Midway City Council
19 February 2019
Work Meeting

Appenzell PUD /
Master Plan Amendment

Memo

Date: February 19, 2019

To: Midway City Council

From: Michael Henke

Re: Appenzell Master Plan Amendment Concept Plan

Dade Rose, agent for Newport Reset LLC, is exploring the possibility of amending the Master Plan Agreement for Appenzell Planned Unit Development. They would like to receive guidance from the City Council regarding this potential master plan amendment and would like to present some concept ideas for the City Council's consideration. They would like to add two relatively small fourplexes to the existing property. The Appenzell Master Plan states, in part, the following regarding any amendments; "Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent".

Some items the City might consider are:

- How does this proposal comply with the vision of the General Plan?
- Will the existing home owners in Appenzell all need to approve the proposal since the area proposed for the new units will be on what is currently common area owned by the homeowners?
- How will this impact those living in the PUD and those surrounding the PUD?
- Will open space and viewsheds be impacted?
- What will the increased traffic impact be?
- The intersection will not be new, but the proposed use will be more intense than what was approved.
- Will this proposal have a positive or negative impact on City revenue including the ability to meet State requirements for the Resort Tax?
- How will this impact the school district?

- The proposed units are smaller than the minimums allowed by the zone, though the City Council may still approve them.
- Will the proposed units be affordable housing?
- Is the developer offering anything to community to help offset potential impacts?

Amending the existing Master Plan Agreement requires mutual consent. The City Council has every right to approve or not approve the proposal since amending the agreement is discretionary, even if the proposal complies with the City's land use regulations. It is up to the applicant to convince the City that the proposal will be a benefit to the City.

Please contact me if you have any questions about this item.
435-654-3223 ext. 105
mhenke@midwaycityut.org

Mayor
Celeste Johnson

City Council
Lisa Christen • Jeff Drury
Bob Probst • JC Simonsen
Ken Van Wagoner

75 North 100 West
P.O. Box 277
Midway, Utah 84049

Phone: 435-654-3223
Fax: 435-654-4120

midwaycityut.org

Request to be on a City Council Agenda

Name: David P. Rose Organization: Newport Reset, LLC

Phone: (801) 232-9440 Email: dade.regalhomes@gmail.com

Mailing Address: 9216 S. Wasatch Blvd. City: Cottonwood Heights

State: Utah Zip: 84093

Reason for Request:

Amendment of Master Plan Development Agreement. See Exhibit "A" attached to this Request for further information.

Newport Reset, LLC
By David P. Rose 1/31/19

Please Note:

1. This is a general application. Specific applications are required for land use approvals, conditional use permits, etc.
2. Return this completed application to the city recorder's office or email to bwilson@midwaycityut.org.
3. You will be notified within 2 weeks if your request to be on the agenda is approved or declined.
4. City council regular meetings are held on the 2nd and 4th Wednesdays of each month at 6:00 p.m. in the Midway Community Center (160 West Main Street). City council work meetings are held the same days at 10:00 a.m. in the Midway City Office Building (75 North 100 West). Your item will be considered at both meetings.
5. Please provide supplemental information for your item no later than the Thursday before the meeting. This information will be provided to the Council prior to the meeting.

For Office Use Only

Date Received: _____ Date Approved: _____ Meeting Date: _____

EXHIBIT "A"

REQUEST TO BE ON A CITY COUNCIL AGENDA

APPENZELL—AMENDMENT OF APPENZELL MASTER PLAN DEVELOPMENT AGREEMENT TO ALLOW TOWNHOMES IN PLACE OF WAREHOUSE

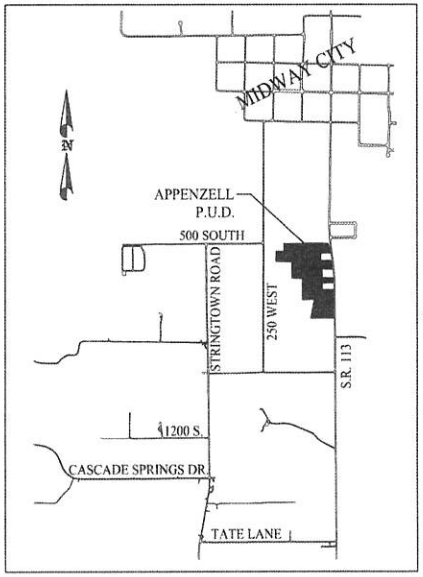
January 31, 2019

Newport Reset, LLC, is the Developer of the Appenzell Project, a 23.54 acre planned unit development located between 500 South and 850 South on Center Street, Midway, Utah ("***Appenzell***"). Under Midway City's zoning ordinance the maximum density allowed for Appenzell is 47 dwelling units. The Appenzell Project was approved pursuant to a Master Plan Development Agreement dated June 15, 2016 (the "***Development Agreement***"). The Development Agreement approved the installation of a large warehouse off of Center Street that would be used for storage and/or rental of boats, snowmobiles and other recreational equipment (the "***Warehouse***"). It also approved construction of 39-dwelling units. There has been little expressed interest in the Warehouse. The Developer believes that a better, more attractive use of the property previously designated for the Warehouse would be to place eight townhomes within the 10,000 s.f. footprint of the Warehouse (the "***Townhomes***"). Hence, without taking any additional buildable area, replacement of the Warehouse with the Townhomes will allow for much more affordable housing options for Midway residents with little disruption. This will be a great benefit to the community while minimizing the new building impacts because it will replace the old Warehouse. Moreover, the current and future residents of Appenzell will not be negatively affected by this change. In connection with the amendment of the Development Agreement, the Developer will amend Appenzell's Declaration of Covenants, Conditions and Restrictions providing that access to Appenzell's swimming pool facilities (currently under construction) will be exclusively reserved for the benefit of Appenzell's 39, single-family, detached homeowners. Likewise, ownership of the Townhomes will not include membership in the Appenzell Homeowners Association, nor will it include any of the voting rights, interests, duties or obligations given to Appenzell's 39-lot owners. The Townhomes' owners shall only be required to maintain their property at their sole cost and expense and the 39-Appenzell owners will have no obligations with respect to the same.

DPR

APPENZELL P.U.D. - PHASE 2

PLAT AMENDMENT APPLICATION



VICINITY MAP

SHEET INDEX

1. MASTER PLAN AMENDED
2. OPEN SPACE PLAN
3. RECORDED PHASE 2 PLAT
4. PHASE 2 PLAT AMENDMENT
5. UTILITY IMPROVEMENT PLAN
6. PHASE 2 LANDSCAPE PLAN

APPENZELL P.U.D. PHASE 2 PLAT AMENDMENT APPLICATION - 15 JANUARY 2019

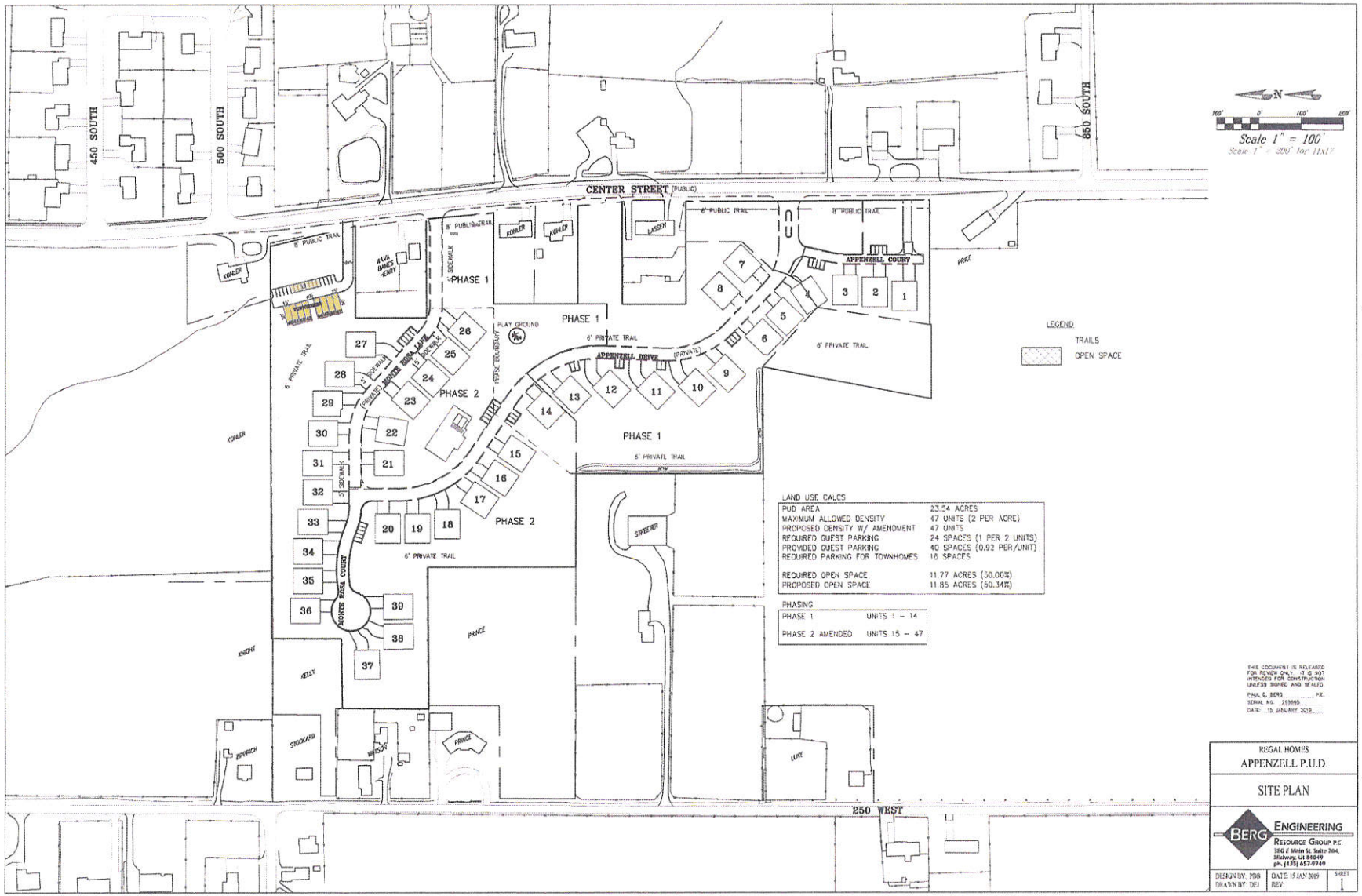
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 15 JANUARY 2019

REGAL HOMES
APPENZELL P.U.D.

COVER SHEET

BERG ENGINEERING
RESOURCE GROUP P.C
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 15 JAN 2019	SHEET
DRAWN BY: DEJ	REV:	0



LAND USE CALCS

PUD AREA	23.54 ACRES
MAXIMUM ALLOWED DENSITY	47 UNITS (2 PER ACRE)
PROPOSED DENSITY W/ AMENDMENT	47 UNITS
REQUIRED GUEST PARKING	24 SPACES (1 PER 2 UNITS)
PROVIDED GUEST PARKING	40 SPACES (0.92 PER/UNIT)
REQUIRED PARKING FOR TOWNHOMES	16 SPACES
REQUIRED OPEN SPACE	11.77 ACRES (50.00%)
PROPOSED OPEN SPACE	11.85 ACRES (50.34%)

PHASING

PHASE 1	UNITS 1 – 14
PHASE 2 AMENDED	UNITS 15 – 47

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

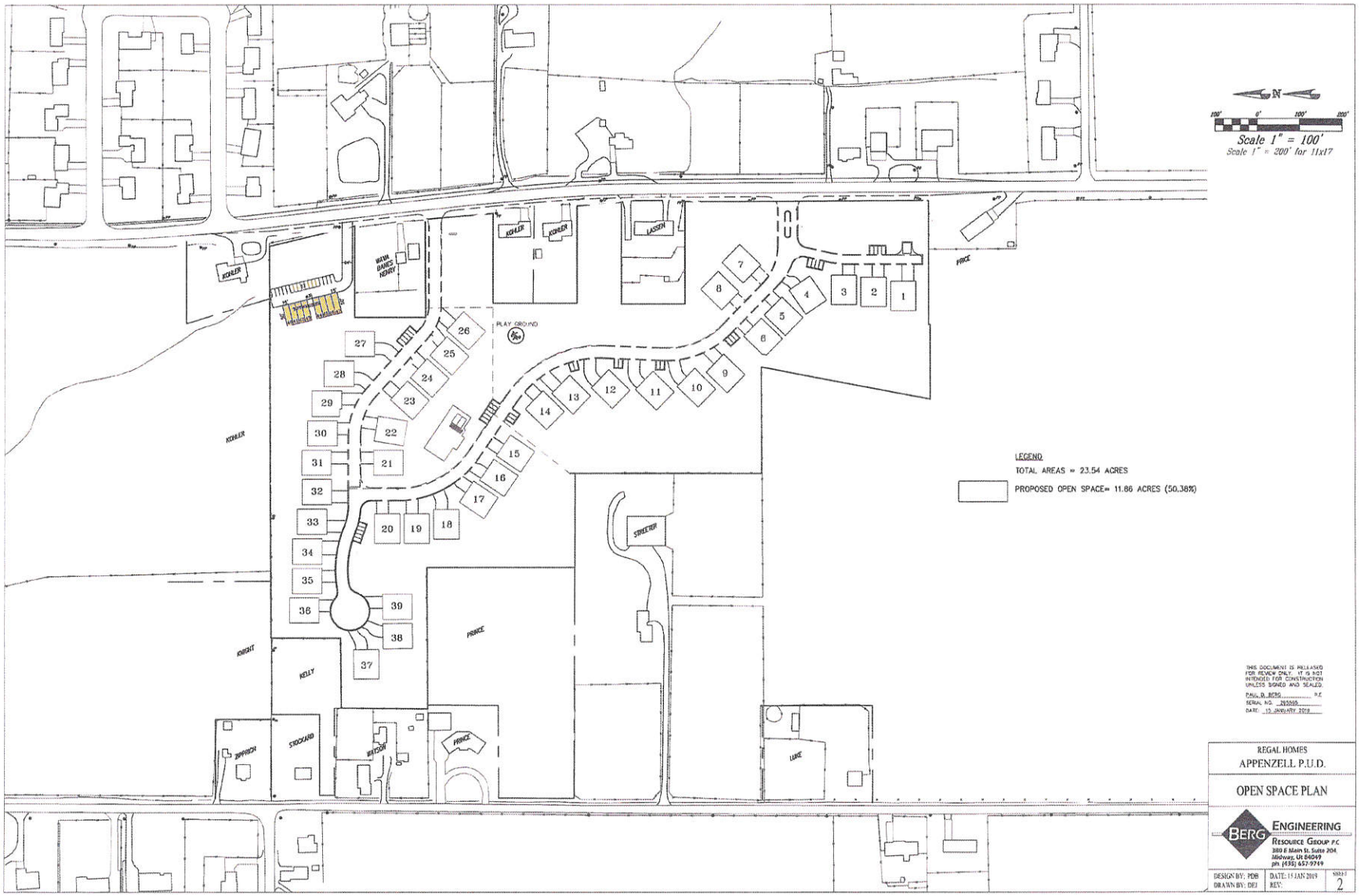
PAUL D. BERG ..... P.E.
SERIAL NO. 293555
DATE: 15 JANUARY 2019

REGAL HOMES
APPENZELL P.U.D.

SITE PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204,
Midway, Ut 84049
ph. (435) 657-9749

DESIGN BY: PDB DRAWN BY: DEJ	DATE: 15 JAN 2019 REV:	SHEET 1



N
100' 0' 100' 200'
Scale 1" = 100'
Scale 1" = 200' for 11x17
KOHLER
WAVA DANES HENRY
KOHLER
KOHLER
LASSEN
PRICE
PLAY GROUND
KOHLER
STREETER
PRINCE
KNIGHT
KELLY
ZIPPRICH
STOCKARD
WATSON
PRINCE
LUKE
LEGEND
TOTAL AREAS = 23.54 ACRES
PROPOSED OPEN SPACE= 11.86 ACRES (50.38%)
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 293565
DATE: 15 JANUARY 2019
REGAL HOMES
APPENZELL P.U.D.
OPEN SPACE PLAN
BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204
Midway, Ut 84049
ph (435) 657-9749
DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 15 JAN 2019
REV:
SHEET
2

LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M

LEGEND

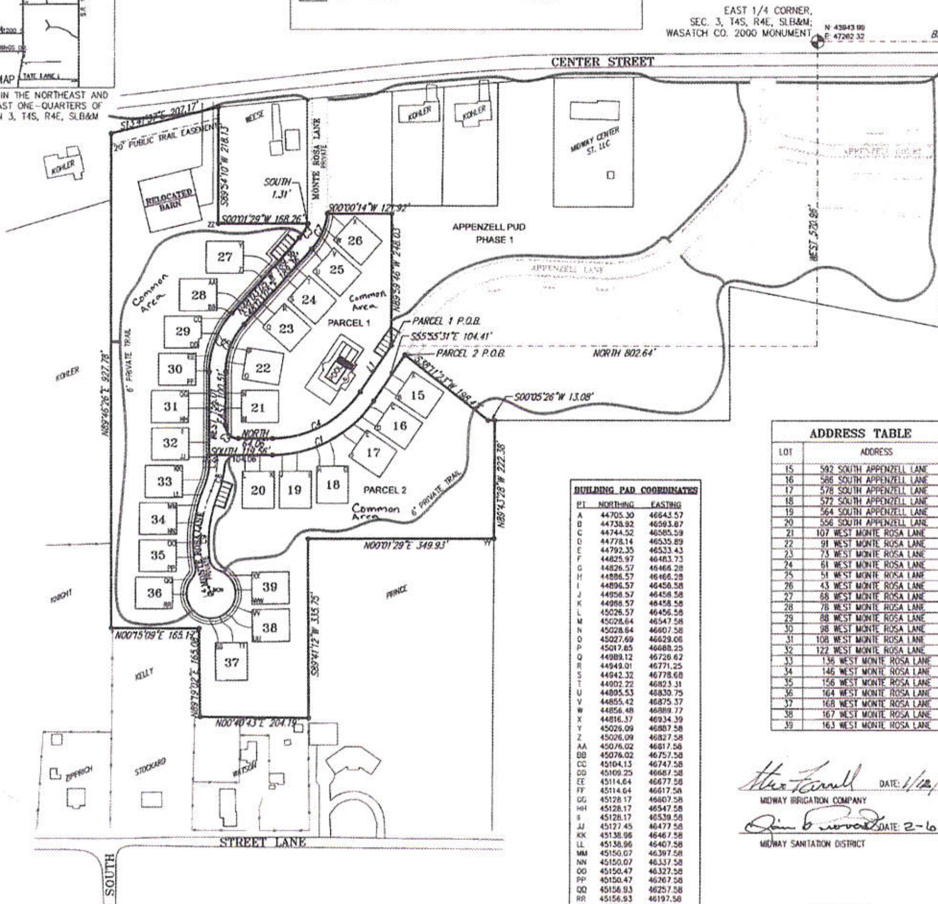
COMMON AREA (7.98 ACRES)

LIMITED COMMON (0.57 ACRE)

PRIVATE AREA (2.41 ACRES)

BUILDING PADS 15–28, 30–39: 70' × 60'

BUILDING PAD 29: 60', 70', 64.88', 5.12', 17.40', 42.60'



LINE TABLE

LINE	LENGTH	BEARING
L1	103.89'	N55°55'31"W
L2	9.66'	WEST
L3	15.50'	SOUTH
L4	12.37'	S69°46'32"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	224.99'	230.50'	55°55'31"	216.16'	S27°57'46"E
C2	121.17'	165.50'	41°56'55"	118.48'	N69°01'33"W
C3	31.19'	84.50'	21°08'58"	31.01'	N58°37'34"W
C4	194.73'	199.50'	55°55'31"	187.09'	N27°57'46"W
C5	38.48'	24.50'	90°00'00"	34.65'	N45°00'00"E
C6	98.47'	134.50'	41°56'55"	96.29'	S69°01'33"E
C7	73.39'	115.50'	36°24'27"	72.16'	S66°15'19"E
C8	58.80'	150.00'	22°27'33"	58.42'	N76°46'14"W
C9	186.24'	250.00'	42°41'01"	181.97'	N88°52'50"W

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
A	44705.30	46643.57
B	44738.92	46593.87
C	44744.52	46585.59
D	44778.14	46535.89
E	44792.35	46533.43
F	44825.97	46483.73
G	44826.57	46466.28
H	44886.57	46466.28
I	44896.57	46458.58
J	44958.57	46458.58
K	44968.57	46458.58
L	45026.57	46456.58
M	45028.64	46547.58
N	45028.64	46607.58
O	45027.69	46629.06
P	45017.85	46688.25
Q	44989.12	46726.62
R	44949.01	46771.25
S	44942.32	46778.68
T	44902.22	46823.31
U	44895.53	46830.75
V	44855.42	46875.37
W	44856.48	46889.77
X	44816.37	46934.39
Y	45026.09	46887.58
Z	45026.09	46827.58
AA	45076.02	46817.58
BB	45076.02	46757.58
CC	45104.13	46747.58
DD	45109.25	46687.58
EE	45114.64	46677.58
FF	45114.64	46617.58
GG	45128.17	46607.58
HH	45128.17	46547.58
II	45128.17	46539.58
JJ	45127.45	46477.58
KK	45138.96	46467.58
LL	45138.96	46407.58
MM	45150.07	46397.58
NN	45150.07	46337.58
OO	45150.47	46327.58
PP	45150.47	46267.58
QQ	45156.93	46257.58
RR	45156.93	46197.58
SS	45076.56	46134.31
TT	45016.57	46135.03
UU	45006.53	46136.01
VV	45007.29	46196.01
WW	45007.53	46205.94
XX	45008.30	46265.94
YY	44552.65	46329.31
ZZ	45074.07	46920.61
MON.	45084.78	46226.05

ADDRESS TABLE

LOT	ADDRESS
15	592 SOUTH APPENZELL LANE
16	586 SOUTH APPENZELL LANE
17	578 SOUTH APPENZELL LANE
18	572 SOUTH APPENZELL LANE
19	564 SOUTH APPENZELL LANE
20	556 SOUTH APPENZELL LANE
21	107 WEST MONTE ROSA LANE
22	91 WEST MONTE ROSA LANE
23	73 WEST MONTE ROSA LANE
24	61 WEST MONTE ROSA LANE
25	51 WEST MONTE ROSA LANE
26	43 WEST MONTE ROSA LANE
27	68 WEST MONTE ROSA LANE
28	78 WEST MONTE ROSA LANE
29	88 WEST MONTE ROSA LANE
30	98 WEST MONTE ROSA LANE
31	108 WEST MONTE ROSA LANE
32	122 WEST MONTE ROSA LANE
33	136 WEST MONTE ROSA LANE
34	146 WEST MONTE ROSA LANE
35	156 WEST MONTE ROSA LANE
36	164 WEST MONTE ROSA LANE
37	168 WEST MONTE ROSA LANE
38	167 WEST MONTE ROSA LANE
39	163 WEST MONTE ROSA LANE

PUBLIC UTILITY NOTE:
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT.

PRIVATE TRAIL NOTE:
PUBLIC ACCESS IS PERMITTED ON PRIVATE TRAILS.

SURVEYOR
BING CHRISTENSEN, PLS
SUMMIT ENGINEERING GROUP, INC.
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

DATE OF SURVEY: AUGUST 2006

APPENZELL PUD PHASE 2 – 14 NOVEMBER 2017

Steve Farrell DATE: 1/12/18
MIDWAY IRRIGATION COMPANY

[signature] DATE: 2-6-18
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

ENTRY# 455372 BOOK 1232 PAGE 46-65
DATE 8-29-18 TIME 4:30PM FEE 56.00
FOR NEWPORT RESET LLC
BY T.C. WASATCH COUNTY RECORDER PEGGY FOY SULSER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 12th DAY OF Dec., 2017.

ROS# 2826

[signature]
COUNTY SURVEYOR

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1996 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 3, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

12-07-17 [signature]
DATE SURVEYOR (SEE SEAL BELOW)

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 17 DAY OF DECEMBER, A.D. 2017.

APPROVED Colleen C Bonner ATTEST [signature]
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

APPROVED [signature] ATTEST [signature]
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF February, 2018 BY THE MIDWAY CITY PLANNING COMMISSION

[signature] [signature]
DIRECTOR – SECRETARY CHAIRMAN, PLANNING COMMISSION

BOUNDARY DESCRIPTION

PARCEL 1
BEGINNING AT A POINT THAT IS WEST 570.96 FEET AND NORTH 802.64 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 55°55'31" WEST 103.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 199.50 FEET;
THENCE ALONG SAID CURVE 194.73 FEET THROUGH A CENTRAL ANGLE OF 55°55'31" (CHORD BEARS NORTH 27°57'46" WEST 187.09 FEET);
THENCE NORTH 64.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 24.50 FEET;
THENCE ALONG SAID CURVE 38.48 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" EAST 34.65 FEET);
THENCE EAST 100.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.50 FEET;
THENCE ALONG SAID CURVE 98.47 FEET THROUGH A CENTRAL ANGLE OF 41°56'55" (CHORD BEARS SOUTH 69°01'33" EAST 96.29 FEET);
THENCE SOUTH 48°03'05" EAST 189.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 115.50 FEET;
THENCE ALONG SAID CURVE 73.39 FEET THROUGH A CENTRAL ANGLE OF 36°24'27" (CHORD BEARS SOUTH 66°15'19" EAST 72.16 FEET);
THENCE SOUTH 00°00'14" WEST 121.92 FEET;
THENCE NORTH 89°59'46" WEST 248.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.13 ACRES.

PARCEL 2:
BEGINNING AT A POINT THAT IS WEST 570.96 FEET AND NORTH 802.64 FEET AND SOUTH 33°06'43" WEST 31.00 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
THENCE SOUTH 38°11'23" WEST 198.47 FEET; THENCE SOUTH 00°05'26" WEST 13.08 FEET; THENCE NORTH 89°43'28" WEST 222.38 FEET; THENCE NORTH 00°01'29" EAST 349.93 FEET; THENCE SOUTH 89°41'12" WEST 335.75 FEET; THENCE NORTH 00°40'43" EAST 204.19 FEET; THENCE NORTH 89°19'02" EAST 165.08 FEET; THENCE NORTH 00°15'09" EAST 165.17 FEET; THENCE NORTH 89°46'26" EAST 927.78 FEET; THENCE SOUTH 13°41'37" EAST 207.17 FEET; THENCE SOUTH 89°54'10" WEST 218.13 FEET; THENCE SOUTH 00°01'29" WEST 168.26 FEET; THENCE SOUTH 1.31 FEET; THENCE ALONG A 84.50 FOOT RADIUS CURVE TO THE RIGHT 31.19 FEET (CENTRAL ANGLE OF 21°08'58" AND A CHORD BEARING NORTH 58°37'34" WEST 31.01 FEET); THENCE NORTH 48°03'05" WEST 189.36 FEET; THENCE ALONG A 165.50 FOOT RADIUS CURVE TO THE LEFT 121.17 FEET (CENTRAL ANGLE OF 41°56'55" AND A CHORD BEARING NORTH 69°01'33" WEST 118.48 FEET); THENCE WEST 156.01 FEET; THENCE SOUTH 119.56 FEET; THENCE ALONG A 230.50 FOOT RADIUS CURVE TO THE LEFT 224.99 FEET (CENTRAL ANGLE OF 55°55'31" AND A CHORD BEARING SOUTH 27°57'46" EAST 216.16 FEET); THENCE SOUTH 55°55'31" EAST 104.41 FEET TO THE POINT OF BEGINNING.
CONTAINING: 8.83 ACRES

PARCELS 1 & 2 CONTAINING: 10.96 TOTAL ACRES.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR USE BY THE OWNERS, THEIR GUESTS, AND INVITEES. SAID AREAS ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF APPENZELL P.U.D. RECORDED June 17, 2016, AS ENTRY NO. 425935 IN BOOK 1162 BEGINNING AT PAGE 817 (THE DECLARATION).

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREAS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREAS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 30th DAY OF July, A.D. 2018

Newport Reset LLC

BY: Richard A Cook, Manager
RICHARD A. COOK – NEWPORT RESET LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH

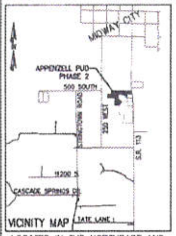
ON THE 30th DAY OF July, A.D. 2018, PERSONALLY APPEARED BEFORE ME, RICHARD A. COOK, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 12/31/18 [signature]
NOTARY PUBLIC

APPENZELL PUD PHASE 2

A PLANNED UNIT DEVELOPMENT IN MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 145796 BING CHRISTENSEN 12-07-17 State of Utah	[notary stamp]	PROFESSIONAL ENGINEER No. ... JOHNSON STATE OF UTAH	MIDWAY CITY CORPORATION SEAL MIDWAY, UTAH



LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M

LEGEND

COMMON AREA (7.98 ACRES)

LIMITED COMMON (0.57 ACRE)

PRIVATE AREA (2.60 ACRES)

BUILDING PADS 15–28, 30–39: 70' × 60'

BUILDING PAD 29: 60', 70', 64.88', 5.12', 17.40', 42.60'

PADS 40–47: 15', 50', 60'

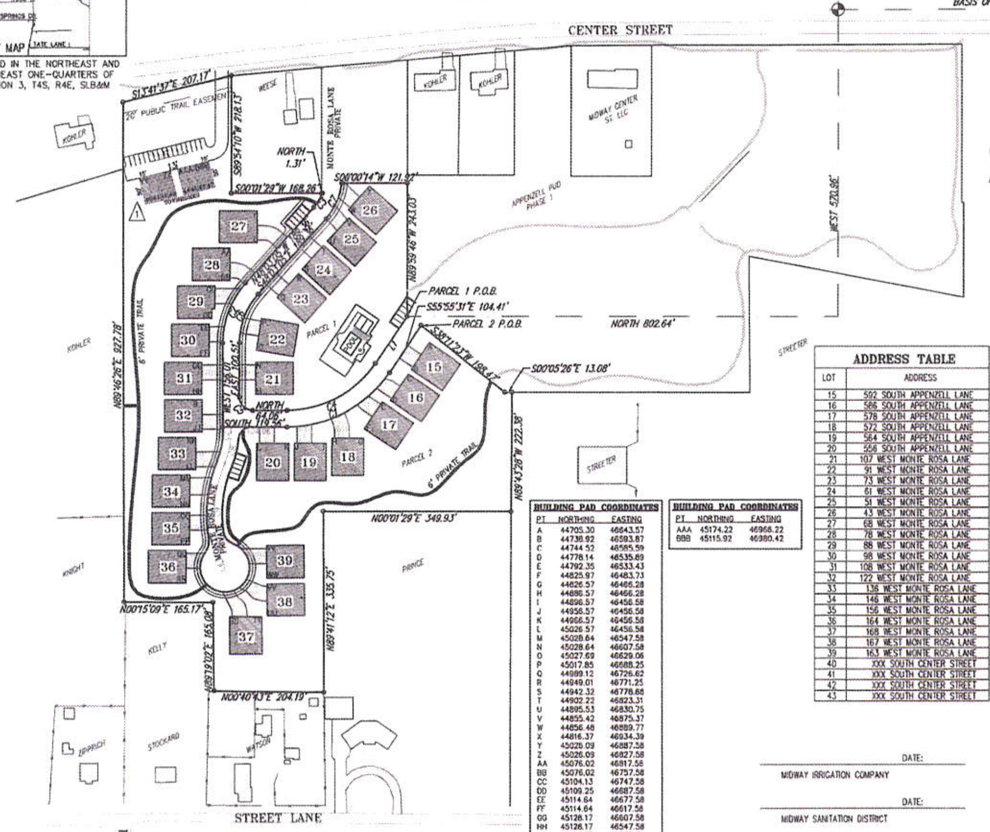
N

Scale 1" = 100'

EAST 1/4 CORNER,
SEC. 3, T4S, R4E, SLB&M;
WASATCH CO. 2000 MONUMENT

BASIS OF BEARINGS: S 00°04'50" E 2664.56' BETWEEN MONUMENTS

SOUTHEAST CORNER
SECTION 3, T4S, R4E, SLB&M;
WASATCH CO. 1996 MONUMENT



REVISION NOTES

⚠1 UNITS 40–47 ADDED TO PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	103.89'	N55°55'31"W
L2	9.68'	WEST
L3	15.50'	SOUTH
L4	12.37'	S89°46'32"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	224.99'	230.50'	55°55'31"	216.16'	S27°57'46"E
C2	121.17'	165.50'	41°56'55"	118.48'	N69°01'33"W
C3	31.19'	84.50'	21°08'58"	31.01'	N58°37'34"W
C4	194.73'	199.50'	55°55'31"	187.09'	N27°57'46"W
C5	38.48'	24.50'	90°00'00"	34.65'	N45°00'00"E
C6	98.47'	134.50'	41°56'55"	96.29'	S69°01'33"E
C7	73.39'	115.50'	36°24'27"	72.16'	S66°15'19"E
C8	58.80'	150.00'	22°27'33"	58.42'	N78°46'14"W
C9	186.24'	250.00'	42°41'01"	181.97'	N68°52'58"W

BOUNDARY DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT THAT IS NORTH 802.64 FEET AND WEST 570.96 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 55°55'31" WEST 103.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 199.50 FEET, THENCE ALONG SAID CURVE 194.73 FEET THROUGH A CENTRAL ANGLE OF 55°55'31" (CHORD BEARS NORTH 27°57'46" WEST); THENCE NORTH 64.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 24.50 FEET; THENCE ALONG SAID CURVE 38.48 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" EAST 34.65 FEET); THENCE EAST 100.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.50 FEET; THENCE ALONG SAID CURVE 98.47 FEET THROUGH A CENTRAL ANGLE OF 41°56'55" (CHORD BEARS SOUTH 69°01'33" EAST 96.29 FEET); THENCE SOUTH 48°03'05" EAST 189.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 115.50 FEET; THENCE ALONG SAID CURVE 73.39 FEET THROUGH A CENTRAL ANGLE OF 36°24'27" (CHORD BEARS SOUTH 66°15'19" EAST 72.16 FEET); THENCE SOUTH 00°00'14" WEST 121.92 FEET; THENCE NORTH 89°59'46" WEST 248.03 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2.13 ACRES

PARCEL 2:
BEGINNING AT A POINT THAT IS NORTH 802.64 FEET AND WEST 570.96 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 33°08'43" WEST 31.00 FEET TO THE TRUE POINT OF BEGINNING FOR PARCEL 2.

THENCE SOUTH 38°11'23" WEST 198.47 FEET; THENCE SOUTH 00°05'26" EAST 13.08 FEET; THENCE NORTH 89°43'28" WEST 222.38 FEET; THENCE NORTH 00°01'29" EAST 349.93 FEET; THENCE NORTH 89°41'12" EAST 335.75 FEET; THENCE NORTH 00°40'43" EAST 204.19 FEET; THENCE NORTH 89°19'02" EAST 165.08 FEET; THENCE NORTH 00°15'09" EAST 165.17 FEET; THENCE NORTH 89°46'26" EAST 927.78 FEET; THENCE SOUTH 13°41'37" EAST 207.17 FEET; THENCE SOUTH 89°54'10" WEST 218.13' FEET; THENCE SOUTH 00°01'29" WEST 168.26 FEET; THENCE NORTH 1.31 FEET; THENCE ALONG A 84.50 FOOT RADIUS CURVE TO THE RIGHT 31.19 FEET (CENTRAL ANGLE OF 21°08'58" AND A CHORD BEARING NORTH 58°37'34" WEST 31.01 FEET); THENCE NORTH 48°03'05" WEST 189.36 FEET; THENCE ALONG A 165.50 FOOT RADIUS CURVE TO THE LEFT 121.17 FEET (CENTRAL ANGLE OF 41°56'55" AND A CHORD BEARING NORTH 69°01'33" WEST 118.48 FEET); THENCE WEST 156.01 FEET; THENCE SOUTH 119.56 FEET; THENCE ALONG A 230.50 FOOT RADIUS CURVE TO THE LEFT 224.99 FEET (CENTRAL ANGLE OF 55°55'31" AND A CHORD BEARING SOUTH 27°57'46" EAST 216.16 FEET); THENCE SOUTH 55°55'31" EAST 104.41 FEET TO THE POINT OF BEGINNING.
CONTAINING: 8.83 ACRES

PARCELS 1 & 2 CONTAINING: 10.96 TOTAL ACRES.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF APPENZELL P.U.D. RECORDED ____________, AS ENTRY NO. ______ IN BOOK ______ BEGINNING AT PAGE ______ (THE DECLARATION).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS ________ DAY OF ____________, A.D. 20__

BY: ____________________
RICHARD A. COOK – NEWPORT RESET LLC

ADDRESS TABLE

LOT	ADDRESS
15	592 SOUTH APPENZELL LANE
16	586 SOUTH APPENZELL LANE
17	578 SOUTH APPENZELL LANE
18	572 SOUTH APPENZELL LANE
19	564 SOUTH APPENZELL LANE
20	556 SOUTH APPENZELL LANE
21	107 WEST MONTE ROSA LANE
22	91 WEST MONTE ROSA LANE
23	73 WEST MONTE ROSA LANE
24	61 WEST MONTE ROSA LANE
25	51 WEST MONTE ROSA LANE
26	43 WEST MONTE ROSA LANE
27	68 WEST MONTE ROSA LANE
28	78 WEST MONTE ROSA LANE
29	88 WEST MONTE ROSA LANE
30	98 WEST MONTE ROSA LANE
31	108 WEST MONTE ROSA LANE
32	122 WEST MONTE ROSA LANE
33	136 WEST MONTE ROSA LANE
34	146 WEST MONTE ROSA LANE
35	156 WEST MONTE ROSA LANE
36	164 WEST MONTE ROSA LANE
37	168 WEST MONTE ROSA LANE
38	167 WEST MONTE ROSA LANE
39	163 WEST MONTE ROSA LANE
40	XXX SOUTH CENTER STREET
41	XXX SOUTH CENTER STREET
42	XXX SOUTH CENTER STREET
43	XXX SOUTH CENTER STREET

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
A	44705.30	46643.57
B	44736.92	46593.87
C	44744.52	46585.59
D	44778.14	46535.89
E	44792.35	46533.43
F	44825.97	46483.73
G	44826.57	46486.28
H	44886.57	46466.28
I	44896.57	46456.58
J	44956.57	46456.58
K	44966.57	46456.58
L	45026.57	46456.58
M	45028.64	46547.58
N	45028.64	46607.58
O	45027.69	46629.06
P	45017.85	46688.25
Q	44989.12	46726.62
R	44949.01	46771.25
S	44942.32	46778.68
T	44902.22	46823.31
U	44895.53	46830.75
V	44855.42	46875.37
W	44856.46	46889.77
X	44816.37	46934.39
Y	45026.09	46887.58
Z	45026.09	46827.58
AA	45076.02	46817.58
BB	45076.02	46757.58
CC	45104.13	46747.58
DD	45109.25	46687.58
EE	45114.64	46677.58
FF	45114.64	46617.58
GG	45128.17	46607.58
HH	45128.17	46547.58
II	45128.17	46539.58
JJ	45127.45	46477.58
KK	45138.96	46467.58
LL	45138.96	46407.58
MM	45150.07	46397.58
NN	45150.07	46337.58
OO	45150.47	46327.58
PP	45150.47	46267.58
QQ	45156.93	46257.58
RR	45156.93	46197.58
SS	45076.56	46134.31
TT	45016.57	46135.03
UU	45008.53	46136.01
VV	45007.29	46196.01
WW	45007.53	46205.94
XX	45008.30	46265.94
YY	45245.16	46948.93
ZZ	45186.87	46948.93

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
AAA	45174.22	46968.22
BBB	45115.92	46980.42

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS ________ DAY OF ________, 20___

ROS# ____________

____
COUNTY SURVEYOR

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1996 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 3, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE ____________ SURVEYOR (SEE SEAL BELOW)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH

ON THE ____ DAY OF ________, A.D. 20___ PERSONALLY APPEARED BEFORE ME, RICHARD A. COOK, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES ________ ____________
NOTARY PUBLIC

____________ DATE:
MIDWAY IRRIGATION COMPANY

____________ DATE:
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS ________ DAY OF ____________ A.D. 20___

APPROVED ____________ ATTEST ____________
MAYOR — CLERK-RECORDER (SEE SEAL BELOW)

APPROVED ____________ ATTEST ____________
CITY ATTORNEY — CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ____________, A.D. 20___ BY THE MIDWAY CITY PLANNING COMMISSION

____________ ____________
DIRECTOR – SECRETARY — CHAIRMAN, PLANNING COMMISSION

APPENZELL PUD PHASE 2 – AMENDMENT

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

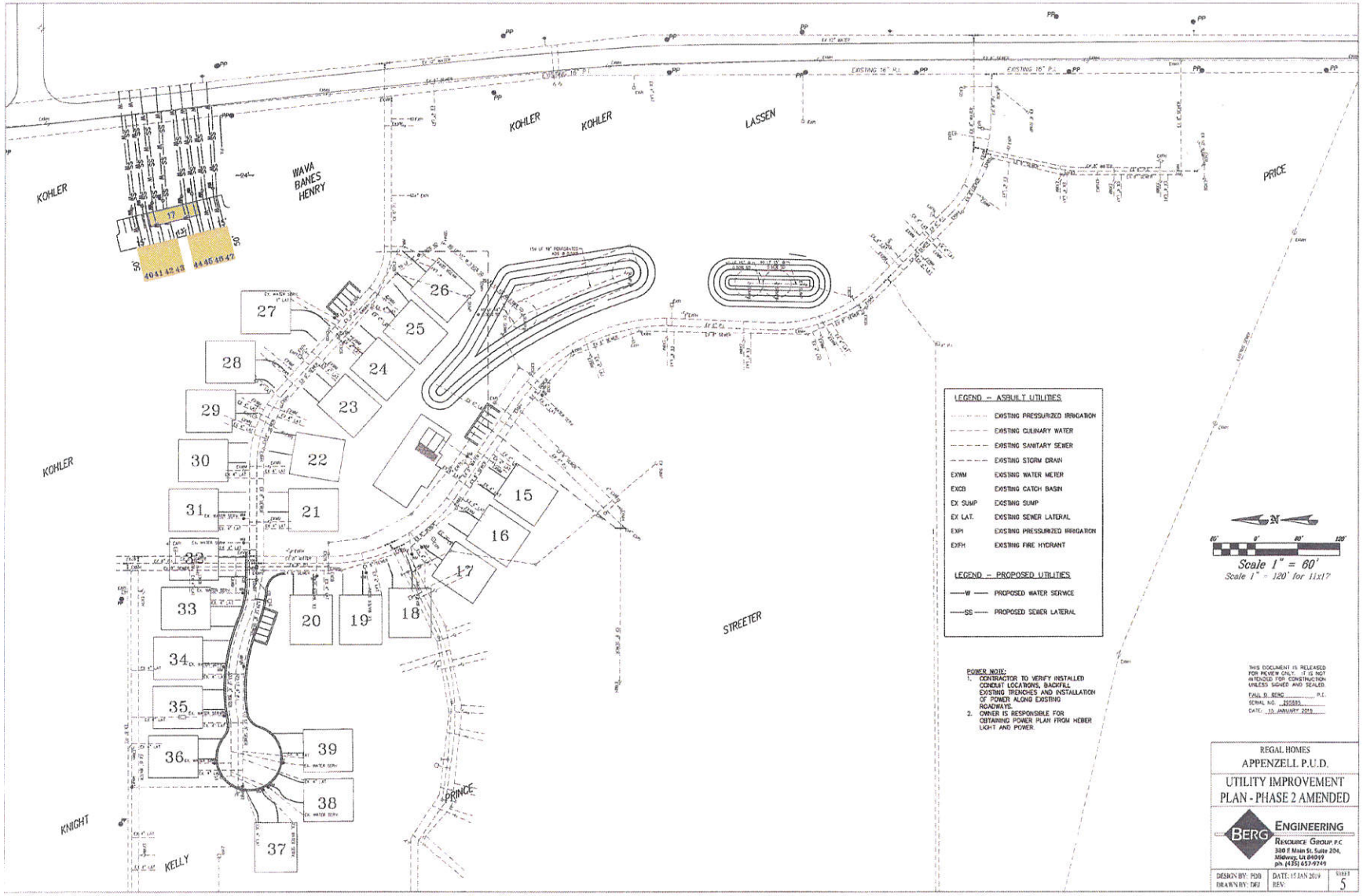
PUBLIC UTILITY NOTE:
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT.

PRIVATE TRAIL NOTE:
PUBLIC ACCESS IS PERMITTED ON PRIVATE TRAILS.

SURVEYOR
BING CHRISTENSEN, PLS
SUMMIT ENGINEERING GROUP, INC.
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

DATE OF SURVEY: AUGUST 2006

APPENZELL PUD PHASE 2 AMENDED – 15 JANUARY 2019


KOHLER
WAVA
BANES
HENRY
KOHLER
KOHLER
LASSEN
PRICE
KOHLER
STREETER
PRINCE
KNIGHT
KELLY
EXISTING 16" P.L.
LEGEND – ASBUILT UTILITIES
EXISTING PRESSURIZED IRRIGATION
EXISTING CULINARY WATER
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
EXWM EXISTING WATER METER
EXCB EXISTING CATCH BASIN
EX SUMP EXISTING SUMP
EX LAT. EXISTING SEWER LATERAL
EXPI EXISTING PRESSURIZED IRRIGATION
EXFH EXISTING FIRE HYDRANT
LEGEND – PROPOSED UTILITIES
W PROPOSED WATER SERVICE
SS PROPOSED SEWER LATERAL
POWER NOTE:
1. CONTRACTOR TO VERIFY INSTALLED CONDUIT LOCATIONS, BACKFILL EXISTING TRENCHES AND INSTALLATION OF POWER ALONG EXISTING ROADWAYS.
2. OWNER IS RESPONSIBLE FOR OBTAINING POWER PLAN FROM HEBER LIGHT AND POWER.
Scale 1" = 60'
Scale 1" = 120' for 11x17
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 295695
DATE: 15 JANUARY 2019
REGAL HOMES
APPENZELL P.U.D.
UTILITY IMPROVEMENT PLAN - PHASE 2 AMENDED
BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204, Midway, UT 84049
ph. (435) 657-9749
DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 15 JAN 2019
REV:
SHEET 5

N

100' 0' 100' 200'

Scale 1" = 100'

Scale 1" = 200' for 11x17

PLANT SCHEDULE

STREET TREES Fraxinus americana 'Autumn Purple' / Autumn Purple Ash Fraxinus pennsylvanica / Green Ash Gleditsia triacanthos 'Skyline' / Skyline Honeylocust Pyrus calleryana 'Chanticleer' / Chanticleer Pear Tilia cordata / Littleleaf Linden	36
ACCENT TREES Malus x 'Radiant' / Radiant Crab Apple Populus deltoides 'Siouxland' / Eastern Cottonwood Siouxland Populus tremuloides / Quaking Aspen Prunus virginiana 'Canada Red' / Canada Red Chokecherry Quercus macrocarpa / Burr Oak Sorbus aucuparia 'Michred' TM / Cardinal Royal Mountain Ash	13
EVERGREEN TREES Picea pungens glauca 'Bakeri' / Blue Spruce Picea pungens glauca 'Hoopsi' / Hoopsi Blue Spruce Pseudotsuga menziesii 'Blue Bird' / Blue Bird Douglas Fir	5

PLANT SCHEDULE

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	185,089 sf	Kentucky Bluegrass / Poa pratensis	sod
	123,822 sf	Wild Flower Mix / Wild Flower Mix	Hydroseed

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG L.A.

SERIAL NO. 7162392

DATE 15 JAN 2019

REGAL HOMES

APPENZELL P.U.D

PHASE 2

LANDSCAPE PLAN

berg LANDSCAPE ARCHITECTS

580 E Main St, Suite 204

Midway, UT 84049 ph. (801) 723-2000

DESIGN BY: CNB DRAWN BY: CNB	DATE: 15 JAN 2019 REV:	SHEET 6