

Don Watkins of DPW Heber Inc., is requesting final approval of phase 4 of the Saddle Creek Ranch subdivision. Phase 4 includes 10 lots on 6.31 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 13, 2021

NAME OF PROJECT: Saddle Creek Subdivision

NAME OF APPLICANT: DPW Heber Inc.

AGENDA ITEM: Phase 4 Preliminary

LOCATION OF ITEM: 970 South 250 West

ZONING DESIGNATION: R-1-22

ITEM: 3

Don Watkins of DPW Heber Inc., is requesting final approval of phase 4 of the Saddle Creek Ranch subdivision. Phase 4 includes 10 lots on 6.31 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

The applicant is requesting preliminary approval of Phase 4 of the Saddle Creek Subdivision, which received master plan approval May 7, 2019. The proposed subdivision replaces the original Saddle Creek Ranch PUD plat, which was recently vacated in anticipation of the revised subdivision layout. Phase 4 of the proposed plat consists of 10 lots on 6.27 acres. Phase one has previously received final approval and is currently under construction. Phase 2 & 3 have received a recommendation of final approval from the Planning Commission and are awaiting a future City Council agenda. This phase is the last of the of the four phases proposed in the development.

Phase 4 is in the northeast corner of the proposed development. All 10 proposed lots abut a new public cul-de-sac road that will be constructed by the applicant. There are no new trails or open space within this phase.

LAND USE SUMMARY:

- **Phase 4**
 - Ten building lots
 - 6.27 acres (lots and new roads)
 - All required open space will be dedicated and improved with previous phases
- This project is a standard subdivision
- Public road maintenance will be the responsibility of the City
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- No sensitive lands have been identified on the property

Master Plan

- 31.99 acres
- 36 lots
- Four phases
 - Phase 1 – 9 lots
 - Phase 2 – 13 lots
 - Phase 3 – 4 lots
 - Phase 4 – 10 lots

ANALYSIS:

Open Space – All required open space has been dedicated with previous phases so phase 4 does not contain any additional open space. All open space will be landscaped by the developer per the approved landscape plan and maintained by the developer/HOA. The applicant has provided a copy of the CC&Rs for the development. City staff, including the City Attorney, will review to ensure that they contain adequate language to ensure that the common spaces and its associated improvements will be maintained in perpetuity by the HOA, which these lots will be part of.

Water – The original developer of the property tendered 109.5-acre feet to the City to comply with the culinary and secondary water requirements. Using current City water requirements, the proposal water requirement is in the range of about 106-109-acre

feet. It appears the developer has tendered enough water to the City for the entire development. The applicant has received a will serve letter from Midway Irrigation Company.

Sensitive lands – Per the recorded plat, no sensitive lands have been identified. A geotechnical study was submitted to the City that Horrocks Engineers has reviewed.

Phase 4 Improvements – As part of the phase 1 improvements, the developer is required to improve the full width of 970 South. Part of those improvement will require the existing transmission line along the north side of 970 South to be moved or buried by the developer or Heber Light and Power. They are also required to make improvements to the intersection of 970 South and Center Street. Phase 2 improvements will include 250 West and the internal roads that lead up to phase 4.

The developers phase 4 obligations will include building the remaining portion of 800 South to a city standard road as shown on the improvement plans and approved by the City Engineer.

As part of the phase 4 improvements, the developer is proposing the realignment of an existing sewer line that crosses the northeast corner of the property. The developer will need to ensure that the realignment is done with Midway Sanitation Districts approval and that existing easements are adjusted to reflect the relocated line. The adjusted easements need to be in place before the plat is recorded. Any sewer line or sewer easement that crosses a building lot needs to be noted on the plat and labeled as unbuildable.

Timing of approvals – The developer can continue to receive approvals for any phase of the development, but they are unable to record a plat map or begin improvements, until the transmission line along 970 South is in the process of being buried or being moved so that 970 South can be constructed to its planned width.

Water extension line agreements – The developer is required to pay fees for a water extension line agreement for a water line in 250 West for \$202.68 per connection and a payment for the water line in Center Street for \$1,436.61 per connection. Both payments would be a pass through to the holders of the extension line agreements. In the motion for Phase 1 final approval, the City Council included the following condition:

“Each water lease agreement could be paid overtime if everyone signed an agreement otherwise the lump sums had to be paid before the recording of Phase 1.”

If no signed agreement is in place, the full payment for all 36 lots will be required before recording the first plat.

PROPOSED FINDINGS:

- The proposed plan for phase 4 complies with the requirements of the land use code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council shall terminate all proceedings and render the Preliminary Plan null and void.

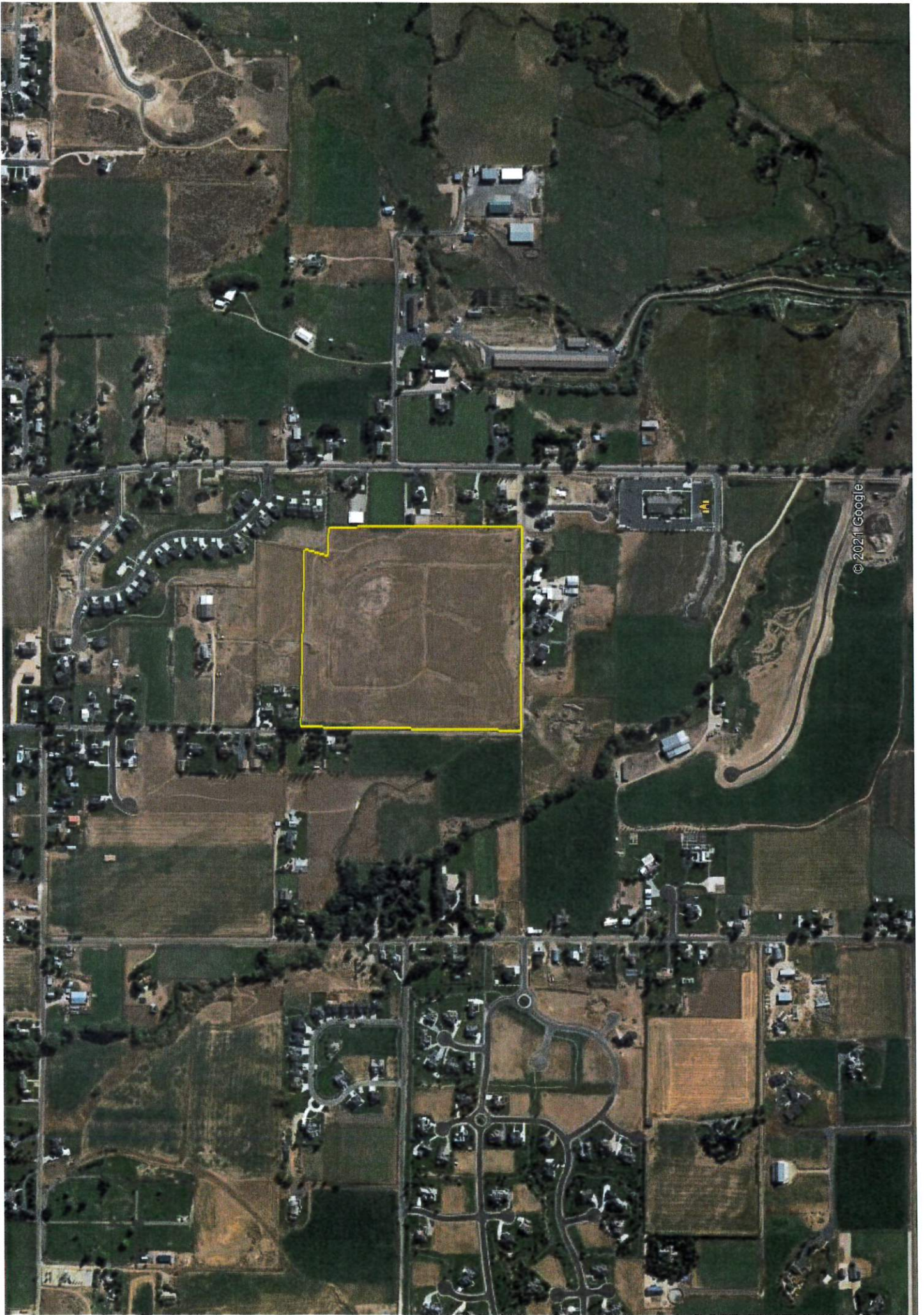
ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the application complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission finds there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not comply with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. Any required water extension line agreement fees must be paid for before the recording of the plat.
2. Adjusted sewer easements need to be in place before the proposed plat is recorded. This includes the release of any easements that cross building lots.





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Scale 1" = 60'
Scale 1" = 160' for 11x17

SENSITIVE LANDS:
THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

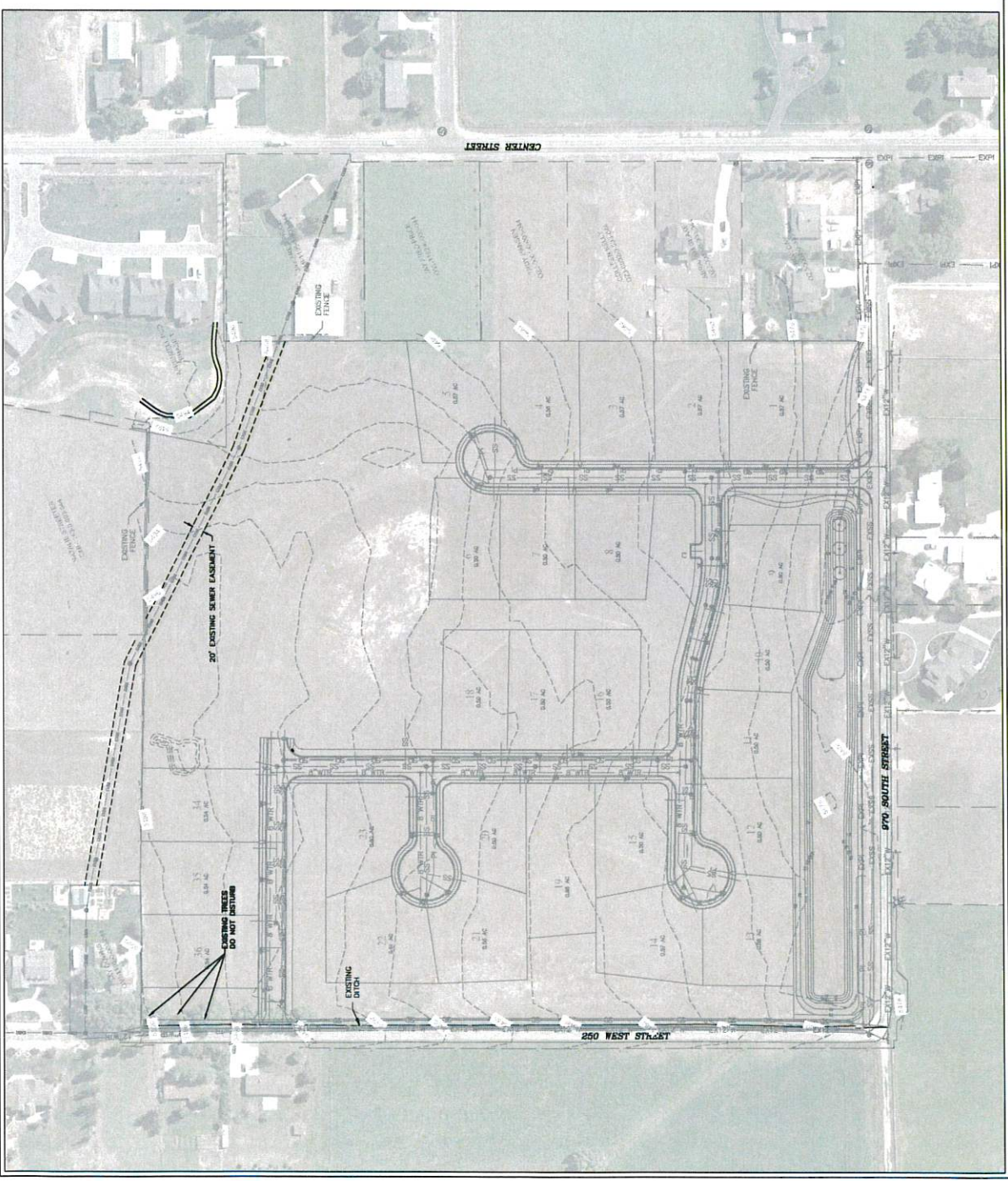
BLUE STAKE NOTE:
LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS NOT COMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

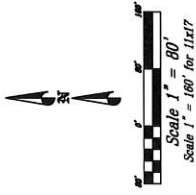
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DATE: 8 JUNE 2011

WATKINS
SADDLE CREEK - PHASE 4
PREDEVELOPMENT
CONDITIONS PLAN



DESIGN BY: FCB DATE: 8 JUNE 2011 SHEET
DRAWN BY: FCB REV: 1





LAND USE CALCULATIONS:

TOTAL AREA	31.95 AC
CONCRETE DRIVEWAY	1.00 AC
SUBDIVISION AREA	30.24 AC
AREA OF LOTS	36 LOTS
OPEN SPACE	6.12 AC (20.24%)(15% REQUIRED)
MIN. LOT SIZE	0.50 AC
MIN. FRONTAGE	108.87'
(FRONTAGE REDUCED BY 5.24% ADDITIONAL OPEN SPACE ABOVE 15%)	

NOTE:
 REQUIRED 15% OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 5.24% OF OPEN SPACE. ALLOWED MINIMUM FRONTAGE IS 108.87'

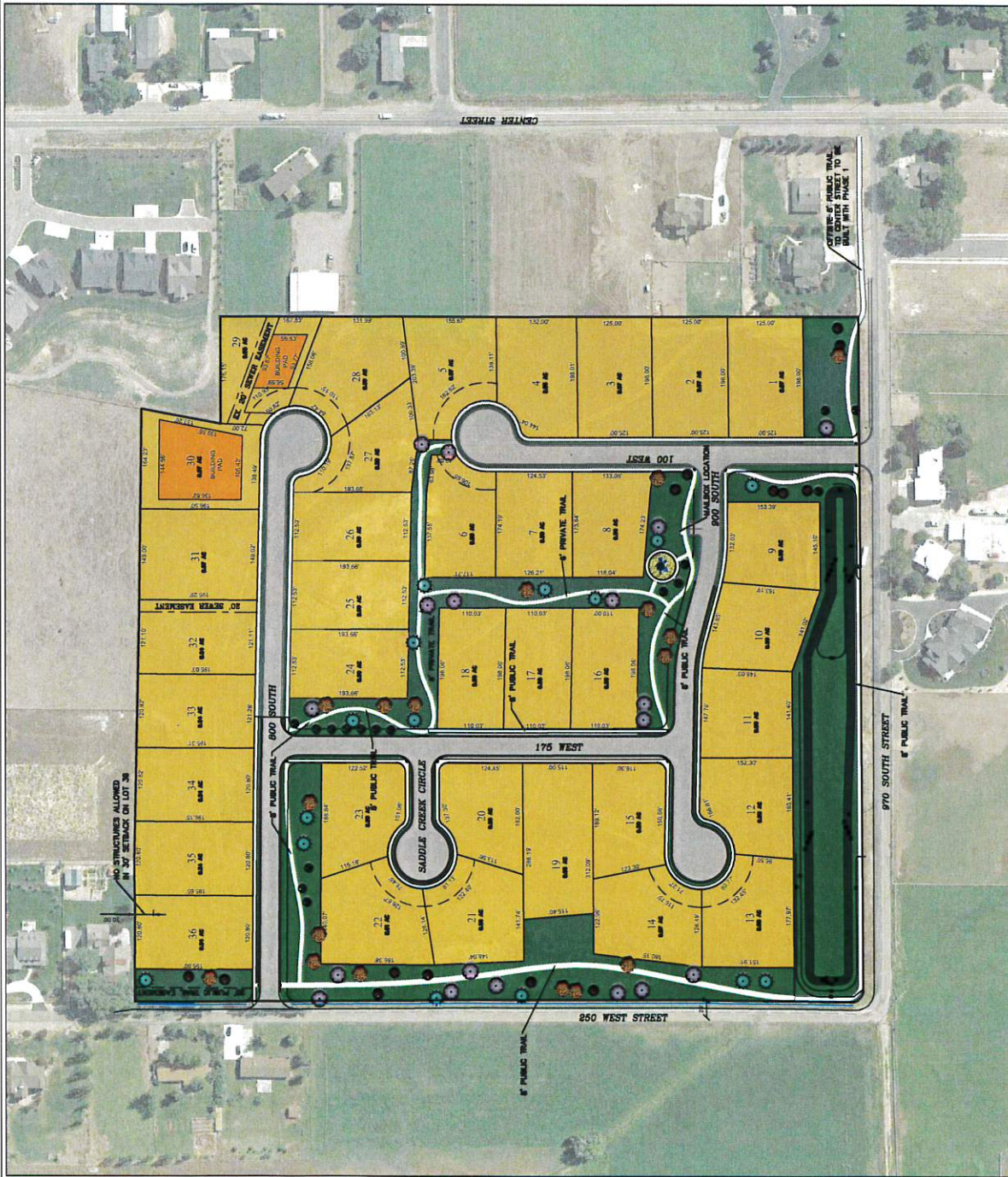
MASTER PLAN APPROVED BY THE MIDWAY CITY COUNCIL APRIL 2019.

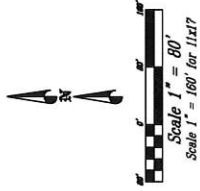
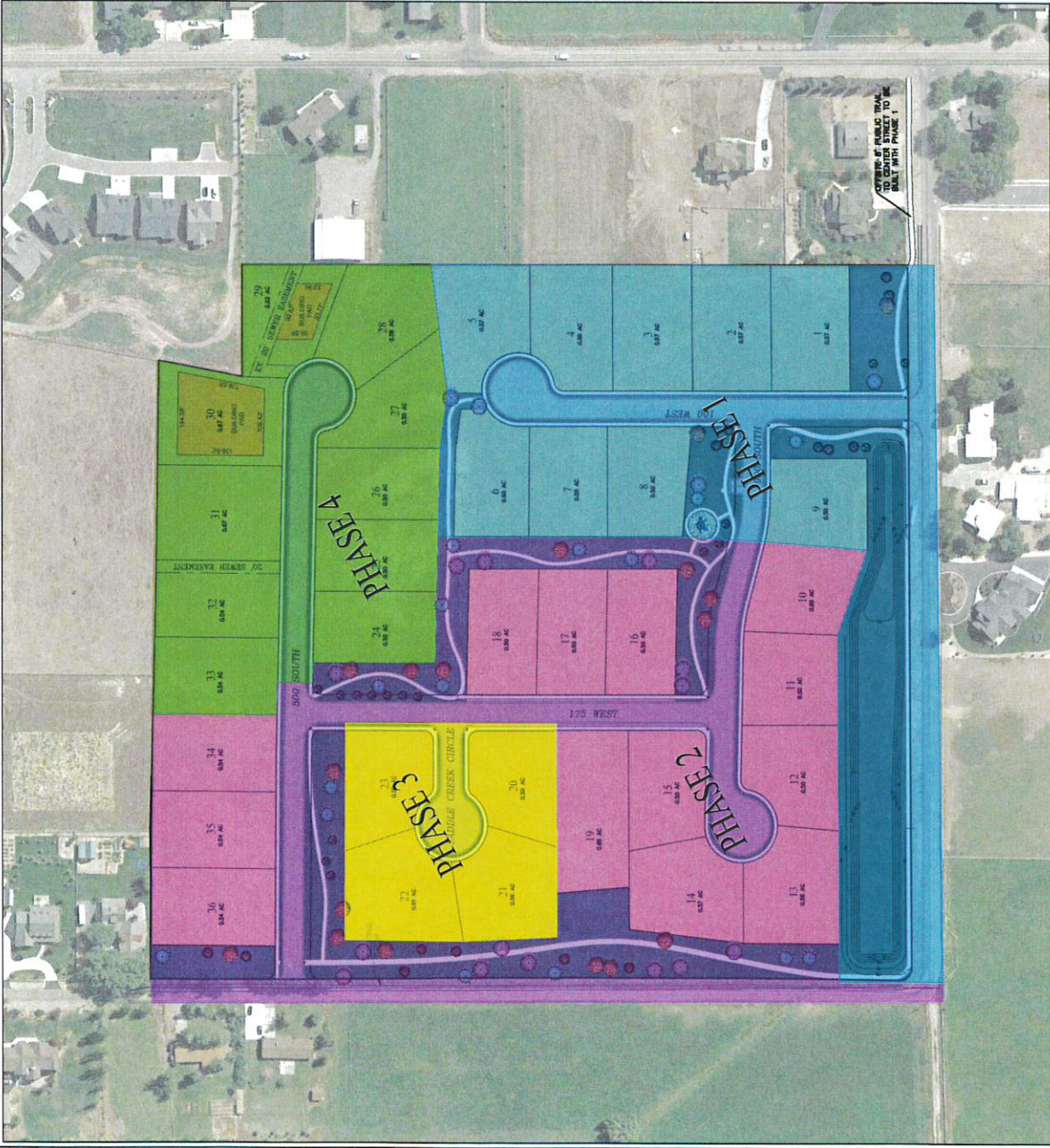
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WALKINS
 SADDLE CREEK - PHASE 4
 APPROVED MASTER PLAN



DESIGNED BY: PBE
 DATE: 6 JUNE 2020
 DRAWN BY: CMB
 REV: 2





- PHASE**
- 1 ■
 - 2 ■
 - 3 ■
 - 4 ■
- LOTS**
- 1-9 AND 970 SOUTH IMPROVEMENTS
 - 10-19 & 34-36 AND 250 WEST IMPROVEMENTS
 - 20-23
 - 24-33

PHASING PLAN:

PHASE	LOTS	TOTAL AREA
1	1-9 SOUTH ROW	9.10 AC
2	10-19&24-36	12.23 AC
3	250 WEST ROW	0.48 AC
4	20-23	2.60 AC
5	24-33	6.12 AC
TOTAL	35	31.53 AC

PHASE	OPEN SPACE/PHASE	TOTAL OPEN SPACE
1	2.80 AC	2.80 AC (28.07%)
2	3.72 AC	3.72 AC (37.12%)
3	0.00 AC	0.00 AC (0.00%)
4	0.00 AC	0.00 AC (0.00%)
5	6.12 AC	6.12 AC (18.15%)
TOTAL	6.12 AC	6.12 AC (18.15%)

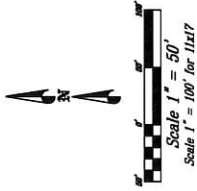
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DATE: 8/20/2023 P.L.
 DATE: 8/20/2023 P.L.
 DATE: 8/20/2023 P.L.

WALKINS
 SADDLE CREEK - PHASE 4
 APPROVED PHASING PLAN



DESIGNED BY: PHS DATE: JUNE 2021 SHEET: 3
 DRAWN BY: CMB REV:



- LEGEND:**
- PHASE 1-3 LOTS
 - PHASE 4 LOTS
 - PHASE 1-3 LANDSCAPING

LAND USE CALCULATIONS - PHASE 4:

TOTAL AREA 6.27 AC
 TOTAL OPEN SPACE 0.00 AC (0.00%)
 TOTAL OPEN SPACE IN PHASE 4 0.00 AC (0.00%)
 SUBDIVISION 6.12 ACRES (24.24%)

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 SHALL BE REVIEWED BY THE CITY ENGINEER.
 DATE: 22 JUNE 2021

WATKINS
 SADDLE CREEK - PHASE 4
 SITE PLAN - PHASE 4



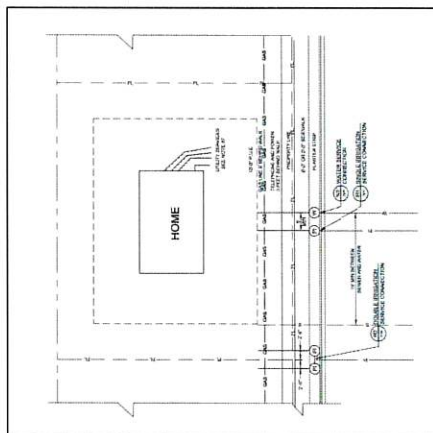
DESIGNER: PJB
 DATE: 22 JUNE 2021
 DRAWN BY: CMB
 SHEET: 4



LEGEND:

- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN
- WATER METER
- FH FIRE HYDRANT
- CB STORM DRAIN CATCH BASIN

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
SEWER LATERALS ARE 4" ALL SEWER IMPROVEMENTS SHALL MEET ALL DISTRICT STANDARDS & SPECIFICATIONS.
PRESSURIZED IRRIGATION NOTES:
 ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET ALL DISTRICT STANDARDS & SPECIFICATIONS.
WATER NOTES:
 IMPROVEMENTS SHALL MEET ALL DISTRICT STANDARDS & SPECIFICATIONS.



NOTES:
 1. ALL UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND FIELD SURVEY DATA.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE DISTRICT STANDARDS AND SPECIFICATIONS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

US MATERIAL AND UTILITY LOCATION
 HORROCKS ENGINEERS
 1000 WEST 100 SOUTH
 SALT LAKE CITY, UT 84119
 (801) 488-1111
 www.horrocksend.com

MURRAY CITY STANDARD DRAWING
 UTILITY - 3



Scale 1" = 80'
 Scale 1" = 120' for 11x17

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DATE: 2.14.2021
 P.E.

WATKINS
 SADDLE CREEK SUBDIVISION
 OVERALL UTILITY PLAN

BERG ENGINEERING
 1000 WEST 100 SOUTH
 SALT LAKE CITY, UT 84119
 PH: 435.527.9249

DESIGN BY: POB DATE: 8/26/2020
 DRAWN BY: CNB REV: 7



July 13, 2021

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

Subject: Saddle Creek – Phase 4 – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed Saddle Creek Phase 4 plans for Preliminary Review. The following comments should be addressed.

General Comments

- Phase 4 contains 10 lots.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone and will tie into the existing 8" water line from phase 2.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company and will tie into existing 6" pressure irrigation line from phase 2.

Roads

- The proposed road within Phase 4 will be a 56' public right-of-way with side walk on both sides of the road.

Trails

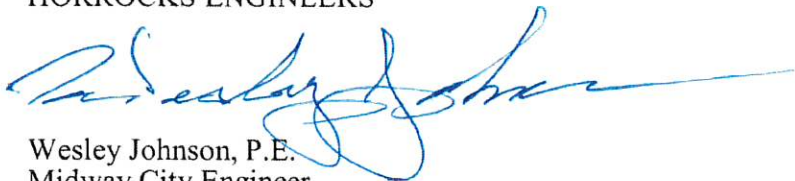
- There are no trails being constructed in phase 4.

Storm Drain

- The storm water in phase 4 will be collected within the proposed curb & gutter and discharged to the proposed catch basin and existing retention ponds built in phase 1.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering