

Midway City Council
19 May 2020
Work Meeting

Sunburst Ranch PUD /
Amend Annexation and
Development Agreements



CITY COUNCIL WORK MEETING STAFF REPORT

DATE OF MEETING: May 19, 2020

NAME OF PROJECT: Sunburst Ranch Planned Unit Development

NAME OF APPLICANT: Crystal Springs Land and Cattle Co., Inc.

AGENDA ITEM: Master Plan Amendment

LOCATION OF ITEM: Tanner Drive and Swiss Alpine Road

ZONING DESIGNATION: R-1-22 and RA-1-43

ITEM: 1

Steve Condie, agent for Crystal Springs Land and Cattle Co. Inc., is proposing a Master Plan Amendment of Sunburst Ranch PUD Phase 3 which was originally approved in 1997. Phase 3 currently consists of 36 building pads. The applicant is proposing amend the planned location of the building pads, open space, roads, and amenities within the phase. The property is 16.53 acres in size and located at Ranch Way and Swiss Alpine Road in the R-1-22 and RA-1-43 zones.

BACKGROUND:

Steve Condie, agent for Crystal Springs Land and Cattle Co. Inc., is proposing a Master Plan Amendment of Sunburst Ranch PUD Phase 3, which was originally approved in 1997 and amended in 2010. Phases 1 and 2 will not be amended with the proposal. Phase 3 currently consists of 36 building pads. The applicant is proposing amend the planned location of the building pads, open space, roads, and amenities within the phase. The main reason for the proposed amendment is to avoid difficult site construction that would be required with the currently entitled plan. The new layout will reduce the slopes of roads and driveways and reduce the amount of retaining walls that will be required.

The proposed amendment would comply with the current code. The current code requires 50% open space and that 50% of the required open space is contiguous. Also, street widths are wider now than in 1997 and the current standards will need to be met. The developer is also proposing to move the location of the amenities that were shown on the 2010 plan and change some of the amenities on that plan. The developer would increase the area of the tot lot, remove the planned tennis court and replace it with a pickleball court, and build a ½ court basketball court instead of a full basketball court. The current code does not require any of the amenities to be included in a PUD plan, but they are on the approved 2010 plan. The Sunburst HOA president, Mike Anderson, has met with staff and has stated opposition about the proposed amendments.

It appears that the proposed plan will have less of an impact on the natural environment of the area. This is based on the amount of disturbance required to build the 2010 plan as compared to the proposed plan. Regarding the natural environment, the new plan has more visible open space from Swiss Alpine Road and the open space is contiguous creating a more clustered unit configuration. The amount of disturbance is not the only item to consider with this proposal. Residents of Sunburst may have purchased their property because of the 2010 plan with its amenities and configuration. The fairness to them of amending the plan now must be considered.

The decision to approve the proposed amendment is discretionary for the City Council. The approved agreement may only be amended if both parties, the City and the developer, agree to the amendment.

LAND USE SUMMARY:

- 16.53 acres
- R-1-22 and RA-1-43 zoning
- Proposal contains 36 building pads (PUD)
- Project is a Planned Unit Development
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive land of the property includes sloped areas
- Private trail that will loop through the development

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. The proposal does comply with the 50% requirement for phase 3.

Density – The applicant has an entitled right to 36 units.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. The proposed plan does comply with this requirement.

Traffic Study – The developer has not submitted a traffic study since they are already vested with 36 units. A traffic study is required for preliminary approval of phase 3.

Geotechnical Study – The developer has not submitted a geotechnical study. Staff will need to decide if one is needed for preliminary approval.

Water – The developer has tendered water in 1997 to the city for the entire master plan.

Sensitive Lands – A detailed slope analysis must be submitted to the city for preliminary approval to assure that all the building pads are on less than 25% slope.

Swiss Alpine Road Drainage – Water and sediment runoff down Swiss Alpine Road has been an ongoing problem for decades. Staff feels this is an opportunity to readdress this issue and solve the potential flooding problems that are a possibility in the area. The original approved plan for Sunburst Ranch shows a pond for runoff from Swiss Alpine Road. Staff is recommending that a permanent solution is incorporated into the plans for phase 3.

Sunburst HOA Reimbursal – Crystal Springs Land and Cattle Company is required to pay to the Sunburst HOA \$55,000 for grading and drainage improvements installed by the HOA in 2009. \$1,000 is required for each building permit issued in phases 2 and 3. The total number of units in phase 2 and phase 3 is 55 which equals \$55,000. There is also a requirement that the remainder of all unpaid fees are paid to the HOA on June 14, 2021.

PLANNING COMMISSION RECOMMENDATION:

The motion from the Planning Commission was based on a previous version of this plan that included reducing density by three units.

Motion: Commissioner Streeter: I move that we approve the Master Plan Amendment of Sunburst Ranch PUD Phase 3. The amendment is reducing the number of building pads from 36 to 33 and is amending the location of those pads within the phase the property in phase 3 is 16.53 acres in size located at Ranch Way and Swiss Alpine Road in the RA-1-43 and R-1-22 zones. I move that we accept the findings of staff and it appears at this point that no conditions are necessary as we will see this again with appropriate detail.

Commissioner Payne: Do we want to add just adding the condition of the additional reimbursement that is not a part of the current agreement, because the number of units are being reduced?

Chairman Kohler: Would that be an appropriate condition or just a recognition that, that condition exists?

Planner Henke: I think that recognition is enough. Again, we'll look at preliminary and final with this, so we'll be able to tie down those details.

Chairman Kohler: The motion should read among the findings we recognize there is a preexisting condition for reimbursement of the home owner's association as contained within that resolution 2010-07.

Seconded: Commissioner O'Toole

Chairman Kohler: Any discussion on the motion?

Commissioner Streeter: I would just correct the error under the land use summary.

Chairman Kohler: The land use summary also needs to reflect the error that was there, the sensitive lands issue that was on there in the staff report.

Chairman Kohler: Any further discussion on the motion? There was none.

Chairman Kohler: All in favor.

Ayes: Commissioners Streeter, Nicholas, O'Toole and Payne

Nays: None

Motion: Passed

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 and RA-1-43 zones.
- The HOA has stated that they are opposed to amending the 2010 master plan.
- Approval of the proposal is discretionary.

Exhibits

Exhibit 1 – Location Maps

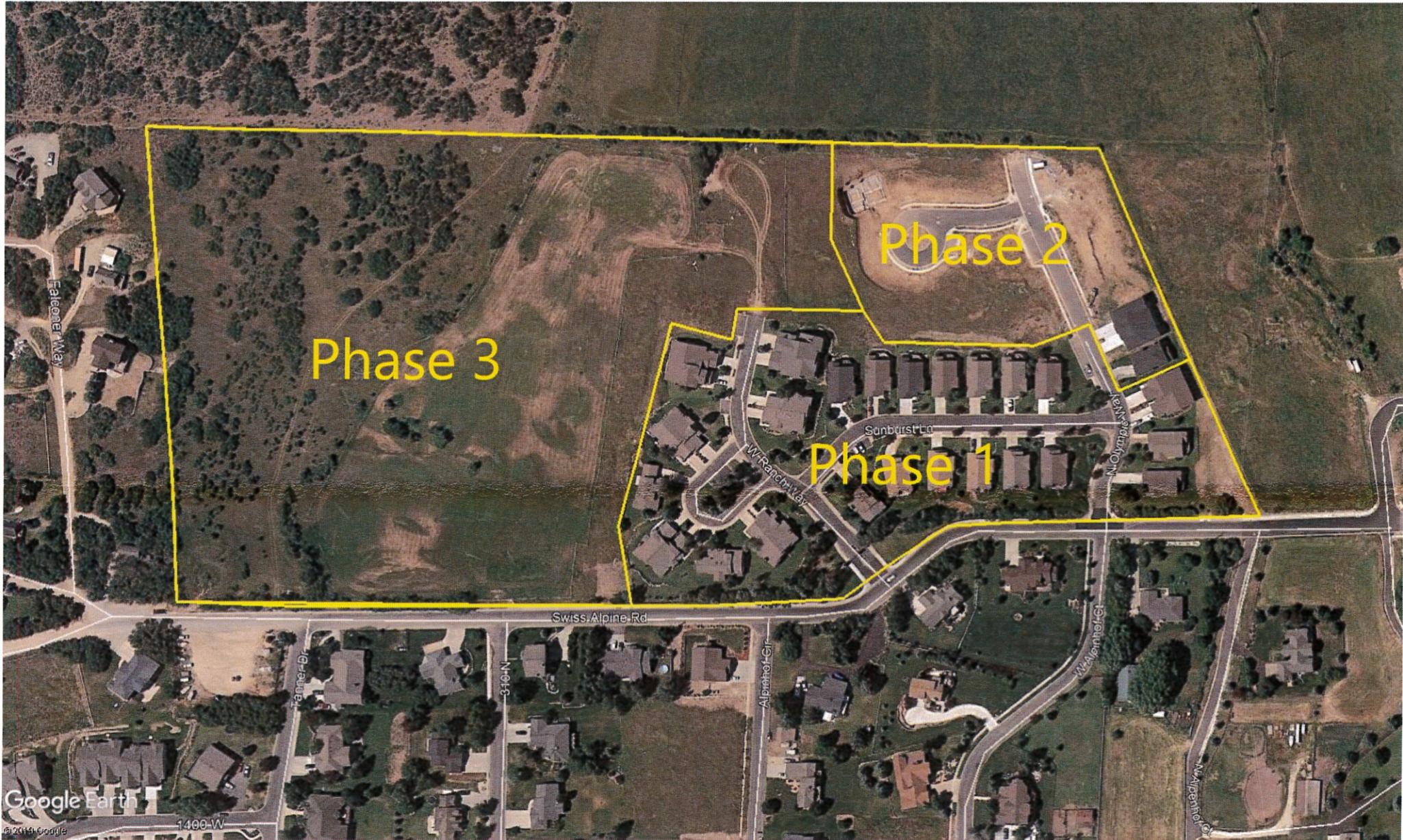
Exhibit 2 – 1997 Original Concept Plans

Exhibit 3 – 2010 Vested Master Plan

Exhibit 4 – Proposed Phase 3 Plan

Exhibit 5 – Comparison of 2010 Plan and Proposed Plan

Exhibit 1



Phase 3

Phase 2

Phase 1

Google Earth

© 2014 Google

1400 W

Falconer Way

Falconer Cir

N 3100 N

Alpenhof Cir

Swiss Alpine Rd

W Ranch Way

Sunburst Ln

N Olympic Way

Waldenhol Cir

N Alpine Valley Cir

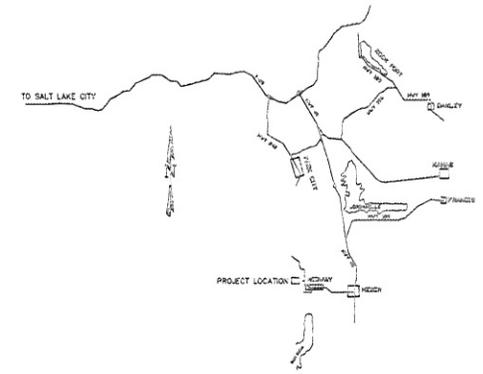
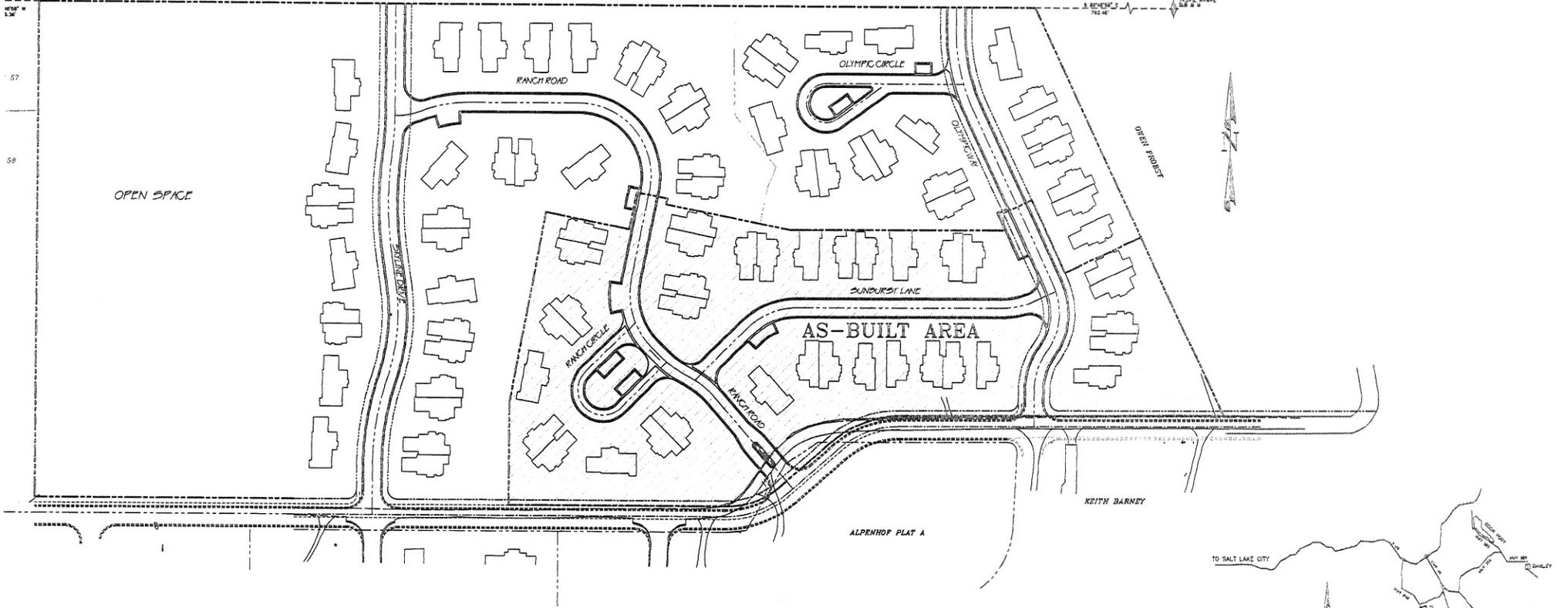
Exhibit 2

SUNBURST RANCH PLANNED UNIT DEVELOPMENT

5. MAIL AND WASHED IN 800°
COPY 2000 (UNRECORDED)
4. 0001, SET 33
2. 0000-0000

ANDY LUNDIN

FORM 17, 8/84
BY 10/10/00
BY 10/10/00
BY 10/10/00



DRAWING INDEX

SET #	DESCRIPTION
1	COVER
4	RECORD PLATS
8	UTILITIES PLANS
9	SEWER PLAN AND PROFILE LINES B, & C
17	PLAN AND PROFILE SHEETS
19	GRADING PLAN
23	DETAILS
	LANDSCAPING

AS-BUILT RECORD
DECEMBER, 2000
BASED ON INFORMATION
PROVIDE BY CONTRACTOR
TO CITY AND DEVELOPER
CONSULTATION

VICINITY MAP

DATE	DESCRIPTION	REV	BY	DATE	DESCRIPTION	CHECKED	DATE

DESIGN	SCALE	NONE
DRAWN	ACCT. NO.	18-13809
CHECKED	FILE	
CHECKED	DATE	MAY 1998

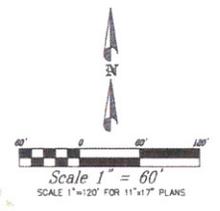


CONSULTING ENGINEERS, INC.
CALDWELL RICHARDZ SORRESEN

265 EAST 100 SOUTH, SUITE 240
SALT LAKE CITY, UTAH 84111
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FAX 801/399-4272

SUNBURST RANCH
PLANNED UNIT DEVELOPMENT
LOCATED IN NORTHEAST QUARTER OF SEC. 33, T. 3 S., R. 4 E., S.L.B. & M.
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

Exhibit 3



- NOTES:
1. OLYMPIC WAY IS A PUBLIC STREET WITH PUBLIC SIDEWALKS.
 2. ALL OTHER STREETS, TRAILS AND SIDEWALKS WITHIN SUNBURST RANCH ARE PRIVATE.

LEGEND	
	NATURAL LANDSCAPE
	GRASS
	EXISTING TREE
	PROPOSED TREE
	ASPHALT TRAIL
	RETAINING WALL

BOB CONDIE
 SUNBURST RANCH P.U.D.
 AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E. Main St., Suite B,
 Midway, UT 84049
 ph: (435) 657-9749

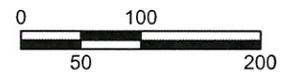
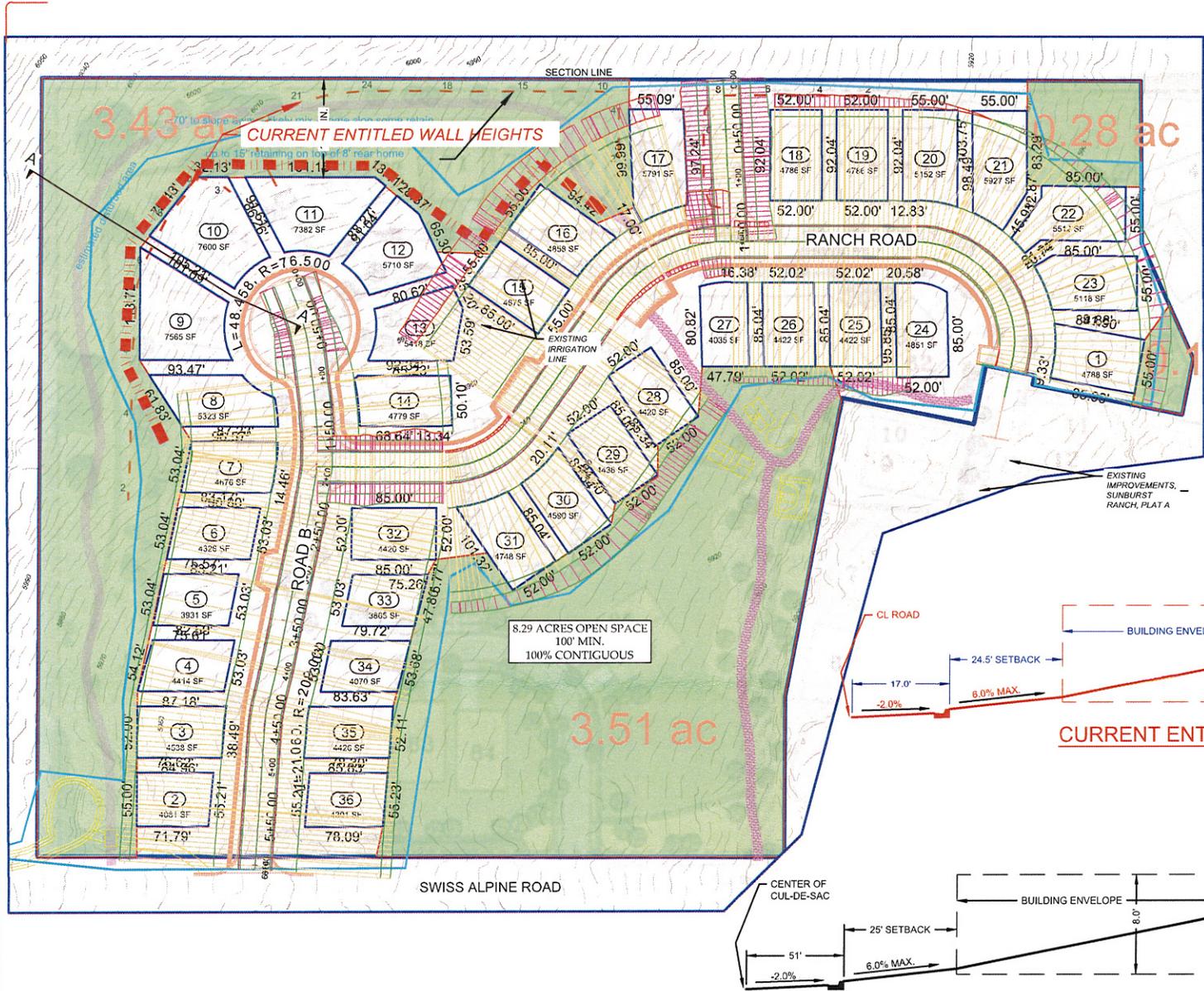
DESIGN BY: CNB DATE: 7 JAN 2010
 DRAWN BY: CNB

THIS DOCUMENT IS INCOMPLETE
 AND IS RELEASED TEMPORARILY
 FOR REVIEW ONLY. IT IS
 NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.

CASL B. BEZES, L.L.
 SERIAL NO. 2142790
 DATE: 7 JAN 2010

365 NORTH

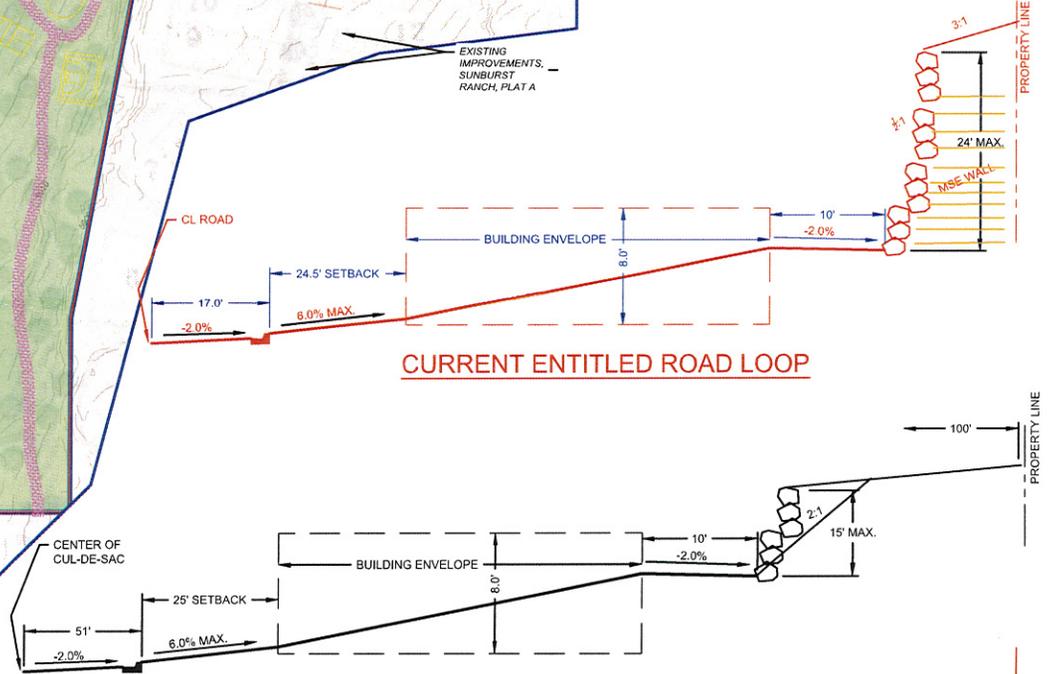
Exhibit 4



OPEN SPACE CALCULATIONS

TOTAL ACREAGE	16.53 ACRES
OPEN SPACE	8.29 ACRES
	50.15%
	(100% CONTIGUOUS)
CURRENTLY ENTITLED: SHOWN	36 UNITS
	33 SINGLE FAMILY UNITS

CURRENT ENTITLED ROAD LOOP



SECTION A-A

P:\14 - C:\Users\B\OneDrive\Documents\155836\CAD\SSR 4-23-16.DWG

REV	DATE	DESCRIPTION

SUNBURST RANCH PHASE 3 - ENTITLEMENT
CRYSTAL SPRINGS - 376 EAST 400 SOUTH #120SLC, UTAH 84111
 MIDWAY CITY, UTAH

CASCADE CIVIL ENGINEERING LLC
 3633 CASCADE DRIVE, MOUNTAIN GREEN, UT 84053
 PHONE: 437.845.6261
 www.cascadecivil.com

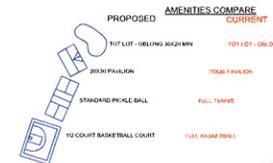
JOB NO. SSR
 DATE: 3/27/18
 DWG. BY: KSW-TSW
 SCALE: 1/8"=1'-0"

SHEET TITLE
 ENTITLEMENT
 SHEET 2 OF 2

Exhibit 5



- PROPOSED - LANDSCAPE PALETTE**
- PASTURE GRASS - GRAZED OR MOWED
 - NATIVE PRESERVATION
 - EXISTING TREE STANDS TO REMAIN
 - SITE ROCK RETAINING WALL
- LANDSCAPE MATERIALS**
- 10' ROCK LANDSCAPE - GRADING AND PLANT BORDER
 - 2" CALIPER BROAD LEAF FLOWERING TREE
 - 3" GRASS SHRUB - 1 GALLON
 - LAWN TYPE BETWEEN FRONT AND REAR ALL HOMES
 - GRASS TO DRIVE - 3" MAX DRIVE WIDTH
- ENTRY / AMENITIES / TRAIL'S COUNT**
- 200' ROCK LANDSCAPE - GRADING AND PLANT BORDER
 - 15 - 2" CALIPER BROAD LEAF FLOWERING TREE
 - 30 - GRASS SHRUB - 1 GALLON
 - 3 ALL WEATHER TRAIL BENCHES
 - TRAIL LOCATION BY THE PROJECT HOMEOWNER / HOA COURT TO REMAIN
 - 10' SOFT SURFACE TRAIL
 - 2" ROAD BASE OVER FIRM SURFACE
 - 6" ASPHALT SURFACE TRAIL
 - 3" ROAD BASE OVER FIRM SURFACE
 - POLE FENCE



CASCADE CIVIL, ENGINEERING LLC
 5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
 PHONE: 801.885.5481
 CASCADENCIVIL@GMAIL.COM

PROJECTS OVERALL COMPARISON

	PROPOSED	CURRENT
OPEN SPACE	7.2 ACRES - 16%	6.8 AC. - 11.7%
AMENITIES	CENTRAL	WELLSIDE
MAX WALL HEIGHT	18 GALLY TERRACED	20' VERY VERTICAL/STAIR
UTILS	NO ALL SINGLE FAMILY	NO 10' PER ROW DUNDY
PODS	VARIETY - 12MM	FIELD - 10' MINIMUM W/ 12MM

