MIDWAY CITY PLANNING COMMISSION MEETING

MARCH 12, 2019

SECTION 16.13.39: OFF-STREET PARKING AND LOADING

CODE TEXT AMENDMENT

CUL-DE-SAC

CODE TEXT AMENDMENT

ADOPTED CODE

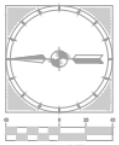
- *B. **Cul-de-sac length and unit density.** Cul-de-sacs shall not exceed 1300' to the center of the furthest bulb from the initial single point of access. Cul-de-sacs longer than 500' may provide access up to a maximum of 11 buildable lots. Cul-de-sacs 500' or less shall be allowed density in accordance with the frontage requirements of the applicable zone. Lots on cul-de-sacs greater than 500' in length must be deed restricted and noted on the plat so they can never be further subdivided. If the cul-de-sac ever becomes a through road the deed restrictions prohibiting further subdivision and the plat note may (at the discretion of the City Council) be removed through the plat amendment process. Cul-de-sacs shall be measured from the initial single point of access. Any branch off of a cul-de-sac that occurs beyond the initial single point of access shall not be counted as a new cul-de-sac. Regardless of the number of branches that occurs beyond the initial single point of access it shall all be considered one cul-de-sac, and if it is longer than 500' shall be subject to the limitation of 11 buildable lots.*

ADOPTED CODE

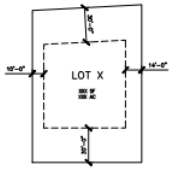
- *C. **Existing public roads exceeding 500' in length and lacking a second point of access**. Within Midway City there are roads that lead into areas with only one point of ingress and egress (i.e. Lime Canyon, Swiss Alpine Road, 500 S., etc.). For safety purposes, proposed development along any road that meets this description shall be limited to existing frontage, and may only be further subdivided as long as the proposal complies with the frontage requirements of the applicable zoning code. If a property owner desires to increase density by installing new city or private roads internal to a development within any of the areas accessed by a road that meets the description above, the following will be required: 1) a secondary access/exit out of the area; 2) the secondary access shall be built to City standards; and 3) the secondary access shall be constructed and paid for by the land owner. This section shall not apply to Rural Preservation Subdivisions located within the areas accessed by the above mentioned roads.*

HIDDEN HAVEN SUBDIVISION

PRELIMINARY



POSSIBLE ENTRY



FRONT SETBACK– ALL BUILDINGS AND STRUCTURES SHALL BE SET BACK AT LEAST 30 FEET FROM THE FRONT LOT LINE OR PROJECTED STREET RIGHT-OF-WAY.

SIDE SETBACKS– ALL DWELLINGS SHALL BE SET BACK FROM THE SIDE PROPERTY LINE A DISTANCE OF AT LEAST 10 FEET, AND THE TOTAL DISTANCE OF THE 2 SIDE SETBACKS SHALL BE AT LEAST 24 FEET. THE MINIMUM SIDE SETBACK FOR ACCESSORY BUILDINGS SHALL BE THE SAME AS FOR MAIN BUILDINGS, EXCEPT THAT A 3–FOOT SIDE SETBACK SHALL BE REQUIRED FOR ACCESSORY BUILDINGS WHICH ARE LOCATED MORE THAN 100 FEET FROM THE FRONT LOT LINE AND AT LEAST 12 FEET TO THE REAR OF ANY DWELLING. ON CORNER LOTS, THE SIDE SETBACK FROM ANY STREET SHALL NOT BE LESS THAN 20 FEET FOR BOTH MAIN AND ACCESSORY BUILDINGS.

REAR SETBACK– FOR INTERIOR LOTS, ALL DWELLINGS AND OTHER MAIN BUILDINGS SHALL BE SET BACK FROM THE REAR PROPERTY LINE A DISTANCE OF AT LEAST 30 FEET. ACCESSORY BUILDINGS ON INTERIOR LOTS SHALL BE SET BACK NOT LESS THAN 10 FEET FROM THE REAR PROPERTY LINE, EXCEPT THAT A 2–FOOT REAR SETBACK SHALL BE PERMITTED FOR ACCESSORY BUILDINGS MEETING FIRE RESISTIVE REQUIREMENTS OF THE BUILDING CODE. FOR CORNER LOTS, ALL DWELLINGS AND OTHER MAIN BUILDINGS SHALL BE SET BACK FROM THE REAR PROPERTY LINE A DISTANCE OF AT LEAST 30 FEET, EXCEPT THAT FOR DWELLINGS HAVING AN ATTACHED GARAGE OR CARPORT, THE SETBACK SHALL NOT BE LESS THAN 20 FEET. ACCESSORY BUILDINGS ON CORNER LOTS SHALL BE SET BACK FROM THE REAR PROPERTY LINE A DISTANCE OF NOT LESS THAN 3 FEET.

TYPICAL LOT SETBACKS

PROJECT C18-048	PREPARED FOR DEVCO HOMES	PRELIMINARY PLAT/LANDSCAPE PLAN	LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M	DRAWN BY: ZST	Summit Engineering Group Inc.
SHEET 3	PROJECT HIDDEN HAVEN		WASATCH COUNTY, UTAH	REVIEWED BY: BMB	Structural ◆ Civil ◆ Surveying
				SCALE: 1" = 40'	ISSUE DATE 02/04/2019

MIDWAY CITY PLANNING COMMISSION MEETING

MARCH 12, 2019

PLANNING COMMISSION MINUTES

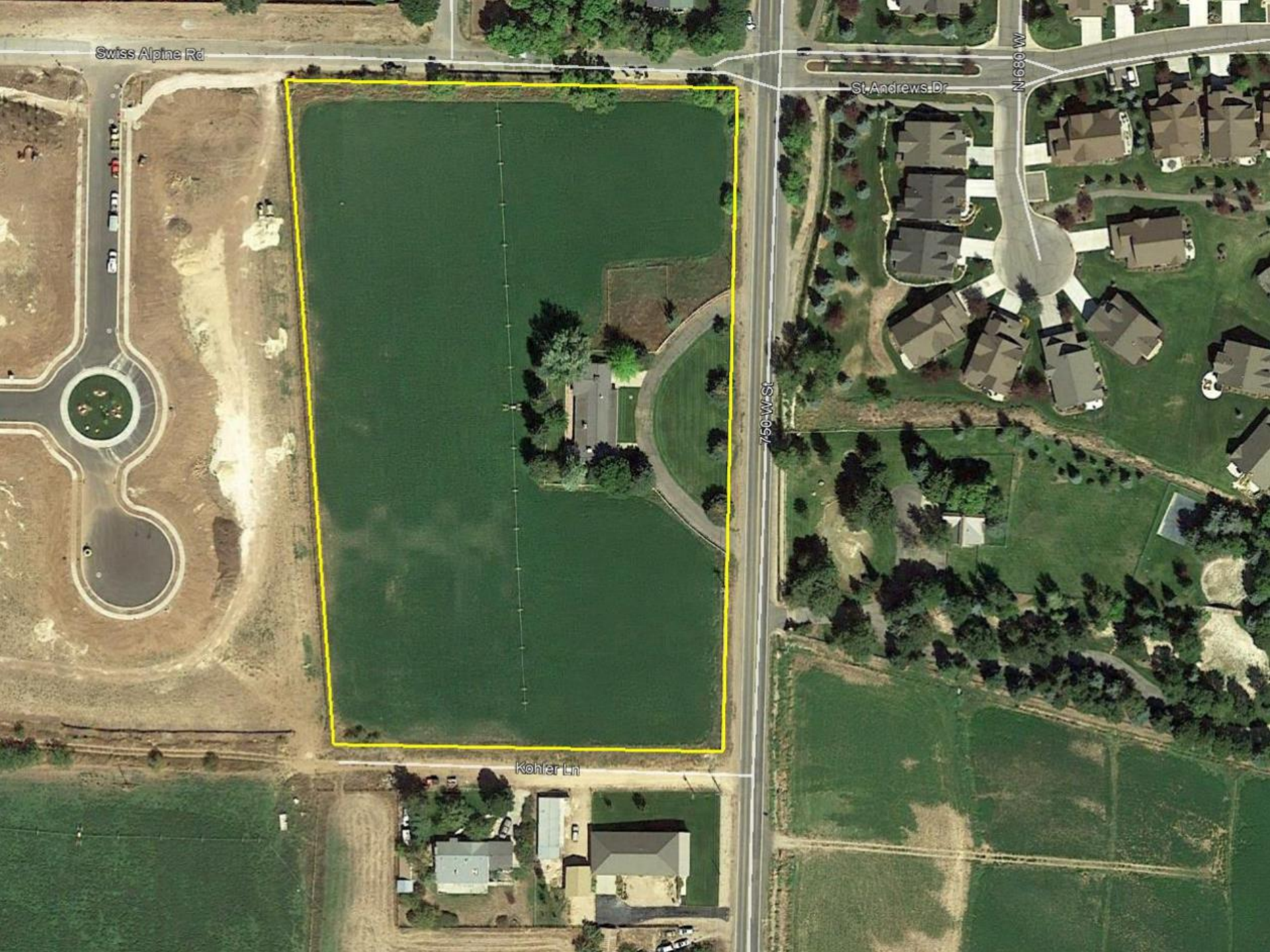
FEBRUARY 12, 2019

TRANSIENT RENTAL UNIT

CONDITIONAL USE PERMIT

Alpine Rd
Swiss
Bluff Rd
Farm Rd
E 600 N
300 N
E 250 N
W 200 N
W 100 N
Sharon Ln
Rainbow Ln
Meadow Springs Dr
Homestead Dr
N Center St
River Rd
N River Rd
E Main St
113
W 100 S
W 300 S
W 350 S
W 500 S
E 500 S
E 260 S
E 100 S
S 250 W
S Fox Den Rd
Silver Fox Rd
700 E
N 400 W
N 300 W
S 300 W
N 100 E
N 200 E
N 300 E
S 80 E
S 100 E
S 200 E
S 350 E
S 370 E
350 W St
750 W St
720 N
50 W
310 N

S 775 W
W Alpine Rd
St Andrews Dr
Mountain Springs Dr
Bayhill Dr
750 W St
Kohler Ln
Rainbow Ln
St Fairway Dr
Cottage Creek Ct
Sharon Ln
Homestead Dr
W 200 N
Pine Canyon Rd


Swiss Alpine Rd
St Andrews Dr
N 650 W
750 W St
Kohler Ln

TRANSIENT RENTAL UNIT

- 6.35 acres
- R-1-22 zone
- Transient Rental Overlay District (TROD)
- 4 bedroom dwelling
- Was a transient rental unit for about 10 years through the 1990s

TRANSIENT RENTAL UNIT

- Applicant will need to apply for a transient rental unit license
  - Property manager licensed with the City
  - Maximum of 14 guests
  - 2 cars allowed in the driveway
- Tax benefits
  - Transient rental tax
  - Sales tax
  - Resort tax

POSSIBLE FINDINGS

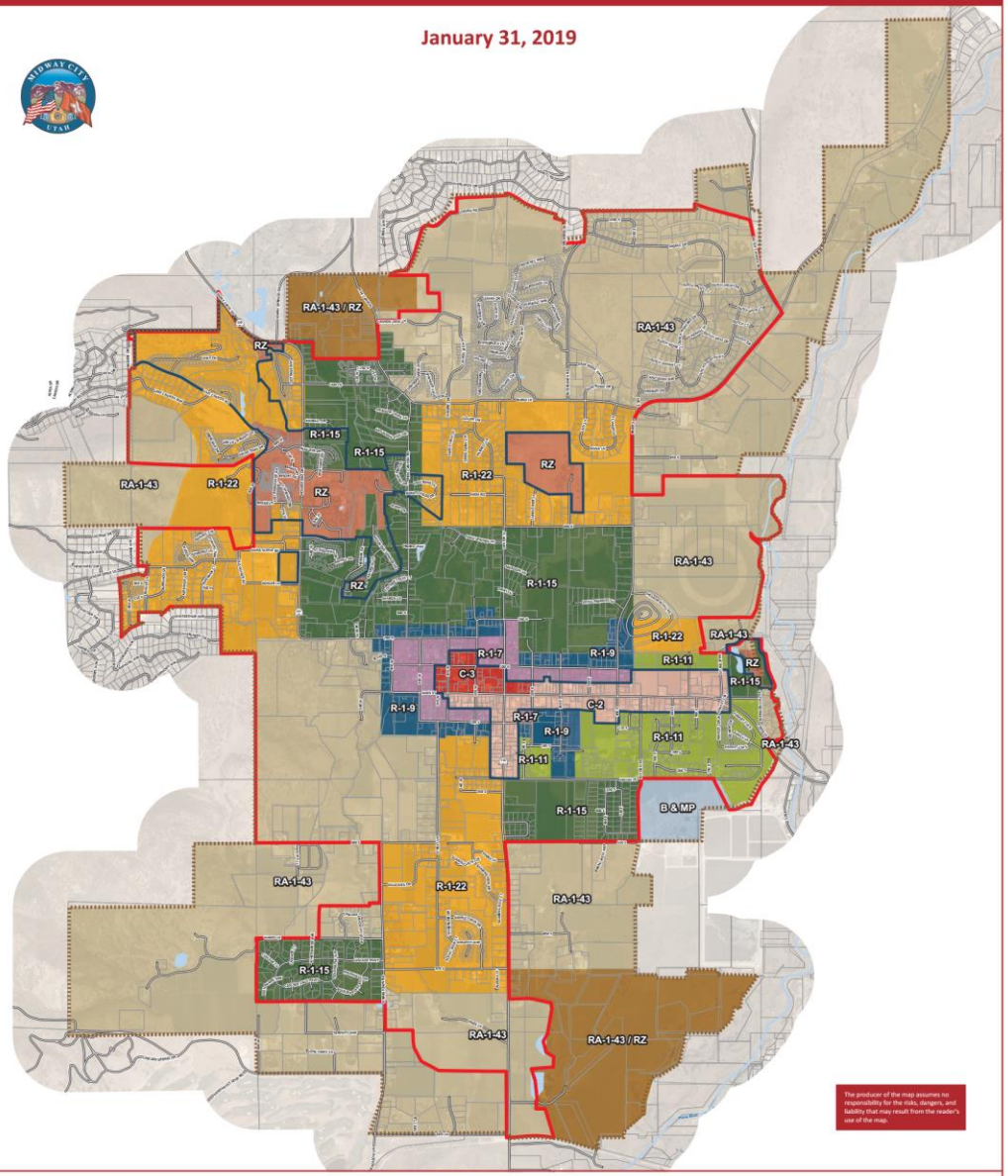
- The proposed use is a conditional use in the R-1-22 zone and is in the Transient Rental Overlay Zone.
- The proposal does meet the vision for residential development the R-1-22 zone within the TROD in the General Plan.
- Every licensed rental unit helps the City to comply with State requirements that allows the City to collect the resort tax

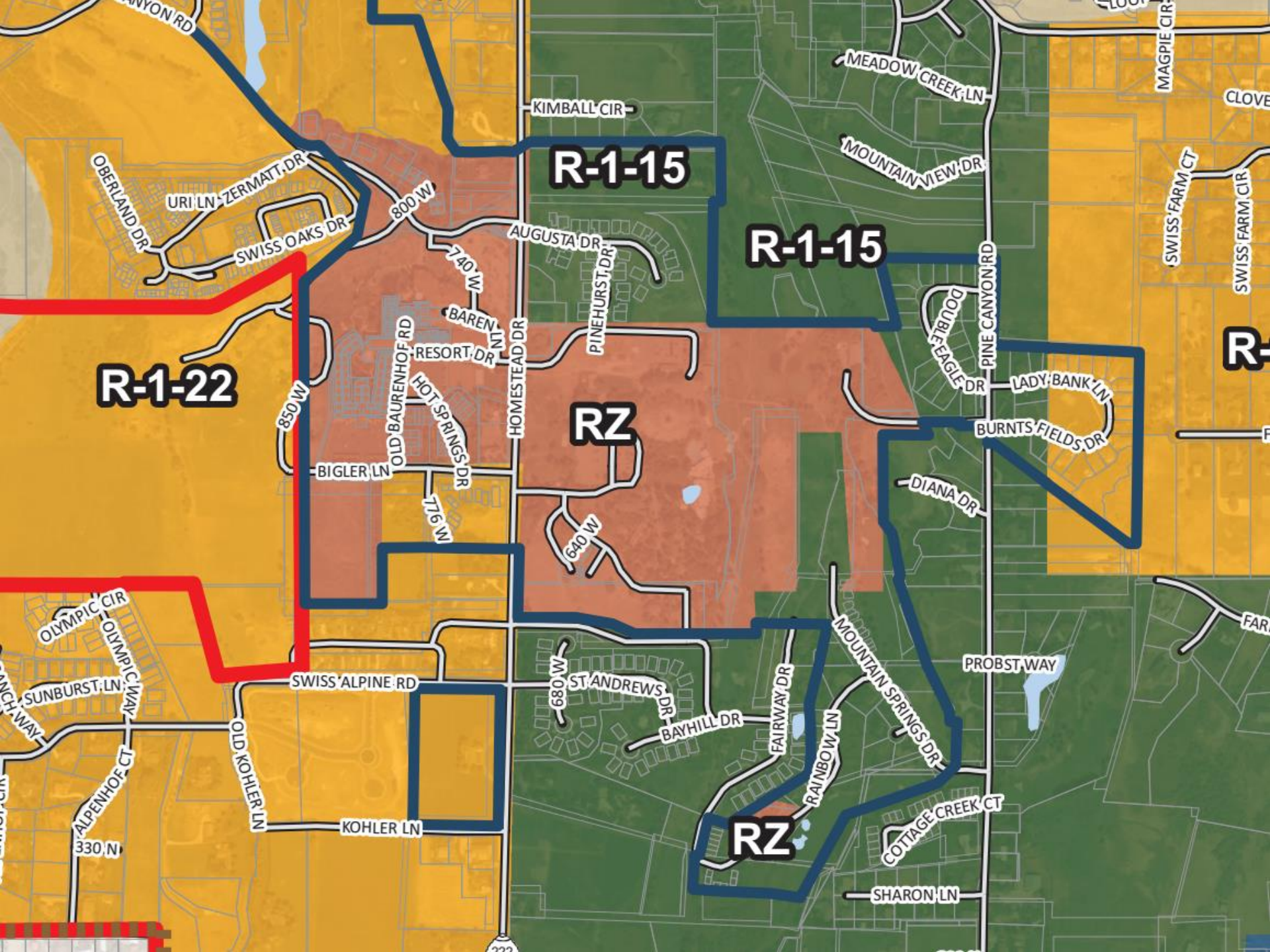
HOMESTEAD RESORT REVITALIZATION

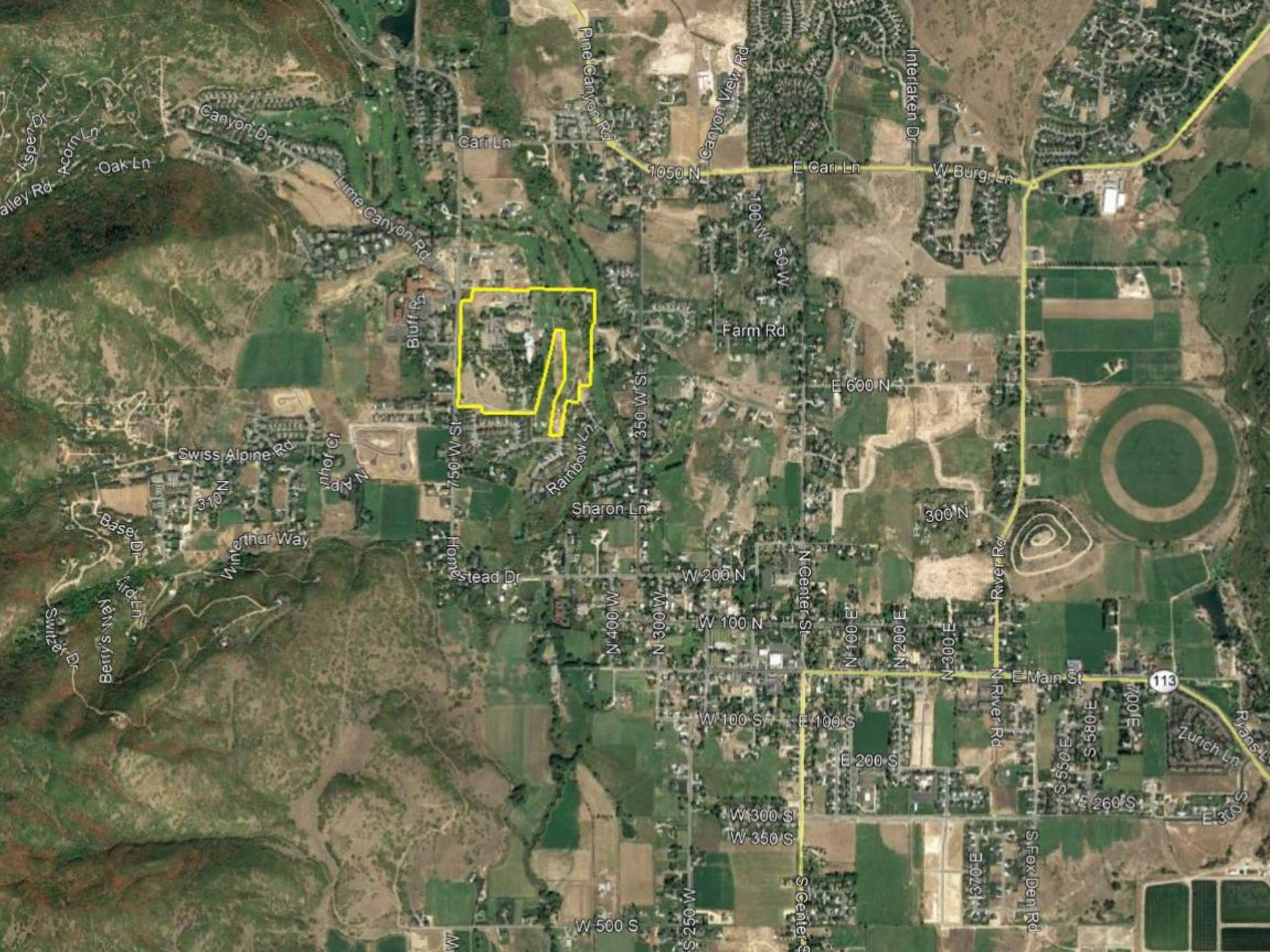
MASTER PLAN AMENDMENT

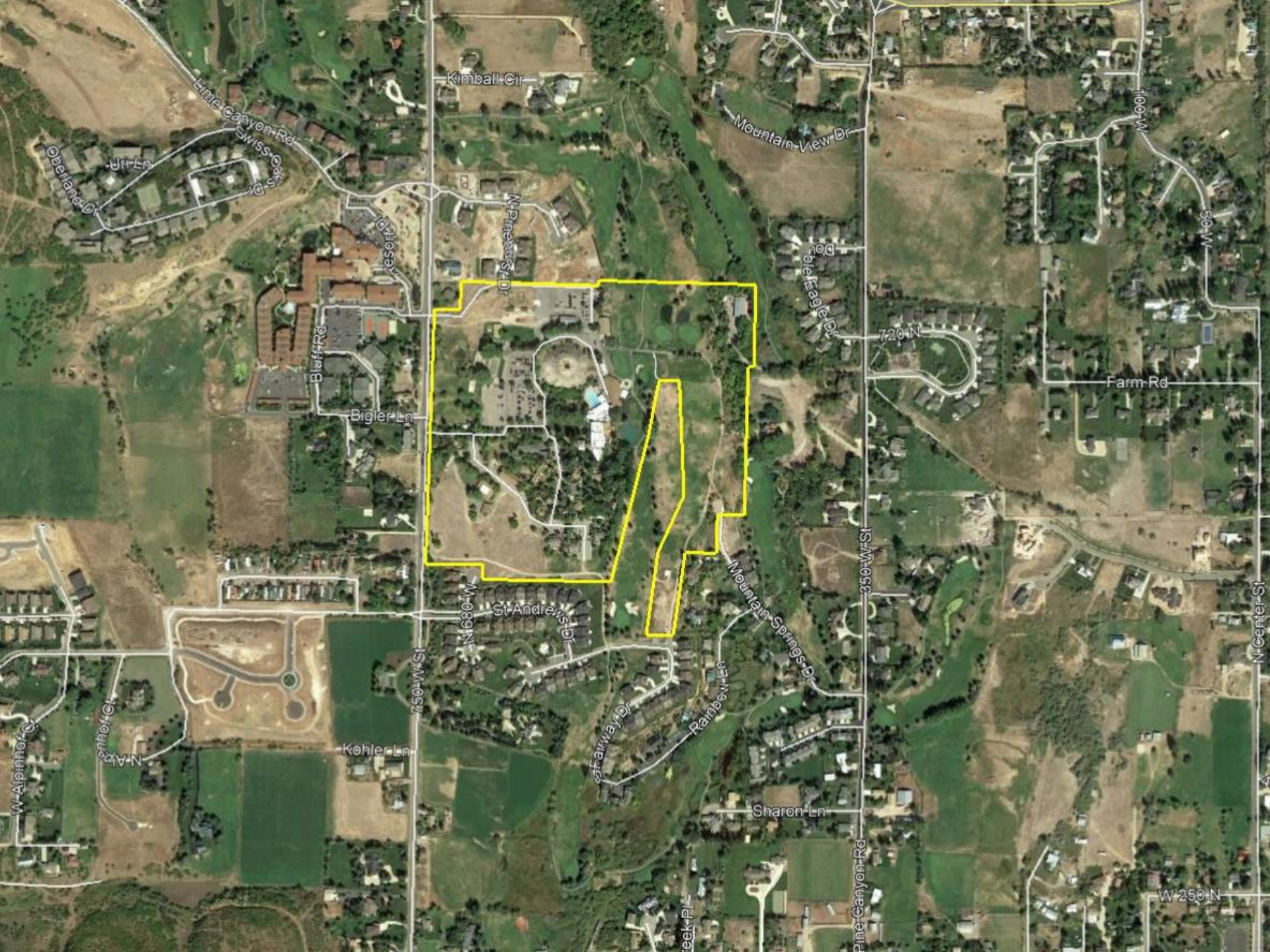
MIDWAY CITY - Land Use

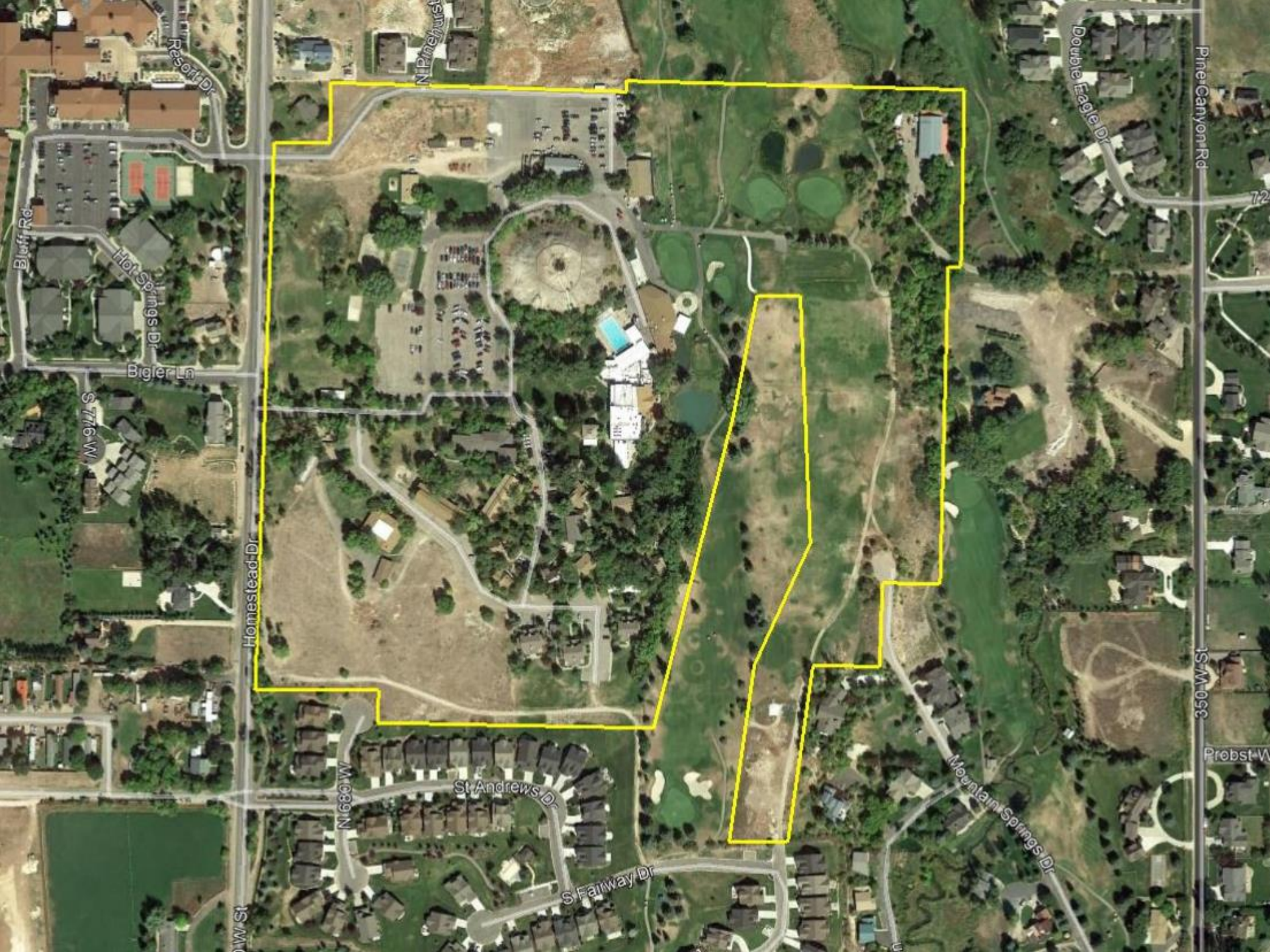
January 31, 2019




R-1-15
R-1-15
R-1-22
RZ
RZ
KIMBALL CIR
MEADOW CREEK LN
MOUNTAIN VIEW DR
MAGPIE CIR
SWISS FARM CT
SWISS FARM CIR
OBERLAND DR
URI LN
ZERMATT DR
SWISS OAKS DR
800 W
AUGUSTA DR
740 W
PINEHURST DR
BAREN LN
RESORT DR
HOMESTEAD DR
OLD BAURENHOF RD
HOT SPRINGS DR
850 W
BIGLER LN
776 W
640 W
DOUBLE EAGLE DR
PINE CANYON RD
LADY BANK LN
BURNTS FIELDS DR
DIANA DR
OLYMPIC CIR
OLYMPIC WAY
SUNBURST LN
SWISS ALPINE RD
680 W
ST ANDREWS DR
BAYHILL DR
FAIRWAY DR
MOUNTAIN SPRINGS DR
PROBST WAY
RAINBOW LN
COTTAGE CREEK CT
ALPENHOF CT
OLD KOHLER LN
KOHLER LN
330 N
SHARON LN


Pine Canyon Rd
Canyon View Rd
Interlaken Dr
Canyon Dr
Aspen Dr
Acorn Ln
Oak Ln
Valley Rd
Cari Ln
1050 N
E Cari Ln
W Burg Ln
Lime Canyon Rd
100 W
50 W
Bluff Rd
Farm Rd
E 600 N
350 W St
750 W St
Rainbow Ln
Swiss Alpine Rd
310 N
Anchor Ct
N Anchor Ct
Sharon Ln
300 N
Base Dr
Winterthur Way
Homestead Dr
W 200 N
N Center St
N River Rd
W 400 N
N 300 W
W 100 N
N 100 E
N 200 E
N 300 E
E Main St
113
W 100 S
E 100 S
700 E
S 580 E
S 550 E
Zurich Ln
E 200 S
E 260 S
E 300 S
W 300 S
W 350 S
S 370 E
S Fox Den Rd
S Center St
W 500 S
W 250 S
Switzer Dr
Bentys Way
Bird Ln


Kimball Cir
Lime Canyon Rd
Swiss Oak Dr
Oberland Dr
Uri Ln
Mountain View Dr
1000 W
900 W
N Pinetop St Dr
Bluff Rd
Bigler Ln
Golden Eagle Dr
720 N
Farm Rd
St Andrews Dr
680 N
750 W St
350 W St
Mountain Springs Dr
Fairway Dr
Rainbow Ln
Kohler Ln
Sharon Ln
Pine Canyon Rd
N Center St
W 250 N
W Alpinhorn Dr
N Alps Ct


Resort Dr
N Pinehurst
Double Eagle Dr
Pine Canyon Rd
Bluff Rd
Hot Springs Dr
Bigler Ln
S 776 W
Homestead Dr
N 1099 W
St Andrews Dr
S Fairway Dr
Mountain Springs Dr
S 350 W
Probst W

2008 MASTER PLAN

- Approved on August 27, 2008
- Vested until August 27, 2058
- 72.01 total acres
  - Resort Core area – 35.37 acres
  - Open space and amenities – 55.46 acres
    - Resort core contains some open space
- 249 units
  - 453 keys
- Parking stalls - 868

2008 MASTER PLAN

LAND USE TABLE	
TOTAL AREA	72.01 ACRES
RESORT CORE	35.37 ACRES
EXISTING BUILDING FOOTPRINT	116,196 SF
BUILDINGS IN PLAN	294,200 SF
25% BUFFER	73,550 SF
TOTAL REQUESTED FOOTPRINT	367,750 SF
RESORT DENSITY REQUESTED	5,107 SF/ACRE (43% OF ALLOWED)
OPEN SPACE & AMENITIES	55.46 ACRES (77% OF PROJECT)

BUILDING	UNITS	KEYS
SMALL COTTAGES	20 UNITS	40 KEYS
LARGE COTTAGES	40 UNITS	80 KEYS
HOTEL 1	80 UNITS	168 KEYS
HOTEL 3	30 UNITS	60 KEYS
HOTEL 4	30 UNITS	60 KEYS
EXISTING	45 UNITS	45 KEYS
	245 UNITS	453 KEYS

EXISTING BUILDINGS	UNITS	KEYS
COTTAGE 1	6 UNITS	6 KEYS
COTTAGE 2	6 UNITS	6 KEYS
COTTAGE 3	6 UNITS	6 KEYS
COTTAGE 4	6 UNITS	6 KEYS
COTTAGE 5	6 UNITS	6 KEYS
VIRGINIA HOUSE	8 UNITS	8 KEYS
MILK HOUSE	3 UNITS	3 KEYS
1ST HOMESTEAD	4 UNITS	4 KEYS
HOTEL 2	0 UNITS	0 KEYS
	45 UNITS	45 KEYS
TOTAL UNITS	245 UNITS	
TOTAL KEYS	453 KEYS	
PARKING SPACES	868 SPACES	

PHASING PLAN
PHASE 1 – GOLF COURSE COTTAGES 1–4

PHASE 2 – HOTEL BUILDING 1
– AMENITY BUILDING & FEATURES

PHASE 3 – COMMERCIAL AREA
– HOTEL BUILDING 2 RENOVATION

OTHER PHASES TO COMPLETE THE MASTER PLAN TO BE DETERMINED

NOTE:
THE TRAIL ALONG HOMESTEAD DRIVE WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE RESORT CORE IMPROVEMENTS WHICH IS PHASE 2 OF THE OVERALL RESORT MASTER PLAN.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 MAY 2008

MIDWAY CITY, UT	THE HOMESTEAD INC. ADDRESS: 700 NORTH HOMESTEAD DRIVE PHONE: (435) 654-1102	THE HOMESTEAD RESORT - LAND USE PLAN	BERG ENGINEERING RESOURCE GROUP 380 E. MAIN ST. SUITE B, MIDWAY, UT PHONE: (435) 657-9749	SCALE: 1"=60'	DESIGN BY: DRAWN BY: CNB	DATE: 5 MAY 2008 REV:	DRAWING NO. HOMESTEAD	SHEET NO. 3

2008 MASTER PLAN

RESORT CORE

GOLF COURSE COTTAGES

OPEN SPACE INCLUDED IN HOMESTEAD RESORT MASTER PLAN (36.64 ACRES)

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PAUL D. BERG P.E.
SUBM. NO. 2006-05
DATE: 13 FEB 2006

WAY CITY, UT

THE HOMESTEAD INC.
ADDRESS: 700 NORTH HOMESTEAD DRIVE
PHONE: (435) 654-1102

THE HOMESTEAD RESORT - MASTER SITE PLAN

BERG ENGINEERING RESOURCE GROUP
380 E MAIN ST. SUITE B. MIDWAY, UT
PHONE: (435) 657-9749

SCALE:	DESIGN BY:	DATE: 13 FEB 2006	DRAWING NO.	SHEET NO.
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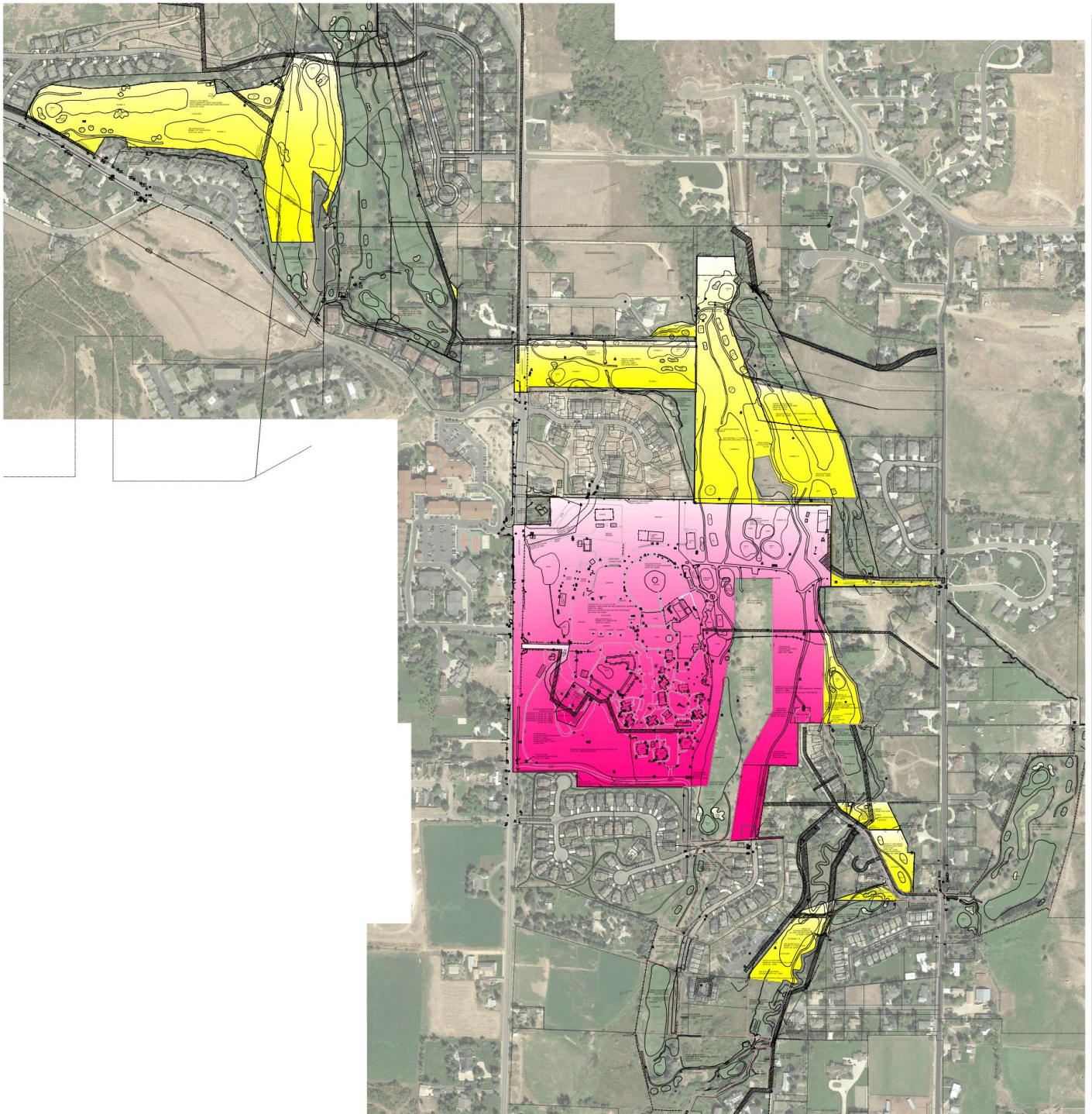

AMENDING THE 2008 MASTER PLAN

- Amending is possible if both the City and the developer agree to terms
- The City is under no obligation to amend the master plan
  - City should only amend if the proposal is more beneficial than the current plan
  - Impacts should be mitigated
  - Community benefits should be considered

2019 PROPOSED MASTER PLAN

- 92.27 total acres
  - Resort Core area – 50.01 acres
  - Golf course area – 42.26 acres
- 245 units
  - 453 keys (lockout units)
- Parking stalls – 1,003

2019 PROPOSED MASTER PLAN

Housing and facilities

- Hotels
- Spa and wellness center
- Conference center
- Condominium building
- Estates
- Villas
- Bungalows
- Employee housing
- Glamping sites
- Maintenance building

2019 PROPOSED MASTER PLAN

Housing and facilities

- Golf course and clubhouse
- Discovery barn
- Estates clubhouse
- Little white chapel event center
- Event pavilion
- American Girl Village
- Tree house play area
- Barn event venue
- Horse barn and stables
- Indoor driving range and golf warm-up facility

N

100' 0' 100' 200'

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

EXISTING CONDITIONS:

EXISTING BUILDING FOOTPRINT	116,196 SF
EXISTING PARKING SPACES	558 SPACES
EXISTING ASPHALT	7.20 ACRES

LEGEND:

WETLANDS

SENSITIVE LANDS

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAR 2019

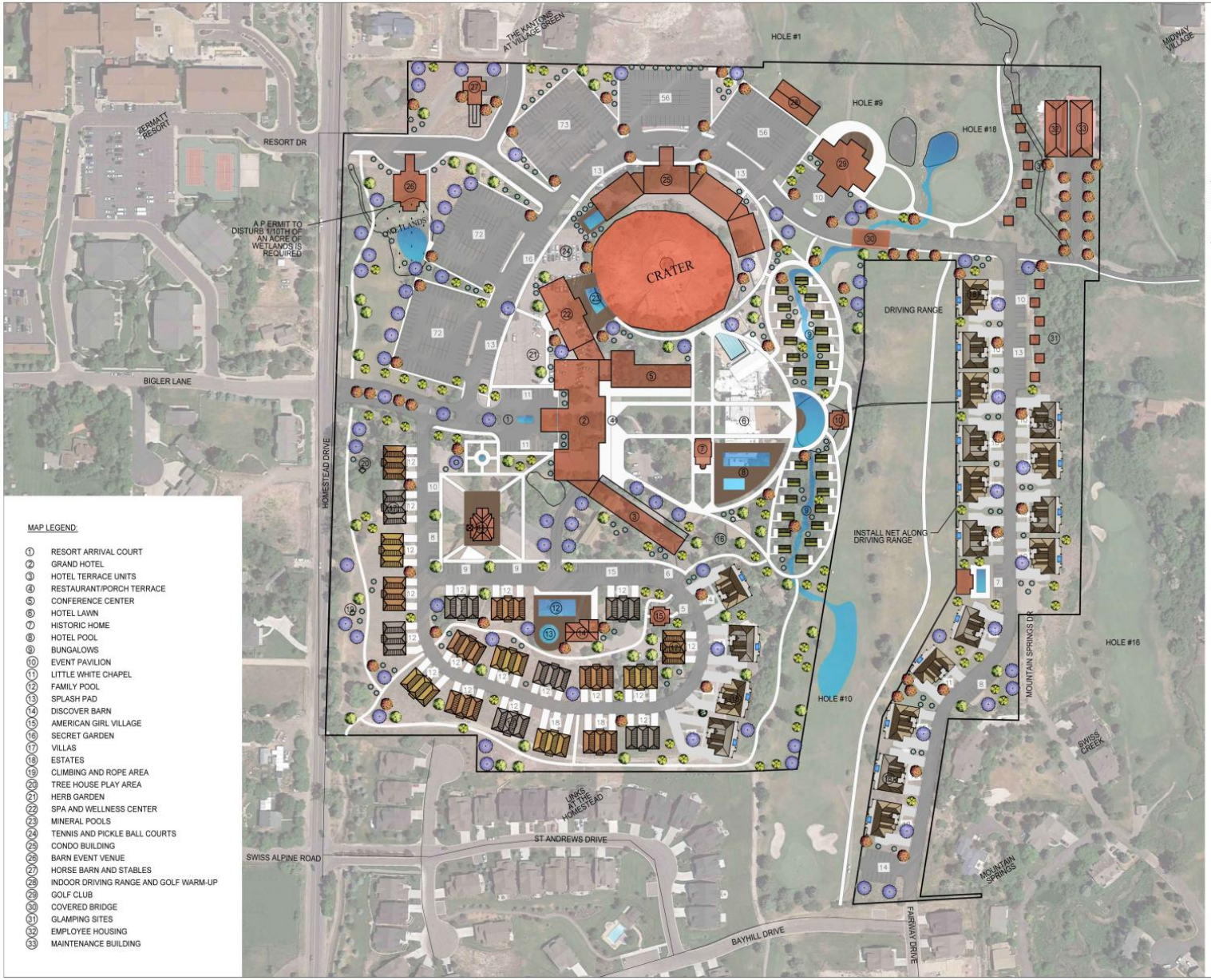
WATTS ENTERPRISES

THE HOMESTEAD

EXISTING CONDITIONS AND SENSITIVE LANDS

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

DESIGN BY: PDB	DATE: 1 MAR 2019	SHEET
DRAWN BY: DAG	REV:	1



MAP LEGEND:

1. RESORT ARRIVAL COURT
2. GRAND HOTEL
3. HOTEL TERRACE UNITS
4. RESTAURANT/PORCH TERRACE
5. CONFERENCE CENTER
6. HOTEL LAWN
7. HISTORIC HOME
8. HOTEL POOL
9. BUNGALOWS
10. EVENT PAVILION
11. LITTLE WHITE CHAPEL
12. FAMILY POOL
13. SPLASH PAD
14. DISCOVER BARN
15. AMERICAN GIRL VILLAGE
16. SECRET GARDEN
17. VILLAS
18. ESTATES
19. CLIMBING AND ROPE AREA
20. TREE HOUSE PLAY AREA
21. HERB GARDEN
22. SPA AND WELLNESS CENTER
23. MINERAL POOLS
24. TENNIS AND PICKLE BALL COURTS
25. CONDO BUILDING
26. BARN EVENT VENUE
27. HORSE BARN AND STABLES
28. INDOOR DRIVING RANGE AND GOLF WARM-UP
29. GOLF CLUB
30. COVERED BRIDGE
31. GLAMPING SITES
32. EMPLOYEE HOUSING
33. MAINTENANCE BUILDING

N

100' 0' 100' 200'

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

EXISTING CONDITIONS:

EXISTING BUILDING FOOTPRINT	116,196 SF
EXISTING PARKING SPACES	558 SPACES
EXISTING ASPHALT	7.20 ACRES

LEGEND:

WETLANDS

SENSITIVE LANDS AROUND CRATER

LAND USE TABLE

TOTAL AREA	50.59 AC	100.00%
OPEN SPACE & AMENITIES	34.71 AC	68.61%
ROADS AND PARKING	369,822 SF	16.79%
BUILDING AREA	321,805 SF	14.60%
BUILDING AREA	321,805 SF	100.00%
HOTELS		
GRAND HOTEL	25,470 SF	7.91%
HOTEL TERRACE UNITS	10,155 SF	3.16%
CONFERENCE CENTER	11,110 SF	3.44%
SPA & WELLNESS CENTER	11,710 SF	3.64%
CONDO BUILDING	26,000 SF	8.07%
ESTATES	102,600 SF	31.88%
VILLAS	71,680 SF	22.27%
BUNGALOWS	11,180 SF	3.47%
COMMERCIAL/AMENITIES		
GOLF CLUB HOUSE	10,600 SF	3.28%
HISTORIC BUILDING	2,042 SF	0.63%
DISCOVERY BARN	3,080 SF	0.96%
ESTATES CLUBHOUSE	1,800 SF	0.56%
LITTLE WHITE CHAPEL	3,150 SF	0.98%
EVENT PAVILION	1,510 SF	0.46%
AMERICAN GIRL VILLAGE	1,510 SF	0.46%
TREE HOUSE PLAY AREA	100 SF	0.00%
BARN EVENT VENUE	5,830 SF	1.81%
HORSE BARN AND STABLES	2,200 SF	0.68%
INDOOR DRIVING RANGE & GOLF WARM-UP	5,000 SF	1.55%
GLAMPING SITES	5,200 SF	1.62%
EMPLOYEE HOUSING	5,840 SF	1.81%
MAINTENANCE BUILDING	5,840 SF	1.81%

PARKING

PARKING LOTS	528 STALLS
ESTATES GARAGE AND DRIVEWAY	223 SPOTS
VILLAS GARAGE AND DRIVEWAY	252 SPOTS
TOTAL PARKING SPACES	1,003 TOTAL

NOTE:

GOLF COURSE PROPERTY NOT SHOWN ON THIS PLAN IS NOT INCLUDED IN THE 2019 MASTER PLAN PROPOSAL.

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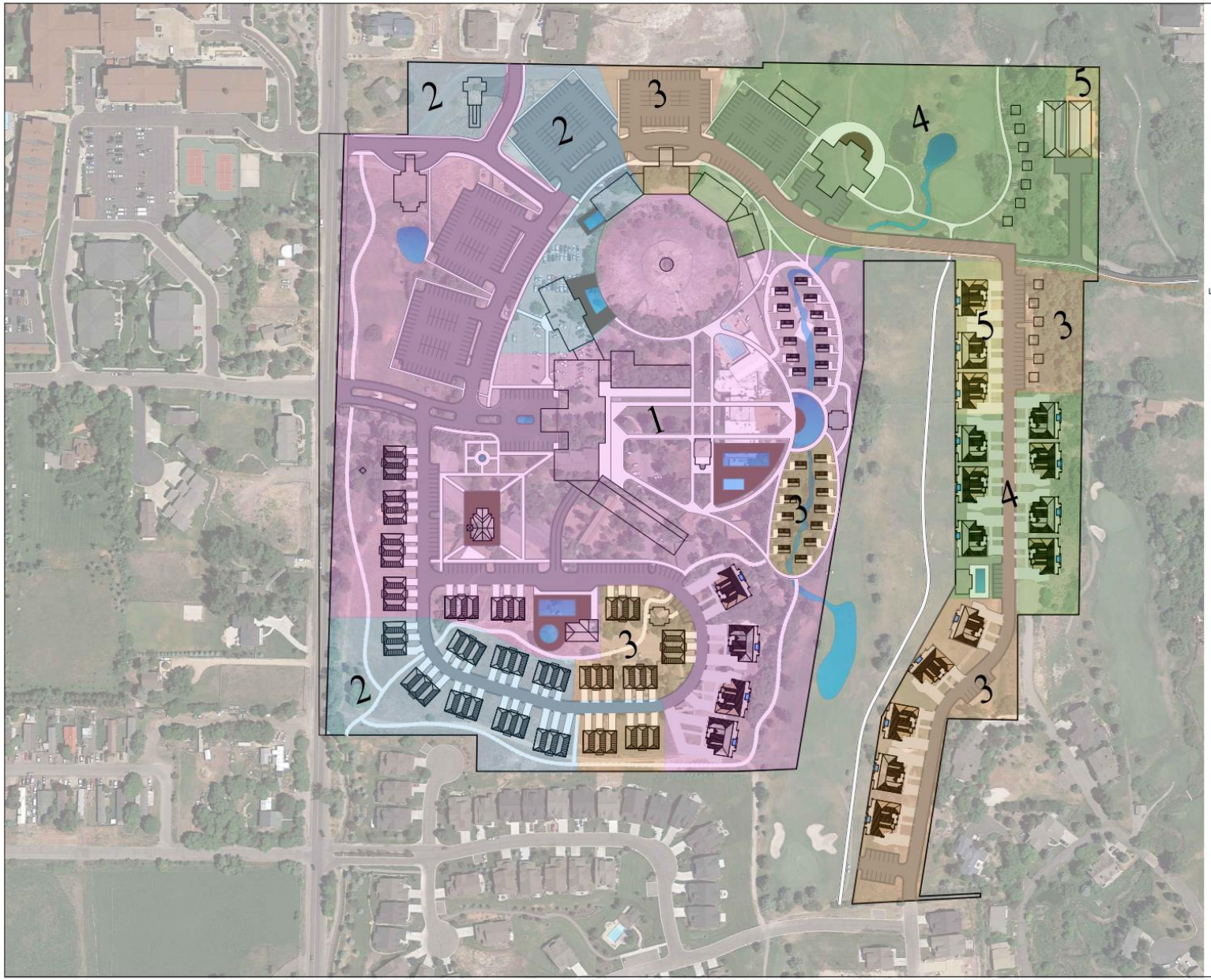
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAR 2019

WATTS ENTERPRISES
THE HOMESTEAD

RESORT MASTER 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: DAG
DATE: 1 MAR 2019
REV:
SHEET 2



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

LEGEND:		TOTAL AREA	OPEN SPACE	%
	PHASE 1	23.87 AC	17.77 AC	74.44%
	PHASE 2	6.46 AC	4.16 AC	64.40%
	PHASE 3	5.51 AC	4.18 AC	75.86%
	PHASE 4	7.42 AC	5.30 AC	71.43%
	PHASE 5	1.08 AC	0.18 AC	16.67%

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAR 2019

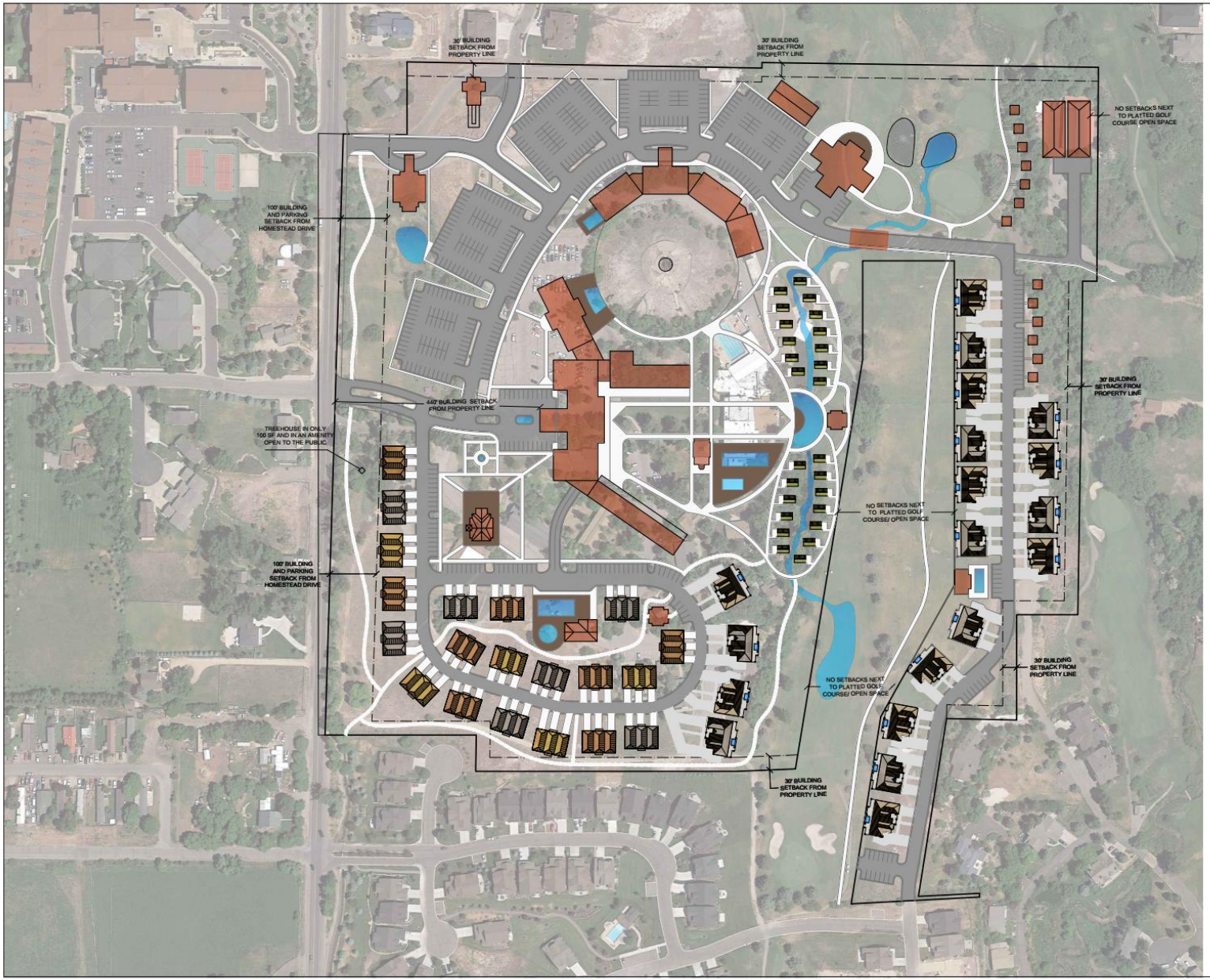
WATTS ENTERPRISES

THE HOMESTEAD

PHASING PLAN

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

DESIGN BY: PDB	DATE: 1 MAR 2019	SHEET
DRAWN BY: DAG	REV:	3



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100' 0' 100' 200'

Scale 1" = 100'

Scale 1" = 200' for 11"x17"

SETBACKS:

- NO BUILDINGS OR PARKING WITHIN 100 FEET OF HOMESTEAD DRIVE RIGHT-OF-WAY
- NO BUILDINGS WITHIN 30 FEET OF PROPERTY LINES EXCEPT WHEN ADJACENT TO GOLF COURSE OWNED OR LEASED PROPERTY

BUILDING HEIGHTS

- NO HOTELS SHALL BE HIGHER THAN ELEVATION 5680 OR 2' BELOW THE CRATER AS OUTLINED IN THE DEVELOPMENT AGREEMENT AND SHALL BE AT LEAST 400 FEET FROM HOMESTEAD DRIVE RIGHT-OF-WAY
- NO BUILDINGS, EXCEPT HOTELS, SHALL EXCEED 35 FEET IN HEIGHT

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PAUL D. BERG P.E.
SERIAL NO. 295095
DATE: 1 MAR 2019

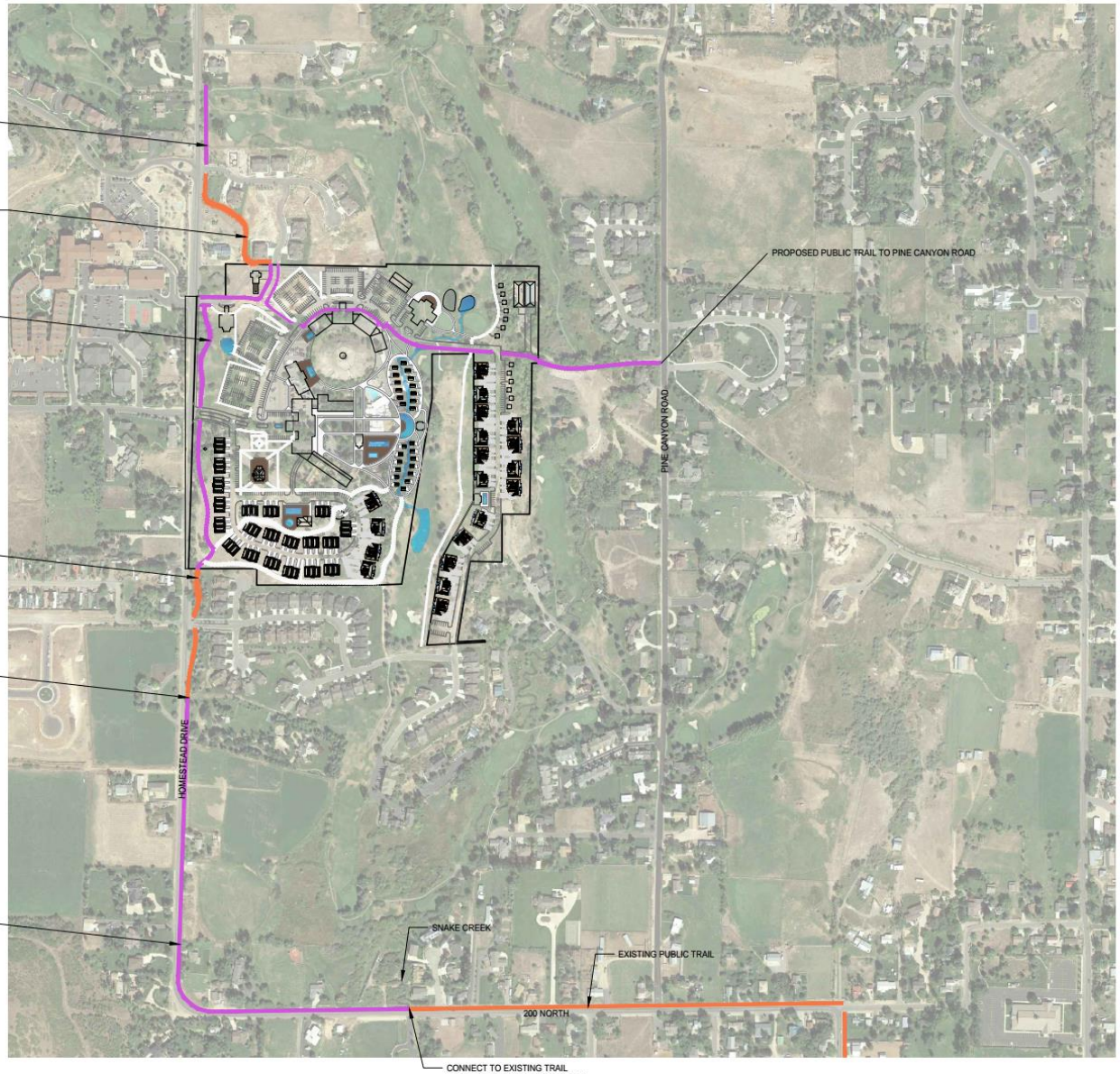
WATTS ENTERPRISES

THE HOMESTEAD

DIMENSIONAL LIMITATIONS PLAN

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

DESIGN BY: PDB	DATE: 1 MAR 2019	SHEET
DRAWN BY: DAG	REV:	4



N

100' 0' 100' 200'

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

LEGEND:

- PROPOSED 8' PUBLIC ASPHALT TRAILS
- EXISTING PUBLIC TRAILS
- ONSITE PRIVATE TRAILS AND SIDEWALKS

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAR 2019

WATTS ENTERPRISES
THE HOMESTEAD

TRAILS 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: DAG
DATE: 1 MAR 2019
REV:
SHEET 5

N

100' 0' 100' 200'

Scale 1" = 100'

Scale 1" = 200' for 11"x17"

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	90	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	3" Cal	
	86	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B&B	2.5" Cal	
	16	Japanese Pagodatree / Styphnolobium japonicum	B&B	3" Cal	
	50	Littleleaf Linden / Tilia cordata	B&B	3" Cal	
	94	Shademaster Locust / Gleditsia triacanthos inermis 'Shademaster' TM	B&B		

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	152	Baker Blue Spruce / Picea pungens glauca 'Baker'	B&B		10-12

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	63,275 sf	Bark Mulch / Bark Mulch	Mulch
	549,290 sf	Kentucky Bluegrass / Poa pratensis	sod
	15,623 sf	Native Grass & Wildflower Mix / Native Grass & Wildflower Mix	Hydroseed
	275,799 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome	Hydroseed

MULCH	QTY	COMMON NAME / BOTANICAL NAME	CONT
	3,614 sf	12" Engineered Playground Wood Fiber	Mulch

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAR 2019

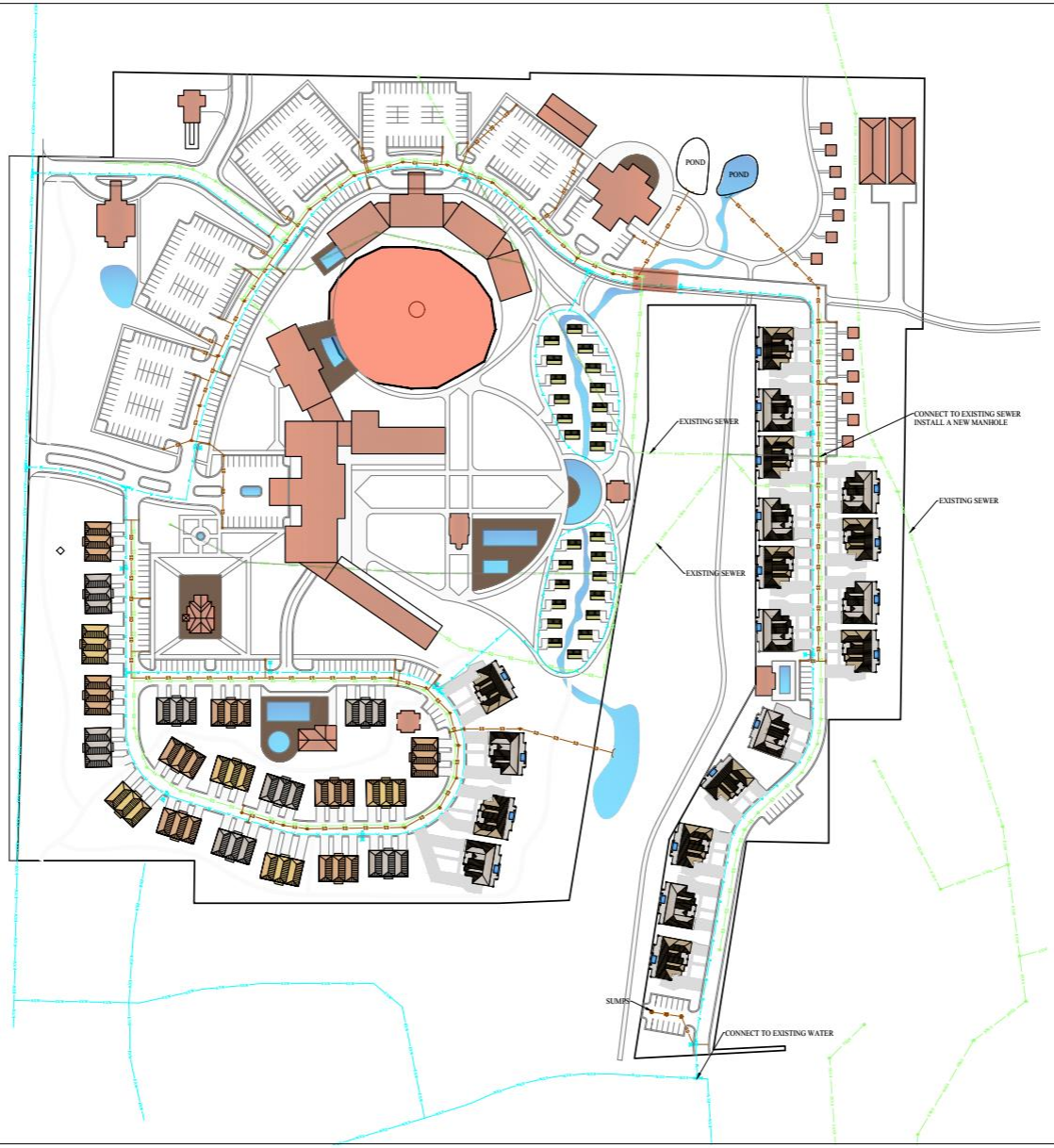
WATTS ENTERPRISES

THE HOMESTEAD

LANDSCAPE 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: DAG
DATE: 1 MAR 2019
REV:
SHEET 6



N

100' 0' 100' 200'

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

PRESSURIZED IRRGATION

THE HOMESTEAD HAS A PRIVATE IRRIGATION SYSTEM USING PONDS, PUMPS, AND PRESSURIZED IRRIGATION PIPELINES. THE HOMESTEAD WILL CONTINUE TO USE THIS SYSTEM.

STORM DRAIN

THE HOMESTEAD WILL HAVE A PRIVATE STORM DRAINS SYSTEM RUNOFF WILL BE RETAINED IN ONSITE SUMPS AND A DETENTION POND BETWEEN HOLES #9 AND #18, SIZING OF POND AND STORM DRAIN TO BE DETERMINED AT PRELIMINARY APPROVAL.

LEGEND:

- EXISTING WATER
- WATER LINES
- EXISTING SEWER
- SEWER
- STORM DRAIN
- EXISTING SEWER TO BE ABANDONED

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PAUL D. BERG P.E.
SERIAL NO. 295095
DATE: 1 MAR 2019

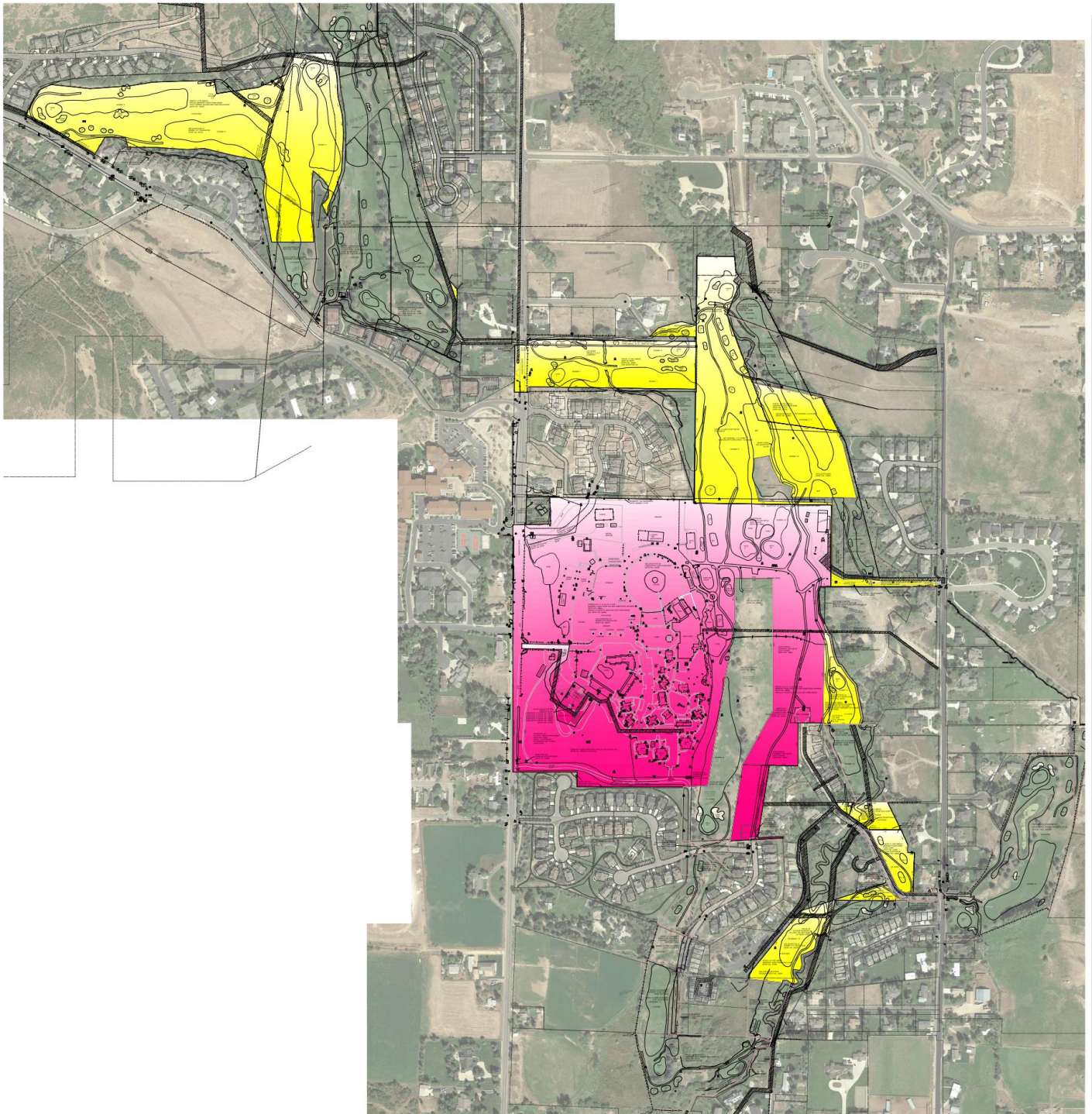
WATTS ENTERPRISES

THE HOMESTEAD

UTILITY MASTER 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: DAG	DATE: 1 MAR 2019 REV:	SHEET 7



PRESERVING THE GOLF COURSE & OPEN SPACE

- City would like to preserve the golf course and all golf course open space
- Golf course property falls into 3 categories
  - Homestead owned resort core & golf course – 92.27
  - Preserved open space in subdivision plats – 31.43
  - Private property with golf easements – 18.6
- Proposal would include 50 acres of core area and 35 acres of golf course open space
  - Remaining 7.27 acres must be preserved

2019 PROPOSED MASTER PLAN

- Enhancement of the Homestead property and surrounding neighborhoods
- Impacts of the proposed concept plan on surrounding neighborhoods.
- Economic development
  - Transient room tax
  - Property tax
  - Sales tax
  - Resort tax
  - Residual economic impact on local businesses
- Public trail development

DISCUSSION ITEMS

- Density
  - RZ has no density limitation
- Access
- Traffic study
- Transient rental requirement
  - 45 units may be primary (about 90% must be a rental pool and licensed with the City)
- Public participation meeting – Feb. 21, 2019

DISCUSSION ITEMS

- Trails
  - Public on-site and off-site trails
- Architectural Theme
  - VAC review February 26, 2019
- Setbacks
- Height of structures
  - Hotels will be more than 35' tall but less then 5680' elevation
- Building area dimensional limitations
  - 12,000 sq. ft. of building area allowed per acre – 27.5%
  - Proposed plan is 14.6% based on 50.01 acres
- All phases will be one HOA

WATER BOARD RECOMMENDATION

- The Water has reviewed the master plan but a calculation will need to be recommended to City Council.
- The required water for the master plan will be held in escrow.
- Water will be deeded to the City before the plat is recorded for each phase

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding collecting resort tax.
- The public trail system in the development will benefit the entire community by creating a detached trail along collector roads.
- A second point of access is required in the south area of the proposal where the townhomes are located.
- A traffic study must be reviewed the City.
- A geotechnical study must be submitted to the City for review.

PROPOSED CONDITIONS

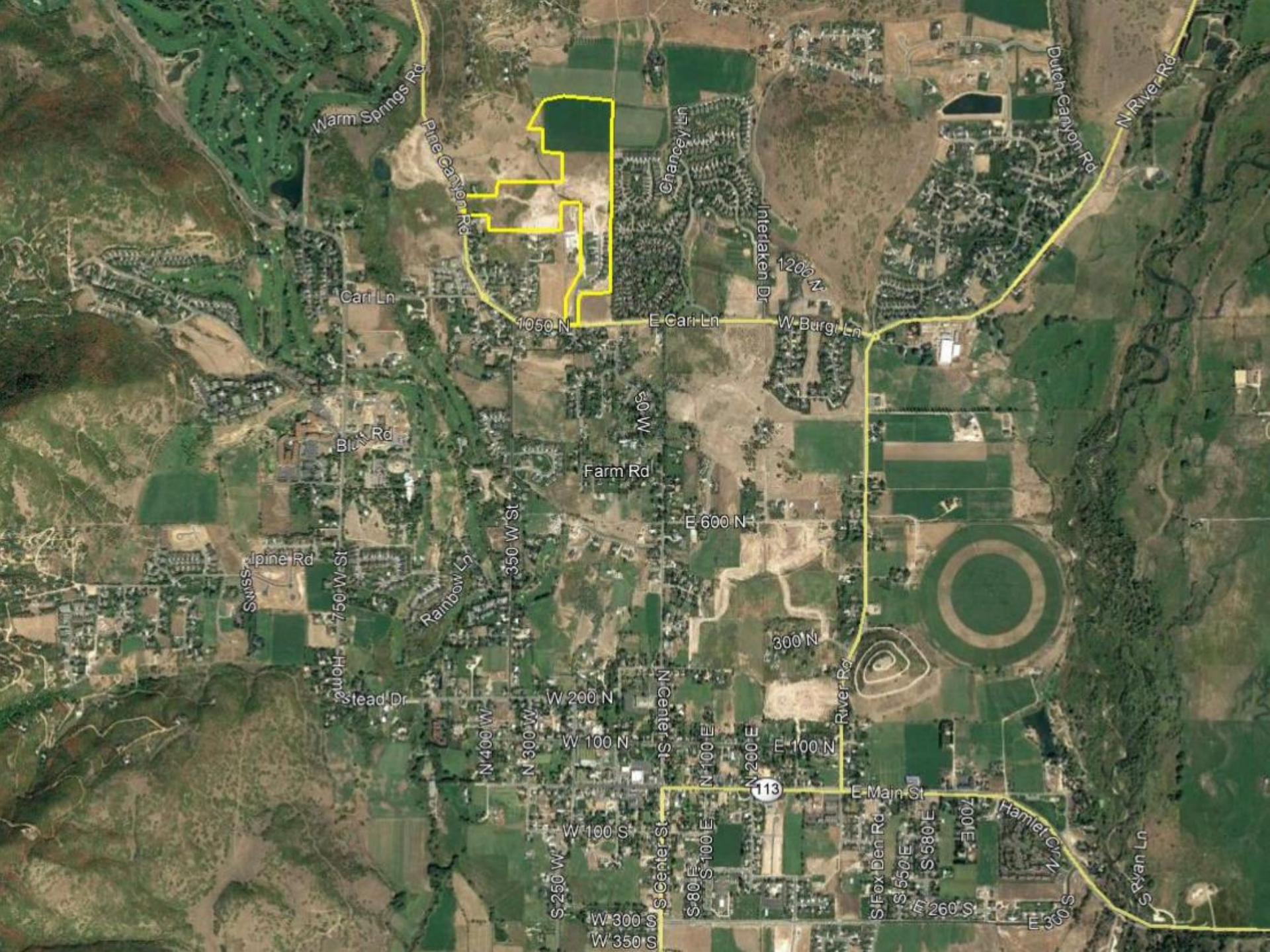
- The southwest end of the proposal which contains 64 units must have a second point of access.
- A geotechnical study must be submitted to the City for review.
- A traffic study must be reviewed and accepted by both Midway City and UDOT.
- All five phases of the Master Plan will be part of one HOA as described in the Master Plan agreement.
- Landscaping plan must be addressed regarding native grass and wildflower mix.

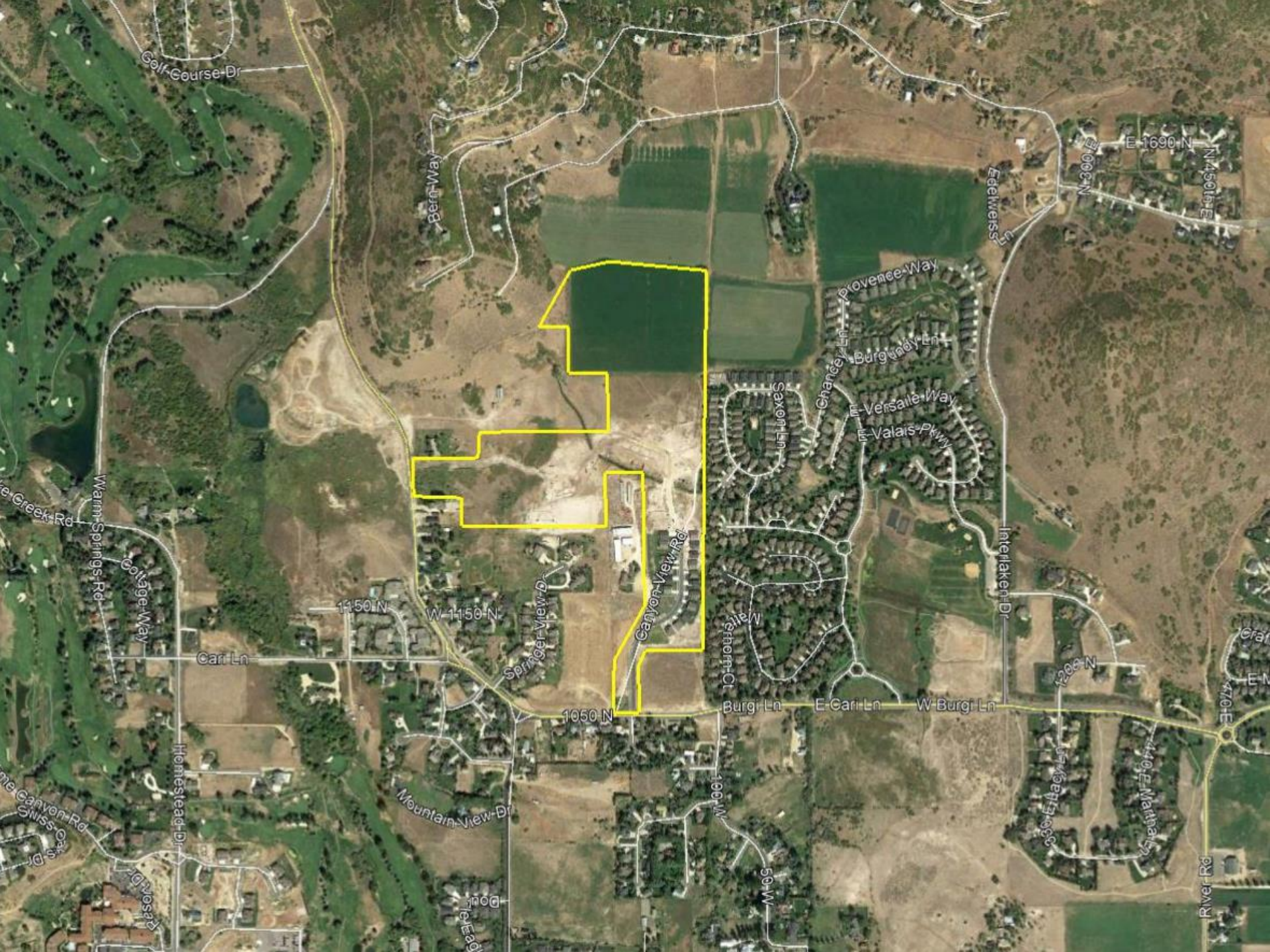
SCOTCH FIELDS PHASES 3 & 4

PRELIMINARY

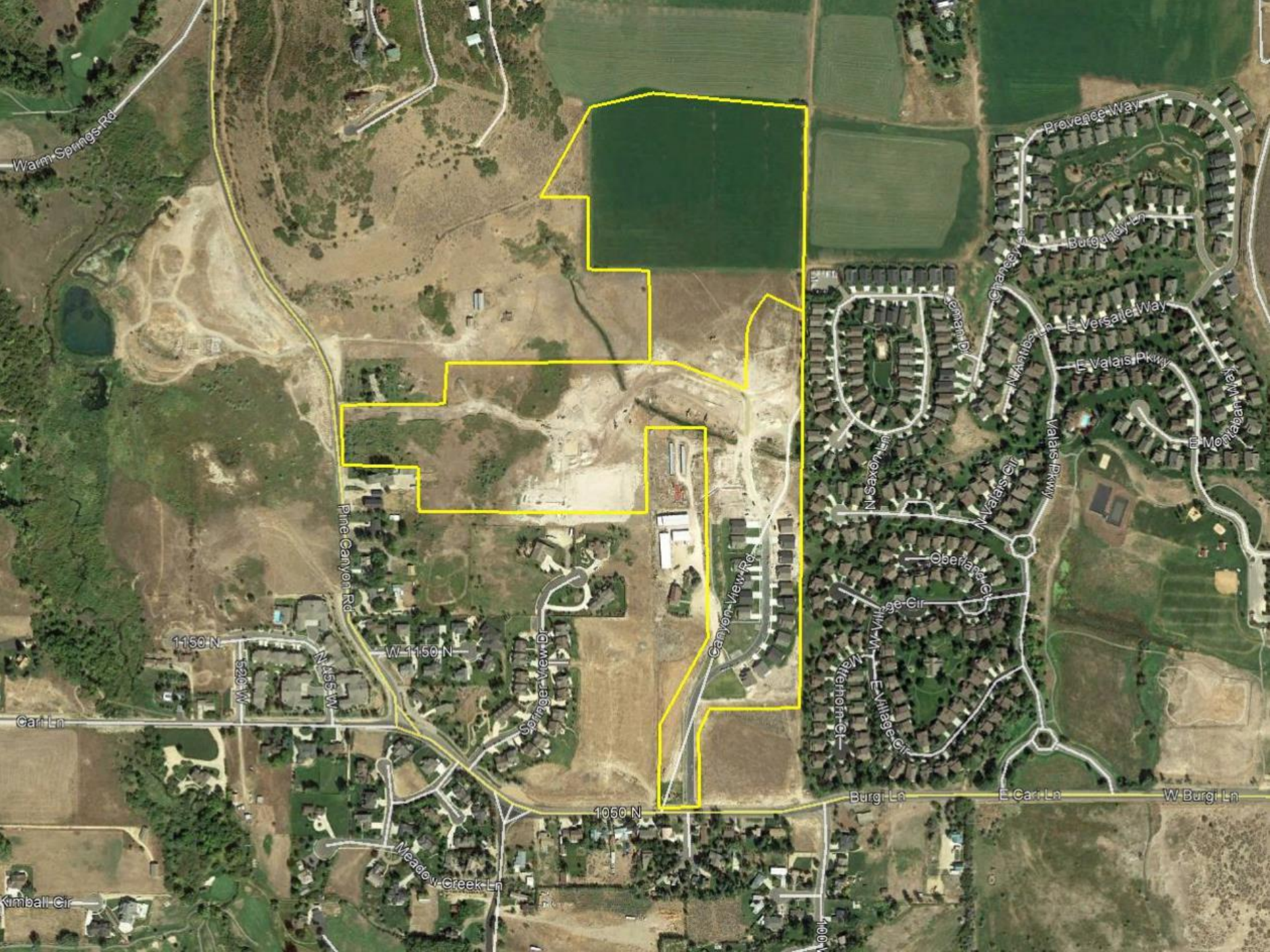
LAND USE SUMMARY

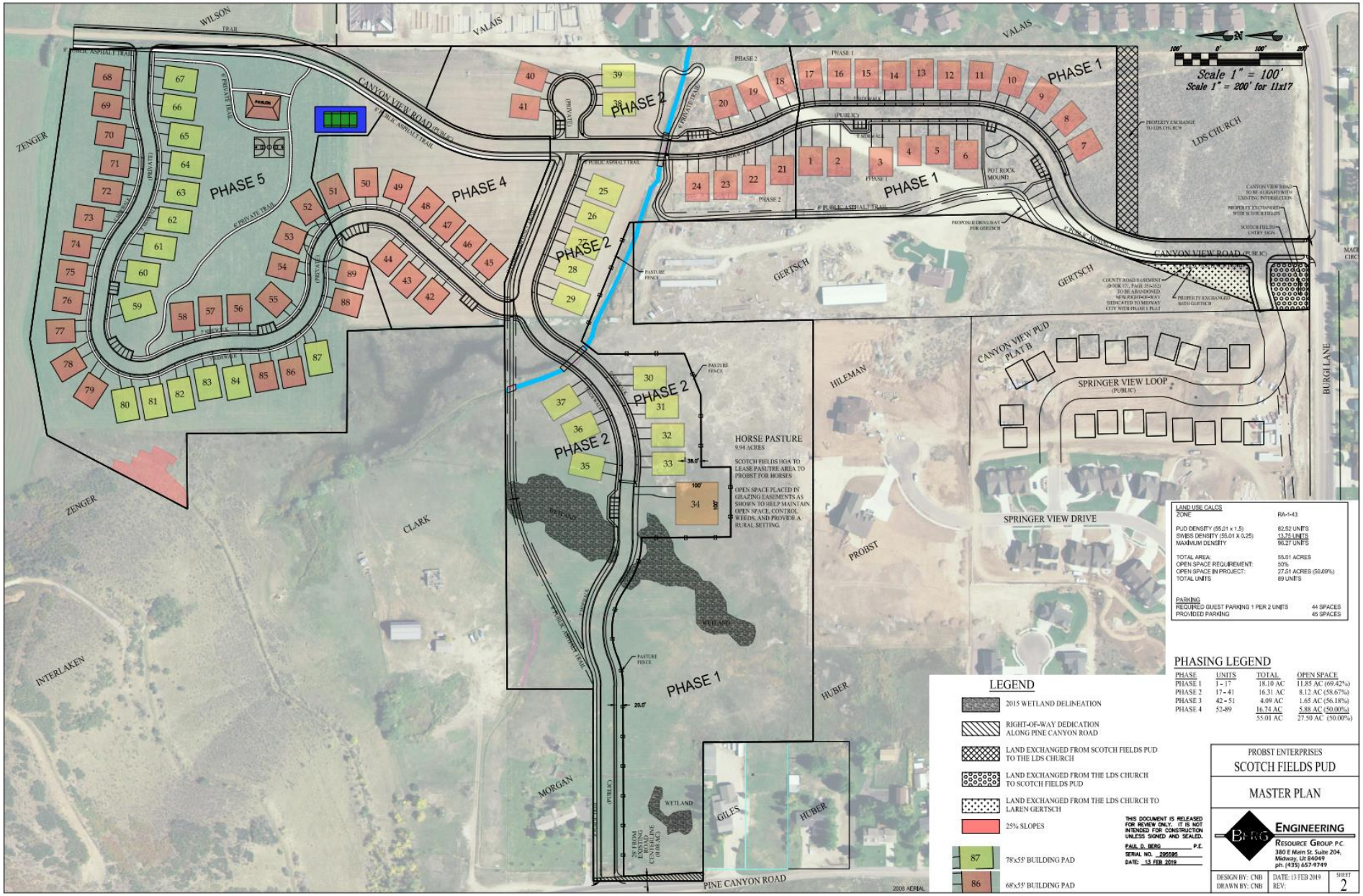
- 20.83 acres
- RA-1-43 zoning
- Proposal contains 48 building pads
- Planned Unit Development (PUD)
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line


Warm Springs Rd
Pine Canyon Rd
Chancey Ln
Interlaken Dr
1200 N
Dutch Canyon Rd
N River Rd
Cari Ln
1050 N
E Cari Ln
W Burgi Ln
50 W
Farm Rd
E 600 N
350 W St
750 W St
Rainbow Ln
Swiss Alpine Rd
300 N
River Rd
W 200 N
N Center St
W 100 N
N 400 W
N 300 W
N 100 E
N 200 E
E 100 N
113
E Main St
W 100 S
S 250 W
S Center St
S 80 E
S 100 E
S Fox Den Rd
S 550 E
S 580 E
700 E
Hamlet Cir N
S Ryan Ln
E 260 S
E 300 S
W 300 S
W 350 S


Golf Course Dr
Bern Way
E 1690 N
N 1500 E
Edelweiss Ln
Provence Way
Burgundy Ln
Chancey Ln
Saxon Ln
E Versaille Way
E Valais Pkwy
Interlaken Dr
Warm Springs Rd
Cottage Way
1150 N
W 1150 N
Springer View Dr
Canyon View Rd
Carl Ln
1050 N
Burgl Ln
E Carl Ln
W Burgl Ln
1200 N
Homestead Dr
Mountain View Dr
W 600
River Rd

Warm Springs Rd
Provence Way
Burgundy Ln
Chanel Dr
Chanel Ct
E Versailles Way
E Valais Pkwy
E Montreux Way
N Saxon Ln
Valais Pkwy
W Valais Cir
Oberland Cir
E Village Cir
Meiringen Ct
Pine Canyon Rd
Canyon View Rd
Springer View Dr
1150 N
W 1150 N
N 520 W
N 555 W
Carl Ln
1050 N
Burgi Ln
E Carl Ln
W Burgi Ln
Meadow Creek Ln
Kimball Cir


Warm Springs Rd
Provence Way
Burgundy Ln
Versailles Way
E Valais Pkwy
E Montreux Way
Valais Pkwy
Valais Cir
N Saxon Ln
Oberland Ct
Village Cir
Matterhorn Ct
Canyon View Rd
Pine Canyon Rd
W 1150 N
1150 N
N 525 W
N 455 W
Sprague View Dr
Carl Ln
1050 N
Burgi Ln
E Carl Ln
W Burgi Ln
Meadow Creek Ln
Kimball Cir



LAND USE CALCS	
ZONE	RA-1-43
PUD DENSITY (55.01 x 1.5)	82.52 UNITS
SWBS DENSITY (55.01 X 0.25)	13.75 UNITS
MAXIMUM DENSITY	96.27 UNITS
TOTAL AREA:	55.01 ACRES
OPEN SPACE REQUIREMENT:	50%
OPEN SPACE IN PROJECT:	27.51 ACRES (50.09%)
TOTAL UNITS	89 UNITS
PARKING	
REQUIRED GUEST PARKING 1 PER 2 UNITS	44 SPACES
PROVIDED PARKING	45 SPACES

PHASING LEGEND

PHASE	UNITS	TOTAL	OPEN SPACE
PHASE 1	1 - 17	18.10 AC	11.85 AC (69.42%)
PHASE 2	17 - 41	16.31 AC	8.12 AC (58.67%)
PHASE 3	42 - 51	4.09 AC	1.65 AC (56.18%)
PHASE 4	52-89	16.74 AC	5.88 AC (50.00%)
		55.01 AC	27.50 AC (50.00%)

LEGEND

- 2015 WETLAND DELINEATION
- RIGHT-OF-WAY DEDICATION ALONG PINE CANYON ROAD
- LAND EXCHANGED FROM SCOTCH FIELDS PUD TO THE LDS CHURCH
- LAND EXCHANGED FROM THE LDS CHURCH TO SCOTCH FIELDS PUD
- LAND EXCHANGED FROM THE LDS CHURCH TO LAREN GERTSCH
- 25% SLOPES
- 87 — 78'x55' BUILDING PAD
- 86 — 68'x55' BUILDING PAD

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 FEB 2019

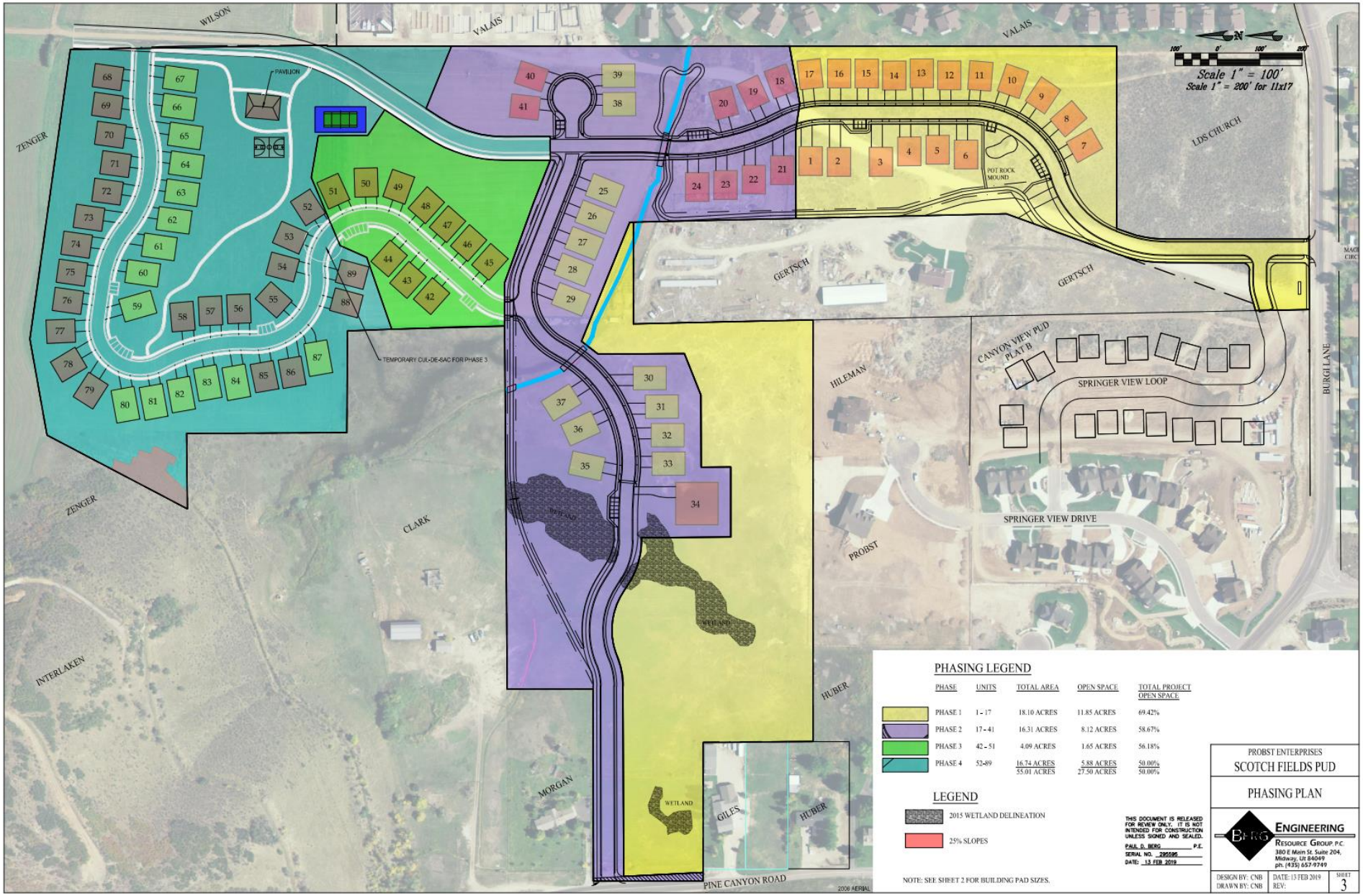
PROBST ENTERPRISES

SCOTCH FIELDS PUD

MASTER PLAN

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

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 13 FEB 2019
REV:
SHEET 2



PHASING LEGEND

PHASE	UNITS	TOTAL AREA	OPEN SPACE	TOTAL PROJECT OPEN SPACE
PHASE 1	1 - 17	18.10 ACRES	11.85 ACRES	69.42%
PHASE 2	17 - 41	16.31 ACRES	8.12 ACRES	58.67%
PHASE 3	42 - 51	4.09 ACRES	1.65 ACRES	56.18%
PHASE 4	52-89	16.74 ACRES 55.01 ACRES	5.88 ACRES 27.50 ACRES	50.00% 50.00%

LEGEND

2015 WETLAND DELINEATION

25% SLOPES

NOTE: SEE SHEET 2 FOR BUILDING PAD SIZES.

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PAUL D. BERG P.E.
SERIAL NO. 295096
DATE: 13 FEB 2019

PROBST ENTERPRISES

SCOTCH FIELDS PUD

PHASING PLAN

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

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 13 FEB 2019
REV:
SHEET 3

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	10	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B	2" Cal	
	82	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	B&B	2" Cal	
	9	Dakota Pinnacle Asian White Birch / Betula platyphylla 'Fargo' TM	B&B	2" Cal	
	11	Green Ash / Fraxinus pennsylvanica	B&B	2" Cal	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	18	Hoopsi Blue Spruce / Picea pungens glauca 'Hoopsi'	B & B		8-10'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	92,552 sf	Bark Mulch / Bark Mulch	Mulch		
	357,731 sf	Kentucky Bluegrass / Poa pratensis	Sod or Hydroseed		
	92,353 sf	Native Grass Mix / Native Grass Mix	Hydroseed		

N

50' 0' 50' 100'

Scale 1" = 50'

Scale 1" = 100' for 11x17

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CARL N. BERG L.A.

SERIAL NO. 7162790

DATE: 13 FEB 2019

BILL PROBST

SCOTCH FIELDS PUD

PRELIMINARY LANDSCAPE PLAN PHASES 3 & 4

berg LANDSCAPE ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 13 FEB 2019
REV:

SHEET 4

SCOTCH FIELDS OPEN SPACE

Phase	Units	Total Acres	Open Space	Total Project Open Space
1	1-17	18.10	11.85	69.42%
2	18-41	16.31	8.12	58.67%
3	42-51	4.09	1.65	56.18%
4	52-89	16.74	5.88	50.00%
Total		55.01	27.50	50.00%

DISCUSSION POINTS

- Canyon View Road
  - Agreement with Jared and Kurt Wilson
- Clubhouse
  - Shown on the master plan
  - Developer would like to remove the clubhouse
- Landscaping plan and native grass

WATER BOARD RECOMMENDATION

- The recommended water requirement for phases 4 and 5 is 77.2-acre feet. This calculation will supply the 48 culinary connections and the irrigated areas of phases 4 and 5. This includes removing the culinary connection for the clubhouse.

POSSIBLE FINDINGS

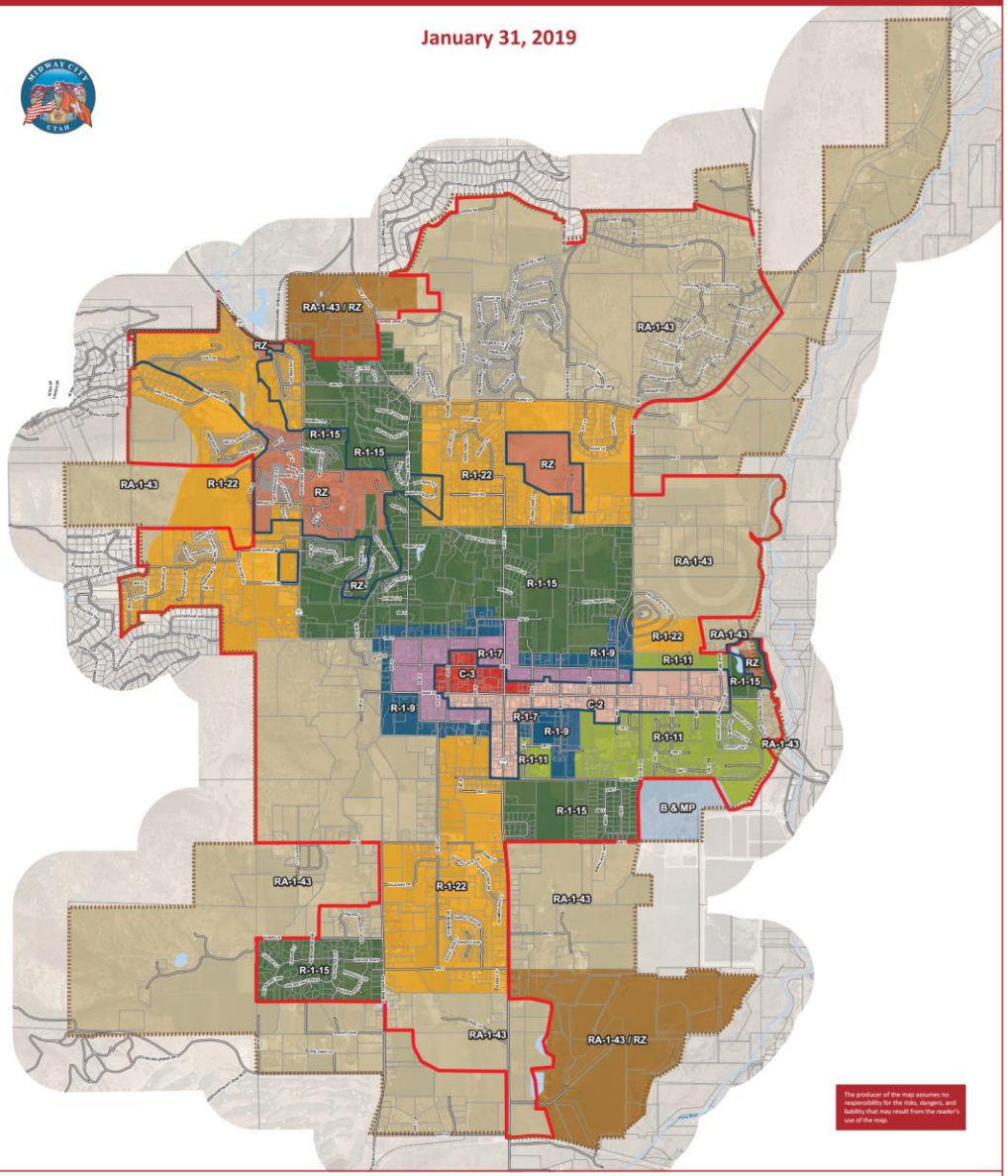
- The proposal appears to meet the requirements of the code for PUDs.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- A public Trail will be built by the developer that will be an amenity to the entire community.
- The developer is proposing to remove the clubhouse from phase 5.

PROPOSED CONDITION

- The clubhouse, as discussed in the master plan, must be built in phase 5 unless the City Council agrees to the developer's proposal to remove the amenity.

- An agreement must be reached with the Wilsons before preliminary approval is granted. The agreement must include a provision that the property for Canyon View Road, located on the Wilson's property, is deeded to the City before the plat is recorded for phase 5.

ADJOURNMENT

MIDWAY CITY - Land Use

January 31, 2019