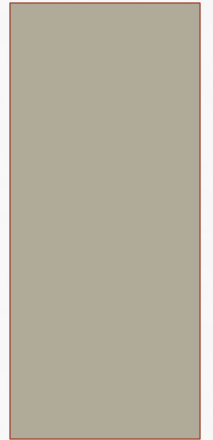


# SOUTHILL - PHASE 3

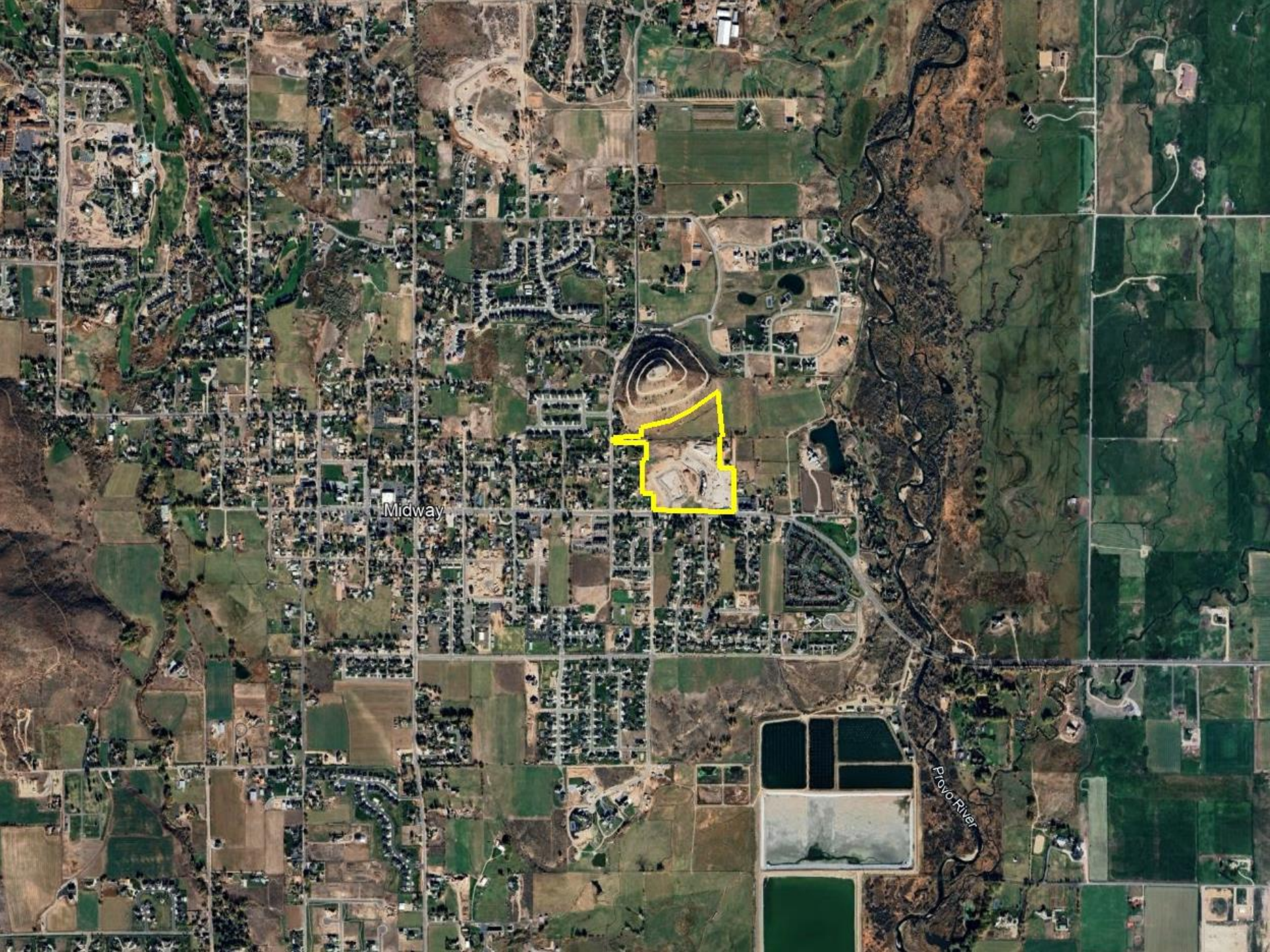
PRELIMINARY



# LAND USE SUMMARY

- **Phase 3**
- **Zoning:** Property Conditionally Rezoned to C-2
- **Acres: 6.67** (27.47 total acres)
- **Units:** 42 Residential Units (143 total)
- **Open Space:** 8.36 total acres in master plan
- **Roads:** Private roads with a public easement
- **Trails:** Private trails with a public easement

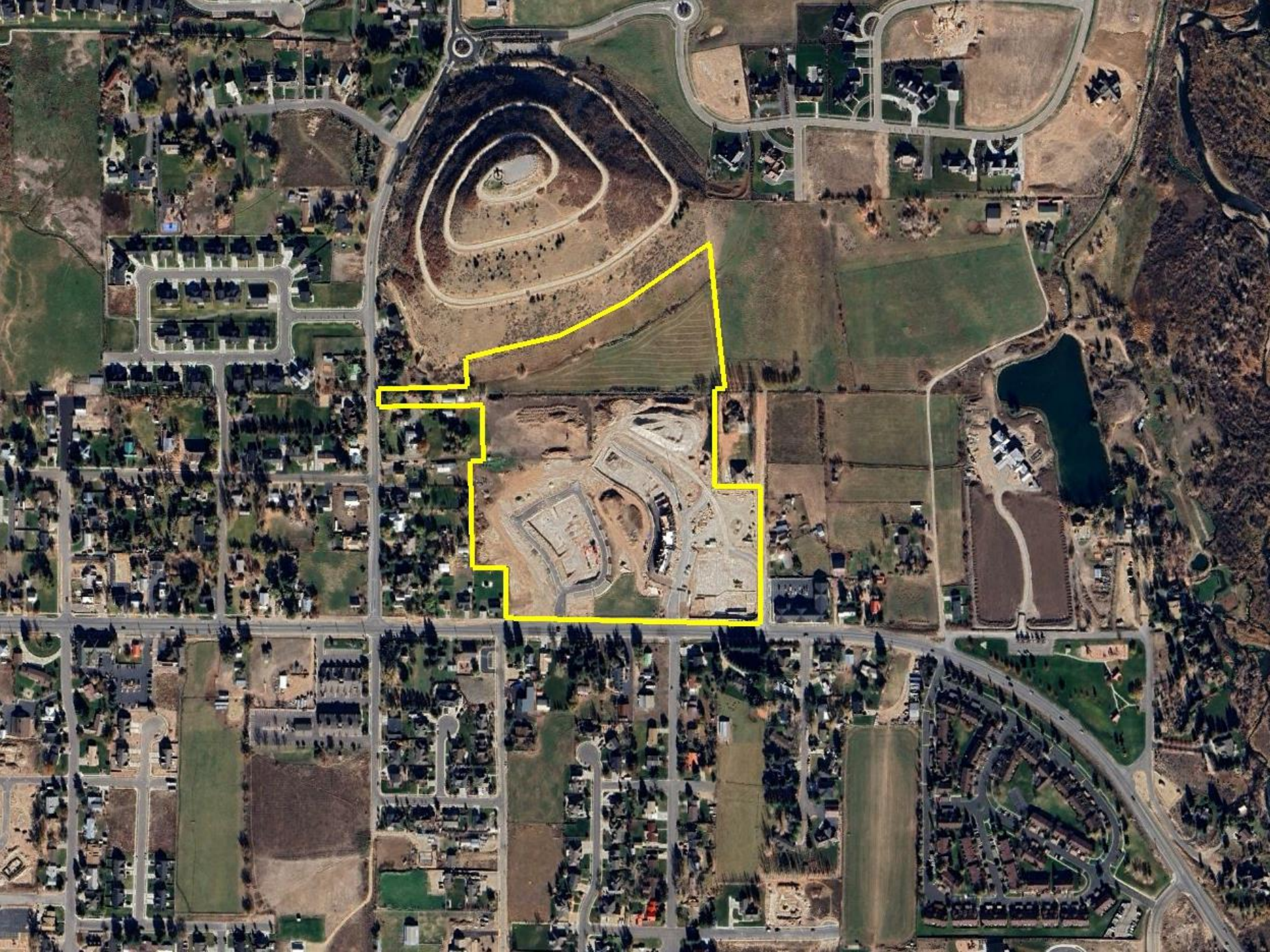




Midway

Provo River

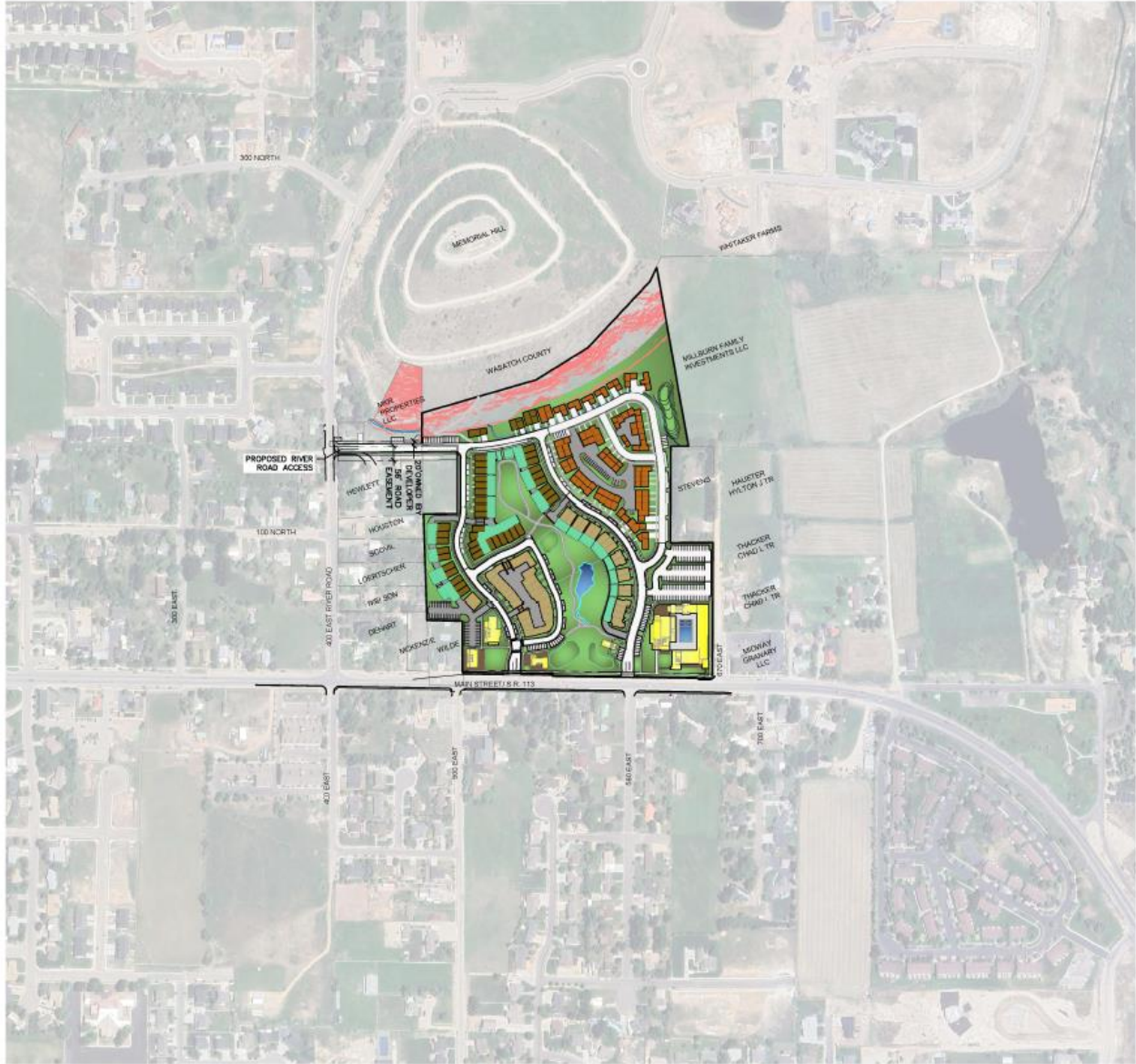




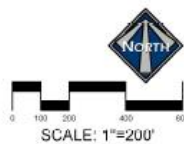








- LEGEND**
- NON-BUILDABLE AREA (20% SLOPES)
  - COMMERCIAL BUILDINGS
  - PLATTED UNITS IN PHASE 1 & 2
  - PHASE 3 UNITS
  - FUTURE UNITS IN PHASE 4 & 5
  - CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
  - ROADS & PARKING
  - BELOW GRADE ALLEYS & PARKING



LUSTER  
SOUTHILL - PHASE 3  
VICINITY MAP



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DRAWN BY: \_\_\_\_\_ P.E.  
SERIAL NO. 38596  
DATE: 27 NOV 2024

DESIGN BY: FDB  
DRAWN BY: DEI  
DATE: 27 NOV 2024  
SHEET 1



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS
  - PLATTED UNITS IN PHASE 1 & 2
  - PHASE 3 UNITS
  - FUTURE UNITS IN PHASE 4 & 5
  - CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
  - ROADS & PARKING
  - BELOW GRADE ALLEYS & PARKING
  - EXISTING FENCE

**SENSITIVE LANDS NOTES**

**LANDSLIDES**  
 THE LANDSLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN.

**SHALLOW GROUND WATER**  
 THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

**SPRINGS, STREAMS OR SEEPS**  
 NO SPRINGS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY.

**ALLUVIAL FANS**  
 NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN.

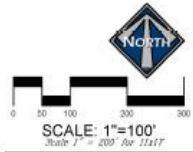
**FLOOD HAZARDS**  
 THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

**WETLANDS**  
 NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

**FAULT LINES**  
 NO FAULT LINES CROSS THE PROPERTY PER MAP 26 - FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

**VEGETATION REMOVAL**  
 EXISTING HAY FIELD WILL BE DISTURBED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE DISPOSED OF. TREES ON MEMORIAL HILL WILL BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DISPOSED OF.

**WATER QUALITY**  
 STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION PREVENTION MEASURES WILL BE INSTALLED DURING CONSTRUCTION. MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.



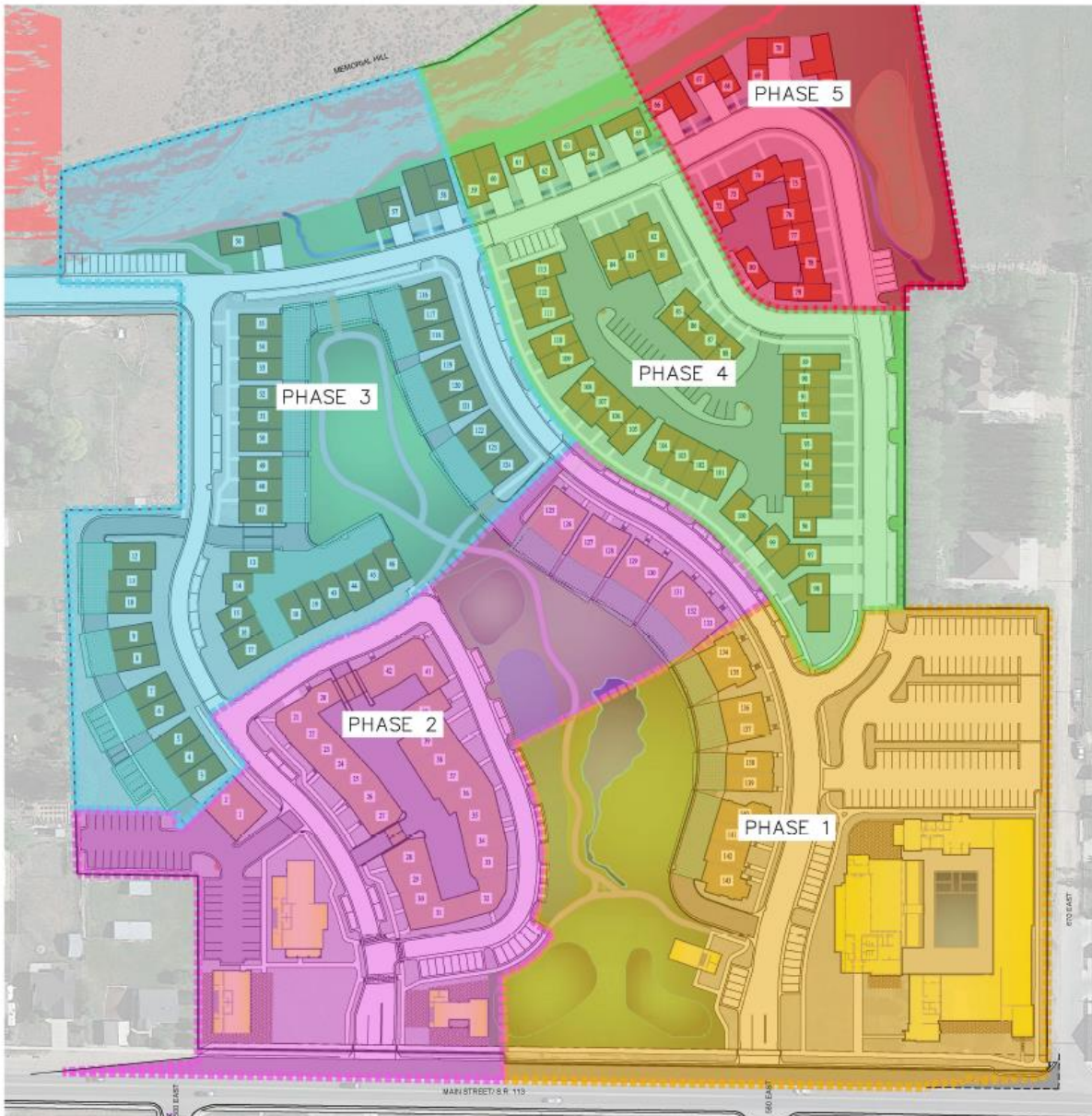
LUSTER  
 SOUTHILL - PHASE 3  
 SENSITIVE LANDS MAP



DESIGN BY: PFB DATE: 21 NOV 2024  
 DRAWN BY: DEJ REV: 2

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 PIAL D. BERG P.E.  
 SERIAL NO. 283090  
 DATE: 27 NOV 2024





**LEGEND**

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
- PLATTED UNITS IN PHASE 1 & 2
- PHASE 3 UNITS
- FUTURE UNITS IN PHASE 4 & 5
- CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
- ROADS & PARKING
- BELOW GRADE ALLEYS & PARKING
- LANDSCAPE AREA - GRASS
- LANDSCAPE AREA - NATIVE GRASS
- LANDSCAPE AREA - WOOD MULCH
- SNOW STORAGE AREA

0.24 ACRES

- NOTES**
1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
  2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE	PARKING SPACES	IRRIGATION AREA	NON-IRRIGATED AREA
1	8.55 AC	37,615 SF	10,249 SF	10	1.94 ac	128	3.16 ac	0.00 ac
2	5.70 AC	11,285 SF	33,360 SF	34	1.23 ac	79	2.20 ac	0.00 ac
3	8.67 AC	0 SF	44,448 SF	42	1.83 ac	54	2.28 ac	1.13 ac
4	4.98 AC	0 SF	45,355 SF	40	0.67 ac	40	1.79 ac	0.52 ac
5	3.89 AC	0 SF	14,984 SF	15	2.89 ac	5	1.68 ac	1.35 ac
	27.47 AC	48,900 SF	148,377 SF	141	8.36 ac	308	11.09 ac	3.00 ac



SCALE: 1"=60'  
Scale 1" = 100' for 11x17"

LUSTER  
SOUTHILL - PHASE 3  
PHASING PLAN



DESIGN BY: FSD DATE: 21 NOV 2004  
DRAWN BY: DEJ KEY: 6

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SHEET NO. 285096 P.C.  
DATE: 21 NOV 2004





- LEGEND**
- NON-BUILDABLE AREA (20%+ SLOPE)
  - COMMERCIAL BUILDINGS
  - PLATTED UNITS IN PHASE 1 & 2
  - PHASE 3 UNITS
  - FUTURE UNITS IN PHASE 4 & 5
  - CONCRETE DUCK/PATIO AREA OVER BELOW GRADE ALLEYS
  - TRAILS
  - ROADS & PARKING
  - BELOW GRADE ALLEYS & PARKING
  - LANDSCAPE AREA - GRASS
  - LANDSCAPE AREA - NATIVE GRASS
  - LANDSCAPE AREA - WOOD MULCH
  - SNOW STORAGE AREA
- 0.24 ACRES
- TRANSIT DISTRICT BOUNDARY

**WALKWAY NOTE:**  
WALKWAYS FOR EACH UNIT WILL BE AVAILABLE NEXT TO THE OFFICE/NOA BUILDING

**AREA**

TOTAL PROJECT AREA	27.47 ACRES
R.O.W. DEDICATION ON MAIN	0.18 ACRES

**GROSS BUILDING SQUARE FOOTAGE (PER INFO PROVIDED BY OWNER & ARCHITECT - NOV 2024)**

COMMERCIAL	117,776 SF	40%
RESIDENTIAL (TOTAL)	120,442 SF	51%
TOTAL GROSS BUILDING	238,218 SF	100%

- NOTES:**
- AVERAGE RESIDENTIAL UNIT FOR THE PROJECT IS 3,300 GROSS SF PER ARCHITECT
  - 43 PLATTED UNITS THAT ARE UNDER CONSTRUCTION PERMIT OR DESIGN TOTAL GROSS 136,267 SF OR 3,169 GROSS SF PER UNIT PER ARCHITECT
  - COMMERCIAL BASEMENT AND STORAGE AREAS NOT INCLUDED IN NET COMMERCIAL AREA IS 69,184 SF PER ARCHITECT

**COMMERCIAL PARKING**

TOTAL PARKING SPACES	182 SPACES
----------------------	------------

**PARKING CALCULATIONS**

TOTAL GROSS COMMERCIAL	117,776 SF	117,776 SF
NET USABLE COMMERCIAL AREA WITHOUT POOL OR STORAGE PER ARCHITECT	48,592 SF	48,592 SF
PARKING RATIO = 69,992 SF ÷ 267 SPACES	1 SPACE FOR 267 SF	
TOTAL SPACES	182 SPACES	

- NOTES:**
- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

- RESIDENTIAL PARKING NOTES:**
- EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE, THERE ARE ALSO 124 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREAS.
  - PLAN HAS A TOTAL OF 402 PARKING SPACES.
  - PLAN HAS 92 PARKING SPACES ALONG STREETS.

**PARKING CALCULATIONS**

TOTAL UNITS	141
3 BEDROOMS	141 SPACES X 2.5 = 352 SPACES (REQUIRED)

**PARKING SPACES PROVIDED**

GARAGES	141 SPACES X 2 = 282
ON SITE PARKING	124
TOTAL	406 SPACES (PROVIDED)



LUSTER  
SOUTHILL - PHASE 3  
MASTER PLAN



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PAUL S. BIRD, P.E.  
SEAL NO. 10088  
DATE: 8 DEC 2024

DESIGN BY: PJB DATE: 8 DEC 2024 SHEET 3  
DRAWN BY: DBI REV: 3



## PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME
<b>TREES</b>		
	32	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'
	103	Canada Red Chokeberry / Prunus virginiana 'Canada Red'
	4	Eastern Cottonwood Stouland / Populus deltoides 'Stouland'
	112	Spring Snow Crab Apple / Malus x 'Spring Snow'
	4	Weeping Willow / Salix babingtonia
<b>EVERGREEN TREES</b>		
	25	Colorado Spruce / Picea pungens
<b>GROUND COVERS</b>		
	263,290 sf	Kentucky Bluegrass / Poa pratensis
	4,934 sf	Wild Flower Multiflora Grass Mix / Wild Flower Multiflora Grass Mix
<b>MULCH</b>		
	136,636 sf	4" Wood Mulch / 4" Wood Mulch

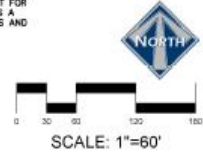
**LEGEND**

	NON-BUILDABLE AREA (25%+ SLOPES)
	COMMERCIAL BUILDINGS
	PLATTED UNITS IN PHASE 1 & 2
	PHASE 3 UNITS
	FUTURE UNITS IN PHASE 4 & 5
	CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
	ROADS & PARKING
	BELOW GRADE ALLEYS & PARKING
	LANDSCAPE AREA - GRASS
	LANDSCAPE AREA - NATIVE GRASS
	LANDSCAPE AREA - WOOD MULCH
	SNOW STORAGE AREA

0.24 ACRES

**LANDSCAPE NOTES:**

- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.



LUSTER  
SOUTHILL

PRELIMINARY OVERALL  
LANDSCAPE PLAN

300 E Main St, Suite 204  
Midway, UT 84049, ph: (801) 223-2000

DESIGN BY: CDB DATE: 27 NOV 2024 SHEET 4  
DRAWN BY: INF REV:

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CARL N. BERG, L.A.  
SERIAL NO. 316290  
DATE: 27 NOVEMBER 2024







**LEGEND**

	NON-BUILDABLE AREA (25%+ SLOPES)	
	COMMERCIAL BUILDINGS	
	PLATTED UNITS IN PHASE 1 & 2	
	PHASE 3 UNITS	
	FUTURE UNITS IN PHASE 4 & 5	
	CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS	
	ROADS & PARKING	
	BELOW GRADE ALLEYS & PARKING	
	OPEN SPACE (IRRIGATED)	
	OPEN SPACE (NON-IRRIGATED)	
	PHASE 3 BOUNDARY	
	SNOW STORAGE AREA	0.24 ACRES

**AREA**

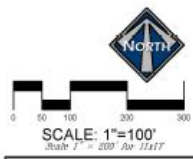
TOTAL PROJECT AREA	27.47 ACRES
OPEN SPACE - IRRIGATED	5.36 ACRES
OPEN SPACE - NON-IRRIGATED	3.00 ACRES
OPEN SPACE - TOTAL	8.36 ACRES

**OPEN SPACE NOTES:**

- ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH PER MONROE CITY STANDARDS.
- 8.32 ACRES REQUIRED PER ZONE CHANGE APPROVAL.

**OPEN SPACE BY PHASE:**

PLATTED WITH PHASES 1 & 2	2.84 AC
PHASE 3	2.18 AC
FUTURE PHASES	3.34 AC
<b>TOTAL</b>	<b>8.36 AC</b>



LUSTER  
SOUTHILL - PHASE 3  
OPEN SPACE PLAN



280 E Main St, Suite 208  
Monroeville, PA 15146  
ph 412-657-9749

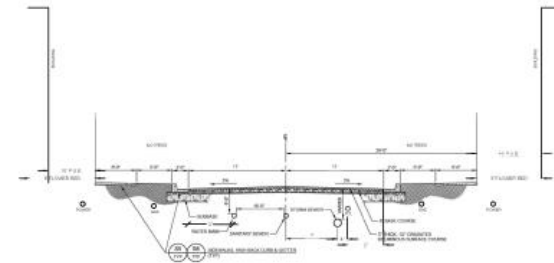
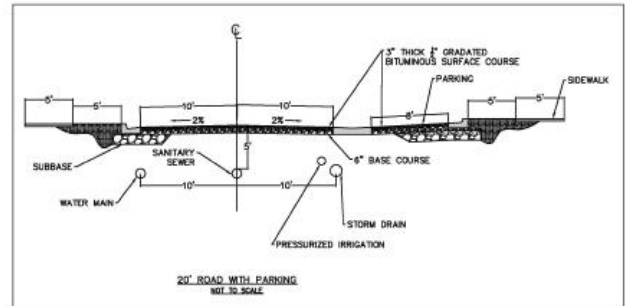
DESIGN BY: PDB      DATE: 27 NOV 2024      SHEET: 7  
DRAWN BY: DEI      REV:

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PAUL D. BERG, P.E.  
SOPAL NO. 285090  
DATE: 27 NOV 2024





- LEGEND**
- NON-BUILDABLE AREA (20%+ SLOPES)
  - COMMERCIAL BUILDINGS
  - PLATTED UNITS IN PHASE 1 & 2
  - PHASE 3 UNITS
  - FUTURE UNITS IN PHASE 4 & 5
  - CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
  - ROADS & PARKING
  - BELOW GRADE ALLEYS & PARKING
  - LANDSCAPE AREA - GRASS
  - LANDSCAPE AREA - NATIVE GRASS
  - LANDSCAPE AREA - WOOD MULCH
  - SNOW STORAGE AREA
- 0.24 ACRES



- NOTES**
1. THIS PLAN SHOWS THE GENERAL LAYOUT OF THE PROJECT AND IS NOT TO BE USED FOR CONSTRUCTION.
  2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- LOCAL STREET CROSS SECTION**  
COMMERCIAL & RESIDENTIAL
- 26' PRIVATE ROAD SECTION**
- THIS MINIMAL SECTION DOES NOT ALLOW STREET TREES OR FLOWER BEDS
  - FLOWER BEDS COULD BE IN PLACE
  - GRASS COULD BE IN PLACE
  - FLOWER BEDS COULD BE IN PLACE BUILT-UPS ARE NOT UP TO 10 FT U.E.
  - MINIMAL FLOWER BEDS ON THE PROJECT



**LUSTER  
SOUTHILL - PHASE 3  
ROAD & TRAIL PLAN**



DESIGN BY: FDB DATE: 27 NOV 2004  
DRAWN BY: DEI KEY: 8

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DIAL, D. RES. F.E.  
SERIAL NO. 285995  
DATE: 27 NOV 2004

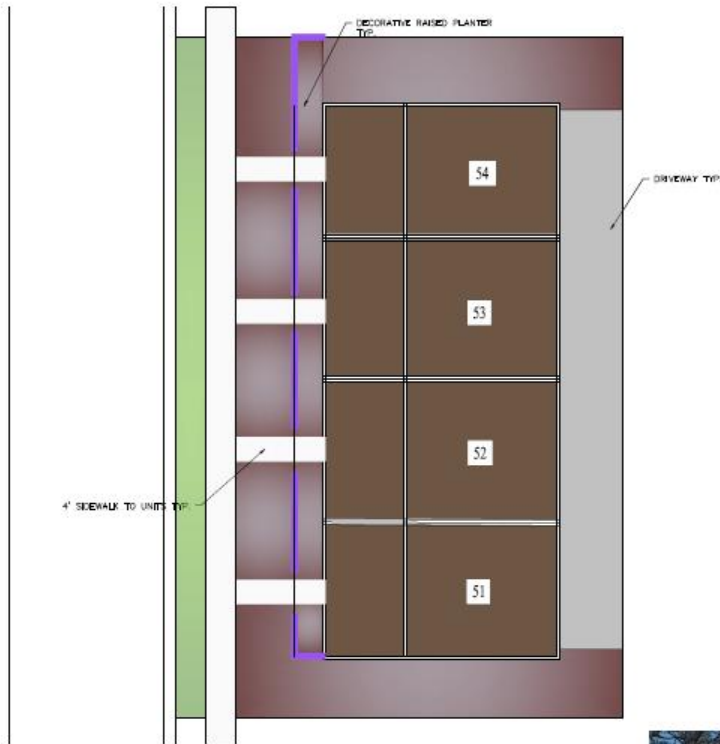


## PLANT SCHEDULE TYPICAL BUILDING

SYMBOL	QTY	COMMON / BOTANICAL NAME
<b>GROUND COVERS</b>		
	574 sf	Kentucky Bluegrass / Poa pratensis
<b>MULCH</b>		
	2,781 sf	4" Wood Mulch / 4" Wood Mulch

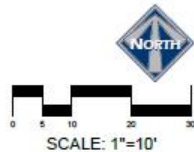
### LANDSCAPE NOTES:

- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR AROUND THE HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.



**LEGEND**

	RESIDENTIAL UNIT
	LANDSCAPE AREA - WOOD MULCH
	LANDSCAPE DECORATIVE RAISED PLANTER



LUSTER  
SOUTHILL

PRELIMINARY TYPICAL  
BUILDING LANDSCAPE PLAN



380 G Main St, Suite 204  
Midway, UT 84049 ph. (801) 725-2000

DESIGN BY: CNB  
DRAWN BY: JNE

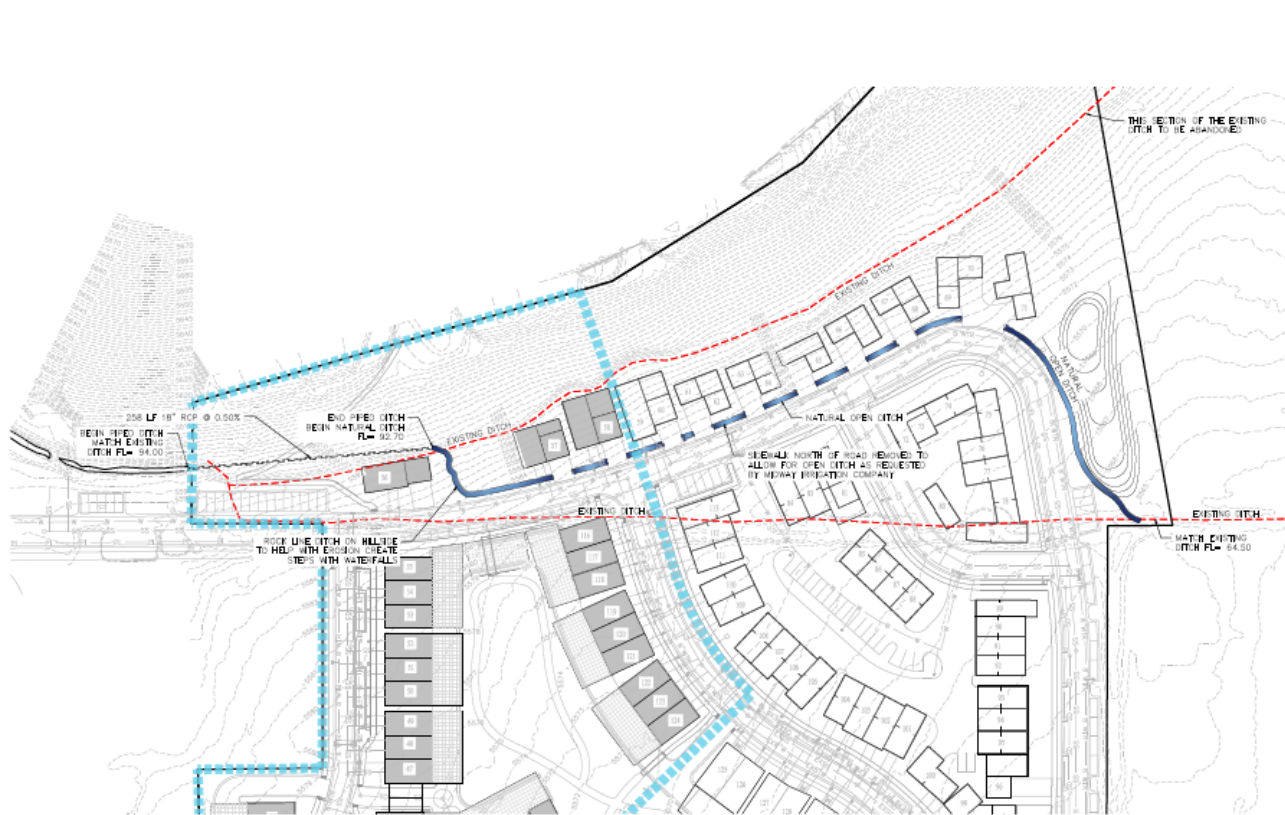
DATE: 27 NOV 2024  
REV:

SHEET  
5

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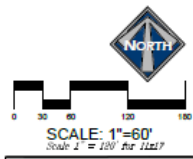
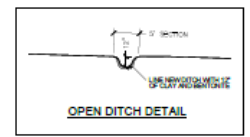
DESIGNER: CNB L.A.  
DRAWING NO: 2242790  
DATE: 27 NOV 2024





- LEGEND**
- CS — EXISTING SEWER
  - PS — PROPOSED SEWER
  - EW — EXISTING WATER
  - PW — PROPOSED WATER
  - EPI — EXISTING PRESSURIZED IRRIGATION
  - PPI — PROPOSED PRESSURIZED IRRIGATION
  - SD — PROPOSED STORM DRAIN
  - NOD — NATURAL DITCH
  - EOD — EXISTING DITCH
  - P3 — PHASE 3

**BLUE STAKE NOTE:**  
 \* LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



SCALE: 1"=60'  
 Scale 2" = 100' (As 11/17)

LUSTER

SOUTHILL - PHASE 3

PRELIMINARY DITCH PLAN

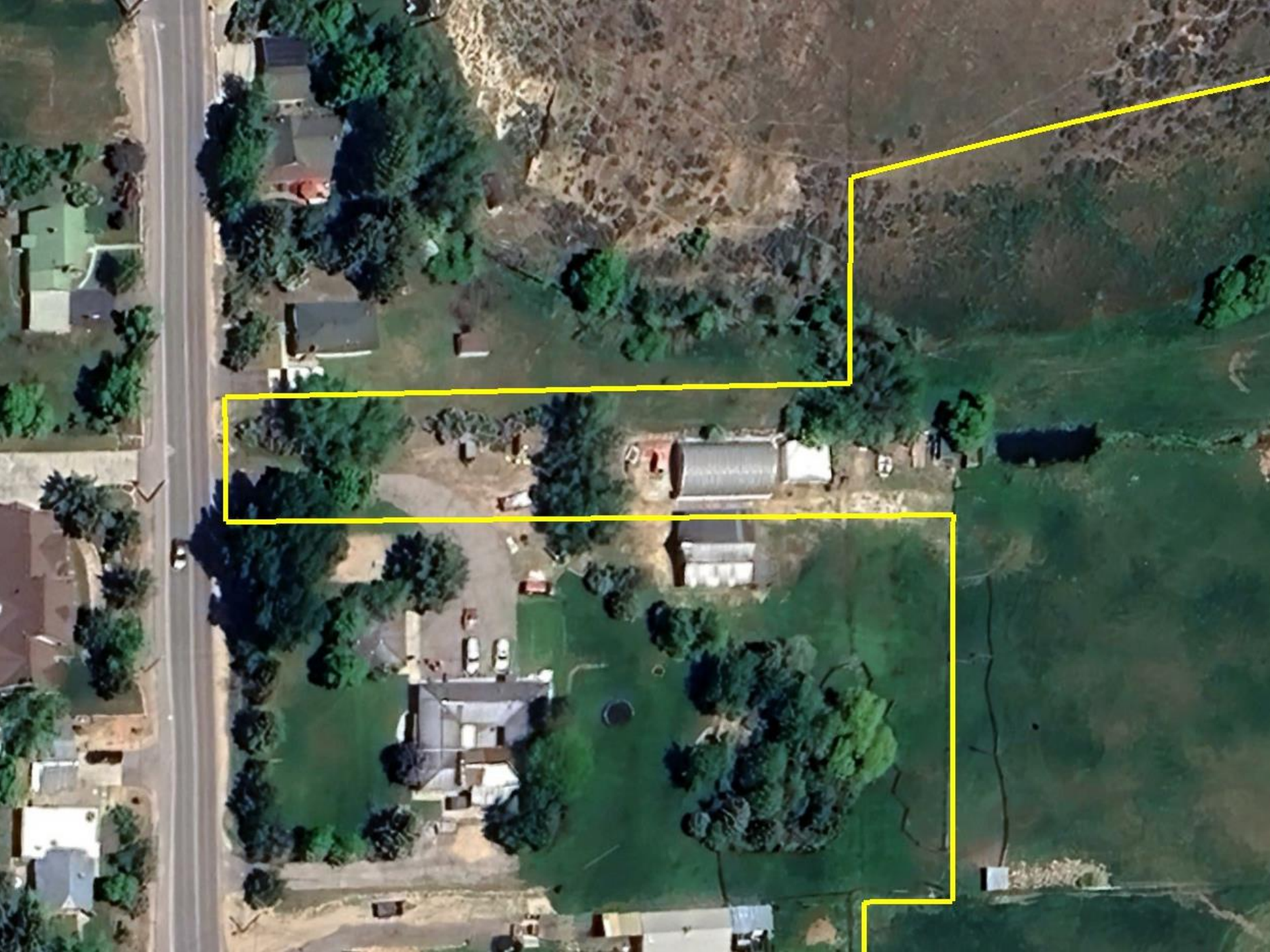


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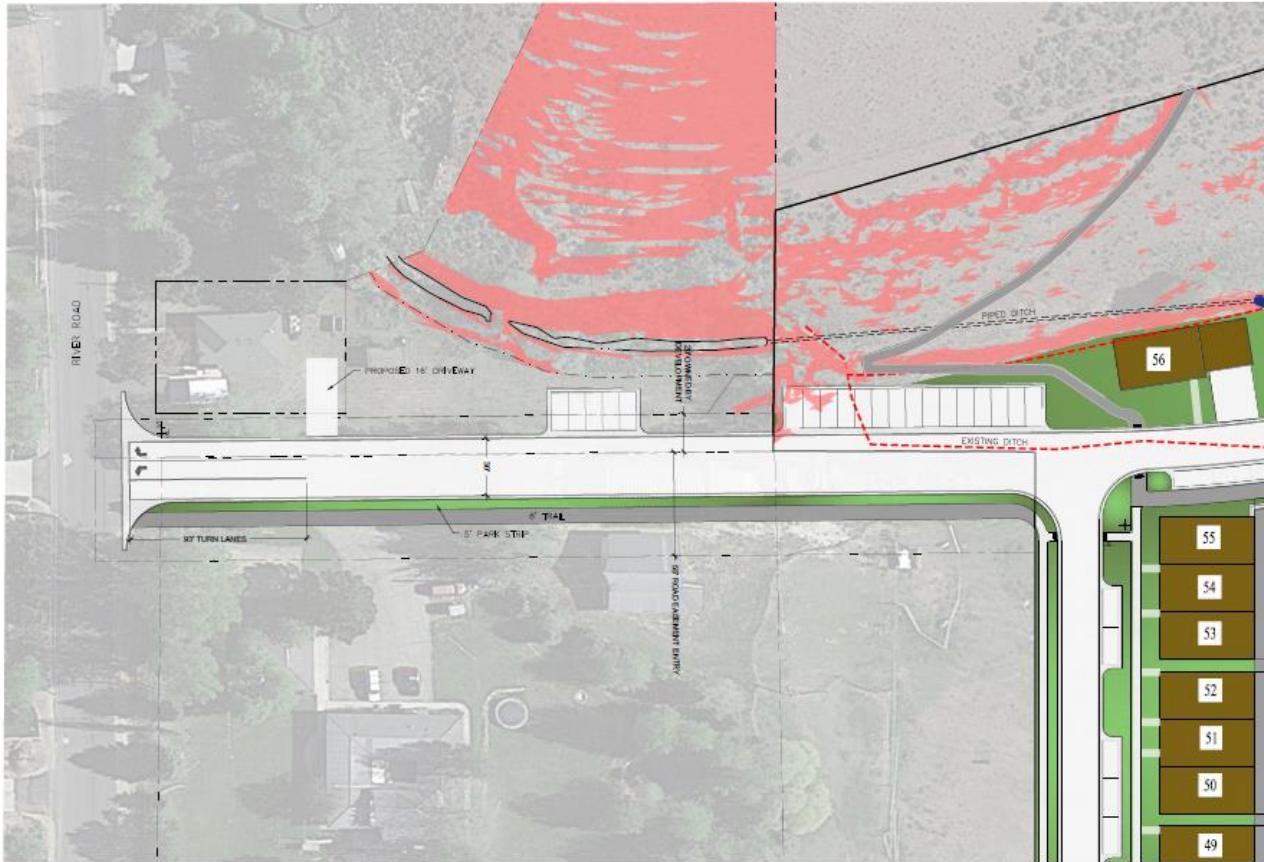
PAUL R. BERG, P.E.  
 SERIAL NO. 20583  
 DATE: 27 NOV 2024

DESIGN BY: PDB DATE: 27 NOV 2024 SHEET: 13  
 DRAWN BY: DEU REV:





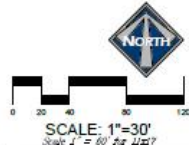




NO TURN LANES ARE REQUIRED ON RIVER ROAD PER THE TRAFFIC IMPACT STUDY BY HALES ENGINEERING

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PAUL S. BRIDGES, P.E.  
 LICENSE NO. 200883  
 DATE: 27 NOV 2024

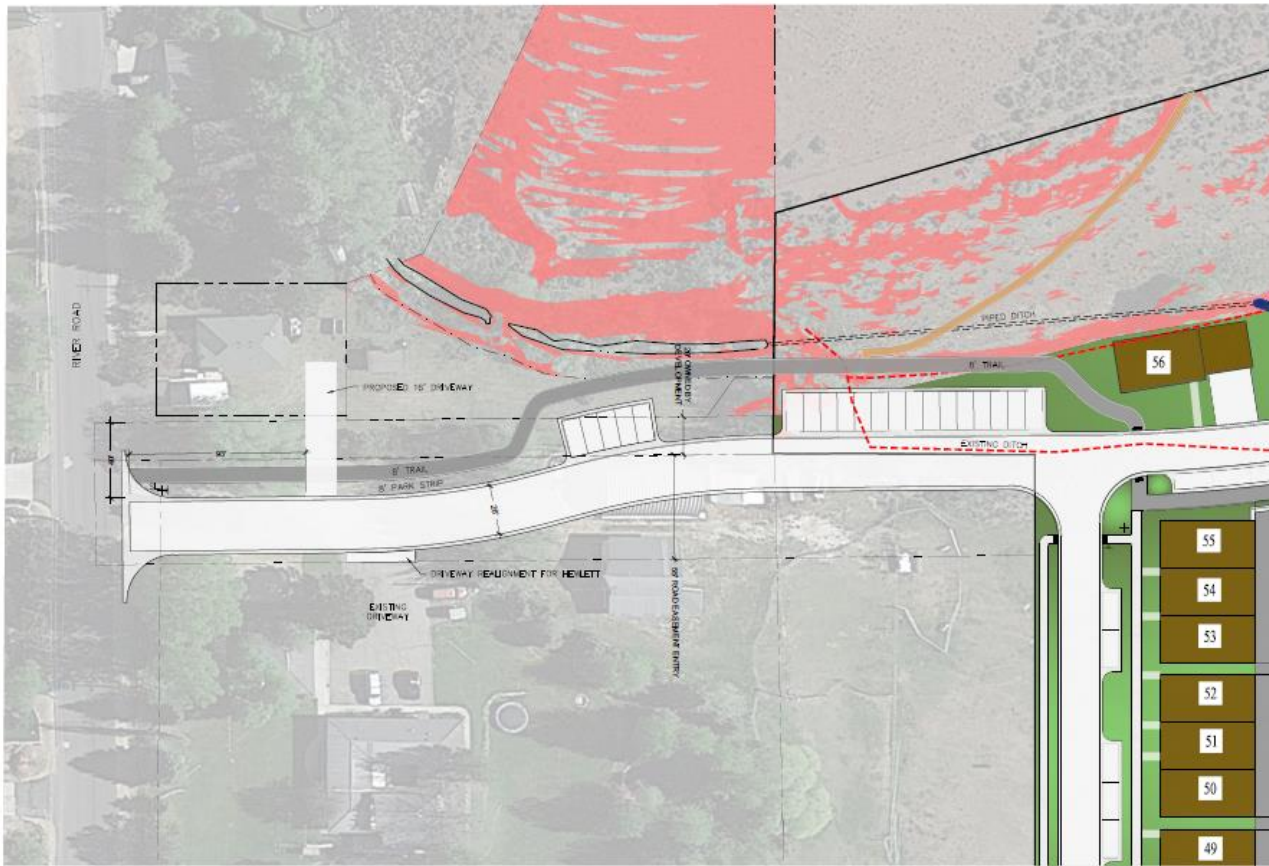


LUSTER  
 SOUTH HILL - PHASE 3  
 RIVER ROAD ACCESS PLAN

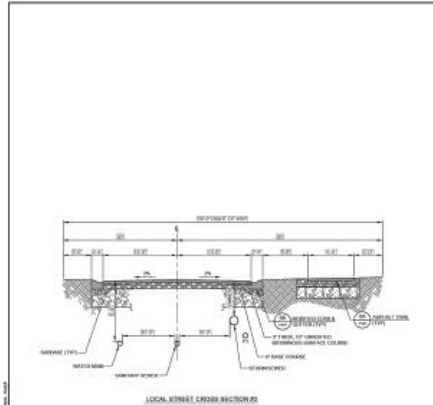


DESIGN BY: PJB  
 DRAWN BY: DEB  
 DATE: 27 NOV 2024  
 REV:  
 SHEET 14





- LEGEND**
- NON-BUILDABLE AREA (20%+ SLOPES)
  - PHASE 3
  - LANDSCAPE AREA
  - EXISTING DITCH



- NOTES**
1. THIS STANDARD DRAWING IS BASED ON THE DATA PROVIDED BY THE CLIENT.
  2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION PROVIDED BY THE CLIENT.
  3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION PROVIDED BY THE CLIENT.
  4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION PROVIDED BY THE CLIENT.

**STREET CROSS SECTIONS AND UTILITY LOCATIONS**

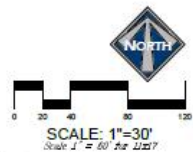
VERTICAL CURVE DATA

**HORROCKS ENGINEERS**

**MIDWAY CITY STANDARD DRAWING**

STREETS - 2

NO TURN LANES ARE REQUIRED ON RIVER ROAD FROM THE TRAFFIC IMPACT STUDY BY HALE ENGINEERING



LUSTER  
SOUTHILL - PHASE 3  
RIVER ROAD ACCESS PLAN

**BERG ENGINEERING**

300 S Main St, Suite 204  
Midway, UT 84049  
ph 435.667.9749

DESIGN BY: PDB  
DRAWN BY: DEJ

DATE: 8 DEC 2024

REVISIONS

SHEET  
14





## Lots in TRD Zone (Nightly Rentable)

- |         |          |          |
|---------|----------|----------|
| Unit 1  | Unit 29  | Unit 133 |
| Unit 2  | Unit 30  | Unit 134 |
| Unit 3  | Unit 31  | Unit 135 |
| Unit 4  | Unit 32  | Unit 136 |
| Unit 5  | Unit 33  | Unit 137 |
| Unit 6  | Unit 34  | Unit 138 |
| Unit 7  | Unit 35  | Unit 139 |
| Unit 8  | Unit 36  | Unit 140 |
| Unit 9  | Unit 37  | Unit 141 |
| Unit 10 | Unit 38  | Unit 142 |
| Unit 13 | Unit 39  | Unit 143 |
| Unit 14 | Unit 40  |          |
| Unit 15 | Unit 41  |          |
| Unit 16 | Unit 42  |          |
| Unit 17 | Unit 43  |          |
| Unit 18 | Unit 44  |          |
| Unit 19 | Unit 45  |          |
| Unit 20 | Unit 46  |          |
| Unit 21 | Unit 125 |          |
| Unit 22 | Unit 126 |          |
| Unit 23 | Unit 127 |          |
| Unit 24 | Unit 128 |          |
| Unit 25 | Unit 129 |          |
| Unit 26 | Unit 130 |          |
| Unit 27 | Unit 131 |          |
| Unit 28 | Unit 132 |          |

 TRD Zone  
 TRD Line























# DISCUSSION ITEMS

- Alley access
- Trails (private trails with a public easement)
- Memorial Hill trail
- Roads (private roads with a public easement)
- Transient Rental Overlay Zone
- Main Street and River Road traffic signal
- Intersection and existing driveway relocation
- Midway Irrigation Company Ditch

# WATER RIGHTS

Phase 1: 46.75 acre-feet

Phase 2: 37.85 acre-feet

Phase 3: 41.00 acre-feet

Phase 4: 35.12 acre-feet

Phase 5: 16.83 acre-feet

Total: 177.55 acre-feet



# POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The proposal complies with the requirements of the amended master plan and the conditions placed on the rezoning of some of the property.

# PROPOSED CONDITIONS

1. If Wasatch County approves a trail from phase 3 to the lower road on Memorial Hill, the developer is responsible for the design and construction of the trail in phase 3 and on Wasatch County property.
2. Dumpster locations and enclosures must be shown on the plans.
3. Driveway access must be granted on the private road from River Road to Southhill for parcel OMI-0418-0 because of the 40' code requirement between driveways and road intersections and a signed document between the developer and the owner of parcel OMI-0418-0 must be provided that grants access and acknowledges that the existing driveway will be abandoned, or the proposed road must be located 40' from the existing driveway to comply with code.
4. The applicant must receive approval from Midway Irrigation Company to reroute the ditch that crosses phase 3.
5. Final landscaping plans will include a berm (or wall) along the western boundary line of phase 3 from the phase 2 boundary to the Hewlitt property.