



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: January 21, 2025
NAME OF PROJECT: Southhill
NAME OF APPLICANT: Midway Heritage Development, LLC
AUTHORIZED REPRESENTATIVE: Daniel Luster
AGENDA ITEM: Southhill Phase 3 Preliminary Approval and Conditional Use Permit
LOCATION OF ITEM: 541 East Main Street
ZONING DESIGNATION: C-2

ITEM: 6

Dan Luster, agent for Midway Heritage Development LLC, is proposing conditional use and preliminary approval for phase 3 of the Southhill 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 conditional use and preliminary approval of Southhill 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. Mixed-use projects are conditional uses, so the applicant is also seeking approval of a conditional use permit.

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 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 City Council 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 approved 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:	<u>16.83 acre-feet</u>
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 developer has provided a will-serve letter from Wasatch County Solid Waste for the current plan. 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 in 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 2 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 all be required to be part of one property owners' association. This is required to maintain all private areas including private roads, alleys, roads, 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 preliminary landscaping plan for the residential areas. The plans are more detailed than the conceptual plans that were submitted with master plan 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 three entry points to Southhill, and creating safer and pedestrian crossings throughout the neighborhood. Some of the proposed ideas have been included in the site plan and include the narrowing of the road, bulb-outs, defined parallel parking, landscaping planter islands at the three entry points to Southhill (the planter island from the access from River Road is not present on the plans but has been agreed to by the applicant).

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. Southhill 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) will have access points that are within 40’ of each other based on some of the plan submitted in the application. Driveways and intersections should be separated by 40’ to avoid safety issues of them being too close together. One way that the applicant has addressed this issue by allowing access to OMI-0418-0 to be directly from the proposed River Road access. Once driveway access is moved from OMI-0418-0 to the proposed road access then the existing driveway to River Road will need to be abandoned. Staff is requiring that written acknowledgement from the owner of OMI-0418-0 if this option is chosen to assure that the existing driveway will be abandoned once the proposed road is constructed. The other option is to move the proposed road 40’ from the existing driveway. Drawings have been submitted to the City for both options.

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.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Garland: I make a motion that we recommend approve of the conditional use and preliminary approval for phase 3 of the Southhill mixed use development. Phase 3 will consist of 42 residential units on 6.67 acres and contain 1.83 acres of open space. The property is located at 541 East Main and is zoned C-2. We accept the staff report findings and because this is preliminary approval we accept the conditions as written.

Seconded: Commissioner Lineback

Commissioner Nicholas: Any discussion on the motion? No

Commissioner Nicholas: All in favor.

Ayes: Commissioners: Wardle, Osborne, Knight, Nokes, Lineback and Garland

Nays: None

Motion: Passed

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 (Southhill) 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. Approval (conditional). This action can be taken if the City Council 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. Continuance. This action can be taken if the City Council 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. Denial. This action can be taken if the City Council 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. Dumpster locations and enclosures must be shown on the plans.
3. Driveway access must be granted on the private road from River Road to Southhill for parcel OMI-0418-0 because of the 40' code requirement between driveways and road intersections and a signed document between the developer and the owner of parcel OMI-0418-0 must be provided that grants access and acknowledges that the existing driveway will be abandoned or the proposed road must be located 40' from the existing driveway to comply with code.
4. 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

December 10, 2024

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

Subject: Southhill Phase 3 PUD – Preliminary Review

Dear Michael:

We recently reviewed the Southhill Phase 3 PUD for preliminary 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 proposed 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.
- All removal, additions, or revisions to the pressurized irrigation system must be approved 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.

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.

Storm Drain

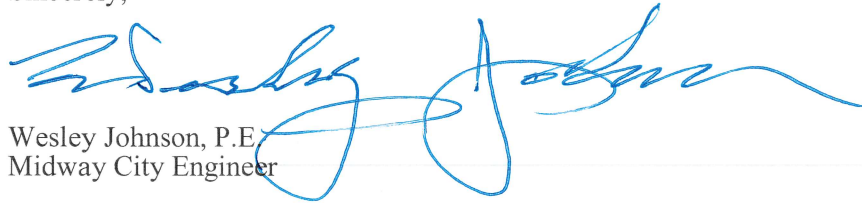
- The storm drain system within the PUD is a private system. Storm water will be collected using the the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins.

Sewer

- Preliminary & Final Approval must be received from Midway Sanitation District Board prior to installing sanitation infrastructure. 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,

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', is written over a horizontal line. The signature is fluid and cursive.

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 • Steve Dougherty
Kevin Payne



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Southill Phase 3 Preliminary Approval

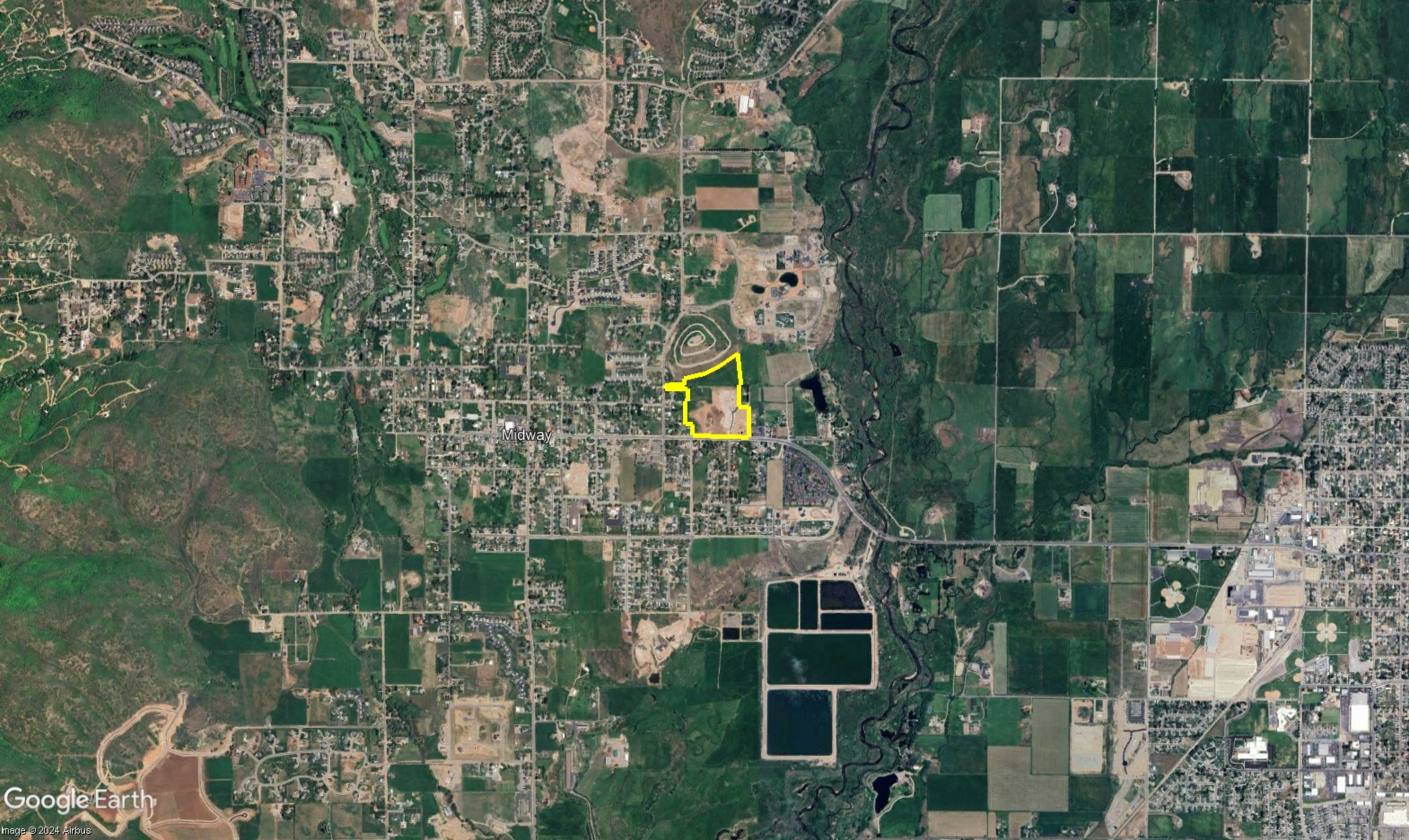
December 2, 2024

Michael Henke Midway City Planning Director,

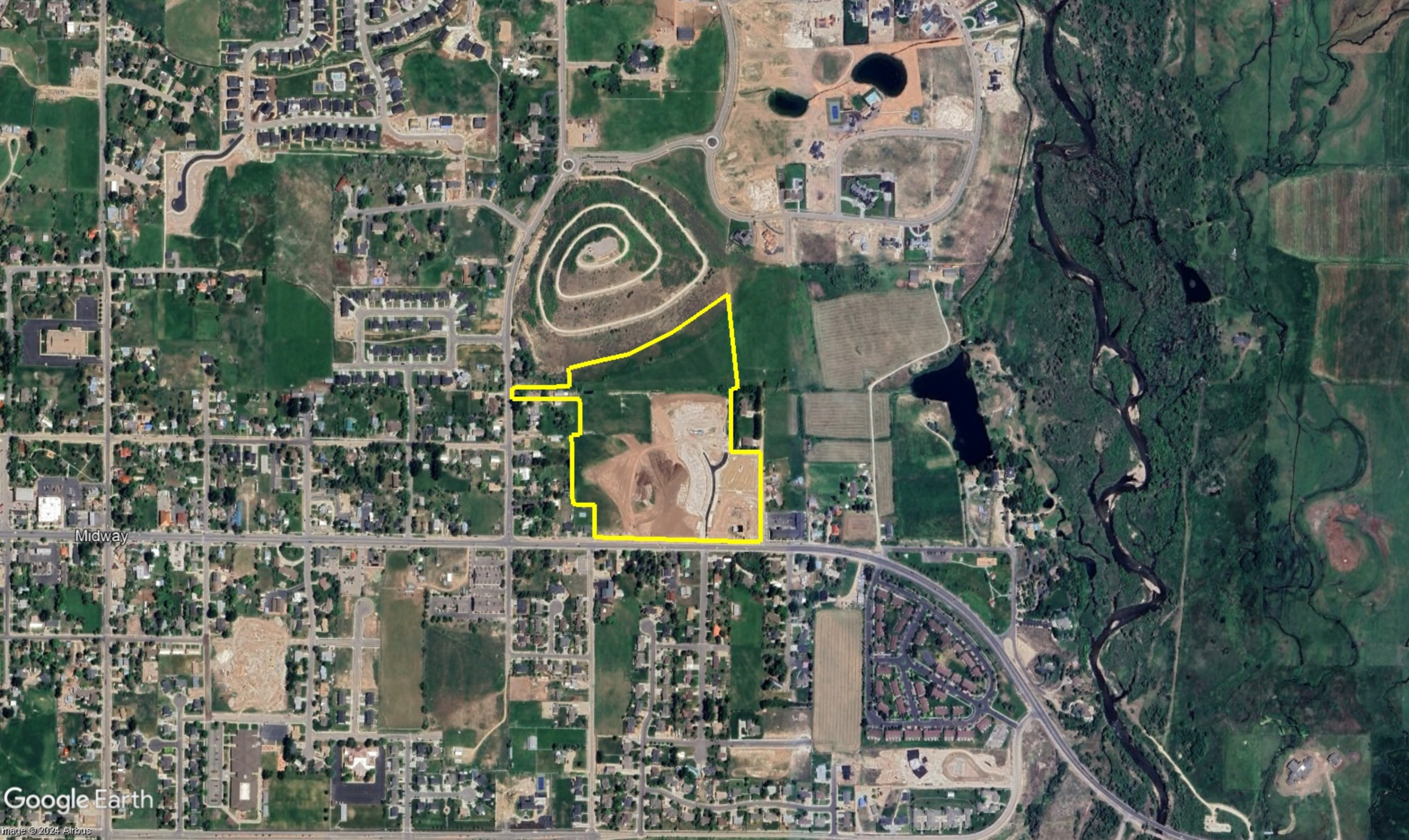
I have reviewed the plans for phase 3 of the Southill development for compliance with the 2021 International Fire Code (2021 IFC). I have no fire code concerns with the Southill Phase 3 plans currently. I will perform another review for fire code compliance for Phase 3 of Southill prior to final approval.



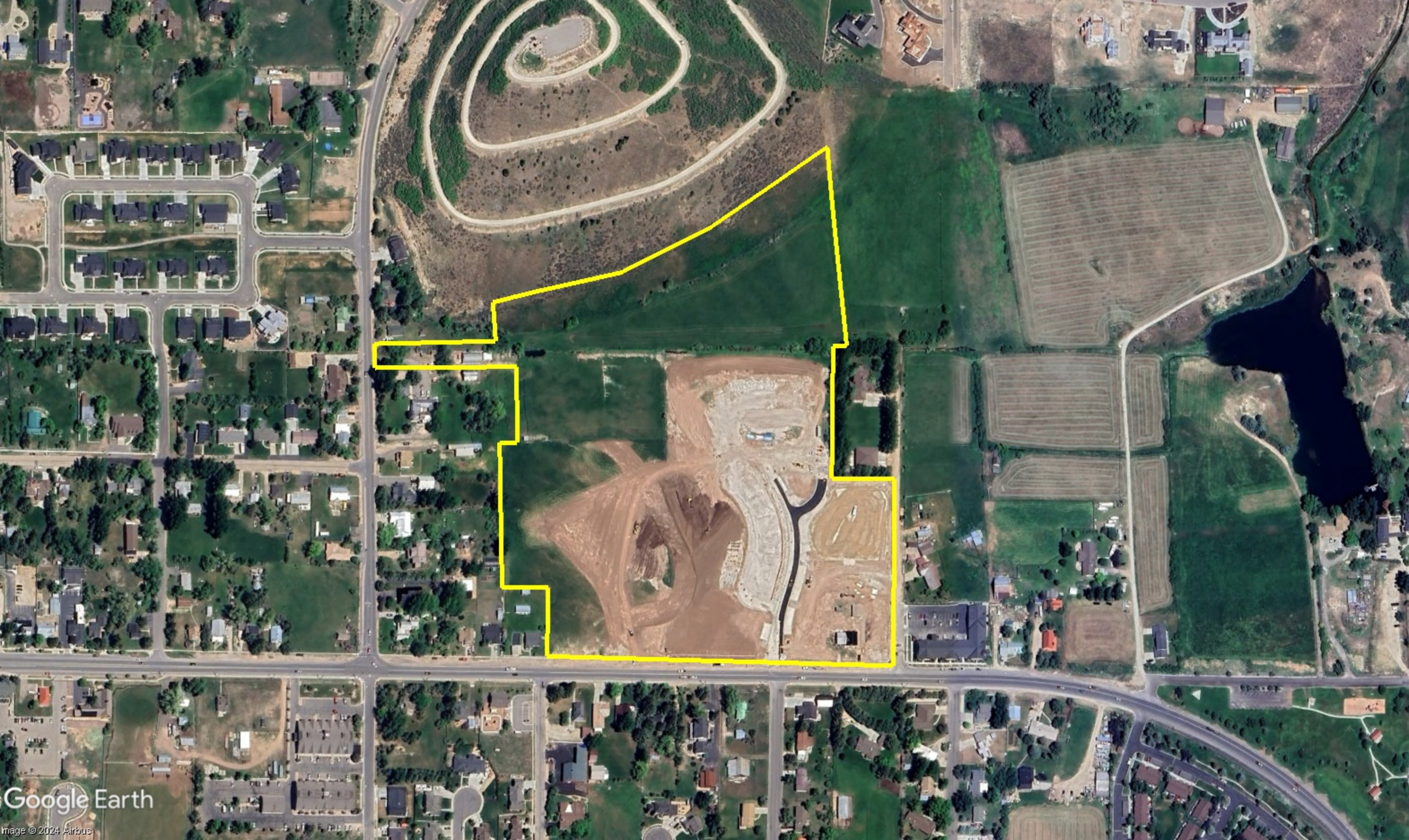
Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

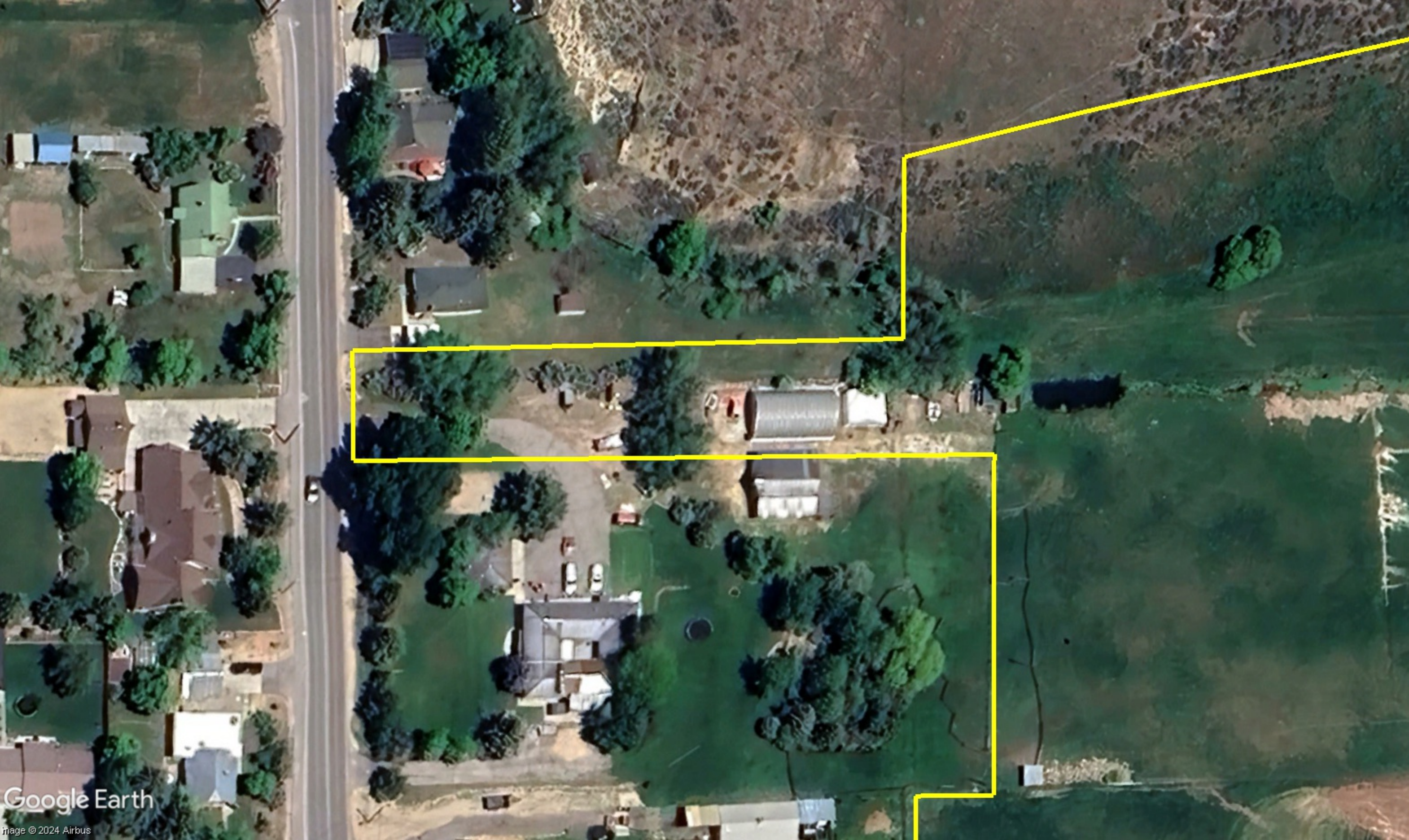


Midway



Midway

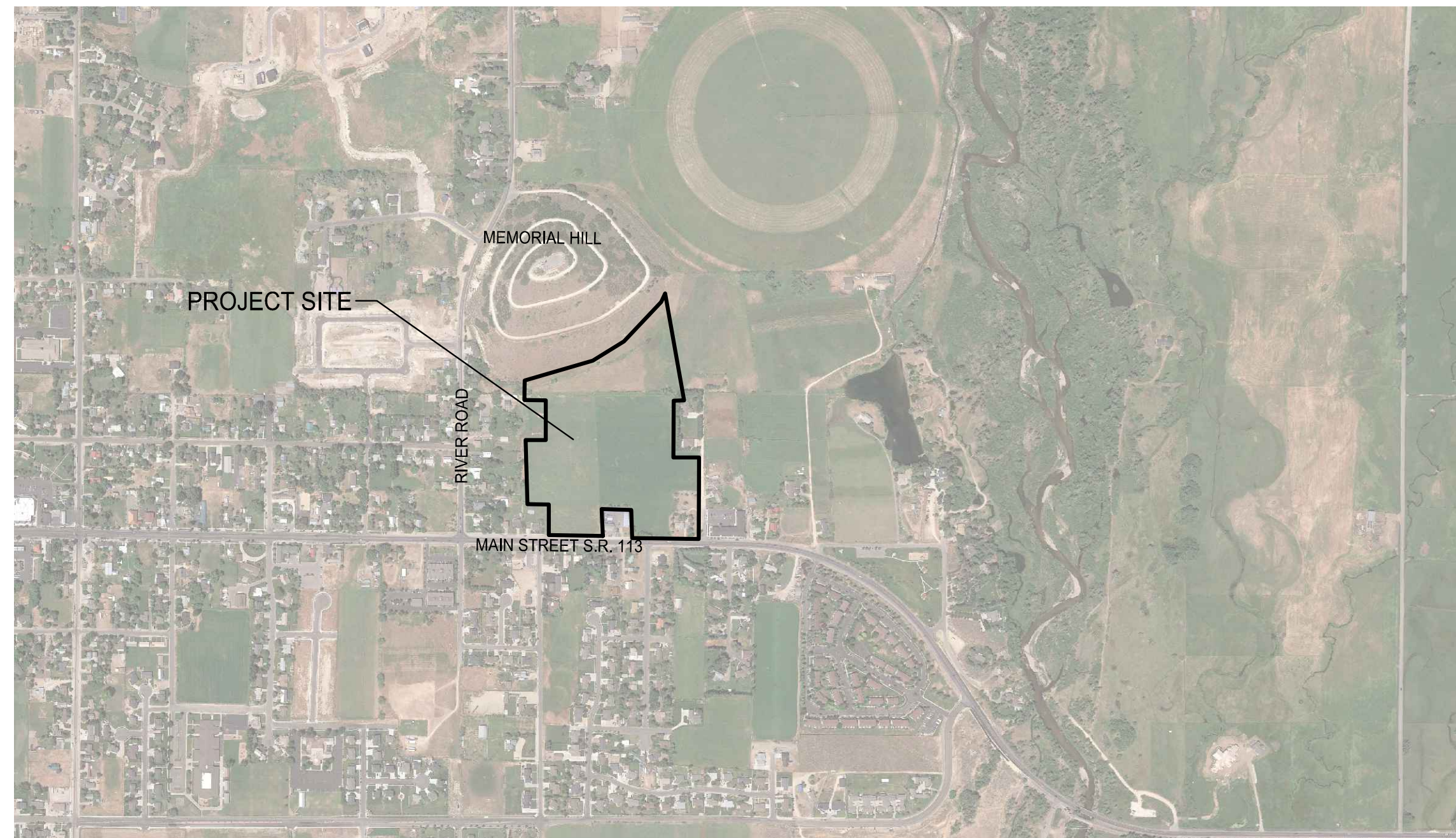




SOUTHILL

A MIXED USE DEVELOPMENT

PHASE 3 PRELIMINARY PLAN APPLICATION




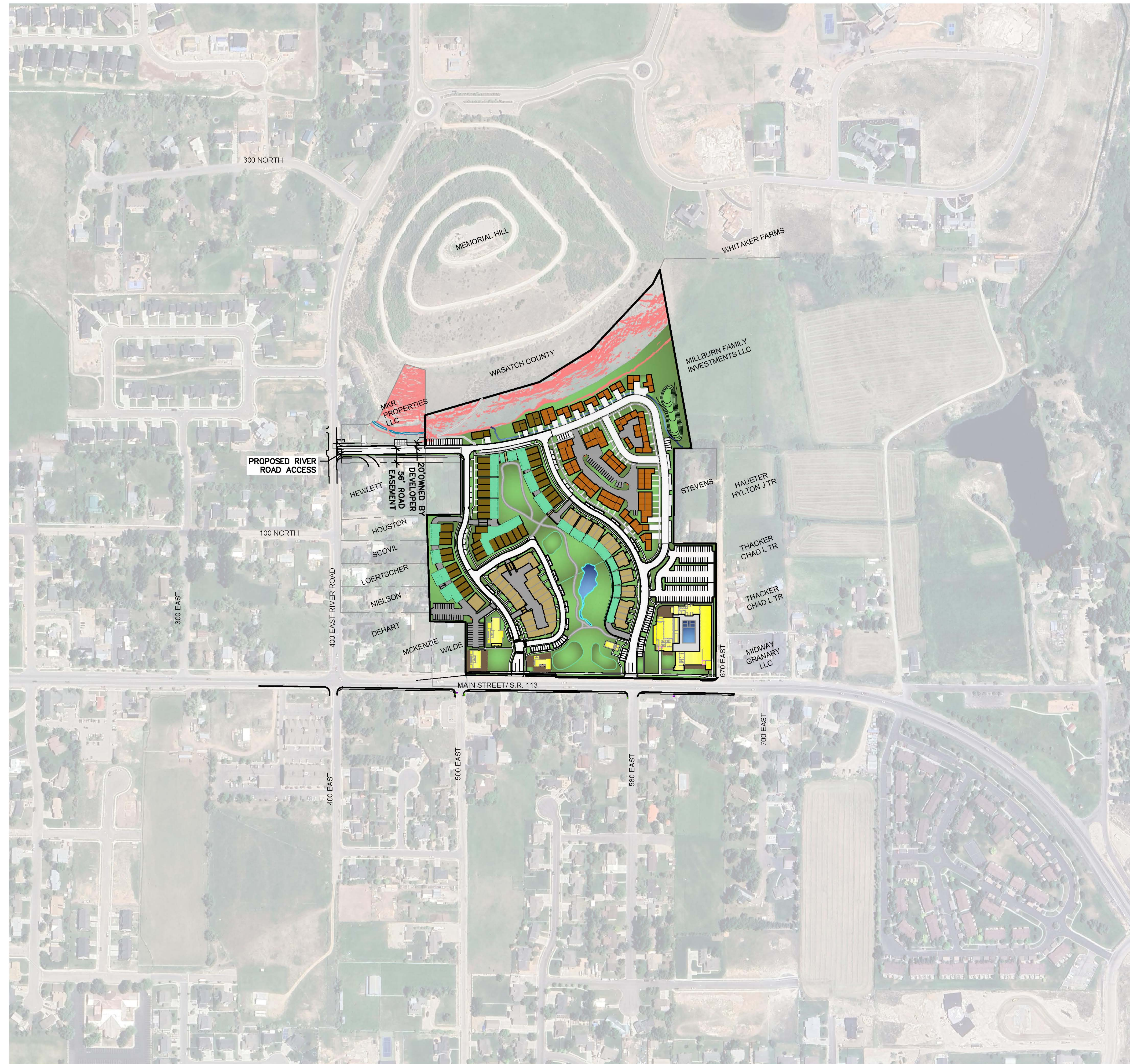
MIDWAY CITY
VICINITY MAP

SHEET INDEX

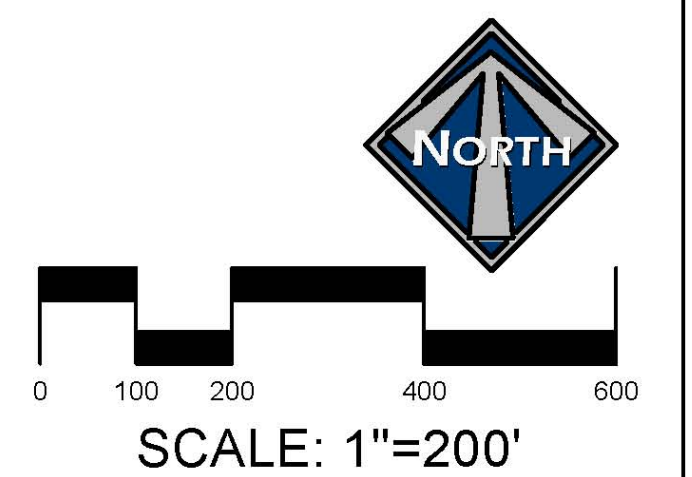
1. VICINITY MAP
2. SENSITIVE LANDS MAP
3. MASTER PLAN
4. PRELIMINARY OVERALL LANDSCAPE PLAN
5. PRELIMINARY TYPICAL BUILDING LANDSCAPE PLAN
6. PHASING PLAN
7. OPEN SPACE PLAN
8. ROAD & TRAILS MASTER PLAN
9. PRELIMINARY SEWER PLAN
10. PRELIMINARY WATER PLAN
11. PRELIMINARY PRESSURIZED IRRIGATION PLAN
12. PRELIMINARY STORM DRAIN PLAN
13. PRELIMINARY DITCH PLAN
14. RIVER ROAD ACCESS PLAN

THIS DOCUMENT IS INCOMPLETE
 AND IS RELEASED TEMPORARILY
 FOR INTERIM REVIEW ONLY. IT IS
 NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.
 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 27 NOV 2024

LUSTER SOUTHILL - PHASE 3		
COVER SHEET		
 BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 27 NOV 2024 REV:	SHEET 0



- LEGEND**
- 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



LUSTER
SOUTHILL - PHASE 3

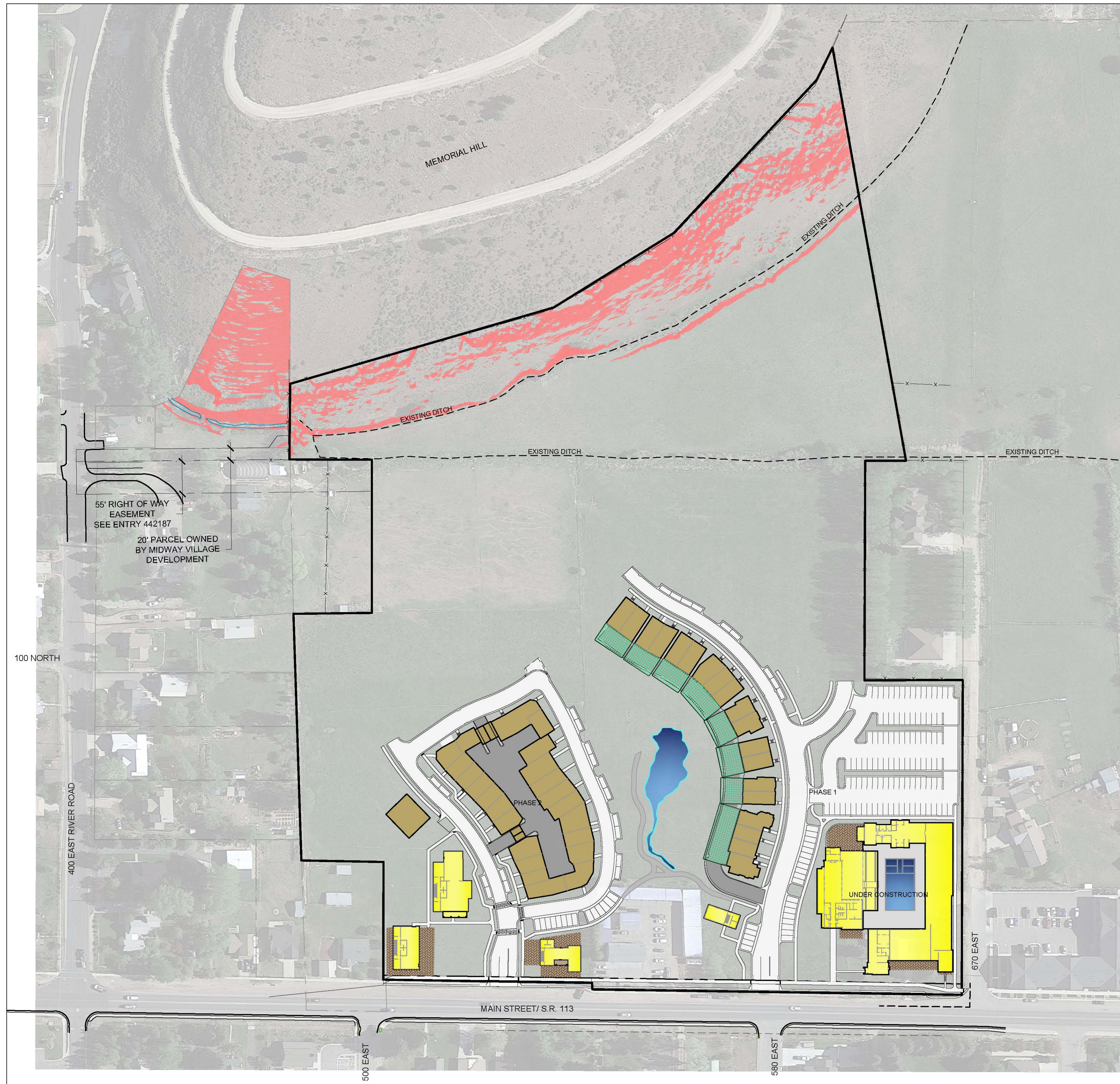
VICINITY MAP



DESIGN BY: PDB	DATE: 27 NOV 2024	SHEET
DRAWN BY: DEJ	REV:	1

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PAUL D. BERG P.E.
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 - ROADS & PARKING
 - BELOW GRADE ALLEYS & PARKING
 - EXISTING FENCE

SENSITIVE LANDS NOTES

LANDSLIDES
THE LANDSLIDE 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.

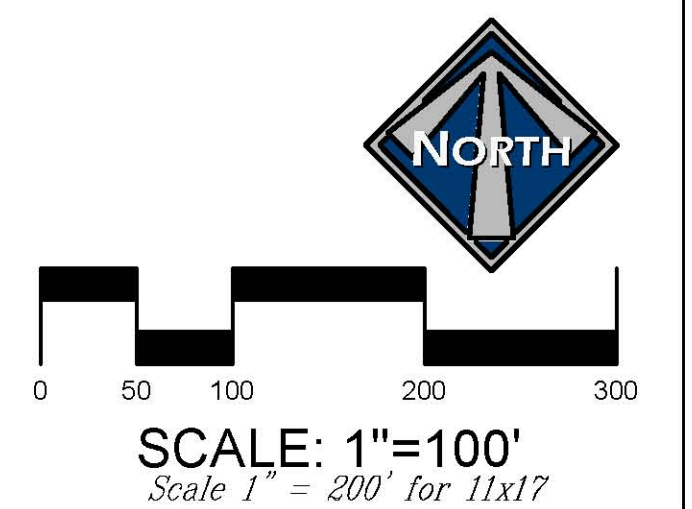
FLOOD HAZARDS
THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

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



LUSTER
SOUTHILL - PHASE 3
SENSITIVE LANDS MAP



DESIGN BY: PDB DATE: 27 NOV 2024 SHEET 2
DRAWN BY: DEJ REV:

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PAUL D. BERG P.E.
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 - 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

MAILBOX NOTE:
MAILBOXES FOR EACH UNIT WILL BE AVAILABLE NEXT TO THE OFFICE/HOA BUILDING.

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	117,776 SF	
NET USEABLE COMMERCIAL AREA WITHOUT POOL OR STORAGE PER ARCHITECT	48,592 SF	

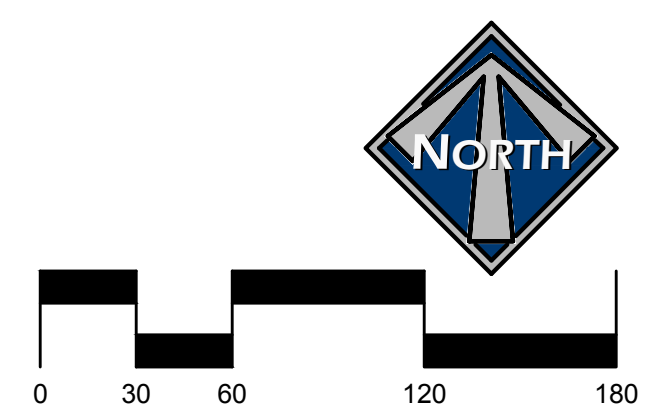
PARKING RATIO = $\frac{48,592 \text{ SF}}{182 \text{ SPACES}} = 1 \text{ SPACE FOR } 267 \text{ SF}$

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

PARKING SPACES PROVIDED	
GARAGES	141 SPACES X 2 = 282
ON SITE PARKING	124
TOTAL	406 SPACES (PROVIDED)



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

LUSTER
SOUTHILL - PHASE 3

MASTER PLAN

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

DESIGN BY: PDB	DATE: 9 DEC 2024	SHEET 3
DRAWN BY: DEJ	REV:	

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 9 DEC 2024

File: S:\Midway\Master Plans\Street\Phase 3 - Plan 11 - 11x17.dwg
 Plot name: 03 MASTER PLAN.dwg
 Plot date: December 20, 2024
 plotted by: dave



PLANT SCHEDULE

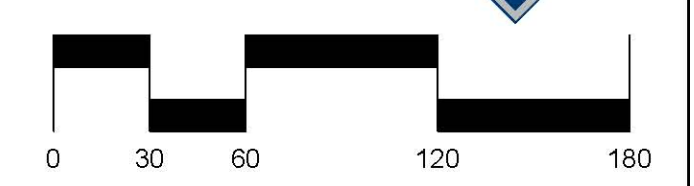
SYMBOL	QTY	COMMON / BOTANICAL NAME
TREES		
	32	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'
	103	Canada Red Chokecherry / Prunus virginiana 'Canada Red'
	4	Eastern Cottonwood Siouxlant / Populus deltoides 'Siouxlant'
	112	Spring Snow Crab Apple / Malus x 'Spring Snow'
	4	Weeping Willow / Salix babylonica
EVERGREEN TREES		
	23	Colorado Spruce / Picea pungens
GROUND COVERS		
	263,290 sf	Kentucky Bluegrass / Poa pratensis
	4,984 sf	Wild Flower Mix/Native Grass Mix / Wild Flower Mix/Native Grass Mix
MULCH		
	136,836 sf	4" Wood Mulch / 4" Wood Mulch

LEGEND

- 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
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH
 - SNOW STORAGE AREA
- 0.24 ACRES

LANDSCAPE NOTES:

- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.



SCALE: 1"=60'

LUSTER
SOUTHILL

**PRELIMINARY OVERALL
LANDSCAPE PLAN**


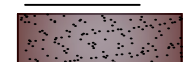
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB	DATE: 27 NOV 2024
DRAWN BY: JNE	REV: _____
SHEET 4	

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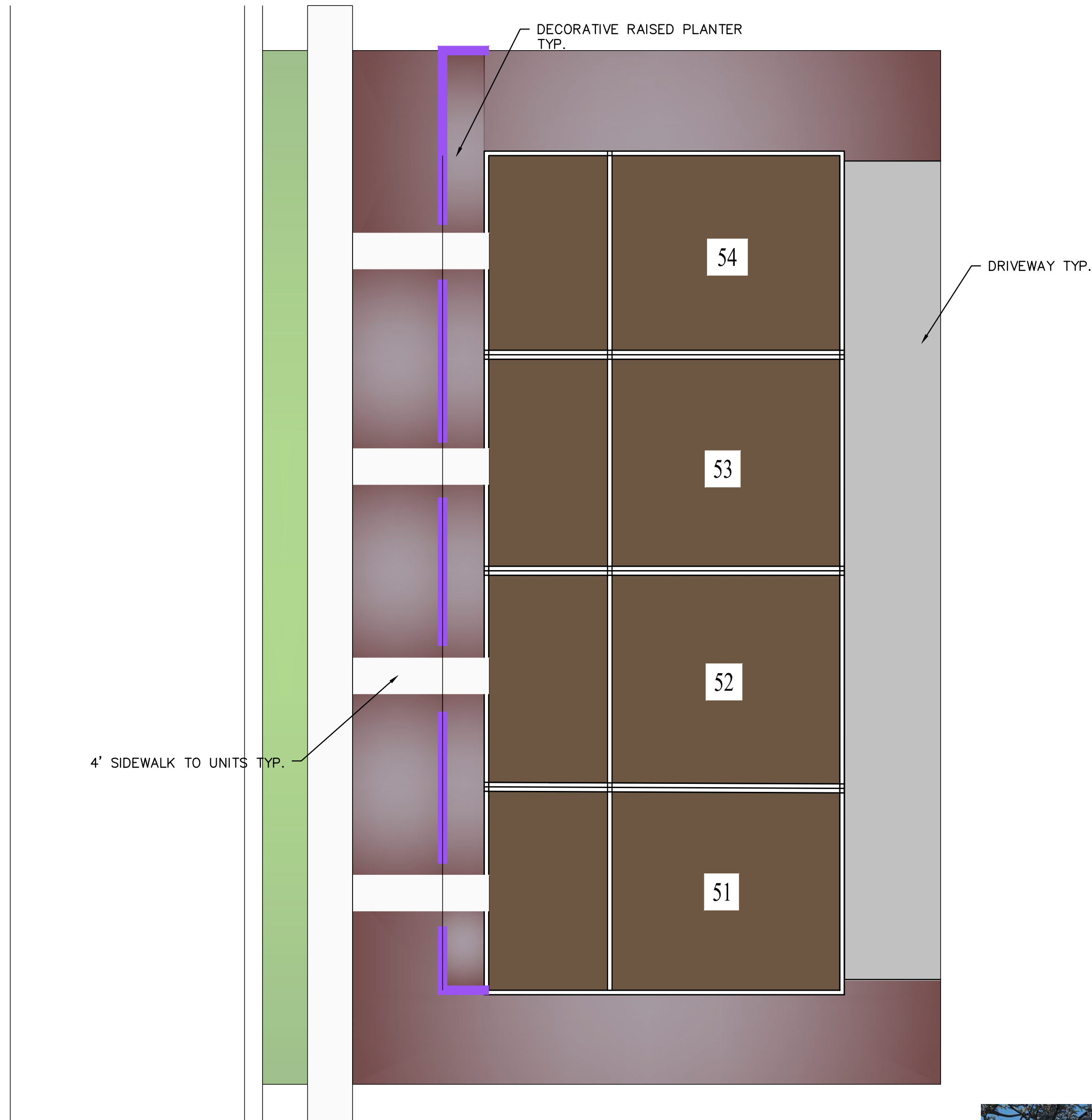
CARL N. BERG L.A.
SERIAL NO. 7162790
DATE: 27 NOVEMBER 2024

PLANT SCHEDULE TYPICAL BUILDING




SYMBOL	QTY	COMMON / BOTANICAL NAME
GROUND COVERS		
	574 sf	Kentucky Bluegrass / Poa pratensis
MULCH		
	2,781 sf	4" Wood Mulch / 4" Wood Mulch

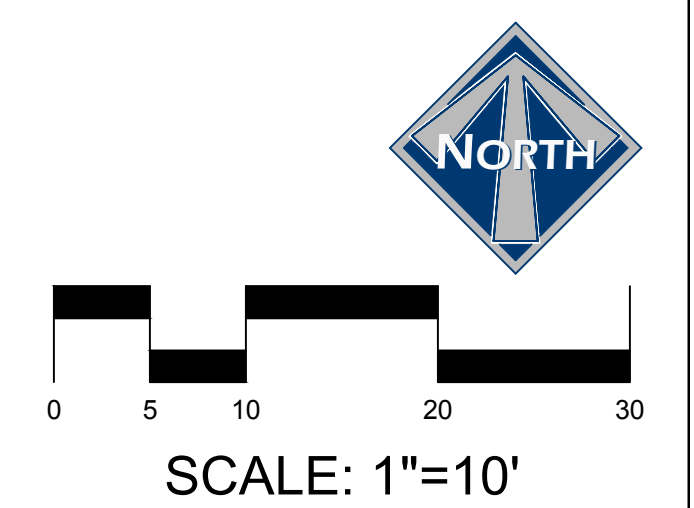
LANDSCAPE NOTES:

- 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.



LEGEND

	RESIDENTIAL UNIT
	LANDSCAPE AREA - WOOD MULCH
	LANDSCAPE DECORATIVE RAISED PLANTER



LUSTER
SOUTHILL
PRELIMINARY TYPICAL
BUILDING LANDSCAPE PLAN

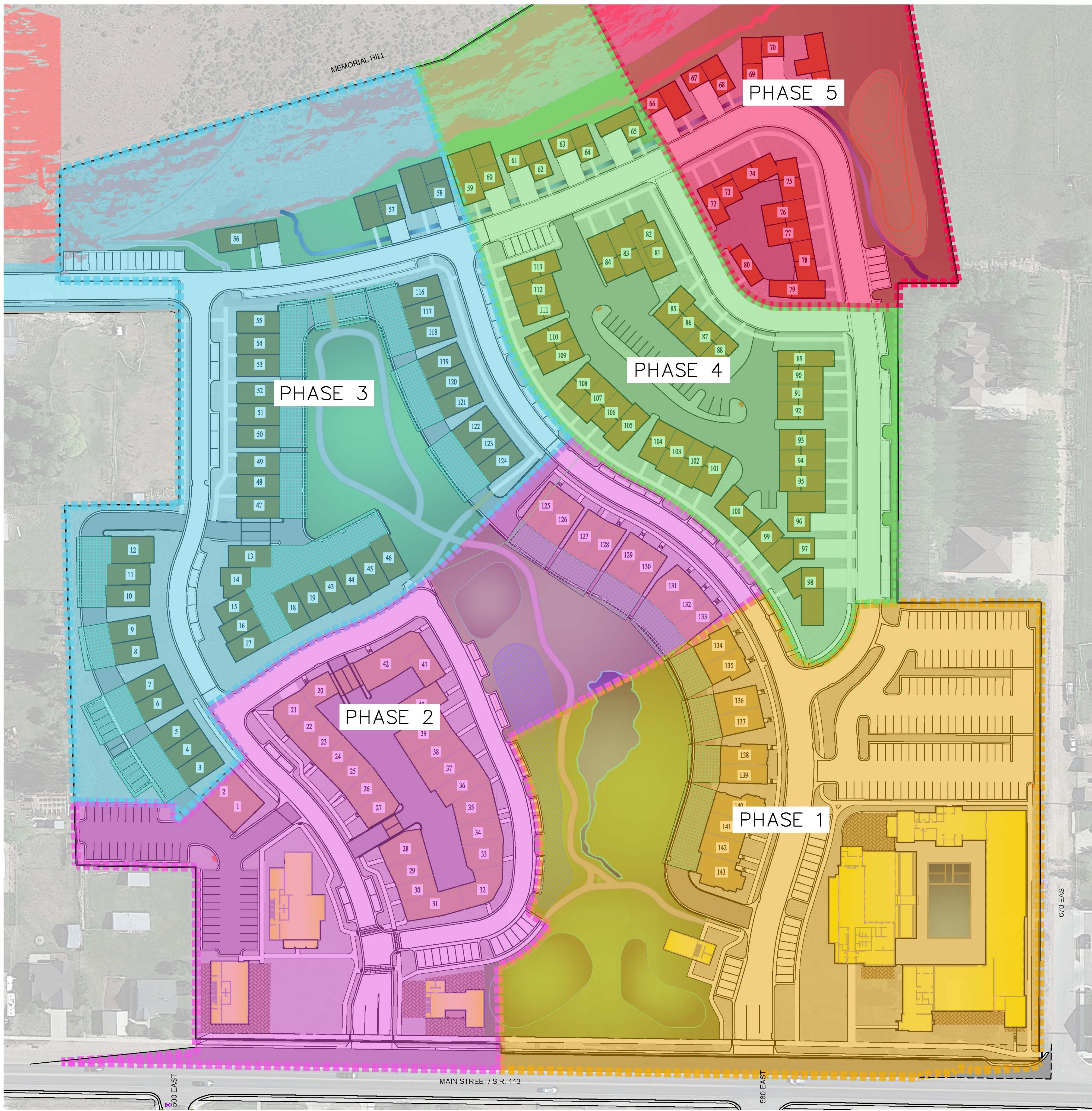


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CARL N. BERG L.A.
SERIAL NO. 7162790
DATE: 27 NOV 2024

DESIGN BY: CNB	DATE: 27 NOV 2024
DRAWN BY: JNE	REV:

SHEET
5

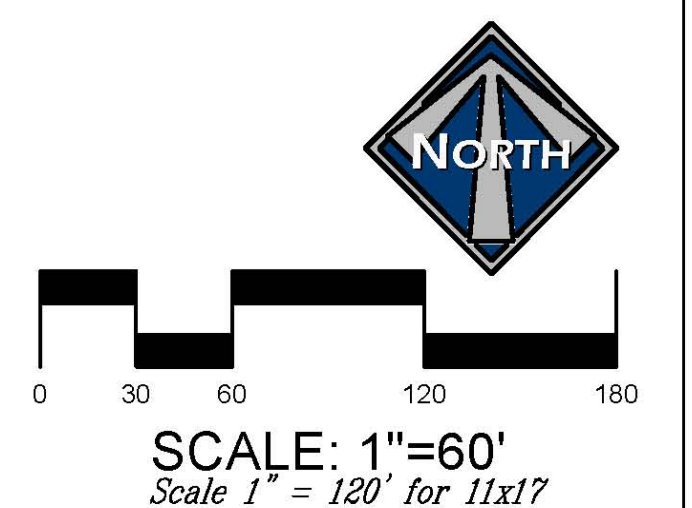


- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - PLATTED UNITS IN PHASE 1 & 2
 - PHASE 3 UNITS
 - FUTURE UNITS IN PHASE 4 & 5
 - CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
 - ROADS & PARKING
 - BELOW GRADE ALLEYS & PARKING
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH
 - SNOW STORAGE AREA 0.24 ACRES

- 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.

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE	PARKING SPACES	IRRIGATION AREA	NON-IRRIGATED AREA
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	0 SF	14,964 SF	15	2.69 ac	5	1.68 ac	1.35 ac
	27.47 AC	48,900 SF	148,377 SF	141	8.36 ac	306	11.09 ac	3.00 ac

11/21/2024 10:58 AM 11/21/2024 10:58 AM 11/21/2024 10:58 AM 11/21/2024 10:58 AM 11/21/2024 10:58 AM
 Plotted by: adae



LUSTER SOUTHILL - PHASE 3

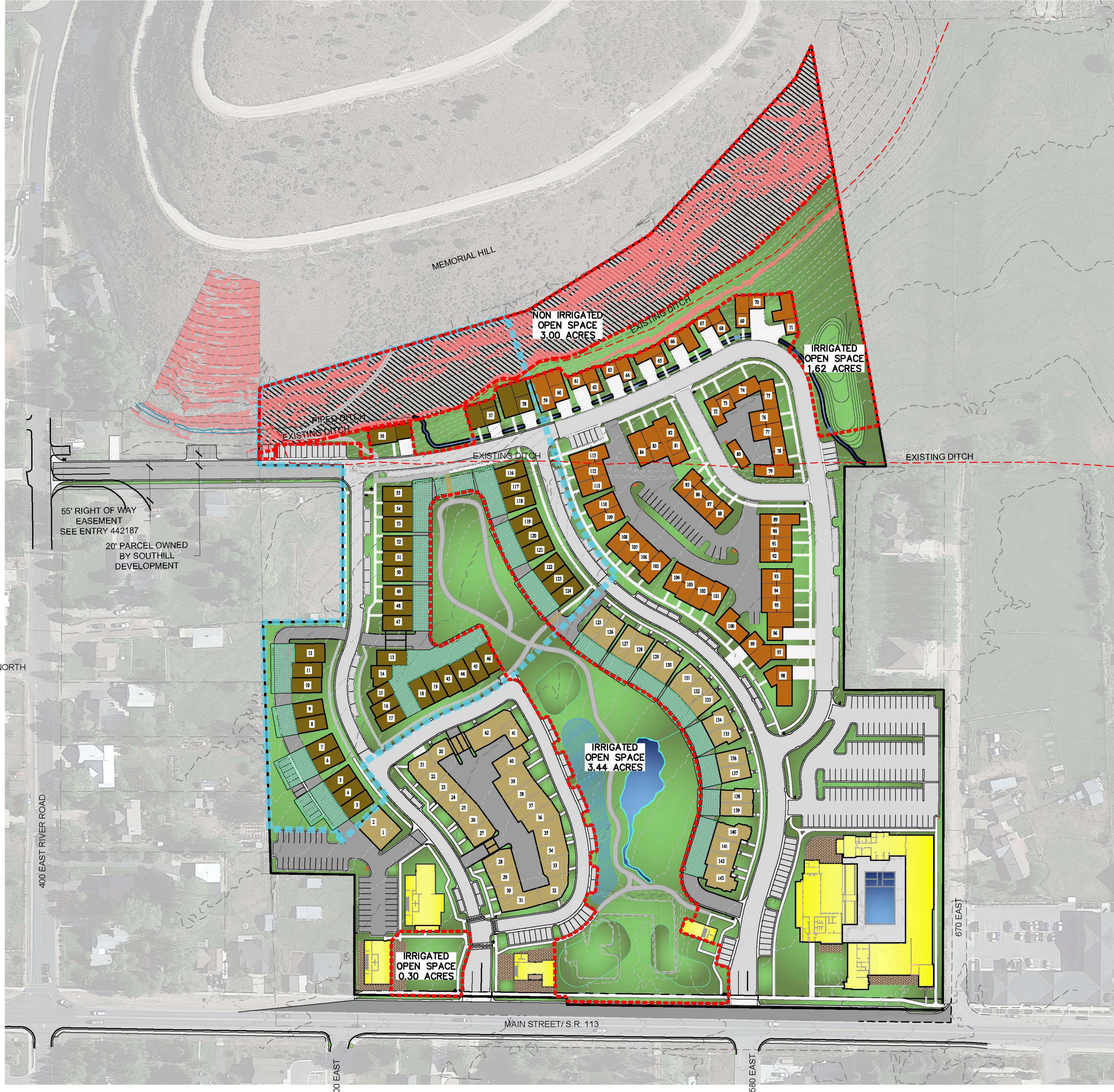
PHASING PLAN



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 SERIAL NO. 295595
 DATE: 27 NOV 2024

DESIGN BY: PDB DATE: 27 NOV 2024
 DRAWN BY: DEJ REV: SHEET 6



LEGEND

[Red Hatched]	NON-BUILDABLE AREA (25%+ SLOPES)	
[Yellow]	COMMERCIAL BUILDINGS	
[Light Brown]	PLATTED UNITS IN PHASE 1 & 2	
[Dark Brown]	PHASE 3 UNITS	
[Orange]	FUTURE UNITS IN PHASE 4 & 5	
[Green]	CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS	
[White]	ROADS & PARKING	
[Grey]	BELOW GRADE ALLEYS & PARKING	
[Red Dashed]	OPEN SPACE (IRRIGATED)	
[Black Dashed]	OPEN SPACE (NON IRRIGATED)	
[Blue Dashed]	PHASE 3 BOUNDARY	
[Blue Hatched]	SNOW STORAGE AREA	0.24 ACRES

AREA

TOTAL PROJECT AREA	27.47 ACRES
OPEN SPACE - IRRIGATED	5.36 ACRES
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
TOTAL	8.36 AC

100 NORTH

400 EAST RIVER ROAD

55' RIGHT OF WAY EASEMENT
SEE ENTRY 442187
20' PARCEL OWNED BY SOUTHILL DEVELOPMENT

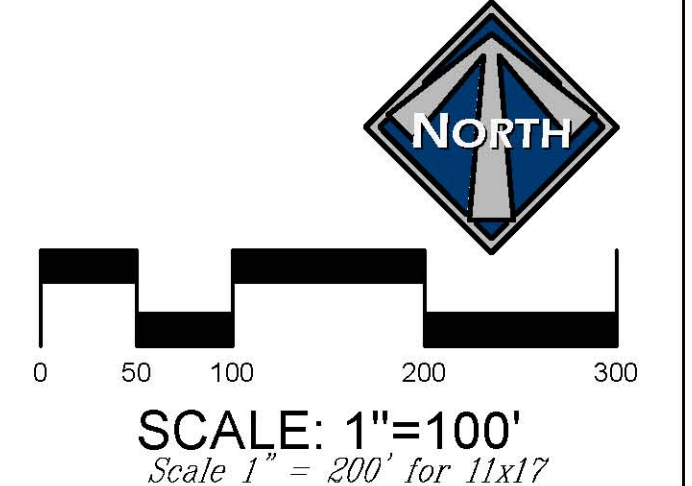
500 EAST

MAIN STREET/ S.R. 113

580 EAST

670 EAST

File: S:\Projects\2024\11\11-27-24\11-27-24.dwg | Plot Date: November 27, 2024 | Plotted by: adw



LUSTER
SOUTHILL - PHASE 3
OPEN SPACE PLAN



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DATE: 27 NOV 2024

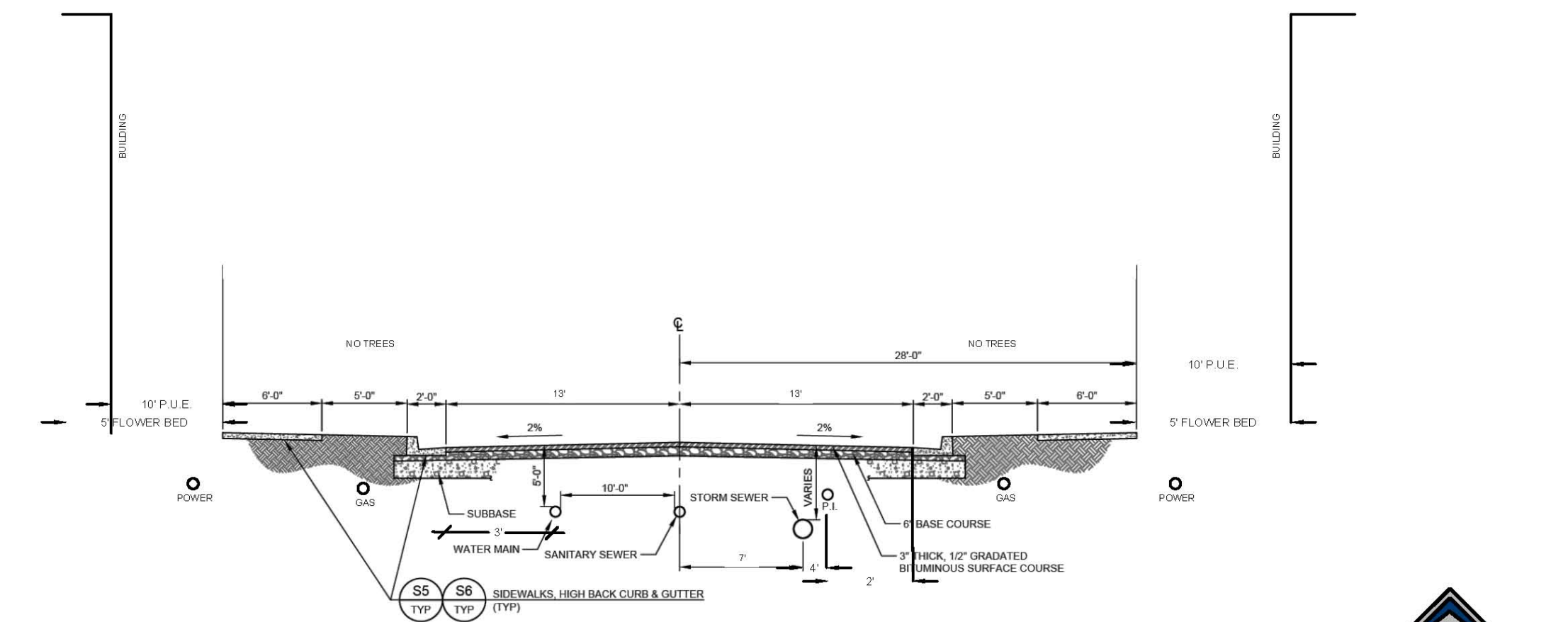
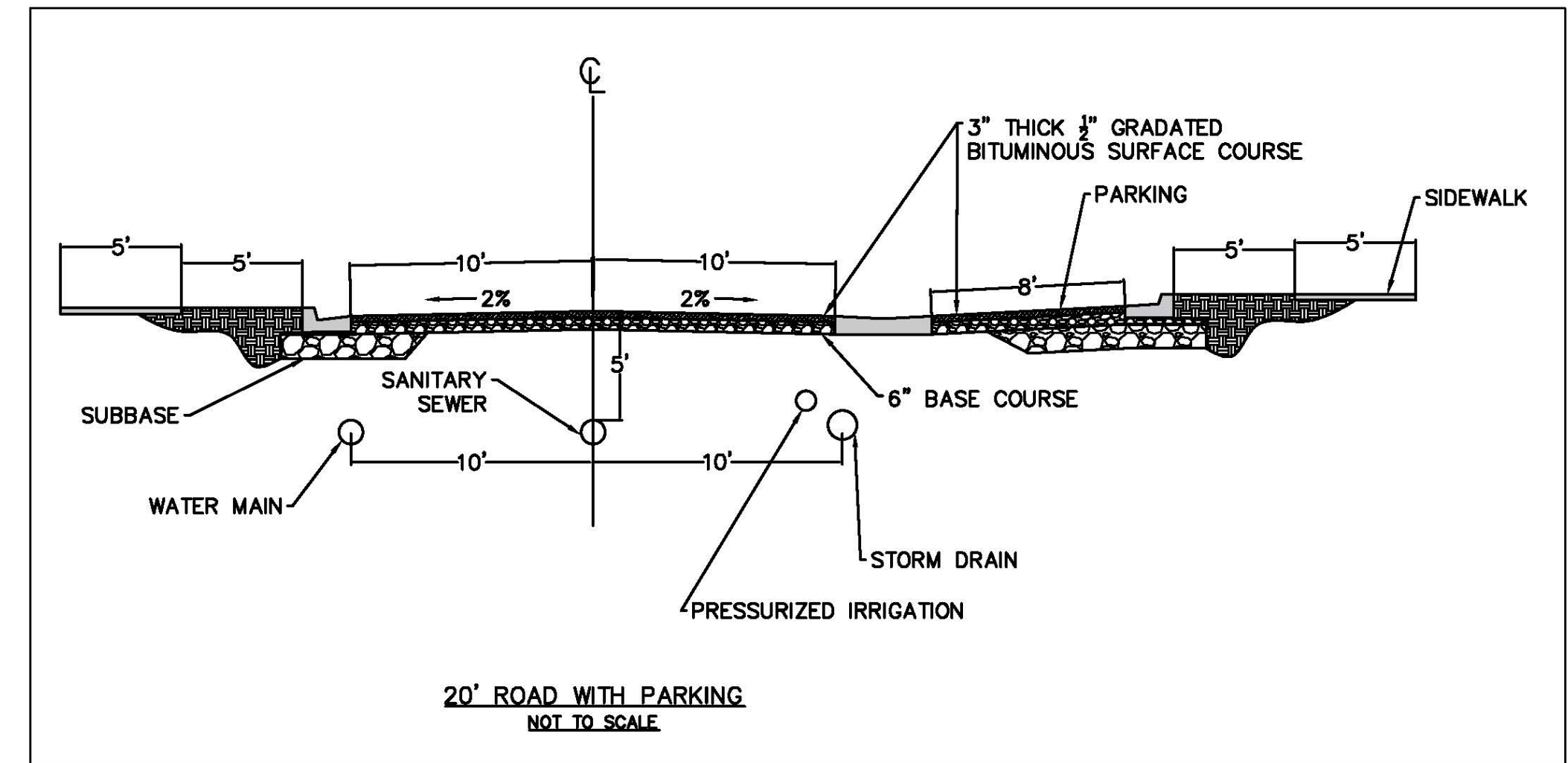
DESIGN BY: PDB	DATE: 27 NOV 2024	SHEET
DRAWN BY: DEJ	REV:	7



LEGEND

[Pink]	NON-BUILDABLE AREA (25%+ SLOPES)
[Yellow]	COMMERCIAL BUILDINGS
[Light Brown]	PLATTED UNITS IN PHASE 1 & 2
[Dark Brown]	PHASE 3 UNITS
[Orange]	FUTURE UNITS IN PHASE 4 & 5
[Light Green]	CONCRETE DECK/PATIO AREA OVER BELOW GRADE ALLEYS
[White]	ROADS & PARKING
[Grey]	BELOW GRADE ALLEYS & PARKING
[Light Green]	LANDSCAPE AREA - GRASS
[Dark Green]	LANDSCAPE AREA - NATIVE GRASS
[Brown]	LANDSCAPE AREA - WOOD MULCH
[Blue Hatched]	SNOW STORAGE AREA

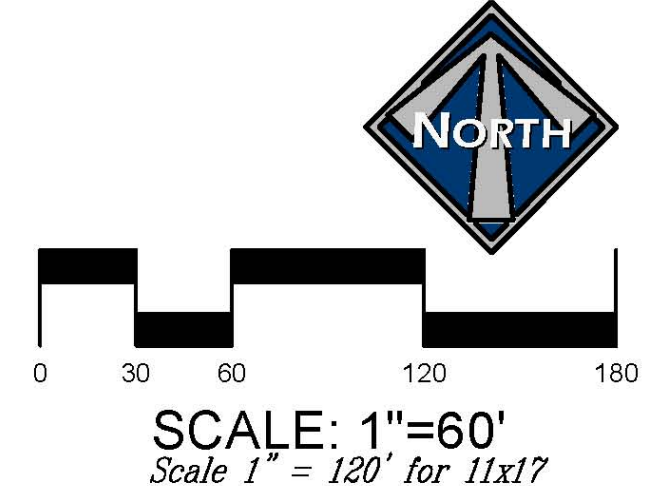
0.24 ACRES



NOTES:
 1. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
 2. NO WATER LINE SMALLER THAN 8 INCH DIAMETER SHALL BE INSTALLED.
 3. IMPROVEMENTS SHALL BE IN ACCORDANCE WITH SECTION 2202B WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 2202C.
 4. SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.

LOCAL STREET CROSS SECTION #1
 COMMERCIAL & BUSINESS
26' PRIVATE ROAD SECTION

- THIS MINIMUM SECTION DOES NOT ALLOW STREET TREES OR FLOWER BOXES
- FLOWER BEDS COULD BE IN P.U.E.
- GRASS COULD BE IN P.U.E.
- FLOWER BOXES ONLY WHERE BUILDINGS ARE NOT UP TO 10' P.U.E.
- MINIMAL FLOWER BOXES ON THE PROJECT.



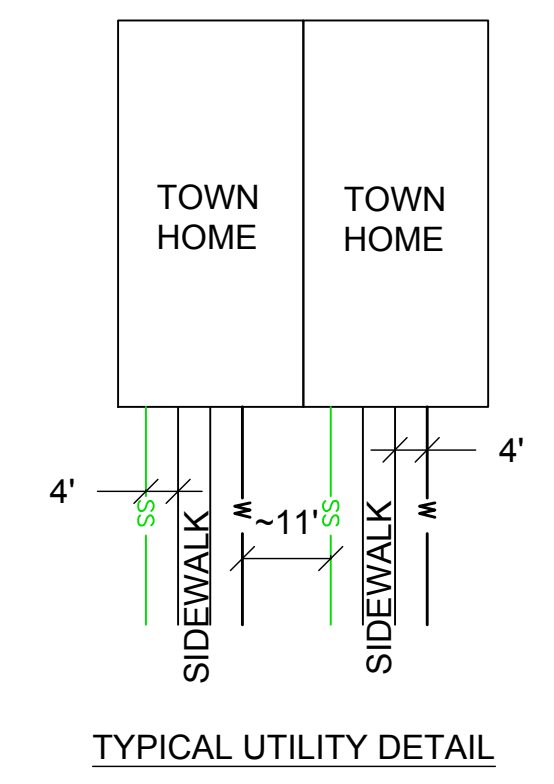
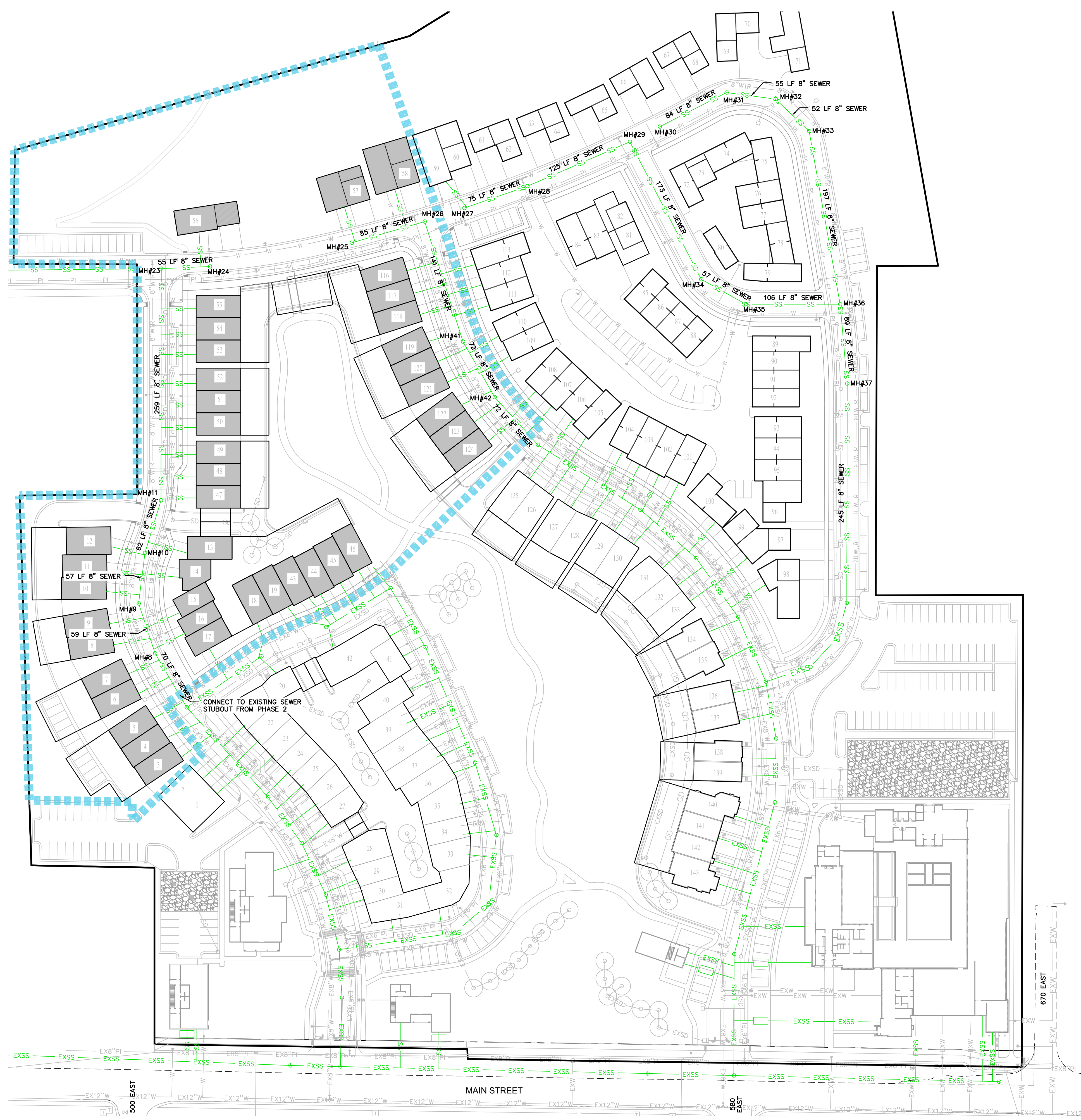
CLUSTER
 SOUTHILL - PHASE 3
 ROAD & TRAIL PLAN



DESIGN BY: PDB DATE: 27 NOV 2024
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 DATE: 27 NOV 2024

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 Project: 11-0001-0001-0001-0001.dwg | Plot Date: November 27, 2024 | Plotted by: ddb



- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN
 - ■ ■ ■ ■ PHASE 3

BLUE STAKE NOTE:

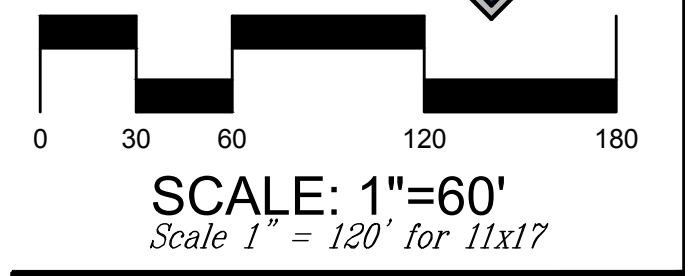
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

GREASE TRAPS:

- SIZE OF GREASE TRAPS TO BE DETERMINED WITH BUILDING PLANS.



LUSTER
SOUTHILL - PHASE 3
PRELIMINARY SEWER PLAN

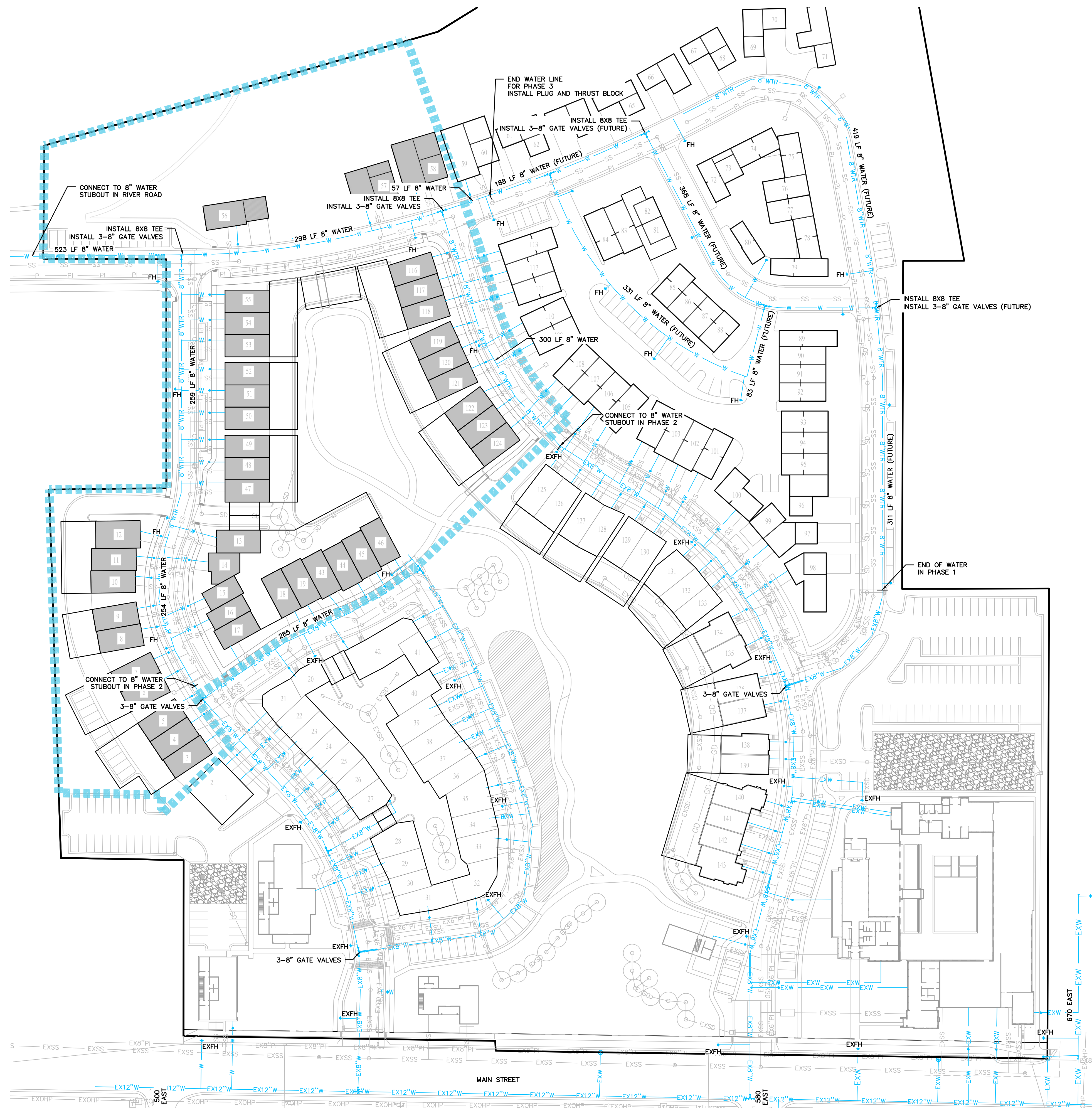


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SERIAL NO. 295595
DATE: 27 NOV 2024

DESIGN BY: PDB DATE: 27 NOV 2024
DRAWN BY: DEJ REV: 9

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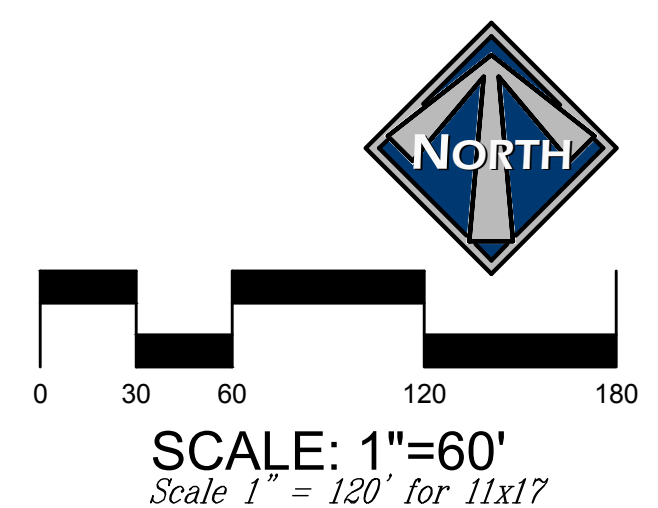
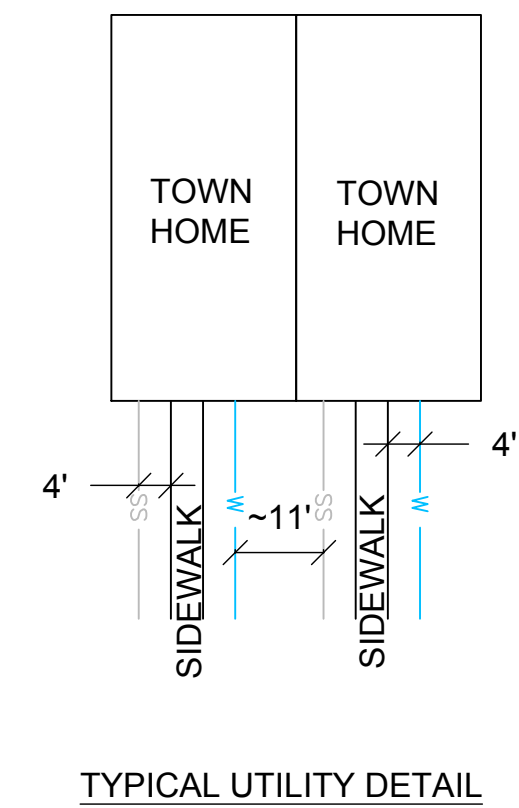
- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN
 - FH — PROPOSED FIRE HYDRANT
 - EXFH — EXISTING FIRE HYDRANT
 - PHASE 3

BLUE STAKE NOTE:

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

WATER NOTES:

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

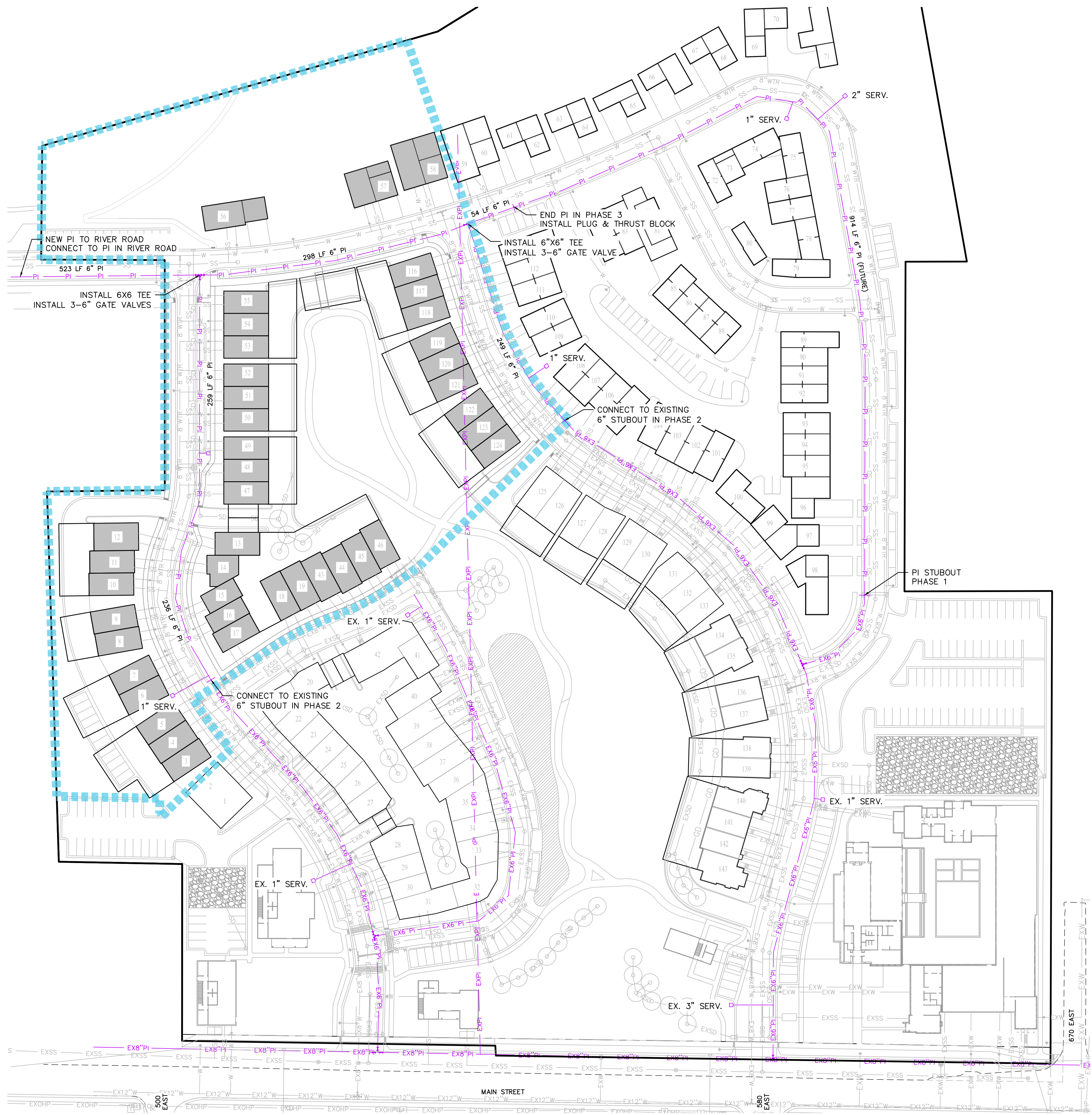


LUSTER
SOUTHILL - PHASE 3
PRELIMINARY WATER PLAN



DESIGN BY: PDB DATE: 27 NOV 2024
DRAWN BY: DEJ REV: SHEET 10

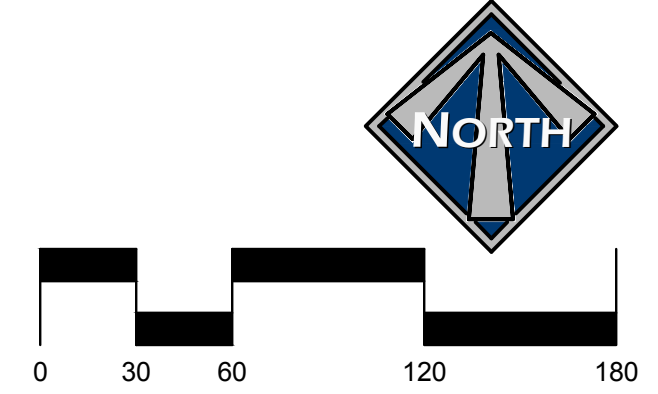
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 Ref: 10. WATER MASTER PLAN.dwg | Plot date: November 27, 2024 | plotted by: deej



- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN
 - ■ ■ ■ ■ PHASE 3

- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

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.



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

LUSTER
SOUTHILL - PHASE 3
PRELIMINARY PRESSURIZED
IRRIGATION PLAN



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DATE: 27 NOV 2024

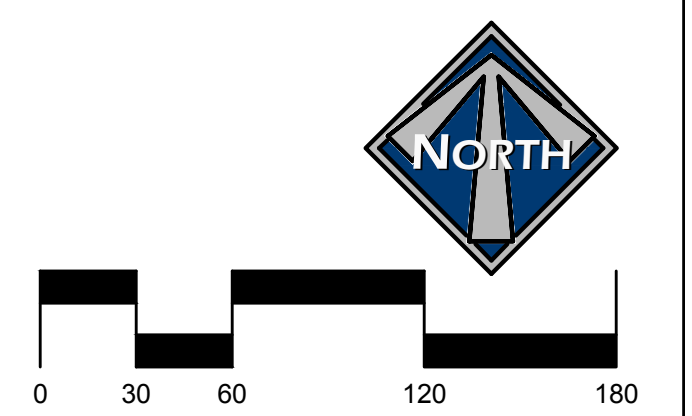
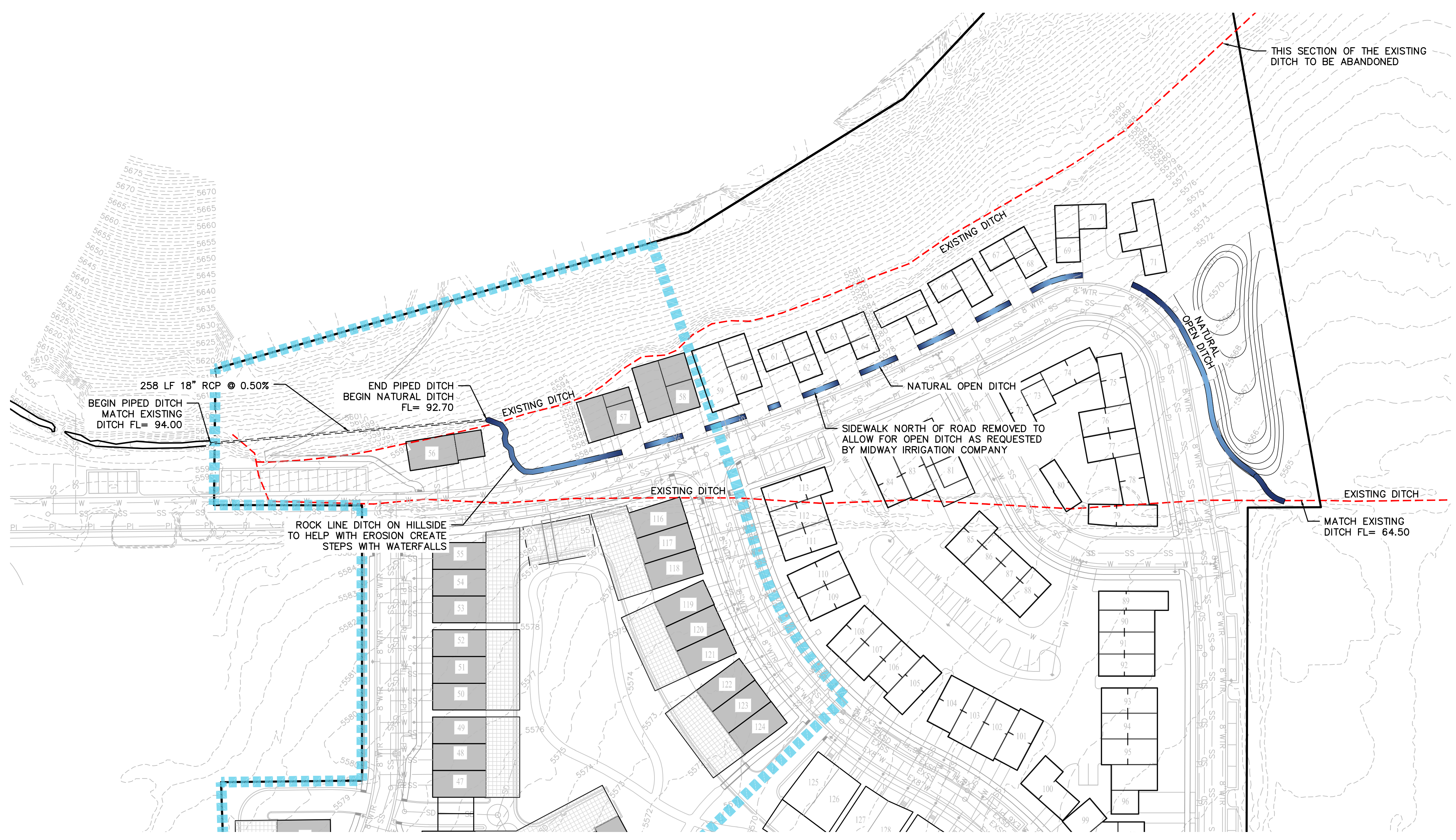
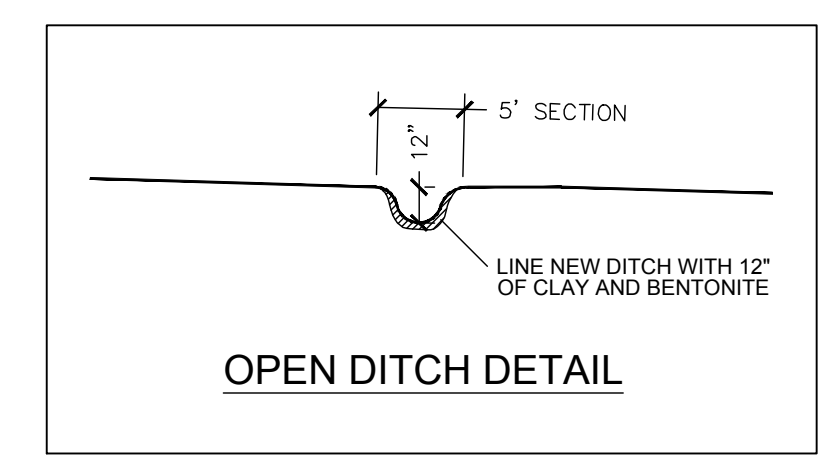
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LEGEND

- EXSS — EXISTING SEWER
- SS — PROPOSED SEWER
- EXW — EXISTING WATER
- W — PROPOSED WATER
- EXPI — EXISTING PRESSURIZED IRRIGATION
- PI — PROPOSED PRESSURIZED IRRIGATION
- SD — PROPOSED STORM DRAIN
- █ NATURAL DITCH
- - - EXISTING DITCH
- █ PHASE 3

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



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

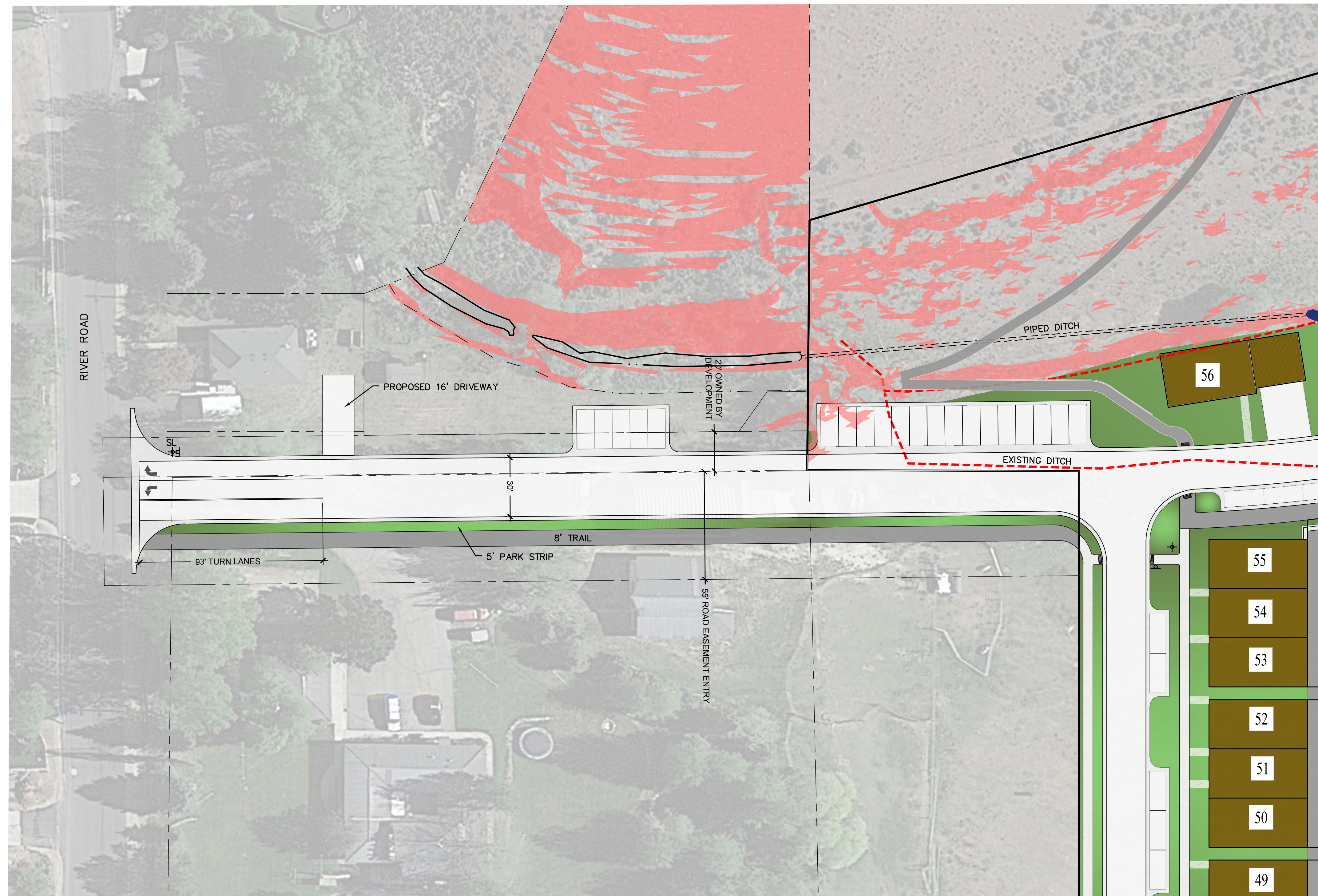
LUSTER
 SOUTHILL - PHASE 3
PRELIMINARY DITCH PLAN



DESIGN BY: PDB DATE: 27 NOV 2024
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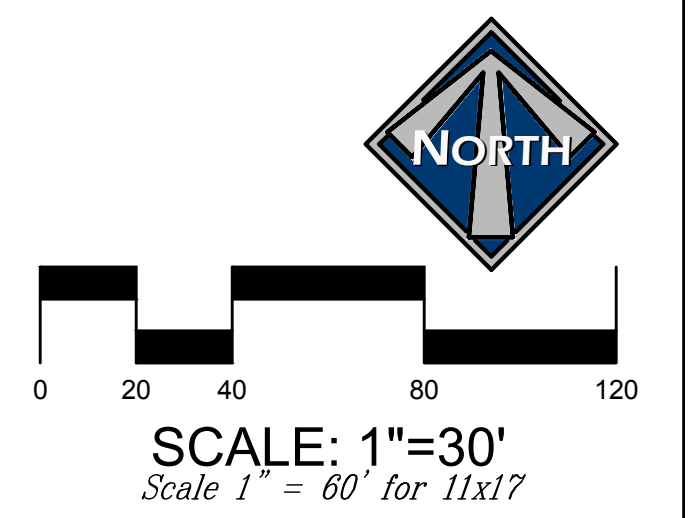
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 DATE: 27 NOV 2024

File: S:\Midway\Midway - Luster Southhill.dwg Plot Date: 11/27/2024 11:58:11 AM Plotted by: deej



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - PHASE 3
 - LANDSCAPE AREA
 - EXISTING DITCH

NO TURN LANES ARE REQUIRED ON RIVER ROAD PER THE TRAFFIC IMPACT STUDY BY HALES ENGINEERING



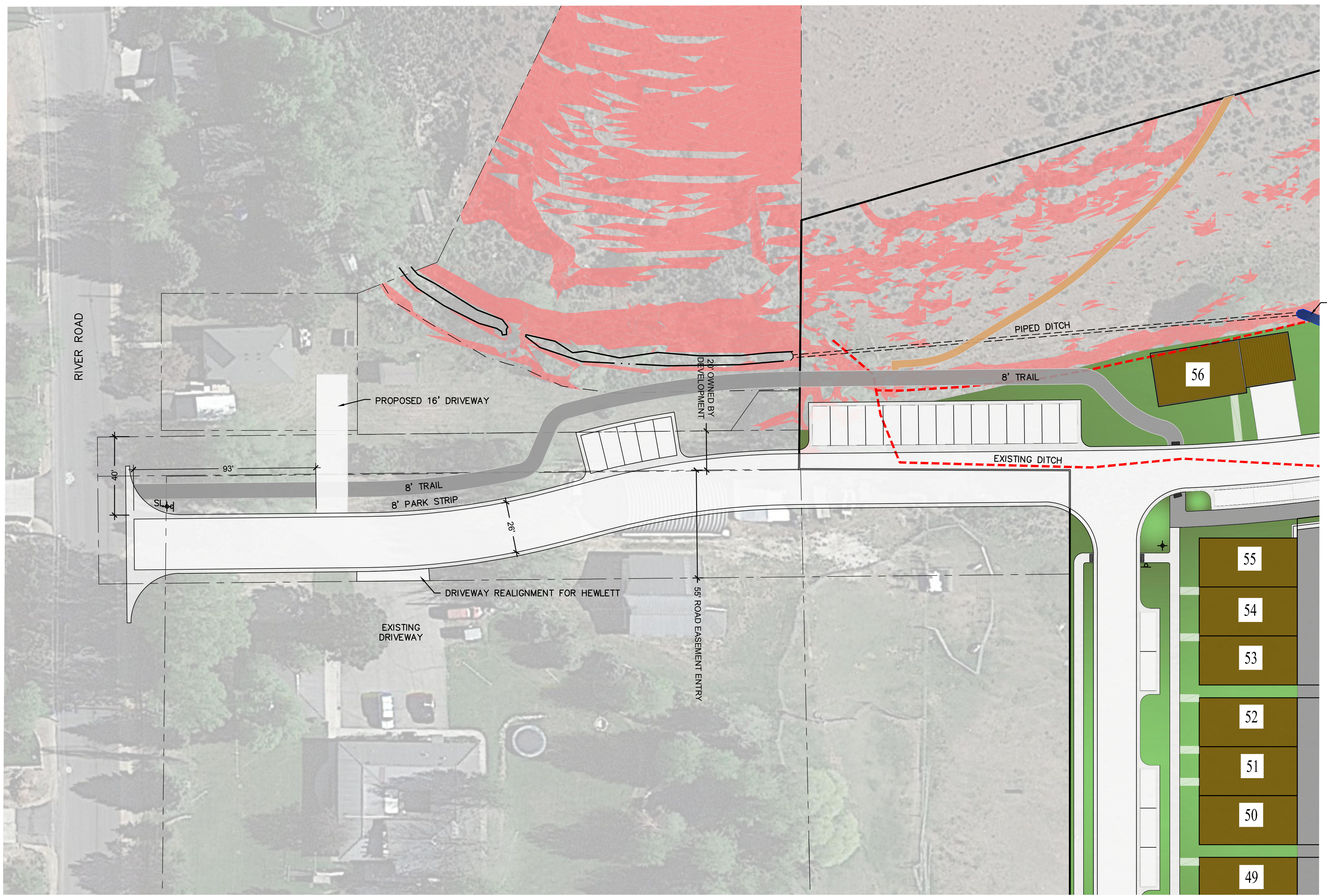
LUSTER
SOUTHILL - PHASE 3
RIVER ROAD ACCESS PLAN



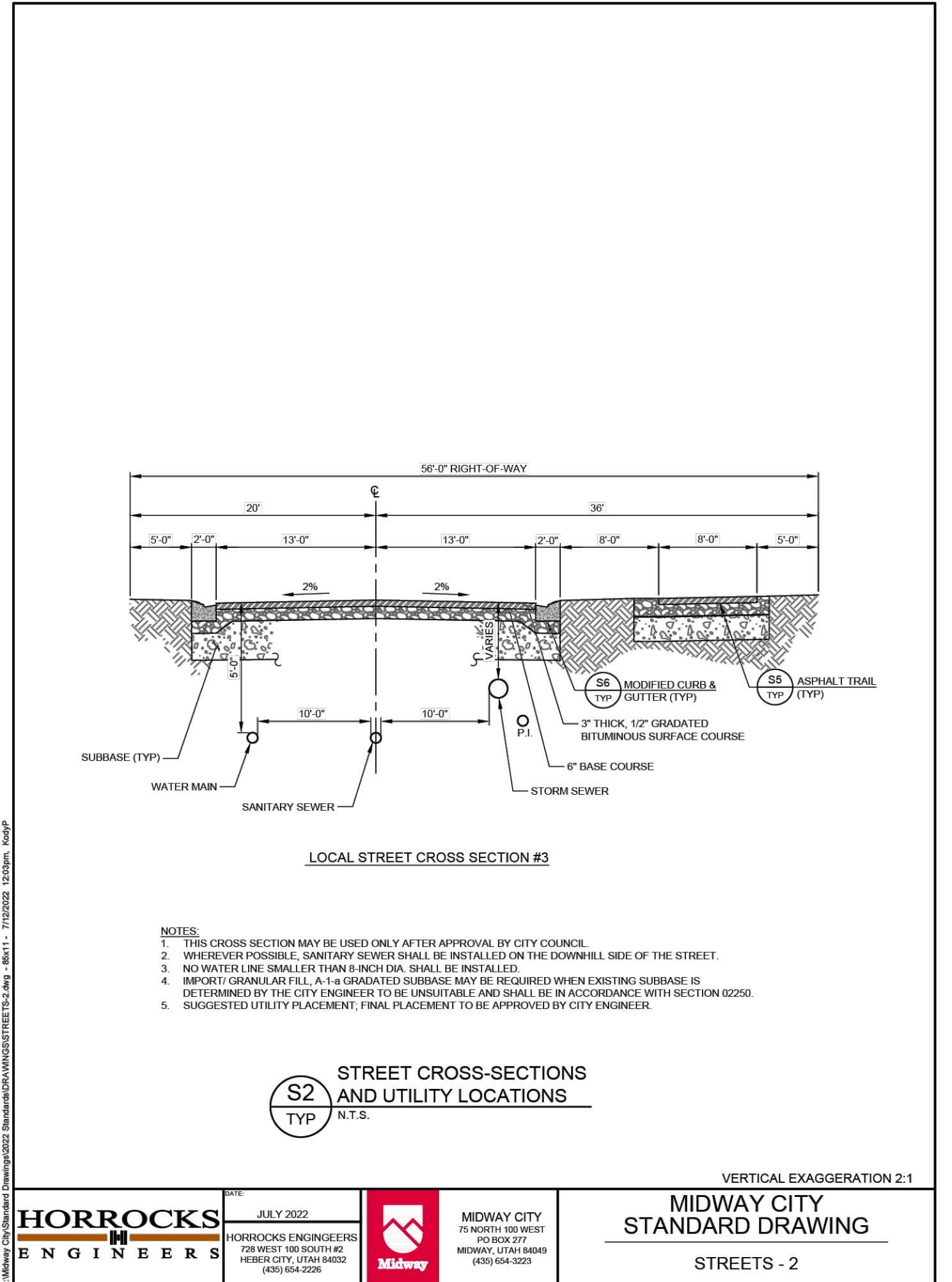
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DRAWN BY: DEJ REV:

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PAUL D. BERG P.E.
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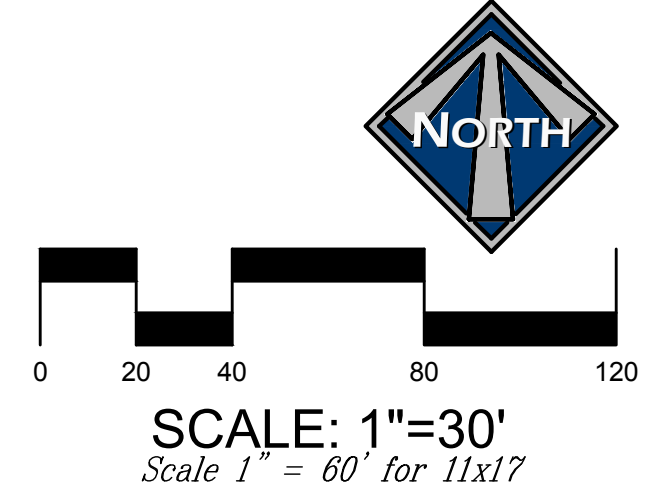
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- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - PHASE 3
 - LANDSCAPE AREA
 - EXISTING DITCH



NO TURN LANES ARE REQUIRED ON RIVER ROAD PER THE TRAFFIC IMPACT STUDY BY HALES ENGINEERING



LUSTER
SOUTHILL - PHASE 3
RIVER ROAD ACCESS PLAN



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PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 9 DEC 2024

DESIGN BY: PDB
 DRAWN BY: DEJ

DATE: 9 DEC 2024
 REV:

SHEET
14



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 | |

TRD Zone
 TRD Line