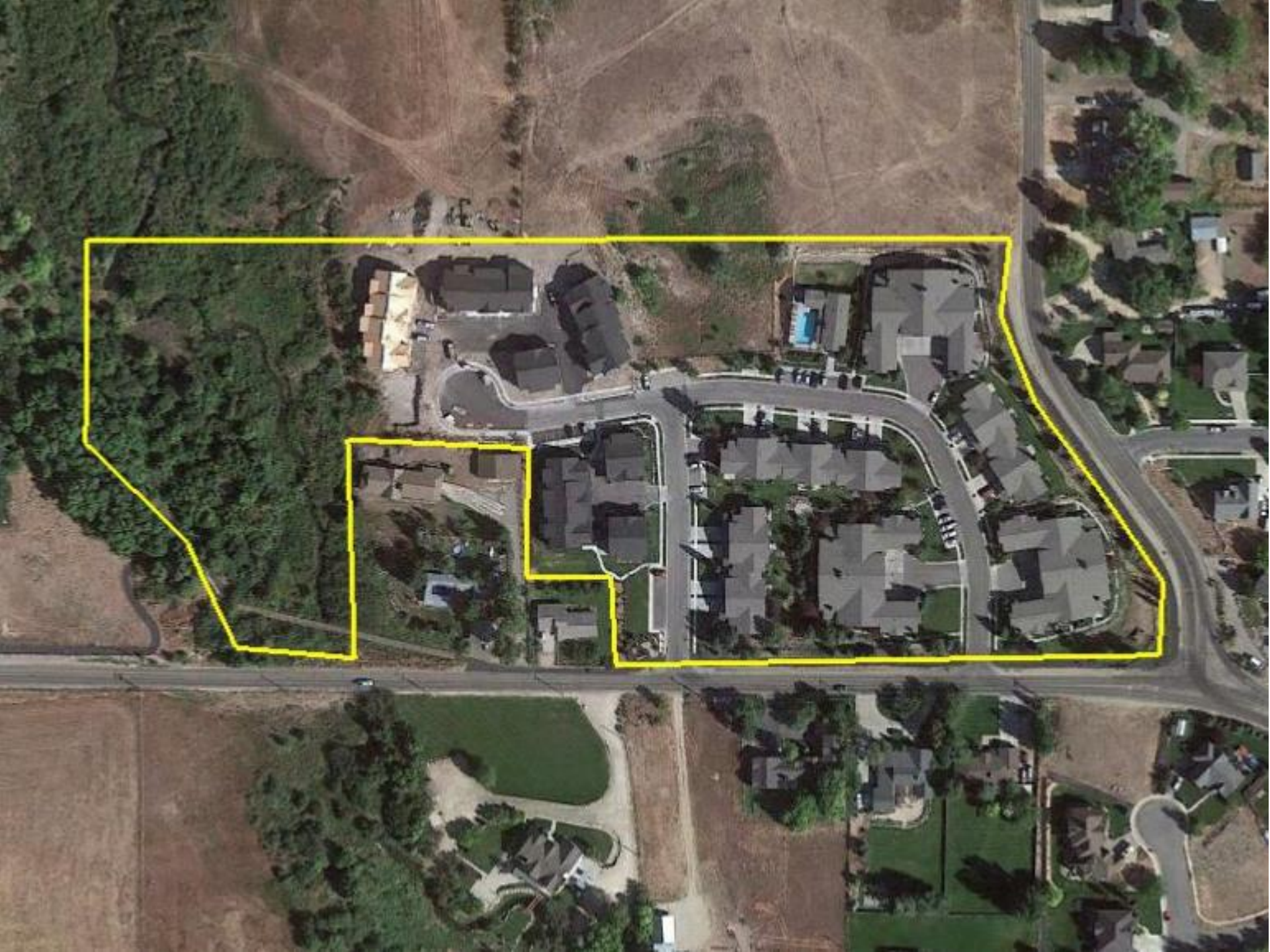
REGAL HOMES
APPEZZELL P.U.D.
APPROVED AMENDED
MASTER PLAN

ENGINEERING
Resource Group, P.C.
380 F. Main St. Suite 204
Midvale, UT 84049
ph: (435) 657-9749

DESIGN BY: PGB
DRAWN BY: DEI

DATE: 2/1/2017
REV: 1





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	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

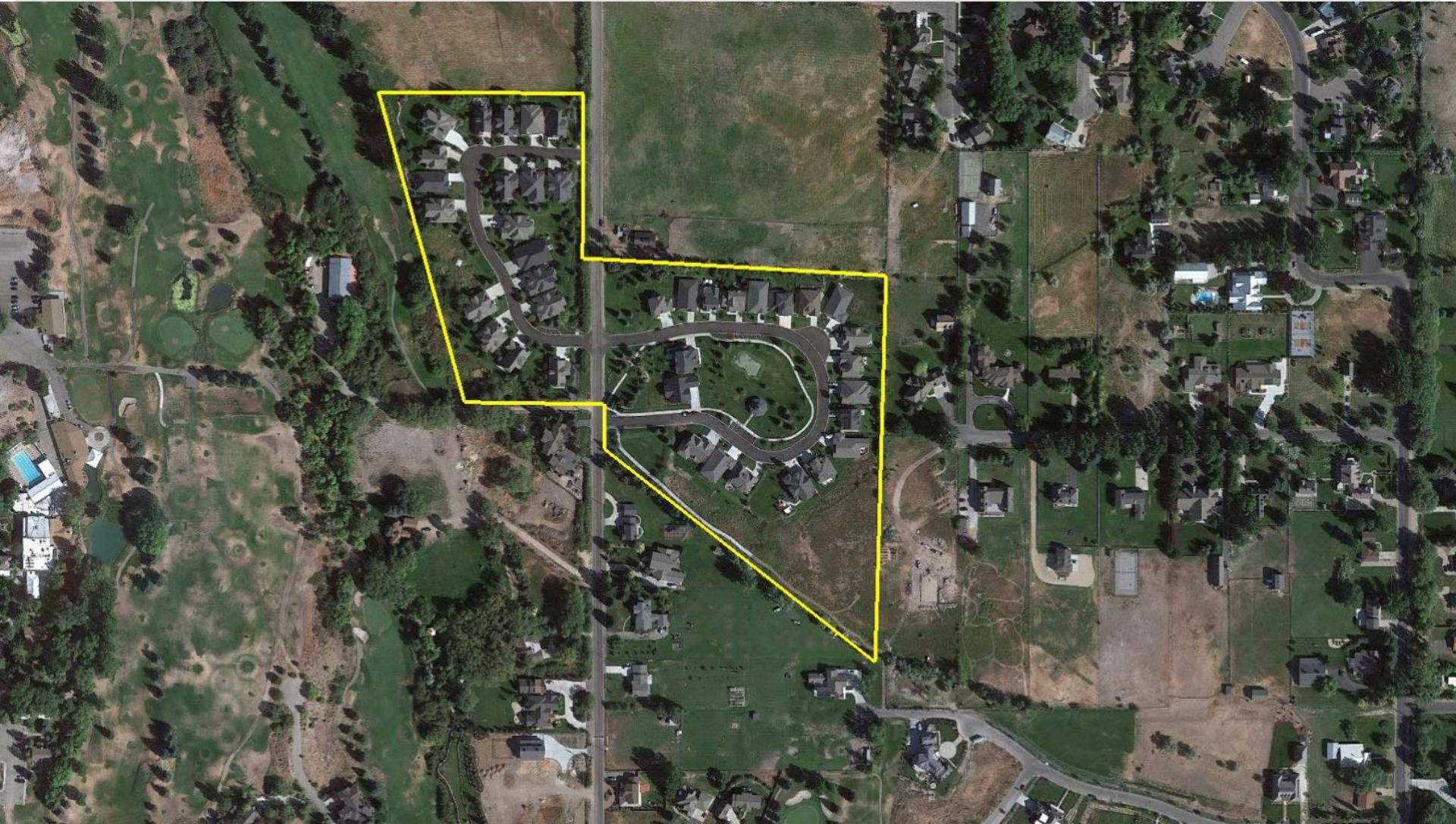
PUD OPEN SPACE

- 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

				CURRENT PUD	CURRENT PUD	PUD MAX	PROPOSED PUD
	MINIMUM	DENSITY	15% DENSITY	MAX DENSITY	MAX DENSITY	DENSITY % IF AT	MAX DENSITY
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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