

Midway City Council
5 March 2019
Work Meeting

Appenzell PUD /
Master Plan Amendment

Memo



Date: March 5 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 the 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.

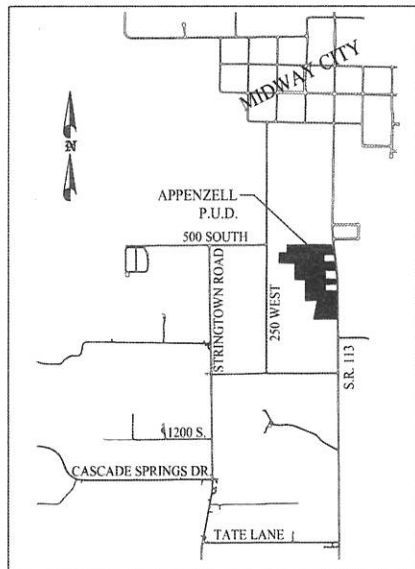
Please contact me if you have any questions about this item.

435-654-3223 ext. 105

mhenke@midwaycityut.org

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

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DRAWN BY: _____ P.E.
SERIAL NO.: 225265
DATE: 15 JANUARY 2019

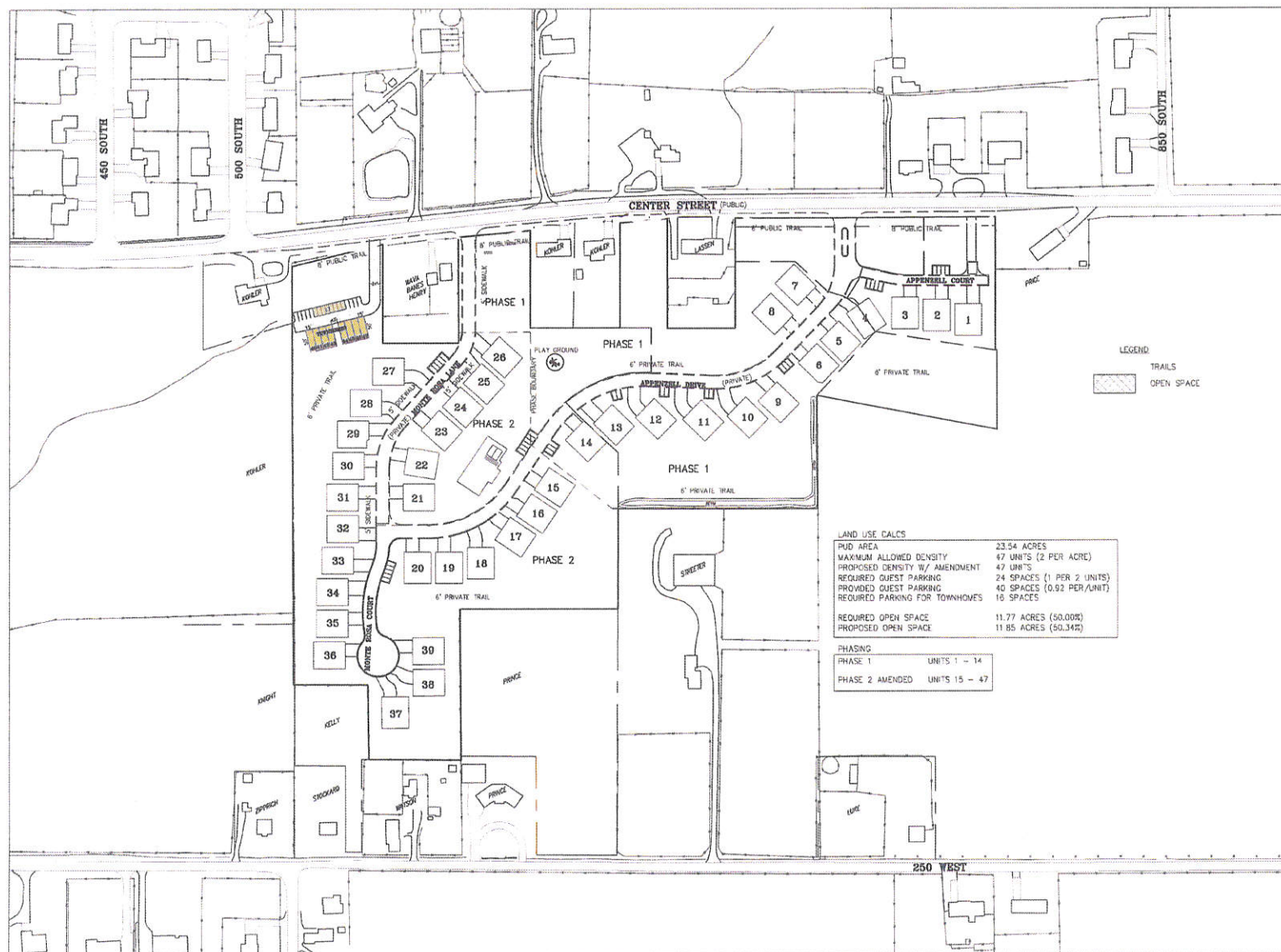
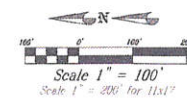
REGAL HOMES
APPENZELL P.U.D.

COVER SHEET



DESIGN BY: POB
DRAWN BY: CBJ
DATE: 15 JAN 2019
REV: _____
SHEET
0

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



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	10 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

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PAUL S. BERG P.E.
SERIAL NO. 235895
DATE: 13 JANUARY 2018

REGAL HOMES
APPEZZELL P.U.D.

SITE PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
300 E. Main St. Suite 204
Milwaukee, WI 53212
ph: (414) 667-9749

DESIGNED FOR	DATE: 15 JAN 2018	SHEET
DRAWN BY: TBT	REV:	1



PLANT SCHEDULE

	STREET TREES Fraxinus americana 'Autumn Purple' / Autumn Purple Ash 38 Fraxinus pennsylvanica / Green Ash Quercus bicolor 'Shiloh' / Shiloh Honeysuckle Pyrus calleryana 'Chandler' / Chandler Pear Tilia cordata / Littleleaf Linden	38
	ACCENT TREES Malus 'Redstart' / Redstart Crab Apple Populus deltoides 'Stoutland' / Stoutland Poplar Populus tremuloides / Quaking Aspen Pinus virginiana 'Canada Red' / Canada Red Pinus Quercus laevis 'Burr Oak' Sorbus aucuparia 'Michx' / Michx Mountain Ash	13
	EVENING GREEN TREES Picea pungens 'Glauca' / Blue Spruce Picea pungens 'Glauca' / Blue Spruce Pseudotsuga macrocarpa 'Blue Bird' / Blue Bird Douglas Fir	5

PLANT SCHEDULE

GROUND COVER	QTY	COMMON NAME / BOTANICAL NAME	COST
	155,089 sf	Kentucky Bluegrass / Poa pratensis	void
	123,822 sf	Wild Flower Mix / Wild Flower Mix	Hydroseed

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CARL R. BERG, L.L.C.
SCHA. NO. 234722
DATE: 15 JAN 2018

REGAL HOMES
APPENZELL P.U.D.
PHASE 2
LANDSCAPE PLAN


BERG
LANDSCAPE ARCHITECTS
300 S. Main St., Suite 200
Midway, UT 84049 PH: (801) 723-2000

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 13 JAN 2018
REV: 1
SHEET 6