



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 11, 2019

NAME OF PROJECT: Scotch Fields PUD

NAME OF APPLICANT: Probst Enterprises and Dennis Higley

AGENDA ITEM: Phases 3 & 4 Final

LOCATION OF ITEM: West of Valais along Canyon View Road

ZONING DESIGNATION: RA-1-43

ITEM: 7

Berg Engineering, agent for Probst Higley Developers LLC, is requesting Final Approval for Phase 3 and Phase 4 of the Scotch Fields PUD a large-scale planned unit development. The proposal is for 48 units located on 20.97 acres. The proposal is located west of Valais and is in the RA-1-43 zone.

BACKGROUND:

Probst Enterprises and Dennis Higley are proposing final approval of phases 3 and 4 of Scotch Fields PUD. The original master plan was approved August 12, 2015 and contained five phases. Phases 2 and 3 were later combined into phase 2 so the phases for this application were originally phases 4 and 5 but they will be titled phases 3 and 4 for this application and on the plats.

Phases 3 and 4 encompass 20.83 acres and contains 48 units. The property will be developed as a Planned Unit Development (PUD) and is similar to the Valais PUD to the east. The two phases contain 7.53 acres of open space while the entire master plan contains 27.5 acres of open space. These phases contain both public and private roads. The public road is Canyon View Road that extends to the northern boundary of the development. There is also a private road that will act as the access for all the building

pads in both phases. There will also be a mix of public and private trails throughout phases 3 and 4. The trail that parallels Canyon View Drive will be a public trail while the trails in the common area will be private trails. There are sensitive lands in phase 4 which are the areas of slope greater than 25%.

LAND USE SUMMARY:

- 20.83 acres
- RA-1-43 zoning
- Proposal contains 48 building pads
- Project is a Planned Unit Development
- Public roads will be the responsibility of the City
- Private roads will be the responsibility of the HOA
- The HOA has been formed and phases 3 and 4 will also become part of this same organization and subject to the same CCRs
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved public trail is planned along Canyon View Road will be built by the developer.
- Sensitive land in phase 4 includes sloped areas greater than 25%

ANALYSIS:

Open Space –Below is the open space table for all four phases:

Phase	Units	Total Area	Open Space	Total Project Open Space
I	1-17	18.10 acres	11.85 acres	69.42%
II	18-41	16.31 acres	8.12 acres	58.67%
III	42-51	4.09 acres	1.65 acres	56.18%
IV	52-89	<u>16.74 acres</u>	<u>5.88 acres</u>	<u>50.00%</u>
Total		55.01 acres	27.50 acres	50.00%

As shown in the chart above, the open space requirements are met for each phase and for the entire subdivision.

Access/roads – Phases 3 and 4 will have two access points and will comply with the requirements of the code. Canyon View Road is shown on the City's Master Road Plan and therefore will be a public road maintained by the City. The right-of-way will be 56' with 30' of pavement. The west loop road will be a private road and will be maintained by the HOA. On the areas with sidewalks, there will be a 5' park strip and the width of the sidewalk will also be 5'.

Water – the developers met with the Water Board on June 1, 2015 and received a recommendation regarding water requirements. The recommended water requirement for phases 3 and 4 is 63.96-acre feet. This calculation will supply the 49 culinary connections (48 dwellings and a clubhouse) and the irrigated areas of phases 3 and 4. This calculation is based on Water Board's minutes for the April 6, 2015 and June 1, 2015 meetings. The Water Board recommended a total of 143.46-acre feet for the entire project. Since that recommendation, 4.68 acres of irrigated area were added to the landscaping plan which equals 14.04-acre feet of water. Also, the developer did receive approval from the City Council to remove clubhouse with its culinary connection from the plans which reduces the water requirement by 0.8-acre feet. Phases 1 and 2 required 60.52-acre feet (61.5-acre feet were tendered to the City) which left a total of 81.96-acre feet that would be required for the last two phases. Also included in the recommendation was an adjustment of 0.2 per culinary connection because of an amendment to a pending City ordinance that adjusted the water requirement for a culinary connection from 1-acre foot to 0.8 per culinary connection. That amendment did take place a few months later therefore allowing a credit for the first three phases and an adjustment in the last two phases. That adjustment is 18-acre feet leaving the total 76.4-acre foot requirement for phases 3 and 4.

Clubhouse- The approved master plan includes a clubhouse that is in phase 4. Through preliminary approval for phases 3 & 4 the City Council did approval the removal of the clubhouse which will be replaced by a pavilion.

Unit setbacks - All units along the private road must have a 25' setback from the edge of the right-of-way. All units will also have a minimum 30' setback from all peripheral property lines of the PUD.

Sensitive lands – The property does contain some slopes greater than 25%. This area does not contain any building pads and will be left natural.

Midway Sanitation District - the developers have met with the Sewer Board to determine the requirements regarding sewer connection to Midway Sanitation District's lines.

Geotechnical report - Staff has received two geotechnical reports for the property and has them on file.

Density determination – The developer has received approval for 89 units in the development, though the maximum allowed density would have been 96 units. For a PUD, a developer received 1.5 units (this number has since been adjusted to 1.25 but this application is vested with 1.5) for every acre based on gross acreage (no subtraction of property in roads). The total for this calculation is 82.52 units. They have also asked for a density bonus based on using architectural elements described in the code. The maximum density that could be received is .25 of a unit for every acre of ground which equals 13.75 units. The developer has asked for bonus of 6.48 units based on architecture. The Visual and Architectural Committee has reviewed the proposal and recommends the developer receive the density bonus for a total of 89 units in the PUD. Since the master plan was approved the City did remove the provision for a density bonus for architecture but this application is vested before that change occurred.

Height of structures – The height of all structures in the development will comply with Section 16.13.10 of the City Code. Some fill has been deposited on some localized areas of the property, but height is measured from natural grade and not from the elevation of the fill that has been deposited. The applicant has submitted contour and elevation information of the property with the preliminary and final plan submittals. All future elevation certificates will need to be based on that information and not on existing grade on site.

MIDWAY WATER ADVISORY BOARD RECOMMENDATION:

The recommended water requirement for phases 3 and 4 is 76.4-acre feet. This calculation will supply the 48 culinary connections and the irrigated areas of phases 4 and 5. This also includes the removal of the culinary connection for the clubhouse.

PROPOSED FINDINGS:

- The proposal complies with 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.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels the application meets the requirements of the code and the approved master plan.
 - 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 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. 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

PROPOSED CONDITION:

Staff is not recommending any conditions.

March 12, 2019

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

Subject: Scotch Fields PUD, Phase 3 and 4 – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Scotch Fields PUD Phase 3 & 4 plans for the Final Approval. The following issues should be addressed.

General Comments

- Phase 3 contains 10 units and Phase 4 contains 38 units, for a total of 48 units.

Water

- The proposed development will be served from the Cottages on the Green pressure zone. The proposed phases will connect to the existing water line within Phase 2

Roads

- The proposed road within Phase 3 will be a private road. The extension of Canyon View road within phase 4 will be public roads constructed within the 56' right-of-way.
- A portion of Canyon View road is proposed to be installed within the Wilson property. The Wilson property will be dedicated to Midway City prior to Final approval.

Trails:

- An 8' public trail is shown adjacent to Canyon View road. Several 6' private trails are shown within the interior of Phase 4.

Storm Drain


- The storm water within this phase will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.
- The storm drain plans will need to reflect the storm drain modifications within the Phase 2 as-built plans.

Landscaping

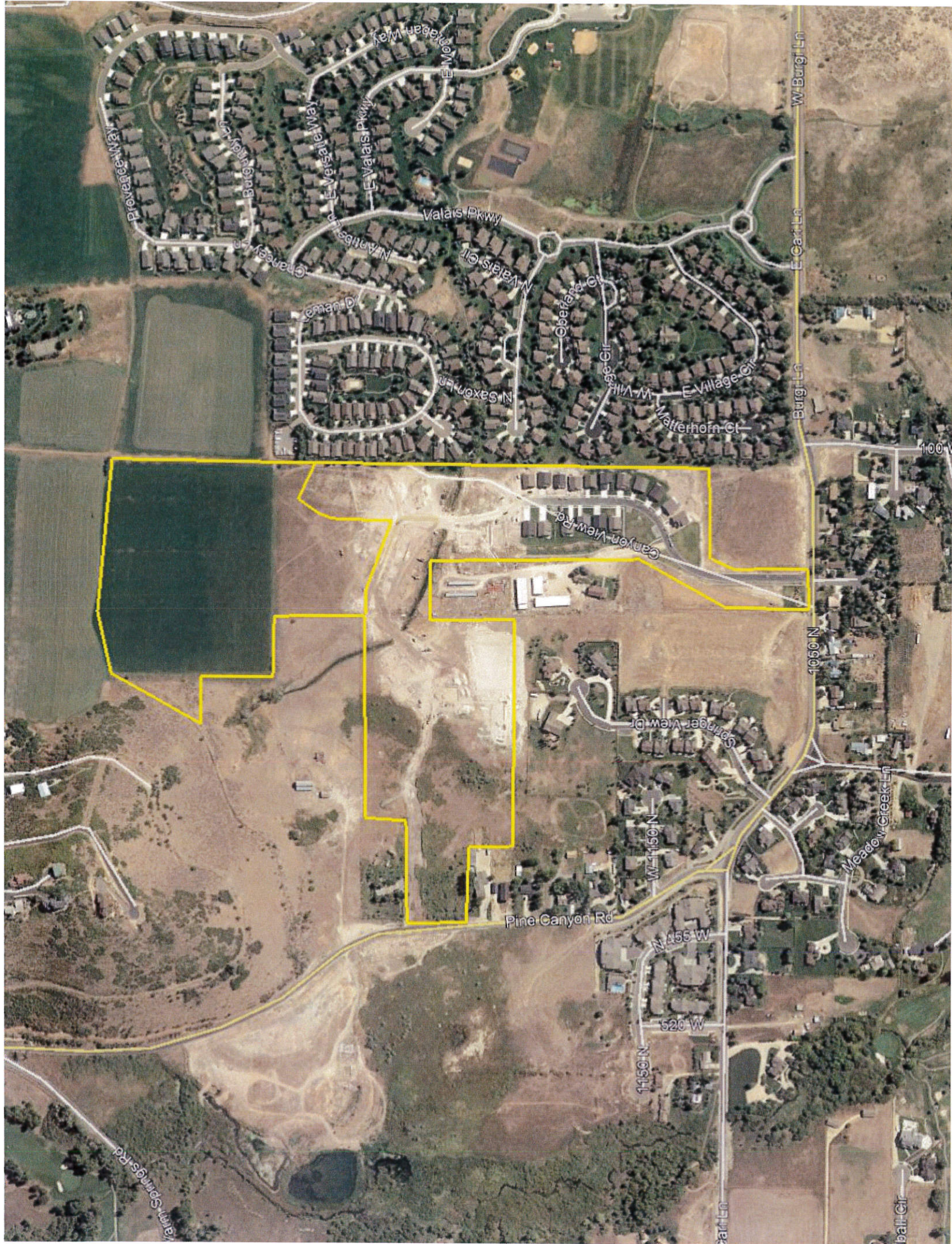
- The landscaping cost shall be included within the improvements bond.

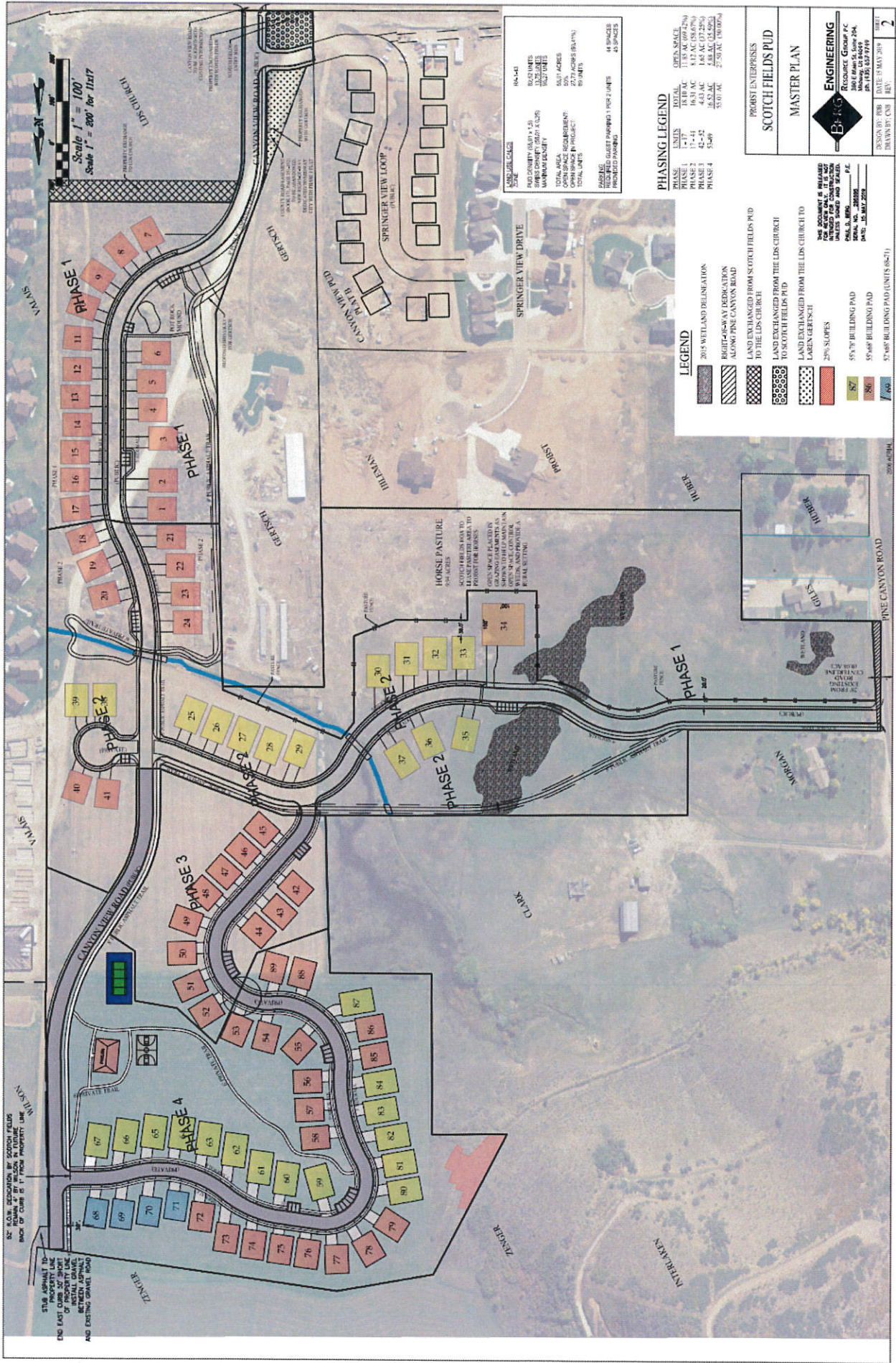
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering





June 18, 2019

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

Subject: Scotch Fields PUD, Phase 3 and 4 – Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Scotch Fields PUD Phase 3 & 4 Plans for the Final Approval. The following issues should be addressed and all redlines to be addressed.

General Comments

- Phase 3 contains 10 units and Phase 4 contains 38 units, for a total of 48 units.

Water

- The proposed development will be served from the Cottages on the Green pressure zone. The proposed phases will connect to the existing water line within Phase 2. Connection to Valais water line is also required.

Roads

- The proposed road within Phase 3 will be a private road. The extension of Canyon View road within phase 4 will be public roads constructed within the 56' right-of-way.

Trails:

- An 8' public trail is shown adjacent to Canyon View road. Several 6' private trails are shown within the interior of Phase 4.

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- The storm drain plans will need to reflect the storm drain modifications within the Phase 2 as-built plans.

Landscaping

- The landscaping cost shall be included within the improvements bond.

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