



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 10, 2021

NAME OF PROJECT: Watts Remund Farms Phases 4 & 5 PUD

NAME OF APPLICANT: Russ Watts – Watts Enterprises

AGENDA ITEM: Master Plan Amendment

LOCATION OF ITEM: 200 East 600 North

ZONING DESIGNATION: R-1-15

ITEM: 3

Berg Engineering, agent for Midway Springs LLC Series II is requesting a 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 zone.

BACKGROUND:

Berg Engineering, agent for Midway Springs LLC Series II, is proposing Master Plan amendment of Remund Farms Planned Unit Development (PUD) phases 4 & 5 which would update the existing master plan for those two phases. A previous master plan amendment was approved for the whole development on October 1, 2019. The applicants proposed changes are to adjust the building footprint sizes for 12 of the 17 pads in the phases, to allow for the construction of homes that are currently being built in the earlier phases. Some of the footprints would expand in depth and width, while some would be reduced. The second part of the proposal would be the addition of limited common area behind one unit (unit 91) in phase 5.

According to the Watts Remund Farms PUD development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved master plan or master plan agreement.

- 13.32 acres (combined acreage in phases 4 & 5)
- R-1-15 zoning
- Phases 4 & 5 contain 17 building pads (PUD)
- Two phases
 - Phase 4 – 7 units
 - Phase 5 – 10 units
- Private roads maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive lands of the property include wetlands, springs, stream corridors, high water table, and wildlife habitat

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. Although the applicant is enlarging some footprints and decreasing others, the overall open space for the project decreases by 7,840 SF, or 0.18 acres due to the proposed adjustments. The proposed adjustments decrease the overall open space percentage from 55.51% to 55.24 %. The applicant has provided an amended open space plan and the proposed plan appears to comply with the 50% open space per phase requirement for the development.

Water – Water rights for each phase are required to be dedicated to the City before the recording of each plat. The Water Board will review and recommend the amount of water rights that are required for each phase. Any adjustments made could impact the amount of water required.

surface for emergency access purposes as requested by Wasatch County Fire Department.

- The second condition would require the applicant to contribute the costs associated with paving an 8' onsite trail to the general trail fund so that that section of trail can be built with a future trail project. This small section will allow people to safely connect from the existing public trail in Remund Farms to the future trail that will run north along 200 East.. The trail is onsite, and the easement was dedicated with the phase 1 plat, but the trail has not been constructed and the funds to do so were not previously required.

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code
- The building pads for twelve of the seventeen 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 two of the peripheral boundaries in phase 5 will decrease. Setbacks in phase 4 will remain the same
- A public trail will be built as part of the subdivision that 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

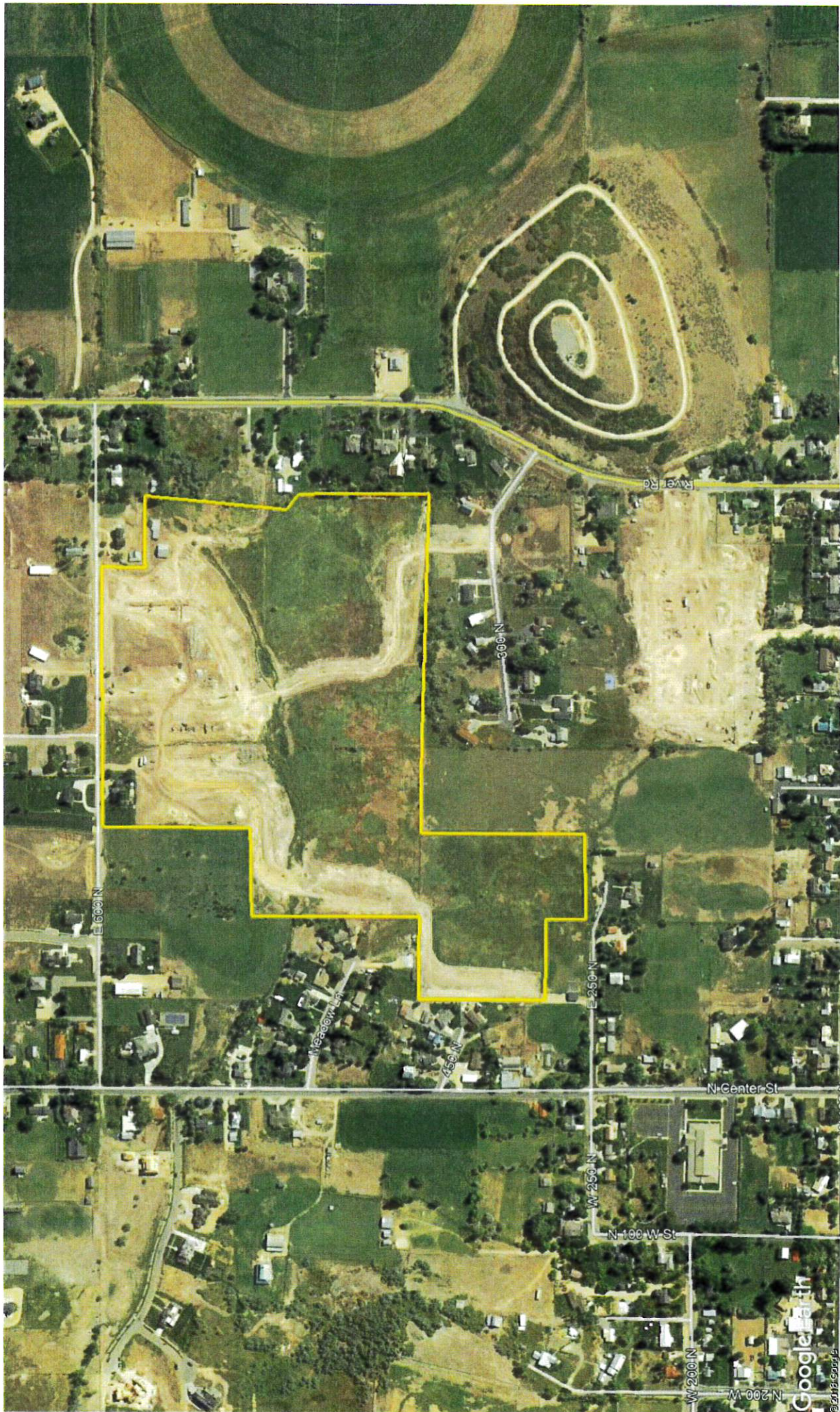
ALTERNATIVE ACTIONS:

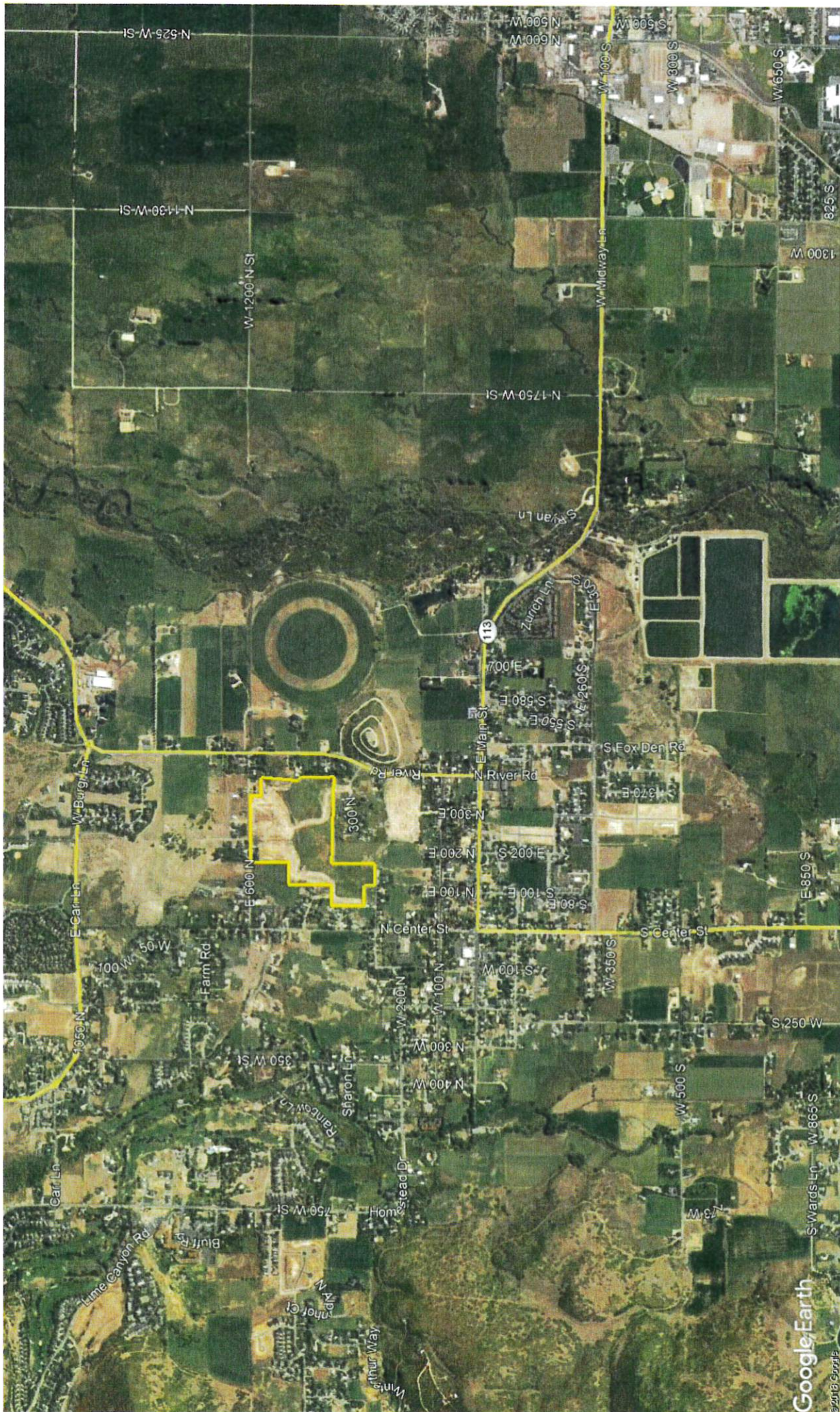
1. Recommendation of Approval. This action can be taken if the Planning Commission finds that the proposed language is an acceptable addition to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
2. Continuance. This action can be taken if the Planning Commission would like to continue exploring potential options for the amendment.
 - 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. Recommendation of Denial. This action can be taken if the Planning Commission finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. The applicant will be required to pave an existing trail along Swiss Paradise Lane to be 6' in width. They will also be required to pave a 10' trail connecting the Swiss Paradise Lane trail, along the easement over Swiss Paradise lot 3 and into the sidewalk at the end of the cul-de-sac in phase 4 of Remund Farms.
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.





Exhibits

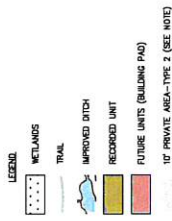
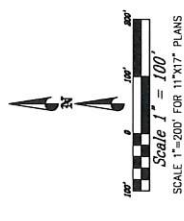
Exhibit 1 – 2019 Approved Master Plan

Exhibit 2 – 2019 Approved Open Space Plan

Exhibit 3 – Proposed Master Plan

Exhibit 4 – Proposed Open Space Plan

Exhibit 1

[illegible]

PUD DENSITY CALCULATIONS

NETTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS	0.10 UNITS/ACRE
AND 25' BUFFER:	
	$50(50.36-13.39) + 13.39(0.10) = 83.74$

ALLOWED PUD UNITS FOR THE PROPERTY
UNITS FOR OFFSITE OPEN SPACE TRANSFER
TOTAL PUD UNITS ALLOWED FOR PROJECT

OFFSITE OPEN SPACE TRANSFER APPROVAL FROM
TOWN OF BAYVIEW COUNCIL: MAXIMUM OF 97 UNITS ALLOWED
FOR THE DEVELOPMENT.

THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS:
CUL-DE-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 SIGNED AND SEALED.

PAUL D. BORG P.E.
SERIAL NO. 283193
DATE: 29 JUN 2021

WATTS ENTERPRISES
REMIND FARMS

APPROVED MASTER PLAN



DESIGN BY: PDB	DATE: 29 JUN 2021	SHEET 1
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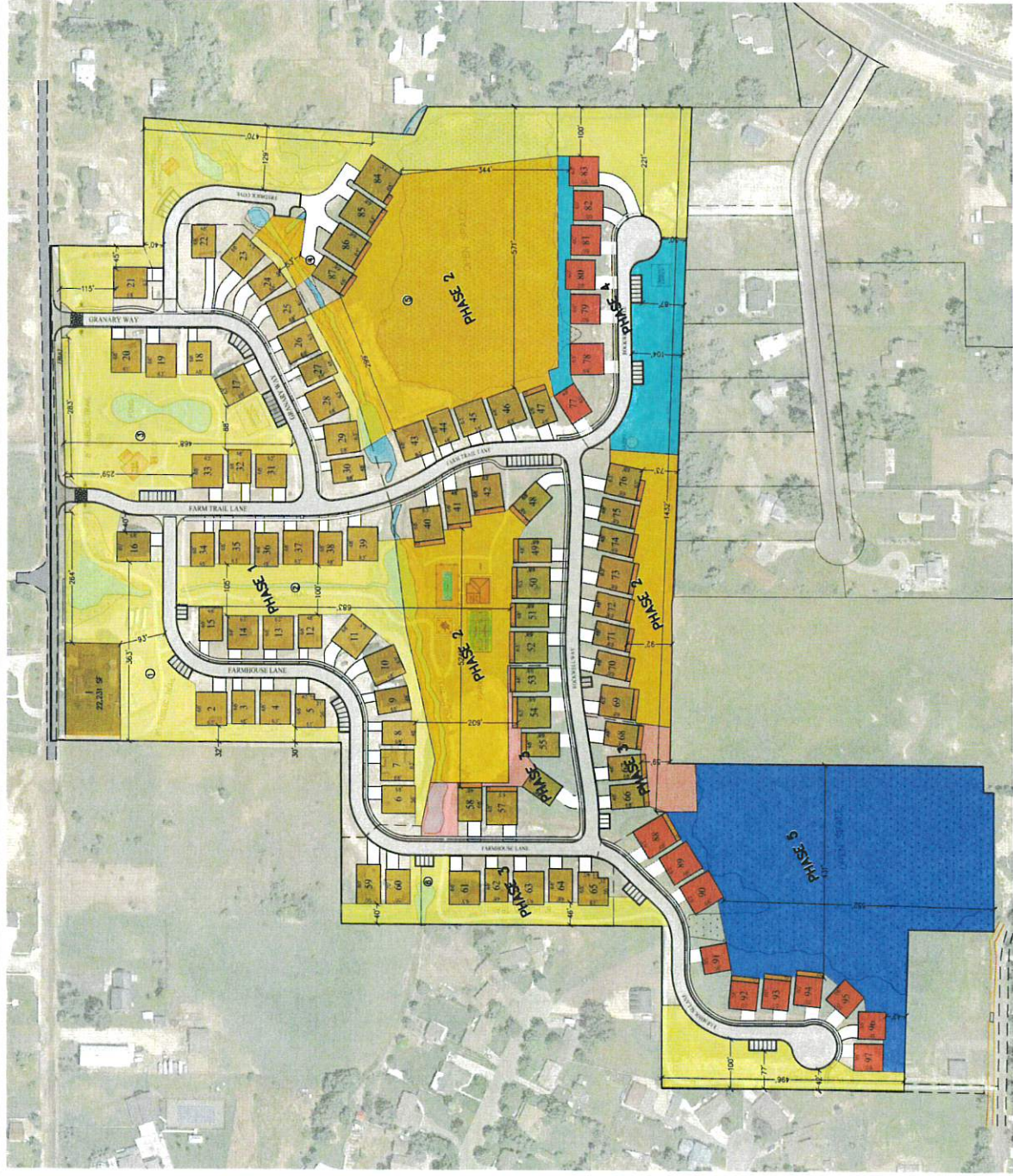
REV: _____
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DRAWN BY: DEJ



Exhibit 2



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

OPEN SPACE REQUIREMENTS:
 PROPERTY - 40' MINIMUM
 INTERIOR - 100' MINIMUM
 ON-SITE 26.91 AC (52.8%)
 OFF-SITE 1.32 AC (2.5%)
 TOTAL 28.23 AC (55.3%) (NOW REQUIRED)

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	OPEN SPACE
1	15.86 AC	1.32 AC (7.1%)	15.86 AC (70.55%)	1.32 AC (7.1%)
2	17.88 AC	8.10 AC (45.10%)	15.86 AC (70.55%)	15.86 AC (70.55%)
3	3.50 AC	0.85 AC (24.29%)	33.92 AC (64.87%)	26.91 AC (52.8%)
4	4.14 AC	1.29 AC (31.18%)	37.51 AC (69.78%)	28.23 AC (55.3%)
5	9.22 AC	3.65 AC (39.59%)	46.73 AC (89.37%)	31.88 AC (68.2%)
6	1.32 AC	0.00 AC (0.00%)	48.05 AC (91.37%)	31.88 AC (68.2%)
TOTAL	52.92 AC	14.01 AC (26.47%)	104.93 AC (100.00%)	48.91 AC (46.62%)

OPEN SPACE NOTES:
 TOTAL AREA: 52.92 AC
 TOTAL OPEN SPACE: 14.01 AC (26.47%) OF ENTIRE DEVELOPMENT
 OPEN SPACE IN A SINGLE OPEN SPACE AREA = 14.01 AC (26.47%)
 SECTION 16.04(c) REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PARCEL REQUIREMENT.

THIS DOCUMENT IS RELEASED
 INTO THE PUBLIC DOMAIN
 FOR THE PURPOSES OF THE
 PUBLIC RECORDS ACT
 DATE: 28 JAN 2021

WATTS ENTERPRISES

REMUND FARMS

APPROVED 2019

OPEN SPACE PLAN

DESIGN BY: JES

DATE: 28 JAN 2021

DRAWN BY: JES

REVISION: 3

Exhibit 3

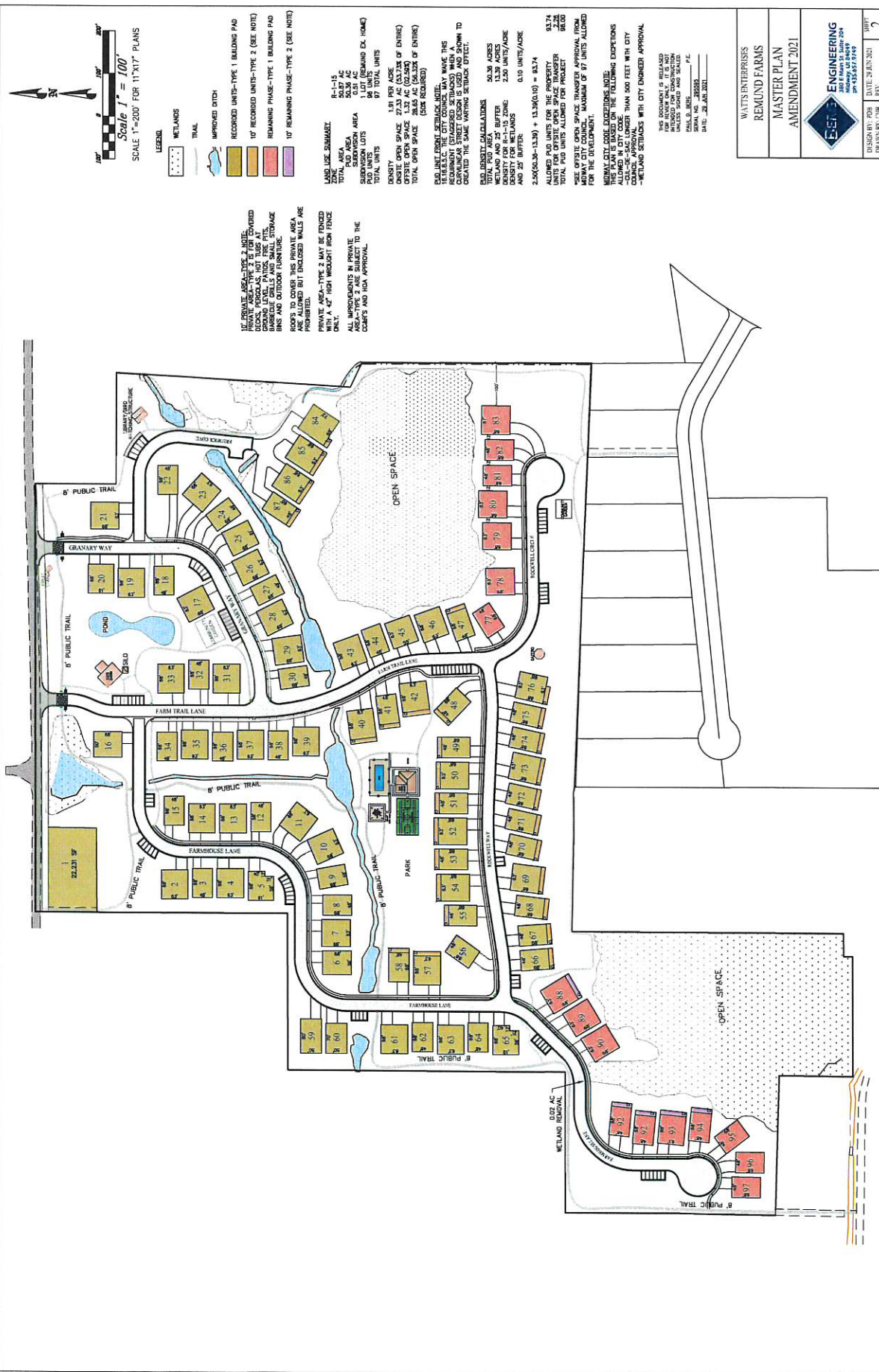


Exhibit 4



SCALE: 1"=100'

- LEGEND**
- RELINQUISH (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:

PROPERTY - 40' MINIMUM
INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: 28.79 AC (62.64%)
ON-SITE 28.79 AC (62.64%)
TOTAL 28.79 AC (62.64%) (SEE REQUIRED)

OPEN SPACE DEDICATION BY PHASE		TOTAL PROJECT	
PHASE	AREA	PHASE	AREA
1	13.32 AC (30.00%)	1	13.32 AC (30.00%)
2	17.98 AC (40.00%)	2	17.98 AC (40.00%)
3	3.59 AC (8.00%)	3	3.59 AC (8.00%)
4	4.14 AC (9.30%)	4	4.14 AC (9.30%)
5	9.22 AC (20.70%)	5	9.22 AC (20.70%)
TOTAL		58.25 AC (130.00%)	

OPEN SPACE NOTES:

RECORD AREA: 16.87 ACRES
TOTAL OPEN SPACE: 28.79 ACRES (62.64%) OF ENTIRE DEVELOPMENT
OPEN SPACE IN A SINGLE OPEN SPACE AREA = 16.47 ACRES (62.13%)
SECTION 16.6.1.1C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED
IN A SINGLE OPEN SPACE AREA. OPEN SPACE PHASE 5 MEETS THIS PAD
REQUIREMENT.

THIS DOCUMENT IS PRELIMINARY
AND NOT FOR CONSTRUCTION
UNLESS OTHERWISE NOTED
DATE: 11/11/2021

WATTS ENTERPRISES
REMUND FARMS
OPEN SPACE PLAN
AMENDMENTS 2021



DESIGN BY: JEB
DATE: 2/4/2021
DRAWN BY: JEB
REV: 4

