

Midway City Council  
8 August 2018  
Work Meeting

Saddle Creek PUD /  
Concept Plan

# Memo



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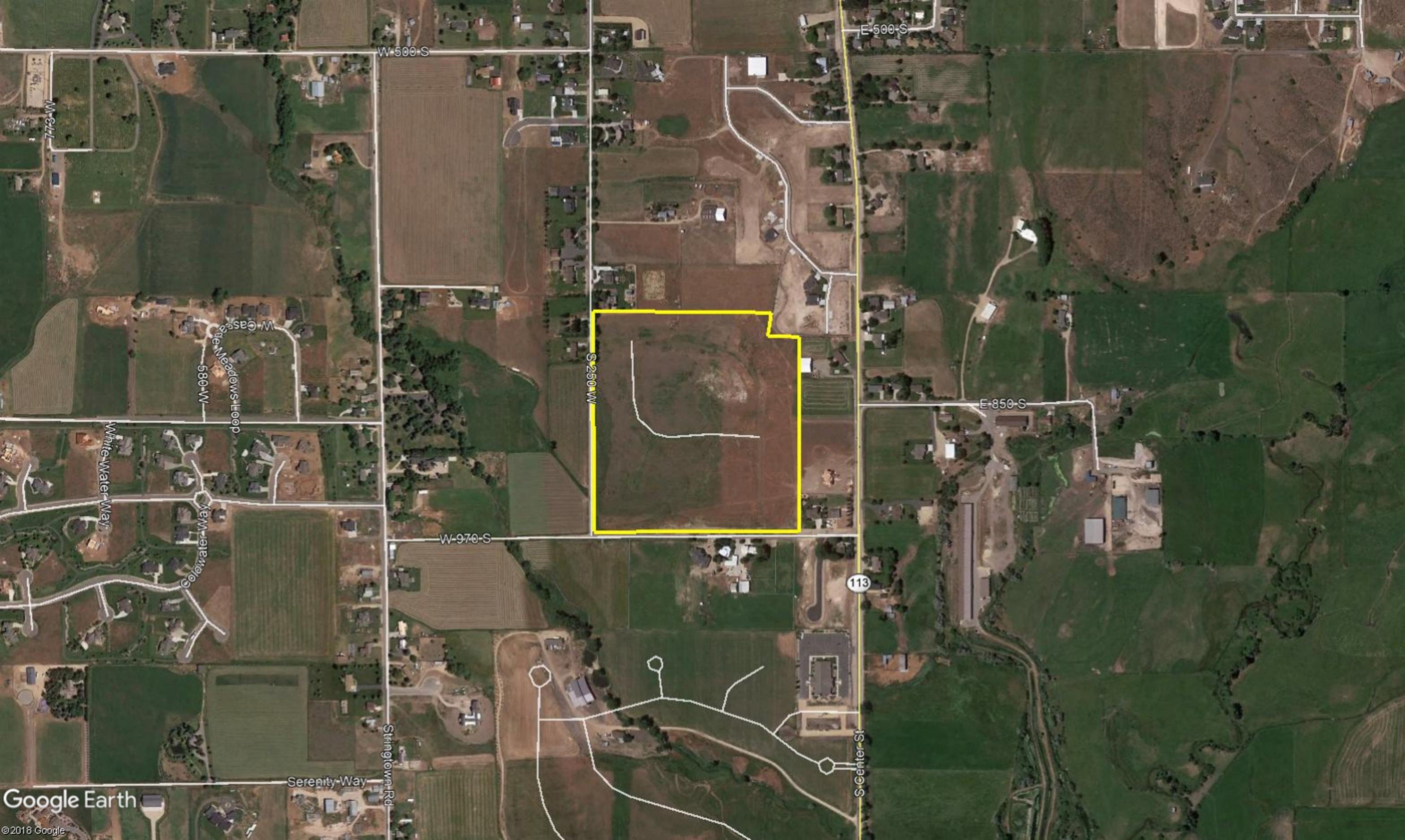
Date: August 8, 2018  
To: Midway City Council  
From: Michael Henke  
Re: Concept Plan Review of Saddle Creek Ranch PUD

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Don and Peggy Watkins Star Valley Properties LLC, owners of Saddle Creek Ranch PUD, are considering petitioning the City to amend the development plans for Saddle Creek. They are considering amending the plans from a PUD that contains 57 building pads to a standard subdivision that would contain 36 half-acre lots and open space. The plat for Saddle Creek Ranch PUD was recorded on September 5, 2007. A development agreement was also recorded that same day which contains obligations such as the following:

- Affordable housing - \$2,800 per unit
- Off-site improvements – construction of improvements to 970 South and Center Street along with the City reimbursing the developer up to \$156,750 that would be collected from transportation impact fees from the 57 building permits in the development.
- Water line extension payments – a payment for the water line in 250 West for \$5,776.38 and a payment for the water line in Center Street for \$40,943.39. Both payments would be a pass through to the holders of the extension line agreements.
- Other requirements listed in the agreement.

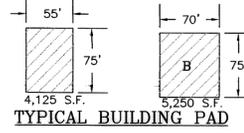
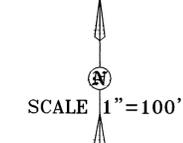
According to the development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved and recorded plat or development agreement. The owners would like to present the concept plan to the City Council to understand if the Council has any interest in amending the plan and, if so, any suggestions the Council has regarding the plan. If there is interest then the developer will need to follow the complete land use approval process which will require multiple steps that may include vacating the existing plat, master plan approval, and preliminary and final approvals for each phase. This item is on the agenda for discussion only.



# SADDLE CREEK RANCH PUD

PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASELINE AND MERIDIAN MIDWAY, UTAH

## FINAL PLAT

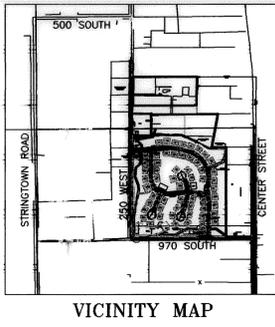


### BUILDING PAD COORDINATES

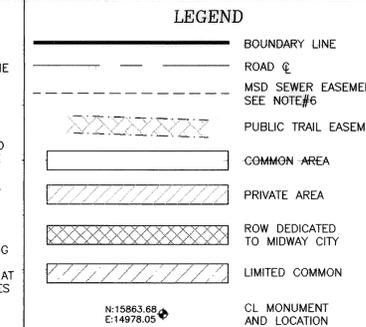
PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
1A	15917.69	15279.95	1Q	15026.04	15680.34	1GG	15095.85	15149.57	1WW	15744.79	15767.89
2A	15925.1	15354.59	2Q	15100.35	15670.5	2GG	15159.79	15188.76	2WW	15688.77	15818.85
1B	15929.3	15375.74	1R	15122.64	15672.93	1HH	15174.19	15215.98	1XX	15653.21	15841.55
2B	15929.85	15450.74	2R	15197.57	15676.26	2HH	15243.17	15245.43	2XX	15682.25	15866.84
1C	15924.47	15470.72	1S	15220.61	15674.15	1II	15261.54	15285.4	1YY	15464.47	15870.02
2C	15911.4	15454.57	2S	15295.14	15685.82	2II	15329.87	15286.31	2YY	15471.63	15865.19
1D	15907.12	15454.85	1T	15311.88	15707.65	1JJ	15392.93	15215.65	1ZZ	15389.32	15701.16
2D	15893.51	15638.61	2T	15236.83	15690.66	2JJ	15461.12	15184.42	2ZZ	15451.82	15686.74
1E	15891.35	15658.82	1U	15222.96	15688.11	1KK	15475.52	15179.29	1AAA	15479.78	15684.2
2E	15870.11	15730.76	2U	15151.68	15664.79	2KK	15550.27	15172.85	2AAA	15551.54	15672.4
1F	15863.48	15751.16	1V	15127.21	15665.39	1LL	15568.53	15176.17	1BBB	15573.46	15673.1
2F	15824.23	15815.07	2V	15053.1	15653.85	2LL	15643.53	15176.17	2BBB	15626.49	15626.06
1G	15807.01	15831.39	1W	15033.59	15650.71	1MM	15675.52	15174.12	1CCC	15627.47	15686.93
2G	15753.17	15883.61	2W	14970.39	15613.76	2MM	15736.47	15174.03	2CCC	15675.29	15613.06
1H	15736.43	15897.83	1X	14971.94	15663.38	1NN	15750.23	15175.1	1DDD	15655.67	15613.41
2H	15670.84	15934.2	2X	15019.45	15605.35	2NN	15825.23	15175.1	2DDD	15482.7	15629.91
1I	15624.34	15949.83	1Y	15022.96	15608.11	1OO	15745.52	15174.12	1EEE	15468.3	15697.68
2I	15560.51	15963.12	2Y	15108.2	15608.3	2OO	15840.81	15263.81	2EEE	15396.6	15684.39
1J	15529.53	15961.3	1Z	15117.8	15625.76	1PP	15671.85	15265.75	1FFF	15374.93	15401.91
2J	15454.7	15956.25	2Z	15172.88	15676.67	2PP	15646.85	15265.75	2FFF	15416.41	15311.86
1K	15430.78	15949.83	1AA	15202.51	15659.61	1QQ	15665.53	15265.24			
2K	15355.78	15947.59	2AA	15293.99	15610.83	1QQ	15740.53	15265.24			
1L	15328.46	15951.81	1BB	15299.01	15612.87	1RR	15759.28	15262.87			
2L	15253.93	15960.22	2BB	15231.12	15399.73	2RR	15834.28	15262.87			
1M	15232.2	15961.12	1CC	15307.18	15326.83	1SS	15836.42	15363.87			
2M	15167.54	15968.27	2CC	15137.56	15288.94	2SS	15838.19	15438.86			
1N	15134.44	15962.77	1DD	15103.35	15307.9	1TT	15835.31	15468.51			
2N	15060.06	15953.15	2DD	15029	15298.01	2TT	15822.79	15452.46			
1O	15029.48	15953.72	1EE	15089.05	15252.96	1UU	15819.96	15462.57			
2O	14954.89	15959.29	2EE	15000.14	15177.06	2UU	15805.13	15365.27			
1P	14930.66	15963.05	1FF	15002.93	15157.09	1VV	15798.28	15666.39			
2P	15006.66	15862.55	2FF	15077.93	15156.67	2VV	15768.07	15735.03			

### LINE TABLE

LINE	LENGTH	BEARING
L1	134.58	S89°44'56"E
L2	21.93	N84°25'05"E
L3	144.48	N84°25'05"E
L4	152.00	S79°28'08"E
L5	26.87	S06°15'36"E
L6	52.31	S05°34'55"E
L7	263.69	S00°05'21"E
L8	15.79	S26°12'15"W
L9	57.17	S21°11'55"W
L10	133.85	N84°25'31"E
L11	47.00	N88°54'58"E
L12	123.93	S22°06'14"W
L13	40.29	S40°36'24"E
L14	57.65	S03°19'01"E
L15	33.87	N88°54'58"E
L16	117.04	S84°03'33"E
L17	3.40	N83°44'24"E
L18	136.48	S06°15'36"E
L19	73.61	S07°32'37"W
L20	76.24	S04°52'58"E
L21	83.66	S00°00'00"E
L22	24.86	S89°34'27"E



- ### NOTES
- ALL STREETS, DRIVES, AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF SAID UTILITIES.
  - A 50'x100' AREA HAS BEEN RESERVED FOR THE CLUBHOUSE AND POOL. THE TIMING AND SIZE FOR THE CLUBHOUSE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
  - TOTAL AREA: 34.35 ACRES  
ROW DEDICATED TO MIDWAY CITY: 1.69 ACRES
  - SETBACK: 20 FEET FROM SIDEWALK
  - THE STORM DRAINAGE COLLECTION SYSTEM WITHIN SADDLE CREEK RANCH PUD IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
  - MIDWAY SEWER DISTRICT (MSD) SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE SEWER EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SEWER SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREE AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO SUCH TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.



### SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as SADDLE CREEK RANCH, PUD.

PROFESSIONAL LAND SURVEYOR  
275617  
BRIAN G. LYON  
7/27/07  
STATE OF UTAH

### LEGAL DESCRIPTION

Part of the Southeast Quarter and Northeast Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Baseline and Meridian monumented with a Wasatch County Surveyor Brass Cap (East Quarter Corner monumented in 2000 bears N 00°05'19" W 2664.26 feet - Basis of Bearing) thence N 00°28'40" W 1333.50 along the east line of the Southeast Quarter of said Section 3 to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence S 89°30'01" W 350.05 feet along the south line of the North Half of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°30'01" W 1134.95 feet (West 1134.95 feet, By Record) along said south line of the north half of the Southeast Quarter of said Section 3; thence N 00°28'40" W 1253.76 feet (North 1084.38 feet, By Record); thence along an existing fence line the next four courses: 1) thence S 89°34'27" E 175.19; 2) thence N 88°36'34" E 67.76 feet; 3) thence N 00°05'54" E 119.00 feet; 4) thence N 01°22'37" W 129.54 feet; thence N 89°51'33" E 407.26 feet; thence S 00°05'19" E 258.21 feet; thence S 89°11'03" E 344.66 feet; thence S 10°43'24" W 133.26 feet; thence S 89°59'25" E 176.15 feet (East 160.05', By Record); thence S 00°05'19" E 1099.23 feet to the point of beginning, containing 34.35 acres.

### RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF SADDLE CREEK RANCH PUD RECORDED BEGINNING AT PAGE \_\_\_\_\_ AS ENTRY NO. \_\_\_\_\_ IN BOOK \_\_\_\_\_

### OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATIONS HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, SEWER EASEMENTS, PUBLIC TRAIL EASEMENTS, AND COMMON AREAS, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS 20th DAY OF August, 2007.  
Snake Creek Ranch, LLC

*Richard R. Arnold, Jr.*

### LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF Wasatch,  
ON THIS 20th DAY OF August, 2007,  
Richard R. Arnold, Jr. who being by me duly sworn did say,  
for him/herself, that he/she is the Manager/Member of SNAKE CREEK RANCH, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

NOTARY PUBLIC  
HEIDI KEMMALL  
77 South 1000 East  
Heber City, Utah 84032  
My Commission Expires  
June 7, 2010  
STATE OF UTAH

### PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF JULY, 2007 BY  
THE MIDWAY CITY PLANNING COMMISSION

*Robert A. Meeks* *Agnes S. Long*  
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

### WASATCH COUNTY RECORDER

ENTRY NO. 325552 DATE: 9-05-07 TIME: 11:12 AM.  
FEE PAID 81.25  
RECORDED FOR SNAKE CREEK RANCH LLC  
BOOK NO. 949 PAGE NO. 181-190  
M. GILES Liz PALMIER  
DEPUTY COUNTY RECORDER COUNTY RECORDER

### ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS
1	797 S. SADDLE CREEK DR.	30	915 S. SCENIC VIEW CT.
2	805 S. SADDLE CREEK DR.	31	919 S. SCENIC VIEW CT.
3	811 S. SADDLE CREEK DR.	32	920 S. SCENIC VIEW CT.
4	817 S. SADDLE CREEK DR.	33	916 S. SCENIC VIEW CT.
5	825 S. SADDLE CREEK DR.	34	900 S. SCENIC VIEW CT.
6	831 S. SADDLE CREEK DR.	35	884 S. SCENIC VIEW CT.
7	837 S. SADDLE CREEK DR.	36	850 S. TIMBERLINE DR.
8	843 S. SADDLE CREEK DR.	37	840 S. TIMBERLINE DR.
9	851 S. SADDLE CREEK DR.	38	826 S. TIMBERLINE DR.
10	857 S. SADDLE CREEK DR.	39	816 S. TIMBERLINE DR.
11	865 S. SADDLE CREEK DR.	40	800 S. TIMBERLINE DR.
12	881 S. SADDLE CREEK DR.	41	787 S. SADDLE CREEK DR.
13	895 S. SADDLE CREEK DR.	42	841 S. TIMBERLINE DR.
14	909 S. SADDLE CREEK DR.	43	825 S. TIMBERLINE DR.
15	933 S. SADDLE CREEK DR.	44	815 S. TIMBERLINE DR.
16	936 S. SADDLE CREEK DR.	45	797 S. TIMBERLINE DR.
17	920 S. SADDLE CREEK DR.	46	794 S. SADDLE CREEK DR.
18	900 S. SADDLE CREEK DR.	47	804 S. SADDLE CREEK DR.
19	884 S. SADDLE CREEK DR.	48	812 S. SADDLE CREEK DR.
20	105 W. WASATCH WAY	49	820 S. SADDLE CREEK DR.
21	881 S. BARBARO CT.	50	828 S. SADDLE CREEK DR.
22	911 S. BARBARO CT.	51	838 S. SADDLE CREEK DR.
23	917 S. BARBARO CT.	52	846 S. SADDLE CREEK DR.
24	920 S. BARBARO CT.	53	854 S. SADDLE CREEK DR.
25	918 S. BARBARO CT.	54	855 S. BARBARO CT.
26	910 S. BARBARO CT.	55	124 W. WASATCH WAY
27	888 S. BARBARO CT.	56	841 S. BARBARO CT.
28	151 W. WASATCH WAY	57	833 S. BARBARO CT.
29	885 S. SCENIC VIEW CT.	58	830 S. BARBARO CT.
	177 W. WASATCH WAY	59	834 S. BARBARO CT.
	901 S. SCENIC VIEW CT.	60	850 S. BARBARO CT.
			154 W. WASATCH WAY
			865 S. TIMBERLINE DR.
			CLUB HOUSE

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.90	500.00	5°49'59"	N87°20'04"E	50.88
C2	140.61	500.00	16°06'47"	N87°31'31"W	140.15
C3	534.00	330.00	92°42'52"	N33°06'42"W	477.61
C4	85.11	250.00	19°30'20"	S03°29'34"W	84.70
C5	19.17	200.00	5°29'34"	N02°50'08"W	19.17
C6	236.53	200.00	67°45'38"	S33°58'10"E	222.98
C7	218.41	2500.00	5°00'20"	S23°42'05"W	218.34
C8	96.78	200.00	27°43'29"	S81°42'44"E	95.84
C9	39.19	500.00	4°29'27"	S86°40'15"W	39.18
C10	179.50	450.00	22°51'18"	N10°40'35"E	178.31
C11	97.62	150.00	37°17'23"	N21°57'43"W	95.91
C12	20.15	450.00	2°33'57"	N02°02'02"W	20.15
C13	61.30	500.00	7°01'29"	N87°34'18"W	61.26
C14	31.94	150.00	12°12'03"	N89°50'26"E	31.88
C15	62.64	260.00	13°48'13"	N00°38'31"E	62.49
C16	54.22	250.00	12°25'35"	S01°19'49"W	54.11
C17	21.30	250.00	4°52'58"	N02°26'29"W	21.30
C18	31.57	200.00	90°27'01"	S44°54'21"E	28.40

### UTILITY APPROVAL

APPROVED BY THE FOLLOWING UTILITIES

*Alan Farnell* 8/6/2007  
MIDWAY IRRIGATION COMPANY DATE

*Alan Colwell* 8/7/2007  
MIDWAY SANITATION DISTRICT DATE

### ACCEPTANCE BY MIDWAY CITY

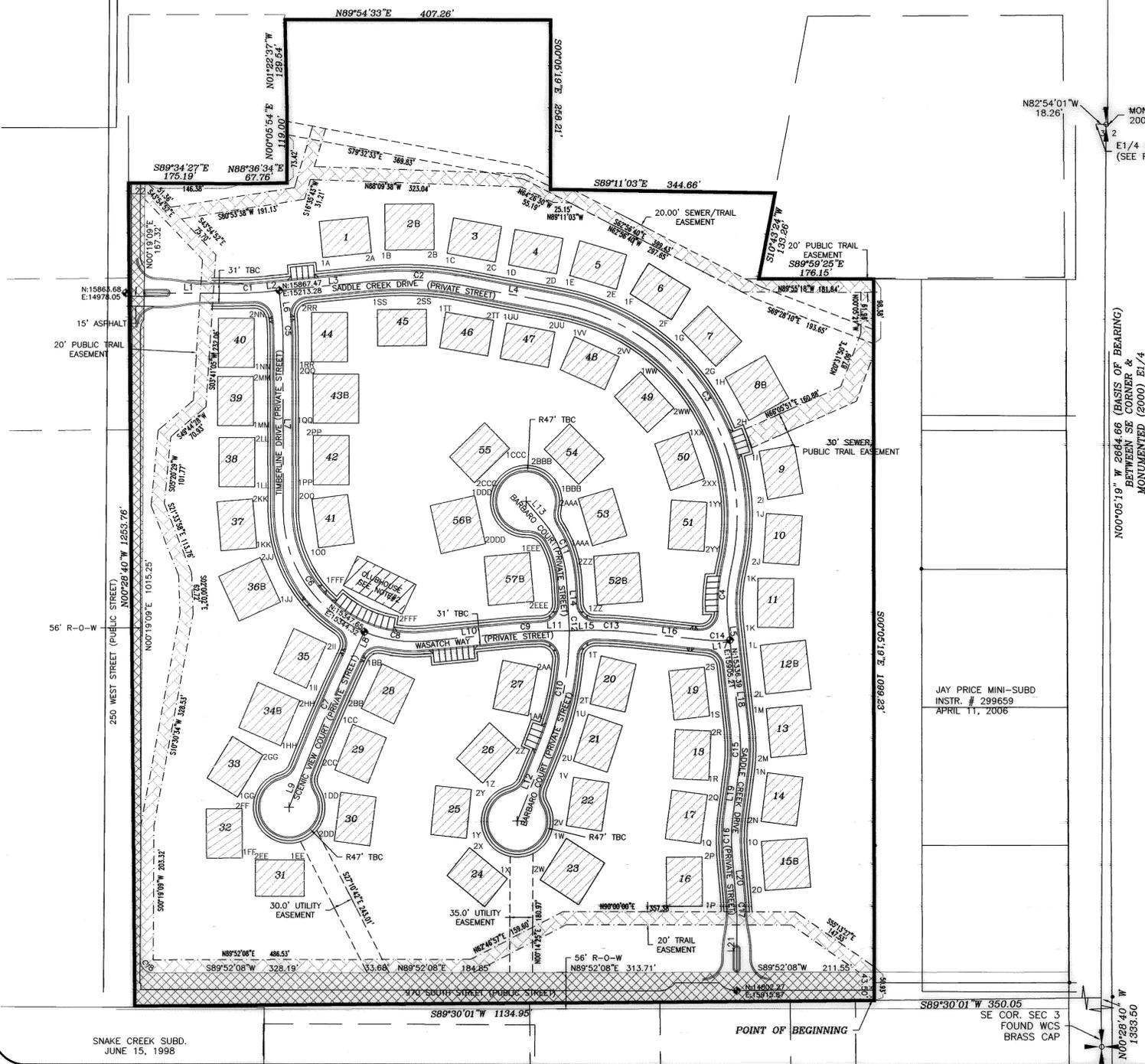
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 30th DAY OF JULY, 2007

APPROVED Crista Patten ATTEST Bruce Wilson  
MAYOR CLERK-RECORDER

APPROVED Krista Howell ATTEST Wendy Johnson  
CITY ATTORNEY CITY ENGINEER

APPROVED BY: Janet Keen 9-05-07  
WASATCH COUNTY SURVEYOR



REVISION 4-24-2007 5-01-2007 5-28-2007 6-18-2007 7-27-2007

DATE 4-2007

SCALE AS NOTED

DRAWING BY BGL

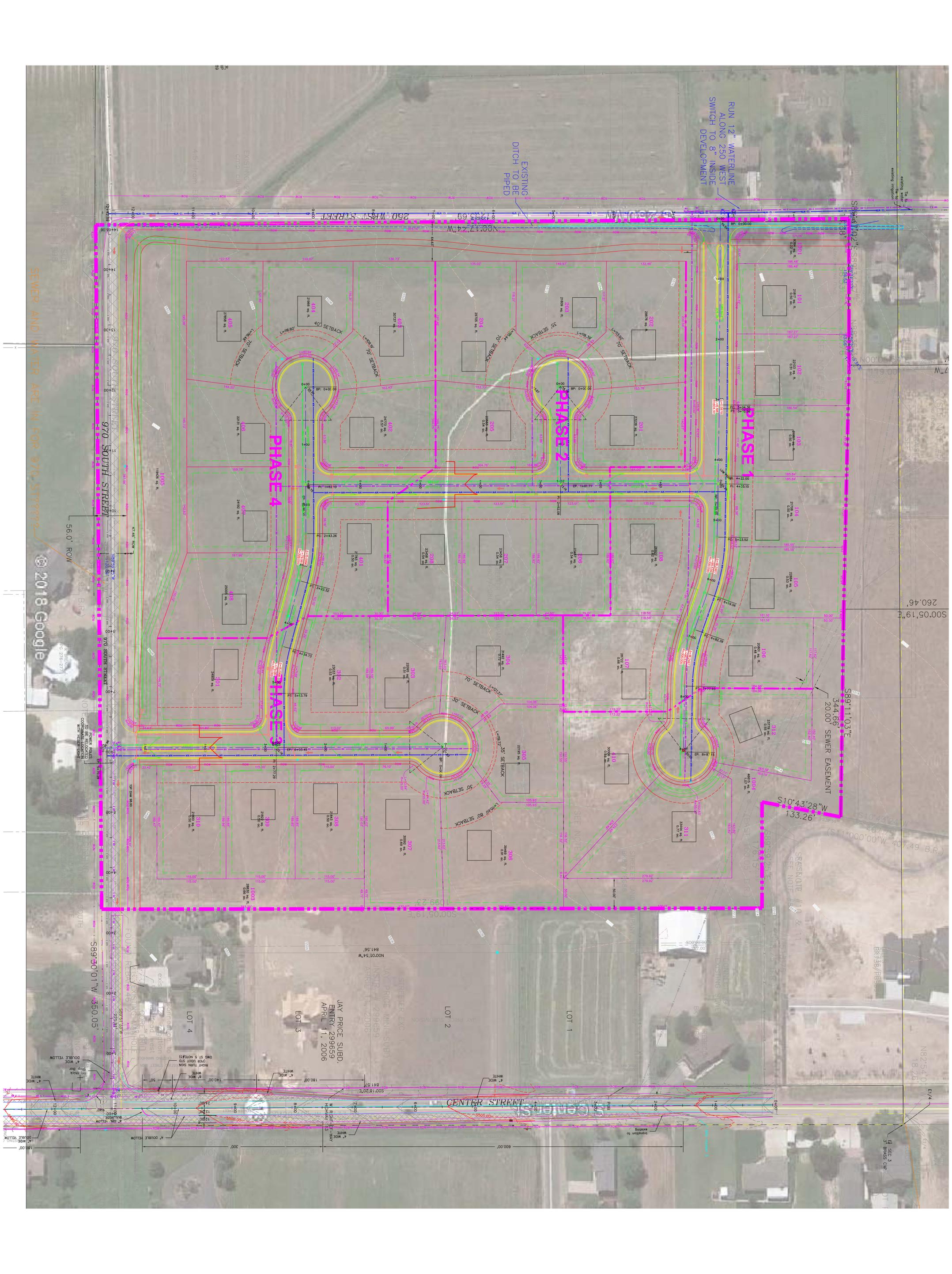
FINAL DWG

SADDLE CREEK RANCH  
PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASELINE AND MERIDIAN MIDWAY, UTAH

PROJECT

ALLIANCE CONSULTING ENGINEERS  
760 WEST 200 NORTH SUITE 8  
LOGAN, UTAH 84321  
(435) 755-9121

SHEET 1 OF 1 SHEETS



RUN 12" WATERLINE  
ALONG 250 WEST  
SWITCH TO 8" INSIDE  
DEVELOPMENT

EXISTING  
DITCH TO BE  
PIPED

SEWER AND WATER ARE IN FOR 970 STREET???

© 2018 Google

PHASE 4

HASE 1

JAY PRICE SUBD.  
ENTR# 299659  
APRIL 11, 2006

JAY PRICE MINI-SUBD  
ENTR# 299659  
APRIL 11, 2006

CENTER STREET

970 SOUTH STREET

280 WEST STREET

20.00' SEWER EASEMENT

S10°43'28"W  
133.26'

S89°11'03"E  
344.66'

S89°17'02"E  
589.74'

S89°34'42"W  
505.37'

N88°56'18"E  
589.36'

N00°05'19"E  
119.00'

N00°05'19"E  
58.00'

N00°05'19"E  
58.00'