



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 19, 2017

NAME OF PROJECT: Appenzell PUD – Phase II

NAME OF APPLICANT: Newport Reset LLC

AGENDA ITEM: Preliminary/Final Approval of Appenzell PUD – Phase II

LOCATION OF ITEM: 700 South Center Street

ZONING DESIGNATION: R-1-22

ITEM: 10

Dade Rose, agent for Newport Reset LLC, is requesting Preliminary Approval for Phase 2 of the Appenzell PUD a large-scale planned unit development. The proposal is for 25 units located on 10.95 acres and is located at 600 South Center and is in the R-1-22 zone.

BACKGROUND:

Dade Rose, agent for Newport Reset LLC, is requesting Preliminary Approval for Phase 2 of the Appenzell Planned Unit Development (PUD). Phase 2 of Appenzell consists of 25 pads located on 10.95 acres. This phase is the second of two phases with the first containing the remainder of the 14 lots in the Master Plan. Phase I has recently completed construction and several building permits have been issued on the 14 pads. Because phase I will, most likely, have all 14 pads filled in the next year the developers have decided to move forward with Phase II.

Phase II will require extensive construction. The infrastructure including roads, sewer laterals, water laterals and other items were constructed using a development plan that was never recorded therefore, many of those items are not located where the plans show

them to be located. The developer will need to remove infrastructure and rebuild the subdivision. Also, the City approved a revised Master Plan in 2014 and some of the road area was moved at that time. The existing roads will need to be removed and reconstructed. All infrastructure improvements will need to be bonded before the plat is recorded.

Phase II contains several amenities which include trails, swimming pool, and clubhouse. There is also an extensive landscaping plan that has been submitted. The landscaping will need to be bonded before the plat is recorded.

LAND USE SUMMARY:

- 10.95-acre parcel
- R-1-22 zoning
- Proposal contains 25 building pads
- Project is a Planned Unit Development
- Roads will be private and maintained by the HOA with a public access easement that will be recorded on the plat
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved public trail is planned along Center Street and will be built by the City using trail impact fee funds. The original recorded plat deeded and 20' public trail easement to the City.

ANALYSIS:

Roads – The roads within the subdivision will be private with a public access easement that will be listed on the plat. The HOA will have the responsibility to maintain all the roads which includes all snow plowing and continual road maintenance. The original approval of the subdivision required a number of improvements along Center Street which is a UDOT owned and maintained road.

Trails – The City's master trail plan does have an 8' paved public trail planned for Center Street (SR 113). The trail will be located in a 20' wide public trail easement. The developer will be responsible for the construction of the public trail.

Water Connection – The lots will connect to the City's water line located in the right-of-way for SR 113.

Water Extension Line Agreement – The original developer of High Valley Ranch (original name of Appenzell) paid for 28 connections of a Water Extension Line Agreement that the City entered into with another developer in the area. There have been 11 pads added to the development since that time. Each connection requires a payment 1,436.61 to be paid to the beneficiary of the agreement. The developer will need to pay \$15,802.71 before the recording of the Phase II plat.

Sewer Connection – The lots will connect to Midway Sanitations District’s line located in the right-of-way for SR 113.

S. R. 113 Improvements – Phase II construction requirements include the widening of State Road 113 along the along the development. These improvements include will allow for added lanes and increase the safety of the residents of Appenzell and those traveling along the Center Street.

PROPOSED FINDINGS:

- The proposal does meet the zoning requirements for the R-1-22 zone.
- The proposal does seem to meet the vision of the General Plan for this area of the City.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

July 19, 2017

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: **Appenzell PUD, Phase 2, Preliminary Approval**

Dear Michael:

Horrocks Engineers recently reviewed the Appenzell PUD Phase 2 plans. The following comments should be addressed with approval.

General

- No existing laterals will be capped at the back of the curb. All existing utilities, main lines and laterals **shall** be capped at the main line. Because Phase 2 of the Appenzell PUD is a continuation of an older abandoned development, not all the required improvements can be identified within the approved plans. The developer is responsible to make all the required improvements even though they may not be shown within the approved plans, or listed on the bond.

Water

- All abandoned lines shall be capped at the main utility line.
- An offsite fire hydrant is currently connected to water lines that is proposed to be abandoned by the development. For safety reasons this hydrant should be removed.
- Any water line, or other utility outside the proposed development should be abandoned.

Roads

- Due to the number of proposed road cuts within phase 2, and the condition of the existing road, the road adjacent to the phase 2 units will be pulverized and re-paved.
- The Center Street improvements shall be installed within phase 2.
- All existing asphalt shall be crack sealed prior to the beginning of the phase 2 warranty period.

Trails

- The proposed plan shown a 6' private trail on the east side of Appenzell Lane. To allow trail access to the front of each unit, this trail should turn east on Monte Rosa Lane and connect to Center Street.

Storm Drain

- The storm drain improvements were installed within phase 1. Phase 2 should ensure the storm drain system is operational.

Landscaping

- The plan shows a 5' high berm on the North end of the property with a 2:1 slope. A 2:1 slope will be difficult to mow and maintain the vegetation. The height should be discussed and the slope should be reduced to a 4:1.
- Behind each of the units and adjacent to Center Street the landscape plan shows a wild seed mix, while adjacent to the units it shows a kentucky bluegrass. If the wild seed mix is allowed, the irrigation system and mowing schedule should be discussed and stated in the development agreement.

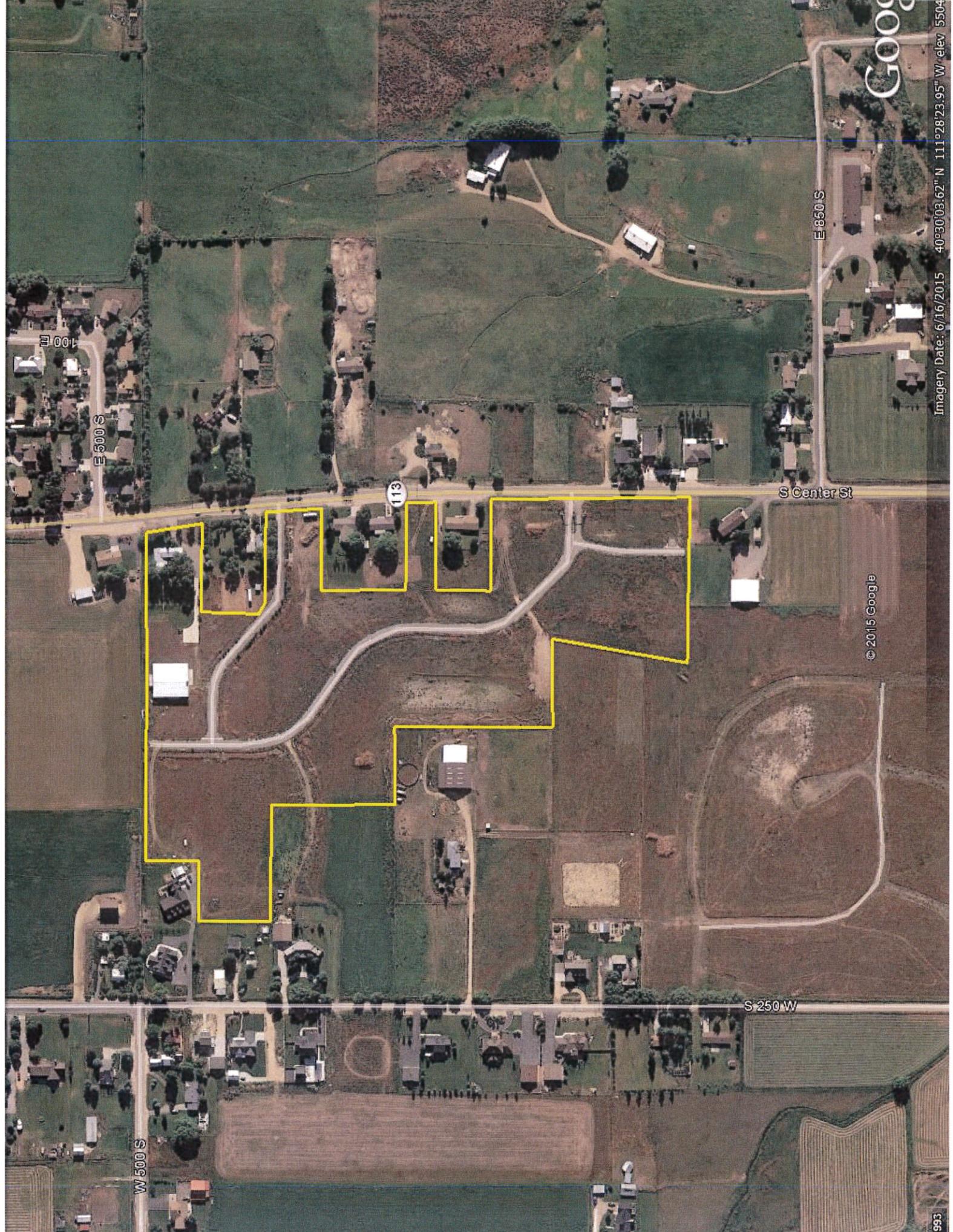
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering



GOOGL

Imagery Date: 6/16/2015 40°30'03.62" N 111°28'23.95" W elev 5504

100 E

E 500 S

113

E 850 S

S Center St

© 2015 Google

S 250 W

W 500 S

1993

BOUNDARY DESCRIPTION

PARCELS 1 & 2
 AT A POINT THAT IS NORTH 802.64 FEET AND WEST 570.88 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST-SOUTH-WEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 05°03'33" WEST 103.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING NORTH 49°50'07" EAST 34.85 FEET, THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING SOUTH 89°13'37" EAST 84.29 FEET, THENCE SOUTH 41°50'52" CHORD BEARS SOUTH 89°13'37" EAST 84.29 FEET, THENCE SOUTH THROUGH A CENTRAL ANGLE OF 37°24'19" CHORD BEARS SOUTH 89°13'37" EAST 104.41 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING NORTH 80°24'54" FEET AND WEST 570.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 213 ACRES

PARCELS 3 & 4
 BEGINNING AT A POINT THAT IS NORTH 802.64 FEET AND WEST 570.88 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST-SOUTH-WEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 33°04'45" WEST 31.00 FEET TO THE TRUE POINT OF BEGINNING FOR PARCELS 2.

THENCE SOUTH 30°17'39" WEST 184.47 FEET, THENCE SOUTH 00°02'00" EAST 00°17'29" EAST 348.84 FEET, THENCE NORTH 89°41'12" EAST 334.75 FEET, THENCE NORTH 06°02'04" EAST 204.19 FEET, THENCE NORTH 89°13'37" EAST 84.29 FEET, THENCE SOUTH 13°41'37" EAST 207.17 FEET, THENCE SOUTH 89°13'37" WEST 103.00 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING NORTH 49°50'07" EAST 34.85 FEET, THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING SOUTH 89°13'37" EAST 84.29 FEET, THENCE SOUTH THROUGH A CENTRAL ANGLE OF 37°24'19" CHORD BEARS SOUTH 89°13'37" EAST 104.41 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 174.50 FEET, THENCE ALONG A CHORD BEARING NORTH 80°24'54" FEET AND WEST 570.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.83 ACRES

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE OF THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA INTENDED FOR THE EXERCISE OF PUBLIC UTILITIES AND RESTRICTIONS OF APPELLZELL P.U.D. RECORDED.

IN BOOK _____ BEGINNING AT PAGE _____ AS ENTRY NO. _____

IN BOOK _____ BEGINNING AT PAGE _____ (THE DECLARATION).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNERS (OF PARCELS 1 & 2) HAVE HEREBY DEDICATED TO THE PUBLIC THE COMMON AREAS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE APPELLZELL P.U.D. RECORDED, THE COMMON AREAS, LIMITED COMMON, AND COMMON AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, ESSENTIALS, 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: _____

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF WASATCH } s.s.
 I, _____, COUNTY CLERK, DO HEREBY ACKNOWLEDGE TO BE THE TRUE AND CORRECT COPY OF THE ABOVE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASATCH, UTAH, ON THIS _____ DAY OF _____ A.D. 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPENZELL PUD
PHASE 2

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 3, T4S, R4E, S48M

SCALE: 1" = 100 FEET

APPROVED BY: _____

DATE: _____

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DATED THIS _____ DAY OF _____ A.D. 20____

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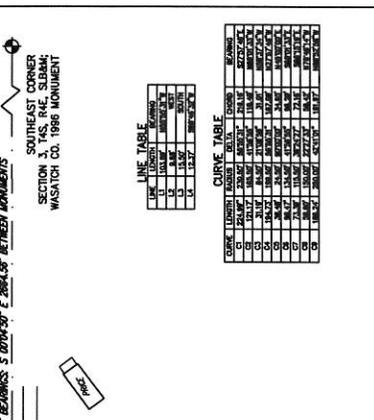
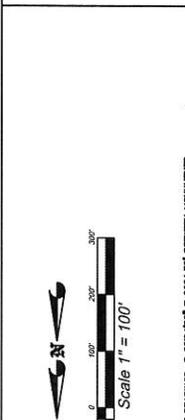
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LOCATED IN THE NORTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 3, T4S, R4E, S48M

SCALE: 1" = 100 FEET

APPROVED BY: _____

DATE: _____



COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.

ROSA _____

COUNTY SURVEYOR

BASE OF BEARING

THE BASE OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 07°04'30" EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 3, IN ACCORDANCE WITH THE SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., MIDWAY CITY, UTAH, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 89°03'52" EAST BETWEEN THE WASATCH COUNTY SHUTE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 3, AND THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST-SOUTH-WEST CORNER OF SAID SECTION 3, IN ACCORDANCE WITH THE COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-2-303 OF THE UTAH CODE, I, RING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF UTAH, LICENSE NO. 10000, AND I HAVE PERSONALLY CONDUCTED THE SURVEY, ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 10-2-303 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HAS HEREBY ACCEPTED THE DEDICATION OF COMMON AREAS AND PUBLIC UTILITIES SHOWN ON THIS PLAT.

APPROVED _____ DAY OF _____, 20____.

MAJOR _____ ATTEST _____

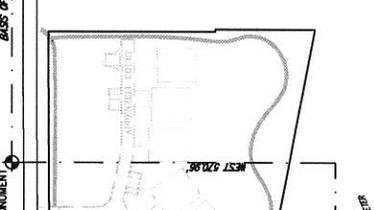
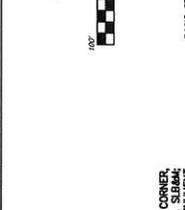
APPROVED _____ CITY ATTORNEY _____

APPROVED _____ CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE _____ CITY PLANNING COMMISSION

DIRECTOR - SECRETARY _____ CHURMAN, PLANNING COMMISSION _____



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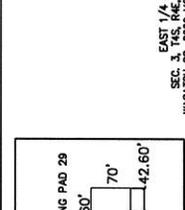
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DIRECTOR - SECRETARY _____ CHURMAN, PLANNING COMMISSION _____



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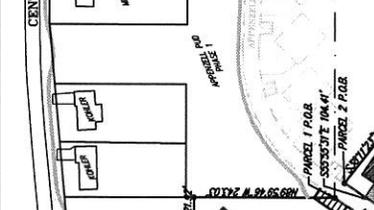
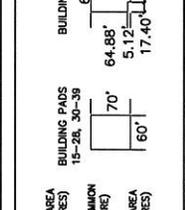
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DIRECTOR - SECRETARY _____ CHURMAN, PLANNING COMMISSION _____



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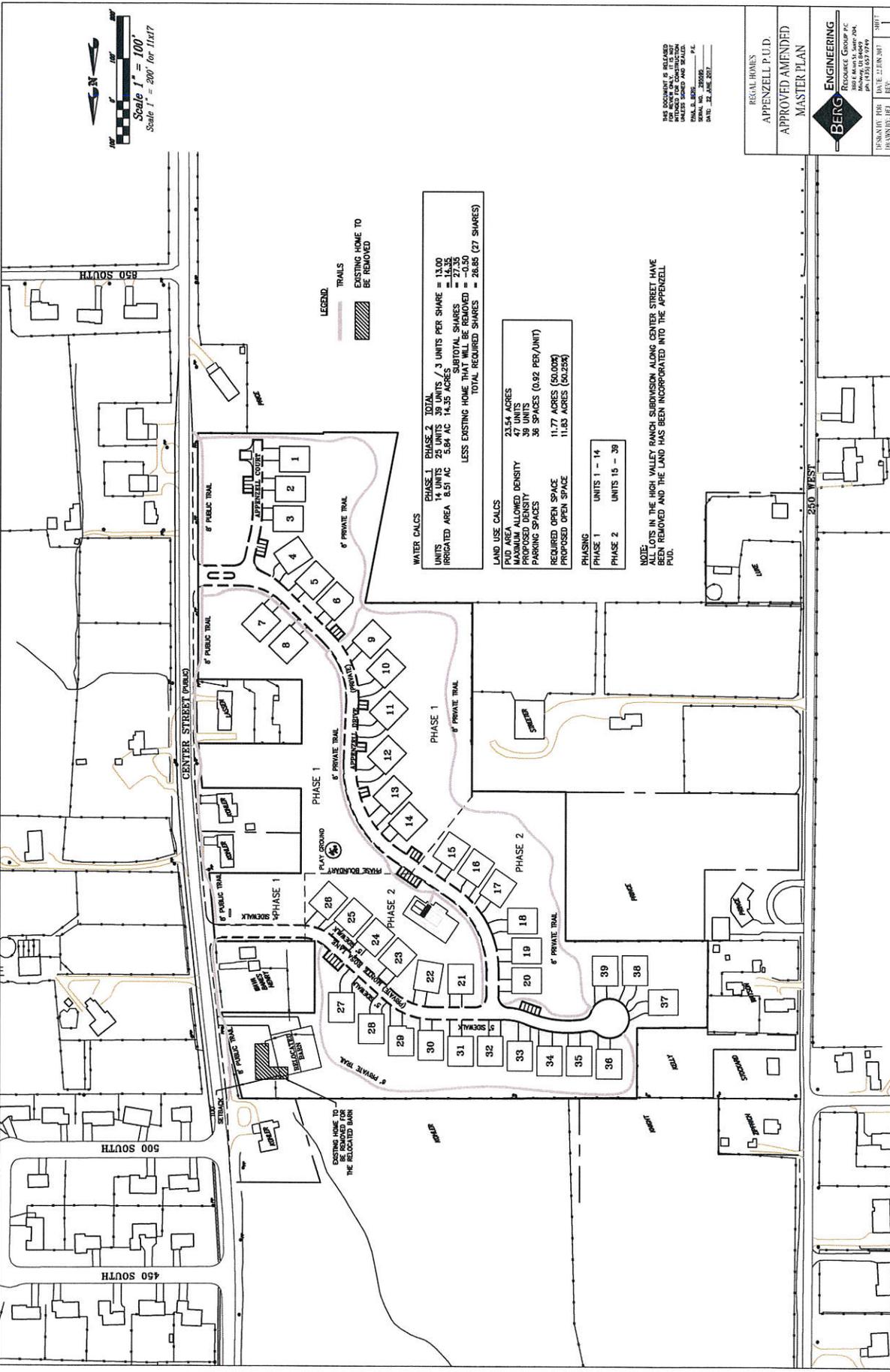
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SUR



Scale 1" = 100'
Scale 1" = 200' for 11x17

LEGEND
 TRAILS
 EXISTING HOME TO BE REMOVED

WATER CALCS
 CHASE 1, PHASE 2, TOTAL
 14 UNITS 23 UNITS / 3 UNITS PER SHARE = 13.00
 IRRIGATED AREA 4.51 AC 5.84 AC 14.35 AC
 SUBTOTAL SHARES = 17.35
 LESS EXISTING HOME THAT WILL BE REMOVED = -0.50
 TOTAL REQUIRED SHARES = 26.85 (27 SHARES)

LAND USE CALCS
 PUD AREA 23.54 ACRES
 ALLOWED DENSITY 39 UNITS
 PROPOSED DENSITY 36 SPACES (0.92 PER/UNIT)
 PARKING SPACES 11.77 ACRES (50,000)
 REQUIRED OPEN SPACE 11.82 ACRES (52,254)
 PROPOSED OPEN SPACE

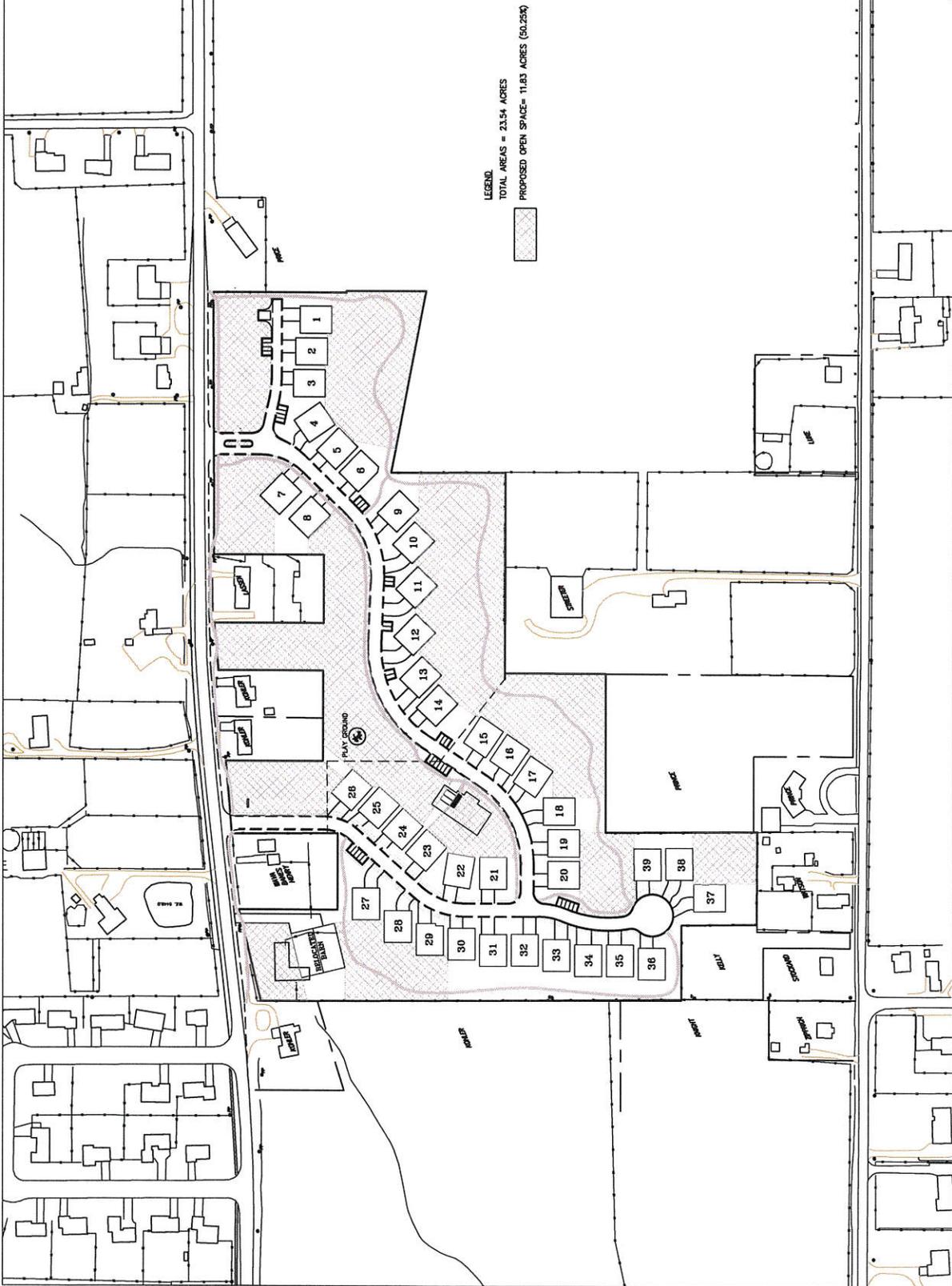
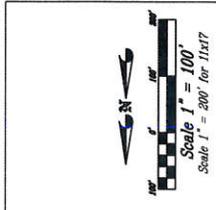
PHASING
 PHASE 1 UNITS 1 - 14
 PHASE 2 UNITS 15 - 39

NOTE:
 ALL LOTS IN THE HIGH VALLEY RANCH SUBDIVISION ALONG CENTER STREET HAVE BEEN REMOVED AND THE LAND HAS BEEN INCORPORATED INTO THE APPEZZELL P.U.D.

REGAL HOMES
 APPEZZELL P.U.D.
 APPROVED AMENDED
 MASTER PLAN

BERG ENGINEERING
 Resource Group PC
 10000 W. 10th Ave., Suite 100
 Golden, CO 80401
 PH: (303) 637-9740

DESIGNED BY: []
 DATE: 27 FEB 2017
 SHEET: []



LEGEND
 TOTAL AREAS = 23.54 ACRES
 PROPOSED OPEN SPACE = 11.83 ACRES (50.25%)

THE ENGINEER HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ACT AND RELATED REGULATIONS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PAUL S. BERRY, P.E.
 LICENSE NO. 23895
 DATE: JUL 2011

REGAL HOMES
 APPENZELL P.U.D.
 OPEN SPACE PLAN



ISSUED FOR	DATE	SHEET
REGAL HOMES	7/20/11	2

July 19, 2017

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: **Appenzell PUD, Phase 2, Preliminary Approval**

Dear Michael:

Horrocks Engineers recently reviewed the Appenzell PUD Phase 2 plans. The following comments should be addressed with approval.

General

- No existing laterals will be capped at the back of the curb. All existing utilities, main lines and laterals **shall** be capped at the main line. Because Phase 2 of the Appenzell PUD is a continuation of an older abandoned development, not all the required improvements can be identified within the approved plans. The developer is responsible to make all the required improvements even though they may not be shown within the approved plans, or listed on the bond.

Water

- All abandoned lines shall be capped at the main utility line.
- An offsite fire hydrant is currently connected to water lines that is proposed to be abandoned by the development. For safety reasons this hydrant should be removed.
- Any water line, or other utility outside the proposed development should be abandoned.

Roads

- Due to the number of proposed road cuts within phase 2, and the condition of the existing road, the road adjacent to the phase 2 units will be pulverized and re-paved.
- The Center Street improvements shall be installed within phase 2.
- All existing asphalt shall be crack sealed prior to the beginning of the phase 2 warranty period.

Trails

- The proposed plan shown a 6' private trail on the east side of Appenzell Lane. To allow trail access to the front of each unit, this trail should turn east on Monte Rosa Lane and connect to Center Street.

Storm Drain

- The storm drain improvements were installed within phase 1. Phase 2 should ensure the storm drain system is operational.

Landscaping

- The plan shows a 5' high berm on the North end of the property with a 2:1 slope. A 2:1 slope will be difficult to mow and maintain the vegetation. The height should be discussed and the slope should be reduced to a 4:1.
- Behind each of the units and adjacent to Center Street the landscape plan shows a wild seed mix, while adjacent to the units it shows a kentucky bluegrass. If the wild seed mix is allowed, the irrigation system and mowing schedule should be discussed and stated in the development agreement.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering