



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: April 13, 2021
NAME OF PROJECT: Saddle Creek Subdivision
NAME OF APPLICANT: DPW Heber Inc.
AGENDA ITEM: Phase 2 & 3 Preliminary
LOCATION OF ITEM: 970 South 250 West
ZONING DESIGNATION: R-1-22

ITEM: 5

Matt Watkins, agent for DPW Heber Inc., is requesting preliminary approval of phase 2 & 3 of the Saddle Creek subdivision. Phase 2 & 3 includes 17 lots on 15.27 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

Matt Watkins is requesting preliminary approval of Phases 2 & 3 of the Saddle Creek Subdivision, which received master plan approval by the City Council on May 7, 2019. The proposed subdivision will replace the existing Saddle Creek Ranch PUD plat once the existing plat has been officially vacated. Phases 2 & 3 of the proposed plat consist of 17 lots on 15.31 acres. Phase one has previously received final approval. There are a total of four phases in the development.

Phase 2 and 3 make up the western half of the proposed development. It includes 17 lots, public streets, public and private trails, improvements to 250 West and landscaped open space which will be owned by the homeowner's association. It will require the reclamation of the temporary cul-de-sac (900 south) that will be constructed as part of phase one.

LAND USE SUMMARY:

- **Phase 2**
 - Thirteen building lots
 - 12.23 acres (lots and internal roads)
 - 0.48 acres for 250 West dedication
 - 3.22 acres of total open space (25% of phase, 52% of total project open space)
- **Phase 3**
 - Four building lots
 - 2.6 acres (lots only, no new roads)
 - All required open space will be dedicated with phases one and two
- This 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 – Phases 2 will include 3.22 acres of open space which is 25% of the total phase acreage. This is the remainder of the required open space needed for the development. Phase 3 and phase 4 will not contain any additional 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 2 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.

The developers phase 2 obligations will include improving the half width of 250 West that borders the developments west boundary and the improvement of the remaining open space in the development.

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.

Trails – As part of phase 2 and 3, the developer will construct an 8' wide paved public trail along 250 West from 970 South to 800 South. The applicant will then dedicate a public trail easement for a future trail along 250 West from 800 South to their northern property line. In lieu of constructing this portion of trail, they have committed to constructing the offsite portion of trail needed to connect their 970 South trail all the way to Center Street. They are proposing a combination of public and private trails along with public sidewalks within the development. The private trails are those that are not bordering roads. All private trails will be maintained by the HOA.

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 plans for phase 2 & 3 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 250 West will benefit the community in general
- The public trail built along 250 West will help complete the master trail plan that will benefit members of the community
- No plat can be recorded until the existing plat has been vacated by the county recorder
- 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. Approval (conditional). This action can be taken if the City Council 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 City Council 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 City Council 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, unless there is an agreement signed by all parties, allowing the developer to pay over time
2. Draft codes covenants and restrictions is submitted with the application for final approval that will form the HOA and have a maintenance plan for the common area and amenities
3. When submitting for final approval, the applicant will be required to submit a will-serve letter from the Midway Irrigation District

April 13, 2021

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

Subject: Saddle Creek – Phase 2 & 3 – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Saddle Creek Phase 2 & 3 plans for the Preliminary Review. The following issues should be addressed.

General Comments

- Phase 2 contains 13 lots and phase 3 contains 4 lots.
- The development will need to realign the irrigation ditch that runs on the east side of 250 west.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- A 12" Water line is required to be installed in 250 west from the north property line and tie into the 12" water line in 970 South.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.
- A new secondary irrigation main will need to be installed from 970 south to the north property line.

Roads

- The proposed road within Phase 2 & 3 will be a 56' public right-of-way with side walk or trail on both sides of the road.
- The east side of 250 west will be rebuilt and widened to a half width of 15'. And the entire roadway will require a chip seal from 970 south to the north property line.

Trails:

- An 8' public trail is shown adjacent to 250 west from 970 south to the north property line. An 8' trail is also shown within the subdivision.

Storm Drain

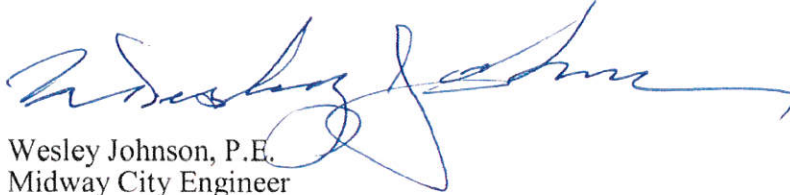
- The storm water within these phases will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.

Landscaping

- The proposed landscaping cost shall be included within the improvements bond.

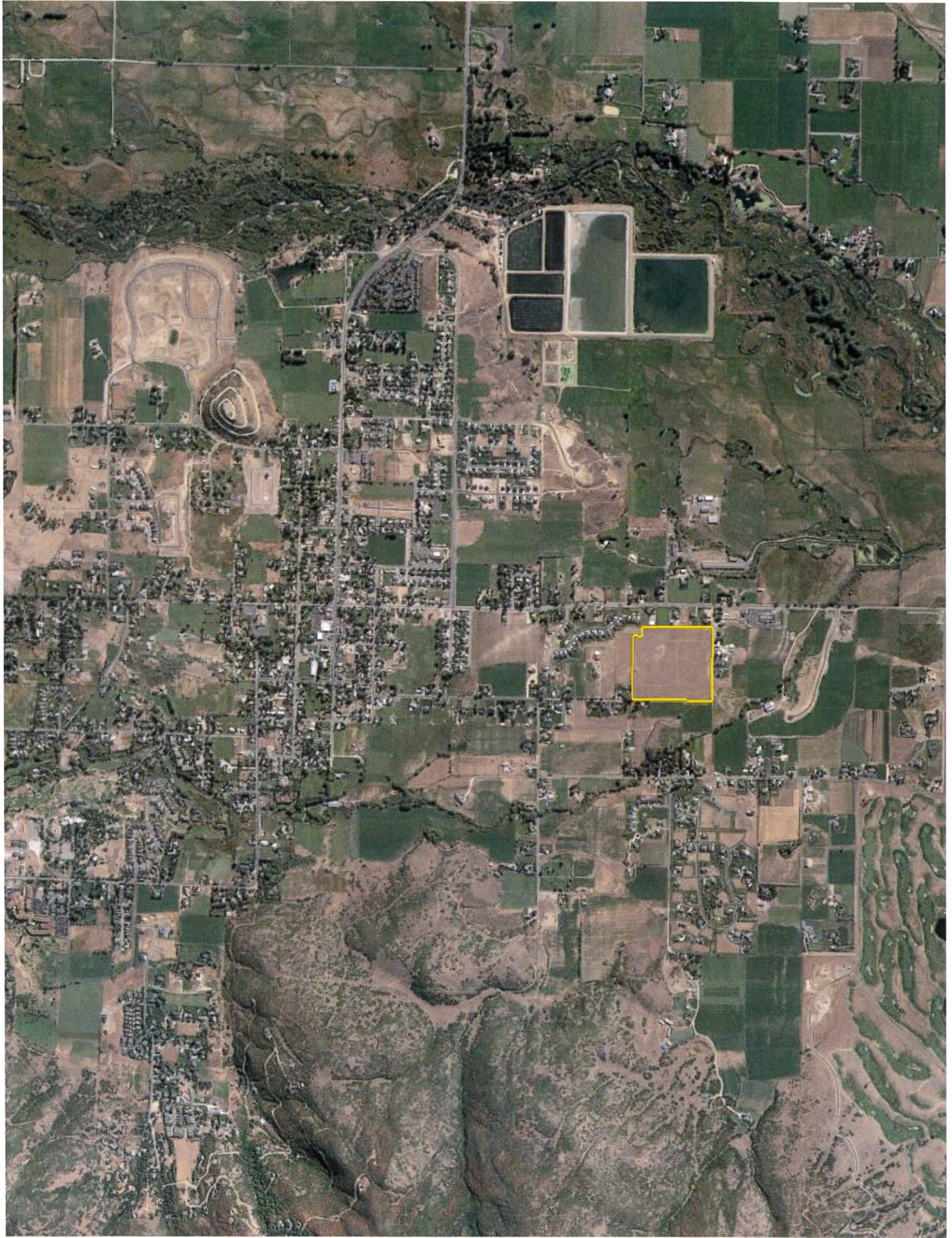
Please feel free to call our office with any questions.

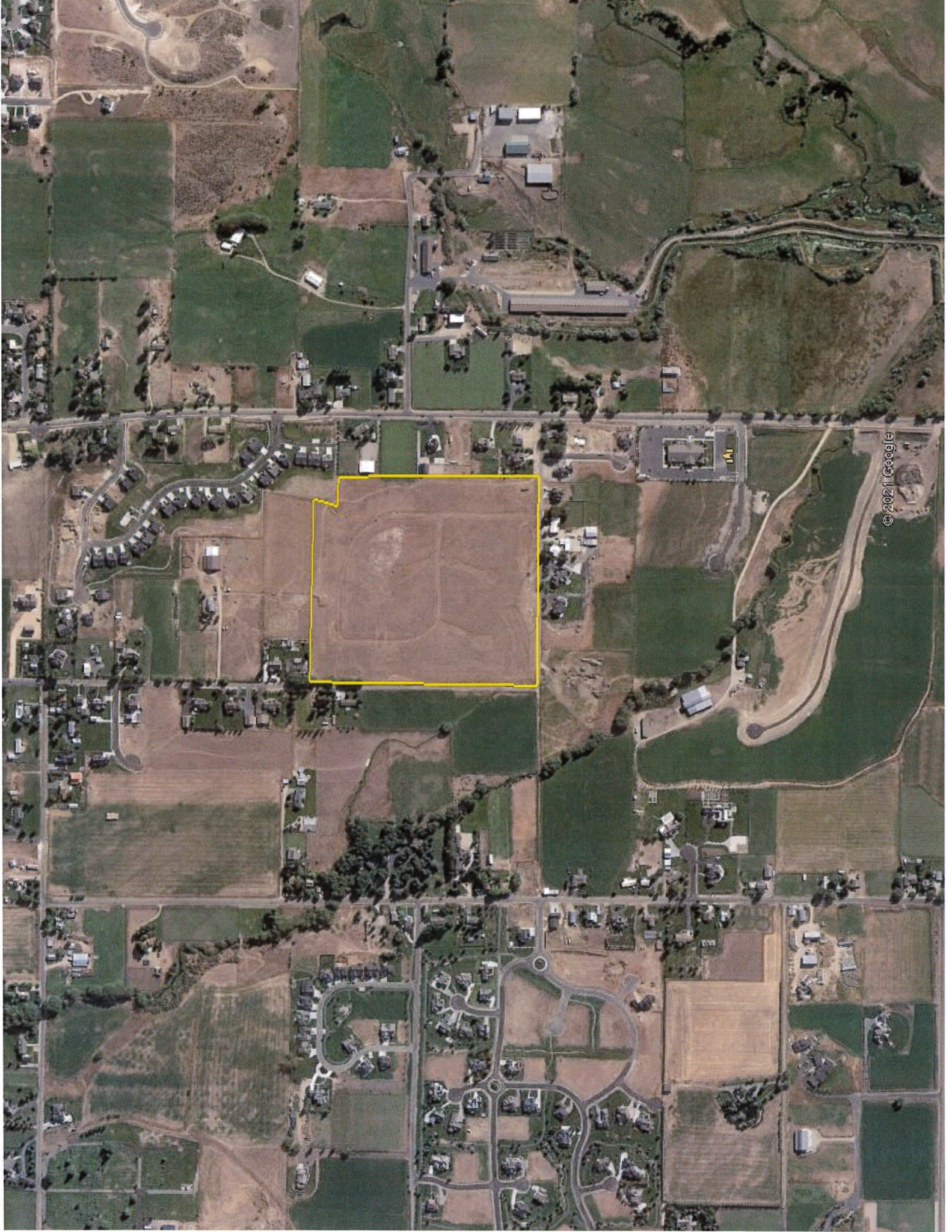
Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "Wesley Johnson", written over the printed name and title.

Wesley Johnson, P.E.
Midway City Engineer

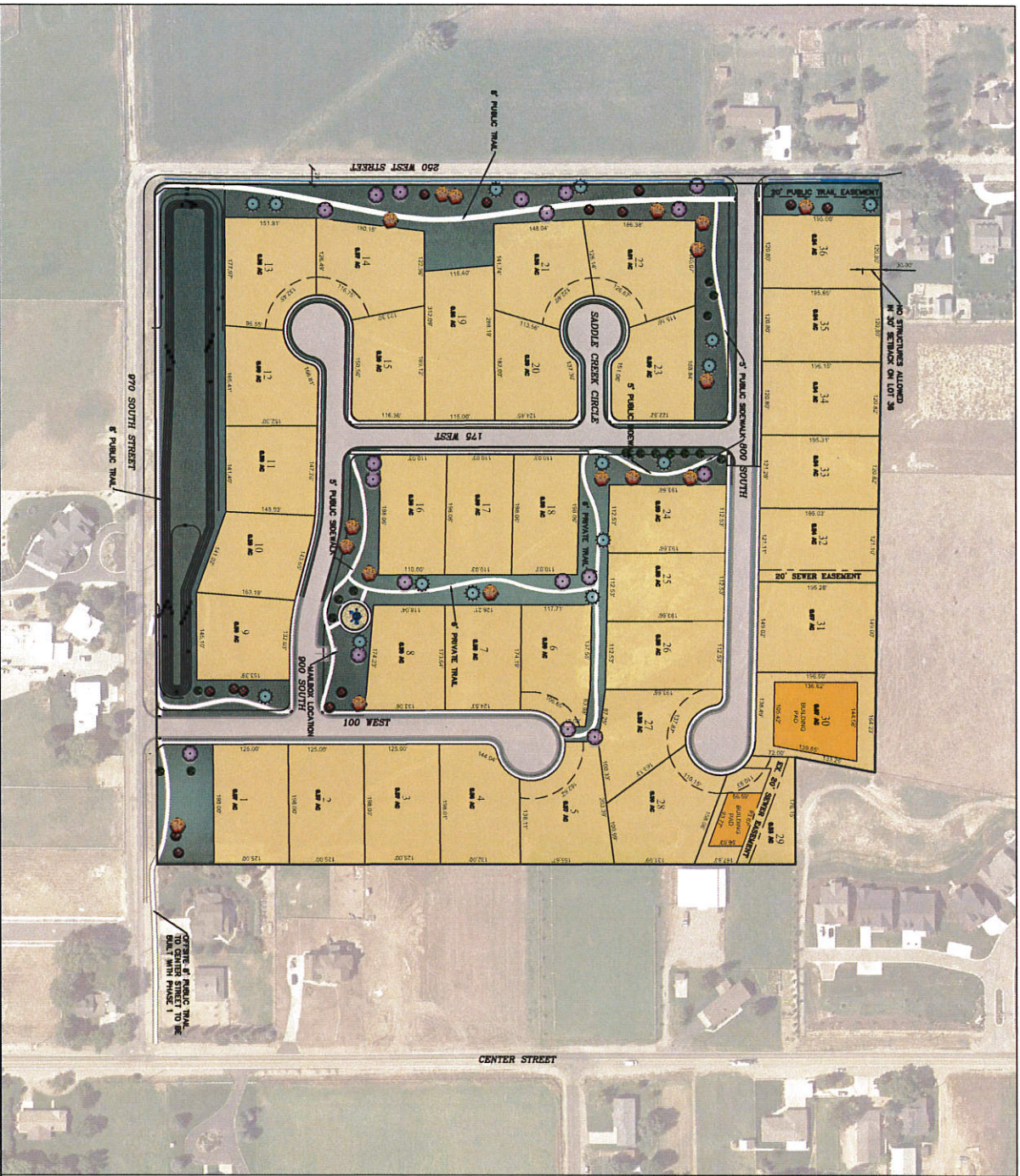
cc: Paul Berg Berg Engineering





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LAND USE CALCULATIONS:

TOTAL AREA	31.85 AC
AREA FROM EXISTING SUBDIVISION AREA	30.24 AC
# OF LOTS	36 LOTS
OPEN SPACE	6.12 AC (20.24% (15% REQUIRED))
MIN. LOT SIZE	0.50 AC
MIN. FRONTAGE	108.67'
FRONTAGE REDUCED BY	5.24% (ADDITIONAL OPEN SPACE ABOVE 15%)

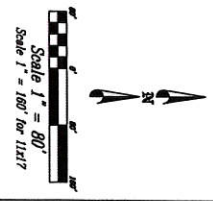
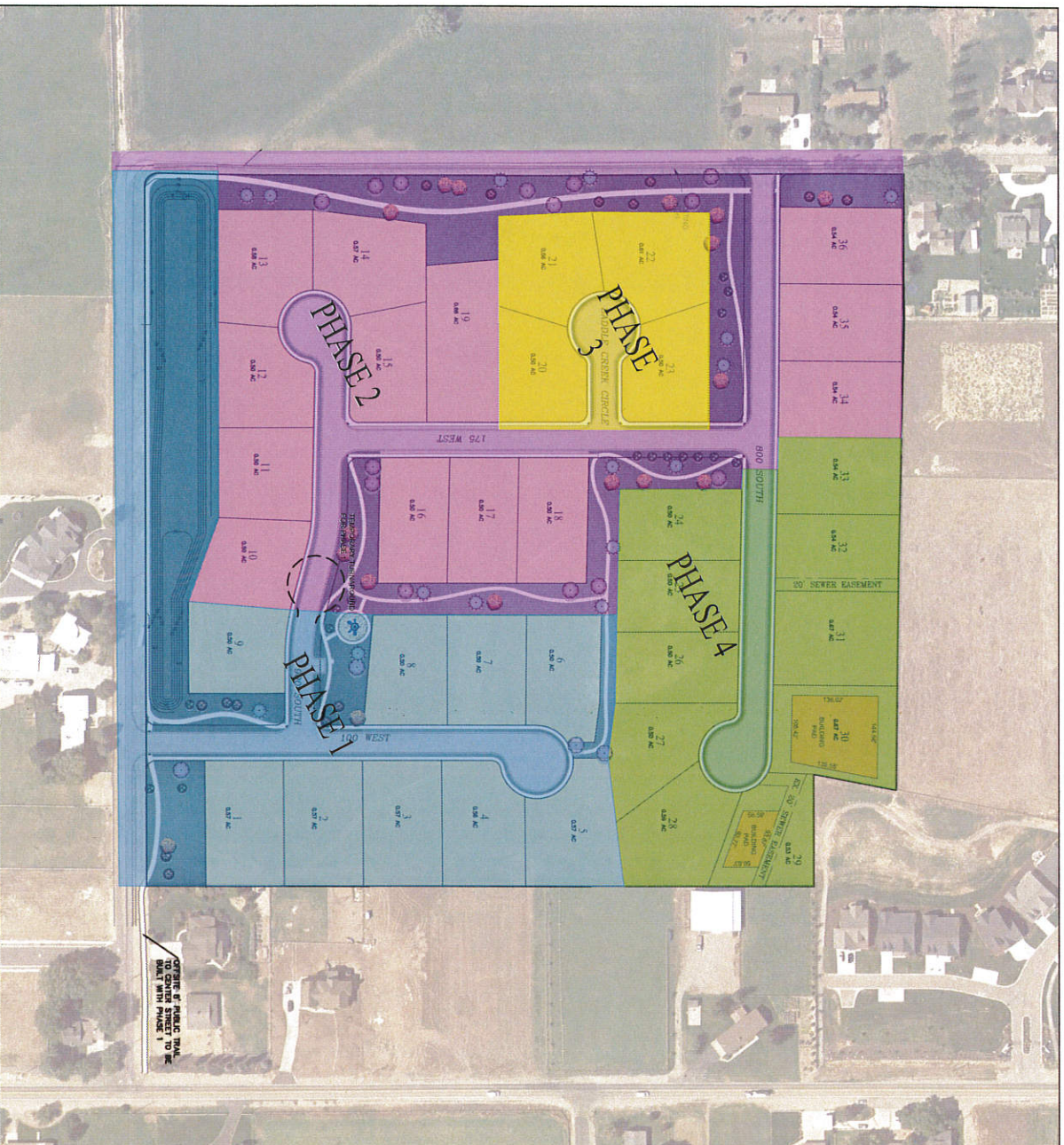
NOTE:
 REQUIRED 145' OF FRONTAGE IN R-1-42 ZONE HAS BEEN REDUCED BY THE MASTER PLAN APPROVED BY THE MIDWAY CITY COUNCIL, APRIL 2018.

THIS DOCUMENT IS RETURNED TO THE CLIENT UNLESS OTHERWISE SPECIFIED IN WRITING.
 DATE: 04/20/18
 DRAWN BY: JAMES BELL
 CHECKED BY: JAMES BELL

WATKINS
 SADDLE CREEK - PHASE 2 & 3
 APPROVED MASTER PLAN

BERG ENGINEERING
 3001 E. MAIN ST. SUITE 200
 MIDWAY, MO 64578
 PHONE: (816) 433-1111
 FAX: (816) 433-1112
 WWW.BERGENGINEERING.COM

DESIGNED BY	DATE: 04/20/18	SCALE
DRAWN BY	DATE: 04/20/18	SCALE
CHECKED BY	DATE: 04/20/18	SCALE
DATE: 04/20/18	SCALE	2



PHASE	LOTS
1	1-9 AND 970 SOUTH IMPROVEMENTS
2	10-19 & 34-38 AND 250 WEST IMPROVEMENTS
3	20-23
4	24-33

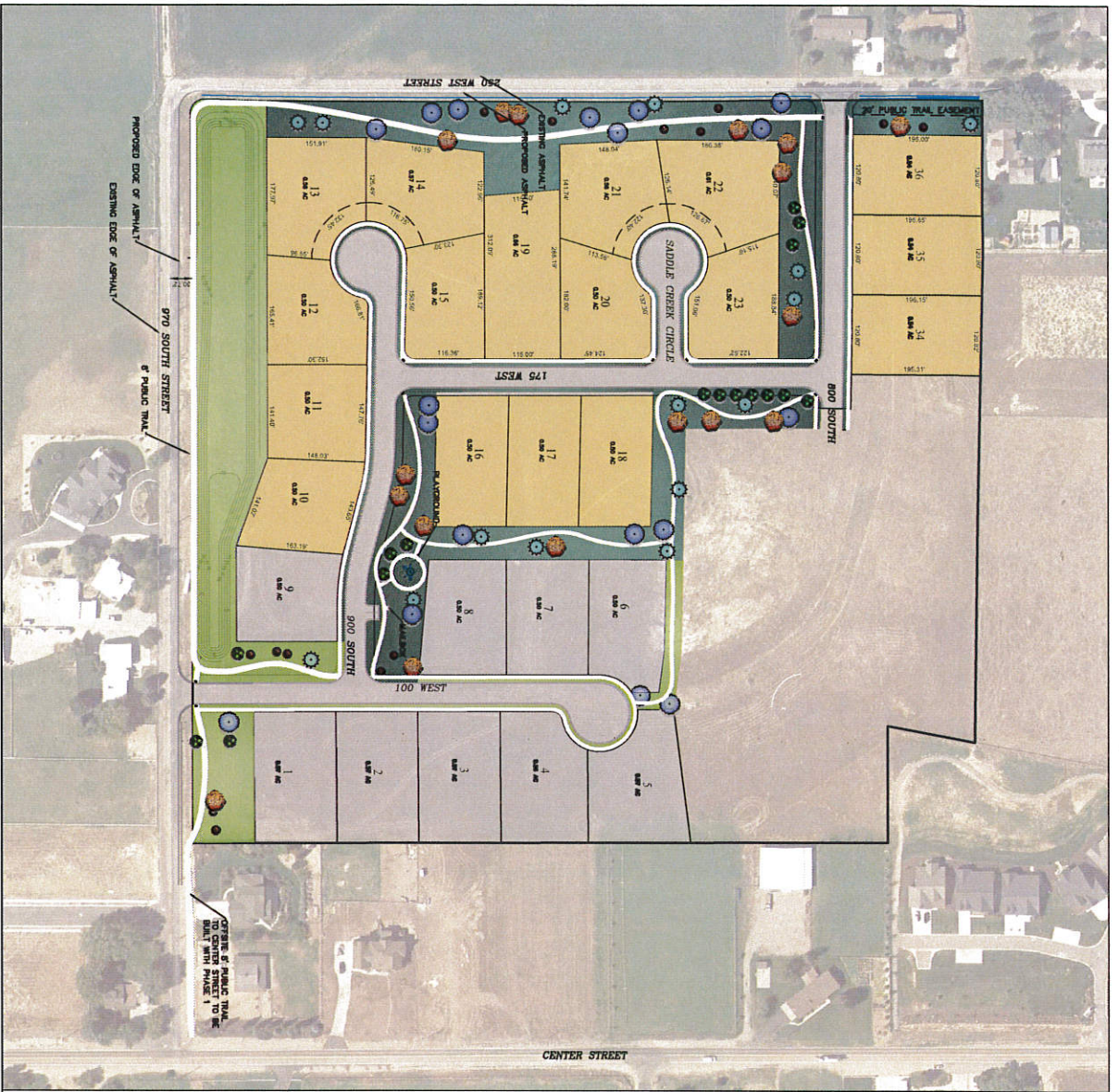
PHASING PLAN:			
PHASE	LOTS	TOTAL AREA	TOTAL OPEN SPACE
1	1-9	9.10 AC	2.80 AC (30.7%)
2	10-19 & 34-38	12.23 AC	3.22 AC (26.3%)
3	20-23	2.60 AC	0.00 AC (0.0%)
4	24-33	8.33 AC	0.00 AC (0.0%)
TOTAL	24-33	31.96 AC	6.12 AC (19.15%)

THE REQUIREMENT OF THE
 CITY OF WAINWICK, TEXAS, IS NOT
 GUARANTEED. THE CITY OF WAINWICK
 DOES NOT WARRANT ANY OF THE
 INFORMATION CONTAINED HEREIN.
 DATE: 05/08/2008

WAINWICK
 SADDLE CREEK - PHASE 2 & 3
 APPROVED PHASING PLAN

BERG ENGINEERING
 2001 E. BURNS ST. SUITE 200
 WAINWICK, TEXAS 75787
 PH: 409.657.9749
 FAX: 409.657.9749

DESIGNED BY: EMM
 DRAWN BY: CMB
 SHEET: 3

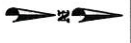


LAND USE CALCULATIONS - PHASE 2 & 3:

TOTAL AREA	15.31 AC
# OF LOTS	17 LOTS
OPEN SPACE SPACE IN	3.22 AC (21.03%)
SUBDIVISION PHASE 1-3	6.12 ACRES (24.24%)

- LEGEND:**
- Phase 1 Lots
 - Phase 2 & 3 Lots
 - Phase 1 Landscaping
 - Phase 2 & 3 Landscaping

Scale 1" = 50'
Scale 1" = 100' for 11x17"

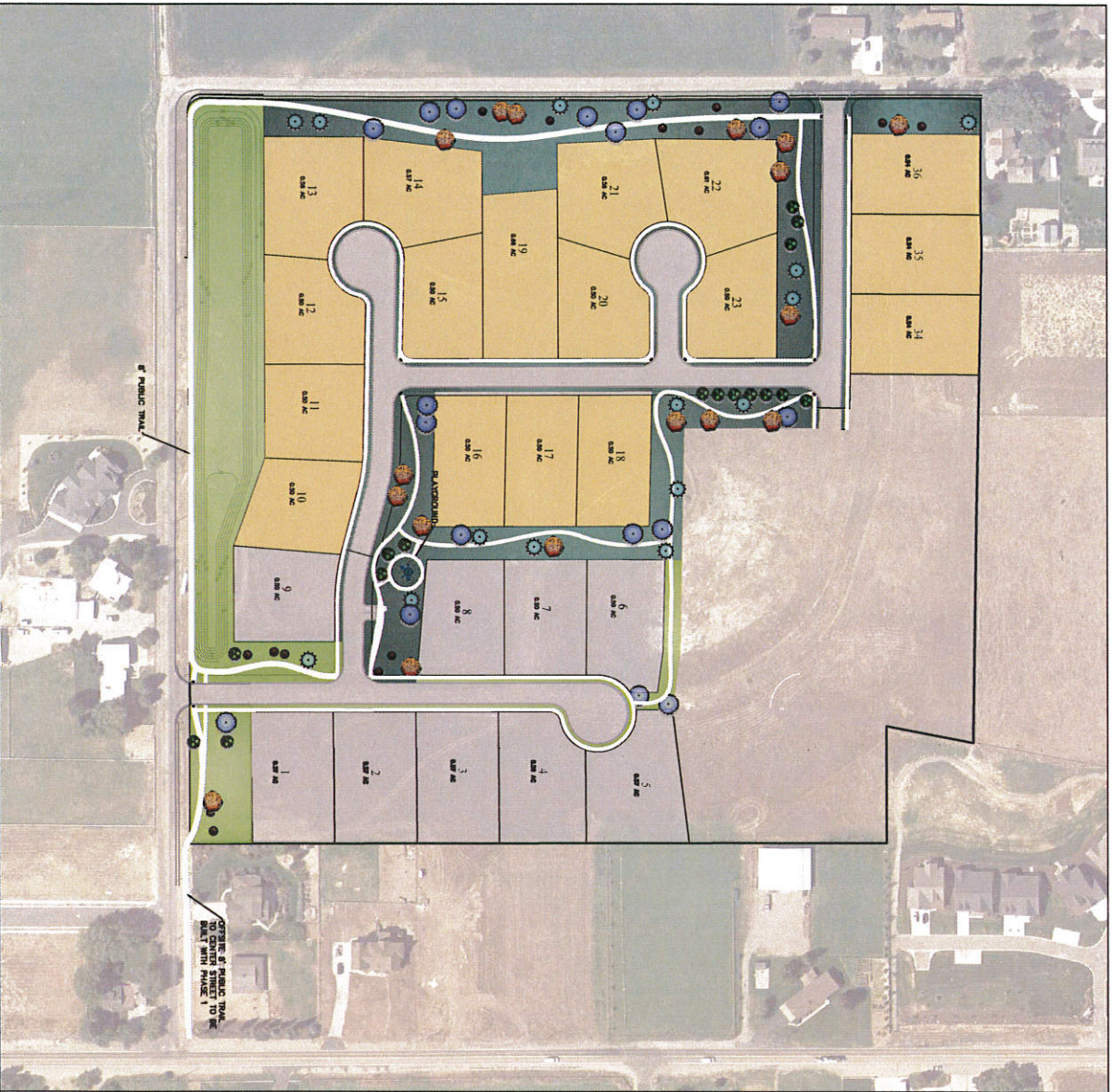


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WATKINS
SADDLE CREEK - PHASE 2 & 3
SITE PLAN - PHASE 2 & 3

BERG & BERG ENGINEERING
3018 W. BROAD ST. SUITE 204
DALLAS, TEXAS 75210
PH: 469.251.9740
WWW.BERGANDBERG.COM

DESIGNED BY: RFB	DATE: 03/04/2021	SHEET: 4
DRAWN BY: CEB	REV:	



PLANT SCHEDULE PHASE 2-3

TREE	QTY	COMMON BOTANICAL NAME	CODE	SCALE	SIZE
	16	Adams Black Maple / Sweetgum / Autumn Blue*	B40	2" GA	
	15	Adams Purple Ash / Fraxino americana / Autumn Purple*	B40	2" GA	
	9	Canada Red Chokeberry / Prunus virginiana / Canada Red*	B40	2" GA	
	12	Eastern Cotoneaster / Sorbus / Prunus virginiana / Sorbus*	B40	2.2" GA	
	14	Calamagrostis / Prairie prairie*	B40	8-10	
	10	COMMON BOTANICAL NAME	CODE	SCALE	SIZE
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	34	COMMON BOTANICAL NAME	CODE	SCALE	SIZE
	35	COMMON BOTANICAL NAME	CODE	SCALE	SIZE
	36	COMMON BOTANICAL NAME	CODE	SCALE	SIZE



WATKINS
 SADDLE CREEK - PHASE 2 & 3
 LANDSCAPE PLAN - PHASE 2,3

BERG ENGINEERING
 11111 SADDLE CREEK
 SUITE 100
 BOULDER, CO 80501
 303.440.1111

DESIGNED FOR: [REDACTED] DATE: 2/28/2021 SHEET: 5
 DRAWN BY: [REDACTED]