

## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** March 11, 2025

NAME OF PROJECT: Southill

NAME OF APPLICANT: Midway Heritage Development, LLC

**AUTHORIZED REPRESENTATIVE:** Daniel Luster

**AGENDA ITEM**: Southill Phase 3 Final Approval

**LOCATION OF ITEM:** 541 East Main Street

**ZONING DESIGNATION:** C-2

#### **ITEM: 4**

Dan Luster, agent for Midway Heritage Development LLC, is proposing final approval for phase 3 of the Southill mixed use development. Phase 3 will consist of 42 residential units on 6.67 acres and contains 1.83 acres of open space. The property is located at 541 East Main and is zoned C-2.

#### **BACKGROUND:**

Dan Luster, agent for Midway Heritage Development LLC, is proposing final approval of Southill Phase 3 which will contain 42 dwellings on 6.67 acres. The property is located at 541 East Main and is part of a master plan that encompasses 27.47 acres and contains 8.36 acres of open space. Phase 3 is part of a five-phase mixed-use master planned development that includes at least 44,128 square feet of commercial space in multiple buildings, 143 townhomes, open space area, trails, pool, and sports club. Per the master plan agreement, the applicant cannot apply for preliminary approval of phases 4 and 5 until the correct ratios of required commercial square footage have been constructed (60% for phase 4, 80% for phase 5). The applicant also cannot record the plat for phase 3 until a traffic signal has been installed at the intersection of River Road and Main Street.

Southill was originally conceptually approved by the City Council on May 18, 2021. On August 17, 2021, the City Council approved a conditional zone map amendment that, once all conditions have been met, will rezone the entire property to C-2. The applicant then received approval to an amended concept master plan on December 7, 2021. Preliminary approval was granted for phases 1-2 on March 1, 2022.

The property has historically been in agricultural production except for the land that was occupied by the automotive shop, storage units, and a dwelling. Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include the sloped areas at the base of Memorial Hill.

The property is visible from Main Street, and because of its location at the base of Memorial Hill, many residents and visitors of Midway are familiar with the property. There are existing residents and commercial businesses in the area that will be impacted by the development and careful planning must be taken to mitigate negative impacts wherever reasonably possible. Because mixed-use projects are a conditional use, the Land Use Authority may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

#### **LAND USE SUMMARY - PHASE 3:**

- 6.67 acres (27.47 for the entire master plan)
- One of five phases
- 1.83 acres of open space (8.36 for the entire master plan)
- C-2 zone
- 42 residential units (143 for the entire master plan)
- Private roads (public access easement), alleys, parking areas, and open space will be maintained by the Property Owners' Association

#### **ANALYSIS:**

Water Rights – Master plans require that water rights be held in escrow with the City before the master plan agreement can be recorded. The developer has submitted the required water rights, and they are now in escrow. The required water rights, per phase, are then dedicated to the City before the recording of each plat. The Water Advisory Board has recommended an estimated 181.42 acre-feet will be required for the five phases of the project. Since that recommendation, more information has been provided to staff that calculates 177.55 acre feet are required. Water rights will need to be dedicated per phase/plat as follows:

Phase 1:	46.75 acre-feet
Phase 2:	37.85 acre-feet
Phase 3:	41.00 acre-feet
Phase 4:	35.12 acre-feet
Phase 5:	16.83 acre-feet
Total:	177.55 acre-feet

Roads and Traffic Circulation – Each phase of the subdivision must meet access requirements. Phase 3 complies with access requirements and includes a third access to the development from River Road.

*Traffic Study* – A traffic study has been submitted to the City for review. The study has determined the impact of traffic generated from the proposal on the surrounding UDOT and City streets. One significant finding is a third access is required for better traffic distribution and to lower the impact on the intersection of River Road and Main Street. The third access will be from River Road. The Fire District has also reviewed the application and has recommended that a third access is needed. A third access is a requirement for the conditional approval of the zone map amendment.

Alley Access – The proposed plan has street access to each unit but there is also additional alley access proposed for parking access. The alley access areas will be private and will be owned and maintained by the POA. Snow removal and storage from the alleys is a concern, though many of the alley areas are covered, and staff have asked that a snow removal and storage plan is prepared for review and approval. The applicant has provided an area on the site plan where snow will be stored in the central open space area. The addition of lower grade alleys that are partially covered with suspended decks will reduce the amount of snow that will need to be removed. The developer has provided a will-serve letter from Wasatch County Solid Waste for trash removal. The Fire District did meet with staff and the developer to review all fire related issues, including alley access. The proposed plan has been modified to address concerns raised at that meeting.

*Density* – The maximum number of residential units is 143 as per the approval of the conditionally approved rezone of the property. The residential density per phase is as follows:

Phase 1: 10 units Phase 2: 34 units Phase 3: 42 units Phase 4: 40 units Phase 5: 15 units

Total: 141 units (Two units have been removed, one from phase 2 and one from phase 3. The developer may propose that those units be included in phases 4 and 5)

Trails – There are no planned trails on the property as per the Trails Master Plan though all trails shown on the plans will have a public trail easement. The master plan requires the developer to pursue approval and construction of a trail connection from the development to the lower road on Memorial Hill. Wasatch County, owner of Memorial Hill, would need to approve the trail. It is anticipated that if a trail is built, it would be a backcountry soft surface trail to minimize the impact on Memorial Hill and to limit a visual impact when looking at the hill. Staff's concern is that without a trail plan and design, the public will create their own trails that may have a visual impact and create an erosion impact on Memorial Hill. The design and construction of the trail is the responsibility of the developer. There are trails and sidewalks throughout the proposal and all will have a public access easement including the trail through the central open space area that runs north and south. There is also a trail planned that will connect east to west across the central open space area and a trail that will connect to River Road.

Architecture Theme – The developer is required to receive architectural approval of all structures in the mixed-use development, this includes all commercial and residential buildings, along with any other features that require architectural approval. Specific review of each building will be required through the building permit approval process.

Parking – The 41 residential units in phase 3 require 103 stalls and the developer is providing 107 stalls. Of the residential stalls, two stalls per unit will be provided in the garage of the unit and the other 25 will be in marked stalls along the private streets.

*Open Space* – The project is required to provide 8.32 acres of total open space. The developer is providing a total of 8.36 acres to comply with the requirement.

Setbacks – The proposed development is required to meet the setback requirements for the mixed-use code and the conditions placed on the project through the rezoning approval. All commercial buildings are required to have an 8' setback and all residential structures are required to have a 10' setback. Residential setbacks along

the western boundary are a minimum of 36' and residential setbacks along the eastern boundary are a minimum of 100'.

*Height of structures* – Structures cannot exceed 35' in height, measured from natural grade to the roof. Architectural elements may exceed the 35' limit as per code.

*Transient Rental Overlay District* – The transient rental overlay district (TROD) covers some of the units in phase 3. Per the approved master plan amendment, only units that have been designated as nightly rentals may be rented on a short-term basis, and only if the units comply with all requirements.

One Property Owners' Association – All residential phases of the master plan are required to be part of one property owners' association. The commercial areas will also be required to be part of one property owners' association. This is required to maintain all private areas including private roads, alleys, open space, trails, and common areas. The requirement to be part of one POA is to reduce conflict in the future. Sometimes in phased developments, phases are sold to different developers, and the new developers of a phase do not want to be part of the POA. This has created issues in other phased developments in Midway and Wasatch County. For this reason, the code requires that all phases be part of one POA.

Geotechnical Report – The City has received two geotechnical reports for the property. One from 2017 and one from 2021. The geotechnical report from 2017 found water in some of the test pits on the west side of the property. The report from 2021 did not find water in any of the test pits, including pits dug near the test pits with water from 2017. The master plan agreement requires piezometers are installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-5. The piezometers will provide information regarding the water table over multiple years. This will give information regarding development of future phases.

Residential Area Landscaping – The applicant has submitted a final landscaping plan for the residential areas. The plans are more detailed than the preliminary plans that were submitted with preliminary approval. The more detailed plan makes it clearer to the future residents, the developer, and the City about what landscaping is planned around each unit. Secondly, as part of the conditional use permit, landscaping will be used to help mitigate nuisances. Berms and landscaping will help mitigate light and noise from trespassing on to neighboring properties. A berm and landscaping are required along the western property line in phase 3 from the commercial parking lot north of the Wilde property to the boundary west of unit 12.

Lighting Plan – Lighting in phase 3 will need to comply with Midway's nuisance ordinance. The ordinance requires that light fixtures have full light cut-off and that there is no light trespass on to neighboring properties outside of the master planned area.

Private Street Profile – Staff, the developer, and representatives from utility companies have worked together to create a street profile for this mixed-use community that will be functional, aesthetically pleasing, and safe for the community. Several ideas have been discussed to help accomplish this which include narrowing the road, creating bulb-outs with trees, creating parallel parking areas between the bulb-outs, installing landscaping planter islands at the two entry points to Southill from Main Street, and creating safer and pedestrian crossings throughout the neighborhood. These ideas have all been incorporated in to the final plan and are present in phase 3.

Traffic signal at Main Street and River Road – UDOT has studied the traffic related issues for the intersection of Main Street and River Road. The study concluded that a traffic signal is warranted for the intersection and UDOT does have a timeline established for when the signal will be installed which should be installed by the end of 2025. Southill will create more traffic to the area, so it is a requirement of the master plan agreement that traffic signal improvements are required as part of phase 3. Before the plat for phase 3 is recorded, the traffic signal, and related improvements, will need to be installed.

Intersection and Driveway Location – The proposed River Road access and the property directly north of it (OMI-0418-0, River Road Midway LLC) are required to have a minimum 40' separation and the final plans for phase 3 comply with this requirement. Driveways and intersections should be separated by 40' to avoid safety issues of them being too close to each other. The applicant has met the requirement by moving the proposed road 40' to the south (see attachment).

*Midway Irrigation Company Ditch* – There is an existing Midway Irrigation Company ditch that runs west to east across the property. The proposal is to reroute the ditch through parts of phases 3, 4, and 5. Midway Irrigation Company will need to review the plans and approve them before the ditch can be relocated.

#### VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed the conceptual architectural renderings for this project and has recommended general concept approval.

#### WATER BOARD RECOMMENDATION:

The Water Advisory Board has approved an estimated 181.42 acre-feet will need to be dedicated to the City when the project is complete (each phase will dedicate the required water before each plat is recorded). Staff have received updated irrigation plans and based on those plans, 177.55 acre feet will be the required total for all five phases. The representative of the applicant explained that the calculations have been modified based on the following explanation: "Please note that the total irrigated area in The Village (Southill) has reduced from 11.09 acres at master plan to 9.80 acres. This is due to the

additional parking and the sidewalks to each unit being added to the plan." The following are the water rights that will be required per phase:

- Phase 1 46.75 acre feet
- Phase 2 − 37.85 acre feet
- Phase 3 − 41.00 acre feet
- Phase 4 − 35.12 acre feet
- Phase 5 16.83 acre feet

#### **POSSIBLE FINDINGS:**

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The proposal complies with the requirements of the amended master plan and the conditions placed on the rezoning of some of the property.

#### **ALTERNATIVE ACTIONS:**

- 1. <u>Recommendation of Approval (conditional)</u>. This action can be taken if the Planning Commission finds the proposal complies with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
- 2. <u>Continuance</u>. 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. <u>Recommendation of Denial</u>. This action can be taken if the Planning Commission finds that the request does not comply with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

### **PROPOSED CONDITIONS:**

- 1. If Wasatch County approves a trail from phase 3 to the lower road on Memorial Hill, the developer is responsible for the design and construction of the trail in phase 3 and on Wasatch County property.
- 2. The applicant must receive approval from Midway Irrigation Company to reroute the ditch that crosses phase 3.

## **Midway City Corporation**

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



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

March 10, 2024

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

Subject:

Southill Phase 3 PUD - Final Review

#### Dear Michael:

We recently reviewed the Southill Phase 3 PUD for Final review. The proposed development borders Memorial Hill to the North. This phase of the development contains 42 residential units. The following items should be addressed.

#### General Comments

- There are 5 phases within the development, each phase within the development appears to be a stand-alone phase.
- Mailbox locations should be identified on the plans.

#### Water

- The entire development will be served from the Gerber / Mahogany pressure zone.
- The proposed development will connect to the existing 10" line in River Road and connect to the existing 8" lines within Phase 1 and 2.

#### Roads

- The proposed roads and sidewalks within the development will be private with public access.
- An outlet to River Road will provide a dedicated left and right hand turn lane
- The timing of the traffic signal at the intersection of Main Street and River Road shall be per the Master Plan agreement.

### Pressure Irrigation

- The subdivision will be serviced by the Midway Irrigation Company.
- There is a ditch towards the north end of the property that flows west to east. The ditch is proposed to be placed in a network of culverts and open ditch as it flows under driveways to the east side of the development. All proposed work on this ditch must be approved by the Midway Irrigation Company.

#### Trails

- There is a system of private trails and sidewalks throughout the development, each having a public easement.
- There should be a discussion regarding a natural trail access to Memorial Hill.

D:\Midway City\City Developments\Southill, The Village 2021\_01\Phase 3\Southill Ph 3, Preliminary Approval.doc

#### Storm Drain

• The storm drain system within the PUD is a private system. Storm water will be collected using the curb and gutter and discharged to a series of catch basins, sumps, and detention basins.

#### Sewer

• Final Approval must be received from Midway Sanitation District Board. The applicant should contact Becky Wood, with the Midway Sanitation District to apply for an application to be on the District's Board meeting agenda.

Please feel free to call our office with any questions.

Sincerely,

Wesley Johnson, P.E. Midway City Engineer

cc: Paul Berg, Development Engineer, (Sent by Email)

## **Midway City Corporation**

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



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

midwaycityut.org

## Southill Phase 3 Final Approval

March 3, 2025

Michael Henke Midway City Planning Director,

I have reviewed the final plans for phase 3 of the Southill development for compliance with the 2021 International Fire Code (2021 IFC). I have no fire code concerns with the Southill Phase 3 plans currently. The third access road going West to River Road is a requirement for approval.

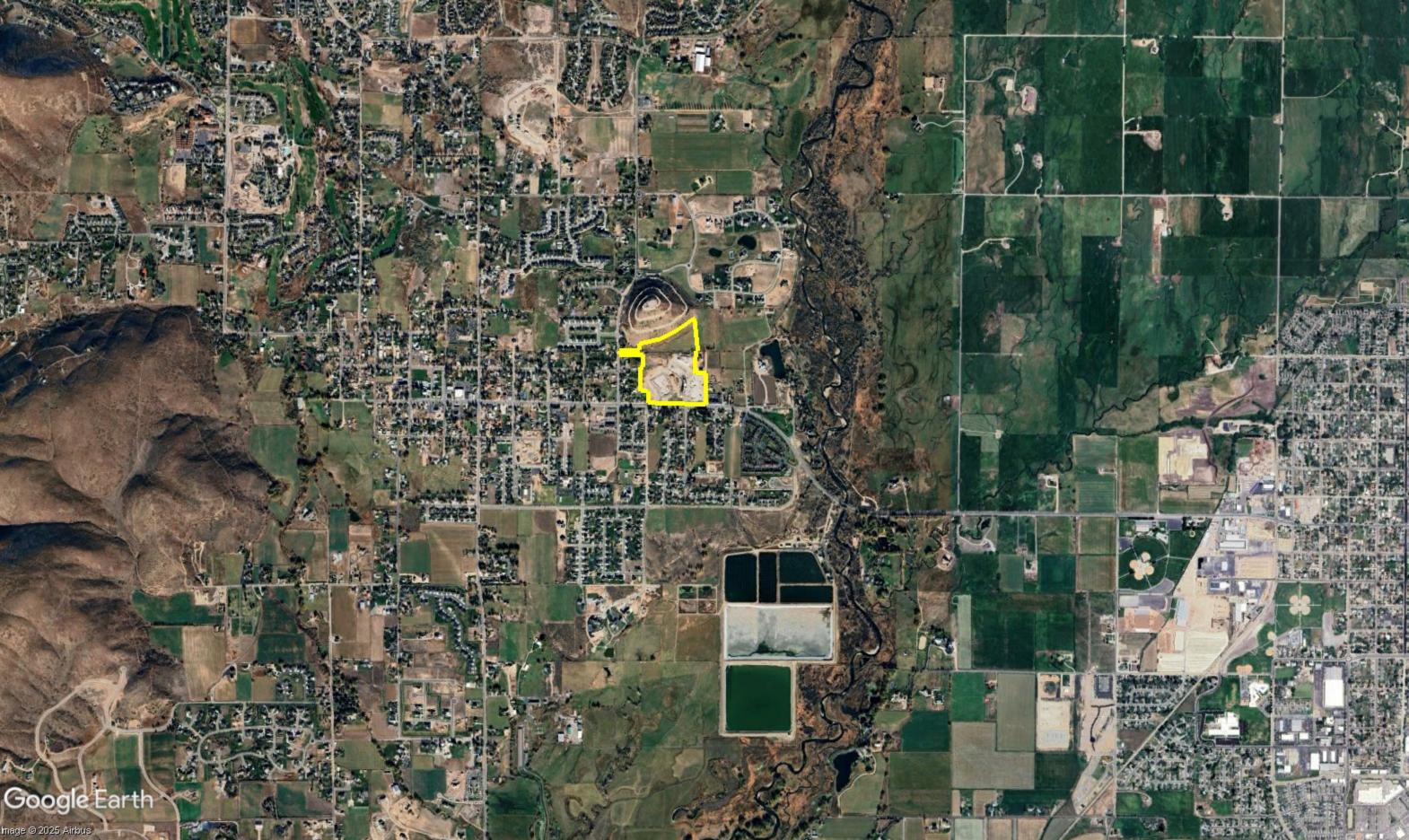
Tex R. Couch CBO/MCP

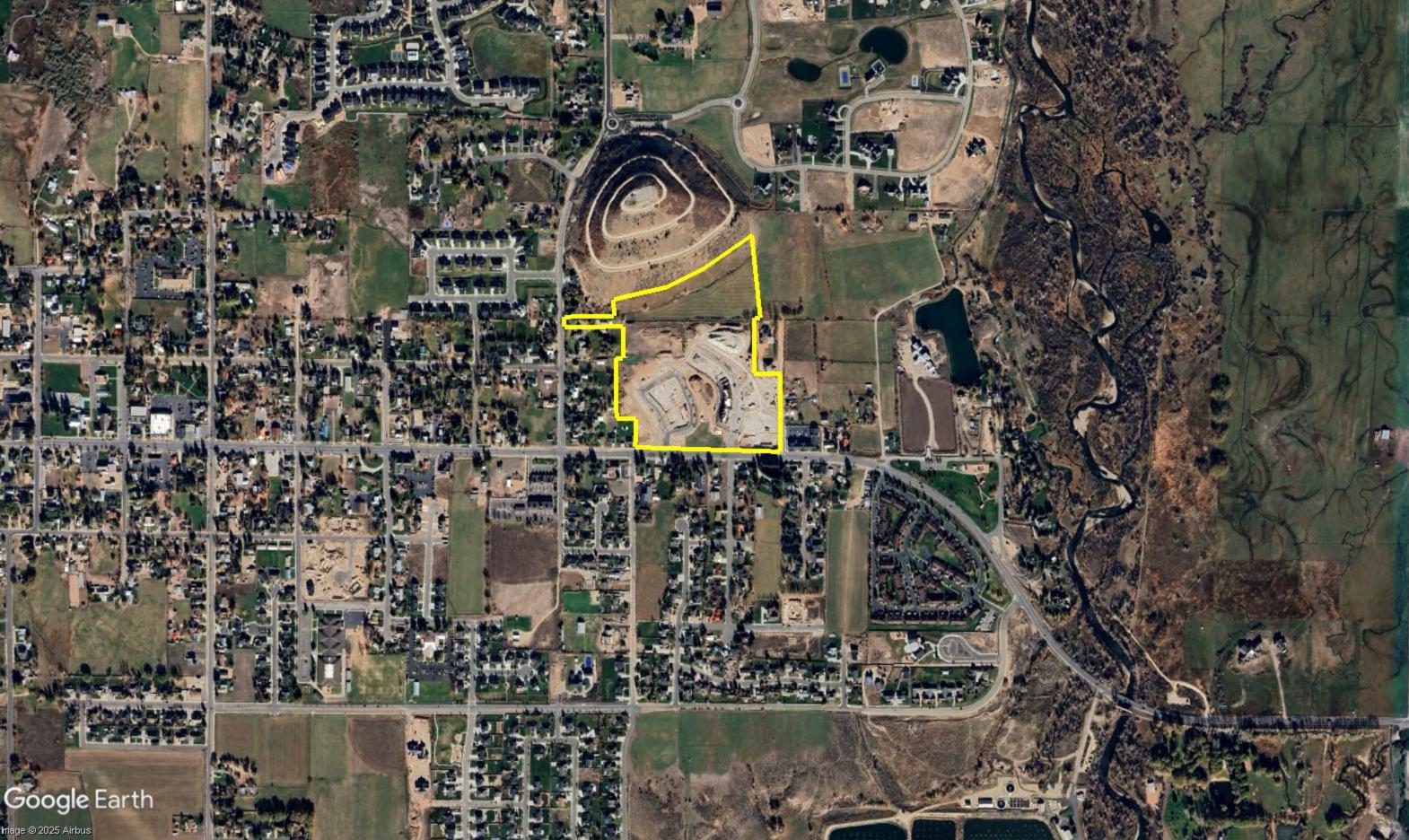
Midway City Building Official/Fire Marshal 75 West 100 North

Midway, Utah 84049

tcouch@midwaycityut.org

(435)654-3223 Ext. 107

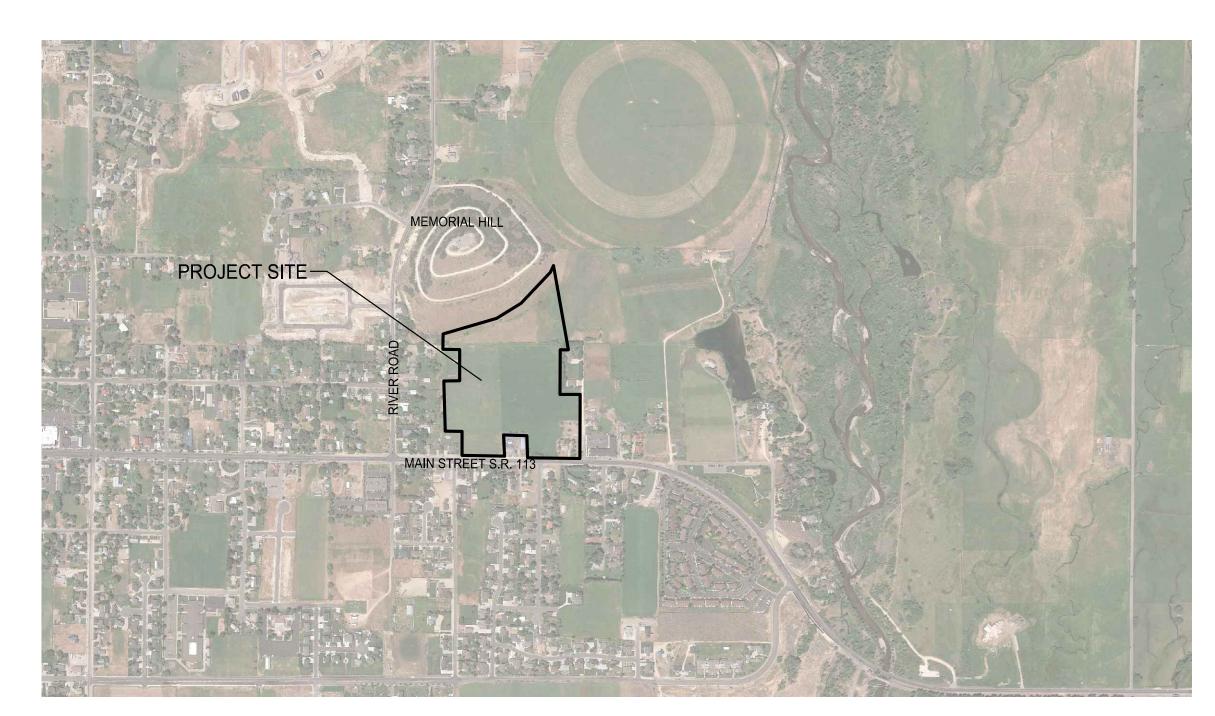






## SOUTHILL

## A MIXED USE DEVELOPMENT PHASE 3 FINAL PLAN APPLICATION



MIDWAY CITY **VICINITY MAP** 

## SHEET INDEX

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- 35. NORTH DITCH PLAN AND PROFILE STA 10+00 12+00
- 36. PHASE 3 LANDSCAPE PLAN
- 37. LANDSCAPE PLAN FOR BULB-OUT AREAS
- 38. MEMORIAL HILL TRAIL PLAN

LUSTER **SOUTHILL - PHASE 3** 

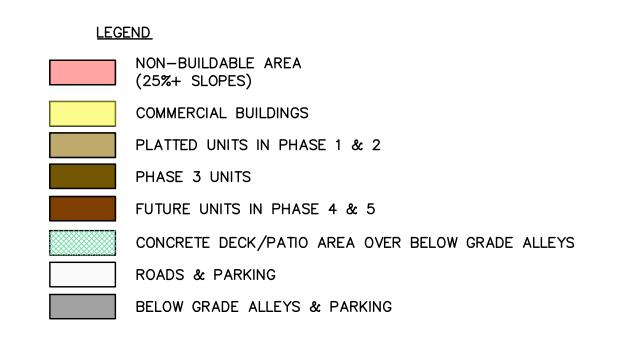
**COVER SHEET** 

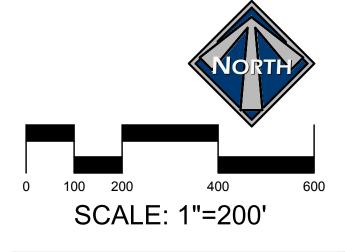
BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749

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300 NORTH







LUSTER SOUTHILL - PHASE 3

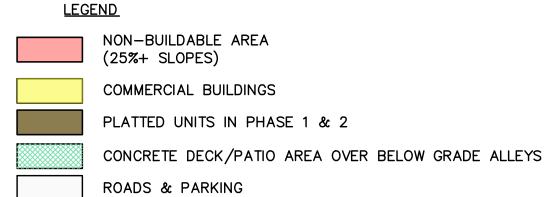
VICINITY MAP

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PAUL D. BERG P.E.
SERIAL NO. 295595

DATE: 5 FEB 2025





BELOW GRADE ALLEYS & PARKING

——×— EXISTING FENCE

## SENSITIVE LANDS NOTES

LANDSLIDES
THE LANDSCLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN

SHALLOW GROUND WATER
THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE WASATCH
COUNTY GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

SPRINGS, STREAMS OR SEEPS NO SPRINGS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY.

ALLUVIAL FANS NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN.

FLOOD HAZARDS THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

WETLANDS
NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY
THE US FISH AND WILDLIFE SERVICE.

FAULT LINES

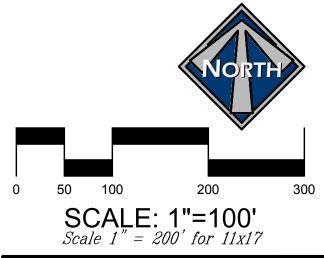
NO FAULT LINES CROSS THE PROPERTY PER MAP 26 — FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

VEGETATION REMOVAL

EXISTING HAY FIELD WILL BE DISTURBED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE DISPOSED OF. TREES ON MEMORIAL HILL WILL BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DISPOSED OF.

WATER QUALITY
STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION

OF THE PROPERTY OF THE PROPERT PREVENTION MEASURES WILL BE INSTALLED DURING CONSTRUCTION. MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.



LUSTER SOUTHILL - PHASE 3

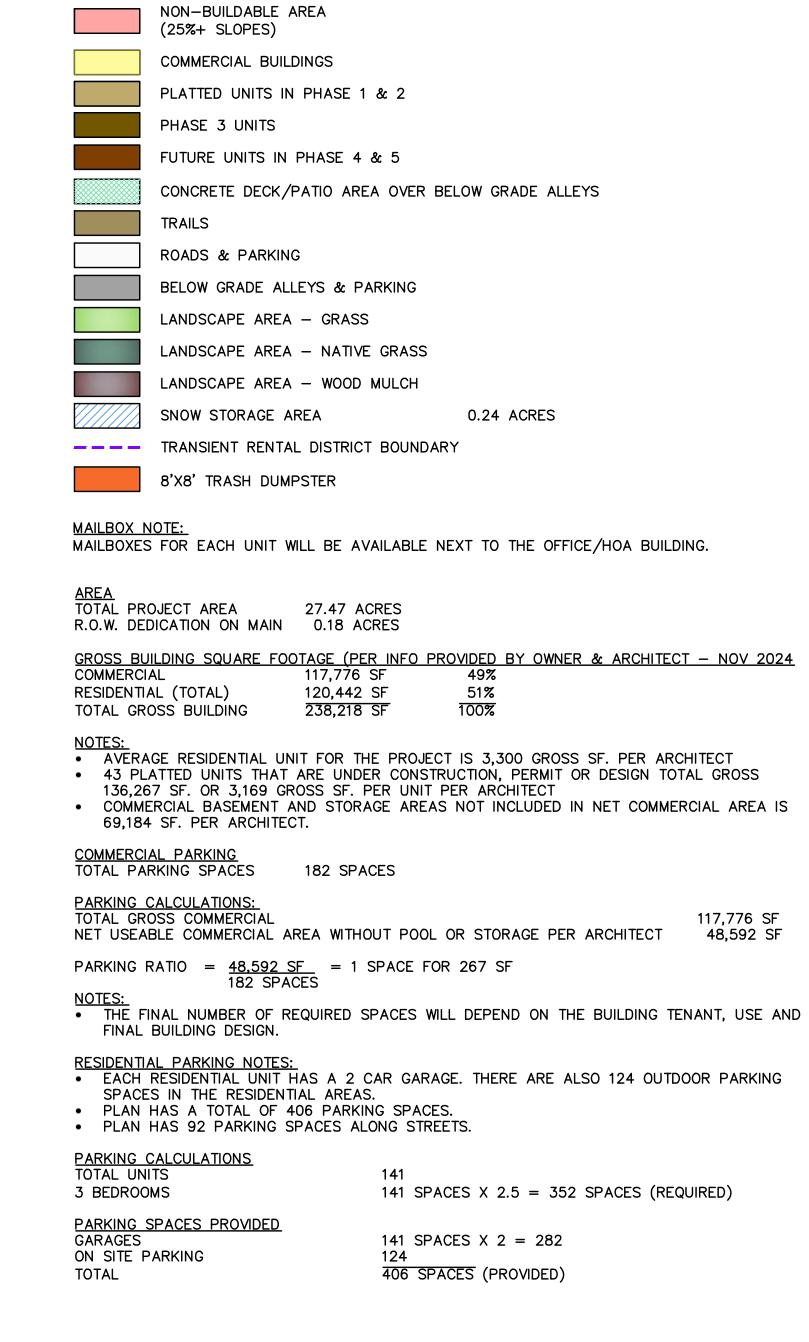
**EXISTING CONDITIONS MAP** 



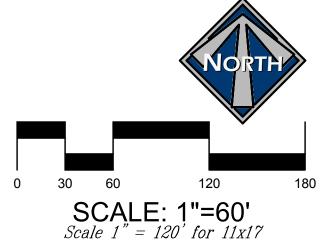
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<u>LEGEND</u>



LUSTER
SOUTHILL - PHASE 3

MASTER PLAN

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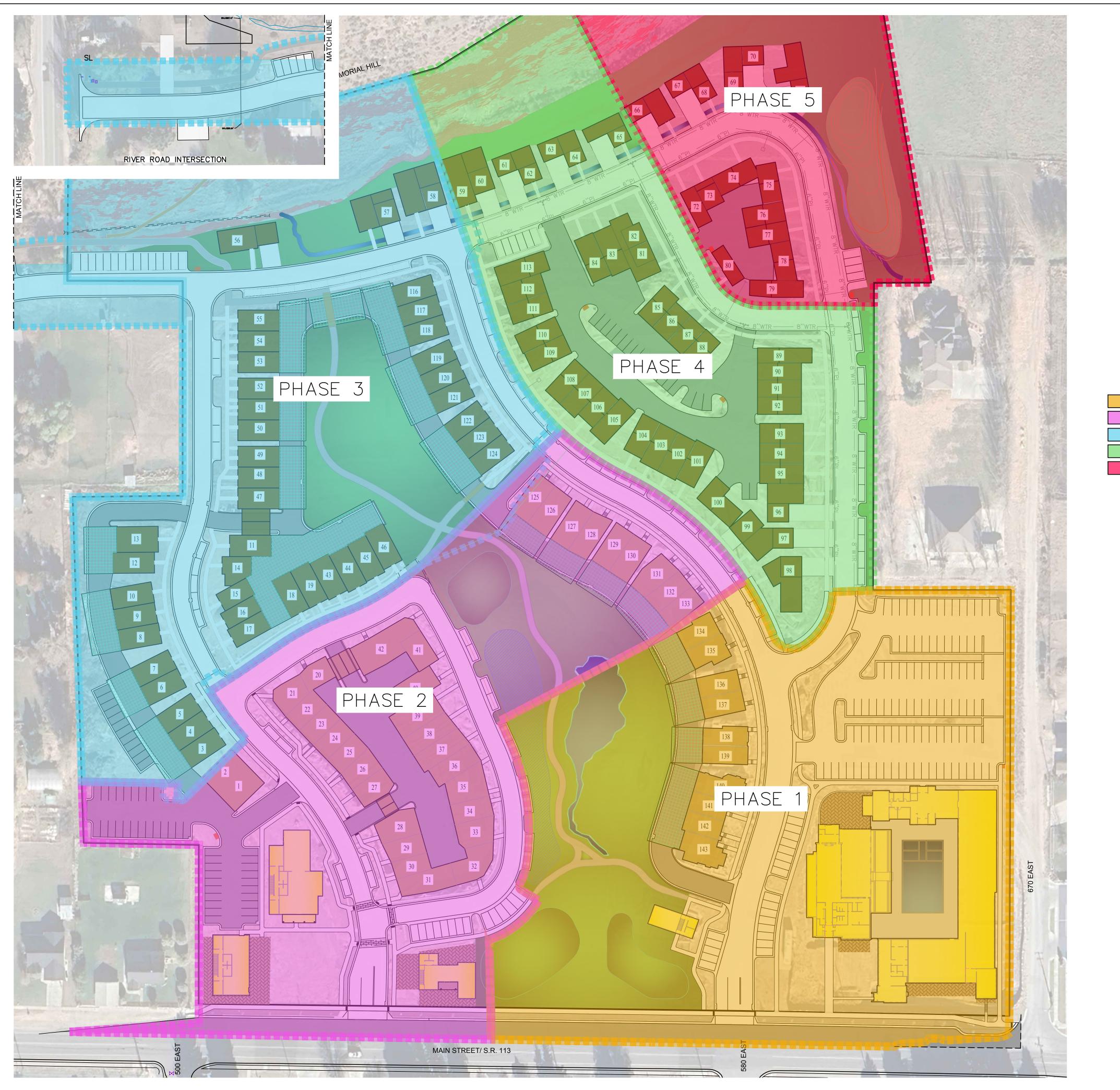
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 SERIAL NO. 295595

 DATE: 5 FEB 2025





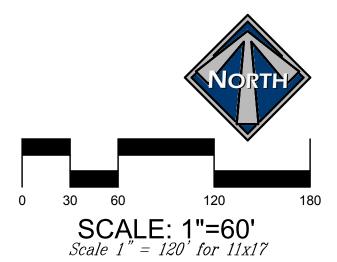


NOTES

1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.

2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

<u>PHASE</u>	<u>AREA</u>	COMMERCIAL	RESIDENTIAL	RESIDENTIAL <u>UNITS</u>	OPEN SPACE	PARKING SPACES	IRRIGATION AREA	NON- IRRIGATED <u>AREA</u>
1	6.55 AC	37,615 SF	10,249 SF	10	1.94 ac	128	3.16 ac	0.00 ac
2	5.70 AC	11,285 SF	33,360 SF	34	1.23 ac	79	2.20 ac	0.00 ac
3	6.67 AC	0 SF	44,449 SF	42	1.83 ac	54	2.26 ac	1.13 ac
4	4.59 AC	0 SF	45,355 SF	40	0.67 ac	40	1.79 ac	0.52 ac
5	3.99 AC	<u>0 SF</u>	14,964 SF	<u>15</u>	<u>2.69 ac</u>	<u>5</u>	<u>1.68 ac</u>	<u>1.35 ac</u>
	27.47 AC	48,900 SF	148,377 SF	141	8.36 ac	306	11.09 ac	3.00 ac



LUSTER SOUTHILL - PHASE 3

PHASING PLAN

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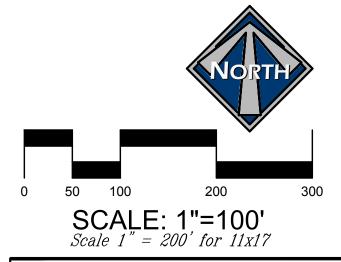


NON-BUILDABLE AREA (25%+ SLOPES) COMMERCIAL BUILDINGS PLATTED UNITS IN PHASE 1 & 2 PHASE 3 UNITS FUTURE UNITS IN PHASE 4 & 5 CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS ROADS & PARKING BELOW GRADE ALLEYS & PARKING OPEN SPACE (IRRIGATED) OPEN SPACE (NON IRRIGATED) PHASE 3 BOUNDARY SNOW STORAGE AREA 0.24 ACRES

<u>AREA</u> TOTAL PROJECT AREA 27.47 ACRES 5.36 ACRES OPEN SPACE - IRRIGATED OPEN SPACE - NON-IRRIGATED 3.00 ACRES OPEN SPACE - TOTAL 8.36 ACRES

OPEN SPACE NOTES:
ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH PER MIDWAY CITY STANDARDS.
8.32 ACRES REQUIRED PER ZONE CHANGE APPROVAL.

OPEN SPACE BY PHASE: PLATTED WITH PHASES 1 & 2 2.84 AC PHASE 3 2.18 AC FUTURE PHASES 3.34 AC 8.36 AC



LUSTER SOUTHILL - PHASE 3

OPEN SPACE PLAN



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# DECORATIVE RAISED PLANTER TYP. 52 - BELOW GRADE ALLEY 51 50 4' SIDEWALK TO UNITS TYP.

<u>LEGEND</u>

RESIDENTIAL UNIT

LANDSCAPE AREA — WOOD MULCH PLANTS, FLOWERS, AND SHRUBS MAY BE PLANTED IN THIS AREA. NUMBER OF PLANTS, FLOWERS, AND SHRUBS TO BE DETERMINED AT TIME OF PLANTING.

LANDSCAPE DECORATIVE RAISED PLANTER

## PLANT SCHEDULE TYPICAL BUILDING

SYMBOL COMMON / BOTANICAL NAME

**GROUND COVERS** 

Kentucky Bluegrass / Poa pratensis

4" Wood Mulch / 4" Wood Mulch

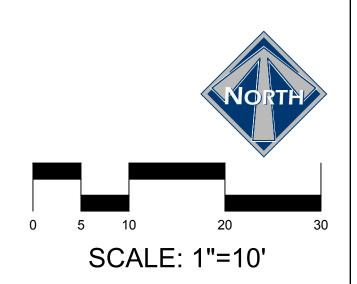
Wall for Raised Planter

## LANDSCAPE NOTES:

THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR AROUND THE HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED. CARL N. BERG L.A. SERIAL NO. <u>7162790</u> DATE: <u>5 FEB 2025</u>

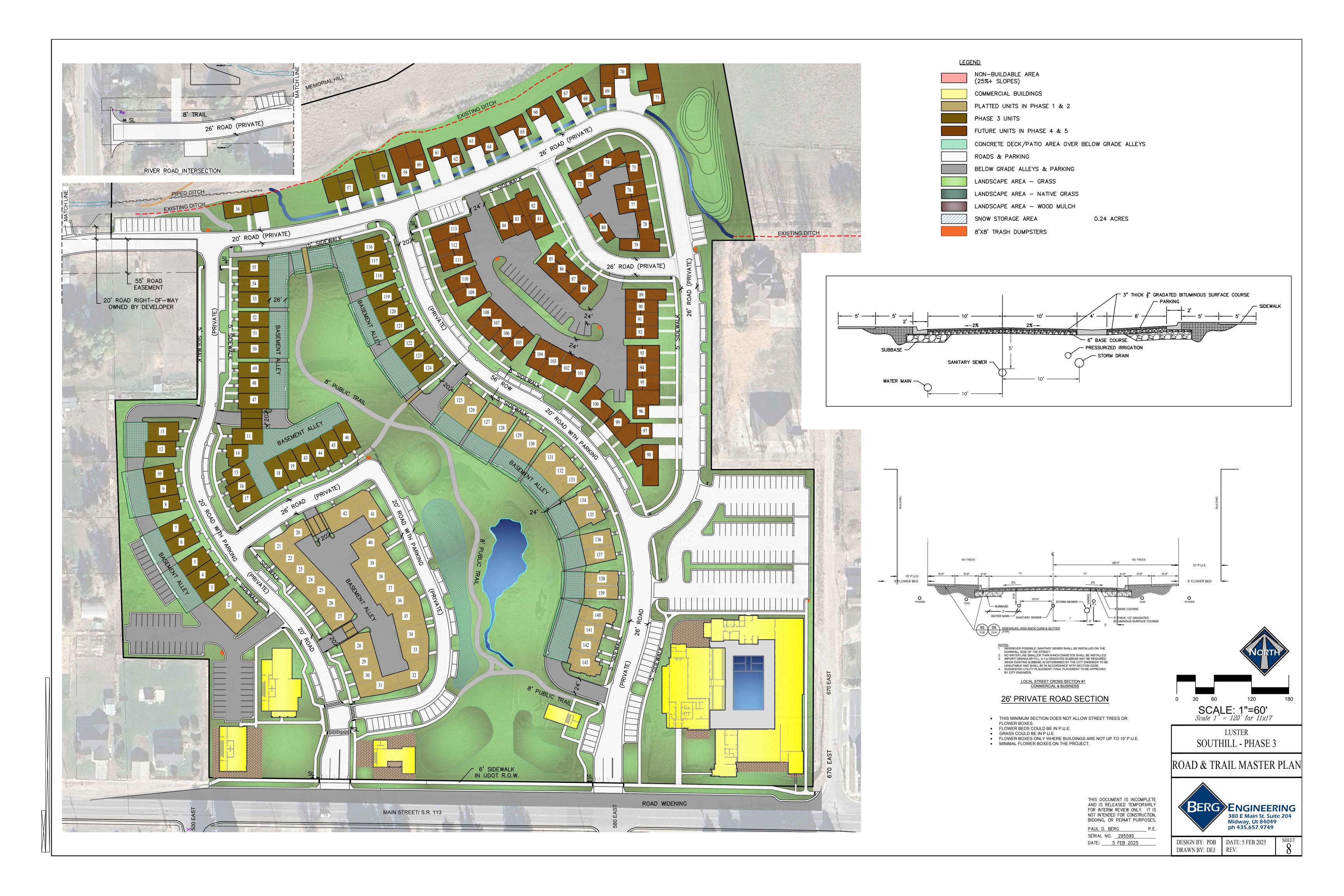


LUSTER SOUTHILL

TYPICAL BUILDING LANDSCAPE PLAN



DESIGN BY: CNB DATE: 5 FEB 2025 DRAWN BY: MLB REV:





AREA TOTAL PROJECT AREA 27.47 ACRES R.O.W. DEDICATION ON MAIN 0.18 ACRES

GROSS BUILDING SQUARE FOOTAGE (PER INFO PROVIDED BY OWNER & ARCHITECT - NOV 2024 COMMERCIAL 117,776 SF 49%

RESIDENTIAL (TOTAL) 120,442 SF 51% TOTAL GROSS BUILDING 238,218 SF 100%

NOTES:
AVERAGE RESIDENTIAL UNIT FOR THE PROJECT IS 3,300 GROSS SF. PER ARCHITECT
43 PLATTED UNITS THAT ARE UNDER CONSTRUCTION, PERMIT OR DESIGN TOTAL GROSS 136,267 SF. OR 3,169 GROSS SF. PER UNIT PER ARCHITECT
COMMERCIAL BASEMENT AND STORAGE AREAS NOT INCLUDED IN NET COMMERCIAL AREA IS 69,184 SF. PER ARCHITECT.

COMMERCIAL PARKING TOTAL PARKING SPACES 182 SPACES

PARKING CALCULATIONS:
TOTAL GROSS COMMERCIAL
NET USEABLE COMMERCIAL AREA WITHOUT POOL OR STORAGE PER ARCHITECT

PARKING RATIO =  $\frac{48,592 \text{ SF}}{182 \text{ SPACES}}$  = 1 SPACE FOR 267 SF

NOTES:

THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

RESIDENTIAL PARKING NOTES:
EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE. THERE ARE ALSO 124 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREAS.
PLAN HAS A TOTAL OF 406 PARKING SPACES.
PLAN HAS 92 PARKING SPACES ALONG STREETS.

PARKING CALCULATIONS
TOTAL UNITS

3 BEDROOMS 141 SPACES X 2.5 = 352 SPACES (REQUIRED)

PARKING SPACES PROVIDED GARAGES

141 SPACES X 2 = 282 ON SITE PARKING

406 SPACES (PROVIDED)

<u>LEGEND</u>

NON-BUILDABLE AREA (25%+ SLOPES)

COMMERCIAL BUILDINGS

PLATTED UNITS IN PHASE 1 & 2 PHASE 3 UNITS

FUTURE UNITS IN PHASE 4 & 5

CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS

**TRAILS** 

ROADS & PARKING

BELOW GRADE ALLEYS & PARKING

LANDSCAPE AREA - GRASS

LANDSCAPE AREA - NATIVE GRASS

LANDSCAPE AREA - WOOD MULCH

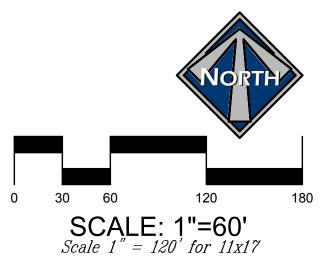
SNOW STORAGE AREA 0.24 ACRES

TRANSIENT RENTAL DISTRICT BOUNDARY

8'X8' TRASH DUMPSTERS

MAILBOX NOTE:
MAILBOXES FOR EACH UNIT WILL BE AVAILABLE NEXT

TO THE OFFICE/HOA BUILDING.



LUSTER

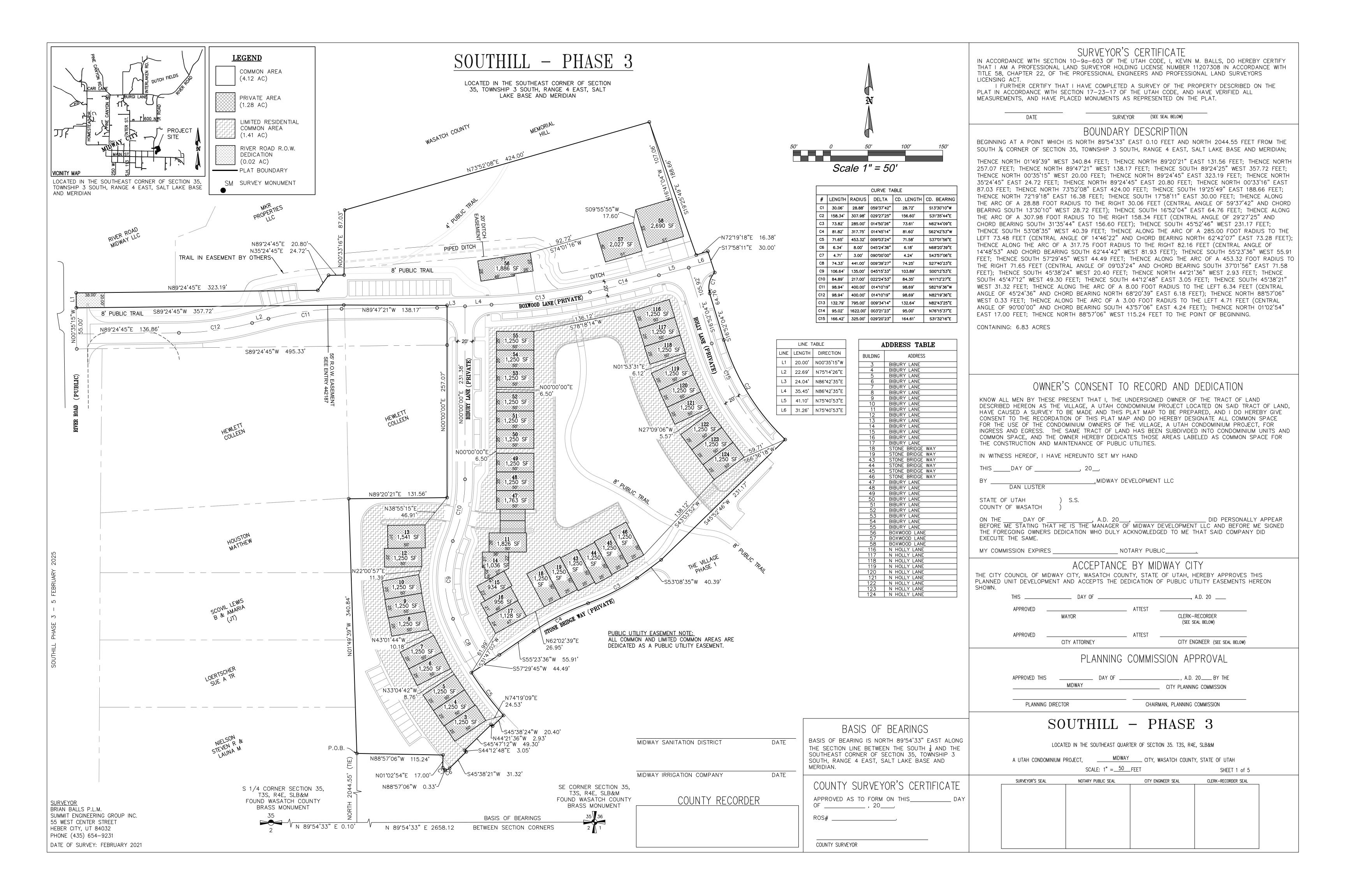
SOUTHILL - PHASE 3

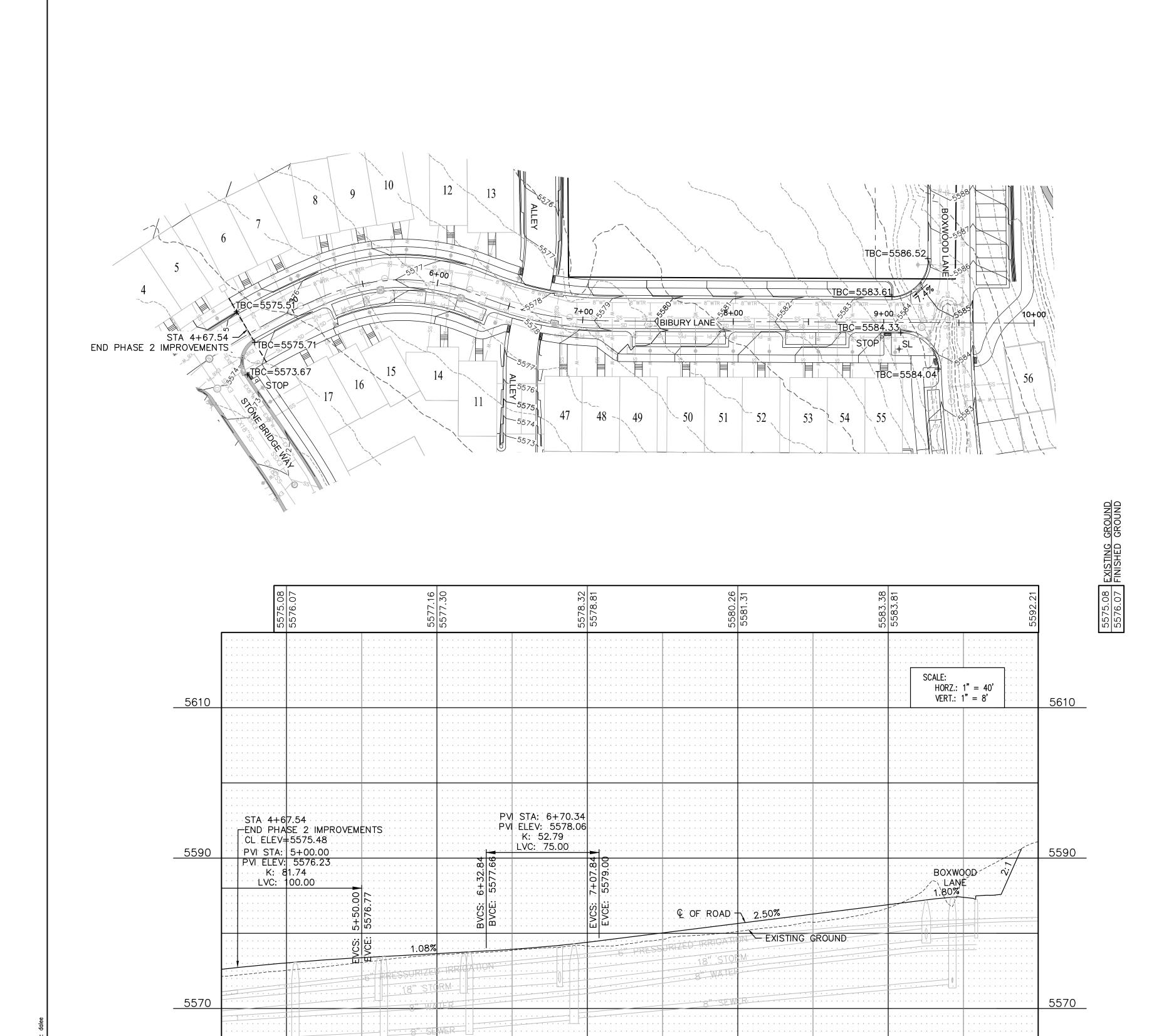
PHASE 1-3 SITE PLAN

BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749

PAUL D. BERG P.E. SERIAL NO. <u>295595</u> DATE: \_\_\_\_\_5 FEB 2025\_\_\_\_\_

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<u>LEGEND</u>

STREET LIGHT

ADA

→ STOP STOP SIGN

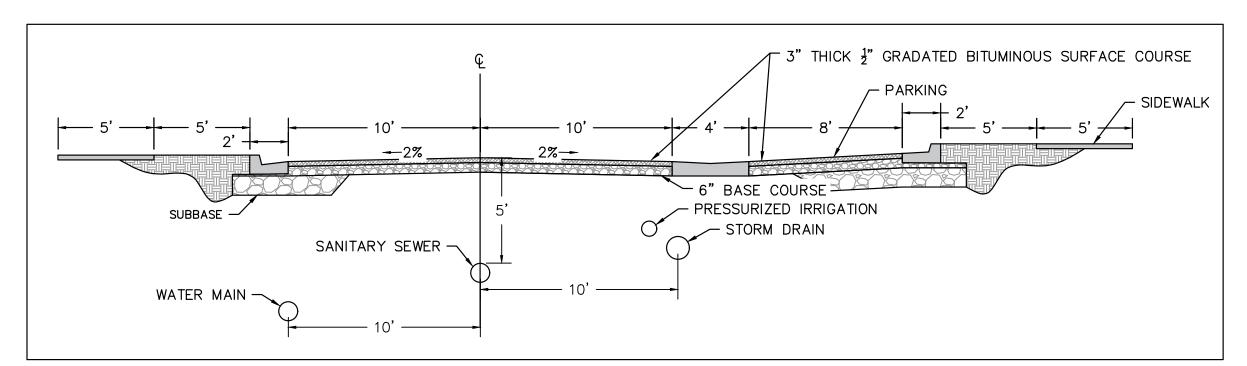
BLUE STAKE NOTE:

LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE.

CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

ROAD CONSTRUCTION NOTE:

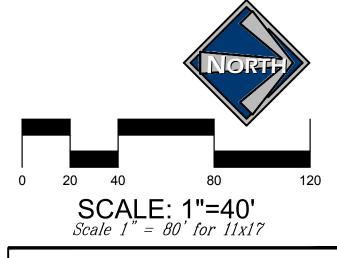
• ALL ROAD CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.



20' ROAD WITH PARKING
SCALE: 1"=5'

5550

10+00



LUSTER SOUTHILL - PHASE 3

BIBURY LANE - PLAN & PROFILE STA 4+68 - 9+46



DESIGN BY: PDB DATE: 5 FEB 2025 DRAWN BY: DEJ REV:

<u>5550</u>

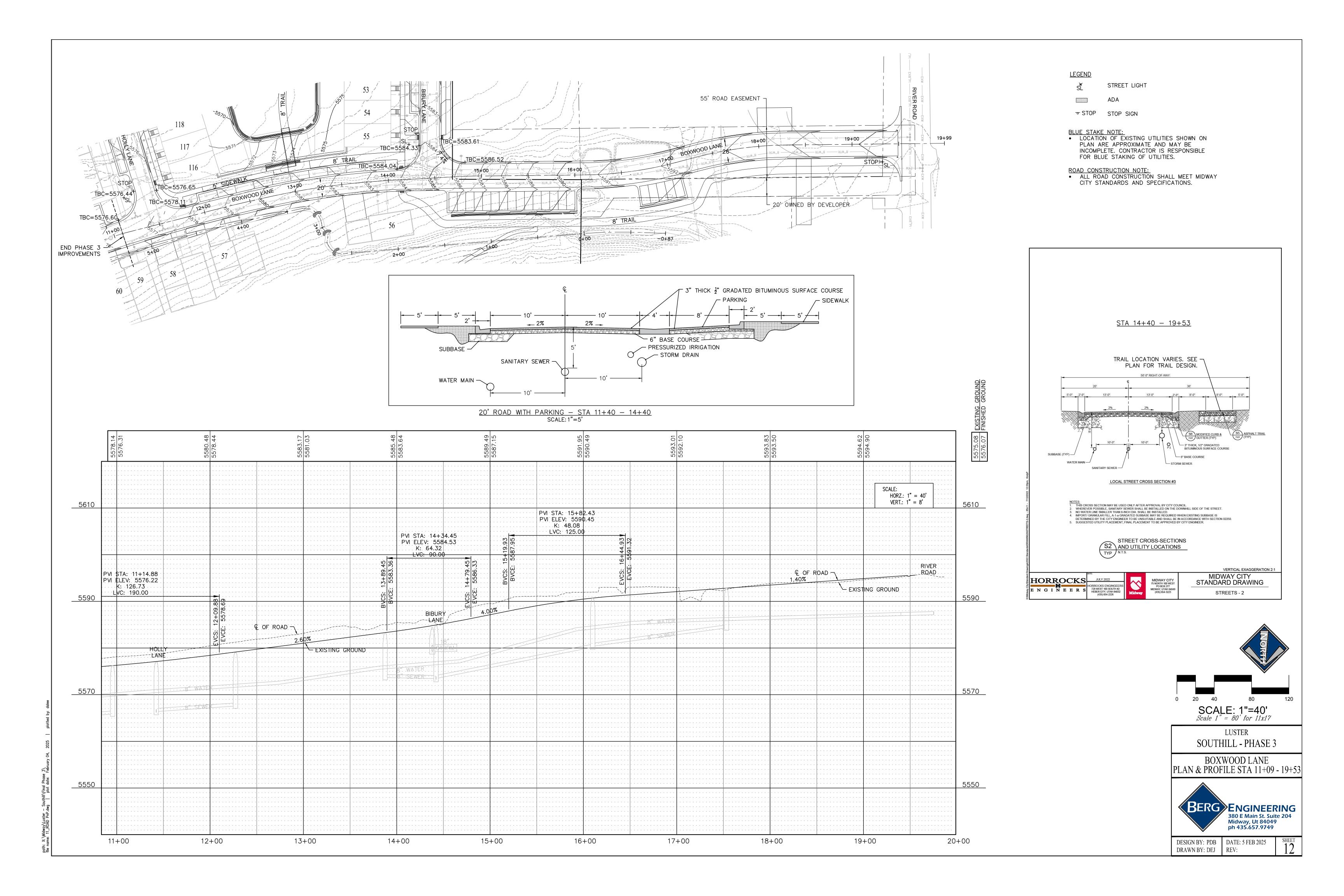
5+00

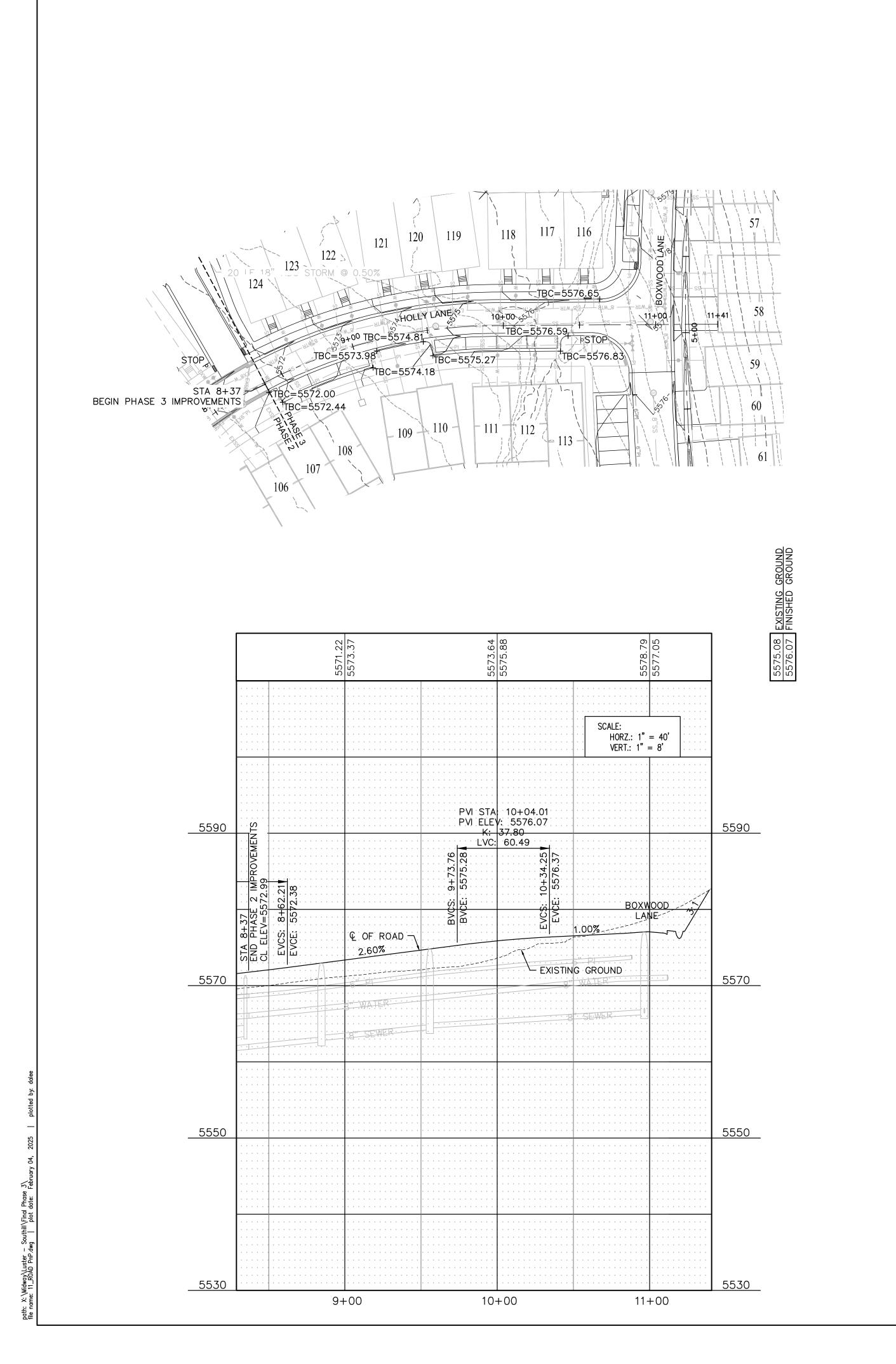
6+00

7+00

8+00

9+00





<u>LEGEND</u>

STREET LIGHT

ADA

STOP SIGN ▼ STOP

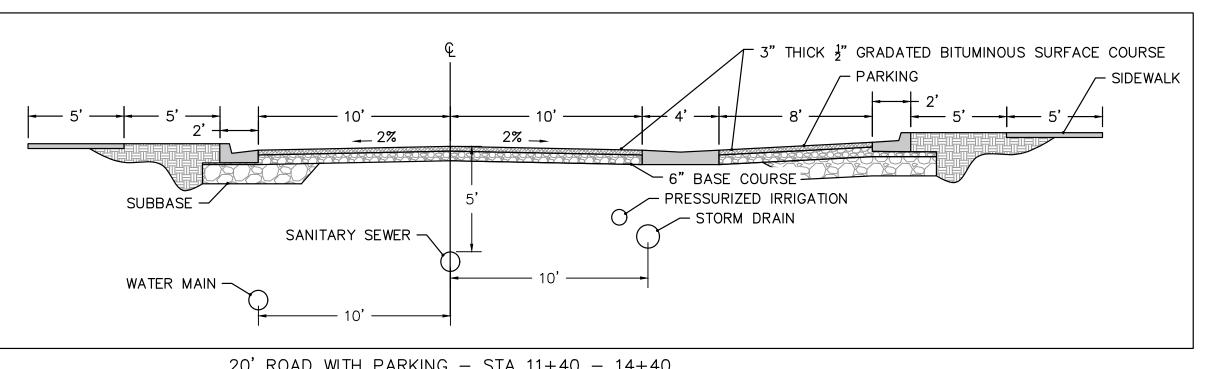
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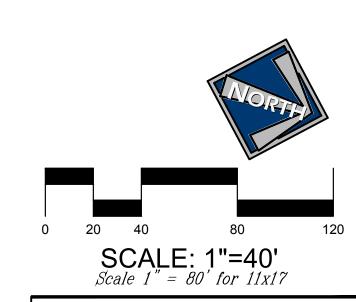
CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

ROAD CONSTRUCTION NOTE:

• ALL ROAD CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.



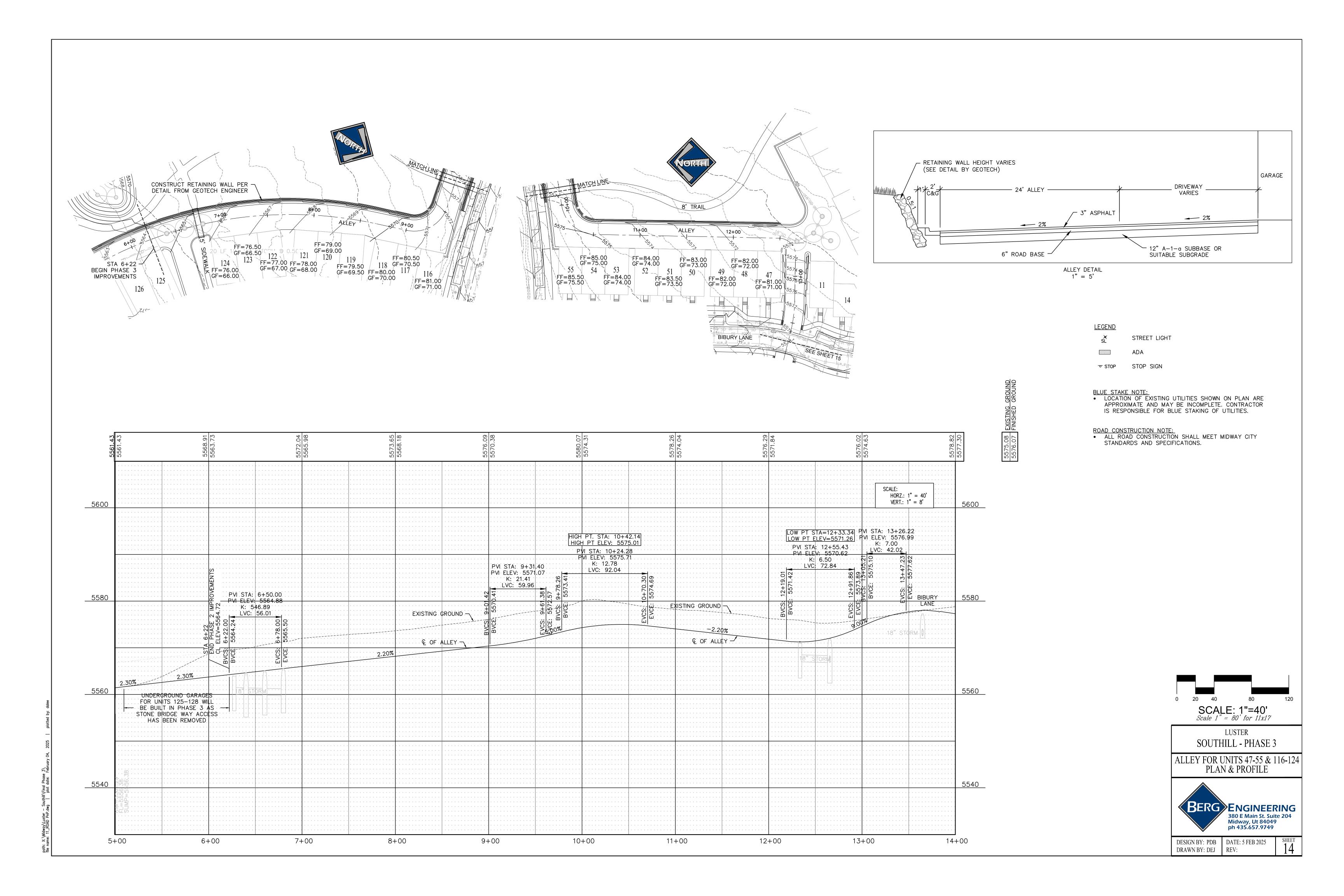
<u> 20' ROAD WITH PARKING - STA 11+40 - 14+40</u> SCALE: 1"=5'

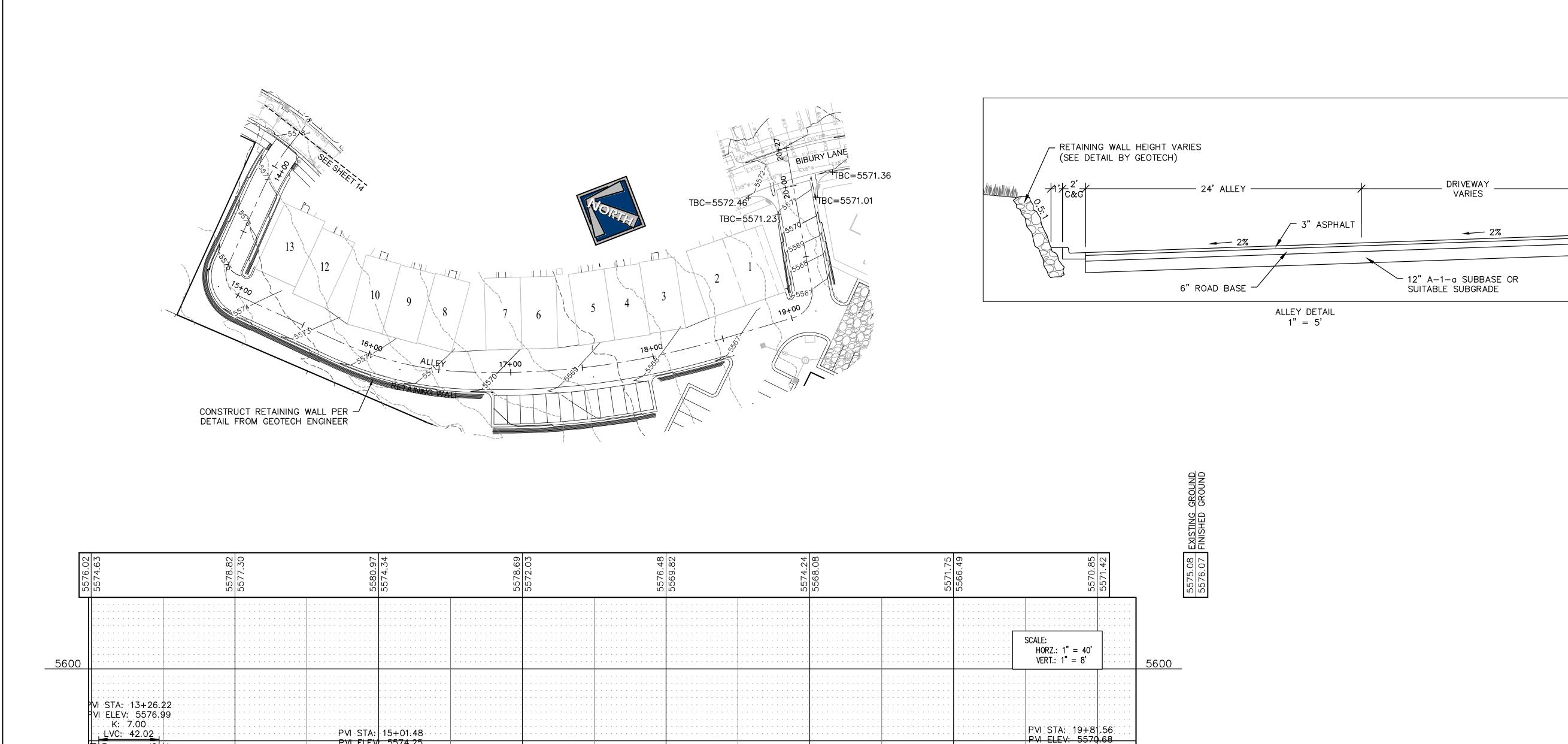


LUSTER SOUTHILL - PHASE 3

HOLLY LANE -PLAN & PROFILE STA 8+37 - 10+98







STREET LIGHT

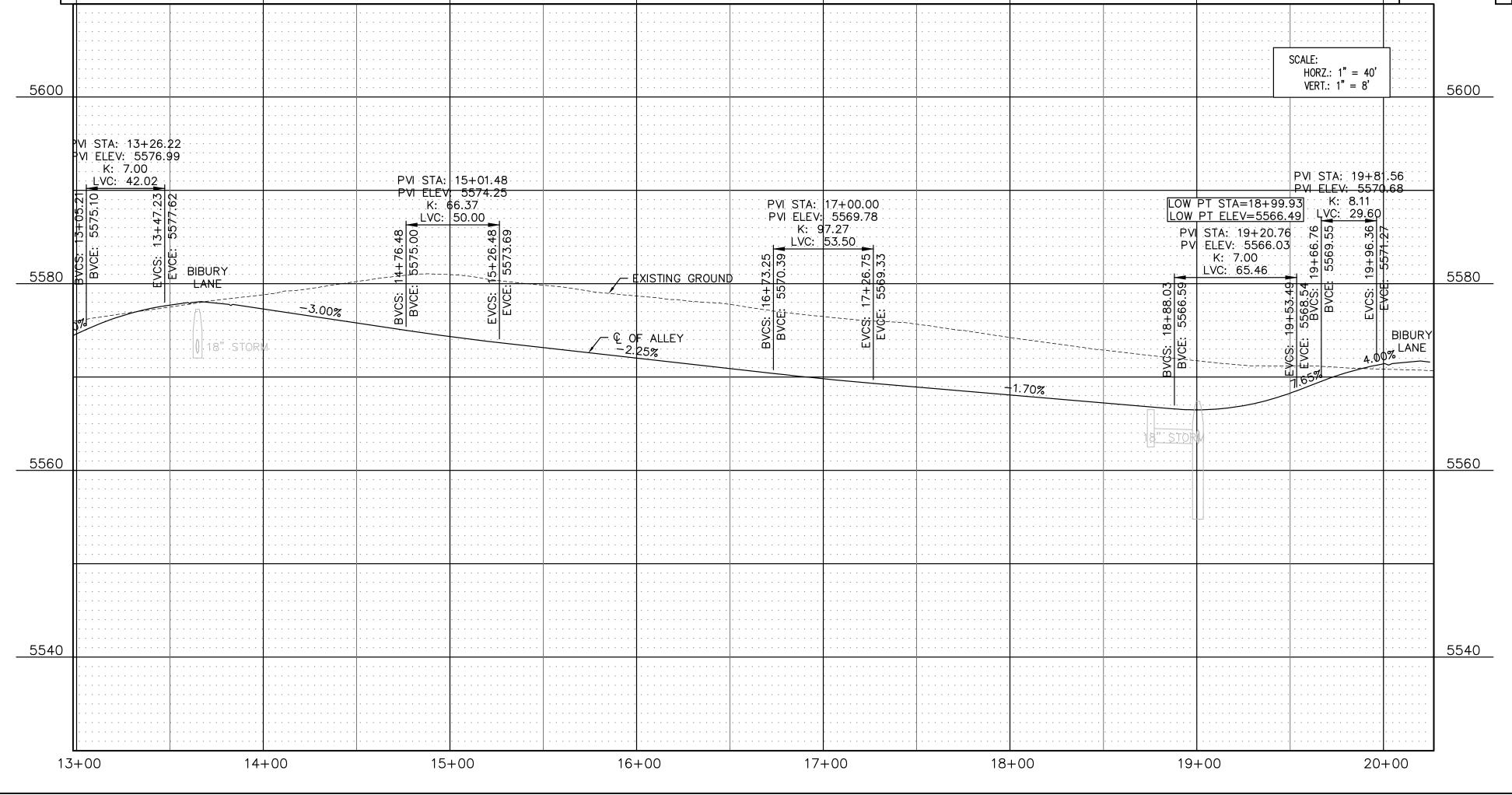
STOP SIGN

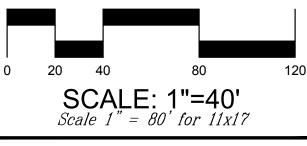
 STOP

GARAGE

BLUE STAKE NOTE: LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

ROAD CONSTRUCTION NOTE:
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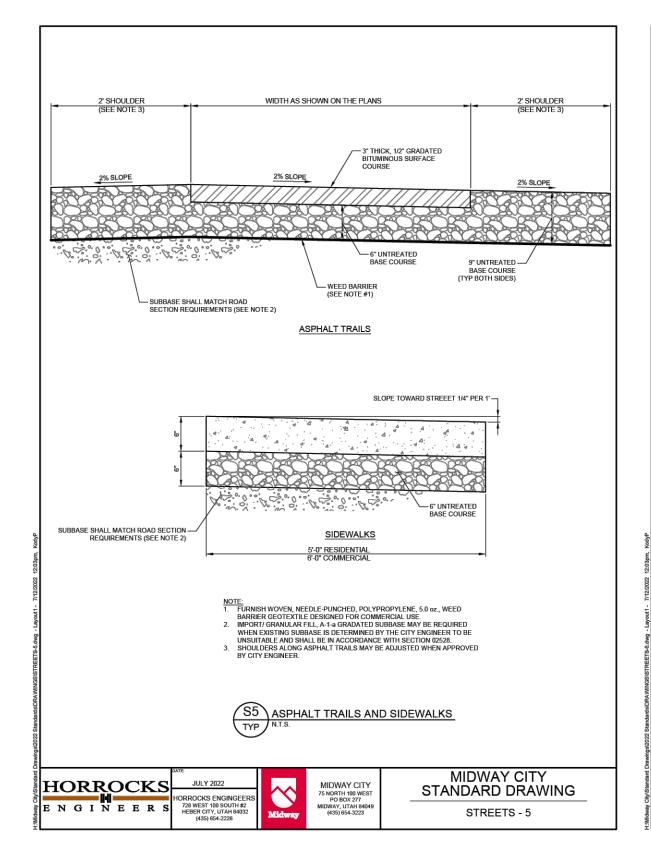


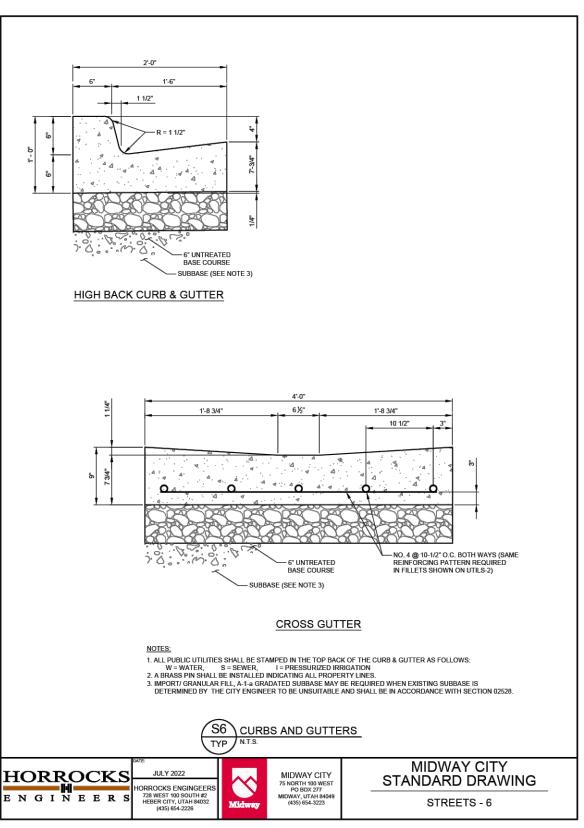


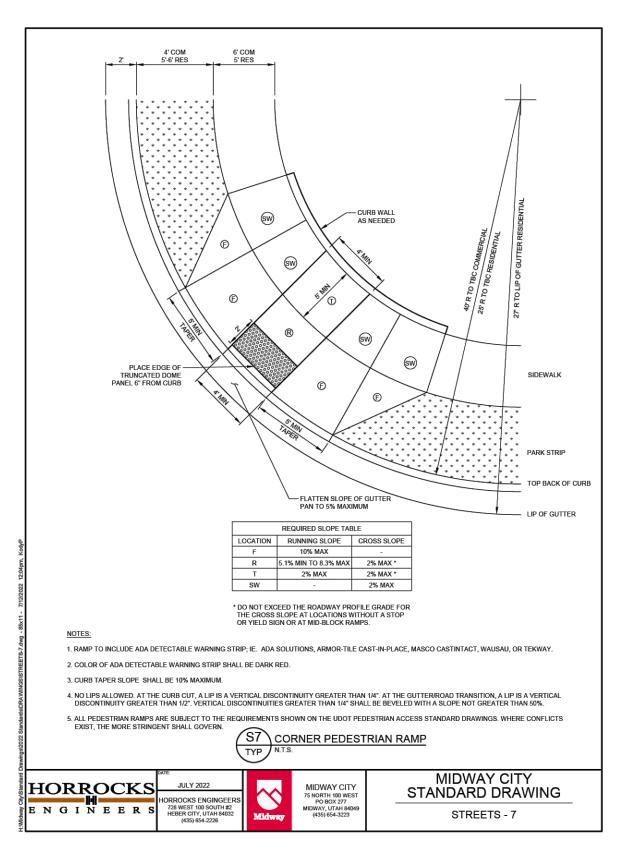
LUSTER SOUTHILL - PHASE 3

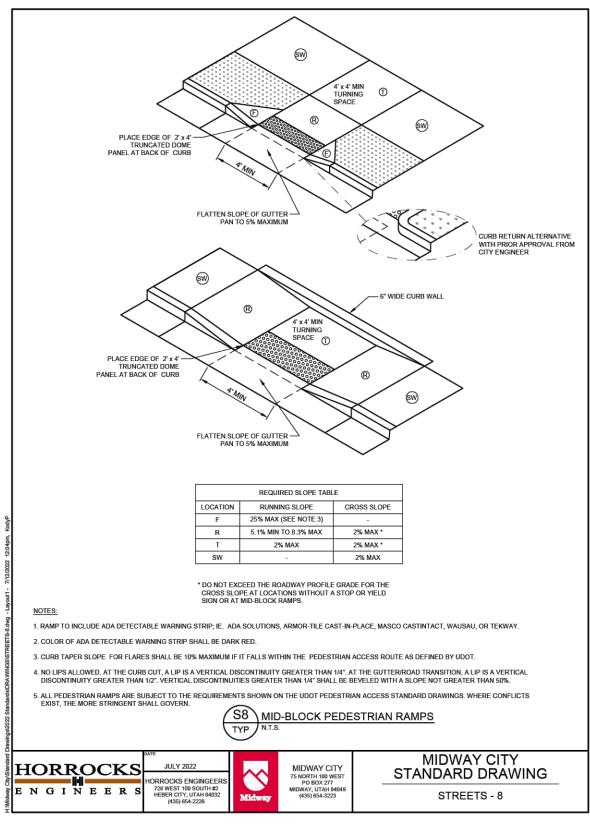
ALLEY FOR UNITS 1-13 PLAN & PROFILE

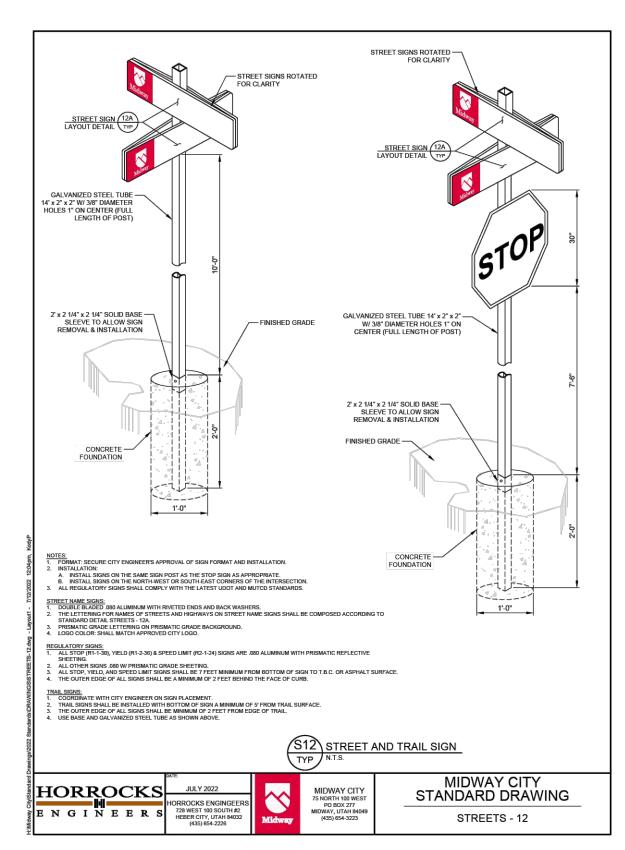




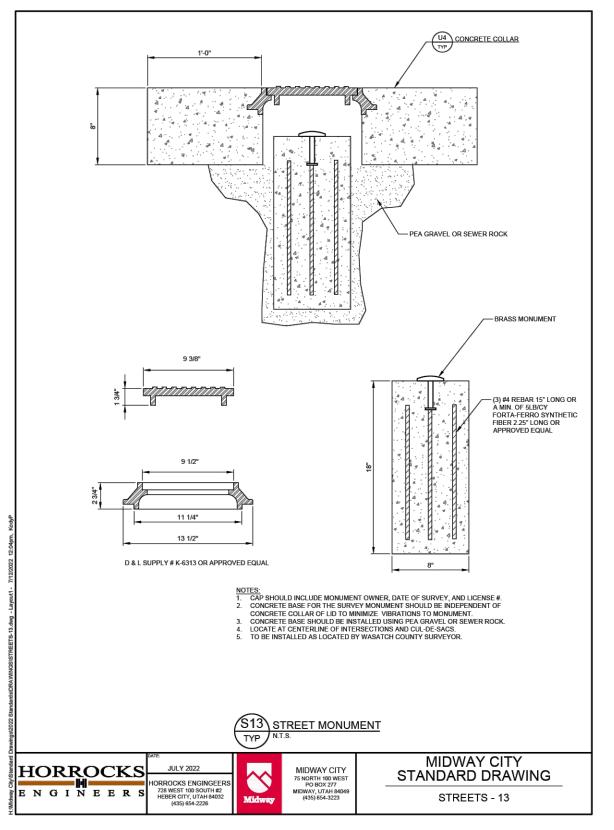


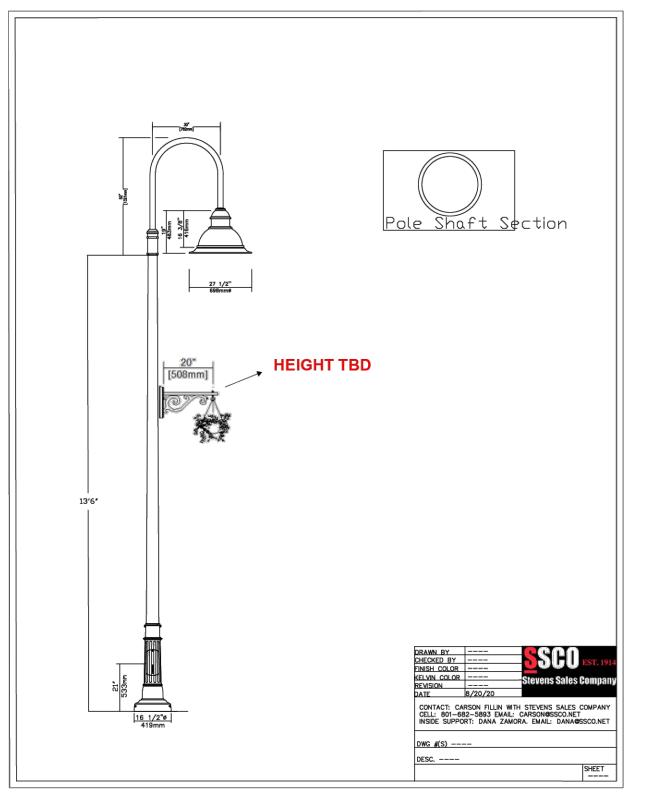








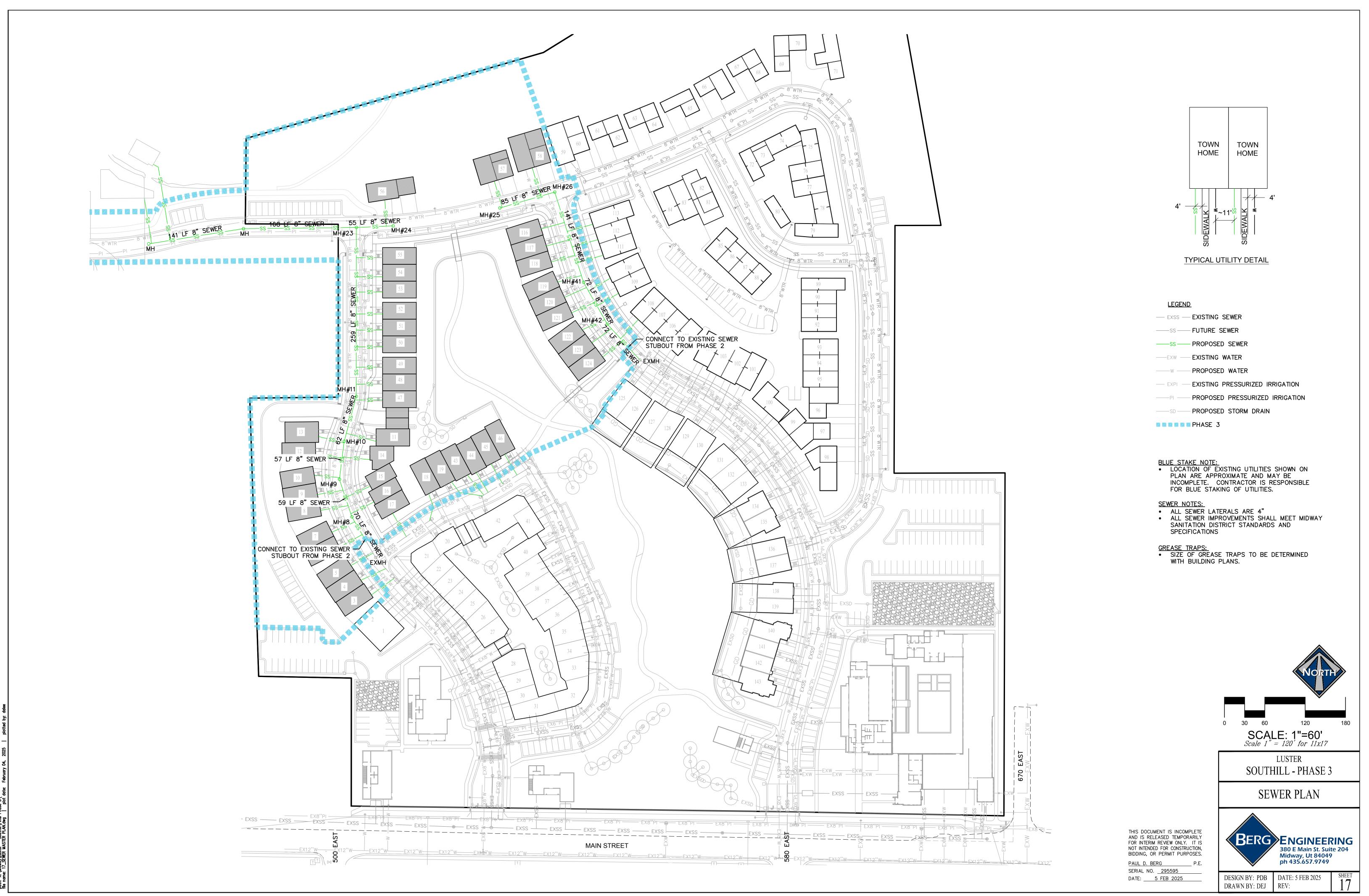




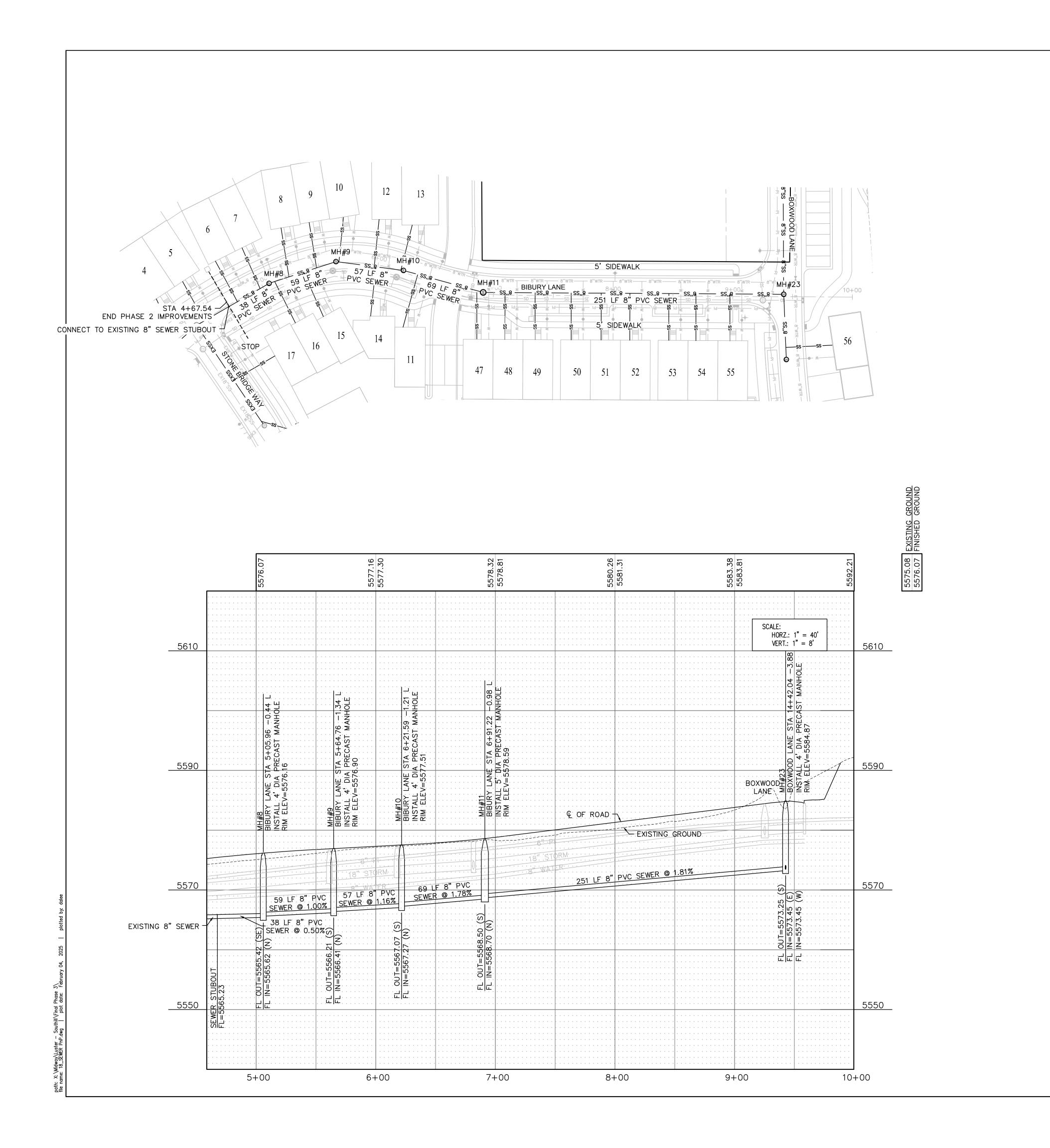


ROAD CONSTRUCTION DETAILS





dwov\lister - Southill\Find Phase 3\



<u>LEGEND</u>

----- EXSS ----- EXISTING SEWER 

----EX8"W---- EXISTING 8" WATER

---- EXPI ---- EXISTING PRESSURIZED IRRIGATION ——PI —— PROPOSED PRESSURIZED IRRIGATION

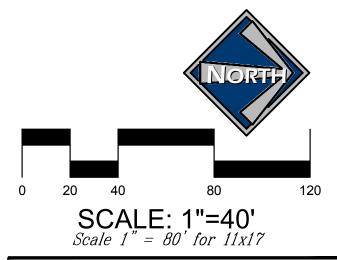
BLUE STAKE NOTE:

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

**SEWER NOTES:** 

ALL SEWER LATERALS ARE 4"

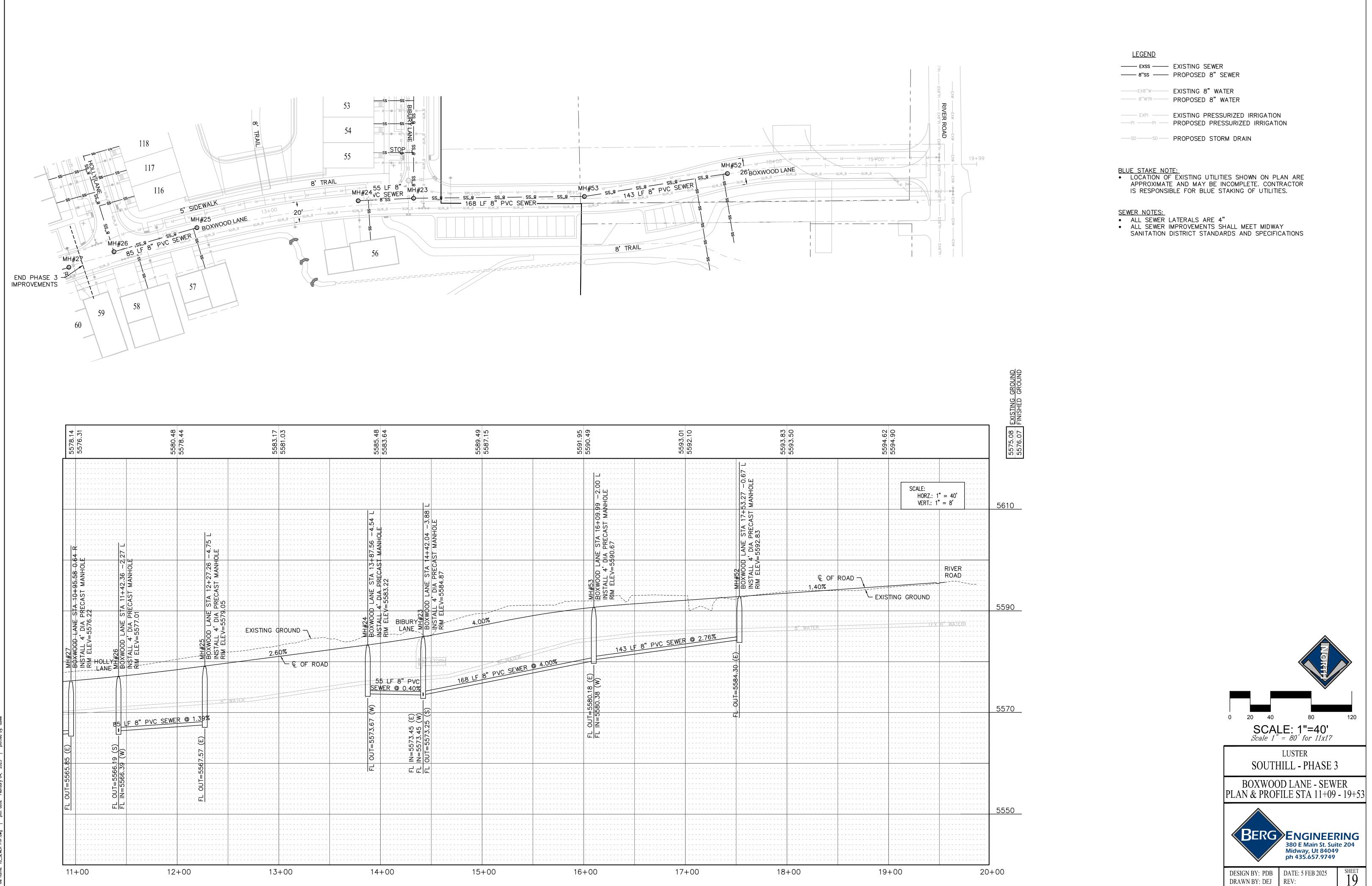
 ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

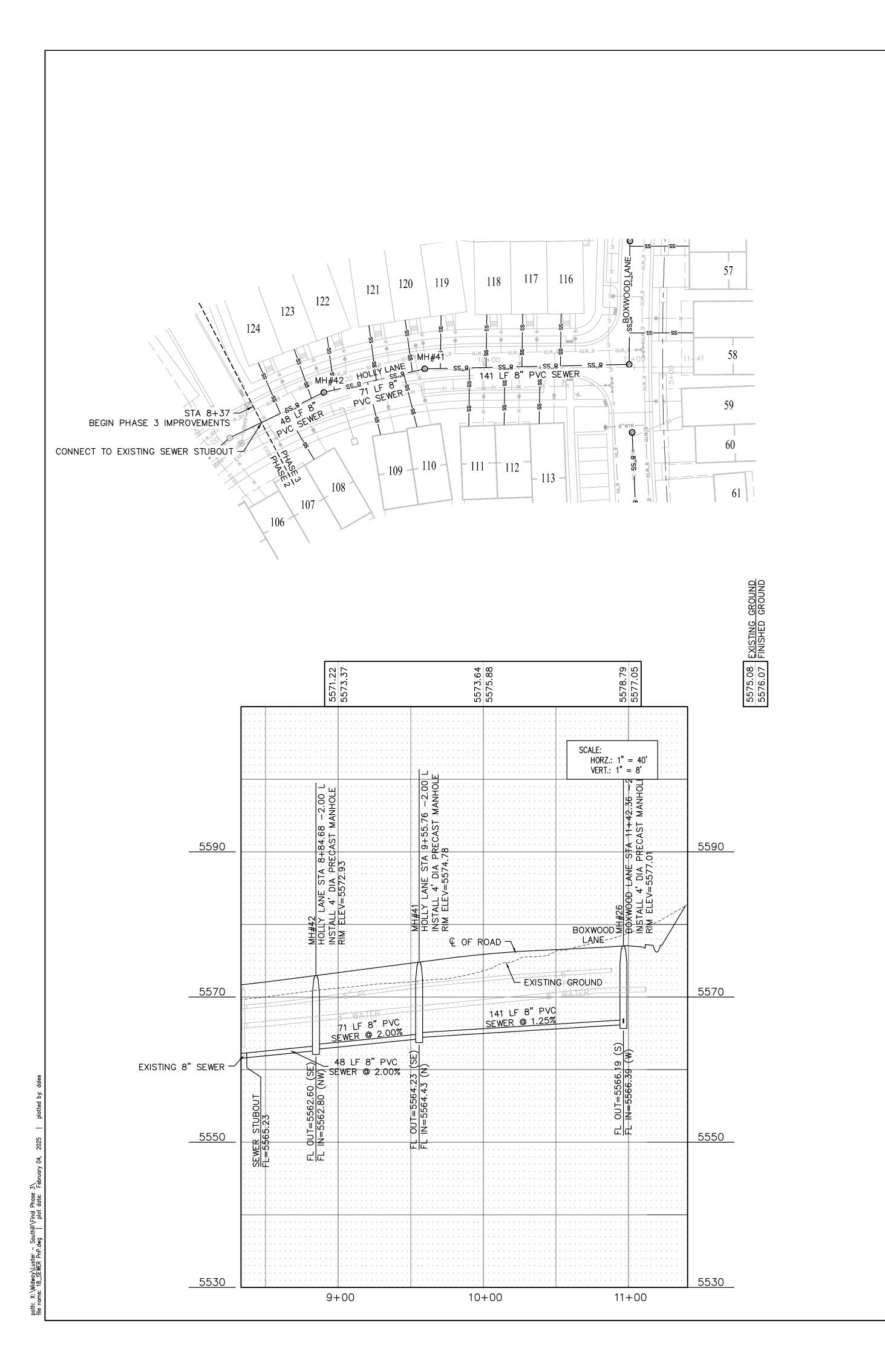


LUSTER SOUTHILL - PHASE 3

BIBURY LANE - SEWER PLAN & PROFILE STA 4+68 - 9+46







<u>LEGEND</u>

—— EXSS —— EXISTING SEWER 

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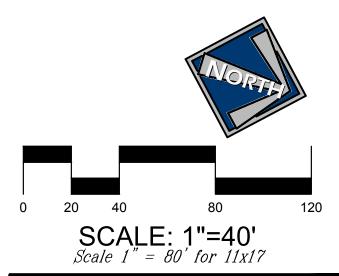
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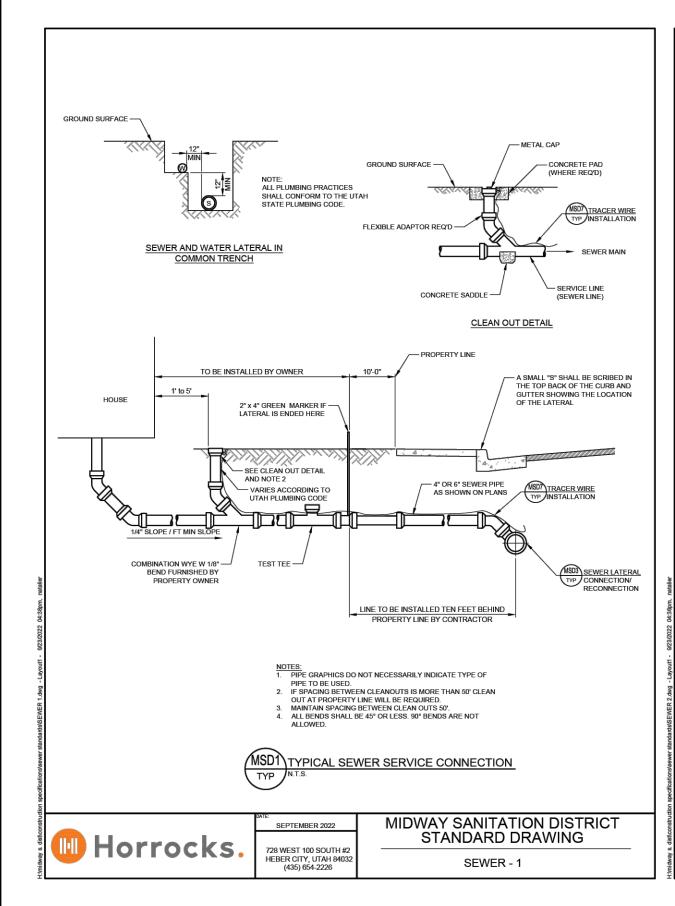
 ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

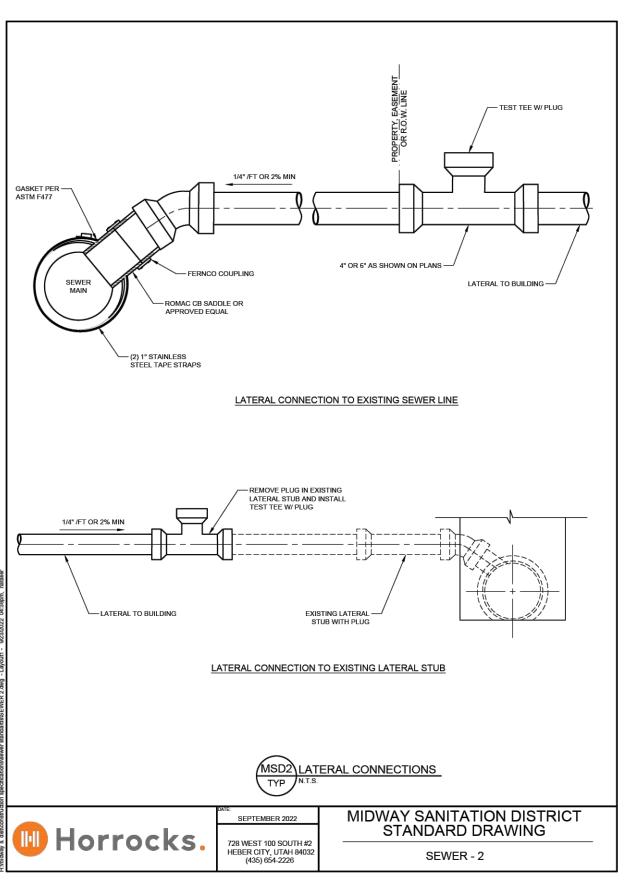


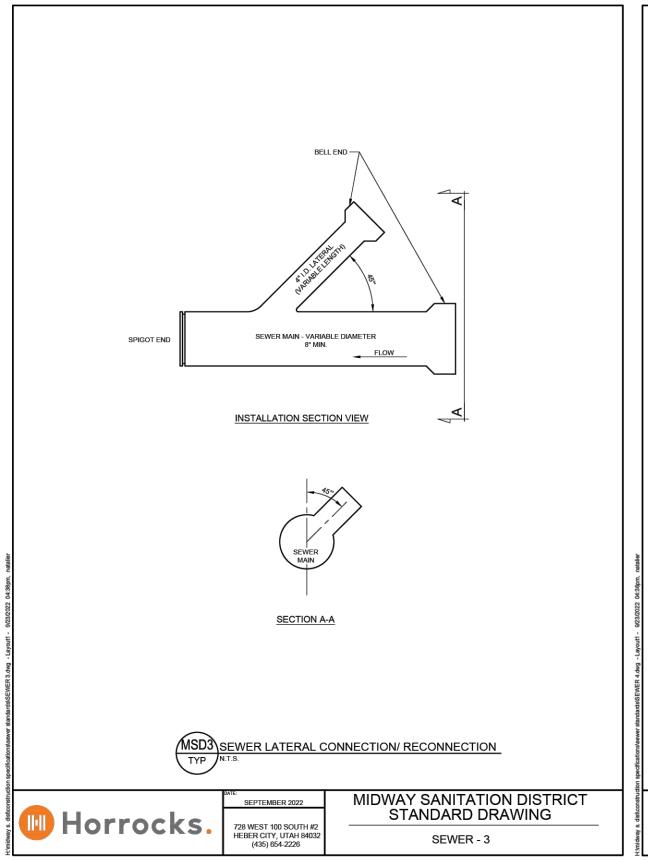
LUSTER SOUTHILL - PHASE 3

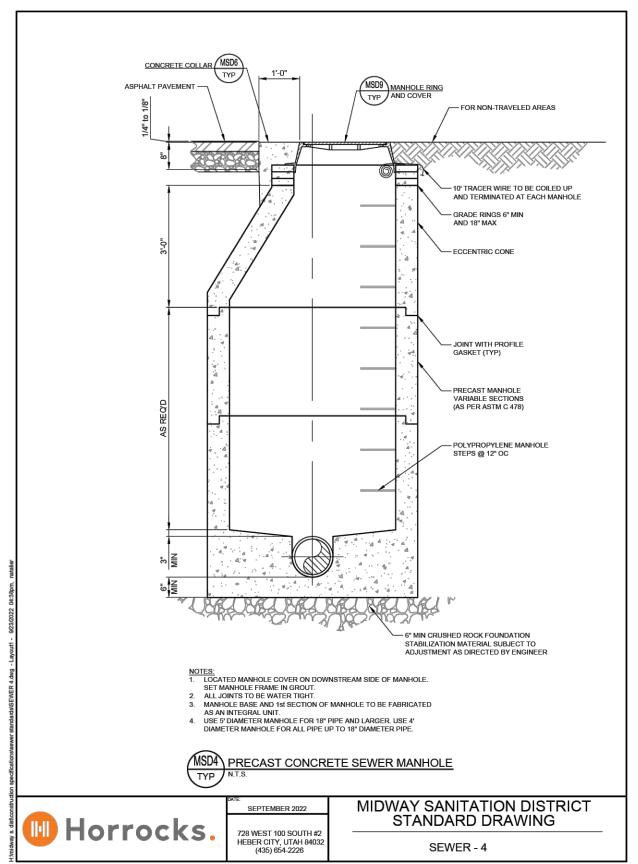
HOLLY LANE - SEWER PLAN & PROFILE STA 8+37 - 10+98

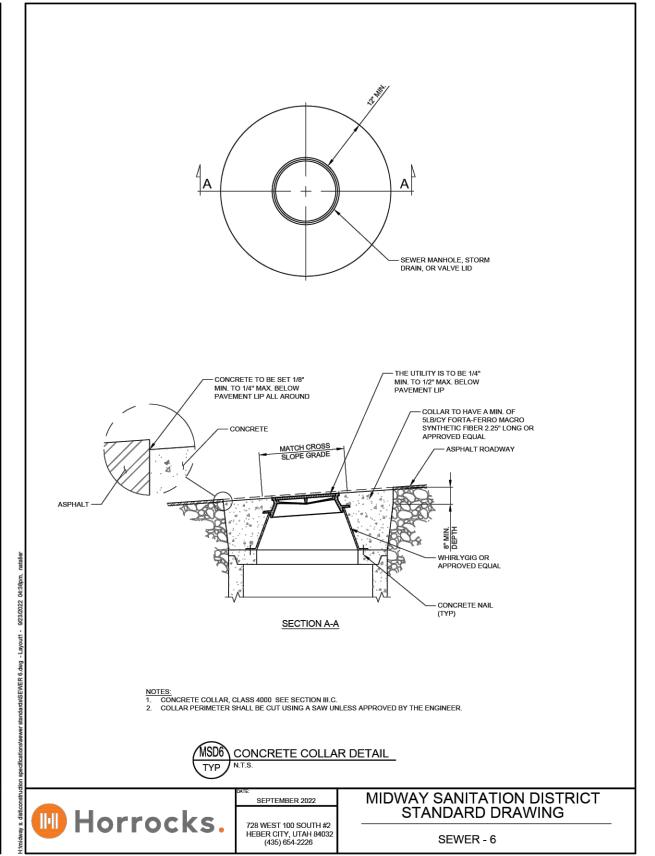


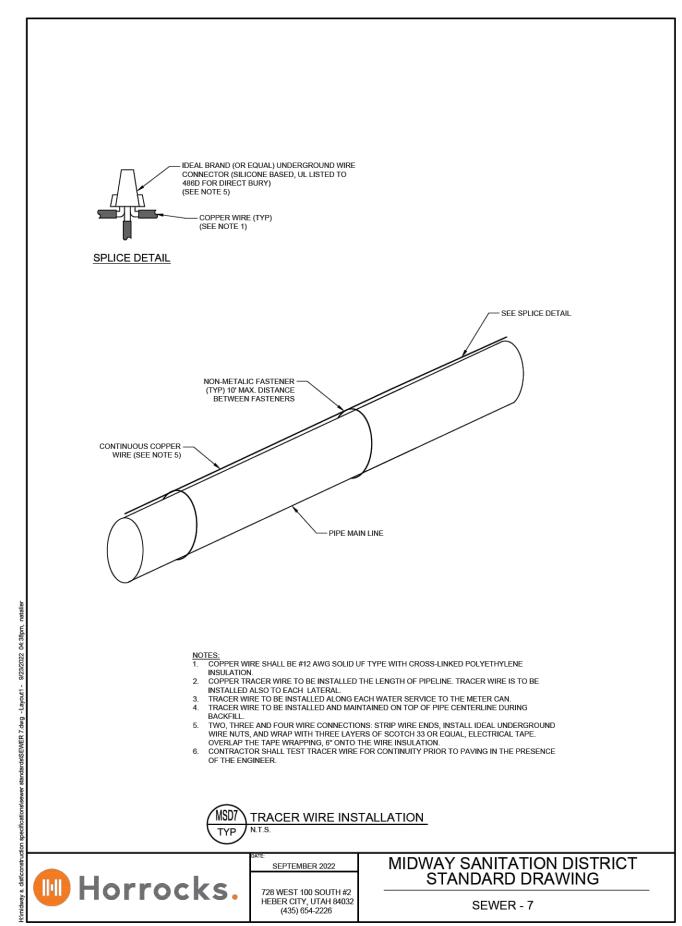


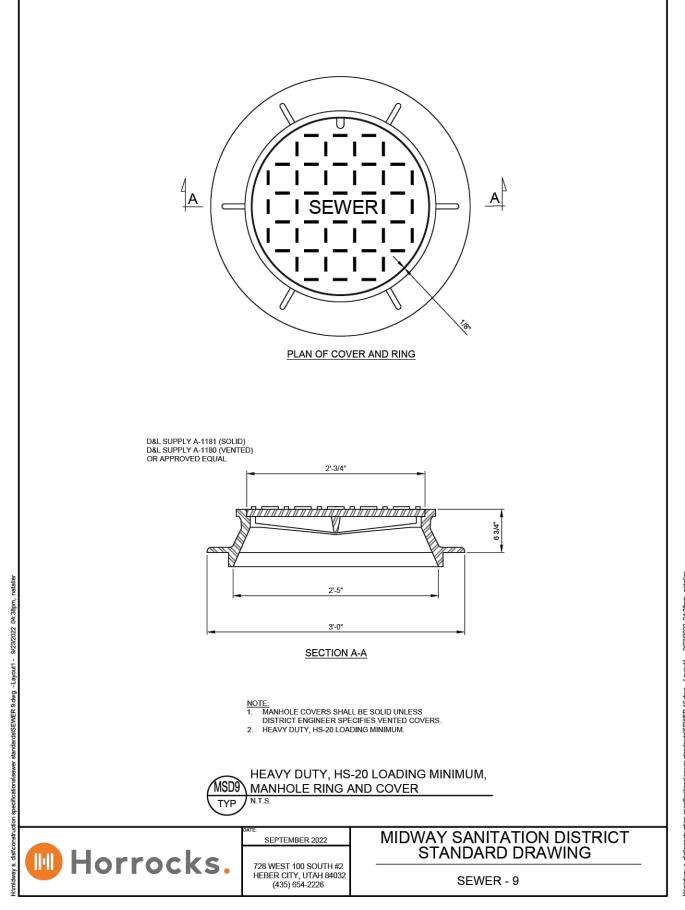


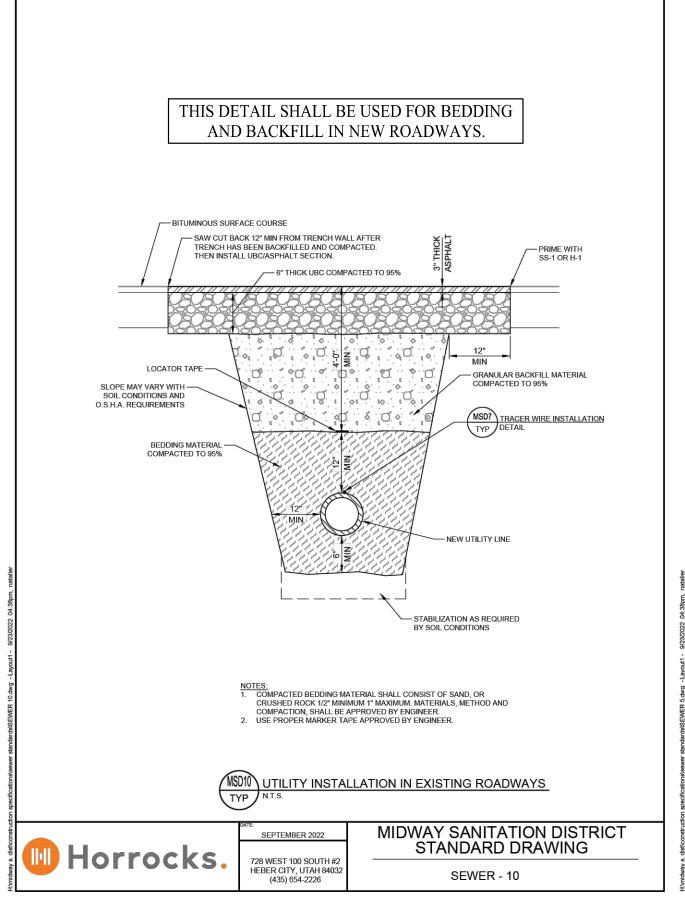


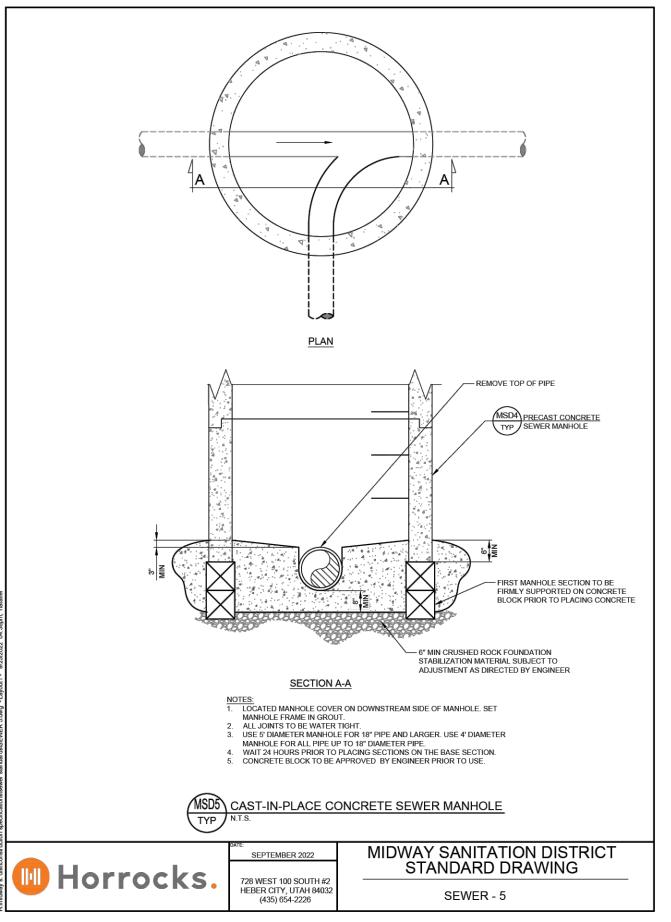


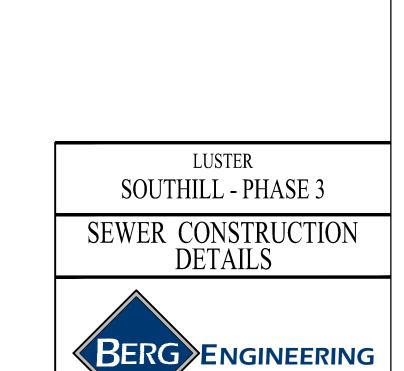












 380 E Main St. Suite 204

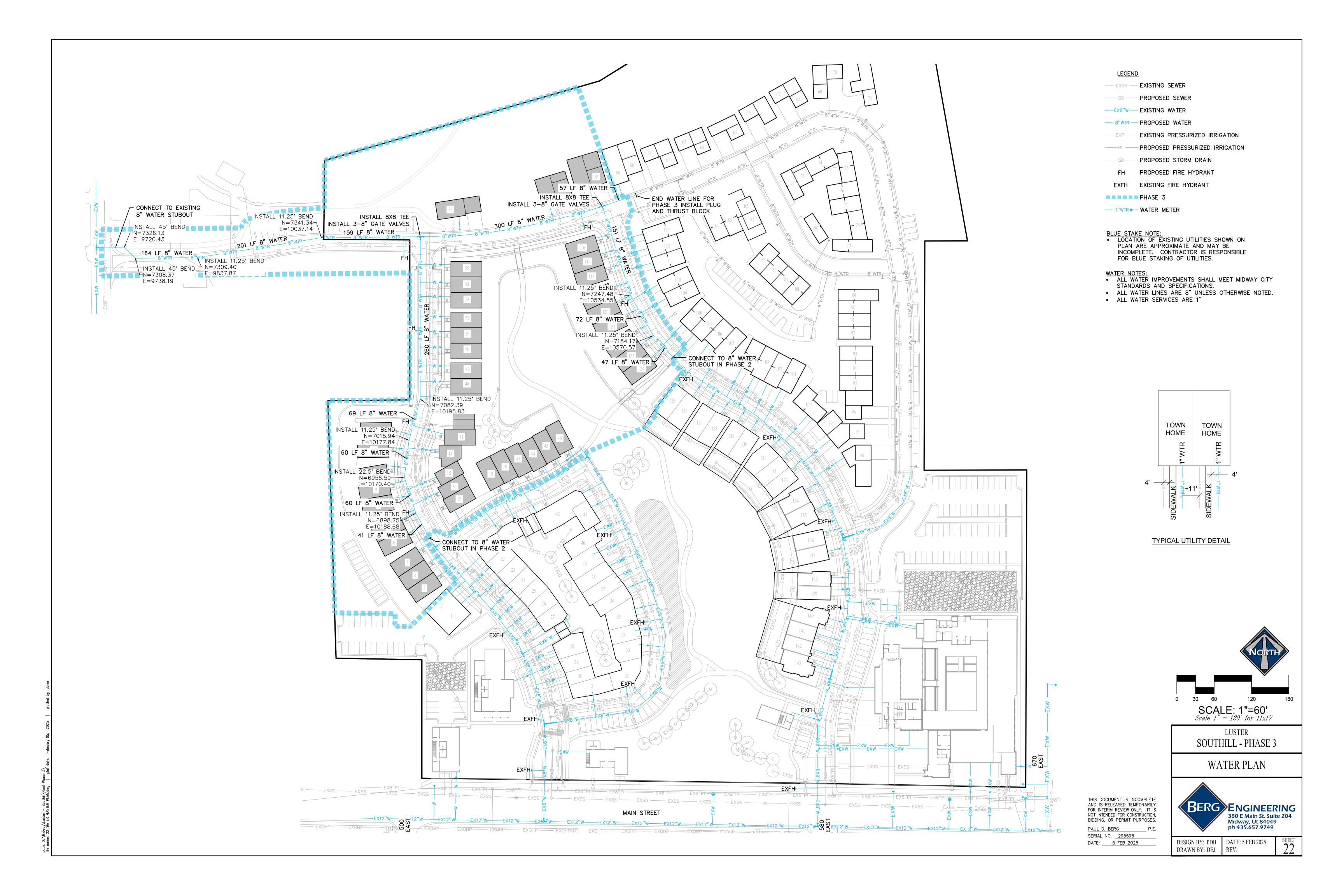
 Midway, Ut 84049

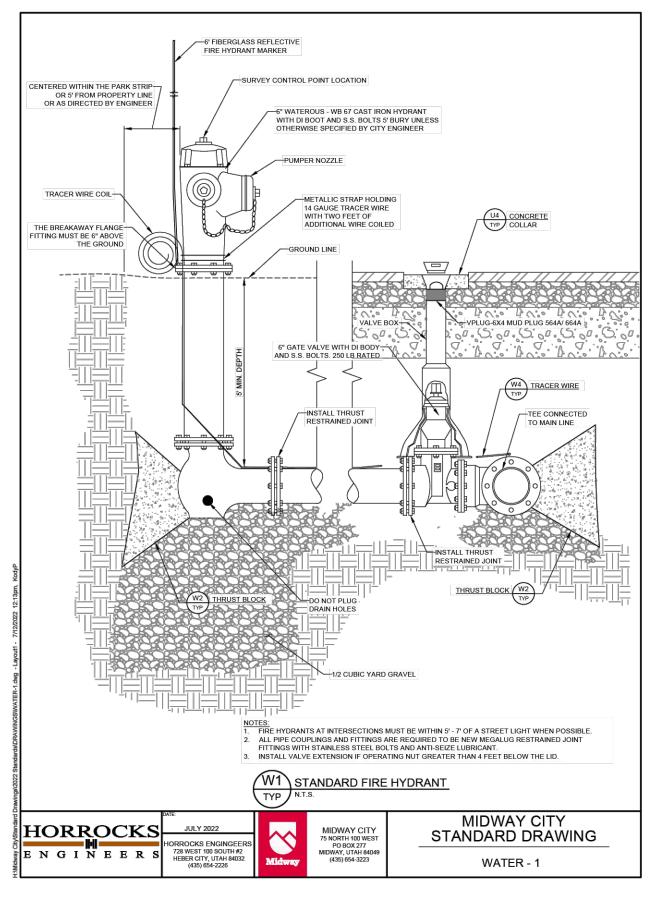
 ph 435.657.9749

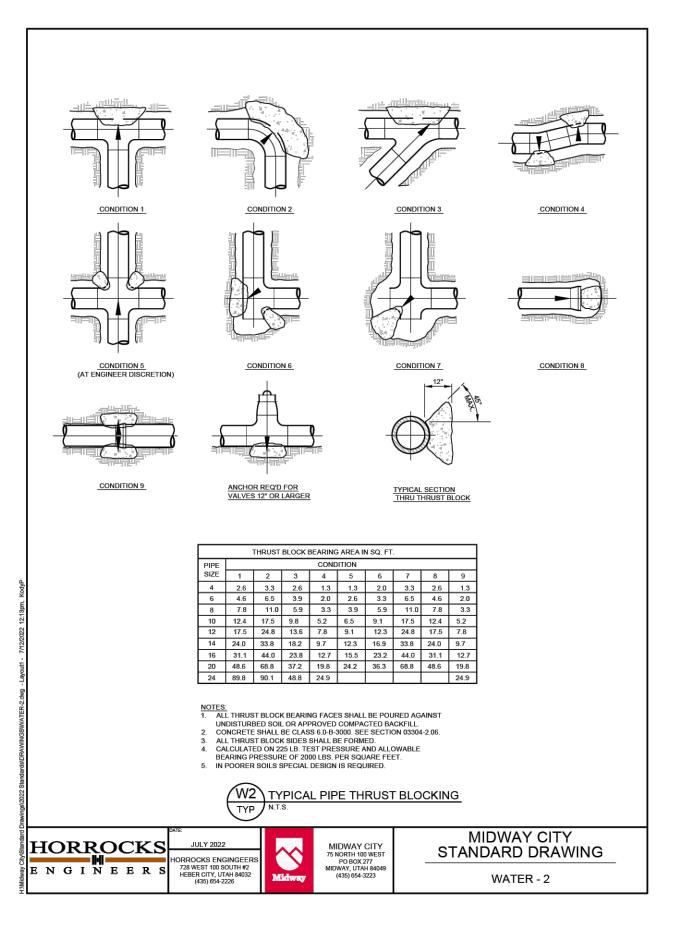
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 DATE: 5 FEB 2025
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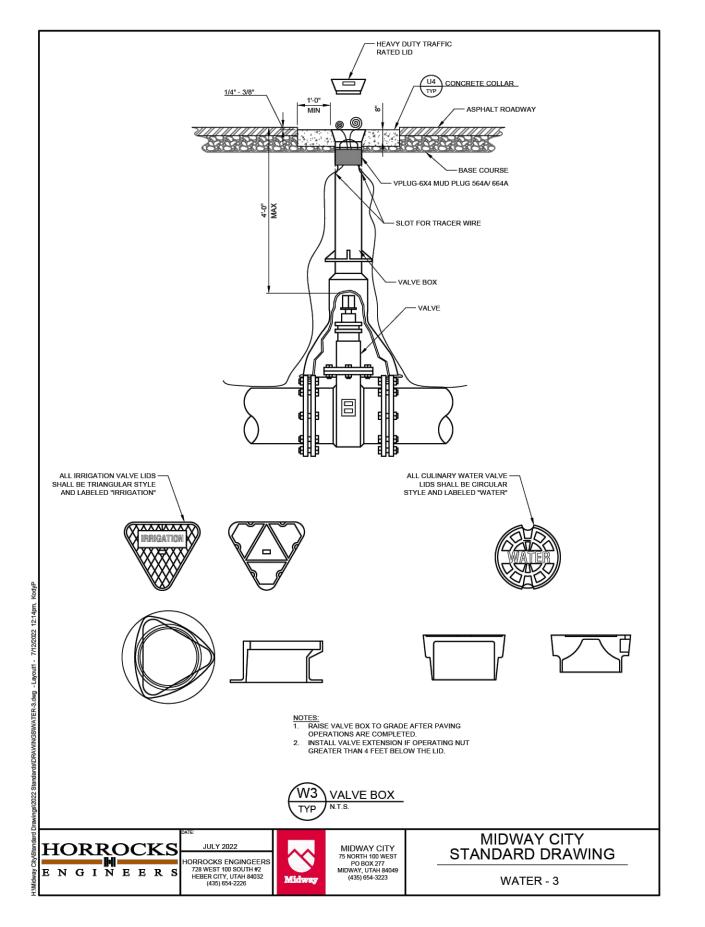
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 REV:
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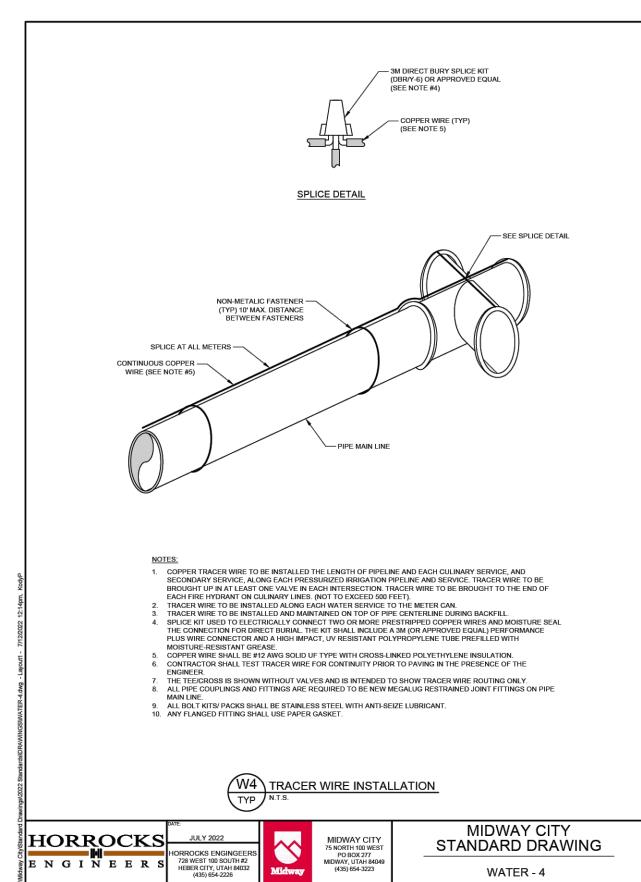
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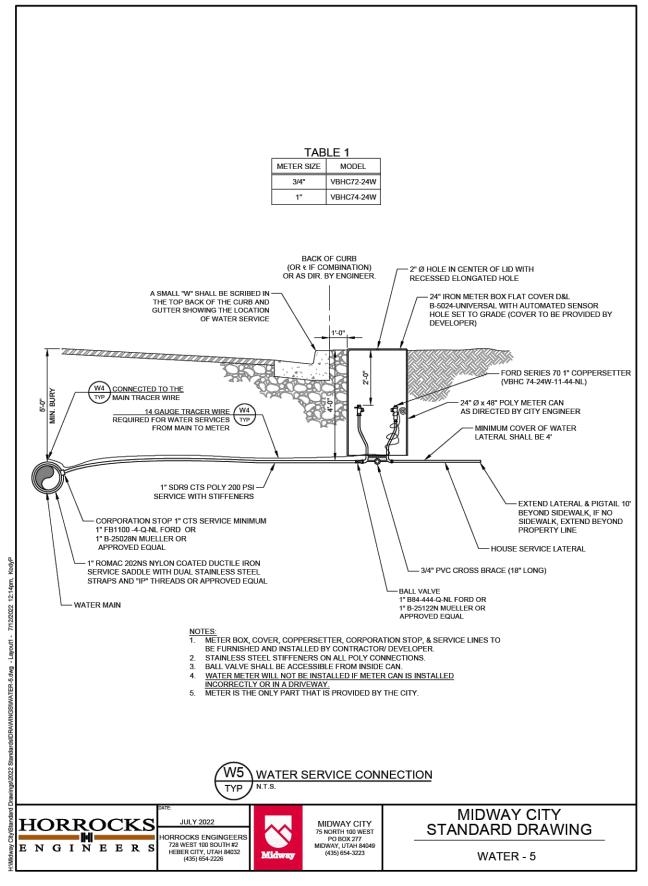


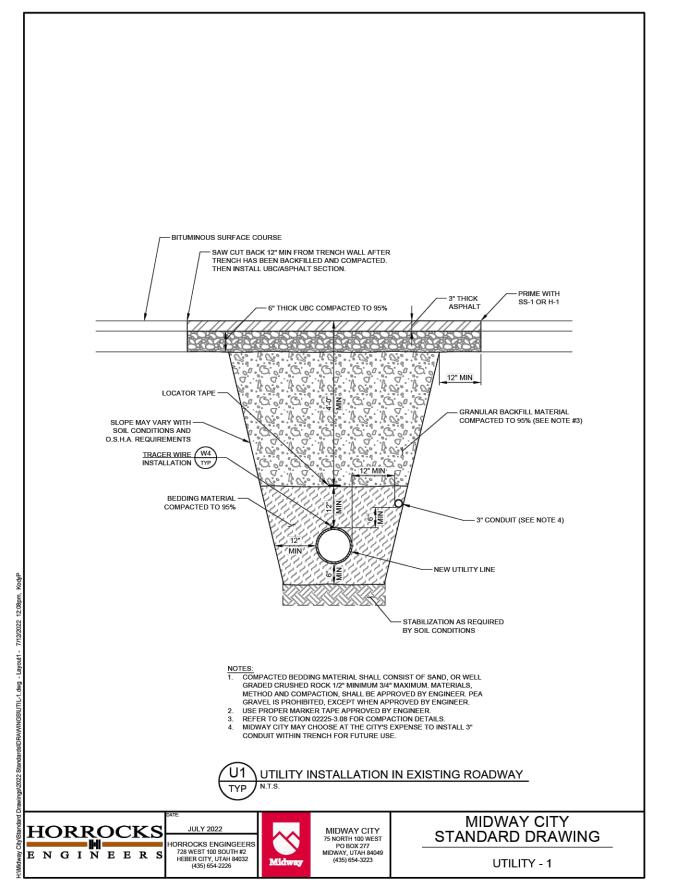












LUSTER
SOUTHILL - PHASE 3

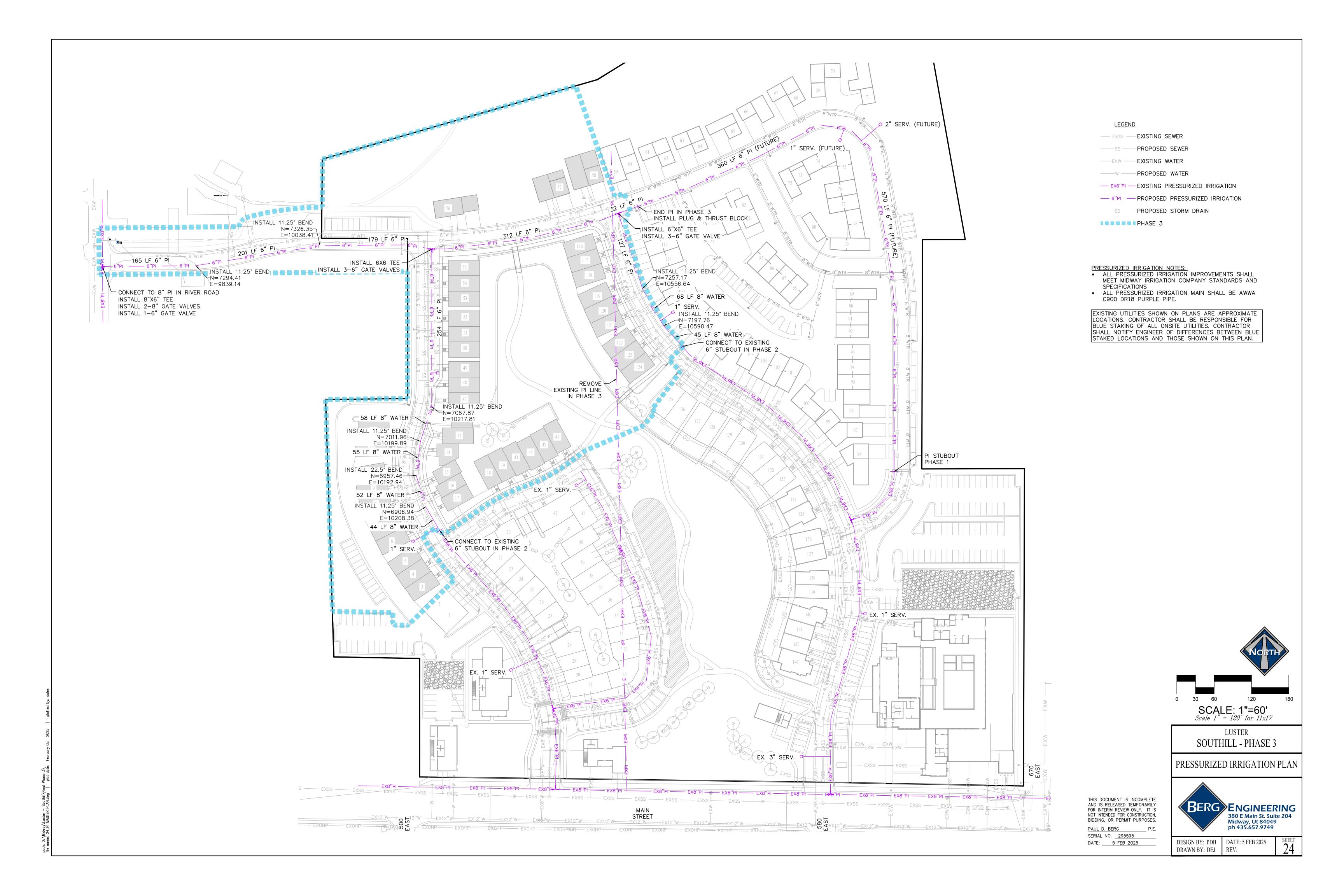


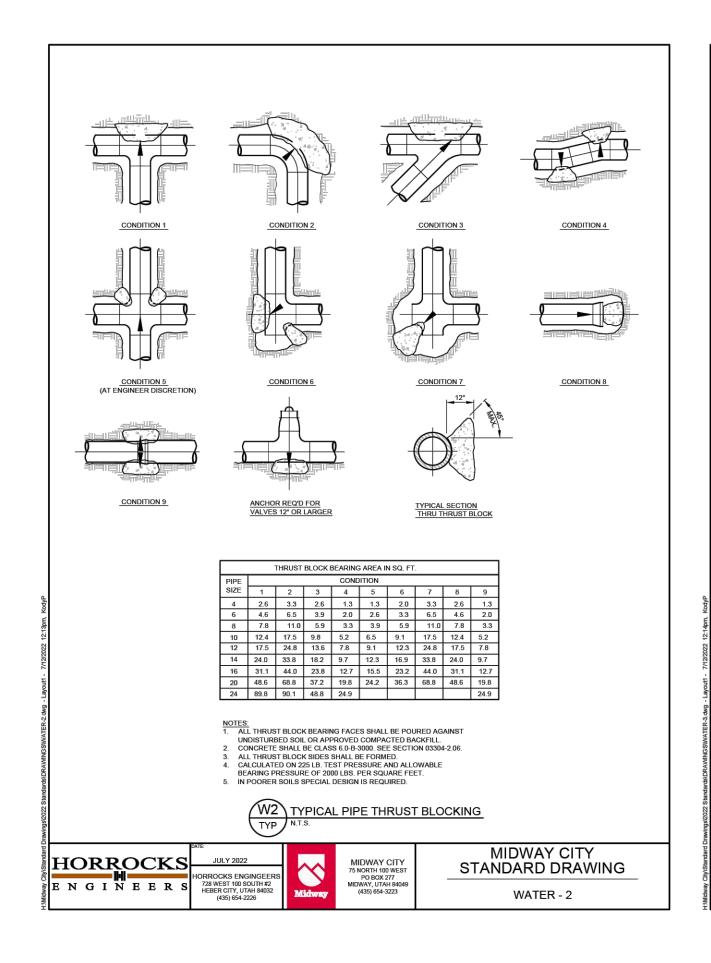


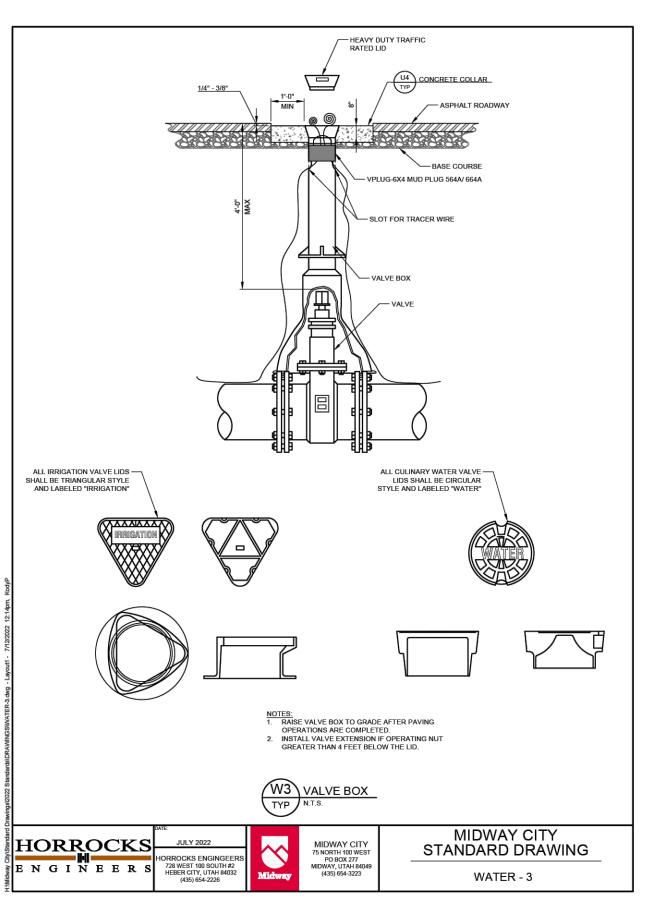
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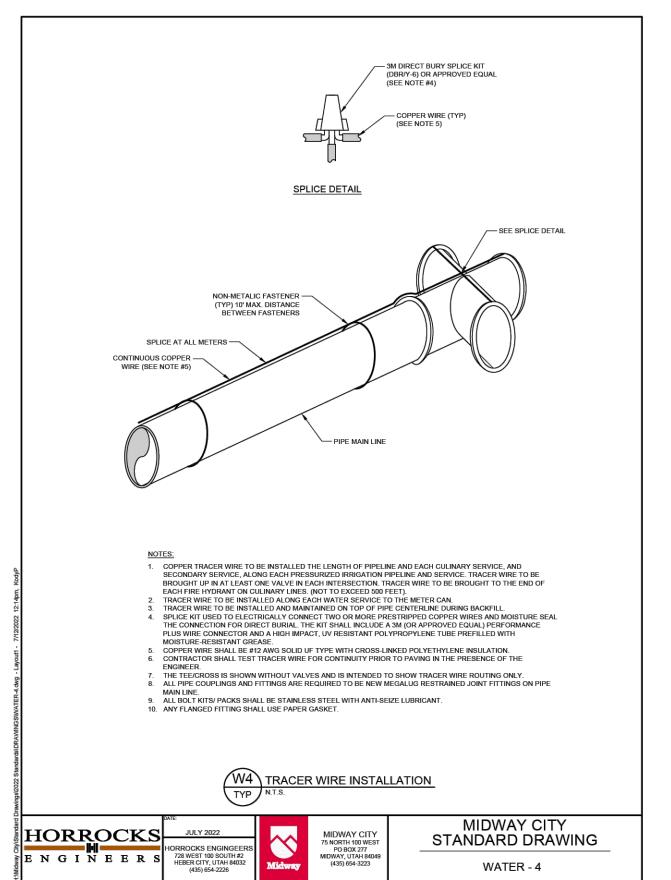
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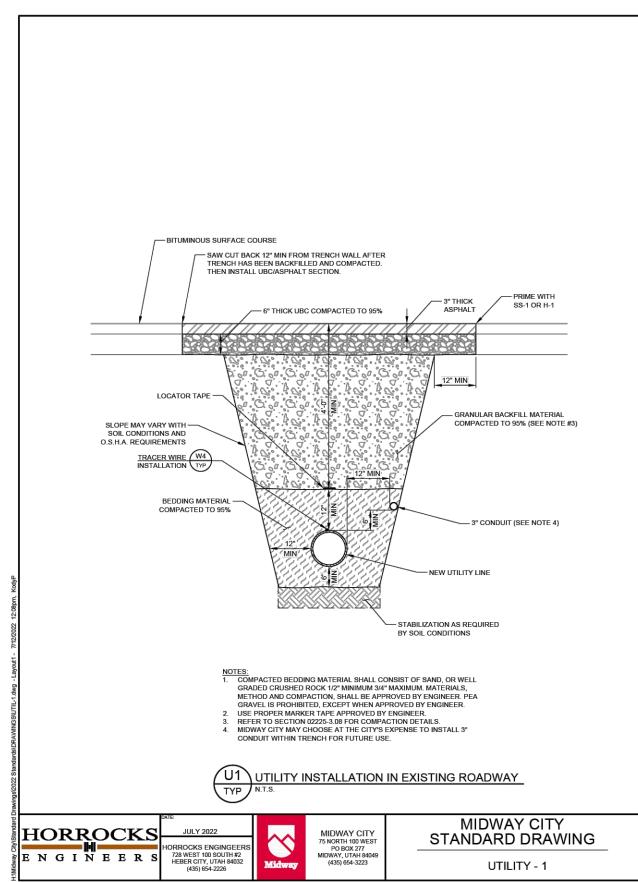
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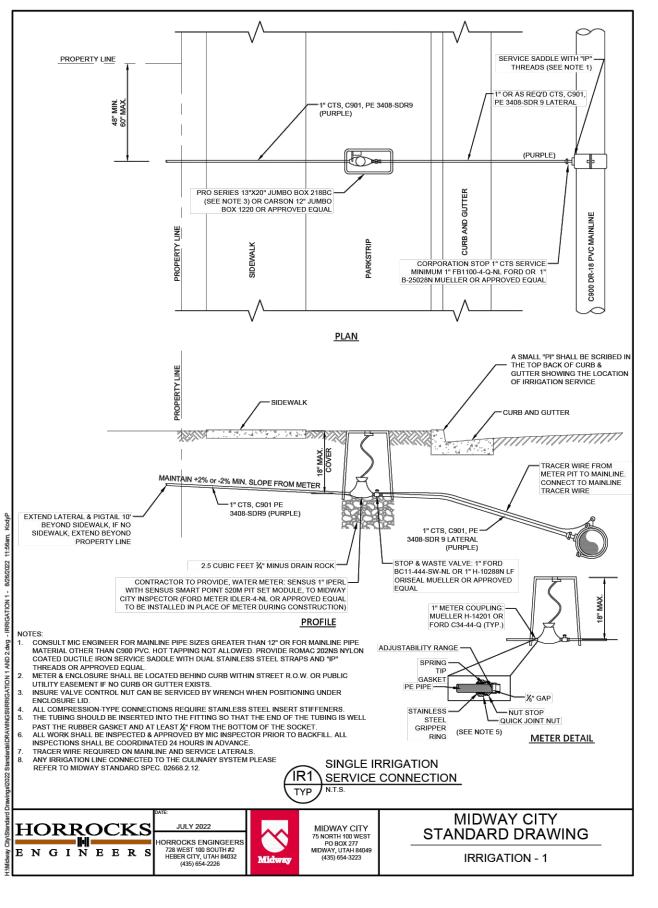


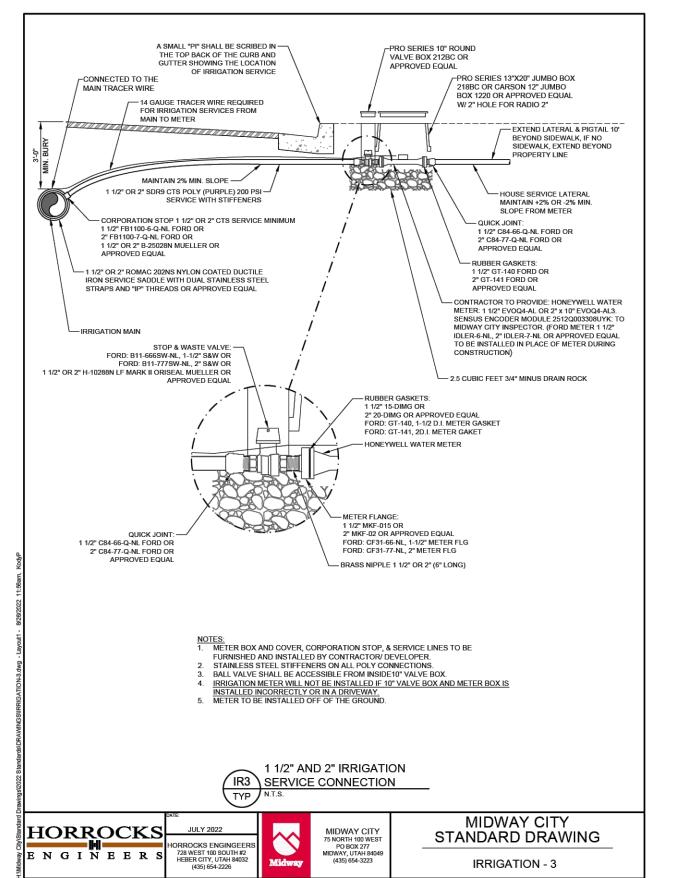


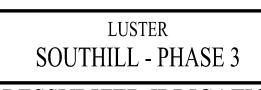








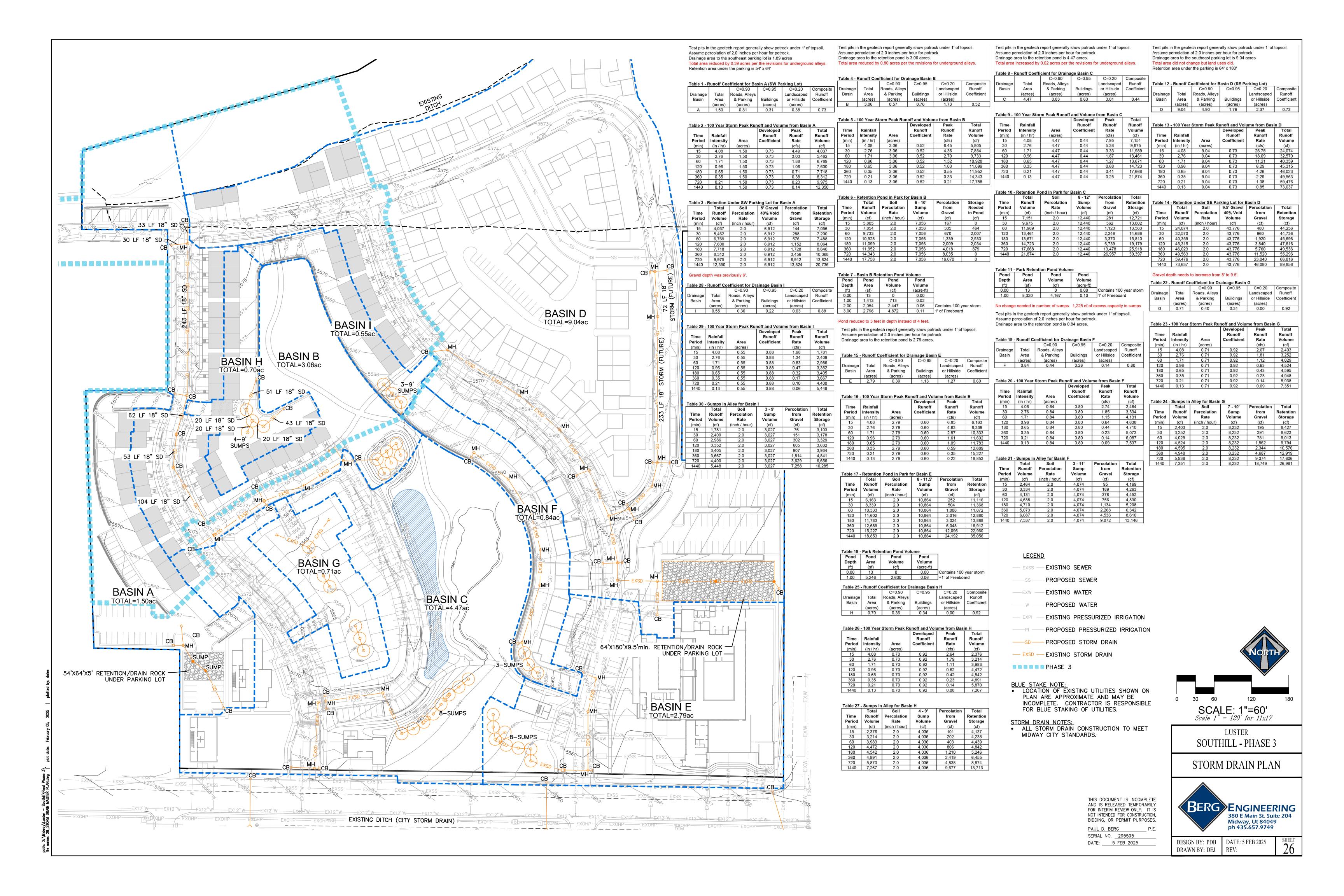


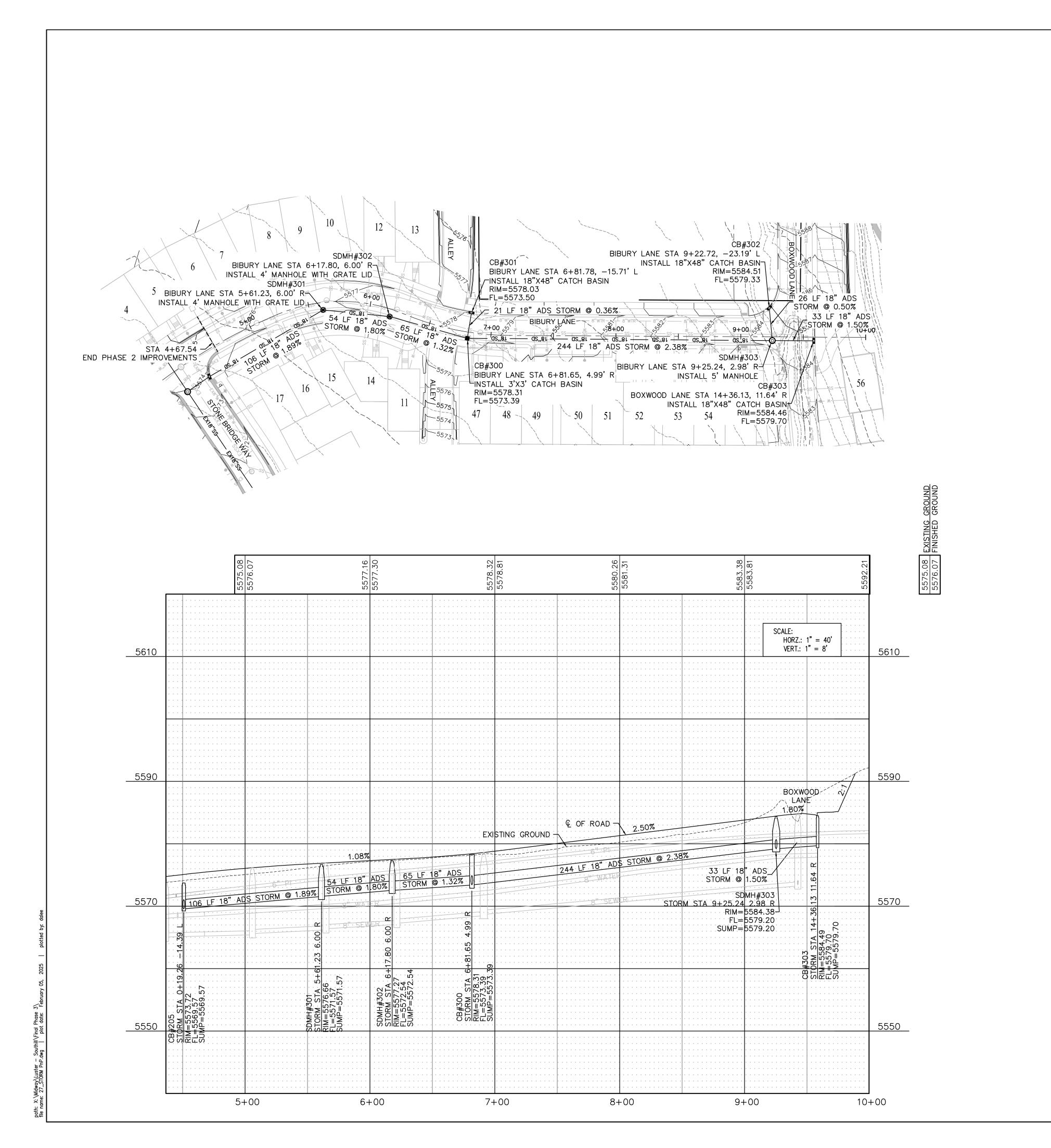






DESIGN BY: PDB DATE: 5 FEB 2025 DRAWN BY: DEJ | REV:





<u>LEGEND</u>

----- EXISTING SEWER ----- 8"SS ----- PROPOSED 8" SEWER EXISTING 8" WATER

---- EXPL --- EXISTING PRESSURIZED IRRIGATION ---PI -----PI ---- PROPOSED PRESSURIZED IRRIGATION

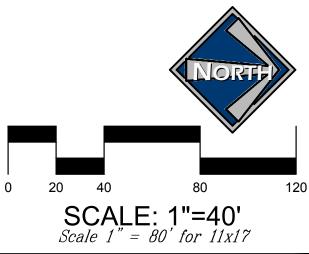
—— EX18"SD—— EXISTING STORM DRAIN —— 18"SD —— PROPOSED STORM DRAIN

BLUE STAKE NOTE:

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

STORM DRAIN SYSTEM NOTE:

 ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.



LUSTER SOUTHILL - PHASE 3

BIBURY LANE - STORM PLAN & PROFILE STA 4+68 - 9+46

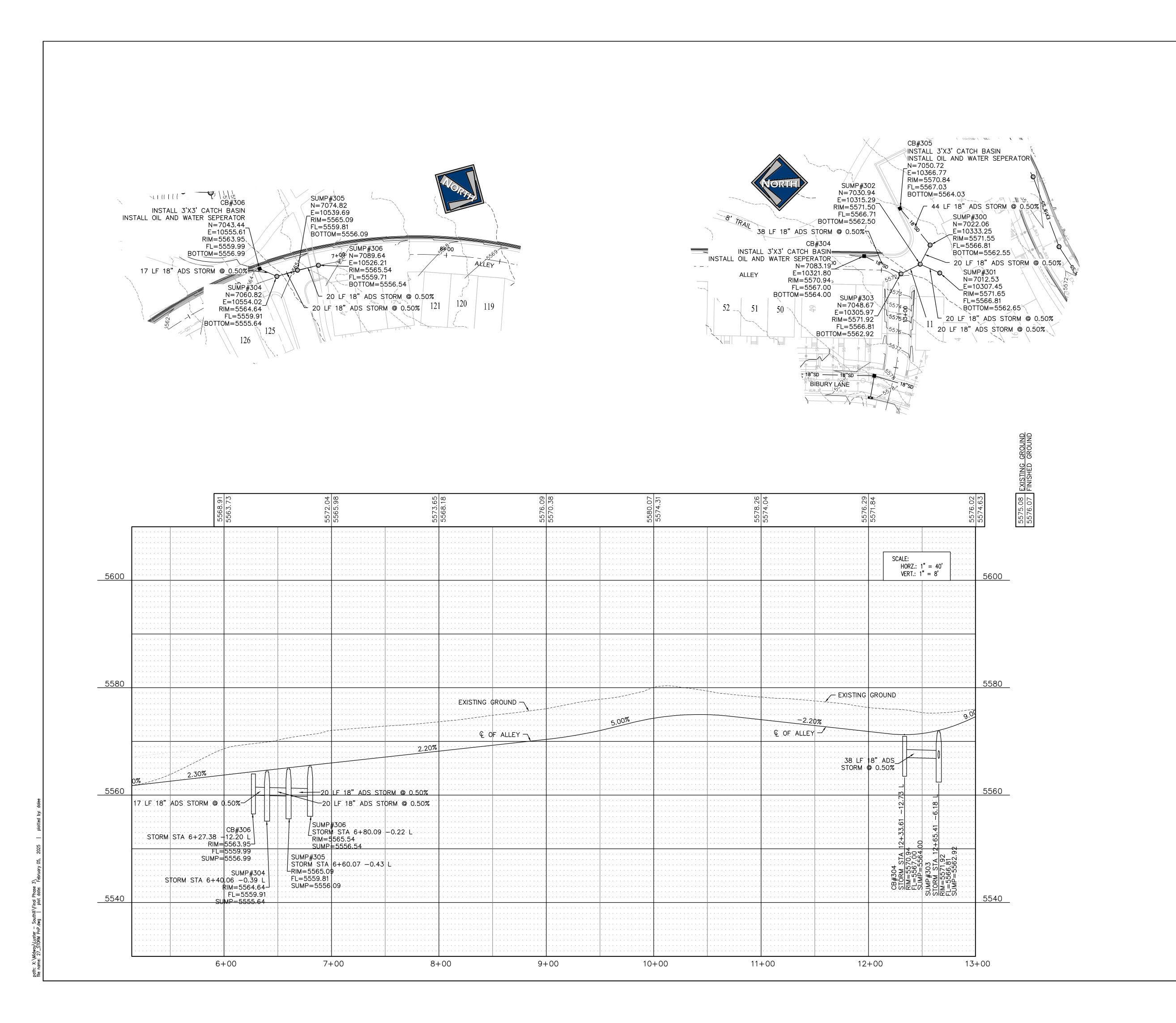
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PAUL D. BERG P.E. SERIAL NO. <u>295595</u>

DATE: <u>5 FEB 2025</u>

DRAWN BY: DEJ REV:

DESIGN BY: PDB DATE: 5 FEB 2025



# <u>LEGEND</u>

----- EXISTING SEWER 

EXISTING 8" WATER 

---- EXPI --- EXISTING PRESSURIZED IRRIGATION ——PI —— PROPOSED PRESSURIZED IRRIGATION

---- EXI8"SD---- EXISTING STORM DRAIN

—— 18"SD —— PROPOSED STORM DRAIN

BLUE STAKE NOTE:

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STORM DRAIN SYSTEM NOTE:

• ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

> SCALE: 1"=40' Scale 1" = 80' for 11x17

LUSTER SOUTHILL - PHASE 3

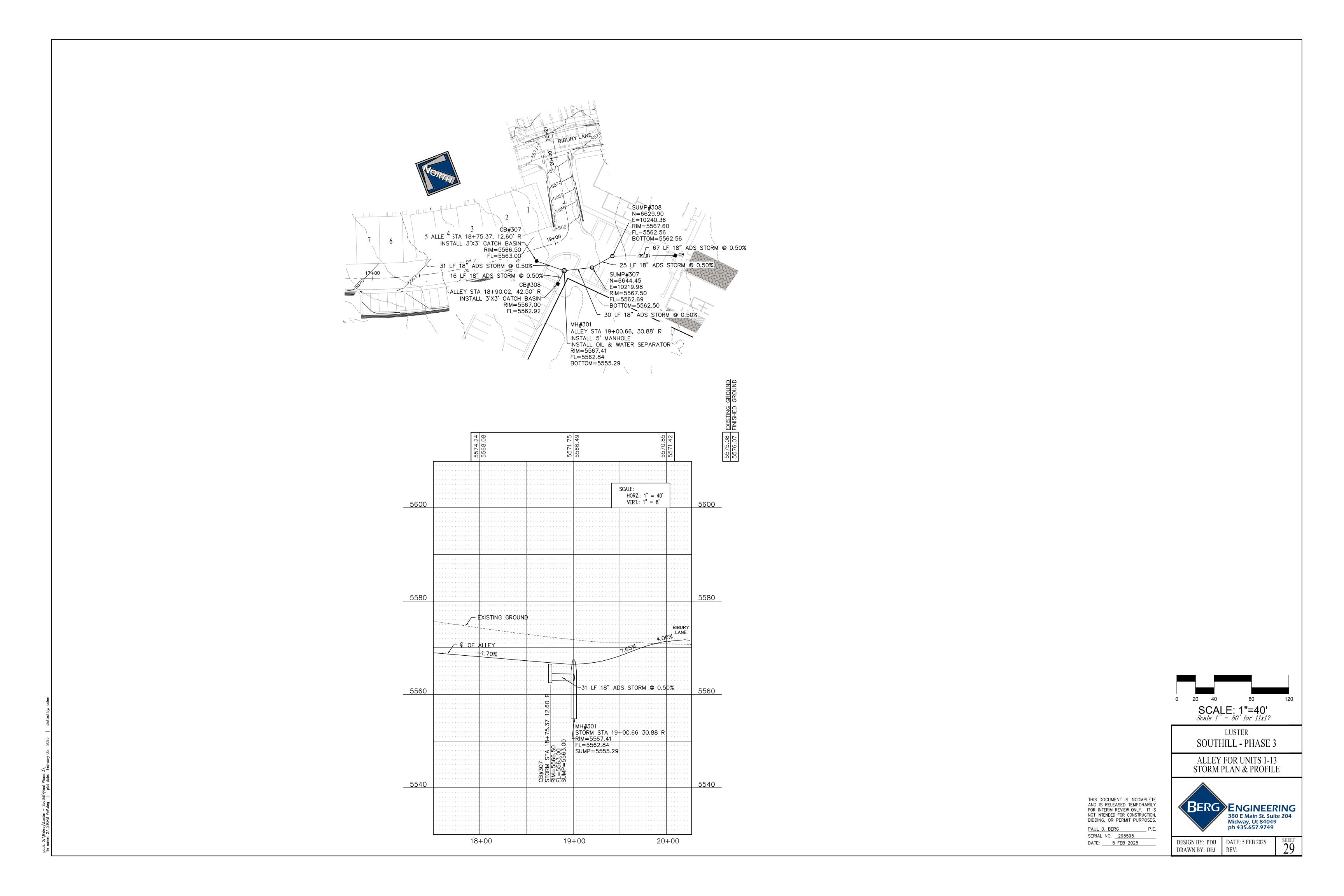
ALLEY FOR UNITS 47-55 & 116-124 STORM PLAN & PROFILE

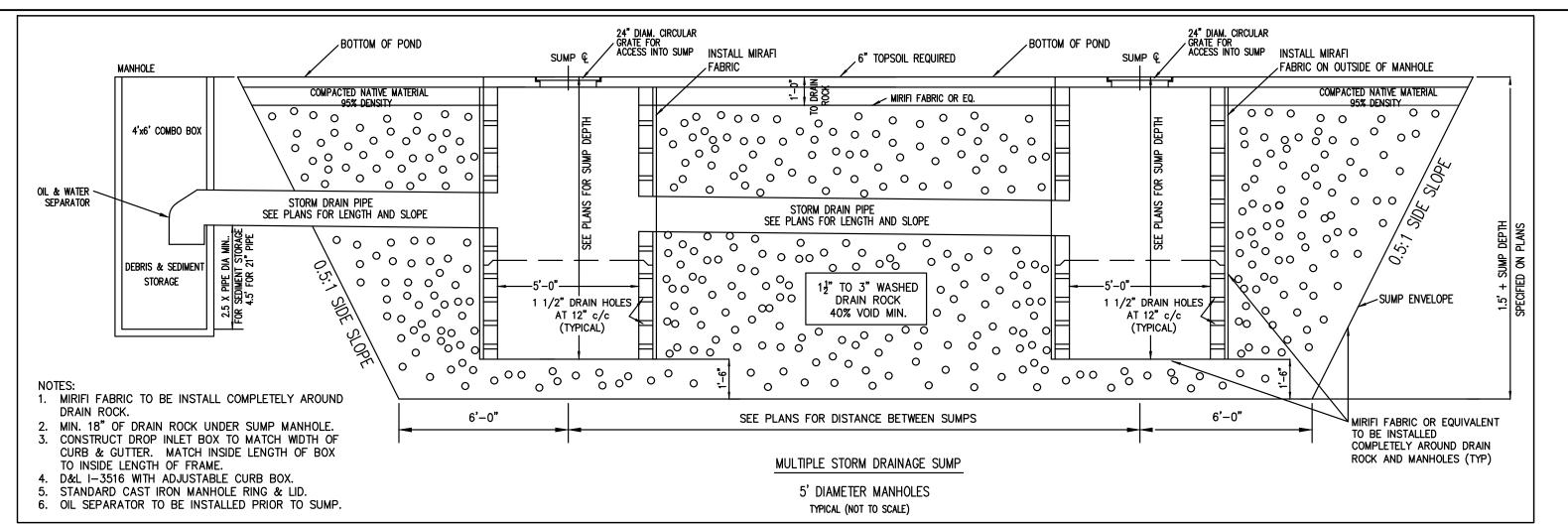
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DATE: <u>5 FEB 2025</u>



DESIGN BY: PDB DATE: 5 FEB 2025 DRAWN BY: DEJ REV:



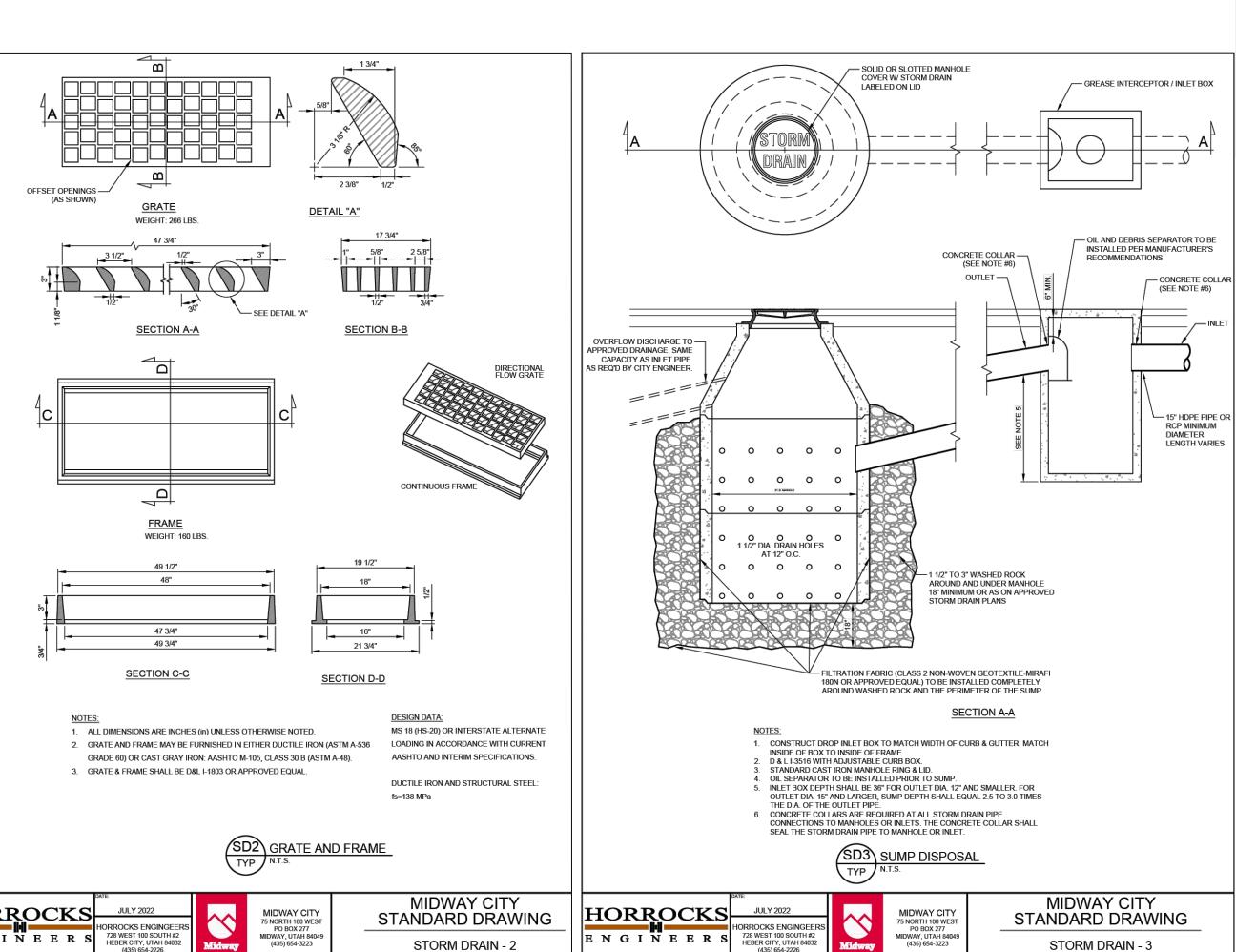


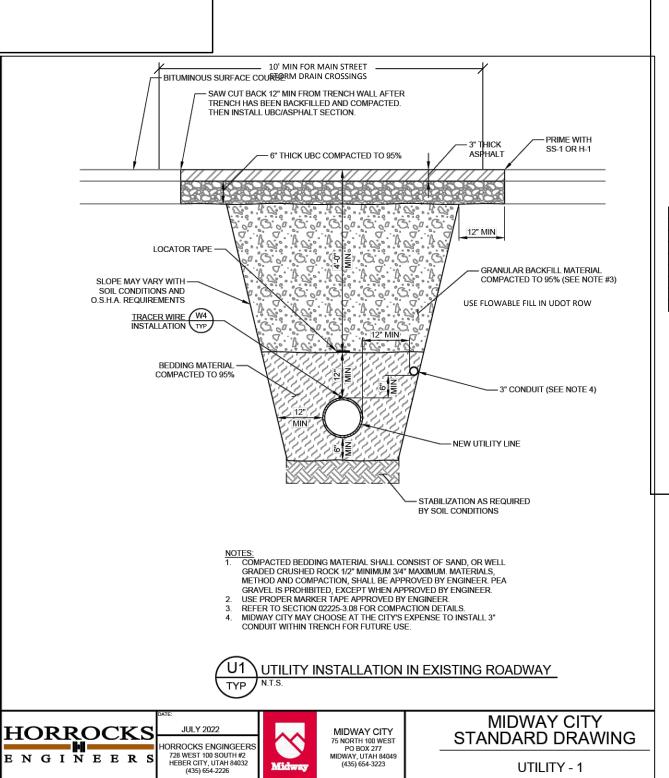
### STORM DRAIN NOTES:

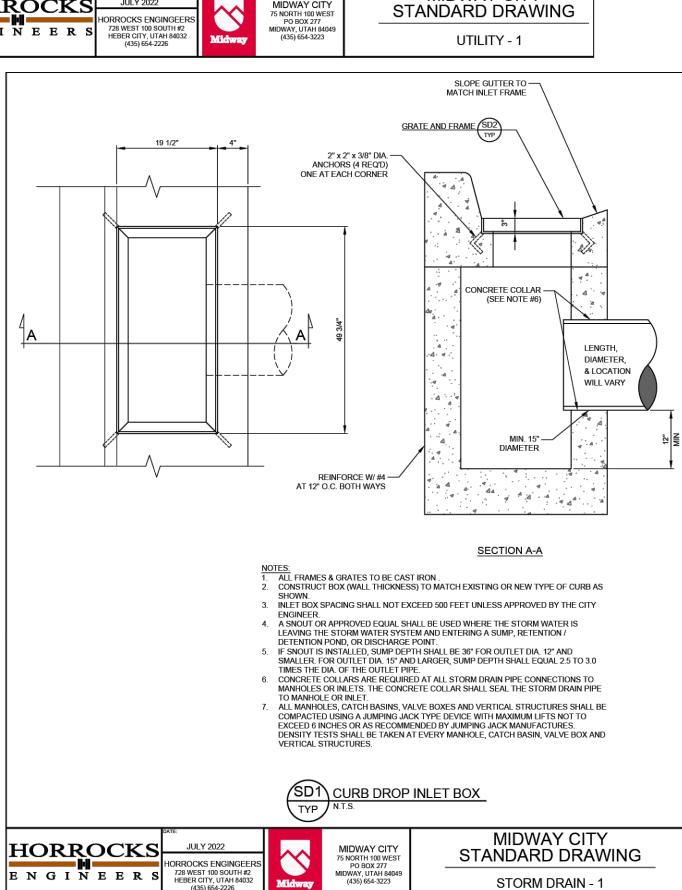
- 1. ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH MIDWAY CITY STANDARDS AND SPECIFICATIONS AND WITH THESE PLANS.
- 2. CONTRACTOR AND SURVEYOR SHALL REFER TO STORM DRAIN PLAN AND PROFILES FOR CATCH BASIN RIM ELEVATIONS.

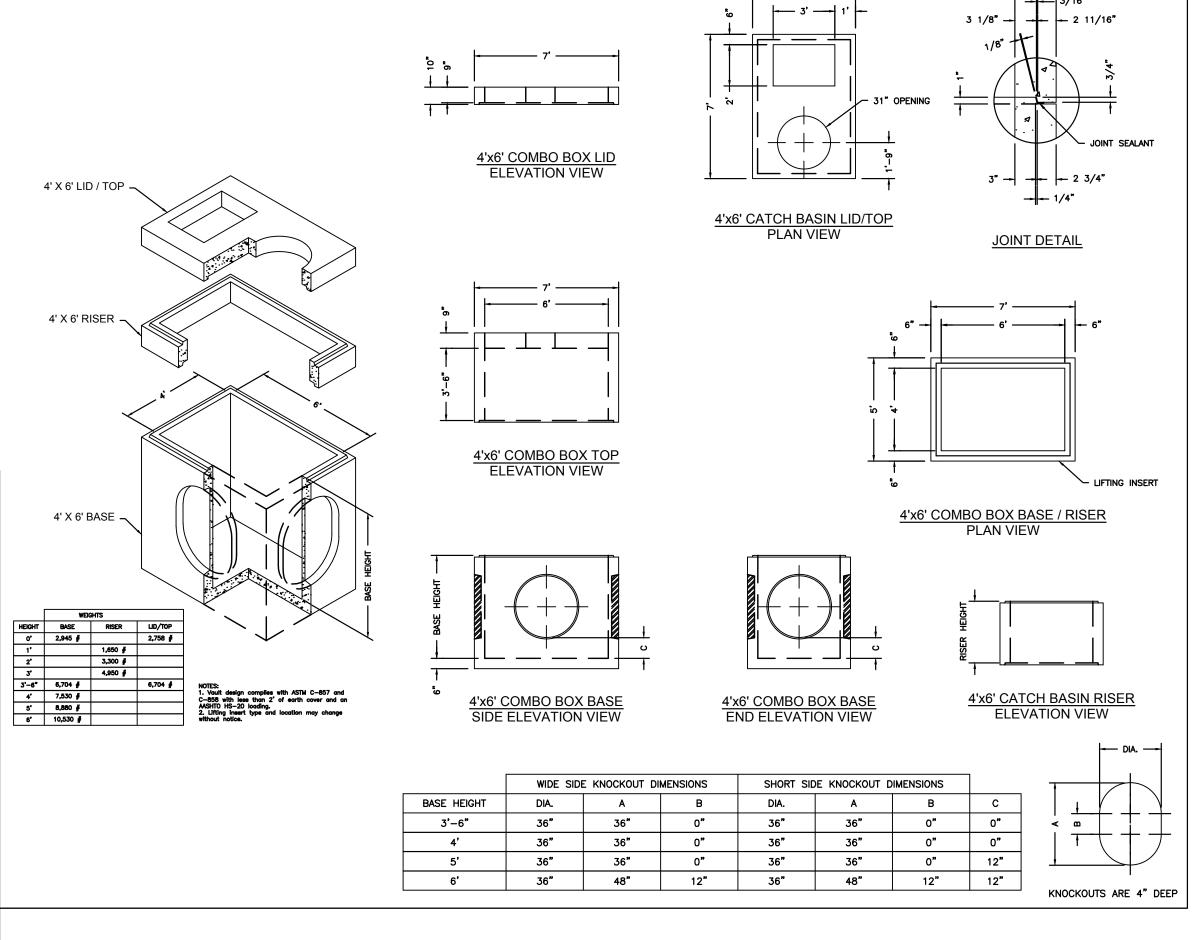
  3. CONTRACTOR TO REFER TO STORM DRAIN PLAN AND PROFILE SHEETS FOR COORDINATES AND/OR STATIONING FOR CATCH BASINS AND
- 3. CONTRACTOR TO REFER TO STORM DRAIN PLAN AND PROFILE SHEETS FOR COORDINATES AND/OR STATIONING FOR CATCH BASINS AND SUMPS WITHIN THE PROJECT.
- 4. CONTRACTOR TO REFER TO PLANS FOR REQUIRED SUMP DEPTH. ALL SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.

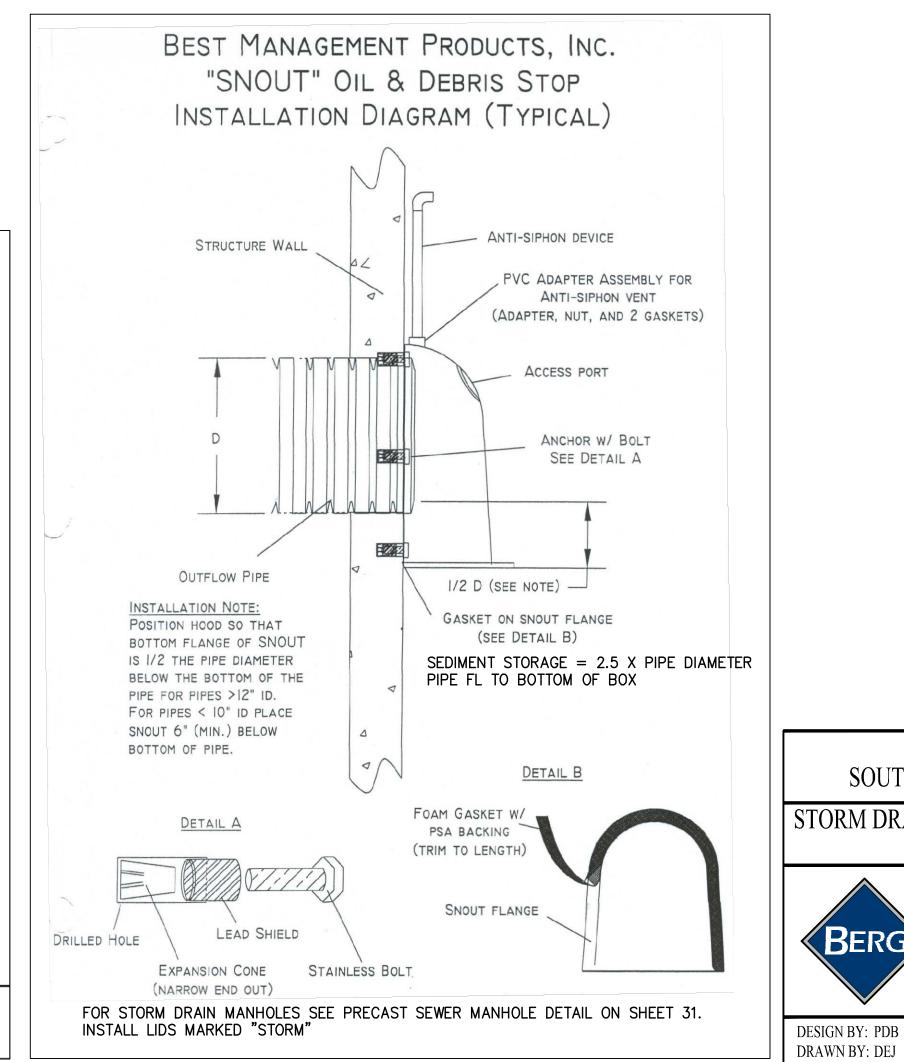
  5. ALL REFERENCES TO MIRAFI FILTER FABRIC ON THIS DETAIL SHEET SHALL BE A MINIMUM OF MIRAFI 140N OR ENGINEER APPROVED
- EQUIVALENT.
  6. ALL 18" SNOUT OIL AND WATER SEPARATOR OR EQUIVALENT SHALL BE INSTALLED IN THE CATCH BASIN BEFORE EACH SUMP.
- 7. ALL RETENTION PONDS SHALL BE SIZED AND GRADED AS SHOWN ON THE STORM DRAIN PLAN. ALL RETENTION PONDS WITH SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.

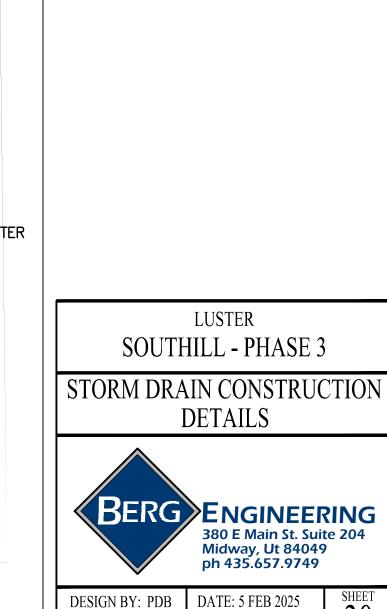


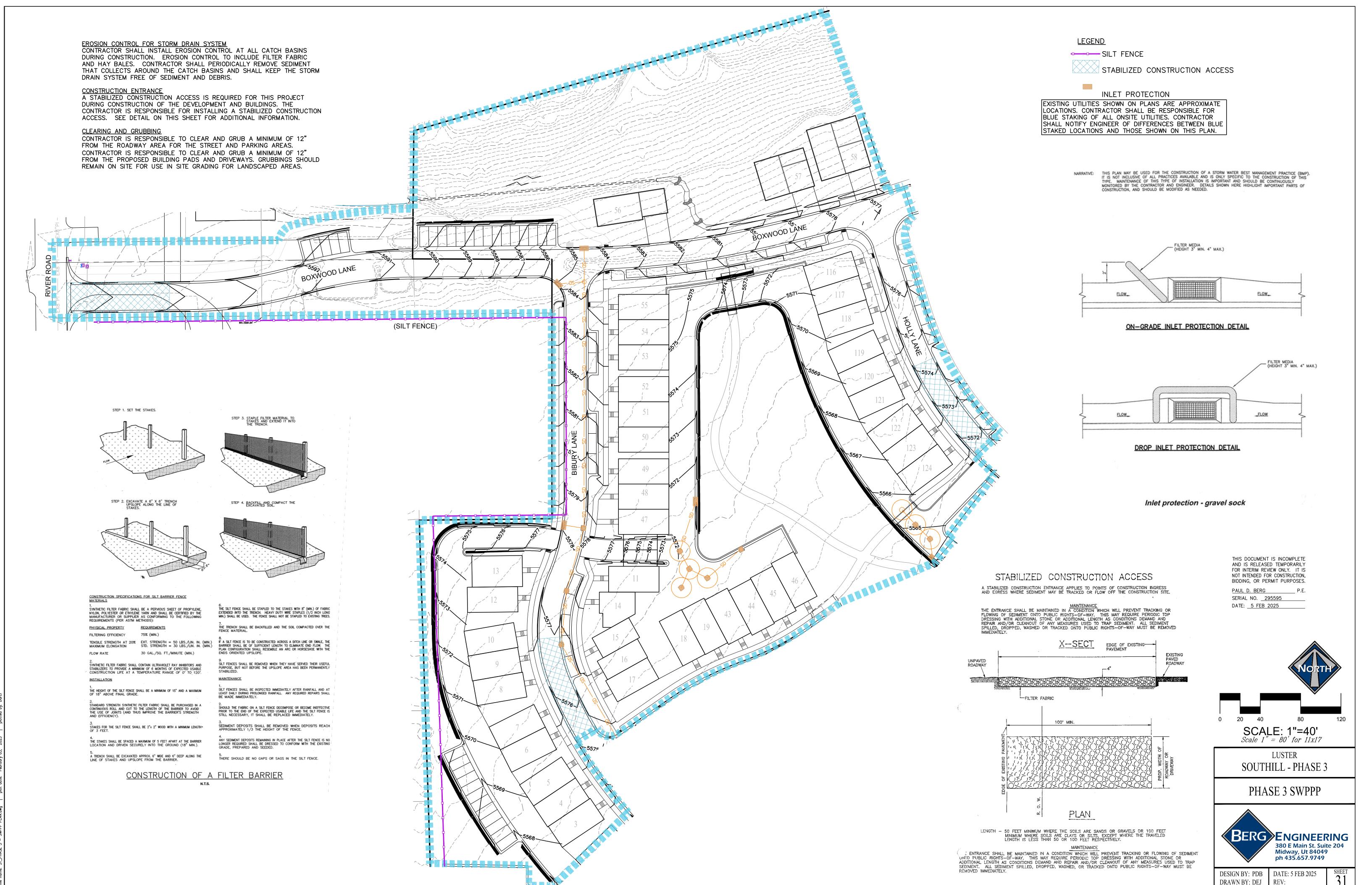




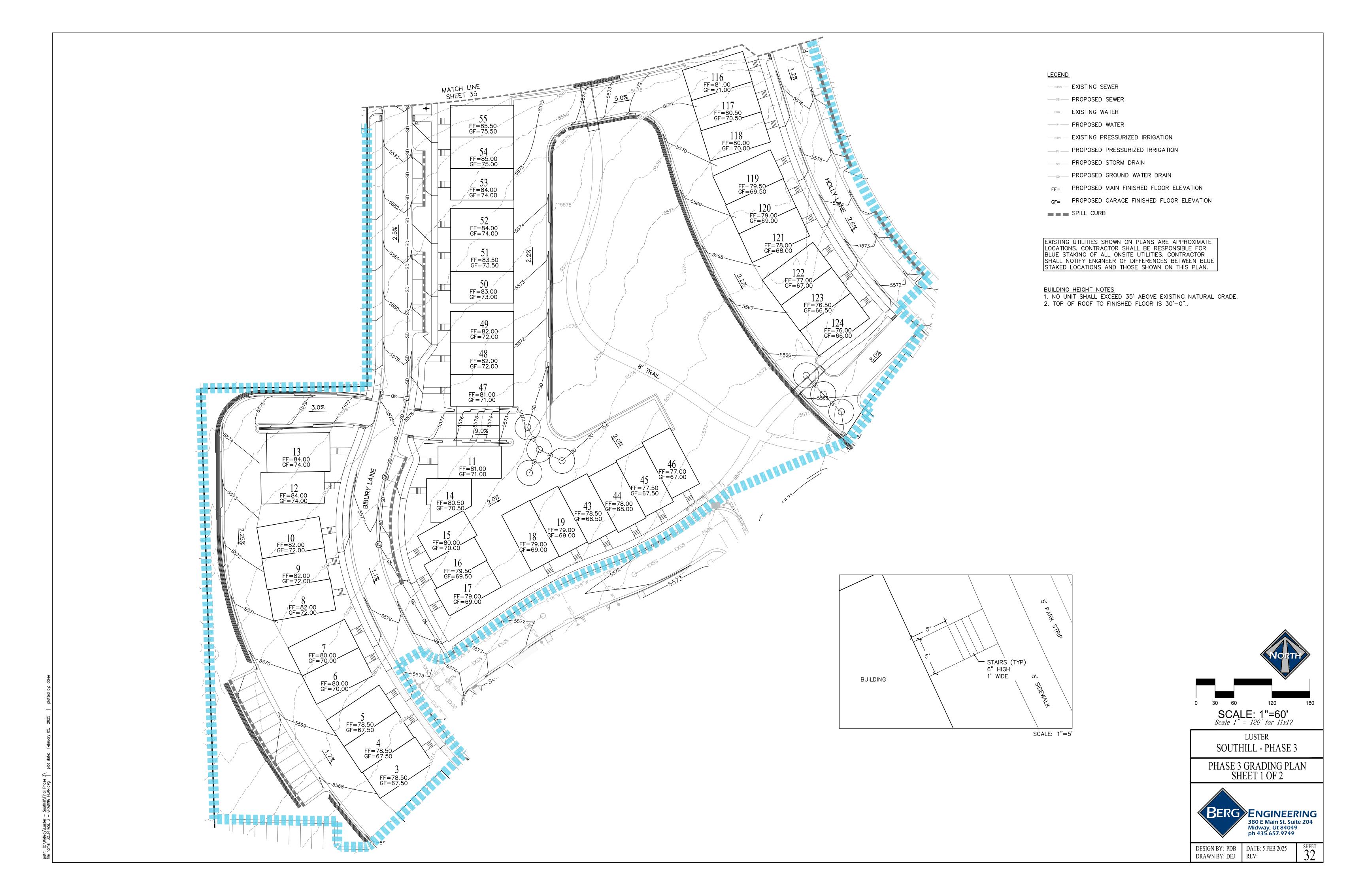


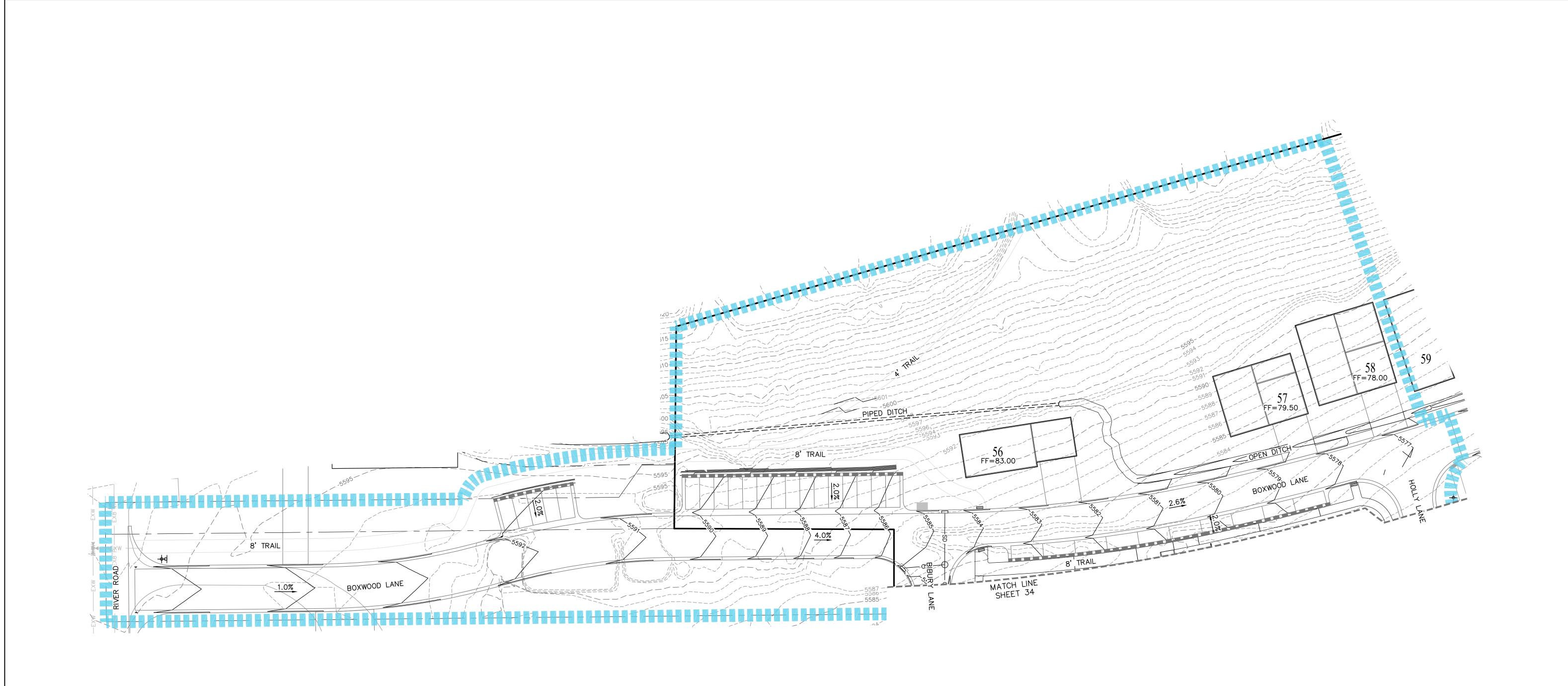






DRAWN BY: DEJ





# <u>LEGEND</u>

— EXSS — EXISTING SEWER

—ss— PROPOSED SEWER

—EXW — EXISTING WATER

- EXISTING PRESSURIZED IRRIGATION

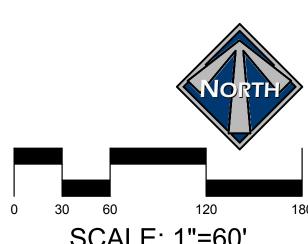
FF= PROPOSED MAIN FINISHED FLOOR ELEVATION

GF= PROPOSED GARAGE FINISHED FLOOR ELEVATION

■■■ SPILL CURB

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

BUILDING HEIGHT NOTES 1. NO UNIT SHALL EXCEED 35' ABOVE EXISTING NATURAL GRADE. 2. TOP OF ROOF TO FINISHED FLOOR IS 30'-0"...



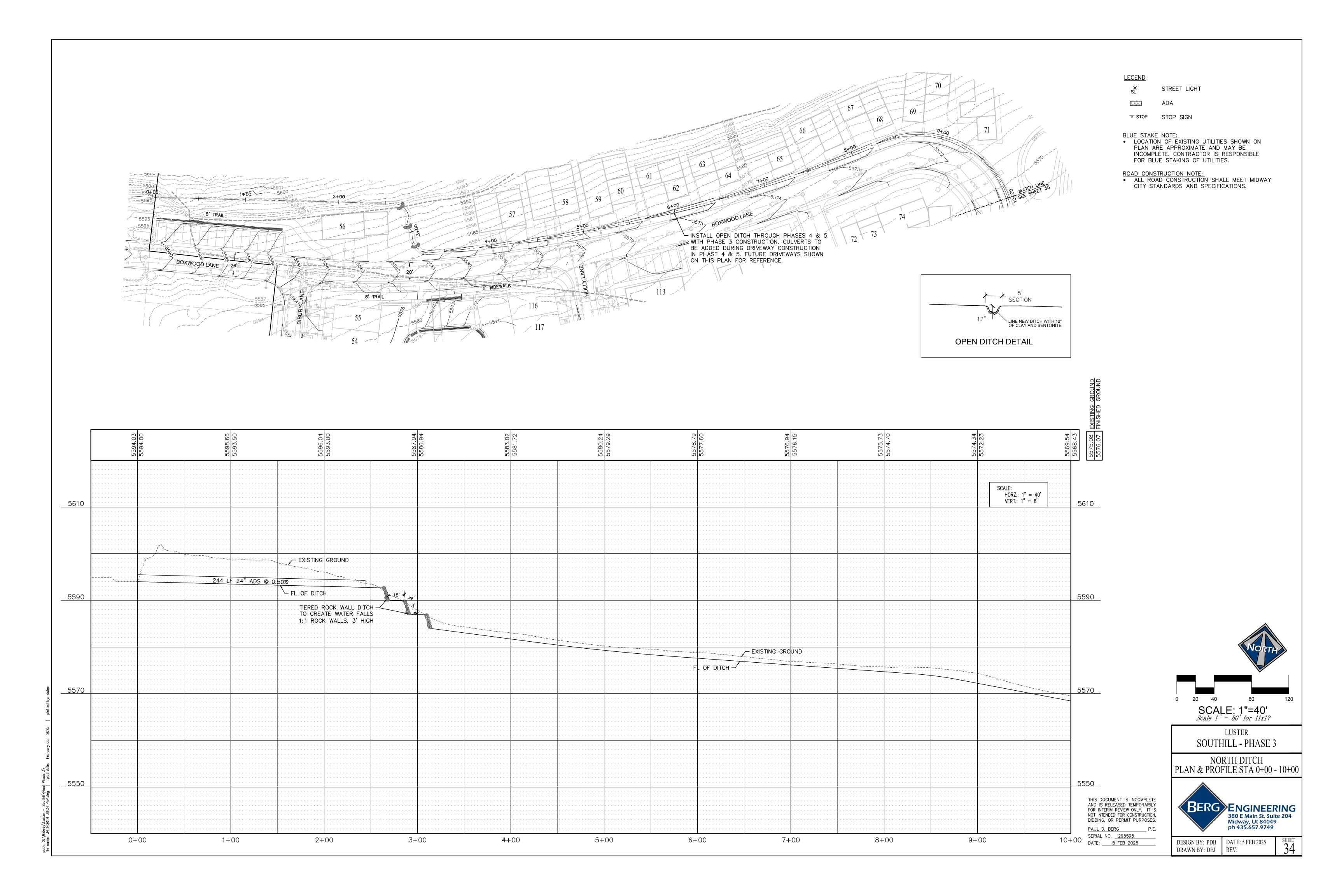
SCALE: 1"=60' Scale 1" = 120' for 11x17

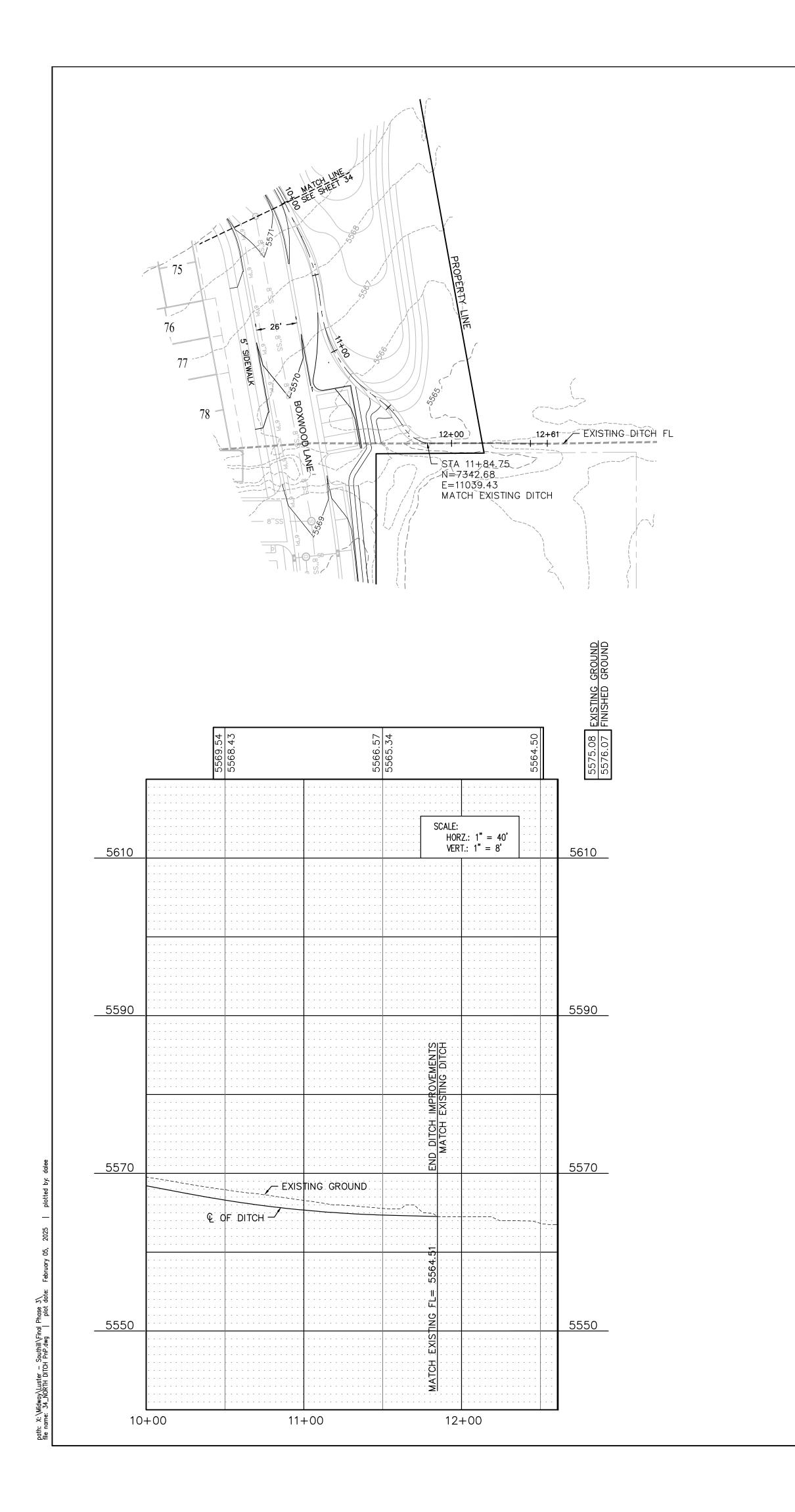
LUSTER SOUTHILL - PHASE 3

PHASE 3 GRADING PLAN SHEET 2 OF 2



DESIGN BY: PDB DATE: 5 FEB 2025 DRAWN BY: DEJ REV:





LINE NEW DITCH WITH 12" OF CLAY AND BENTONITE OPEN DITCH DETAIL



STREET LIGHT

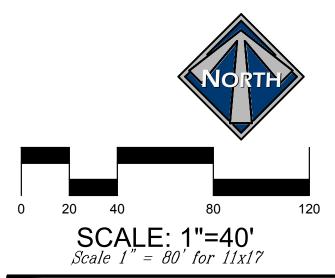
ADA ▼ STOP SIGN

BLUE STAKE NOTE:

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

ROAD CONSTRUCTION NOTE:

• ALL ROAD CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.



LUSTER SOUTHILL - PHASE 3

NORTH DITCH PLAN & PROFILE STA 10+00 - 12+00

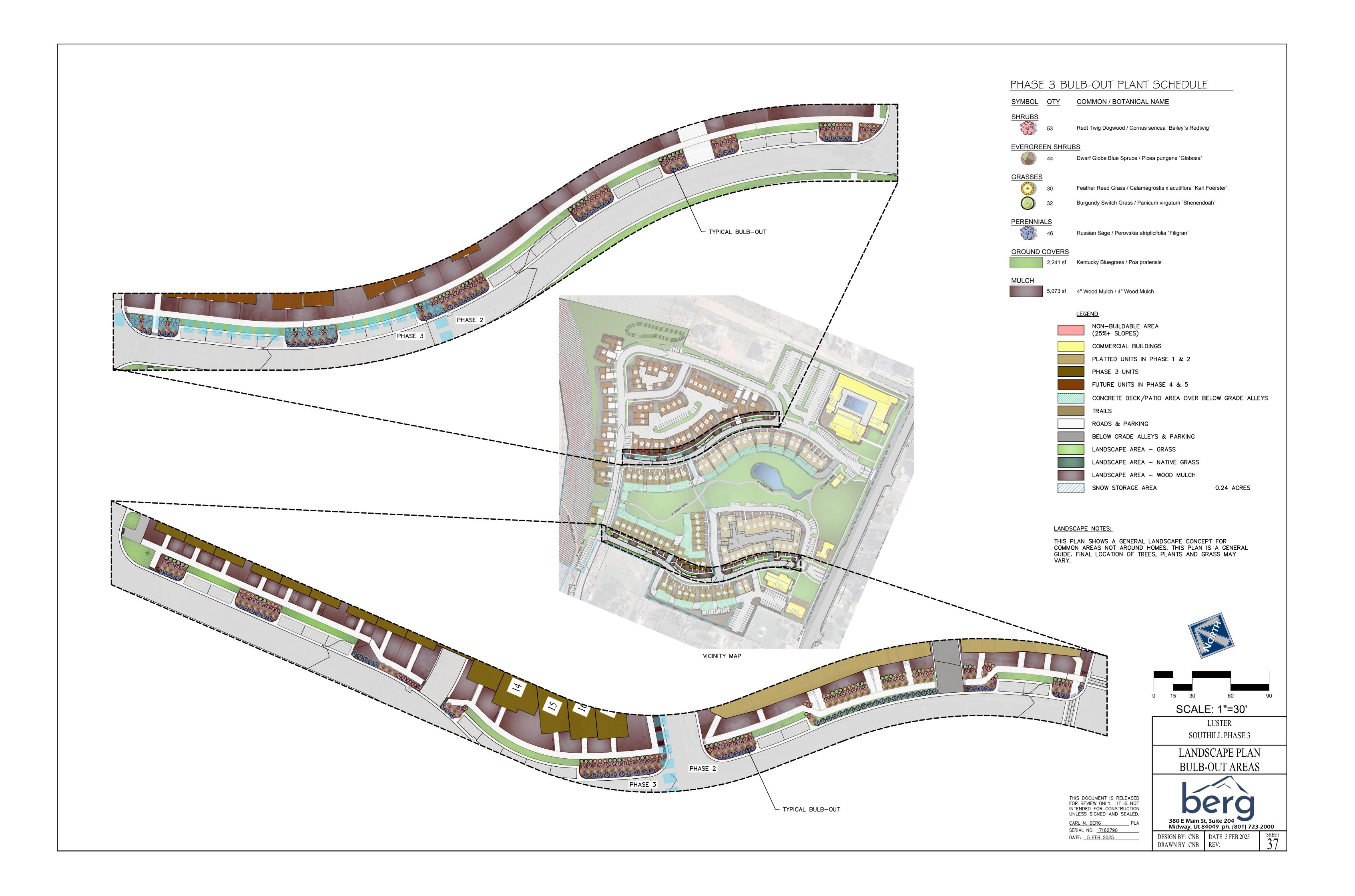
THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

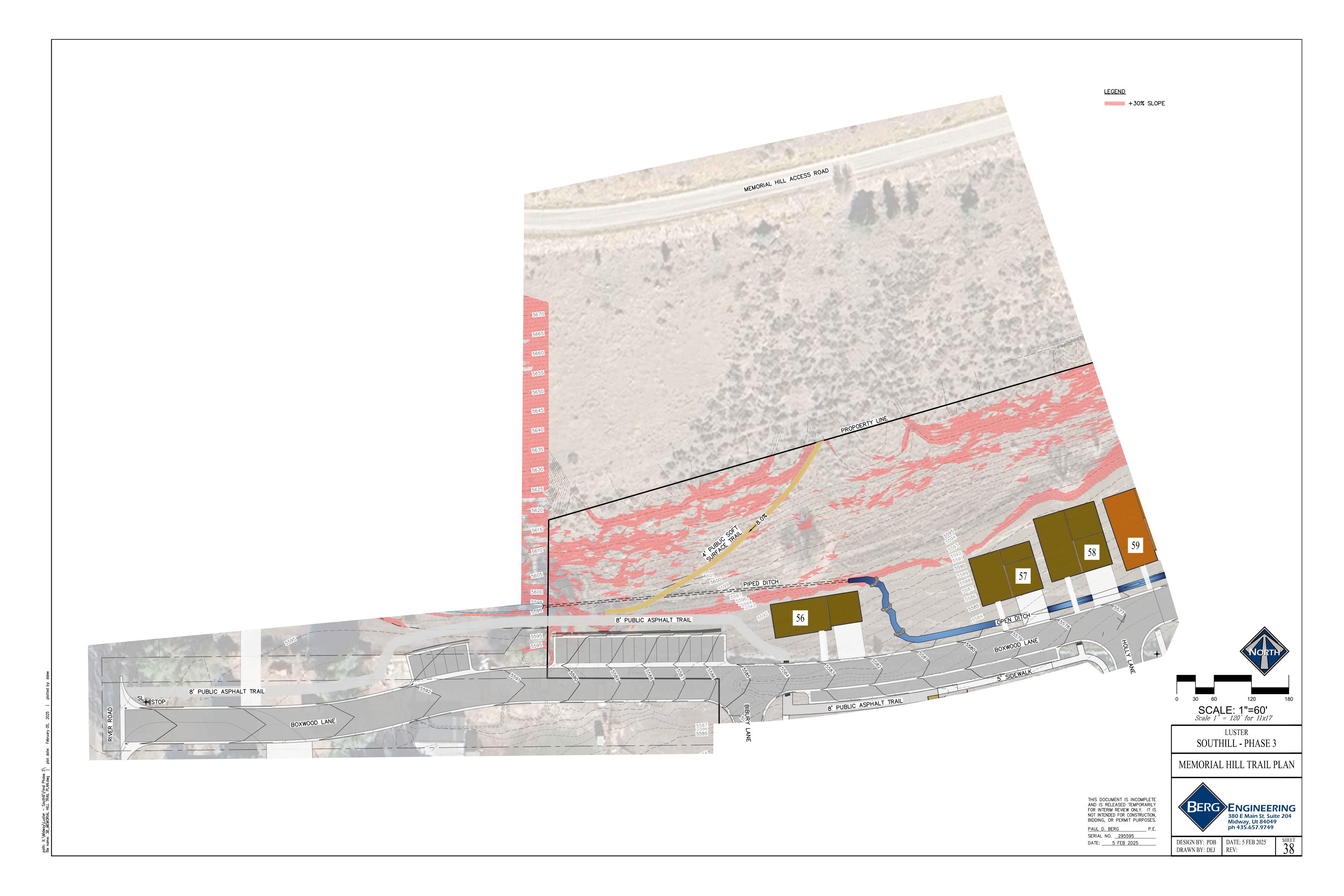
PAUL D. BERG P.E. SERIAL NO. <u>295595</u> DATE: <u>5 FEB 2025</u>



DESIGN BY: PDB DATE: 5 FEB 2025 REV:









## Lots in TRD Zone (Nightly Rentable)

Unit 1	Unit 29	Unit 133
Unit 2	Unit 30	Unit 134
Unit 3	Unit 31	Unit 135
Unit 4	Unit 32	Unit 136
Unit 5	Unit 33	Unit 137
Unit 6	Unit 34	Unit 138
Unit 7	Unit 35	Unit 139
Unit 8	Unit 36	Unit 140
Unit 9	Unit 37	Unit 141
Unit 10	Unit 38	Unit 142
Unit 13	Unit 39	Unit 143
Unit 14	Unit 40	
Unit 15	Unit 41	
Unit 16	Unit 42	
Unit 17	Unit 43	
Unit 18	Unit 44	
Unit 19	Unit 45	
Unit 20	Unit 46	
Unit 21	Unit 125	
Unit 22	Unit 126	
Unit 23	Unit 127	
Unit 24	Unit 128	
Unit 25	Unit 129	
Unit 26	Unit 130	
Unit 27	Unit 131	
Unit 28	Unit 132	





Wasatch County Solid Waste Disposal Dist. 1891 West 3000 South P.O. Box 69 Heber City, Utah 84032

February 16, 2022

Paul Berg

paul@bergeng.net

Re: Refuse collection service for Parcels 14-1502, 15-3440, 21-2599,

21-2788, 06-6279, 06-6212, and 06-6261

Dear Paul Berg:

Wasatch County Solid Waste Disposal District currently collects refuse in the area of the above referenced parcels in Midway, Utah. Your request for refuse collection service to the proposed Subdivision located approximately 565 E Main St, also 160 N River Rd Midway UT, will be using Commercial Dumpsters located in various places around the subdivision. We will work with Midway City for the proper placement for the dumpsters. They will need to be located inside an approved enclosure. The sub divisions HOA will be responsible for making sure the snow removal does not block the enclosure so the garbage trucks will be able to get easily in and out in inclement weather.

Since this is a private drive it needs to be maintained by either Midway City or a private Company. Please do not place the cans on the road when the roads are snow packed. Place the containers in front of your driveway.

All residents of Wasatch County are required to have collection service whether full or part time residents. A setup fee must be paid at the time a building permit is issued.

This letter should also be included in your development agreement.

Sincerely,

Kelly Christensen

Wasatch County Solid Waste Disposal District

(435) 657-3280

mgiles@wasatch.utah.gov