



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 13, 2023

NAME OF PROJECT: White Acres Planned Unit Development

NAME OF APPLICANT: Midway Meadows Ranch LLC

AUTHORIZED REPRESENTATIVE: Berg Engineering

AGENDA ITEM: White Acres PUD Preliminary

LOCATION OF ITEM: 500 North Whitaker Farm Way

ZONING DESIGNATION: RA-1-43

ITEM: 2

Berg Engineering, agent for Midway Meadows Ranch LLC, is proposing preliminary approval of White Acres Planned Unit Development. The proposal contains 6 building pads on 1.96 acres. The property is located at 500 Whitaker Farm Way and is in the RA-1-43 zone.

BACKGROUND:

Berg Engineering, agent for Midway Meadows Ranch LLC, is requesting preliminary approval of White Acres Planned Unit Development (PUD). White Acres includes six building pads on 1.96 acres that will front on Whitaker Farm Way next to the Whitaker Farms subdivision. There will not be any new road constructions with the development, only the requirement to install sewer and water laterals for of the six building pads. The ability for the applicant to apply for approval of the PUD is based on the Whitaker Farm Annexation Agreement.

The Whitaker Farm annexation was approved on November 8, 2017. The annexation included 164.22 acres, of which approximately 100 acres were owned by the Whitaker family. The annexation agreement divided the Whitaker property into three separate development parcels. One parcel was 80 acres and would become the Whitaker Farms subdivision which included 50 lots and almost 20 acres of pen space. The second parcel, currently where the Whitaker home is located, is 14 acres and could either be developed as a four-lot standard subdivision or a 12 pad PUD. The third parcel is about six-acres and can be developed as a Rural Preservation subdivision. The annexation agreement states the following:

Limitation on number of lots and location of lots on Whitaker Parcel: The parcel of property from the existing Whitaker driveway north to the north access road as shown on the Annexation Concept Plan shall be referred to as Whitaker Parcel. The Whitaker Parcel may be further subdivided by the property owner as follows: either a) a maximum of four total residential building lots (with one of the lots including the existing Whitaker home), with no location restrictions except compliance with the required 100 foot setback from River Road, and compliance generally with the lot size and set-backs for lots in the RA-1-43 zone; or b) a planned unit development of no more than 12 units, that may be built no closer to River Road than the west side of the existing Whitaker Residence, and clustered generally to the north and west (east) of the Whitaker Residence. If Whitaker chooses to build a PUD it will be required that the PUD units be made members of the HOA established on the Development Parcel. Further, Whitaker desires to reserve the right to change the use of his existing residence, into a commercial bed and breakfast, which is a conditional use in the agreed zone. The City agrees that a Bed and Breakfast shall be approved, but shall require Whitaker to apply for a conditional use permit, and comply with all requirements set forth in the code at the time of application to approve such use.

White Acres is a proposal for six of the possible 12 PUD pads that area allowed per the annexation agreement.

LAND USE SUMMARY:

- RA-1-43
- 6 building pads
 - 12 PUD pads are allowed in the 14-acre Whitaker parcel per the annexation agreement
- 19.9 acres of open space (dedicated in Whitaker Farms)

- Pads front on Whitaker Farm Way (public)
- Pads will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- No sensitive lands have been identified

ANALYSIS:

Open Space – 19.9 acres of open space have been dedicated to the Whitaker Farms annexation area. Whitaker Farms covers 80 acres which would have required 12 acres of open space (15% requirement for a standard subdivision). The Whitaker development parcel covers 14 acres and would require seven acres (50% requirement for a PUD). The total open space required by the code for the two types of subdivisions on the property is 19 acres which has been met with the 19.9 acres that have already been dedicated. The annexation agreement also includes a 6 acre museum parcel that may be developed as a Rural Preservation subdivision which does not require open space.

Density – Six pads are proposed with this application. Potentially a maximum of 12 building pads may be approved.

Location of PUD Pads –The PUD pads must be located generally to the north and east of the Whitaker residence. This requirement is to preserve an open view from River Road to the east.

Access – The access for the six building pads will be directly from Whitaker Farm Way.

Sensitive Lands – No sensitive lands have been identified in the application area.

HOA – The PUD units are required to be members of the Whitaker Farms HOA.

Setbacks – The PUD code in the RA-1-43 zone requires a 100' setback from the peripheral boundary of the PUD. All the units are setback at least 100' from the edge of the 14-acre Whitaker parcel as described in the annexation agreement. The front setbacks for the pads must be at least 30'. Front setbacks must be staggered except along a curvilinear street if approved by the City Council. The six building pads are fronting along a curvilinear street and the application is petitioning for the exception from the staggered setbacks.

Height of structures – Structures cannot exceed 35' in height measured from natural grade.

Landscaping Plan – A detailed landscaping plan has been submitted which shows irrigated areas, ground covers, and types and quantities of trees. The code requires 15 trees per acre for non-hard-surface common areas. Based on the plan, 21 trees are required. Only 20 trees are shown on the plan. A revised plan must be submitted with one more tree to comply with the code.

Building pad size limitations – The code allows a maximum area of a building pad in a PUD to 3,000 square feet. The six building pads are all less than 3,000 square feet.

Building Pad Limited Common Area – Building pads may have a limited common area attached to each pad. The limited common area may be a maximum of 750 square feet. The limited common areas in the plan are 1,090 square feet. A revised plan must be submitted with the allowed size of limited common area per pad.

WATER BOARD RECOMMENDATION:

The Water Advisory Board reviewed the proposal during their June 5th meeting. The Water Board has recommended that 8.91 acre feet should be dedicated to cover the secondary and culinary water requirements for the proposal. This calculation is based on the following information:

- 1.96-acre parcel (85,377.6 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.51 acres (22,215.6 sq. ft.)
 - 0.08 acres (3,600 sq. ft.) driveways
 - Irrigated acreage
 - 1.37 acres x 3 = 4.11 acre feet
- 6 culinary connections for new dwellings
 - 4.8 acre feet
- 8.91 acre feet requirement

POSSIBLE FINDINGS:

- The Whitaker Farms Annexation Agreement allows the property to be developed into a 12-unit PUD.
- The proposed plan complies with the density and location requirements as described in the annexation agreement.
- The proposal complies with the requirements of the code except for the number of required trees and the size of the limited common area per pad.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with code requirements.
 - 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 comply with code requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. A revised plan must be submitted with one more tree to comply with the code.
2. A revised plan must be submitted with the allowed size of limited common area per pad.

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

June 13, 2023

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049
(Sent via e-mail)

Subject: White Acres PUD – Preliminary Review

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Preliminary Approval. The proposed development is located near 500 North Whitaker Farm Way. The entire development is 1.96 acres and contains 6 building pads. The following comments should be addressed with Preliminary approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone. The water laterals will connect to the existing 8" water line within Whitaker Farm Way.

Irrigation

- Each lot will be served by pressurized irrigation.

Roads

- Each lot will front the existing Whitaker Farm Way.
- The proposed development must re-pave the full width roadway from the outside limits of the road cuts.

Trails

- No trails will be installed within this subdivision. There is an existing trail on the other side of the road.

Storm Drain

- The existing storm drain system within the Whitaker Farms subdivision will provide the storm drain system.

Sincerely,

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (sent via email)

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

White Acres PUD Preliminary Approval

June 6, 2023

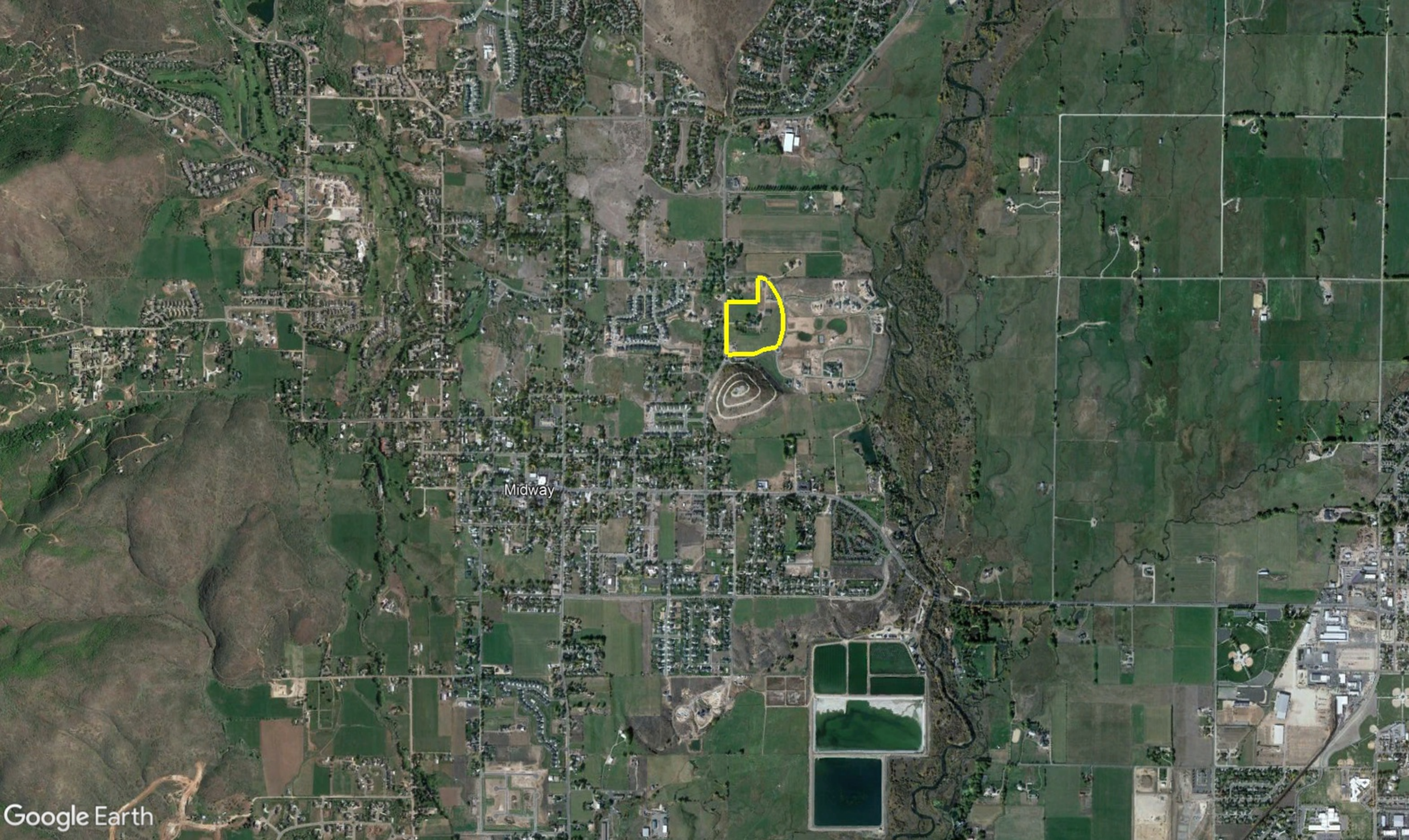
Michael Henke Midway City Planning Director,

I have reviewed the preliminary plans for White Acres PUD for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

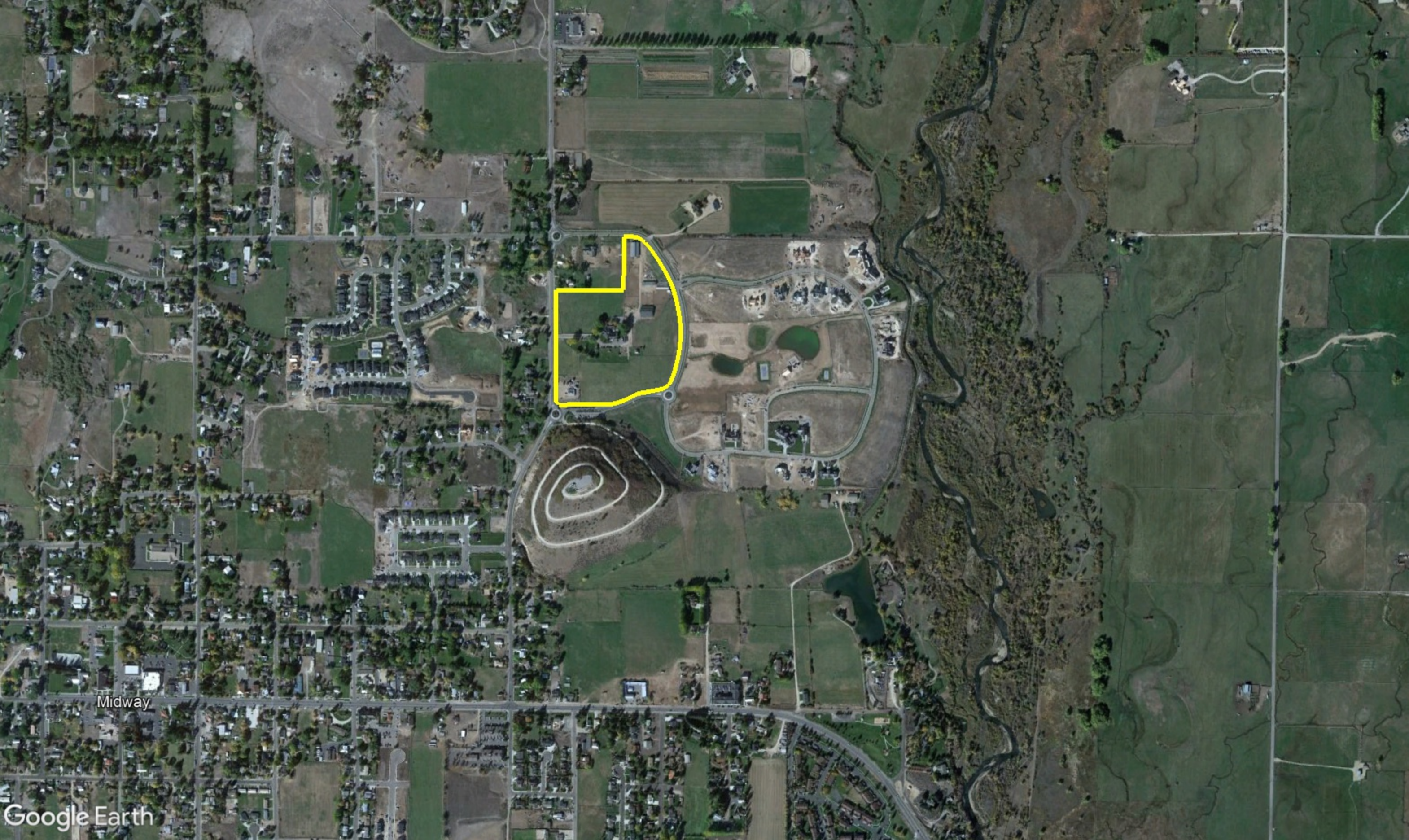
I will perform a final approval fire review of the White Acres PUD plans prior to final approval.



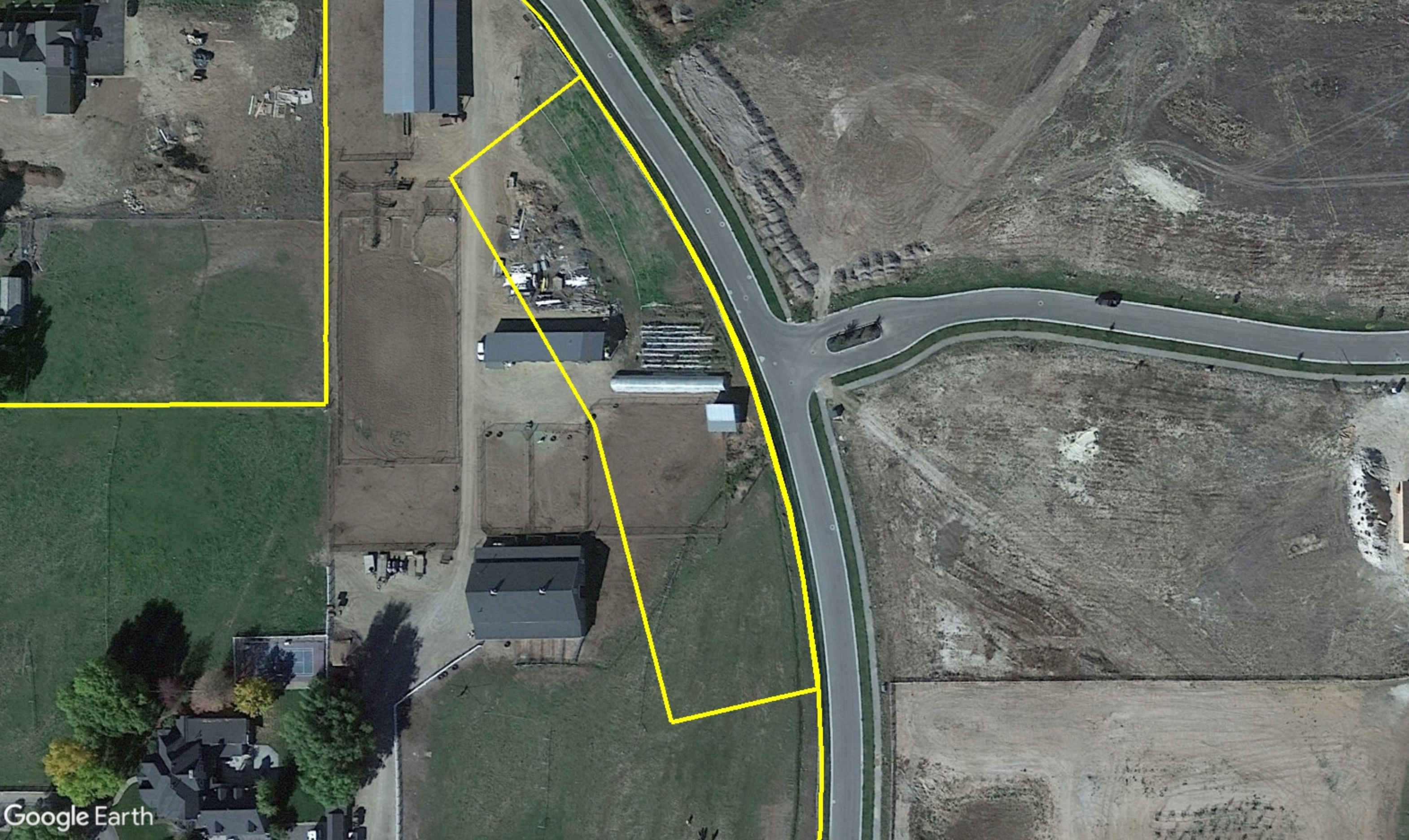
Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

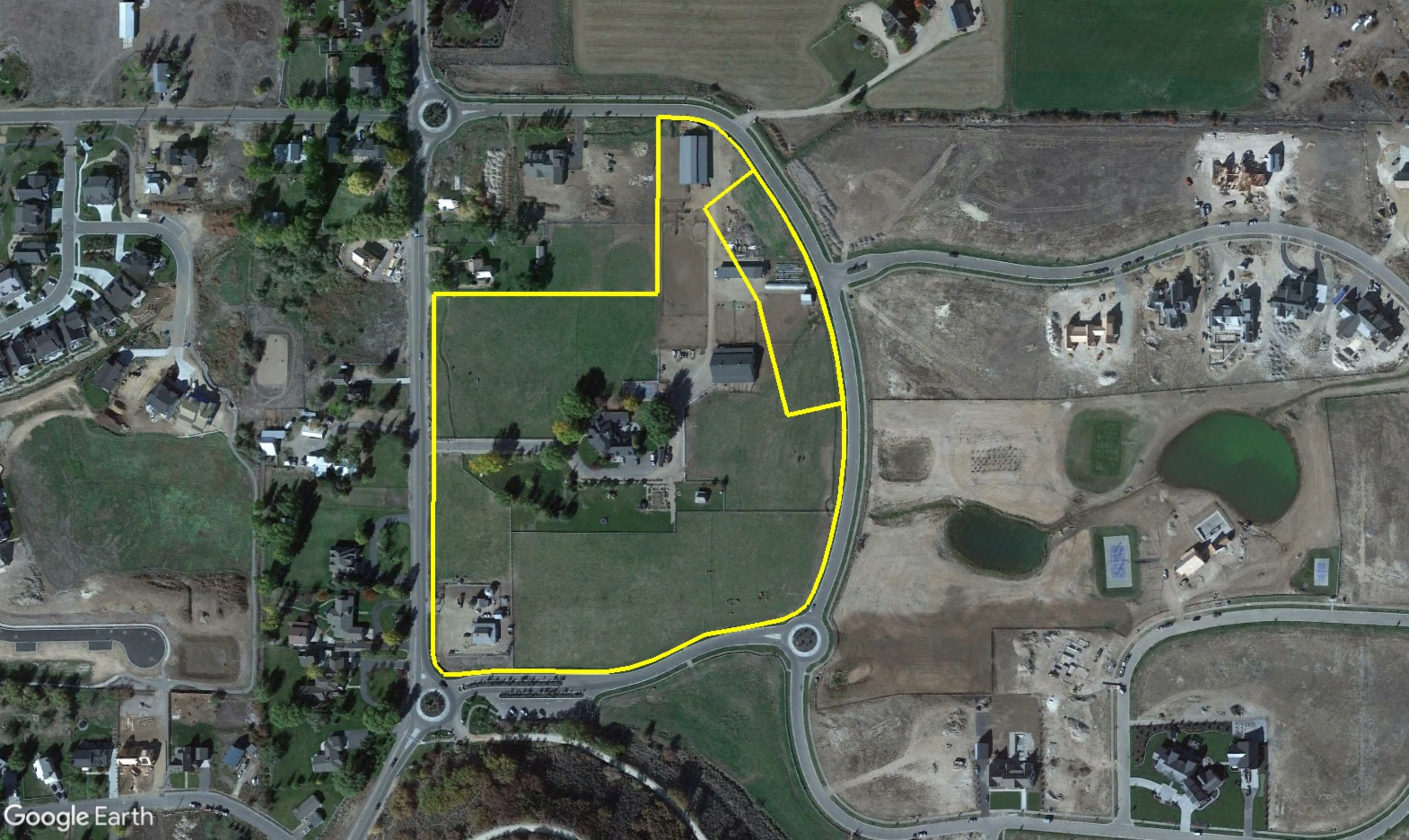


Midway



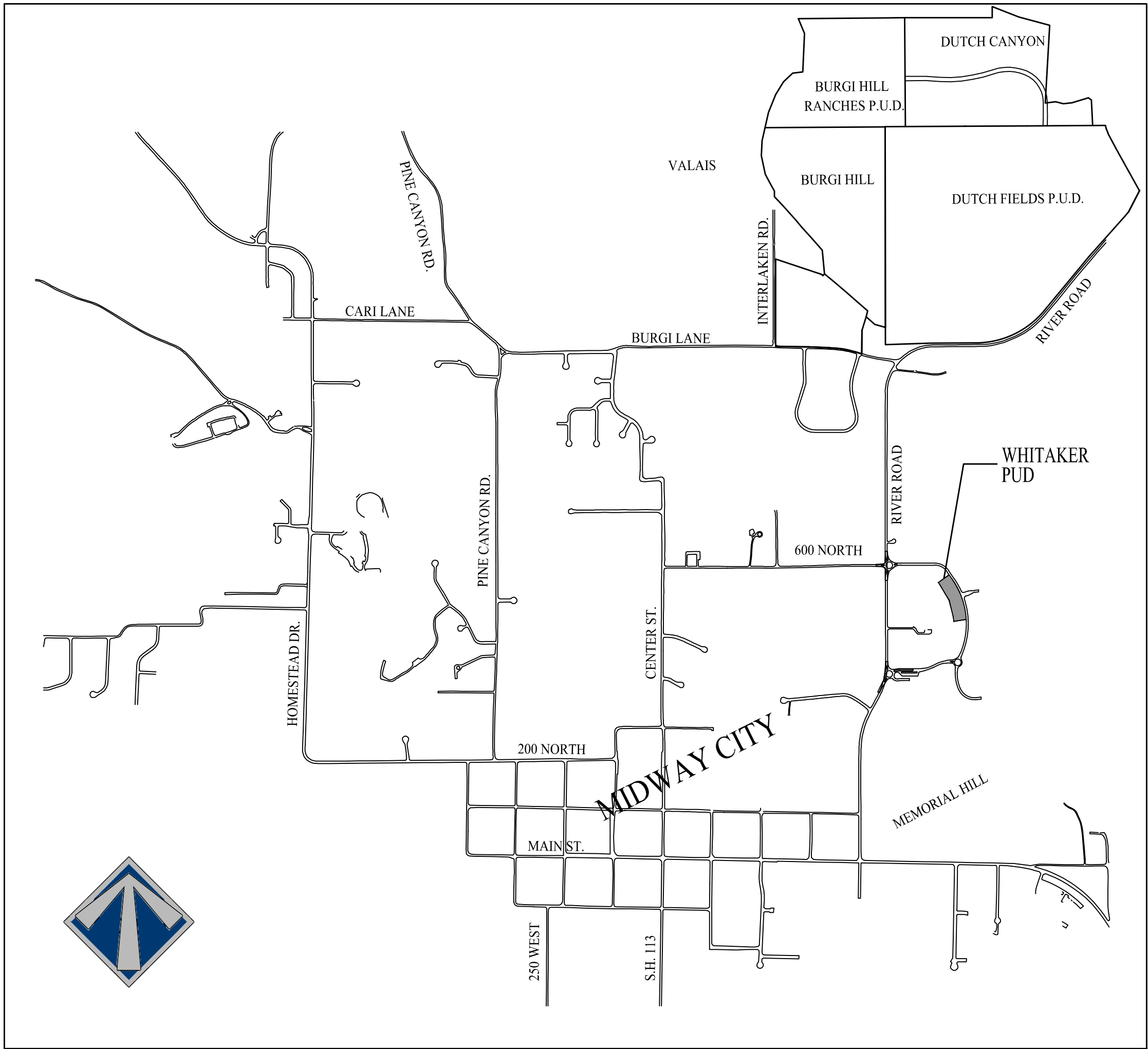
Midway





WHITE ACRES PUD

PRELIMINARY PLANS



VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS PLAN
2. PRELIMINARY SITE PLAN
3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY LANDSCAPE PLAN

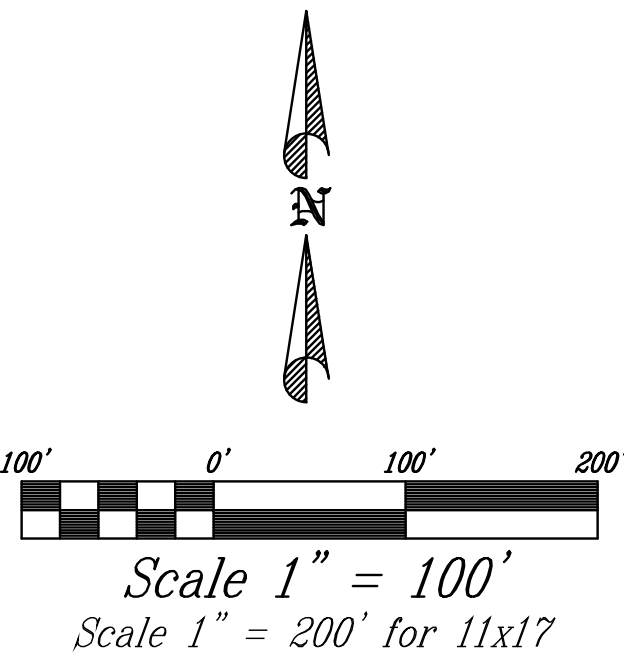
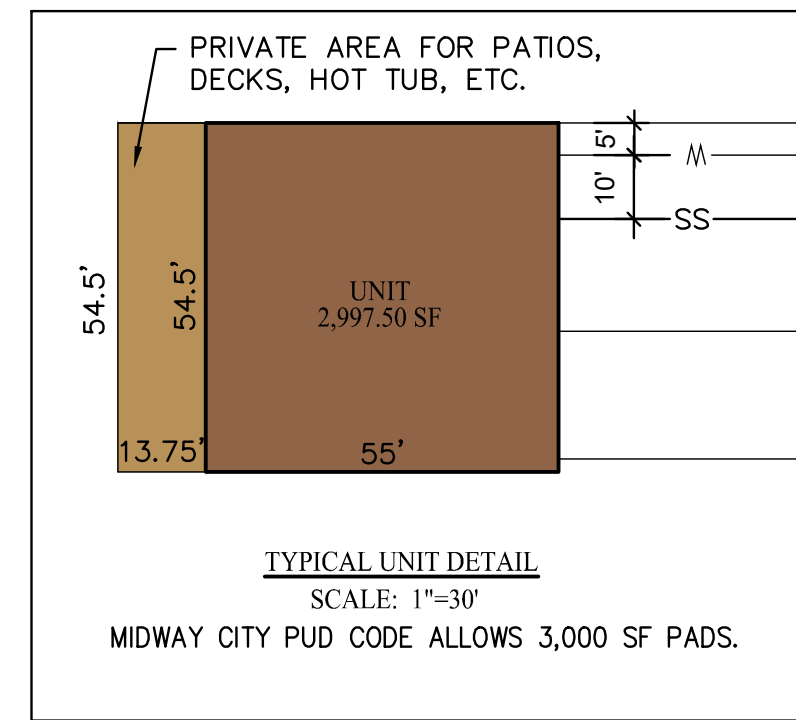
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PAUL D. BERG _____ P.E.
SERIAL NO. 295595
DATE: 31 MAY 2023

MIDWAY MEADOWS RANCH LLC WHITE ACRES PUD	
COVER	
 <p>BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749</p>	
DESIGN BY: PDB DRAWN BY: DW	DATE: 31 MAY 2023 REV: 0

SETBACK NOTES:

1. ALL UNITS HAVE A 30' FRONT SETBACK.
2. FRONT SETBACKS ARE NOT VARIED SINCE THEY FRONT A CURVILINEAR STREET PER SECTION 16.16.080.4.C.
3. THE MINIMUM SETBACK FOR THIS PUD MAY BE LESS THAN 100' FROM THE PERIPHERAL PROPERTY LINE SINCE THIS IS A LEGAL PUD PER THE ANNEXATION AGREEMENT AND MEETS THE REQUIREMENTS OF THE ANNEXATION AGREEMENT. THE 60' REAR SETBACK IS NOT COUNTED AS OPEN SPACE PER 16.16.110.C.



LAND USE CALCS:
TOTAL WHITAKER PROPERTIES: 19.87 ACRES
TOTAL PUD AREA: 1.96 ACRES
REMAINING WHITAKER PARCEL: 17.91 ACRES
PUD UNITS 6 UNITS

OPEN SPACE PARCEL C
PREVIOUSLY DEDICATED WITH
WHITAKER FARM: 3.91 ACRES (199%)

DENSITY NOTE
12 PUD UNITS ARE ALLOWED PER
SECTION OF THE ANNEXATION
AGREEMENT WITHIN MIDWAY CITY. SEE
ENTRY 446998 FOR ADDITIONAL DETAILS.

LEGEND

- GRASS AREA (1.33 ACRES)
- PUBLIC TRAIL
- ROADS
- MULCH (0.13 ACRES)
- UNIT (0.41 ACRES)
- PRIVATE AREA FOR PATIOS, DECK, HOT TUB, PERGOLA, ETC. (0.10 ACRES)

OPEN SPACE NOTE:

1. PARCELS A AND B COMBINED ARE 16.02 ACRES AND PROVIDE 19.8% OPEN SPACE FOR WHITAKER FARM.
2. PARCEL C IN THE WHITAKER FARM DEVELOPMENT IS OWNED BY MIDWAY MEADOWS RANCH LLC.
3. PARCEL C IS OPEN SPACE THAT HAS ALREADY BEEN DEDICATED THAT MAY BE USED FOR THE PUD.

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 31 MAY 2023

MIDWAY MEADOWS RANCH LLC
WHITE ACRES PUD

PRELIMINARY SITE PLAN



DESIGN BY: PDB
DRAWN BY: DW

DATE: 31 MAY 2023
REV:

SHEET
2

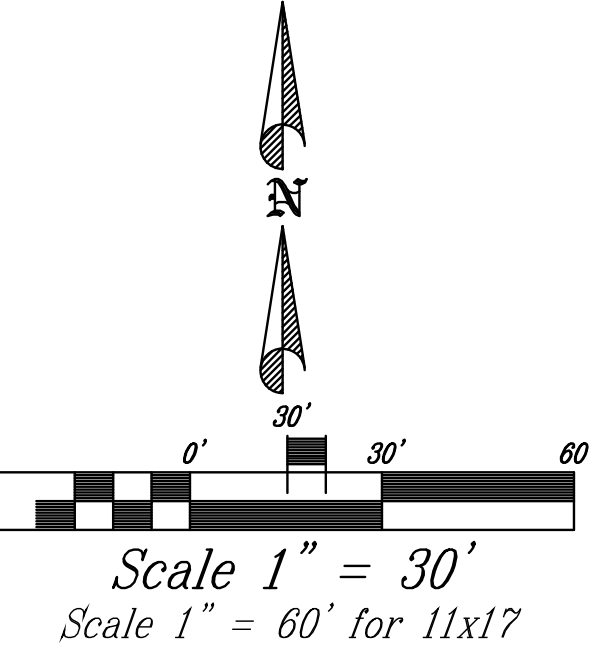


LEGEND

- GRASS AREA (1.33 ACRES)
- PUBLIC TRAIL
- ROADS
- MULCH (0.13 ACRES)
- UNIT (0.41 ACRES)
- PATIO/DECK (0.10 ACRES)

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	5	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B & B	2"Cal
	6	Common Hackberry / Celtis occidentalis	B & B	
	3	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B & B	2"Cal
	7	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B & B	2"Cal
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	36	Tatarian Dogwood / Cornus alba 'Ivory Halo' TM	5 gal	
	36	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal	
	36	Incrediball White Hydrangea / Hydrangea arborescens 'Incrediball'	5 gal	
	36	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal	
	18	Magic Carpet Spirea / Spiraea japonica 'Magic Carpet'	5 gal	
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	36	Dwarf Serbian Spruce / Picea omorika 'Nana'	5 gal	
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	
	18	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	
	18	Summer Pastels Yarrow / Achillea millefolium 'Summer Pastels'	1 gal	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	
	69,595sf	Kentucky Bluegrass / Poa pratensis	sod	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	
	5,505sf	Wood Mulch / Wood Mulch	Mulch	



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CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 31 MAY 2023

MIDWAY MEADOWS RANCH LLC
WHITE ACRES PUD

PRELIMINARY
LANDSCAPE PLAN


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

DESIGN BY: PDB
DRAWN BY: DW

DATE: 31 MAY 2023
REV:

SHEET
4