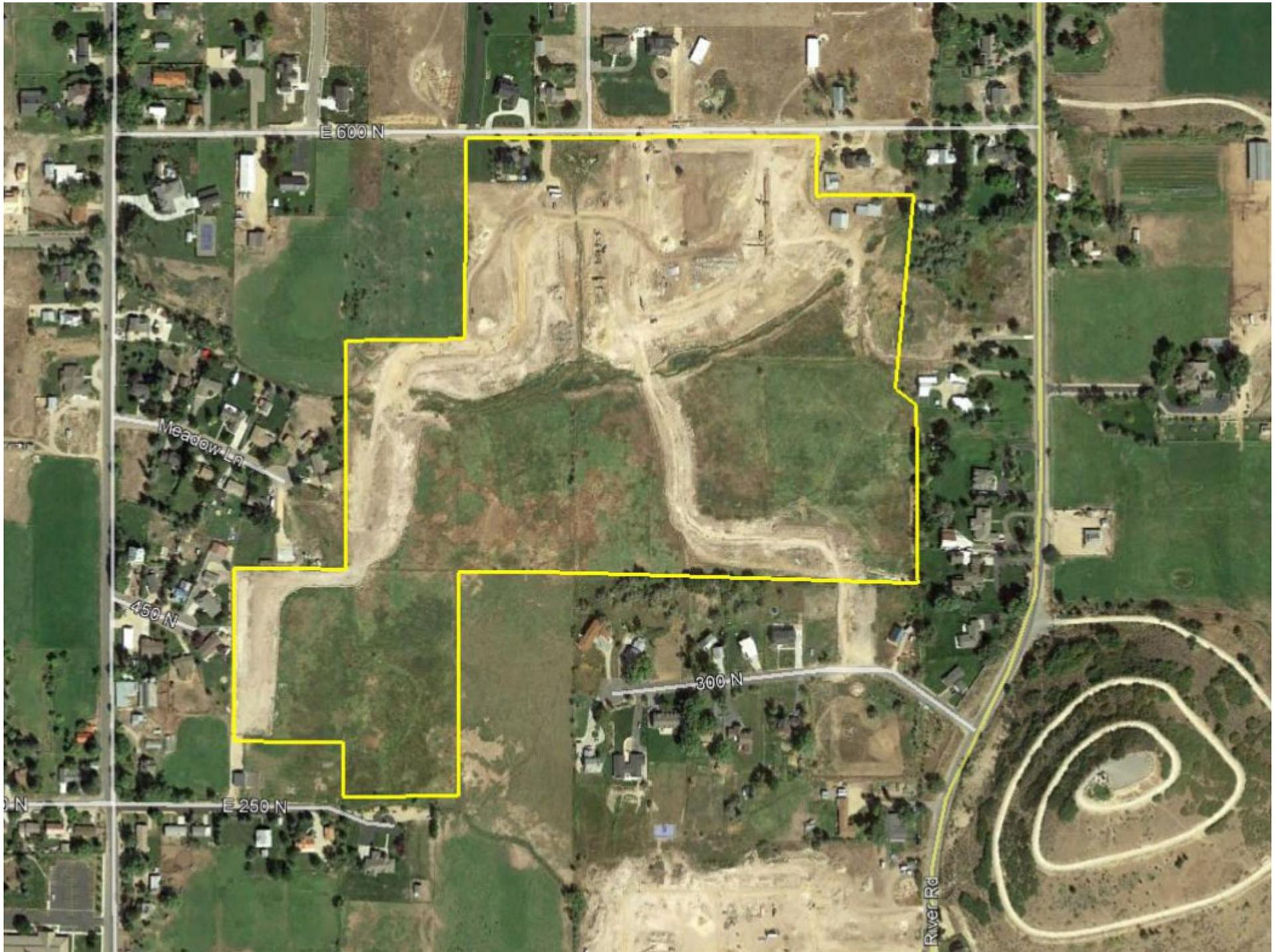


WATTS REMUND FARMS PUD

MASTER PLAN AMENDMENT

LAND USE SUMMARY

- 50.76 acres
- R-1-15 zoning
- Proposal contains 96 building pads (PUD)
- Proposal contains 1 lot (standard subdivision)
- Three phases
 - Phase I – 39 units (1 lot, 38 pads)
 - Phase II – 37 units (37 pads)
 - Phase II – 21 units (21 pads)
- 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



AMENDING A MASTER PLAN

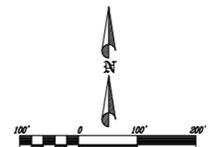
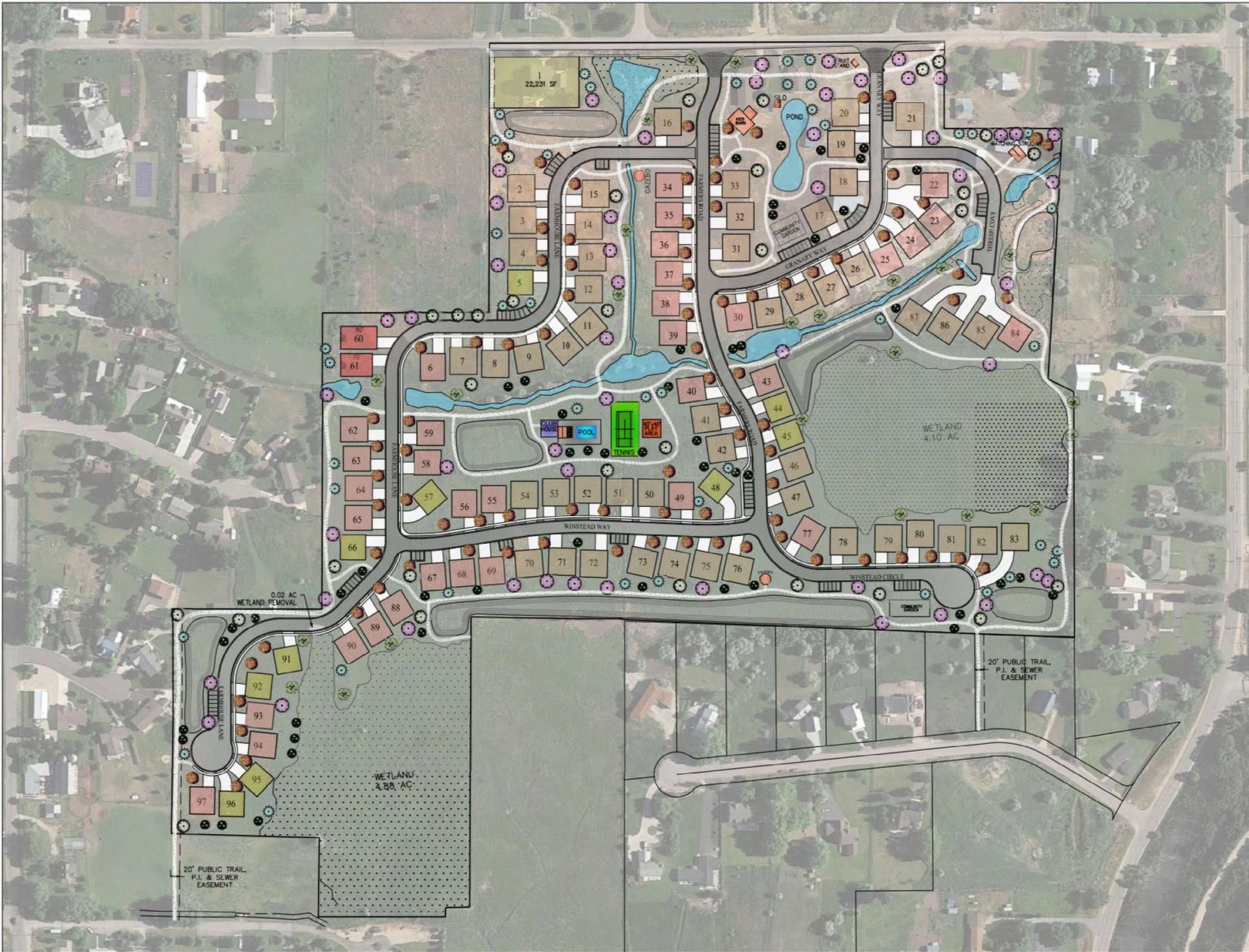
- Remund Farms Master Plan Agreement
 - Section 5
 - Agreement may be amended only by mutual consent by the City and the developer
 - The City is under no obligation to change the approved master plan

MASTER PLAN APPROVAL

- Master Plans must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed
 - Sufficient property
 - Water rights
 - Roads (traffic circulation)
 - Sensitive lands protection
 - Open space

PROPOSED AMENDMENTS

- Proposed amendments
 - Add private areas behind 37 units
 - Each private area is 12' deep
 - Adjust the pad dimensions and driveway of unit 84
 - Current dimensions – 55' x 60'
 - Proposed dimensions – 55' x 70'
 - Increase of 550 sq. ft.
 - Adjust location of units 85-87
 - Amend the 3 phases in the master plan to 6 phases
 - Planning Commission reviewed proposal for 8 phases



Scale 1" = 100'
 SCALE 1"=200' FOR 11"x17" PLANS

- LEGEND:**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMUND EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE
ON-SITE OPEN SPACE	28.36 AC (55.75% OF ENTIRE)
OFF-SITE OPEN SPACE	1.33 AC (2.62% OF ENTIRE)
TOTAL OPEN SPACE	29.68 AC (58.34% OF ENTIRE)
	(50% REQUIRED)

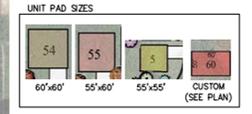
PUD UNIT FRONT SETBACK NOTE:
 16.16.B.S.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

PUD DENSITY CALCULATIONS

TOTAL 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 AND 25' BUFFER	0.10 UNITS/ACRE
$2.50(50.36 - 13.39) + 13.39(0.10) = 93.74$	

ALLOWED PUD UNITS FOR THE PROPERTY	93.74
UNITS FOR OFF-SITE OPEN SPACE TRANSFER	2.26
TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

*SEE OFF-SITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.



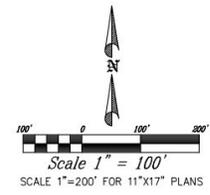
MIDWAY CITY CODE EXCEPTIONS NOTES:
 THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
 -CU--E--SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 285585
 DATE: 19 APRIL 2018

WATTS ENTERPRISES
 REMUND FARMS
 SITE MASTER PLAN

B-ERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St, Suite 204
 Midway, UT 84049
 PH: 435.857.9749

DESIGN BY: PDB DATE: 19 APRIL 2018 SHEET 3
 DRAWN BY: CNB REV:



- LEGEND:**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH
 - PRIVATE AREA-TYPE 1 (BUILDING PAD)
 - 12' PRIVATE AREA-TYPE 2 (SEE NOTE)

12' PRIVATE AREA-TYPE 2 NOTE:
PRIVATE AREA-TYPE 2 IS FOR COVERED DECKS, PERGOLAS, HOT TUBS AT GROUND LEVEL, PATIOS, FIRE PITS, BARBECUE GRILLS AND SMALL STORAGE BINS AND OUTDOOR FURNITURE.
ROOFS TO COVER THIS PRIVATE AREA ARE ALLOWED BUT ENCLOSED WALLS ARE PROHIBITED.
PRIVATE AREA-TYPE 2 MAY BE FENCED WITH A 42" HIGH WROUGHT IRON FENCE ONLY.
ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&R'S AND HOA APPROVAL.

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMUND EX. HOME)
PUD UNITS	98 UNITS
TOTAL UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	28.36 AC (55.75% OF ENTIRE)
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TOTAL OPEN SPACE	29.68 AC (58.34% OF ENTIRE)
	(50% REQUIRED)

PUD UNIT FRONT SETBACK NOTE:
16.16.8.5.C, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

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TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

*SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.

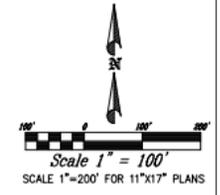
MIDWAY CITY CODE EXCEPTIONS NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
-CUL-DE-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG, P.E.
SERIAL NO. 205295
DATE: 28 AUG 2019

WATTS ENTERPRISES
REMUND FARMS
AMENDED MASTER PLAN

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

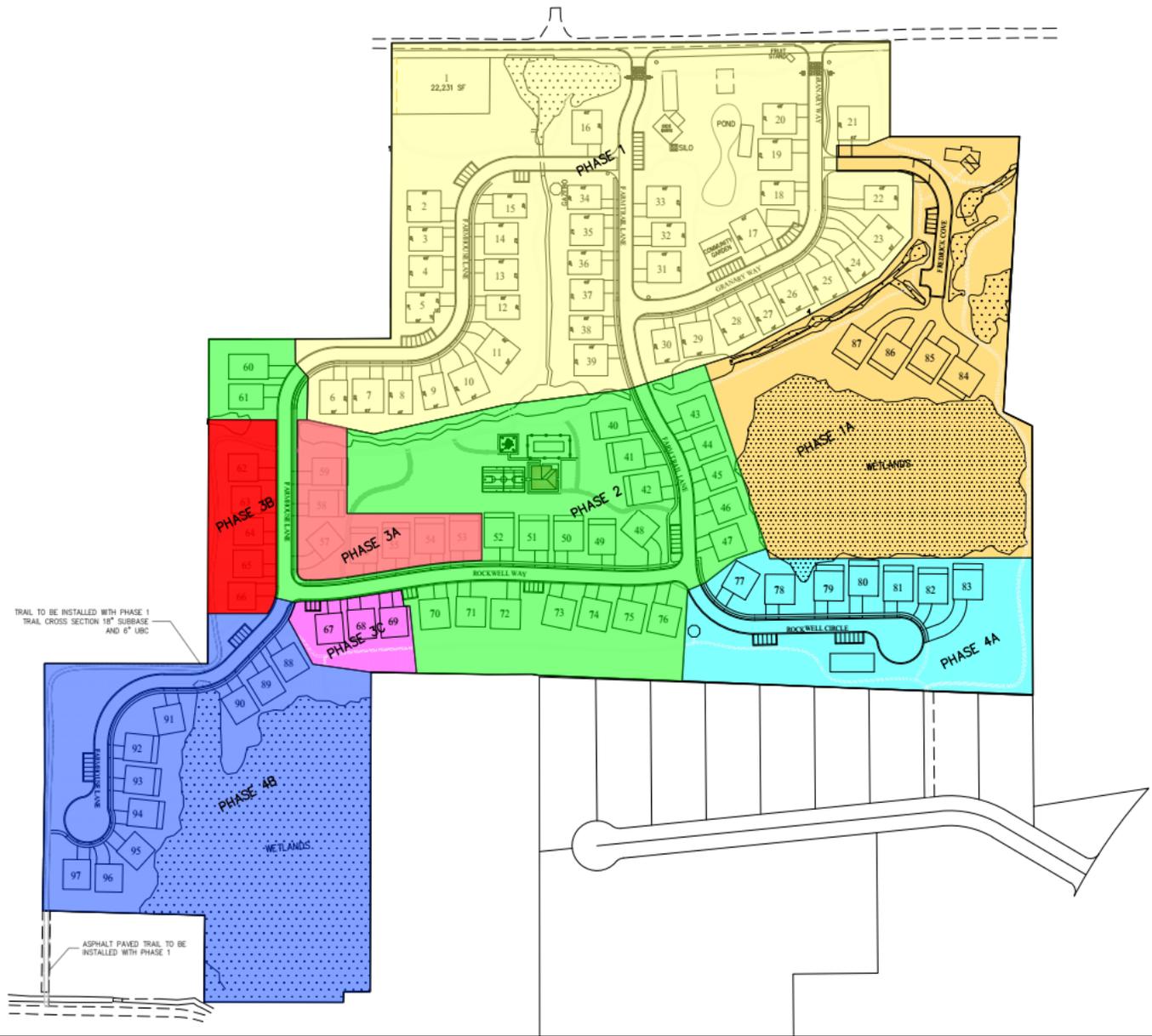
DESIGN BY: PDB	DATE: 28 AUG 2019	SHEET
DRAWN BY: CNB	REV:	2



LEGEND

WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 1A	8.53 ACRES	84-87
PHASE 2	9.53 ACRES	40-52 & 60-61 & 70-76
PHASE 3A	1.40 ACRES	53-59
PHASE 3B	1.22 ACRES	62-66
PHASE 3C	0.76 ACRES	67-69
PHASE 4A	4.13 ACRES	77-83
PHASE 4B	9.34 ACRES	88-97



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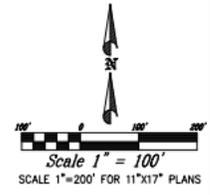
PAUL A. BEGG P.E.
 SERIAL NO. 20929
 DATE: 11 JULY 2019

WATTS ENTERPRISES
 REMUND FARMS

AMENDED PHASING PLAN

ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 PH: 435.857.9749

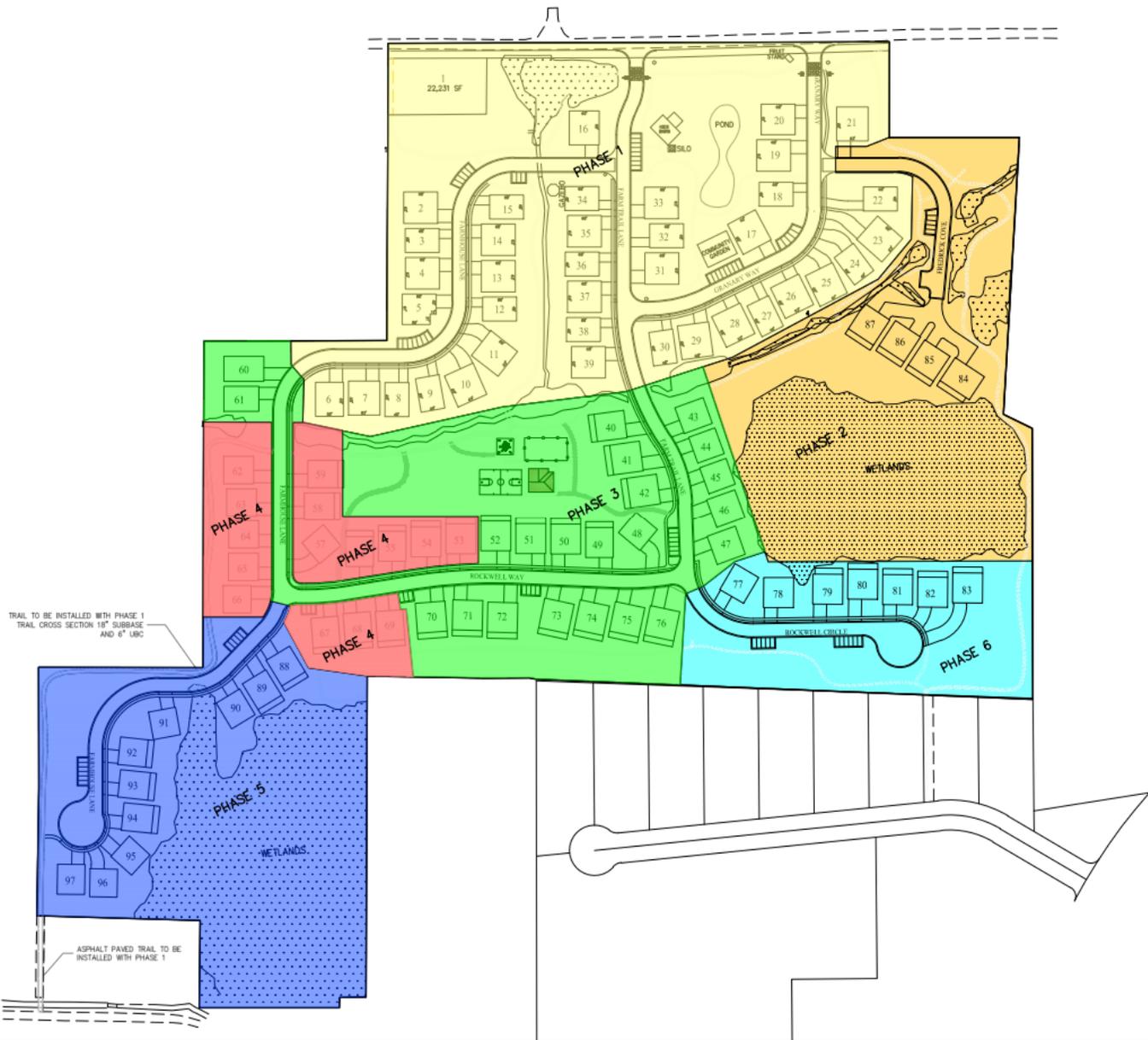
DESIGN BY: POB	DATE: 11 JUL 2019	SHEET
DRAWN BY: CNB	REV:	4



LEGEND

..... WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	8.53 ACRES	84-87
PHASE 3	9.53 ACRES	40-52 & 60-81 & 70-76
PHASE 4	3.38 ACRES	53-89
PHASE 5	4.13 ACRES	88-97
PHASE 6	9.34 ACRES	77-83



TRAIL TO BE INSTALLED WITH PHASE 1
TRAIL CROSS SECTION 18" SUBBASE
AND 6" LBC

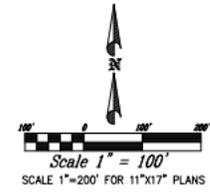
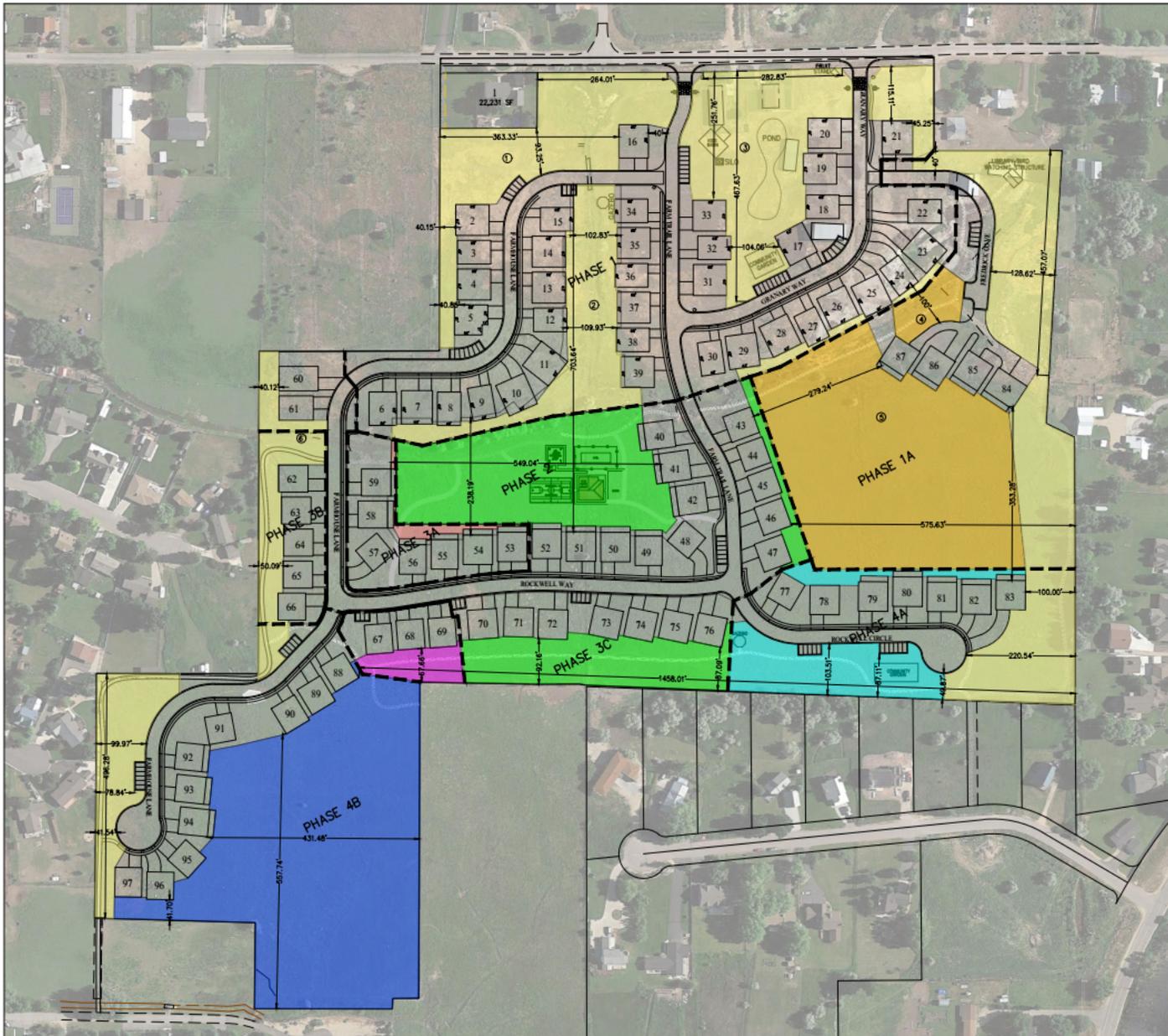
ASPHALT PAVED TRAIL TO BE
INSTALLED WITH PHASE 1

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BEEDS, P.E.
SERIAL NO. 380009
DATE: 28 AUG 2019

WATTS ENTERPRISES
REMUND FARMS
AMENDED PHASING PLAN

ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204,
Midway, IL 61809
PH: (630) 652-7749

DESIGN BY: PDB DATE: 28 AUG 2019 SHEET
DRAWN BY: CSB REV: 4



LEGEND:

WETLANDS (10.00 AC)

OPEN SPACE REQUIREMENTS:
 PERIPHERY - 40' MINIMUM
 INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: ONSITE 27.85 AC (56.30%)
 OFFSITE 1.32 AC (2.62%)
 TOTAL 29.17 AC (57.92%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.96 AC	11.25 AC (70.49%)	15.96 AC	11.25 AC (70.49%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.57 AC (78.78%)
1A	8.53 AC	4.84 AC (56.74%)	24.49 AC	17.41 AC (71.09%)
2	9.53 AC	3.90 AC (40.92%)	34.05 AC	21.31 AC (62.58%)
3A	1.40 AC	0.12 AC (8.57%)	35.45 AC	21.43 AC (60.45%)
3B	1.21 AC	0.00 AC (0.00%)	36.66 AC	21.43 AC (58.46%)
3C	0.78 AC	0.29 AC (36.16%)	37.42 AC	21.72 AC (58.04%)
4A	4.13 AC	1.31 AC (31.72%)	41.55 AC	23.03 AC (55.43%)
4B	8.84 AC	5.88 AC (66.52%)	50.39 AC	28.91 AC (57.37%)

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES
 PUD AREA: 50.36 ACRES
 TOTAL OPEN SPACE: 29.17 ACRES (57.92%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA
 AREA 5 = 18.47 ACRES (65.13%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PUD REQUIREMENT.

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PAUL S. BIRD, P.E.
 SERIAL NO. 285596
 DATE 11 JULY 2018

WATTS ENTERPRISES
 REMUND FARMS
 OPEN SPACE
 AMENDED MASTER PLAN

ENGINEERING
 RESOURCE GROUP, P.C.
 280 S. Main St. Suite 204,
 Midway, TN 37049
 ph. (615) 657-9749

DESIGN BY: PDB
 DRAWN BY: CNB

DATE: 11 JUL 2018
 REV:

SHEET
 6

REMUND FARMS PAD 84



PROPOSED NOTE

12' PRIVATE AREA-TYPE 2 NOTE:

PRIVATE AREA-TYPE 2 IS FOR COVERED DECKS, PERGOLAS, HOT TUBS AT GROUND LEVEL, PATIOS, FIRE PITS, BARBECUE GRILLS AND SMALL STORAGE BINS AND OUTDOOR FURNITURE.

ROOFS TO COVER THIS PRIVATE AREA ARE ALLOWED BUT ENCLOSED WALLS ARE PROHIBITED.

PRIVATE AREA-TYPE 2 MAY BE FENCED WITH A 42" HIGH WROUGHT IRON FENCE ONLY.

ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&R'S AND HOA APPROVAL.

ITEMS TO CONSIDER

- Adding additional phases
 - Require more staff time and Planning Commission and City Council meetings
 - Increasing from 3 to 6 phases will increase the minimum number of public meetings from 12 to 24
 - Potentially the number of Water Board meetings will increase

PROPOSED FINDINGS

- The proposed master plan appears to meet the requirements of the code
- The number of phases will increase from three to six
- The approval of additional phases will increase the number of public meetings and the amount of administrative time required to process the additional phases
- 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