

# SPRINGER FARMS

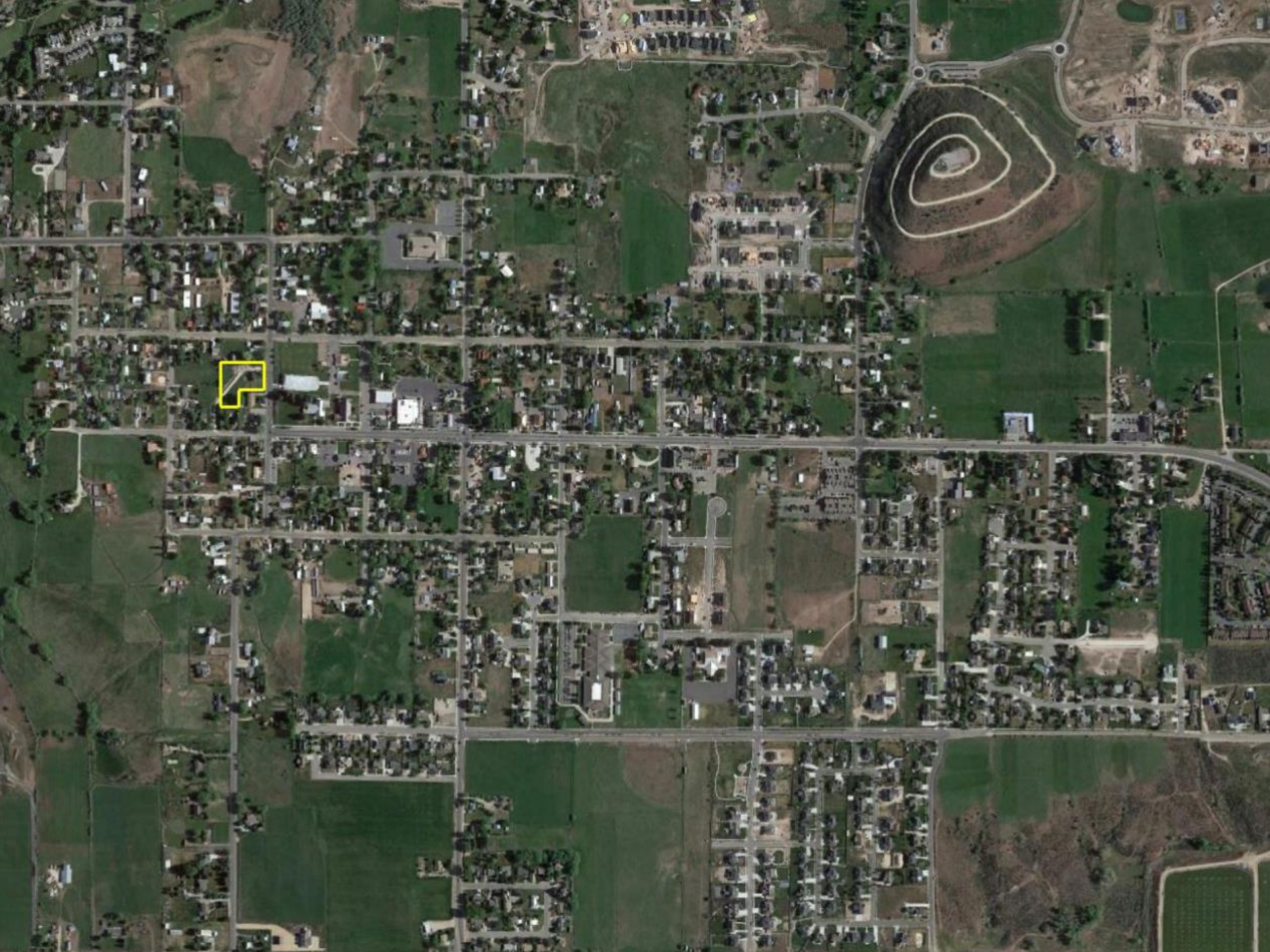
COMMERCIAL PLANNED UNIT DEVELOPMENT

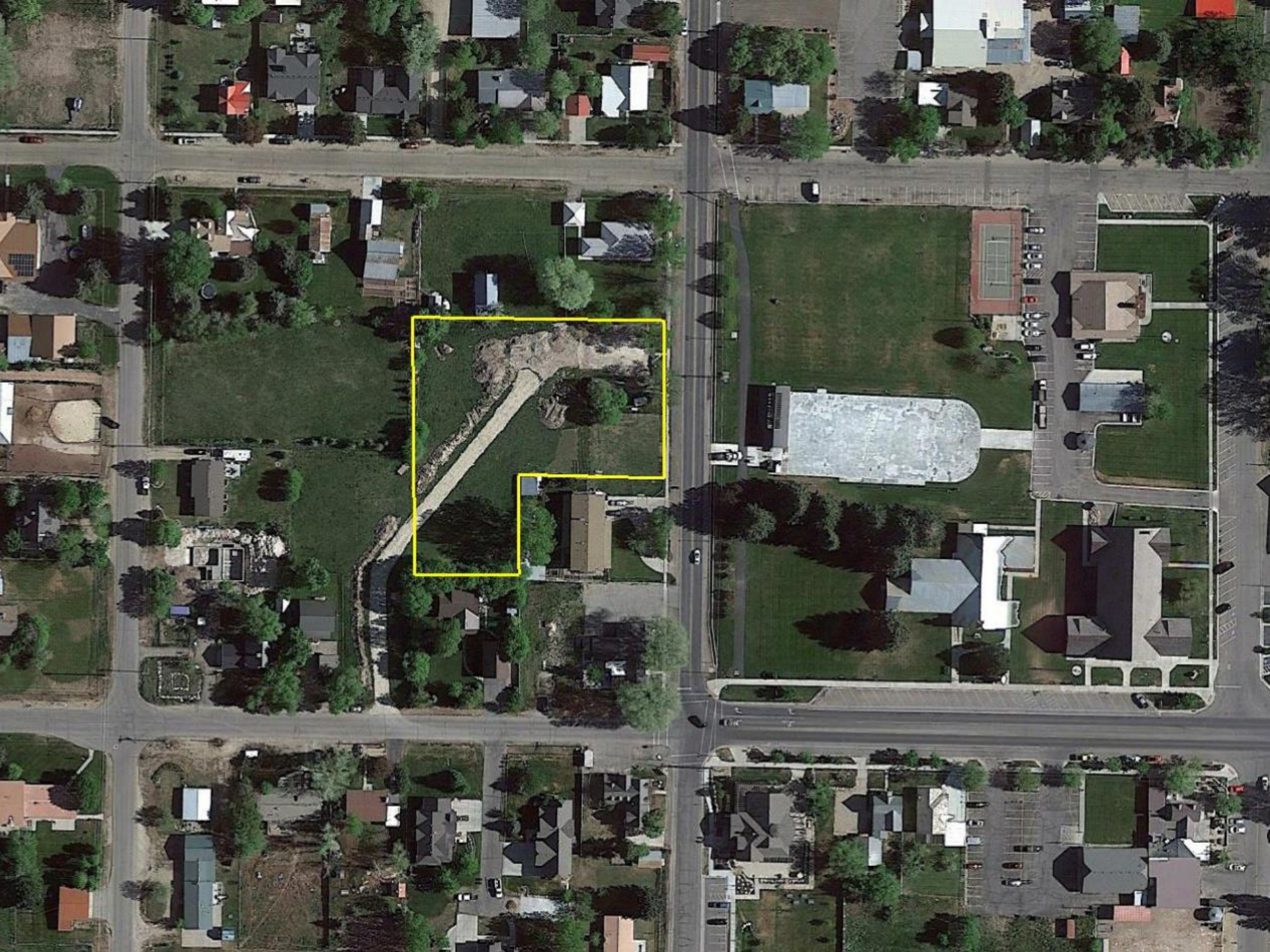
# LAND USE SUMMARY

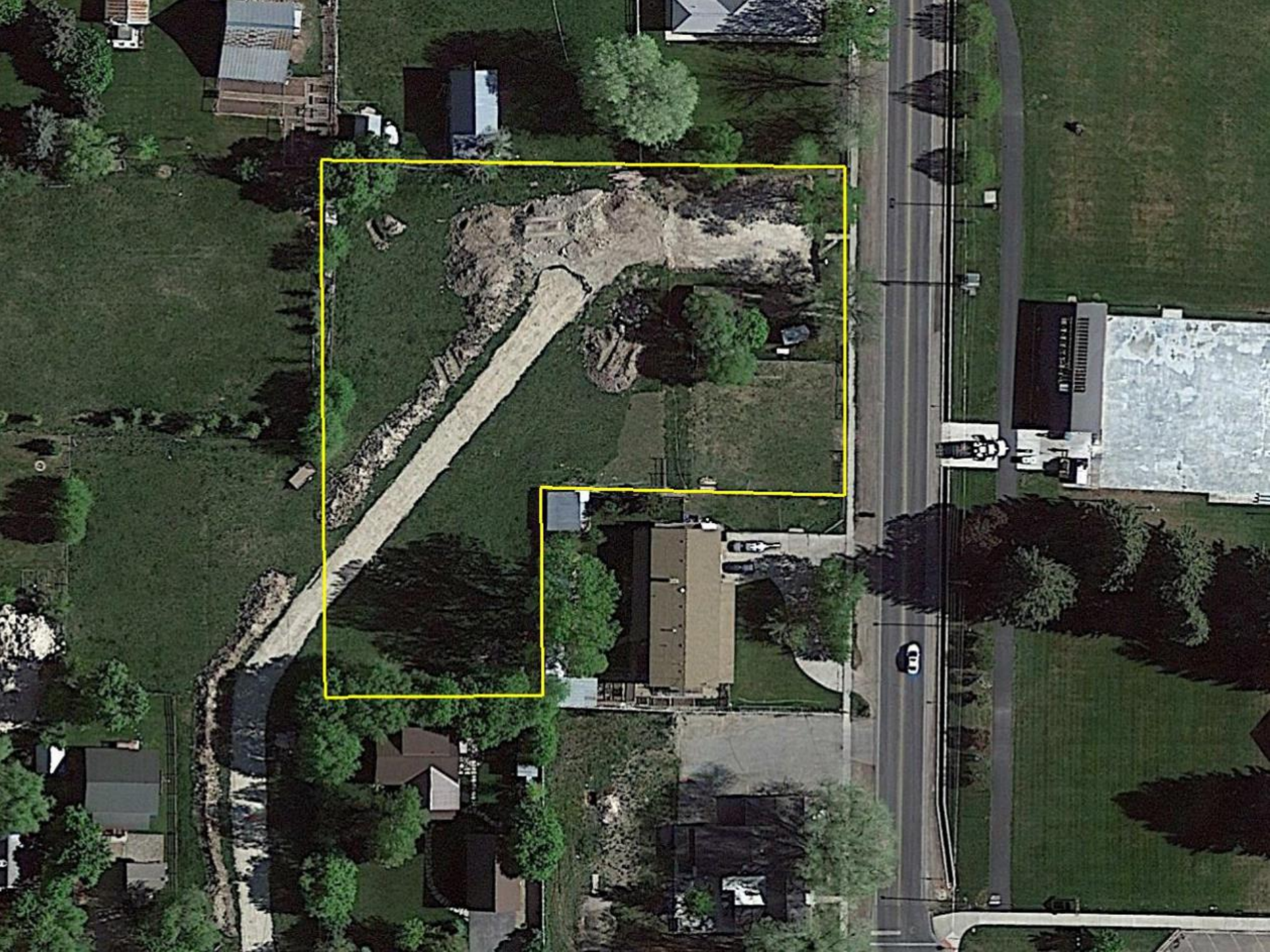
- 1.26 acres
- C-3 zoning
- Frontage 200 West (SR 222) and utility access to Main Street
- Fronts Town Square
- Will be recorded as one plat
- Private driveways, parking, and landscaping that will be common area and will be maintained by the POA

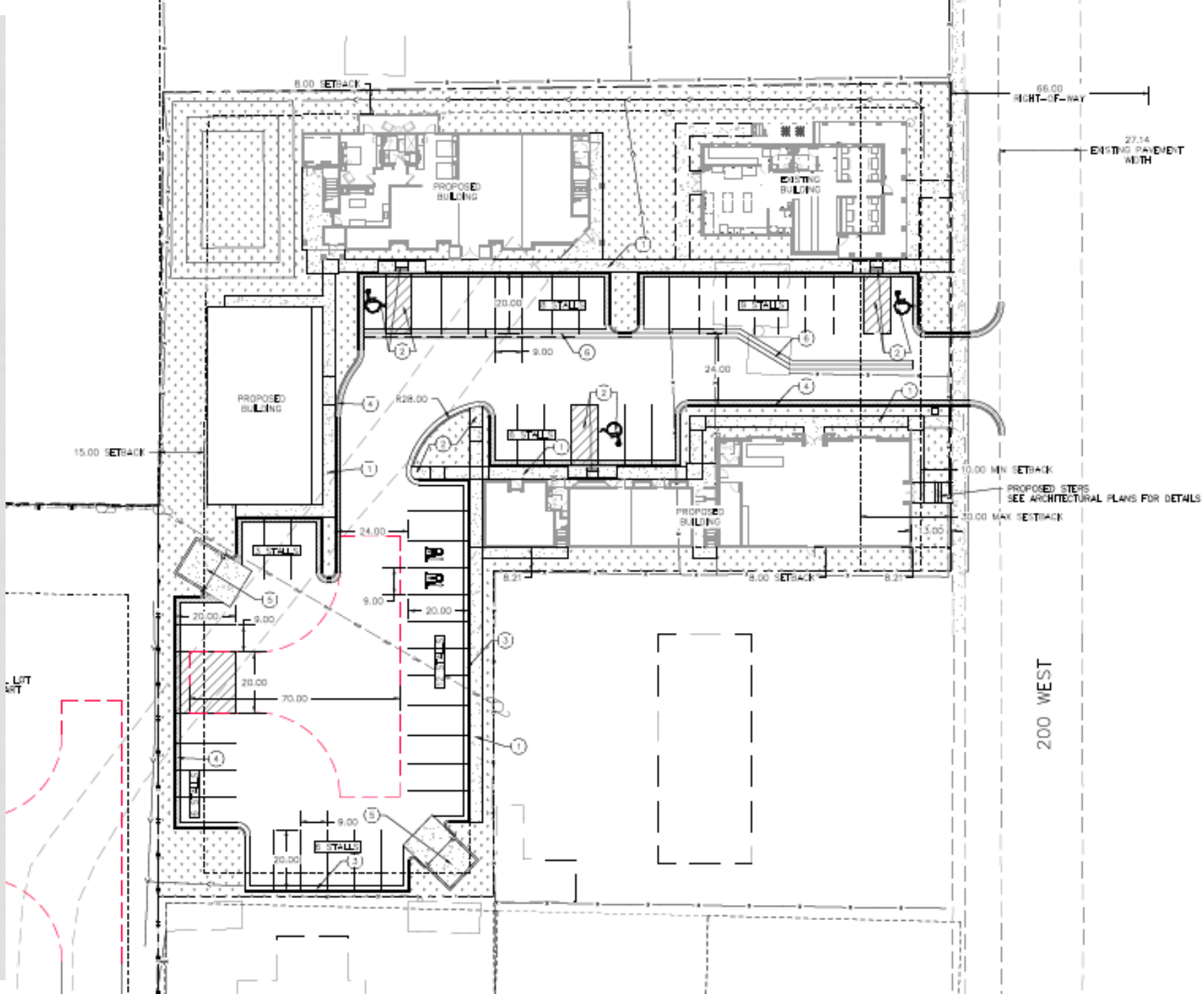
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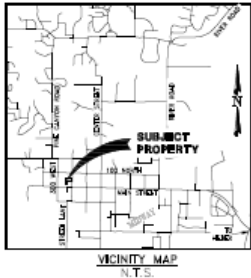
- 4 buildings
  - Lower floor retail commercial units (including one possible restaurant)
  - 14 short-term rentals (will not include kitchens or individual laundry facilities)
  - Offices





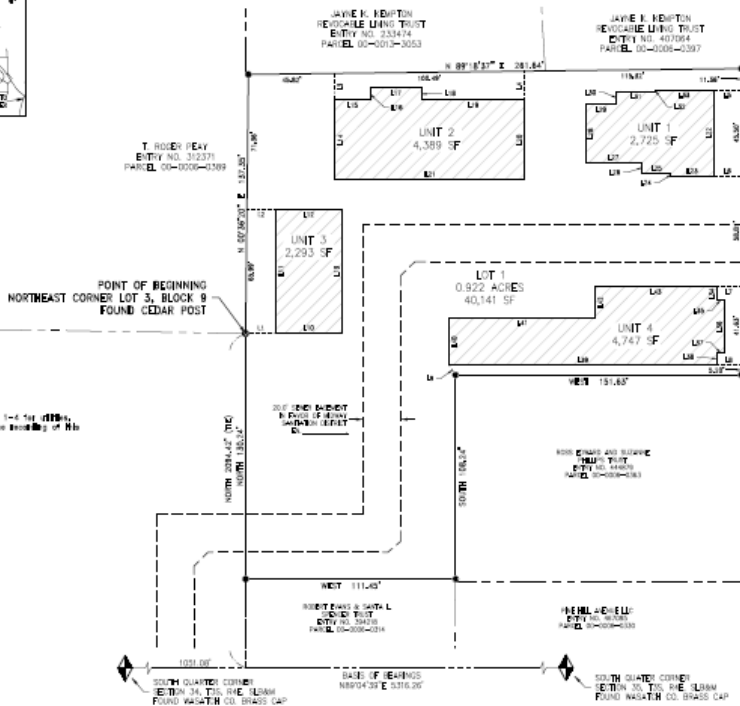






**SPRINGER VILLAGE SUBDIVISION**

"COMMERCIAL CONDOMINIUMS"  
PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
MIDWAY, WASATCH COUNTY, UTAH



STREET MONUMENT  
200 WEST & 100 NORTH  
FOUND BRASS CAP

LINE	BEARING	LENGTH
L1	S 89°47'24\"	15.84
L2	N 89°23'40\"	15.25
L3	N 09°41'23\"	14.17
L4	N 09°41'23\"	15.28
L5	N 90°00'00\"	14.28
L6	N 90°00'00\"	14.28
L7	N 90°00'00\"	13.01
L8	N 90°00'00\"	13.01
L9	S 39°57'09\"	6.27
L10	N 90°00'00\"	35.00
L11	S 00°00'00\"	63.20
L12	N 90°00'00\"	35.00
L13	N 00°00'00\"	63.50
L14	N 00°00'00\"	41.89
L15	N 90°00'00\"	18.29
L16	N 00°00'00\"	6.48
L17	N 90°00'00\"	27.26
L18	S 00°00'00\"	6.48
L19	N 90°00'00\"	34.25
L20	S 00°00'00\"	41.89
L21	S 00°00'00\"	100.50
L22	S 00°00'00\"	45.50
L23	N 90°00'00\"	22.87
L24	N 00°00'00\"	1.75
L25	N 90°00'00\"	19.20
L26	N 00°00'00\"	5.92
L27	N 00°00'00\"	35.00
L28	N 00°00'00\"	35.58
L29	S 00°00'00\"	16.48
L30	N 00°00'00\"	7.04
L31	N 90°00'00\"	25.39
L32	N 00°00'00\"	0.71
L33	N 90°00'00\"	31.10
L34	S 00°00'00\"	7.16
L35	N 90°00'00\"	4.00
L36	S 00°00'00\"	27.96
L37	S 00°00'00\"	4.00
L38	S 00°00'00\"	6.52
L39	N 90°00'00\"	145.12
L40	N 00°00'00\"	25.12
L41	N 90°00'00\"	77.83
L42	N 00°00'00\"	16.20
L43	N 90°00'00\"	64.50

**BOUNDARY DESCRIPTION**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, S40 NORTH 100°00'00\"

**BASE OF BEARINGS**

THE BASE OF BEARINGS FOR THIS SURVEY HAS ESTABLISHED AS NORTH 89°03'00\"

**SUBDIVISION COMPACT**

I, JOHN R. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 50108 AS PRESCRIBED BY TITLE 63C, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS UNIFORM ACT, I FURTHER CERTIFY THAT BY THE PRESENT INSTRUMENT I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-2-2(4) OF THE UTAH STATE CODE, HAVE LOCATED ALL MEASURED POINTS SHOWN AND HAVE SUBMITTED SAID PROPERTY INTO LOTS AND UNITS REFERRED TO BE KNOWN AS

**SPRINGER VILLAGE SUBDIVISION**

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAN.

**OWNER'S DECLARATION**

I KNOW ALL MEN BY THESE PRESENTS THAT I / WE THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED, HEREBY REFER TO BE KNOWN AS THE

**SPRINGER VILLAGE SUBDIVISION**

DO HEREBY dedicate for the public use of the public all parcels of land, streets and easements shown on this plat as intended for public use in which wherever I have hereunto set my hand this \_\_\_\_\_ day of 2023.

ATLAS HOLDINGS, LLC  
 TITLE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 TRAVIS V. NONES  
 TITLE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_

**ACCEPTANCE BY MIDWAY CITY**

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH HEREBY APPROVES THE SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS THEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE BENEFIT OF THE PUBLIC THIS \_\_\_\_\_ DAY OF 2023.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 (BY SEAL BELOW) (BY SEAL BELOW)  
 APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 (BY SEAL BELOW) (BY SEAL BELOW)

**PLANNING APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION.

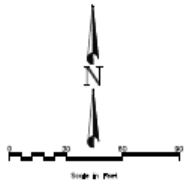
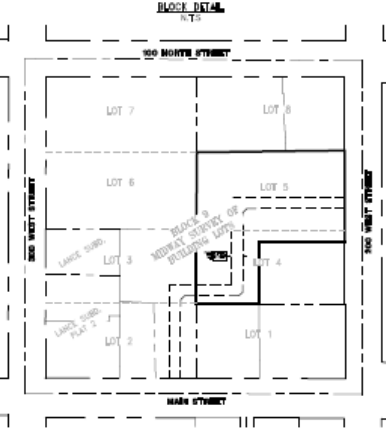
PLANNING REVIEW: \_\_\_\_\_  
 COUNTY SURVEYOR: \_\_\_\_\_  
 DENNY SWANSON (SEAL) TITLE \_\_\_\_\_ APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.  
 DENNY SWANSON (SEAL) TITLE \_\_\_\_\_ S.O.S. \_\_\_\_\_ COUNTY SURVEYOR

SUBDIVISION SEAL CITY ENGINEER SEAL LEGISLATOR SEAL

**LEGEND ENGINEERING**  
 92 WEST 300 NORTH  
 HENDY CITY, UT 84032  
 PHONE: 435-354-4858  
 www.legendeng.com

Recorder \_\_\_\_\_ DATE: 2/10/23  
 SCALE: 1"=40'  
 PAGE: 1 OF 1  
 PROJECT: S22-026

Note:  
 An easement across Lot 1 is shown on UTM 1-4 for 100th Street, and parking is hereby granted by the recording of this plan.



- LEGEND**
- WASATCH COUNTY SECTION CORNER (AS NOTED)
  - SET NEAR W/CAP STAMPED "LEGEND ENGINEERING" (UNLESS OTHERWISE NOTED)
  - FOUND PROPERTY MONUMENT (AS NOTED)
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - MONUMENT LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - BUILDING PAD

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF UTAH  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER OF THE DESCRIBED PROPERTY, AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID EXECUTED THE SAME.  
 MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
 NOTARY PUBLIC COMMISSIONED IN UTAH (SEE SEAL BELOW) NOTARY PUBLIC \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_ COUNTY

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 RESIDING IN \_\_\_\_\_ COUNTY

REVIEW COPY





200  
West

# SPRINGER FARMS





200 West

# SPRINGER FARMS



# SPRINGER FARMS

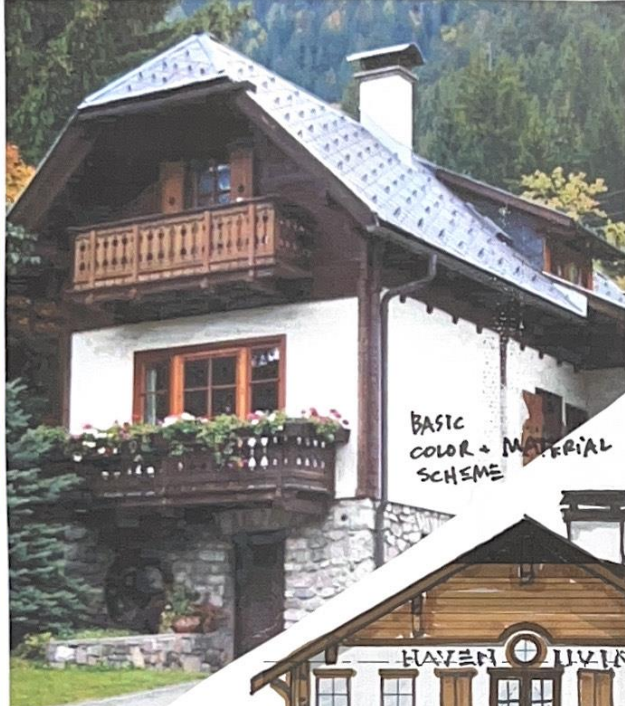












BASIC  
COLOR + MATERIAL  
SCHEME

o Gray - Bronze windows  
o Bronze gutters



PLANTER  
IDEA



METAL  
TRAY  
PLANTER

IRON WITH  
PLANTER BOX  
GRASS/PLANTER

FLOWER  
BOXES

ROUND-ARCH  
TOP DOOR

DARK BRONZE  
BLACK  
WINDOWS



IRON  
SIGNAGE



UNIQUE DOOR + WINDOW CUTS



A1 SOUTH ELEVATION  
A200 3/8\"/>



- Black windows / Bronze  
- Bronze lanterns.



ROUND DOORWAY



GERMAN STONE SCHWARZ

ARCH. DETAIL IF POSS

DARK TRIM

METAL ROOF

BOOKSTORE



WATTLE + DAUB EFFECT



ROUND DOOR

WINDOW AWNING



ROUND DOOR - ROUND WINDOW.



BLACK OR DARK WOOD TRIM.



DARK ACCENTS





LARGE DISPLAY WINDOWS



PLASTER STRIPES  
CREAMY

OVERALL COLOR SCHEME

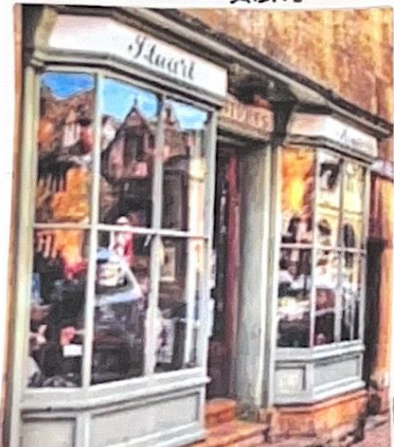


POSSIBLE COLOR SCHEME



Pass thru.

Exposed



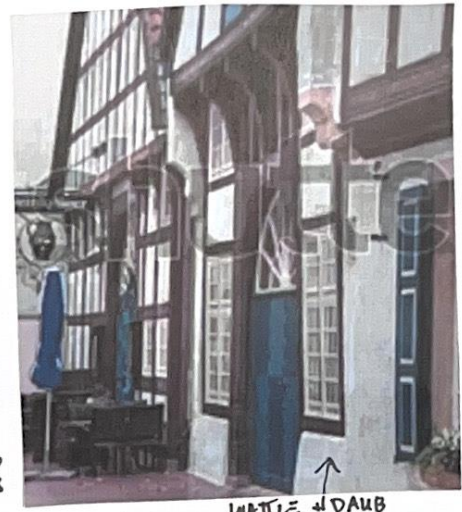
EXAMPLE OF WINDOW STRUCTURE



HOW ROUGH + RETAIL CAN BE NEXT TO EACH OTHER



I like this pattern.



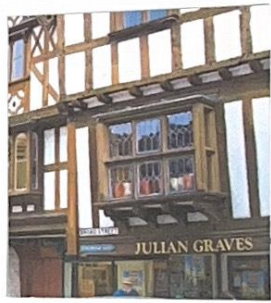
↑  
WATTLE + DAUB



GRAYS + WASHED BROWNS



ORANGE-RED - front door?  
TAN-GRAY SIDING/BEAMS



← SIGNS LIKE THIS

this color beams



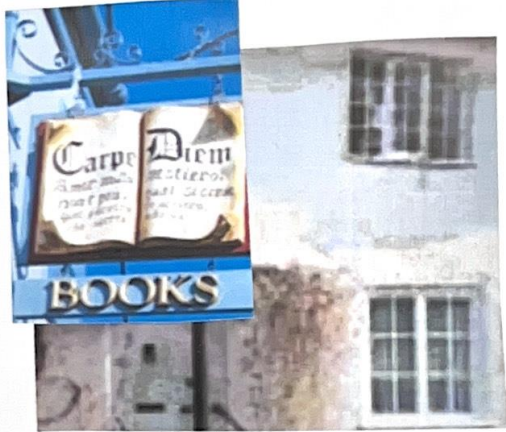
← WARM TONES



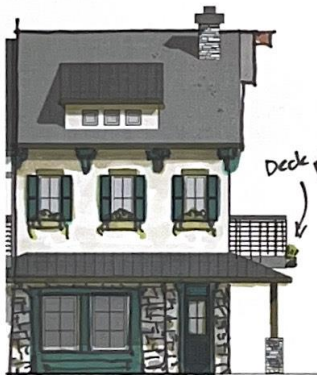
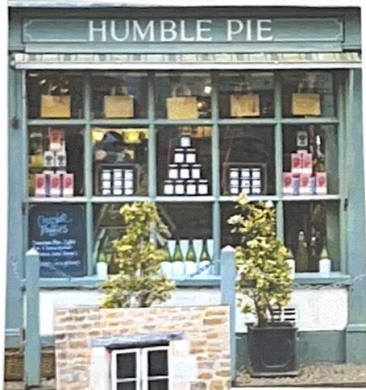
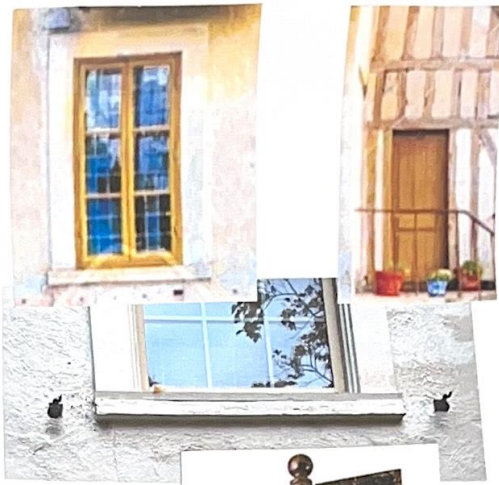
GRAYS / WARM TONES



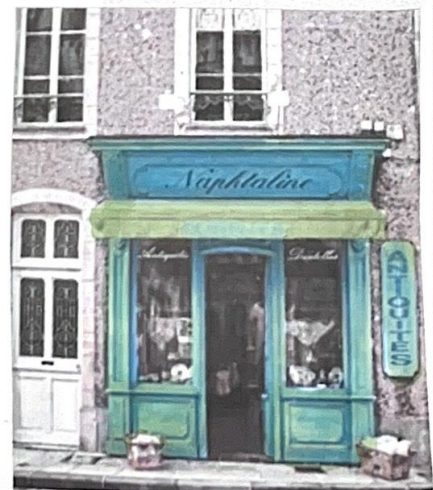
← LARGE DISPLAY WINDOWS



- White windows/gray windows  
- Metal downspouts - Galvanized



Deck planter

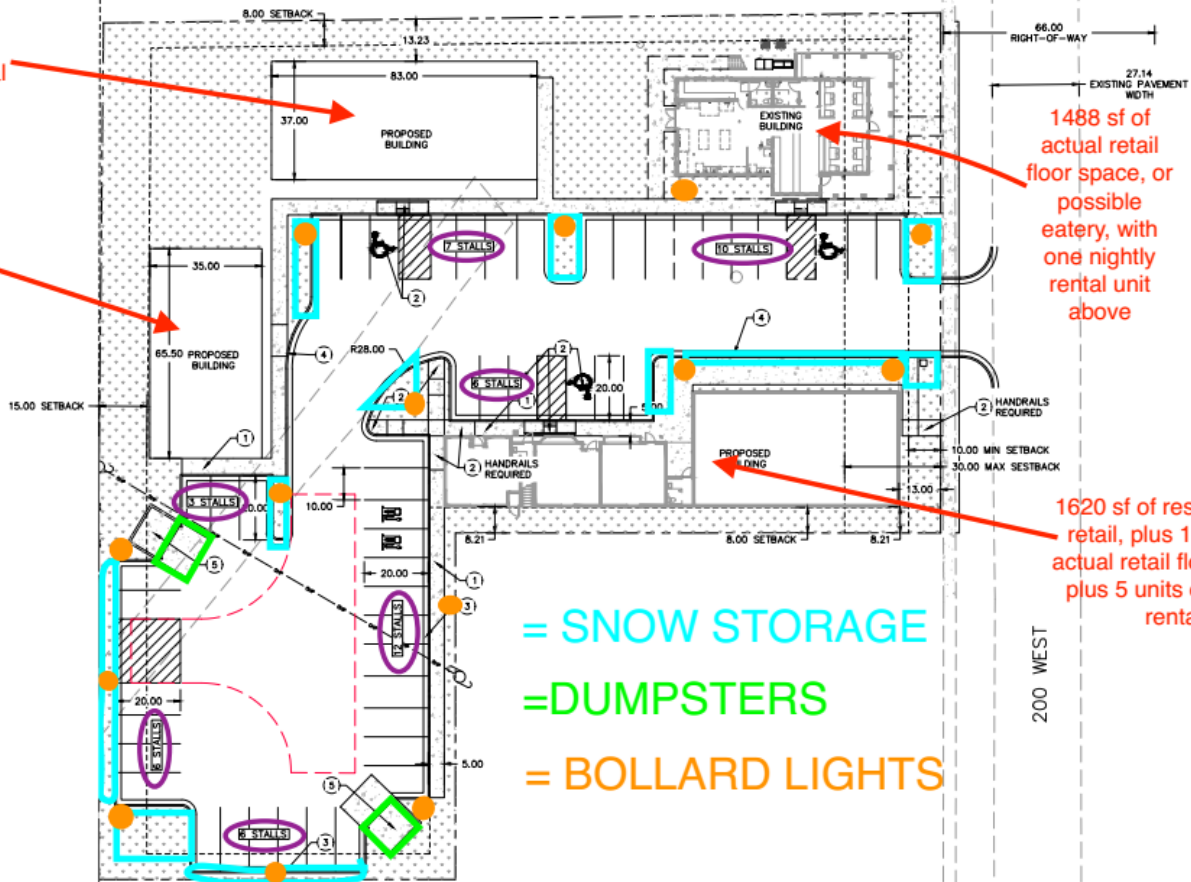


2250 sf of actual retail floor space, plus 4 nightly rental units

2080 sf of actual retail floor space, plus 2 nightly rental units, and 1 office

1488 sf of actual retail floor space, or possible eatery, with one nightly rental unit above

1620 sf of restaurant or retail, plus 1280 sf of actual retail floor space, plus 5 units of nightly rental



= SNOW STORAGE  
 = DUMPSTERS  
 = BOLLARD LIGHTS

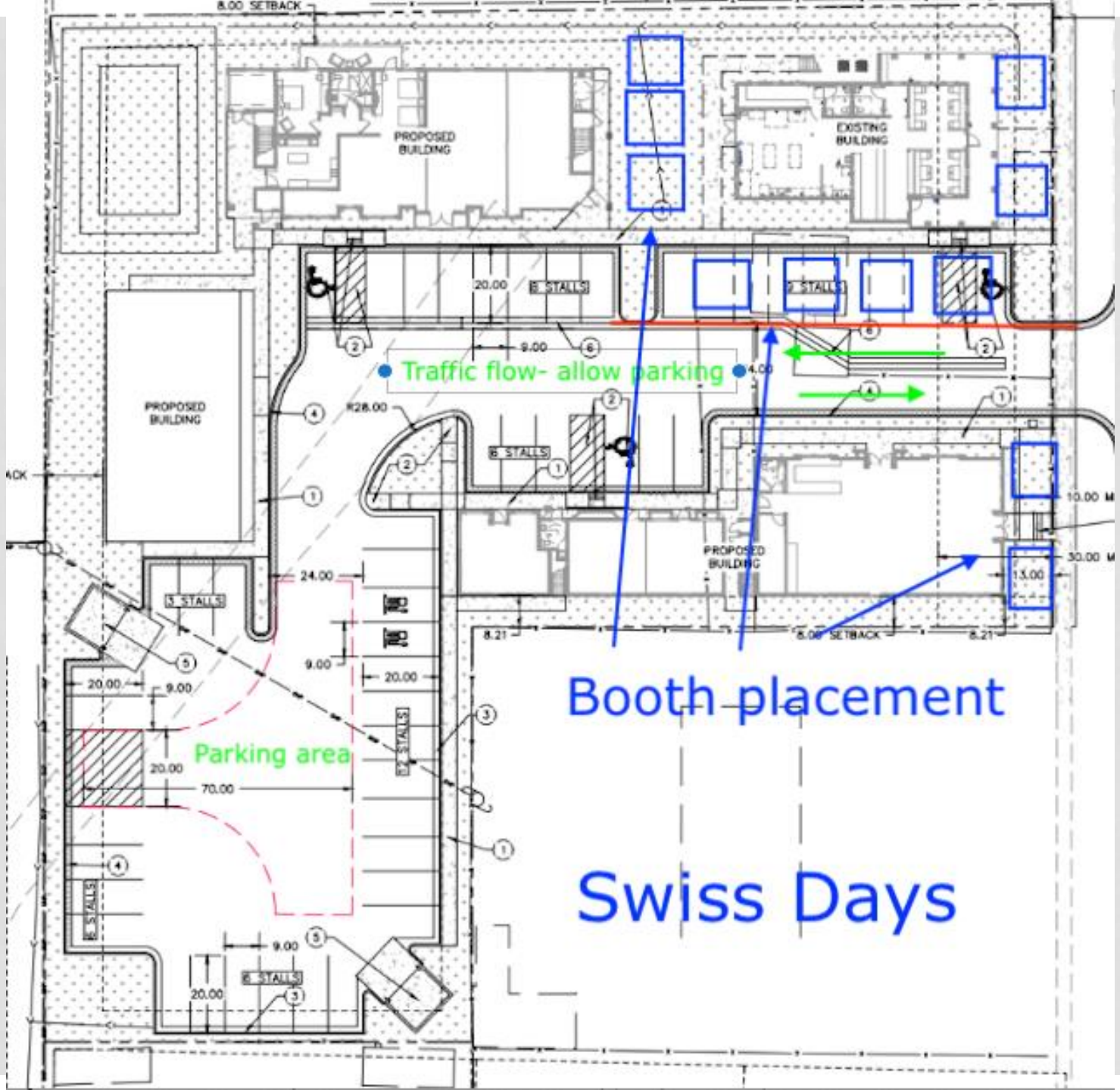
- \* MAIN FLOOR: 8 units of retail / restaurant space
- \* TOP FLOOR: 12 nightly rental units / 1 office space
- TOTAL UNITS: 20**
- \* 48 Parking stalls needed, currently have 50
- \* 13,776 sf of Landscaped surface area

GE  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.

MAIN STREET

200 WEST





Booth placement

Swiss Days

# CONDITIONAL USE

- Proposal is a conditional use
  - (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
  - (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

# ITEMS OF CONSIDERATION

- Architectural theme
  - VAC reviewed and recommended approval on 1-10-23
- Parking
  - 44 required stalls
    - 13 stalls for short-term rentals
    - 6.4 stalls for the west building lower floor and 4 stalls for the west building upper floor
    - 10.2 stalls for the south building lower floor
    - 4.25 stalls for the restaurant
    - 5.8 stalls for the north building
  - 50 stalls are provided in the application area

# ITEMS OF CONSIDERATION

- Setbacks
  - Commercial buildings bordering a residential use in a commercial zone is 8'
  - Commercial buildings bordering a residential zone is 15'
- Maximum height of 35'
  - Architectural elements may reach a height of 52.5'
- TROD
- Property Owners' Association

# ITEMS OF CONSIDERATION

- Utility easement across property to Main Street
- Landscaping and fencing plan
- Lighting
  - All lighting have full-cut-off except as allowed otherwise by code
- Dumpster and snow storage
- UDOT approval and improvements to 200 West

# RECOMMENDED WATER REQUIREMENT

- Restaurant seats
  - 24 seats x 35 GPD = 0.36 acre feet x 1.77 (return flow) = 1.66 acre feet
- 13 nightly rental units (no kitchen or laundry) = 13 x 0.3 = 3.9 acre-feet
- 2 laundries = 1.29 acre-feet (services a total of 13 suites at 50 GPD per suites)
- Commercial space bathrooms (3 toilets) = 2.97 acre-feet
- Outside irrigation 13,776 square feet (0.32 acres) = 0.95 acre feet
- Total = 10.77 acre feet
- Difference 10.77 – 4.5 (already dedicated) = 6.27 acre feet

# POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments are a conditional in the C-3 zone.
- The proposed parking plan does comply with code requirements.

# RECOMMENDED CONDITIONS

- None