



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: October 8, 2019

NAME OF PROJECT: Saddle Creek Subdivision

NAME OF APPLICANT: DPW Heber Inc.

AGENDA ITEM: Phase 1 Final

LOCATION OF ITEM: 970 South 250 West

ZONING DESIGNATION: R-1-22

ITEM: 5

Paul Berg, agent for DPW Heber Inc., is requesting final approval of phase 1 of the Saddle Creek Ranch subdivision. Phase 1 includes nine lots on 10.37 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

Paul Berg is proposing approval of Phase 1 of Saddle Creek Master Plan that was approved by the City Council on June 7th which will replace the existing recorded plat of Saddle Creek Planned Unit Development (PUD) once that plat is officially vacated. Phase 1 consists of nine lots on 10.37 acres (9.84 acres after road dedication) and is the first of four phases included in the master plan.

Phase 1 is located in the southeast section of the master plan. It includes nine lots, public streets, public trail, 970 South road improvements, a tot lot and open space that will be owned by the homeowner's association. There will also be a temporary turnaround that will built and remain until phase 2 is constructed.

LAND USE SUMMARY:

Phase 1

- 9.84 acres
- R-1-22 zoning
- Nine lots
- 2.91 acres of open space (29.57%)
- Project is a standard subdivision
- Public roads 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 – Phase 1 includes 2.91 acres of open space which is 29.57%. Each phase is required a minimum of 15% open space.

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

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 1 improvements – The developer is required to move or bury the transmission lines that run along 970 South as a requirement for phase 1. 970 South will also need to be built to its full width as part of Phase 1. Also, improvements to the intersection of Center Street and 970 South are required with this phase.

Timing of approvals – The developer is allowed to receive approvals for any of the phases in the master plan, but no plat map can be recorded, or any construction of improvements can be made, until the transmission line along 970 South until the transmission lines along 970 South in the process of being buried or being moved so that 970 South can be constructed to its planned width.

Trails – The developer will construct an 8' wide paved trail along 970 South from Center Street to 250 West. There is also a combination of public trails and sidewalks located in Phase 1. The one trail that is not a public trail, which will be maintained by the HOA, is located between lots 5 and 6 and heads to the west.

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. Staff and the applicant's representative have discussed the timing of the payments. Staff has suggested a one-time payment for both agreements take place before the recording of Phase 1. The applicant's representative has suggested that payment is made at a prorated share, per plat, based on the number of lots in each plat. There are two identified issues with the prorated plan. First, tracking the payments over multiple years will require careful tracking. Second, the water extension line agreements most likely will expire before the final payments are made. This issue will need to be decided before approval of Phase 1.

Staff has further researched this issue and found language in both water extension agreements that states that the collection funds "shall be made in one lump sum at the beginning of each project."

PROPOSED FINDINGS:

- The proposed plans for phase 1 comply 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.

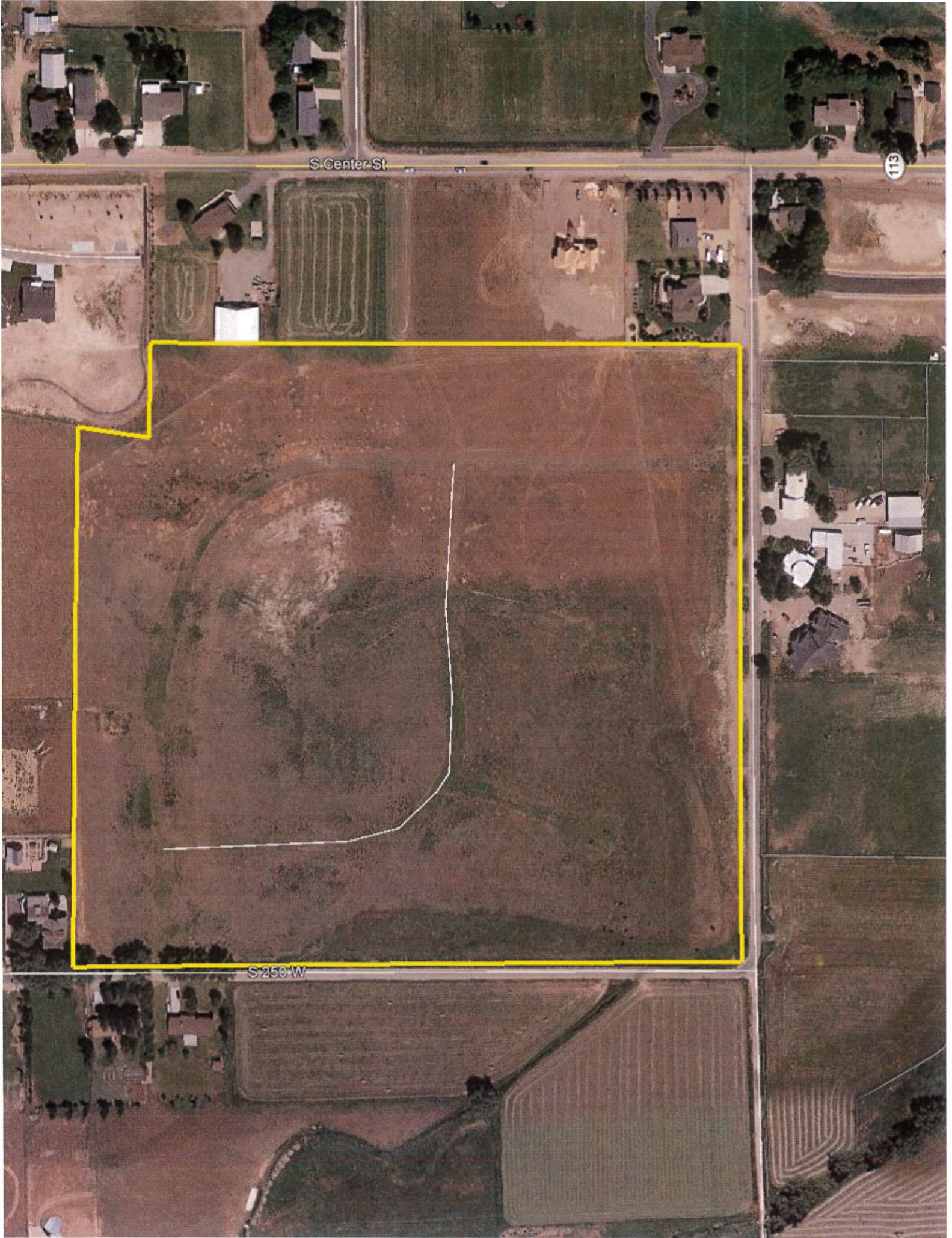
- Road improvements along Center Street and 970 South will benefit the community in general
- The public trail built along 970 South will help complete the master trail plan that will benefit members of the community

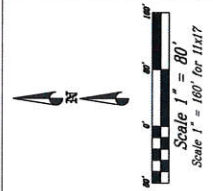
ALTERNATIVE ACTIONS:

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. 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. Required water extension line agreement fees are paid for all 36 lots before the recording of the plat for Phase 1.
2. The developer will work with the post office to find a location, out of the sight visibility triangle, for the Cluster Box Unit that will service the subdivision and submit that plan to the City.





LAND-USE CALCULATIONS:

TOTAL AREA 30.39 AC
 TOTAL LOTS 30
 OPEN SPACE 6.28 AC (20.61% (15% REQUIRED))
 ZONE R-1-22
 MIN. LOT SIZE 0.50 AC
 (FRONTAGE REDUCED BY 4.32% ADDITIONAL OPEN SPACE ABOVE 15%)

NOTE:
 REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

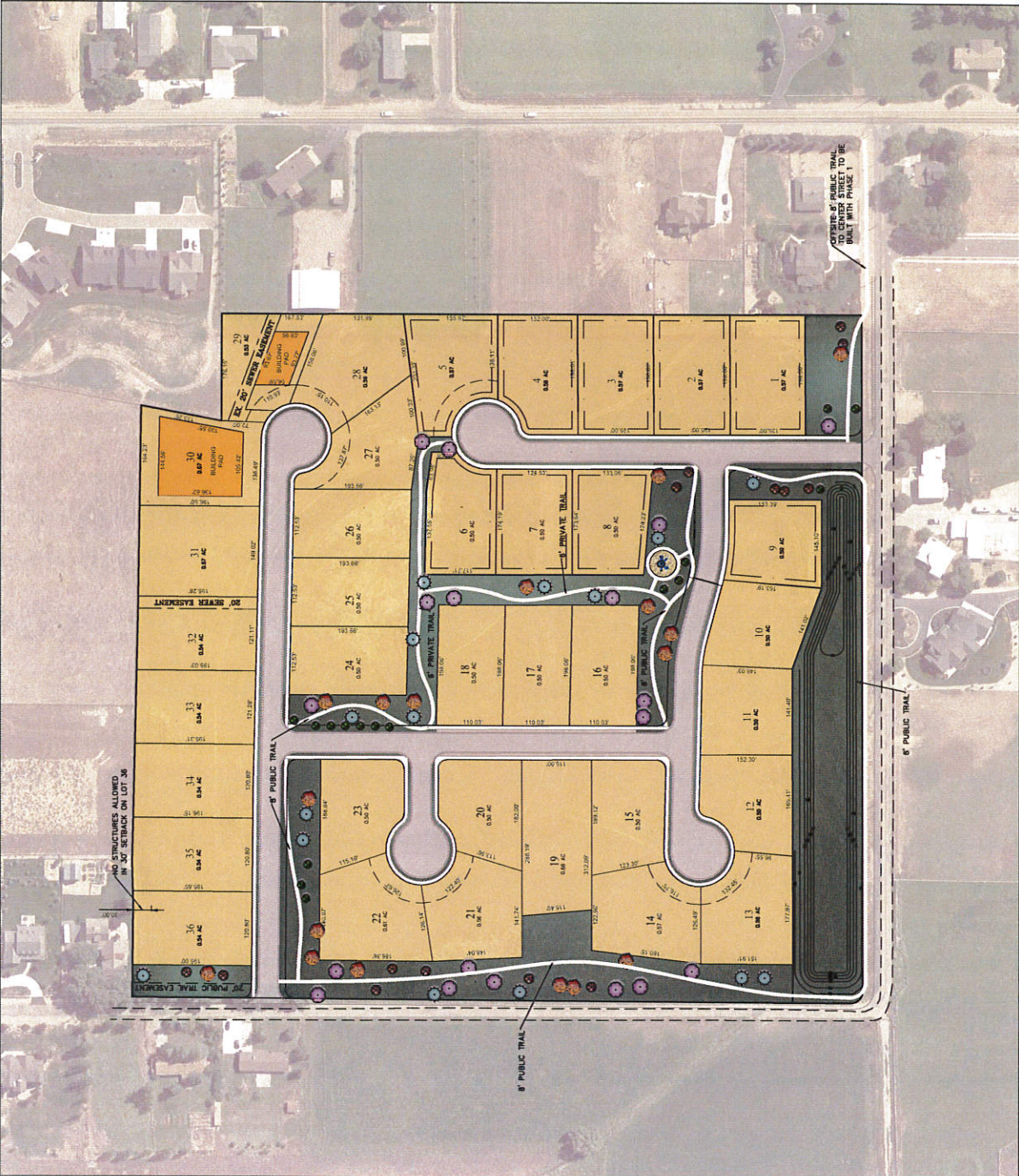
MASTER PLAN APPROVED BY THE MIDWAY CITY COUNCIL APRIL 2019.

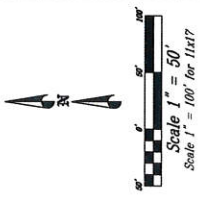
THIS DOCUMENT IS PREPARED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL G. BERG
 PROFESSIONAL ENGINEER
 No. 11,522,209

WATKINS
 SADDLE CREEK - PHASE I
 APPROVED MASTER PLAN



REVISIONS: NONE
 DRAWN BY: CNB
 DATE: 11/26/2019
 SHEET NO.: 2





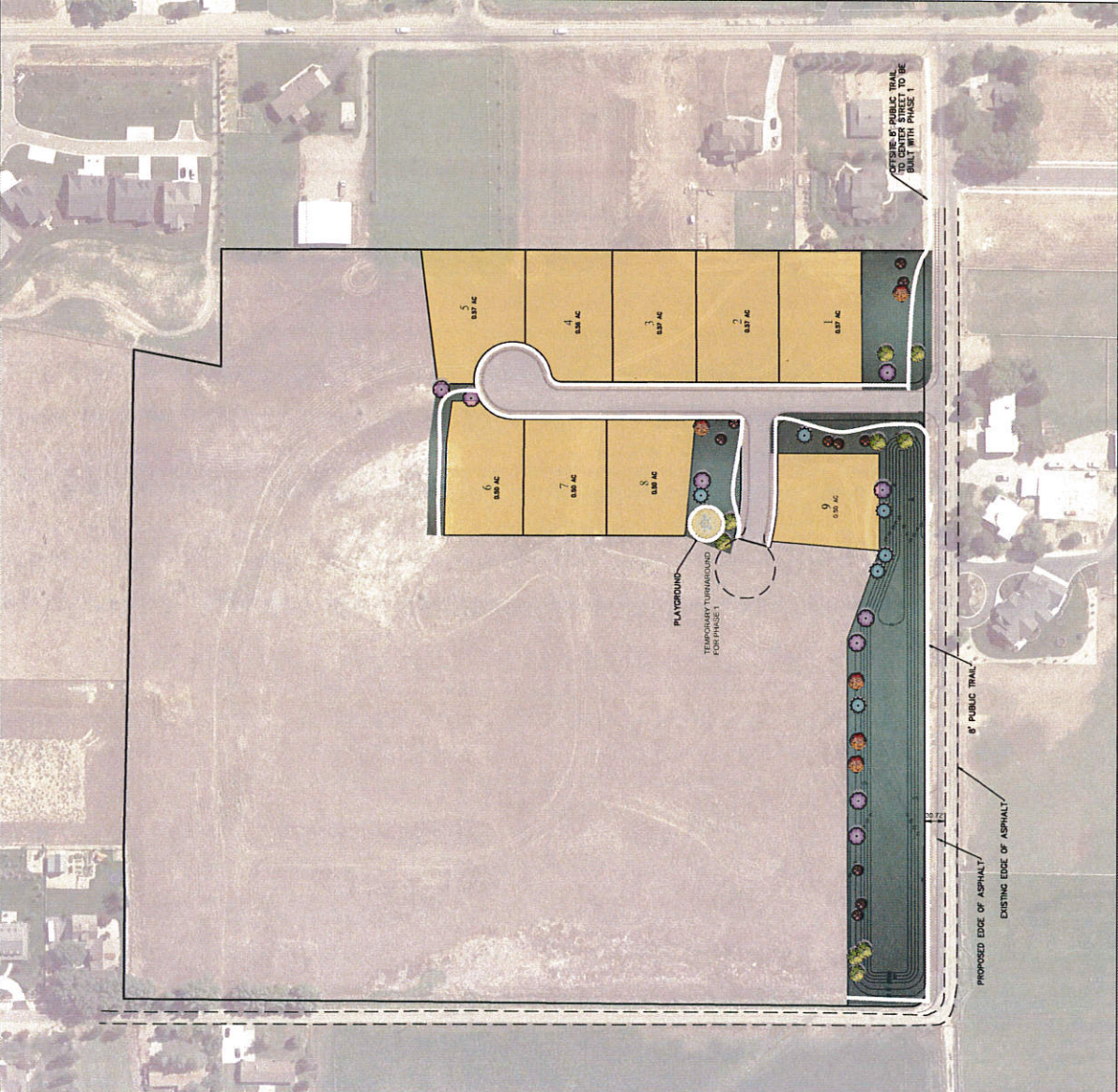
LAND USE CALCULATIONS - PHASE 1:
 TOTAL AREA 9.81 AC
 TOTAL LOTS 10 LOTS
 OPEN SPACE 2.91 AC (29.57%)

THIS DOCUMENT IS PREPARED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES SHALL BE NOTED ON THE ORIGINAL DRAWING.
 CARL A. BERG, P.E.
 CIVIL ENGINEER, L.A.
 280 E. MAIN ST., SUITE 204
 BOSTON, MA 02114
 DATE: 11.02.2011

WATKINS
 SADDLE CREEK - PHASE 1
 SITE PLAN - PHASE 1

BERG ENGINEERING
 280 E. MAIN ST., SUITE 204
 BOSTON, MA 02114
 TEL: 617.552.9749
 FAX: 617.552.9749

DESIGNED BY: BERG	DATE: 11.02.2011	SHEET: 3
DRAWN BY: CSB	REV:	





Scale 1" = 80'
Scale 1" = 160' for 11x17"

SYMBOL	SIZE	COMMON NAME / BOTANICAL NAME	CODE	QTY	SCALE
	5	Azulena Blue Mistle / Acer Freemary / Autumnal Blue	B.B.B.	2704	
	9	Azulena Purple Ash / Fraxinus americana / Autumn Purple	B.B.B.	2704	
	10	Canada Red Chokeberry / Photo longipanicum / Canada Red	B.B.B.	2704	
	9	Littleleaf Linden / Tilia cordata	B.B.B.	2704	
	QTY	COMMON NAME / BOTANICAL NAME	CODE <td>QTY <td>SCALE</td> </td>	QTY <td>SCALE</td>	SCALE
	6	Colorado Spruce / Picea pungens	B.B.B.	6150	
	QTY	COMMON NAME / BOTANICAL NAME	CODE	QTY	SCALE
	1489353 ft	Kennedy Bluegrass / Poa pratensis	not	not	

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT VALID UNLESS SIGNED AND SEALED BY THE ENGINEER.
 CARL A. BERG, P.E.
 1000 W. UNIVERSITY BLVD., SUITE 100
 DALLAS, TEXAS 75270
 DATE: 11.02.2017

WATKINS
 SADDLE CREEK - PHASE I
 LANDSCAPE PLAN - PHASE I



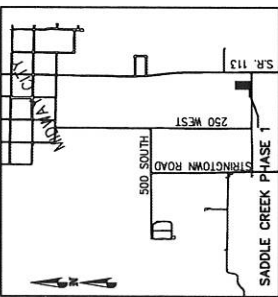
DESIGNED BY	DATE	USE	NO.
BRAWLEY, CNB	11.02.2017	PHASE I	4



SADDLE CREEK PHASE 1

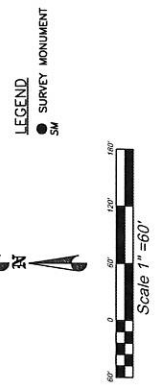
BASIS OF BEARING WASATCH COUNTY, BRASS CAP MARKING THE SOUTHEAST QUARTER OF SECTION 3, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVYOR'S CERTIFICATE
I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT MY HOLD. CERTIFICATE NO. 8854112 AS ISSUED BY THE STATE OF UTAH IS VALID AND I HAVE MADE A FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DIVIDED THE TRACT INTO LOTS, BLOCKS, STREET AND EASEMENTS.



LINE TABLE

LINE	LENGTH	BEARING
L1	58.28	N 00°30'00" W
L2	15.00	N 00°30'00" W
L3	16.68	N 00°30'00" W
L4	56.14	N 89°25'57" W
L5	58.04	N 89°25'57" W
L6	77.31	N 00°30'00" W
L7	14.00	N 00°30'00" W
L8	43.01	N 89°20'00" E
L9	28.00	N 14°58'05" E
L10	28.00	N 14°58'05" E

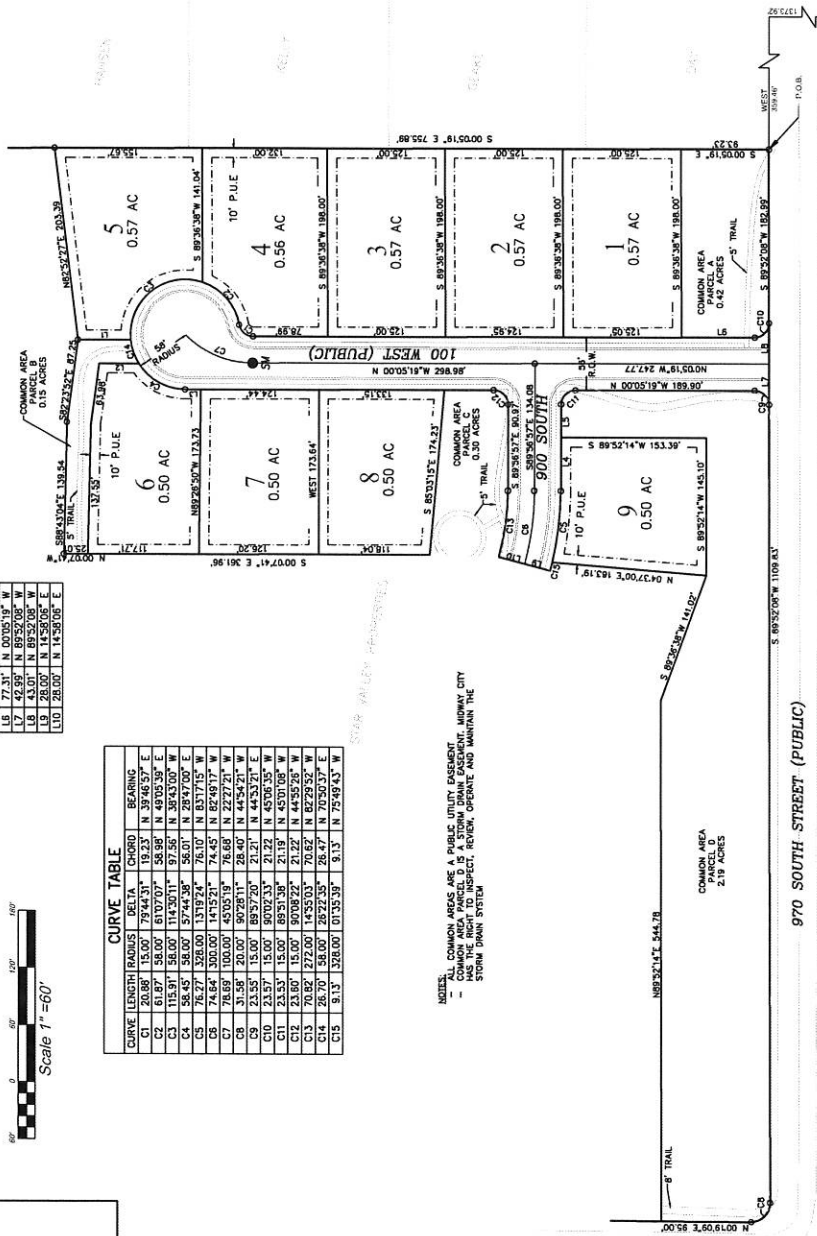


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	20.89	15.00	7.9241	19.33
C2	61.87	15.00	61.0707	58.98
C3	115.91	15.00	114.5011	97.36
C4	58.45	58.00	57.4438	56.01
C5	76.27	58.00	74.924	76.01
C6	78.64	300.00	141.921	74.45
C7	31.58	20.00	30.9231	28.40
C8	21.55	15.00	89.5720	21.21
C9	23.57	15.00	90.0233	21.22
C10	23.53	15.00	89.5138	21.19
C11	23.80	15.00	90.0822	21.22
C12	78.92	272.00	145.303	70.92
C13	9.13	328.00	01.5339	9.13
C14	9.13	328.00	01.5339	9.13

ADDRESS TABLE

LOT	ADDRESS
1	XXX SOUTH 100 WEST
2	XXX SOUTH 100 WEST
3	XXX SOUTH 100 WEST
4	XXX SOUTH 100 WEST
5	XXX SOUTH 100 WEST
6	XXX SOUTH 100 WEST
7	XXX SOUTH 100 WEST
8	XXX SOUTH 100 WEST
9	XXX 900 SOUTH



FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SUBJECTS
TROY TAYLOR, PLS
ELEMENT LAND SURVEYING
1000 SOUTH 700 EAST
HEBER CITY UT
PHONE (801) 657-8748
DATE OF SURVEY: AUG 2019

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 00°36'16" WEST 1373.92 FEET AND WEST 359.46 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°32'08" WEST 1108.83 FEET;
THENCE ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE POINT OF BEGINNING OF CHORD BEARING NORTH 44°54'21" WEST 28.40 FEET; AND A CHORD BEARING NORTH 44°54'21" WEST 28.40 FEET;
THENCE NORTH 89°32'14" EAST 544.78 FEET;
THENCE NORTH 00°19'09" EAST 1182.57 FEET;
THENCE NORTH 89°30'34" EAST 67.78 FEET;
THENCE SOUTH 89°43'03" EAST 604.85 FEET;
THENCE SOUTH 89°11'02" EAST 344.68 FEET;
THENCE SOUTH 89°32'08" WEST 126.15 FEET;
THENCE SOUTH 00°05'19" EAST 1055.70 FEET TO THE POINT OF BEGINNING.
CONTAINING: 9.12 ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HAVE CAUSED THIS DEED TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDDLEBURY, VERMONT, FOR THE PURPOSE OF RECORDING AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____ A.D. 20
BY: DON AND PERRY WINNERS LLC
SIRI VALLEY PROPERTIES LLC

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED
TO ME, _____ AND I HAVE READ AND FULLY ACKNOWLEDGED
TO ME THAT HE/SHE HAS EXECUTED THE SAME IN THE CAPACITY INDICATED
BY COMMISSION EXPRESSES _____ MIDWAY PUBLIC

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HAS REVIEWED AND APPROVED THIS DEED FOR THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
THIS _____ DAY OF _____ A.D. 20____
APPROVED _____ MAYOR _____ ATTEST _____ CITY CLERK-RECORDER
APPROVED _____ CITY ENGINEER
APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE
MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR _____ CHAIRMAN PLANNING COMMISSION

**SADDLE CREEK SUBDIVISION
PHASE 1**
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60' FEET

SWAYNE'S SEAL
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
CITY ENGINEER SEAL
CITY CLERK-RECORDER SEAL
CITY ATTORNEY SEAL

DATE: _____
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
DATE: _____
MIDWAY RECORDING COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
DATE: _____

DATE: _____
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
DATE: _____
MIDWAY RECORDING COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
DATE: _____

