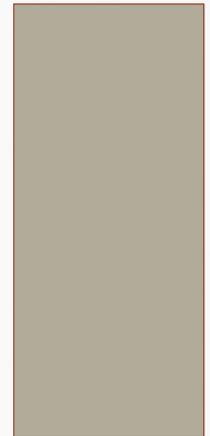


WATTS REMUND FARMS PUD

MASTER PLAN AMENDMENT

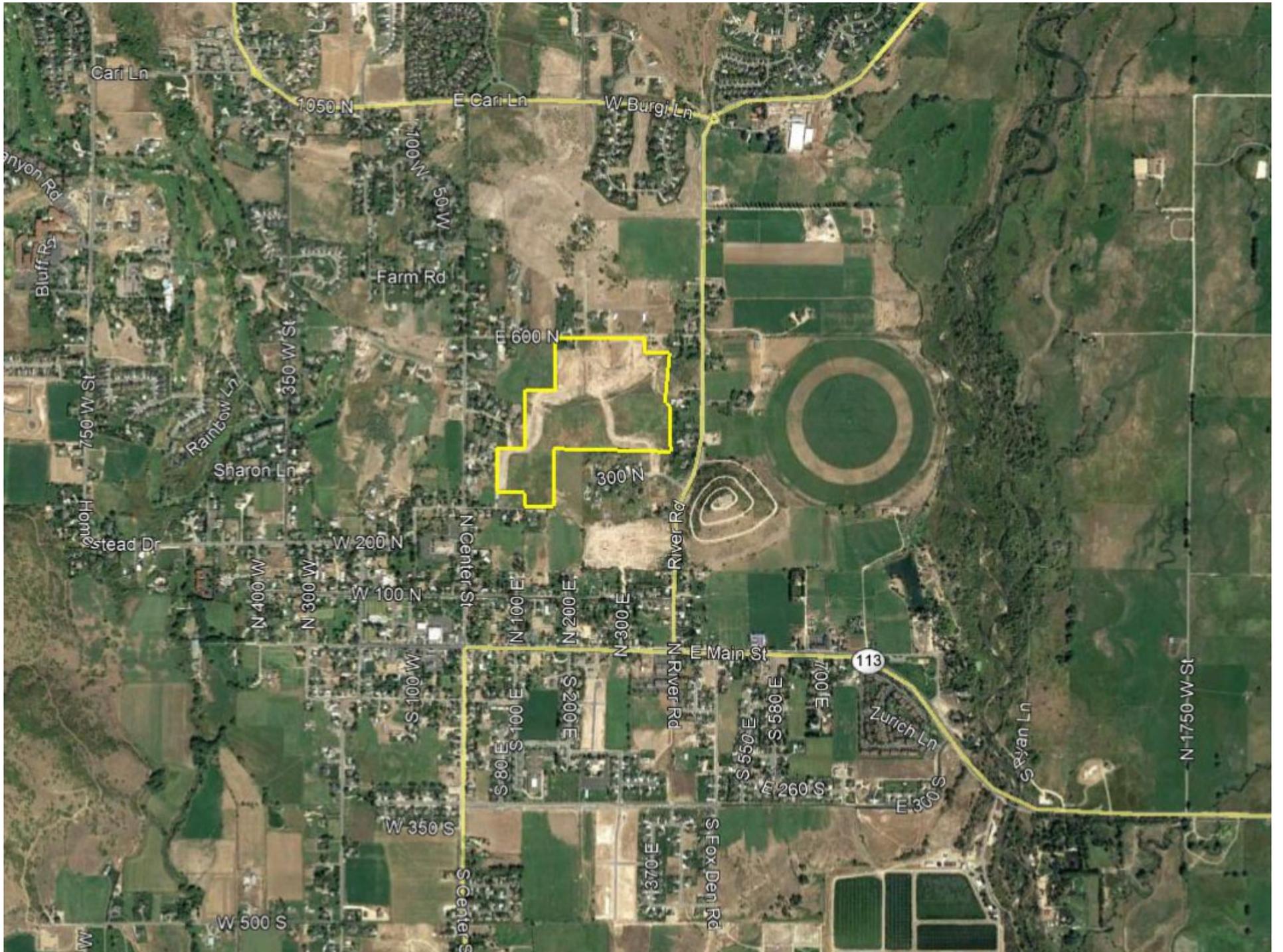


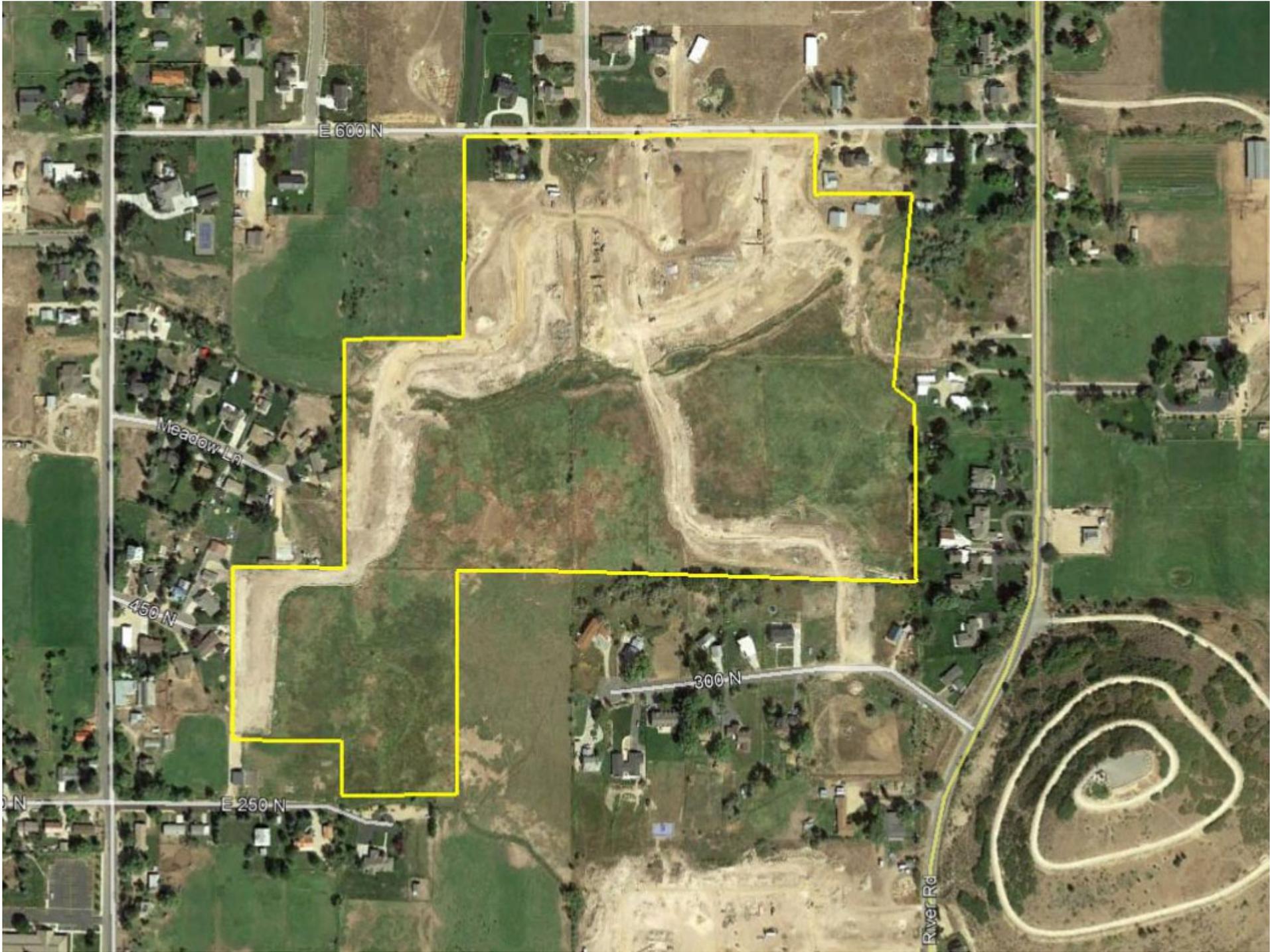
PROPOSED AMENDMENTS

- 30 private areas added
- Note regarding fence and other allowed items
- Allow 5 phases instead of 3
- Public trail easement on the eastern and southern trail
- Trail along 300 north
- Trail along River Road from 300 N to Memorial Hill roundabout
- Adjust the location of units 84-87 with a minimum of 25' setback from wetlands

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 III – 21 units (21 pads)
- Private roads maintained by the HOA
- Sensitive lands of the property include wetlands, springs, stream corridors, high water table, and wildlife habitat





AMENDING A MASTER PLAN

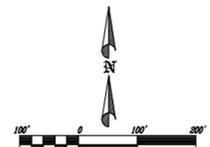
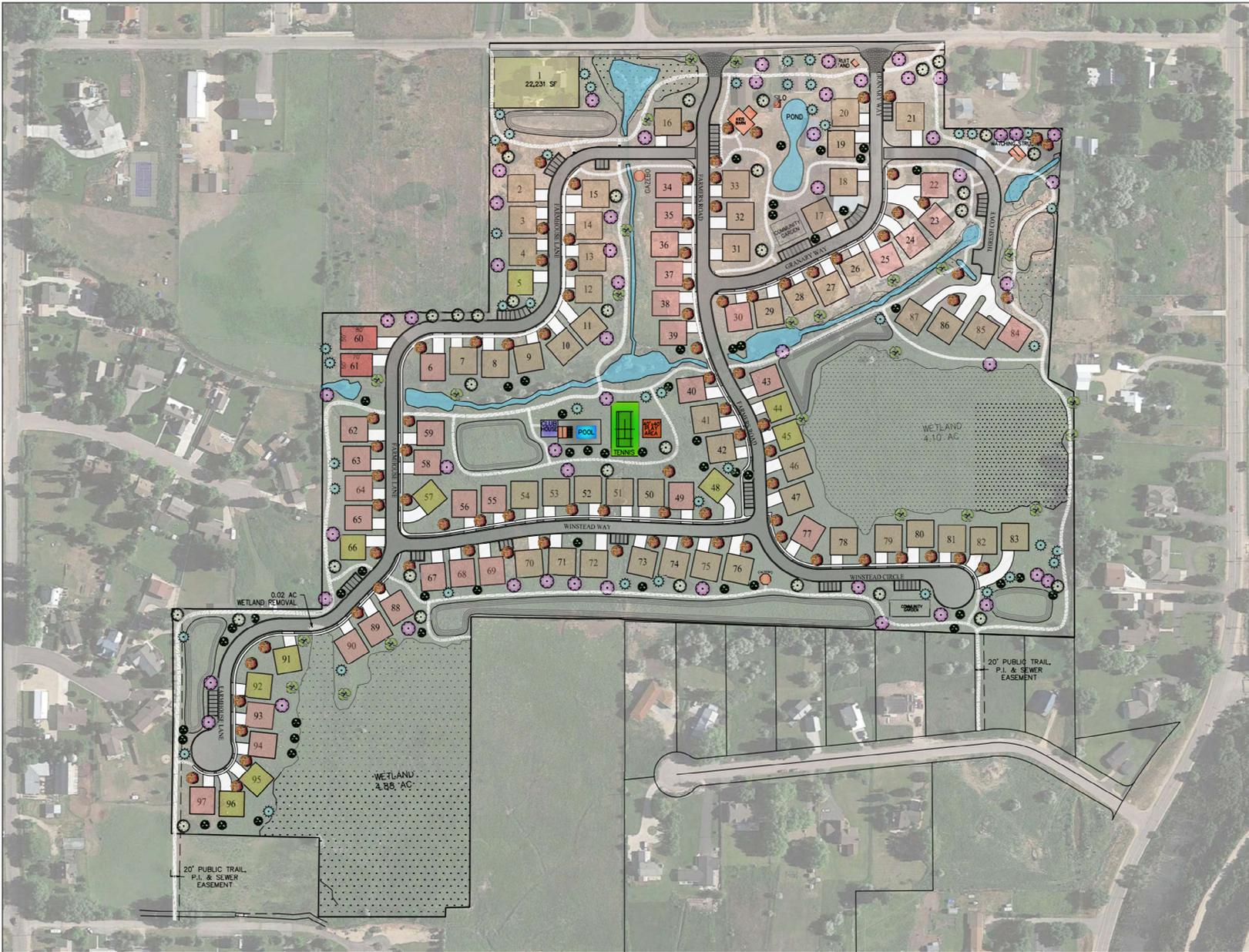
- Remund Farms Master Plan Agreement
 - Section 5
 - Agreement may be amended only by mutual consent by the City and the developer
 - The City is under no obligation to change the approved master plan

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 30 units (previously 37)
 - 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 5 (previously 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)

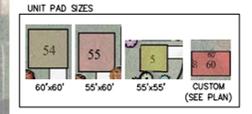
PUD UNIT FRONT SETBACK NOTE:
 16.16.B.S.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

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

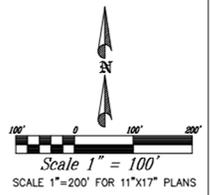
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 PAUL D. BERG, P.E.
 SERIAL NO. 285585
 DATE: 19 APRIL 2018

WATTS ENTERPRISES
 REMUND FARMS

SITE MASTER PLAN

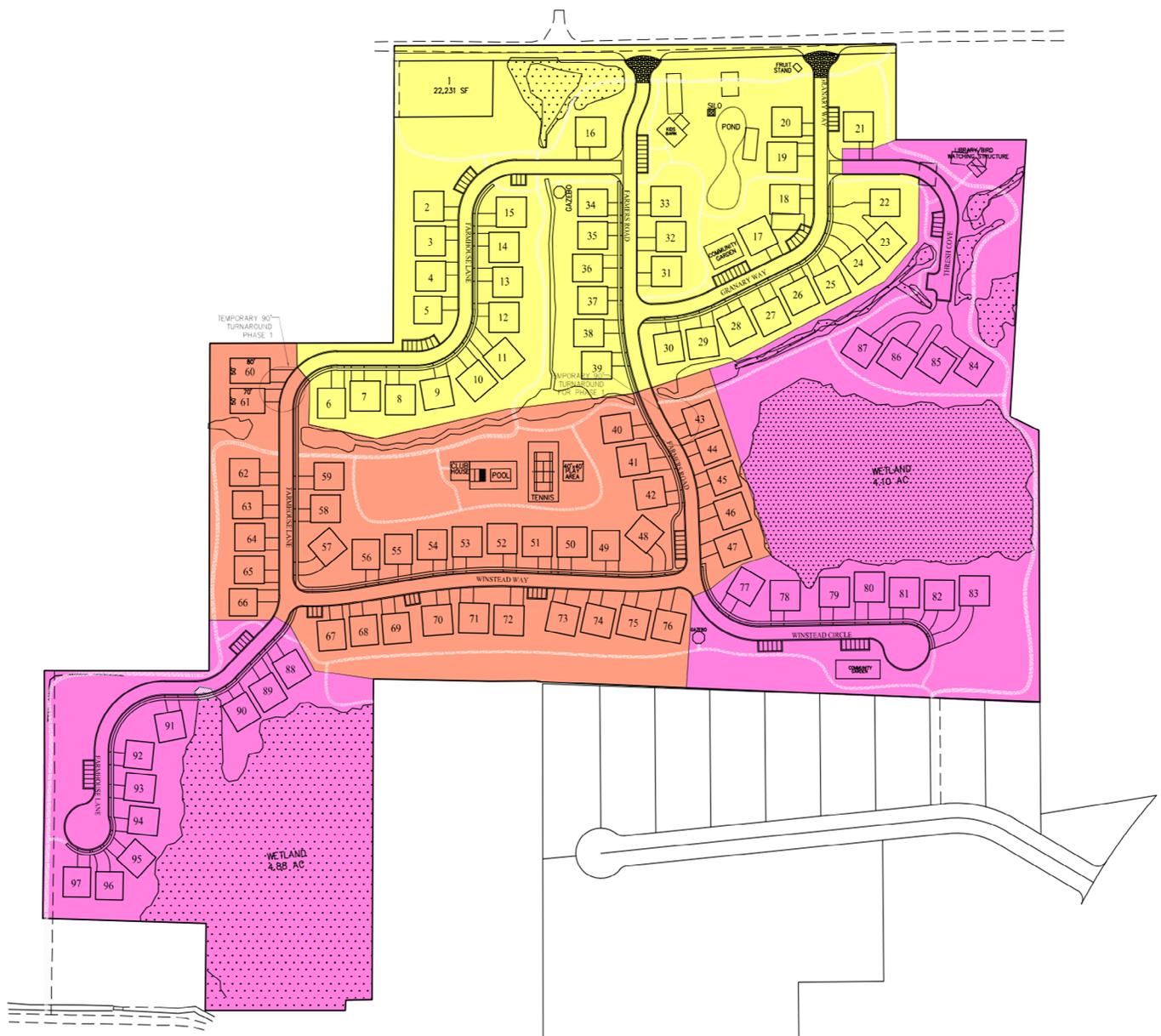
B-ERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St, Suite 204
 Midway, UT 84049
 PH: 435.857.9749

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



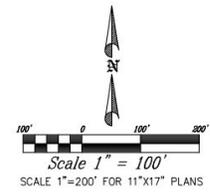
LEGEND

	WETLANDS	
	PHASING PHASE 1 (15.96 AC)	UNITS 1-39
	PHASE 2 (12.94 AC)	40-76
	PHASE 3 (21.98 AC)	77-97



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 PAUL D. BERG P.E.
 SERIAL NO. 205299
 DATE: 18 APRIL 2018

WATTS ENTERPRISES REMUND FARMS	
PHASING MASTER PLAN	
	
RESOURCE GROUP P.C. 380 E Main St, Suite 204, Midway, UT 84049 PH: (435) 657-9749	
DESIGN BY: PDR DRAWN BY: CNB	DATE: 19 APRIL 2018 REV: _____
	SHEET 4



- 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	97 UNITS
TOTAL UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	28.36 AC (55.75% OF ENTIRE)
OFFSITE OPEN SPACE	1.33 AC (2.62%)
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.

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 OFFSITE OPEN SPACE TRANSFER	2.26
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

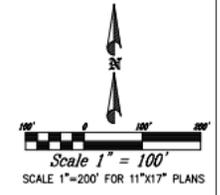
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PAUL D. BERG, P.E.
 SERIAL NO. 205295
 DATE: 28 AUG 2019

WATTS ENTERPRISES
 REMUND FARMS
 AMENDED MASTER PLAN

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

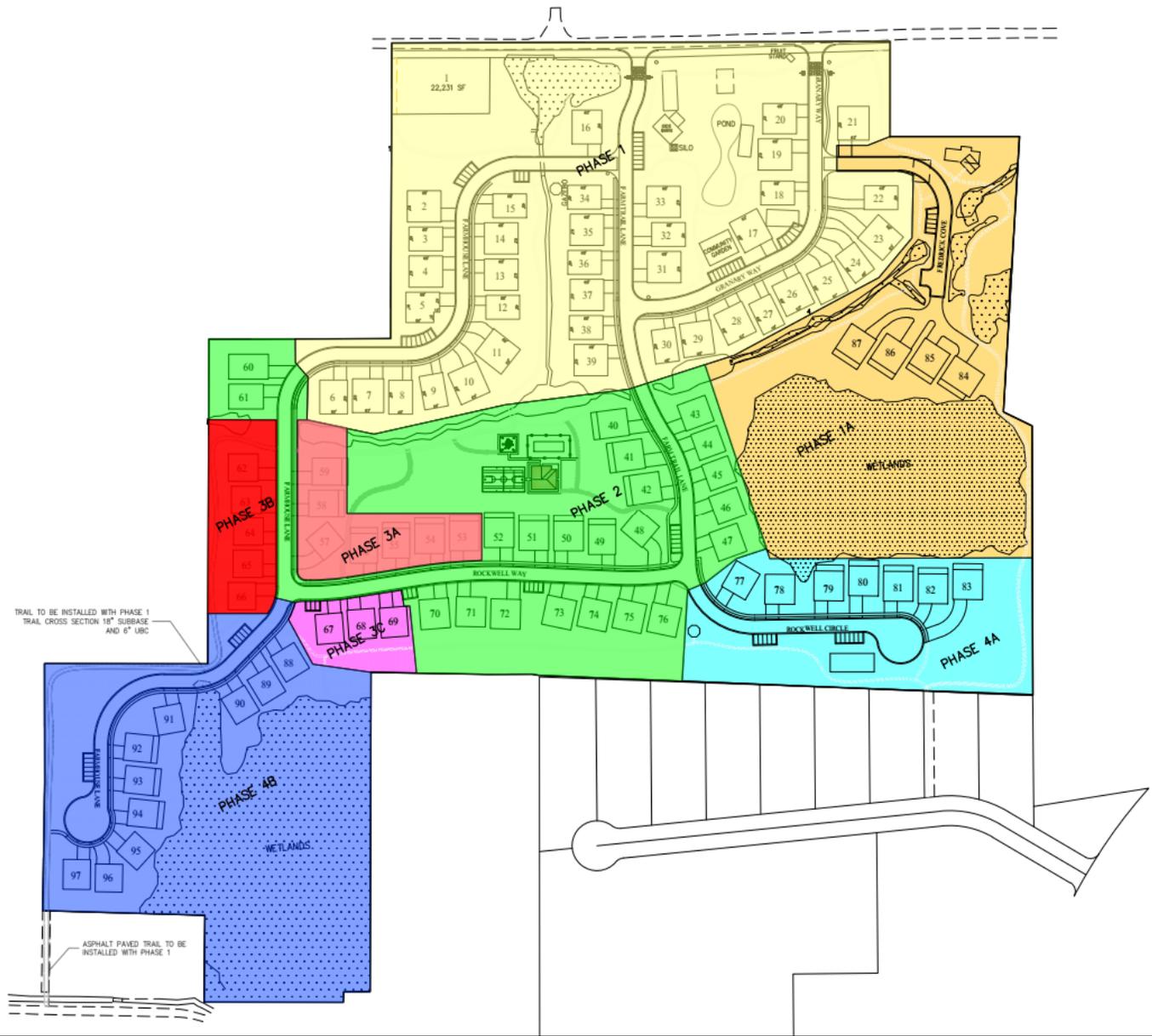
DESIGN BY: PDB	DATE: 28 AUG 2019	SHEET
DRAWN BY: CNB	REV:	2



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



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

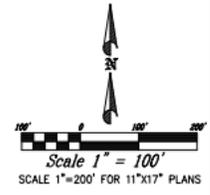
ASPHALT PAVED TRAIL TO BE
INSTALLED WITH PHASE 1

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DALL, D. BERRY 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

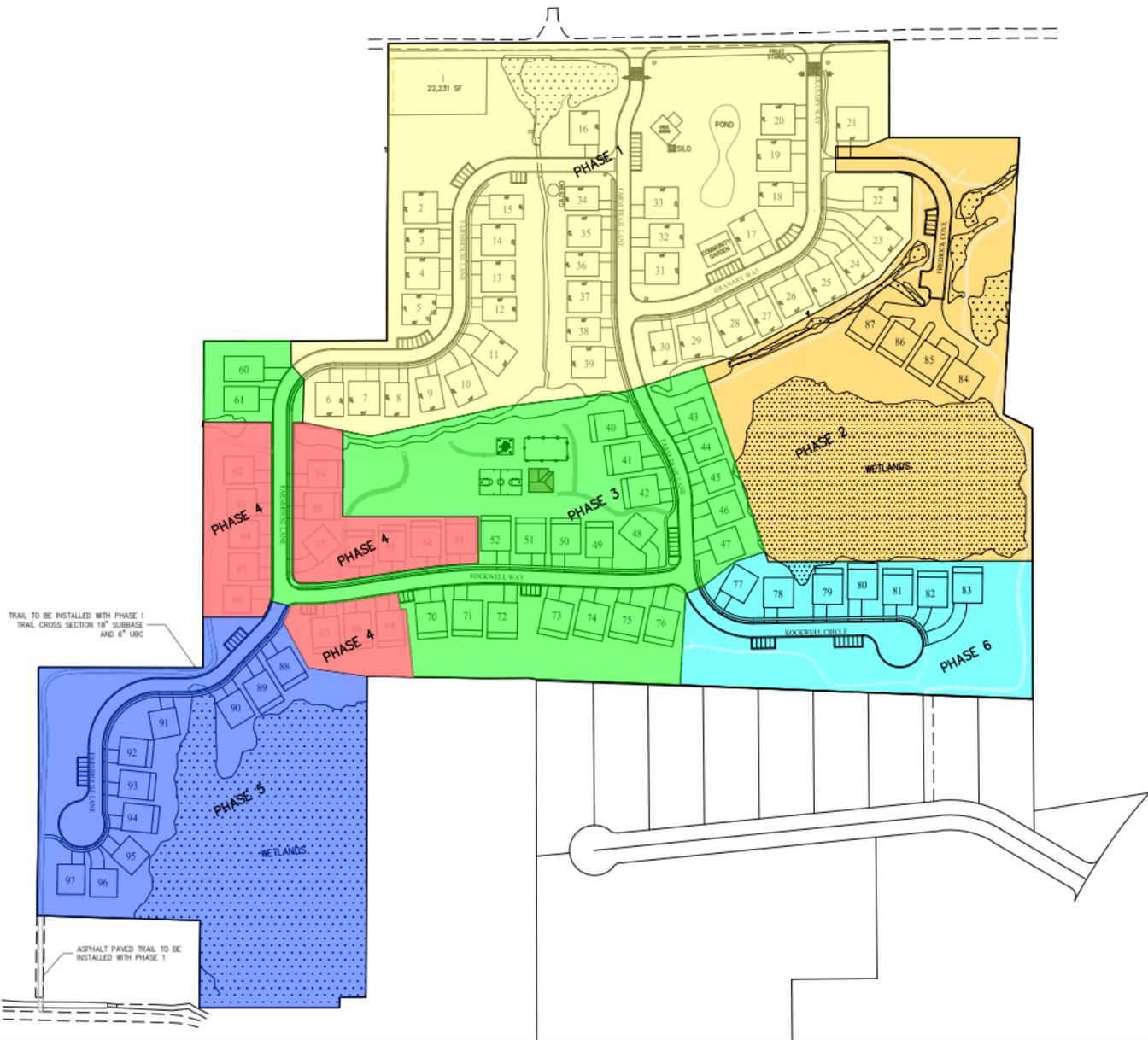
DESIGN BY: POB	DATE: 11 JUL 2019	SHEET
DRAWN BY: CNB	REV:	4



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	53-59
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" UBC

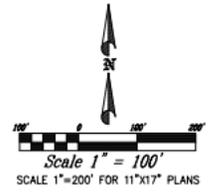
ASPHALT PAVED TRAIL TO BE
INSTALLED WITH PHASE 1

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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 61409
PH: (815) 652-7749

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



LEGEND

..... WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	18.06 ACRES	40-52, 60-61, 70-76, 84-87
PHASE 3	3.38 ACRES	53-69
PHASE 4	4.13 ACRES	88-97
PHASE 5	9.34 ACRES	77-83

REVISIONS SINCE 8-3-18 COUNCIL MEETING:
PRIVATE AREA-TYPE 2 HAS BEEN REMOVED FOR UNITS 79-83, 84, & 89.
PRIVATE AREA-TYPE 2 HAS BEEN REDUCED FOR UNITS 88 AND 94. NO TYPE 2 AREAS ARE WITHIN 25' OF THE WETLANDS.
UNIT 84 IS 70' X 60'
UNITS 68-72 HAVE BEEN ROTATED FOR BACK OF UNIT VIEWS TO THE TIMPANOOGOS.

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

ASPHALT PAVED TRAIL TO BE
INSTALLED WITH PHASE 1

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PAUL D. BERG P.E.
SERIAL NO. 280092
DATE: 11 SEP 2019

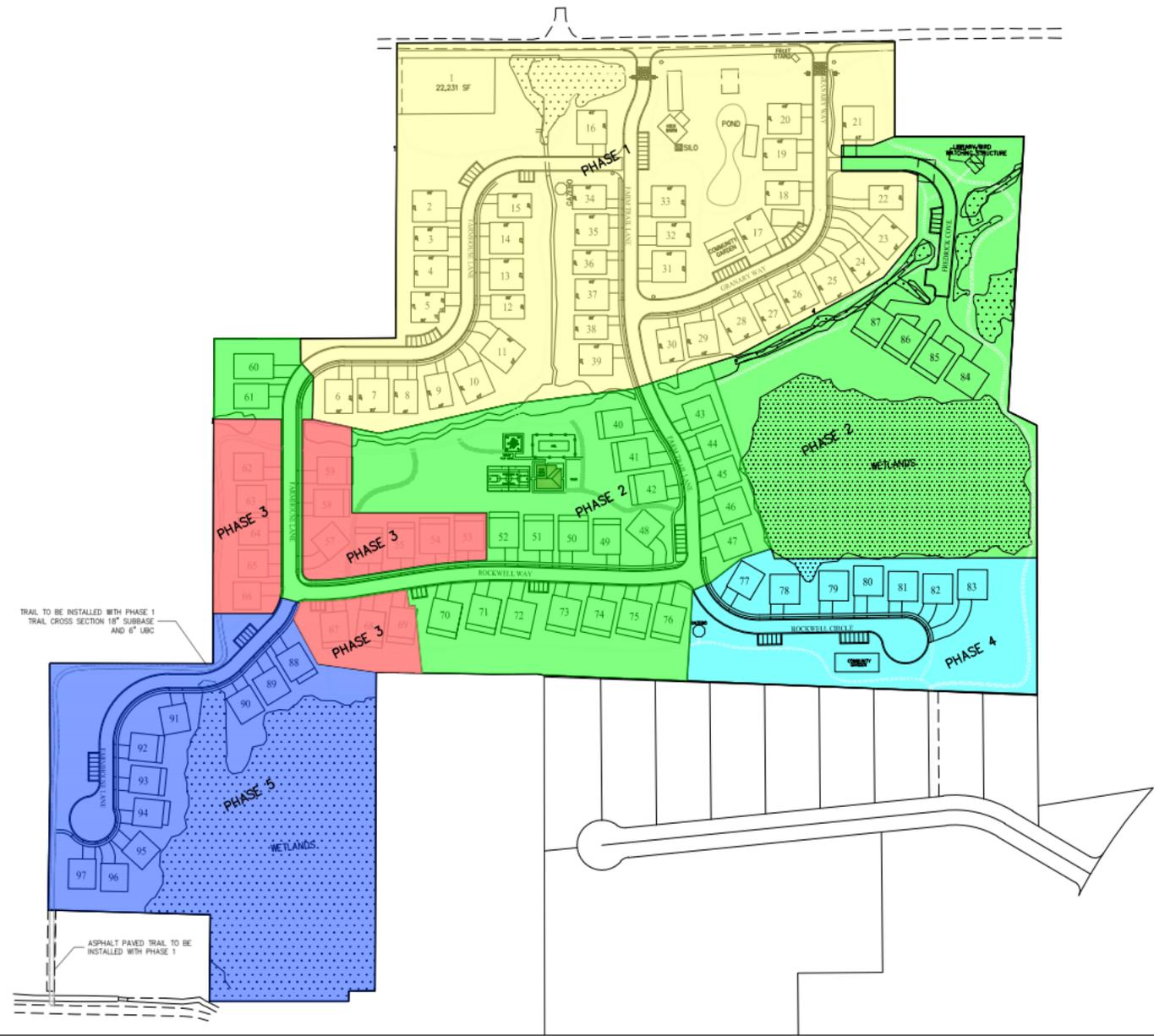
WATTS ENTERPRISES
REMUND FARMS
AMENDED PHASING PLAN

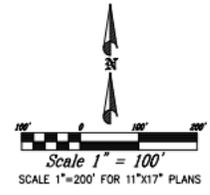
BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St Suite 204,
Midway, IA 50449
PH: (425) 657-9749

DESIGN BY: POB
DRAWN BY: CNB

DATE: 12 SEP 2019
REV:

SHEET
4





LEGEND

..... WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	18.06 ACRES	40-52, 60-61, 70-76, 84-87
PHASE 3A	3.38 ACRES	53-69
PHASE 3B	4.13 ACRES	88-97
PHASE 3C	9.34 ACRES	77-83

REVISIONS SINCE 8-3-19 COUNCIL MEETING:
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PRIVATE AREA-TYPE 2 HAS BEEN REDUCED FOR UNITS 88 AND 94. NO TYPE 2 AREAS ARE WITHIN 25' OF THE WETLANDS.
UNIT 84 IS 70' X 60'
UNITS 88-92 HAVE BEEN ROTATED FOR BACK OF UNIT VIEWS TO THE IMPANGINGS.

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

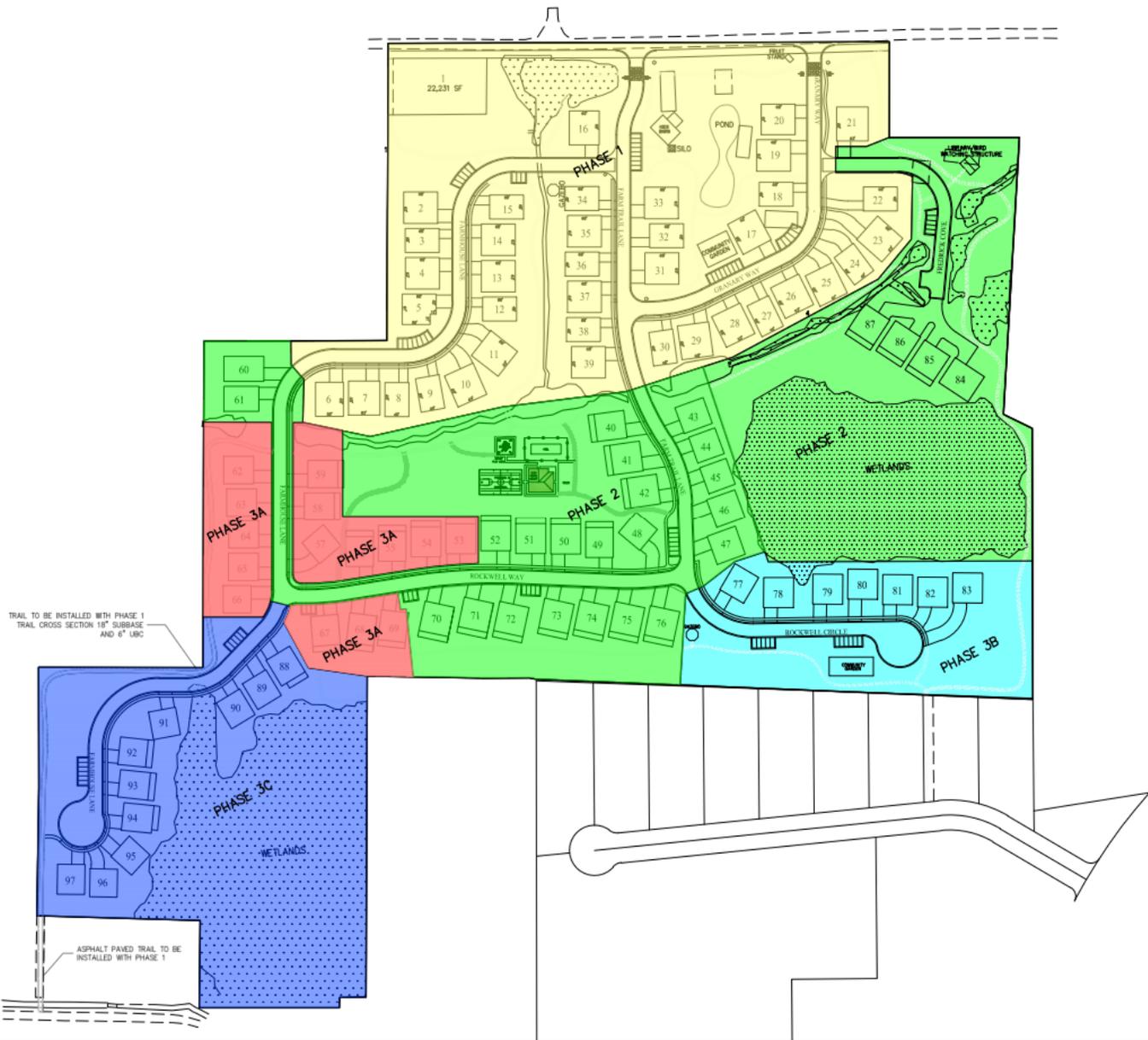
ASPHALT PAVED TRAIL TO BE
INSTALLED WITH PHASE 1

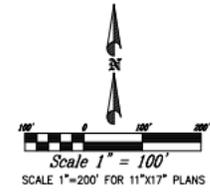
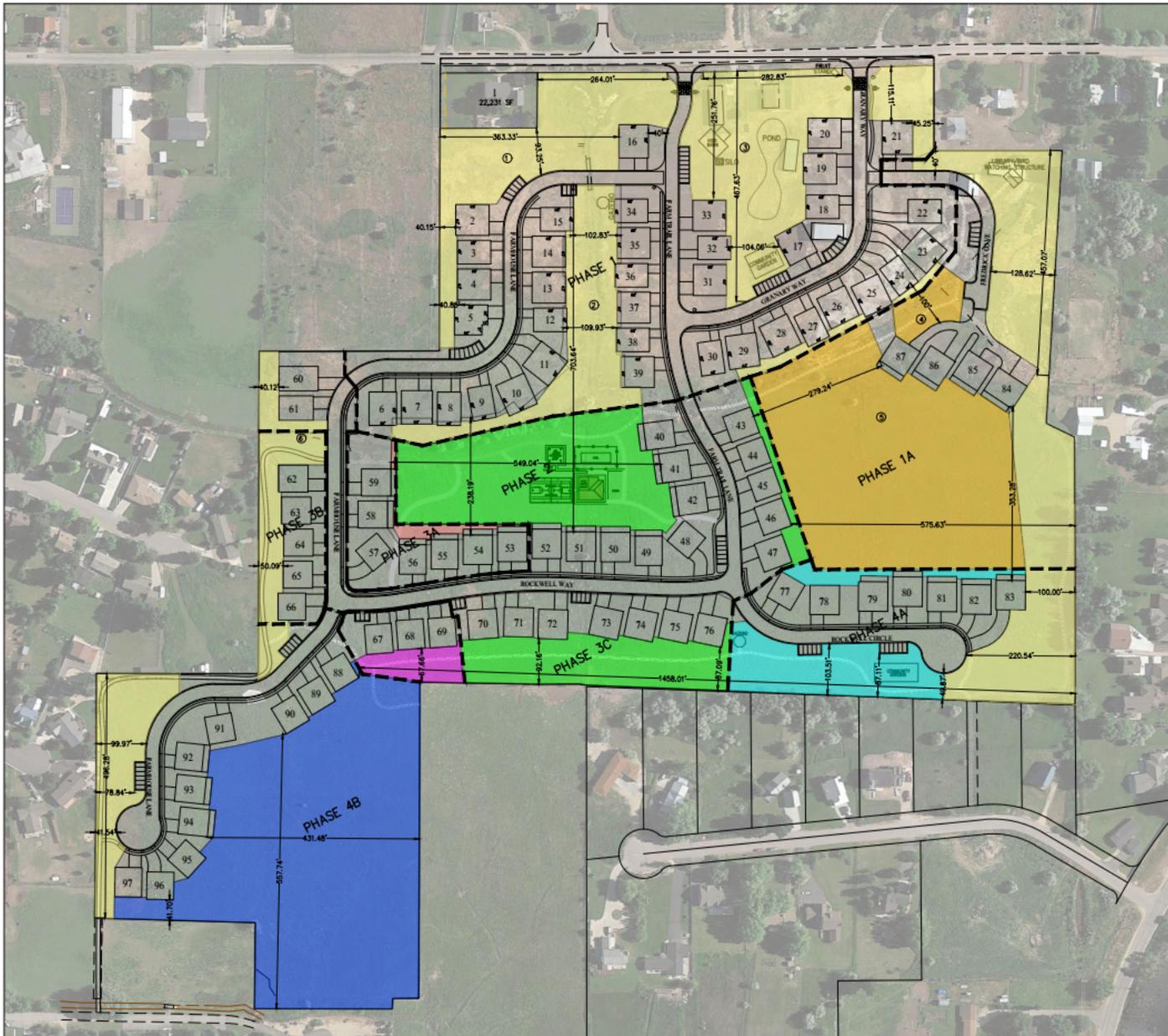
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PAUL D. BEEDS, P.E.
SERIAL NO. 33609
DATE: 11 SEP 2019

WATTS ENTERPRISES
REMUND FARMS
AMENDED PHASING PLAN

ENGINEERING
RESOURCE GROUP P.C.
330 E Main St Suite 204,
Midway, IL 61409
PH: (815) 652-7749

DESIGN BY: PDB DATE: 11 SEP 2019 SHEET: 4
DRAWN BY: CSB REV:





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	0.76 AC	0.29 AC (38.16%)	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. 205596
 DATE 11 JULY 2019

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 2019
 REV:

SHEET
 6

REMUND FARMS PAD 84



12' PRIVATE AREA
PRIVATE AREA-TY
DECKS, PERGOLAS
GROUND LEVEL, P.
BARBECUE GRILLS
BINS AND OUTDOC

ROOFS TO COVER
ARE ALLOWED BUT
PROHIBITED.

PRIVATE AREA-TY
WITH A 42" HIGH
ONLY.

ALL IMPROVEMENT
AREA-TYPE 2 ARI
CC&R'S AND HOA

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 5 phases will increase the minimum number of public meetings from 12 to 20
 - 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 five
- 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