



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 11, 2020

NAME OF PROJECT: Watts Remund Farms

NAME OF APPLICANT: Watts Enterprises

AGENDA ITEM: Final Phases 2 & 3

LOCATION OF ITEM: 600 North 200 East

ZONING DESIGNATION: R-1-15

ITEM: 4

Berg Engineering, agent for Watts Enterprises, is requesting Final Approval for phases 2 and 3 of Watts Remund Farms Planned Unit Development. The proposal is for 41 single-family dwelling units located on 21.49 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing final approval of phases 2 and 3 of Watts Remund Farms master plan which is comprised of a small-scale standard subdivision and Planned Unit Development (PUD). The proposal is for 41 building pads located on 21.49 acres. The area of the proposed PUD has historically been in agricultural production which was part of a dairy farm that had been on the property for decades. There is generally a high-water table which lends itself to wetlands which are also present. Residents of the city, particularly those living next to the property, have raised concerns with staff regarding the development and potential impacts that it may have on surrounding properties. The City is committed to assuring that all code requirements are met and that impacts are

mitigated as they are identified during the approval and construction process. To identify impacts several studies have been conducted on and off site. These studies will be discussed later in this report.

There are 41 building pads proposed in the phases which are of various sizes ranging from 50' x 70' (3,500 sq. ft.) to 63' x 68' (4,284 sq. ft.) in size. All structural improvements must be located within the building pad for each dwelling including window wells, eave overhangs, bay window, pop outs, decks, pergolas, and other structural items. Also, all units have a height limit of 35' measured from natural grade.

There are public and private trails in the two phases. The trail that runs along the west boundary is public and runs the entirety of the property from 250 North to 600 North. This trail will have a paved surface. The trail that runs along the southern and eastern boundary is a privately maintained trail that has a public easement. This trail will have a soft surface. The developer will also connect the southern trail to 300 North in the Swiss Paradise subdivision with a soft surface trail. The trail will continue to River Road with a soft surface. From River Road and 300 North, the developer will build a paved trail to the roundabout approved for the entrance to Memorial Hill. This section of trail will have a hard surface.

The streets located within the area of the PUD will be private roads and will be maintained by the homeowners' association (HOA). A public access easement will allow access to all the streets in the PUD. All on-site open space will be common area that will be owned by the HOA.

Sensitive lands are also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands and stream corridors.

LAND USE SUMMARY:

- 21.49 acres
- 15.71 acres of open space
- R-1-15 zoning
- Proposal contains 41 pads
 - Phase 2 – 17.96 acres – Units 40-52, 59-60, 69-76, 84-87
 - Phase 3A – 3.53 acre – Units 53-58, 61-68
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.

- 6' paved public trail is planned to run north and south through the length of the property, another privately maintained trail with a public easement will run along the southern boundary and eastern boundaries. Other trails in the phases will be private with no public easement.
- Sensitive lands of the property include wetlands, and stream corridors

ANALYSIS:

Open Space – The code requires that each phase that is approved that there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The proposed plan does exceed the open space requirements with a total of 62.29% which includes all three approved phases (phases 1-3).

Open Space Credit – The City Council has approved off-site open space for this proposal. Watts Enterprises owned property around the River Road roundabout which is parcel OMI-0563-0-026-034 and comprises 1.32 acres. This property was deeded to the City. The property was part of the open space requirement for the development and 2.2 units of density were granted to the developer as part of the approval. Watts Enterprises has landscaped the property and deeded the required water rights to the City as it would if the open space were part of the open space within the Watts Remund Farms PUD. Watts Remund Farms HOA are required to maintain the open space.

Density – The applicant is asking for approval for 41 dwellings in phase 2, and 3. The density allowed for the entire master plan is 97 units.

Traffic Study – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed that that study to determine if any special requirements are needed for construction of the roads and future structures in the development. Please see attached letter from Horrocks.

Public Participation Meeting – The developers did hold a public participation meeting on July 10, 2017 as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a warm spring on the property that will be preserved. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was decided by the City.

Staggered Setbacks – The Land Use Code requires staggered setbacks to help mitigate the “wall effect” that dwellings with the same setback on a straight street creates. The code states the following in Section 16.16.8.5.c:

Front setbacks for buildings from all private streets within the PUD shall be staggered at seven and one-half feet variances, with 25 feet the minimum setback. One-third of the buildings containing dwelling units shall be at each of at least three different setbacks as recommended by the Planning Commission and approved by the City Council. For example, one-third at 25 feet, one-third at 32 ½ feet and one-third at 40 feet. Setbacks for accessory buildings shall be as recommended by the Planning Commission and approved by the City Council. Setbacks from private streets shall be measured from top-back of curb or back of sidewalk or trail, whichever is further from the street centerline. The City Council may waive this requirement when a curvilinear street design is used and shown to create the same varying setback effect.

The application has staggered the front setback of the units in the proposed phases which will help reduce the “wall effect”.

Phase I Environmental Study and Water Study – The developer has submitted the required Environmental Study and requested water study. Horrocks Engineers has reviewed both.

Building pad private areas – 25 of the building pads have private areas located to the rear of each of the pads. The private areas are 12' and allow the units to have items such as a roofed deck, pergola, garden, hot tub, fire pit, etc. or other improvements in these private areas. Pads that do not have private areas would not have the ability to have some of these improvements. All private areas are at a minimum of 25' from any delineated wetlands.

Trails – The Trails Master Plan and the Master Parks Plan calls for a linear park and public trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. The trail plan also calls for a connection to the Blackner property that is also part of the linear park trail system that will also be a 6' wide paved trail. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system. There is another public trail running along 600 North which will be a 6' paved trail. A third a private trail with a public easement that will also be 6' wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

The public trail that connects Watts Remund Farms to 300 N., River Road and the planned Memorial Hill roundabout must be constructed as part of phase 2 as required by the approved master plan.

WATER BOARD RECOMMENDATION:

The Water Board has recommended to the City Council that 45.38 acre feet (22.4 acre feet for culinary and 22.98 acre feet for secondary) are tendered to the City for phase 2 and 16.45 acre feet (11.2 acre feet for culinary and 5.25 acre feet for secondary) are tendered to the City for phase 3. The clubhouse and pool located in phase 2 are included in the culinary water requirements for that phase.

PROPOSED FINDINGS:

- The proposed plan does meet the requirements of the code for PUDs.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.
- The proposal does comply with the approved master plan.

ALTERNATIVE ACTIONS:

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

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

February 11th, 2020

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

Subject: Remund Farms, Phase 2 and 3 Final Review

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Final Review. The proposed development is located near 200 East and 600 North. The entire development is 50.87 acres and contains 97 lots. Phase 1 which is 15.96 acres has been completed. Phase 2 of the proposed development is 18.02 acres and contains 27 lots and Phase 3 is 3.53 acres and contains 14 lots. The following issues and redline comments shall be addressed and turned into the City Engineer.

Wetlands

- All wetland delineations have been approved with the US Army Corp of Engineers.
- Several units encroach within the 25' wetlands setback as approved by the City Council with the Master Plan Approval of the development. However, no units encroach within the actual wetlands.
- Any construction activities that will impact the delineated wet lands will need approval from the US Army Corp of Engineers. No construction work will be allowed in areas where approval is need by US Army Corp of Engineers.

Geotechnical and Hydrogeologic Investigation

- As part of the Phase 1 geotechnical investigation the developer installed and monitored 27 boring pits/piezometers over the entire site. Soil samples were taken to determine the type of soil and depth of groundwater. Generally, the site is covered with topsoil, a sandy lean clay covering pot rock. The soil depth varies from very shallow to a maximum depth of 3 feet. The general topsoil depth determined from the test pits is 12 inches.
- To monitor the groundwater elevation the groundwater at each piezometers was read on a monthly during the construction of Phase 1. As construction of future phases takes place monitoring will again be on a monthly basis.
- There is some concern of higher than average groundwater depths since the completion of phase 1. Loughlin Water Association has been contracted to review ground water elevations in the development and provide feed back on their analysis.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- Future Phases will tie into the 8" waterline that was installed as part of Phase 1.
- The fire hydrant spacing shall not exceed 500'.

Irrigation

- The proposed development will connect to existing irrigation from Phase 1 and install services with meters according to Midway Irrigation Company standards.

Sewer

- Part of Phase 2 shows a back-lot sewer line. The new sewer line should not encroach into the delineated wetlands area without approval from US Army Corp of Engineers approval.

Roads

- The proposed development will install 26' of asphalt, modified curb on each side of the road, with a 5' park strip and 5' sidewalk one side of the road. The developer will pay to the City the cost savings of installing 26' of asphalt rather than the standard 30' of asphalt.
- All roads within the proposed development will be private roads.

Trails:

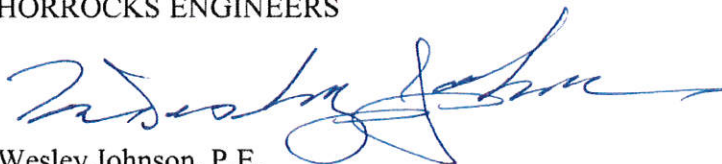
- As part of the master plan amendment on September 17th, 2019 it was agreed that the developer would install a gravel trail along 300 North to River Road and an asphalt trail along River Road to the planned roundabout at the entrance to Memorial Hill. This should be shown on the plans and completed as part of Phase 2 and Phase 3 final plans.
- It should be clearly shown which trails are public vs private.
- All public trails within Phases 2 and 3 shall be shown as paved.

Storm Drain

- The storm water system within the proposed development will be a private storm drain system. All maintenance for the system will be provided by the HOA. This should be updated in the development agreement and on the plat.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg

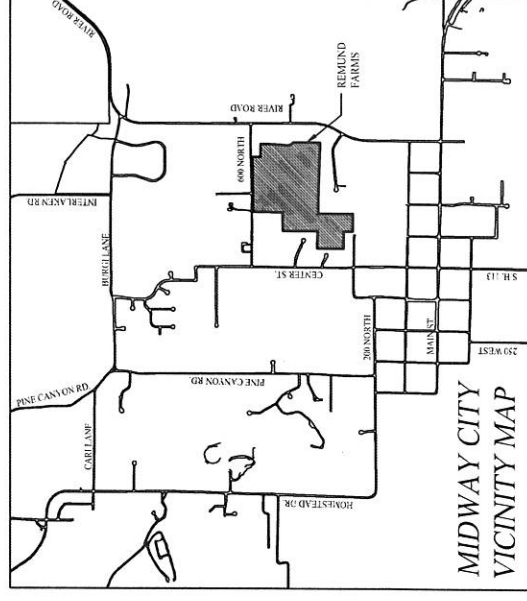
Berg Engineering

REMUND FARMS

PHASE 2 & 3 - FINAL APPLICATION

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1. PHASE 2 DEMOLITION PLAN
2. AMENDED MASTER PLAN
3. PHASING MASTER PLAN
4. OPEN SPACE MASTER PLAN
5. PHASE 2 & 3 MASTER PLAN
6. PHASE 2 & 3 LANDSCAPE PLAN
7. REMUND FARMS PUD - PHASE 2 PLAT
8. REMUND FARMS PUD - PHASE 3 PLAT
9. FREDRICKS COVE PLAN AND PROFILE STA 0+00 TO 5+85
10. FARM TRAIL LANE PLAN & PROFILE STA 6+97.22 TO 10+94
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12. FARMHOUSE LANE PLAN & PROFILE 9+50 TO 14+37.63
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19. WATER PLAN - PHASE 2 & 3
20. PRESSURIZED IRRIGATION PLAN - PHASE 2 & 3
21. WATER & PI CONSTRUCTION DETAILS
22. STORM DRAIN PLAN- PHASE 2 & 3
23. FARM TRAIL LANE STORM DRAIN PLAN & PROFILE
24. FARMHOUSE LANE STORM DRAIN PLAN & PROFILE
25. FREDRICKS COVE STORM DRAIN PLAN & PROFILE
26. RETENTION POND D
27. RETENTION POND F
28. STORM DRAIN CONSTRUCTION DETAILS
29. STORM WATER POLLUTION PREVENTION PLAN - PHASE 2 & 3

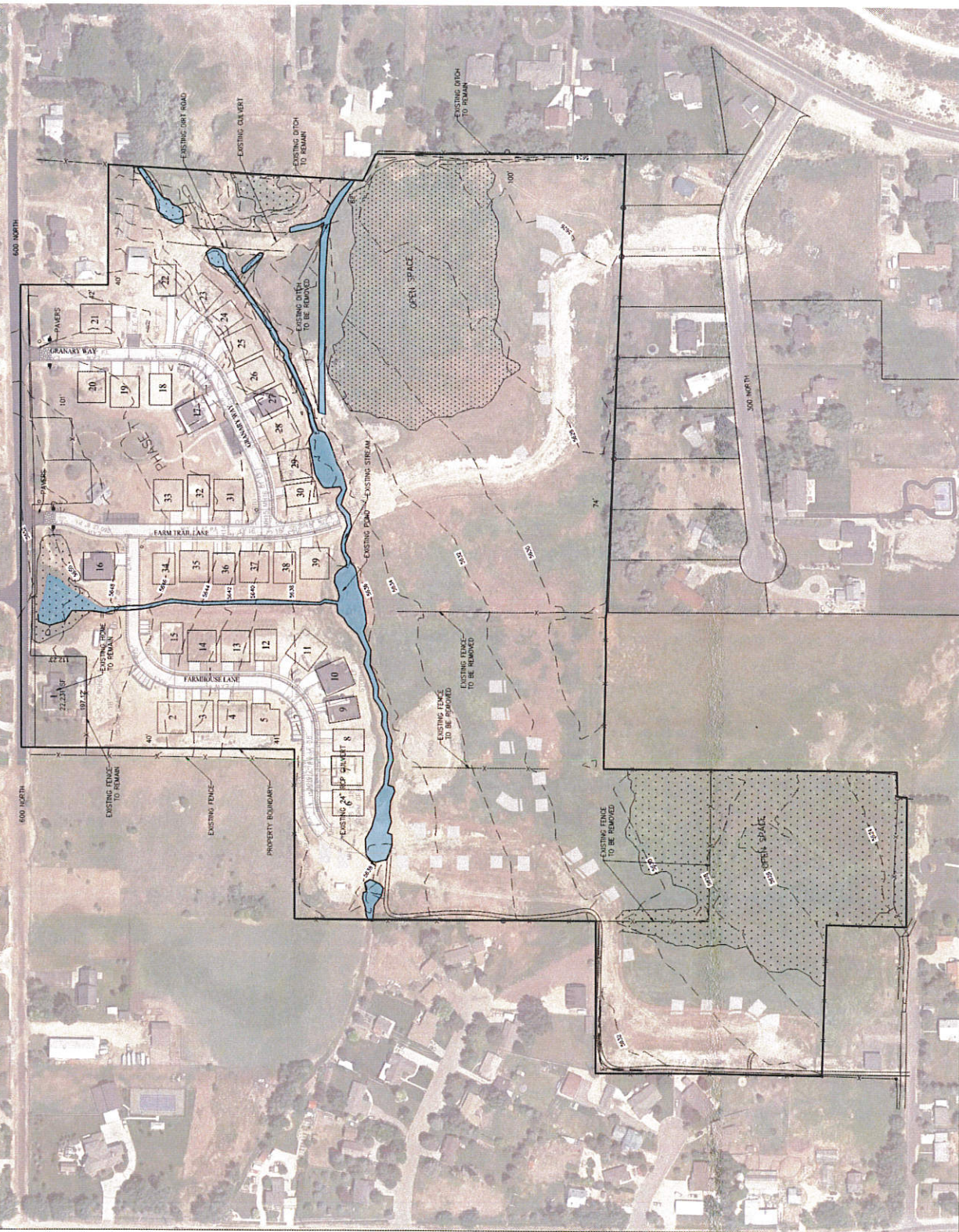


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DATE 15 JAN 2009

WATTS ENTERPRISES
REMUND FARMS
COVER SHEET



DESIGNED BY	DATE	BY	REV
WATTS ENTERPRISES	15 JAN 2009	WATTS ENTERPRISES	0



NOTES:
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

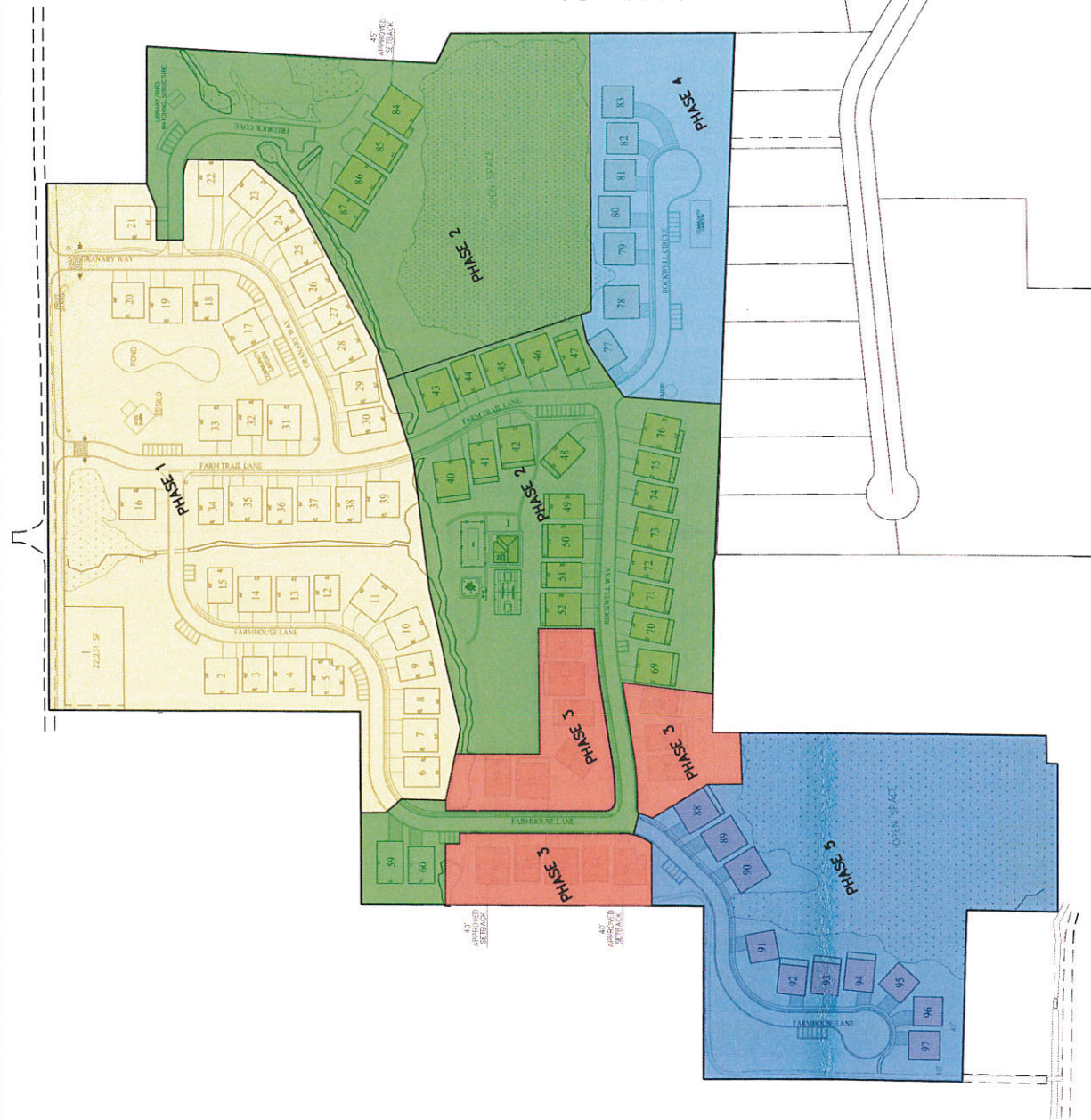
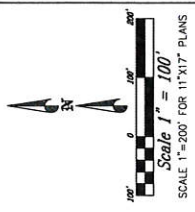
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PAUL S. BROS. P.E.
2004, N.J. 220233
DATE: JUL 2002

WATTS ENTERPRISES
REMUND FARMS

SITE DEMOLITION PLAN

BERG ENGINEERING
Resource Group P.C.
1000 N. 10th St.
Mankato, MN 56001
ph: (507) 637-9260

DESIGN BY: PJB	DATE: 15 JAN 2001	SHEET
DRAWN BY: CMB	REV:	1



LEGEND

WETLANDS

BLUISH	AREAS	UNITS
PHASE 1	15.48 ACRES	1-38
PHASE 2	18.02 ACRES	39-83
PHASE 3	3.53 ACRES	84-97
PHASE 4	4.14 ACRES	98-110
PHASE 5	9.22 ACRES	111-120

WATER RIGHTS TABLE

PHASE	TOTAL AREA
1	15.48 AC
2	18.02 AC
3A	3.53 AC
3B	4.14 AC
3C	9.22 AC

ROADS & EASEMENTS	TRAILS & SIDEWALKS	WETLANDS & BERRAND AREAS
1.68 AC	0.72 AC	0.68 AC
1.40 AC	0.69 AC	5.05 AC
0.01 AC	0.14 AC	1.76 AC
0.45 AC	0.22 AC	0.15 AC
0.57 AC	0.27 AC	5.02 AC
		2.29 AC

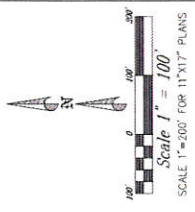
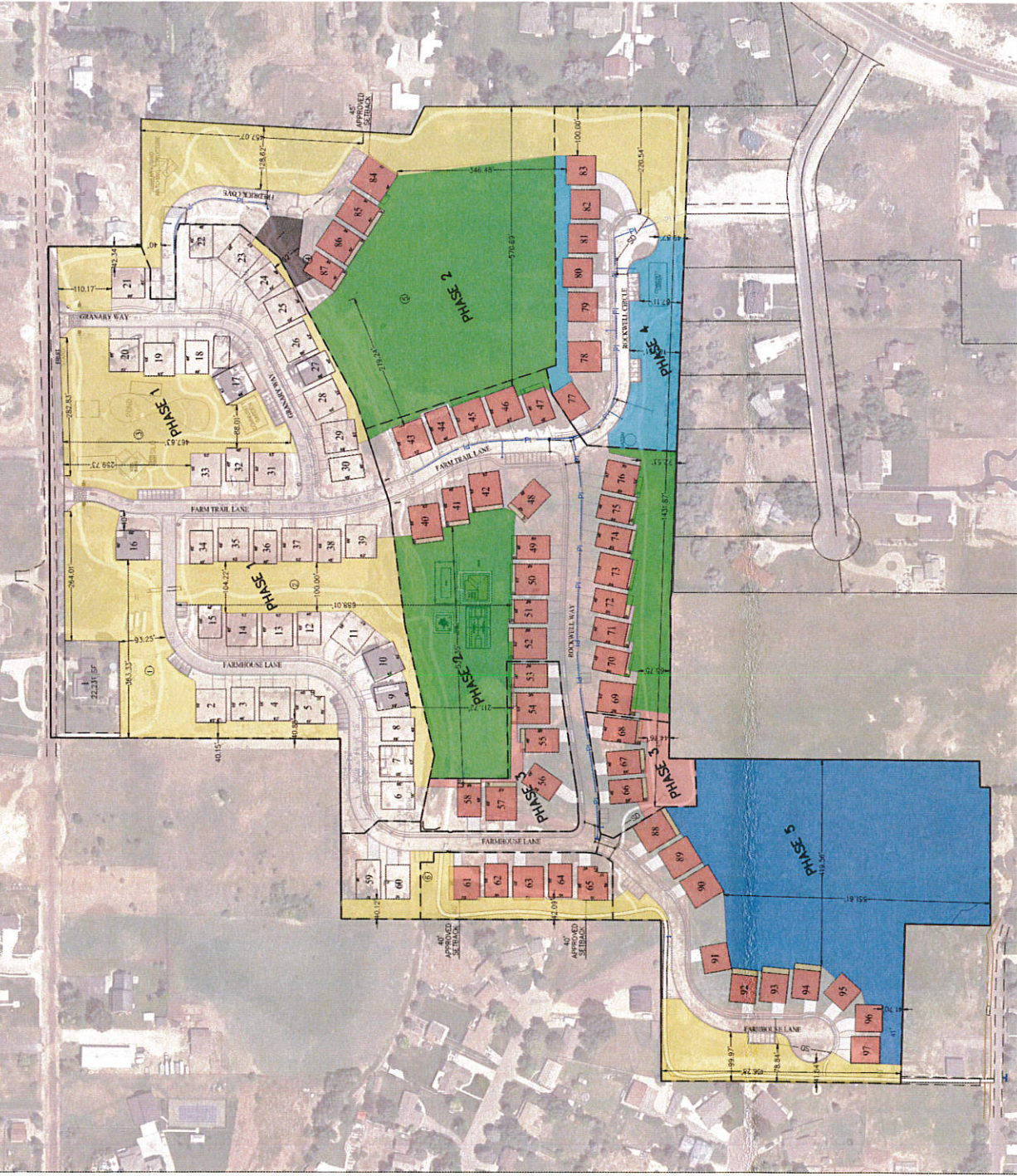
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PAUL S. BERG, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 15,000
 DATE: 15 JAN 2003

WAIT ENTERPRISES
 REMUND FARMS
 AMENDED PHASING PLAN

BERG ENGINEERING
 10000 GARDEN VIEW RD
 SUITE 100
 DALLAS, TX 75244
 PHONE: 972.443.7777
 FAX: 972.443.7778
 EMAIL: INFO@BERG-ENG.COM
 DATE: 15 JAN 2003

DRAWN BY: JMB
 CHECKED BY: JMB
 DATE: 15 JAN 2003
 SHEET 3



Scale 1" = 100'

SCALE 1"=200' FOR 11x17 PLANS

LEGEND

..... NEIGHBORS (10.00 AC)

OPEN SPACE REQUIREMENTS

PERIMETER - 40' MINIMUM

INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: 27.85 AC (55.30%)

OFFSITE: 1.32 AC (2.64%)

TOTAL: 29.17 AC (57.94%) (NOTE REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT	OPEN SPACE
1	15.86 AC	11.23 AC (70.30%)	15.86 AC	11.23 AC (70.30%)
2	8.33 AC	4.76 AC (56.89%)	24.49 AC	17.31 AC (70.65%)
3	9.33 AC	3.90 AC (41.79%)	34.05 AC	21.21 AC (62.29%)
4	2.38 AC	0.42 AC (17.65%)	37.42 AC	21.63 AC (57.80%)
5	8.84 AC	5.80 AC (65.61%)	41.55 AC	27.43 AC (66.01%)
	4.13 AC	1.32 AC (32.20%)	50.39 AC	28.65 AC (56.86%)

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES

TOTAL OPEN SPACE: 28.65 ACRES (56.33%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA = 18.47 ACRES (56.13%)

SECTION 16.56.11C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS FUD REQUIREMENT.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DATE: 12.08.2022

WATTS ENTERPRISES
 REMOND FARMS
 OPEN SPACE
 AMENDED MASTER PLAN

BERG ENGINEERING

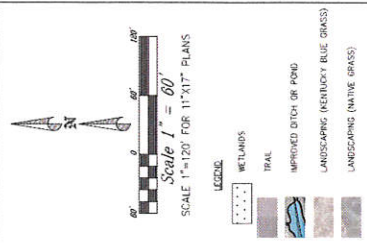
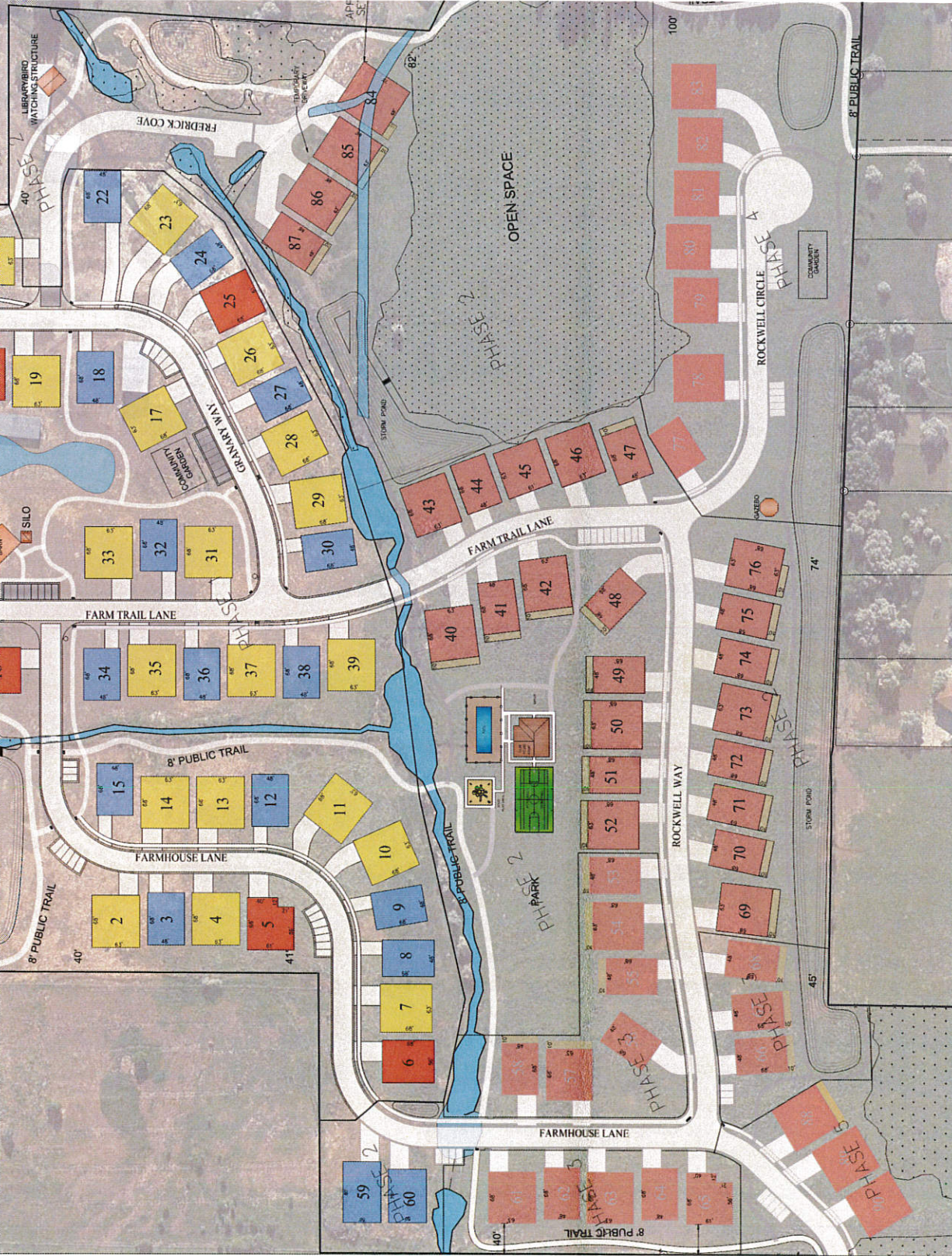
Remond Farms, LLC
 100 E Main St, Suite 200
 Midway, UT 84049
 PHONE: (801) 225-1111
 FAX: (801) 225-1112

DESIGNED BY: WJS

DRAWN BY: CDR

DATE: 12/08/2022

REVISION: 4



EXCISE LINE FROM SETBACK MODEL.
THIS PLAN IS BASED ON THE FOLLOWING ASSUMPTIONS:
-REQUIREMENT (STAGGERED SETBACKS) WHEN A
CIRCULAR STREET DESIGN IS USED AND SHOWN TO
CREATED THE SAME WATERSHED EFFECT.

MINIMUM CITY CODE EXCEPTING NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTING NOTE:
-REQUIREMENT (STAGGERED SETBACKS) WHEN A
CIRCULAR STREET DESIGN IS USED AND SHOWN TO
CREATED THE SAME WATERSHED EFFECT.

THIS DOCUMENT IS RELEASED
UNDER THE KENTUCKY OPEN
PUBLIC RECORDS ACT.
KRS 119.270-119.275
DATE: 12-01-2022

WATTS ENTERPRISES REMUND FARMS	
PHASE 2&3 SITE PLAN	
BERG ENGINEERING RESOURCE GROUP LLC 1000 N. 10TH ST. SUITE 100 KANSAS CITY, MO 64108 PH: (816) 452-7777 FAX: (816) 452-7778 EMAIL: INFO@BERG-ENG.COM DATE: 12-01-2022	
DESIGNED BY: PDS	DATE: 12-01-2022
DRAWN BY: CDB	SHEET 5

REMUND FARMS PUD PHASE 3

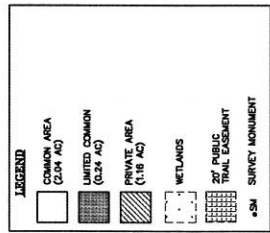
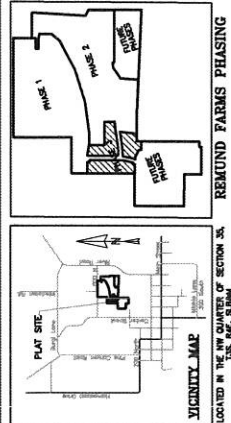


Table with 2 columns: Unit Number and Area (sq. ft.).

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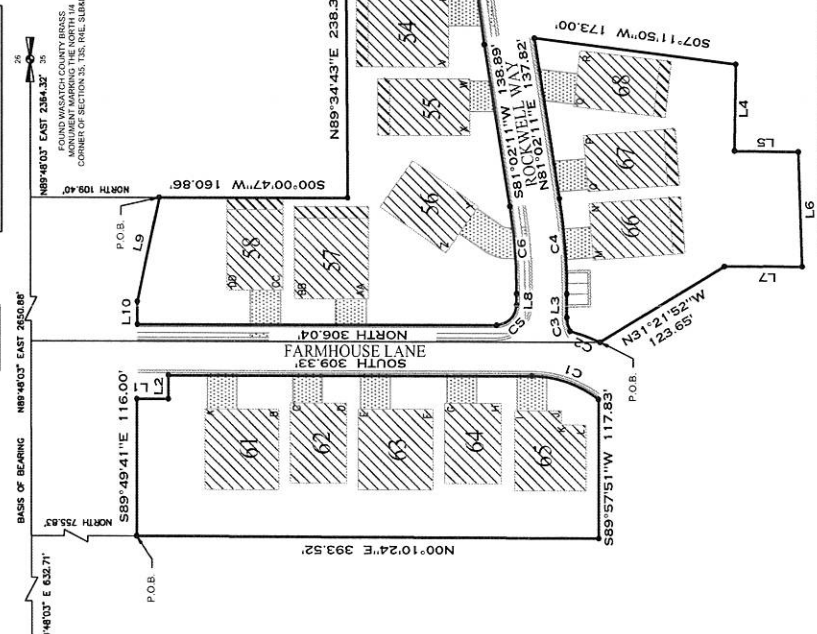


Table with 2 columns: Unit Number and Area (sq. ft.).

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ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE REMUND FARMS PUD HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE COMMON AREAS AND EASEMENTS...

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°40'03" EAST 120.00 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BOUNDARY DESCRIPTION

CONTAINING 3.33 ACRES

BOUNDARY DESCRIPTION

CONTAINING 3.33 ACRES

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CONTAINING 3.33 ACRES

BOUNDARY DESCRIPTION

CONTAINING 3.33 ACRES

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT...

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED TO BE RECORDED THIS DECLARATION OF COMMON AREAS...

ACKNOWLEDGMENT

STATE OF UTAH } S.S. COUNTY OF WASATCH } ON THE DAY OF A.D. 20 PERSONALLY APPEARED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

ACKNOWLEDGMENT

STATE OF UTAH } S.S. COUNTY OF WASATCH } ON THE DAY OF A.D. 20 PERSONALLY APPEARED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

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