



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 14, 2021
NAME OF PROJECT: Saddle Creek Subdivision
NAME OF APPLICANT: DPW Heber Inc.
AGENDA ITEM: Phase 4 Final
LOCATION OF ITEM: 970 South 250 West
ZONING DESIGNATION: R-1-22

ITEM: 4

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 final approval of Phase 4 of the Saddle Creek Subdivision, which received master plan approval May 7, 2019 and preliminary approval June 1, 2021. 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 been recorded and is currently under construction. Phase 2 & 3 have received final approval and are under construction but have not been recorded. 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.

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.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating, the City Council extends the time limit for plat recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) construction must be conducted according to any new City standards in effect at the time the plat is ultimately recorded; (b) the property must be maintained in a clean, dust-free, and weed-free condition at all times; (c) each extension will be for a one-year period only, after which time an annual review must be presented before the City Council; and/or (d) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

ALTERNATIVE ACTIONS:

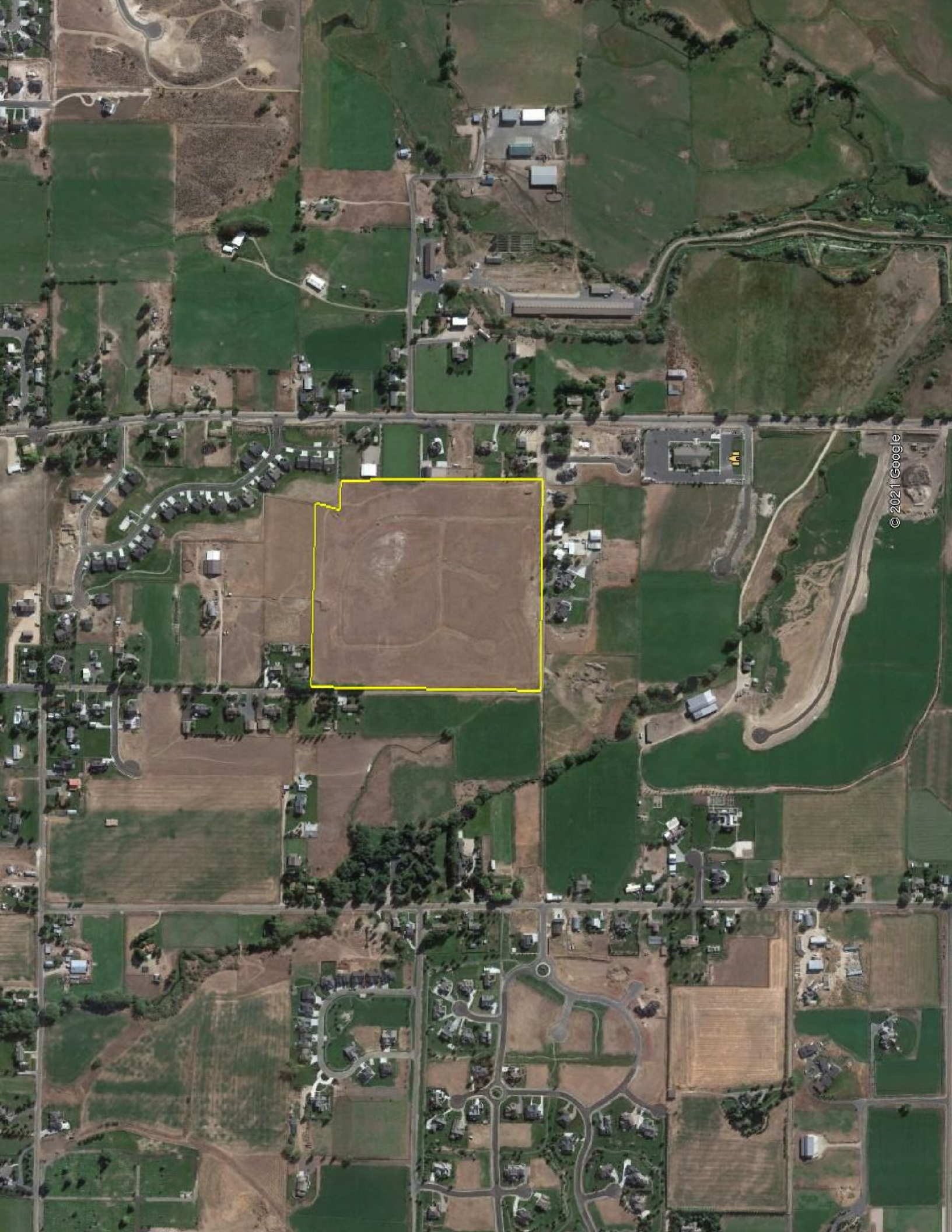
1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the application complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken 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

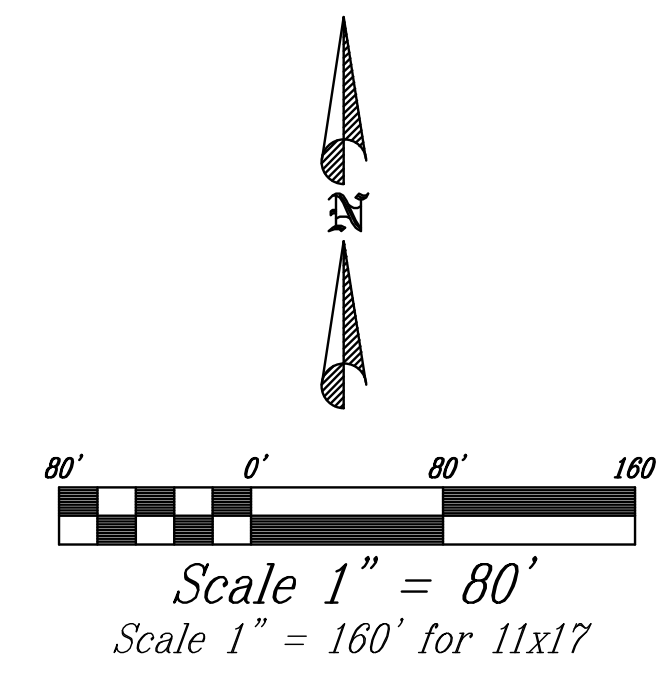
PROPOSED CONDITIONS:

1. Any outstanding 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.










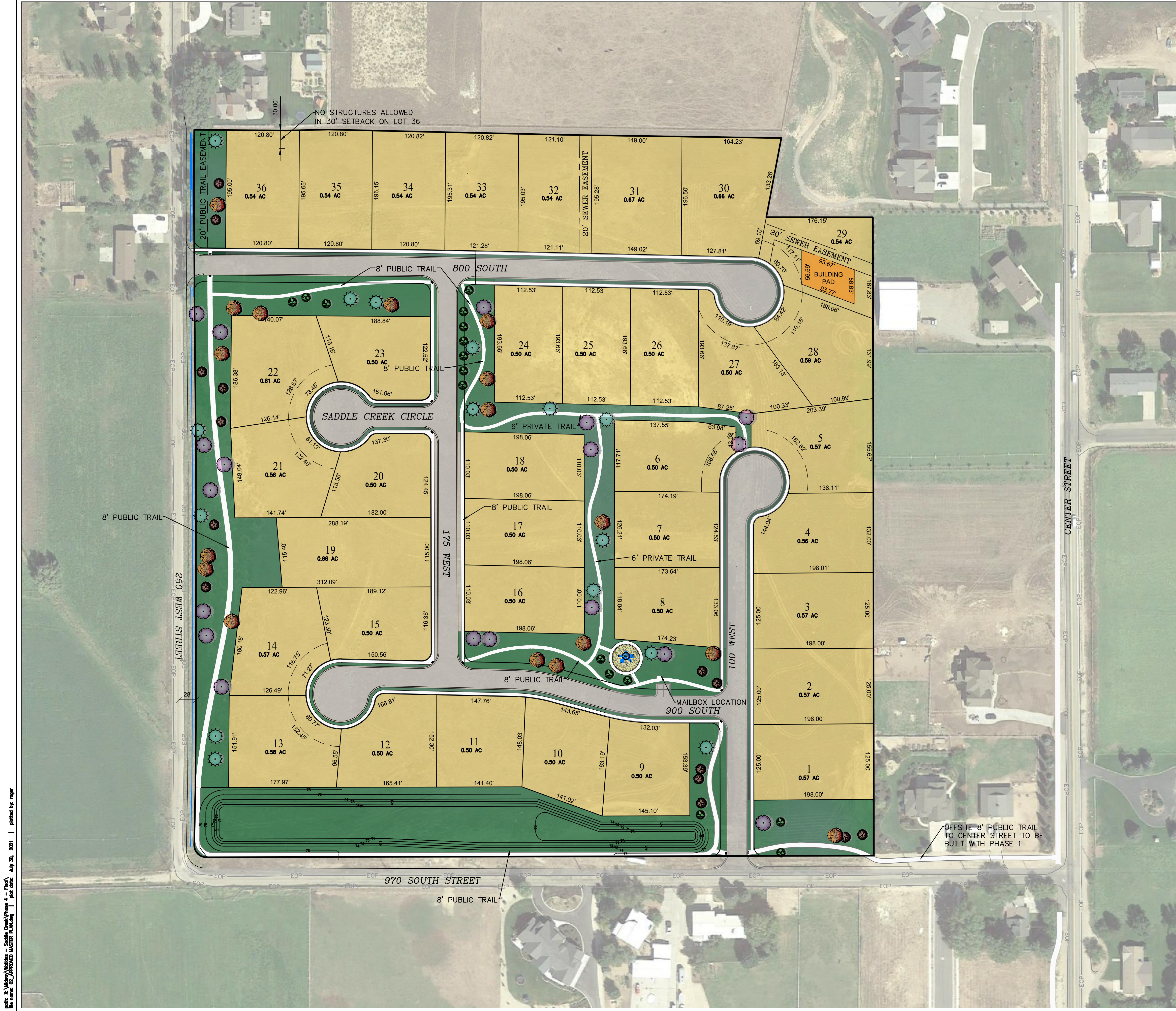
SENSITIVE LANDS:
 THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 10 AUG 2021

WATKINS SADDLE CREEK - PHASE 4 PREDEVELOPMENT CONDITIONS PLAN		
		
380 E Main St. Suite 204 Midway, UT 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: CNB	DATE: 10 AUG 2021 REV:	SHEET 1

July 30, 2021
 1
 2021
 1
 2021



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

LAND USE CALCULATIONS:

TOTAL AREA	31.95 AC
ROAD DEDICATION	1.71 AC
SUBDIVISION AREA	30.24
# OF LOTS	36 LOTS
OPEN SPACE	6.12 AC (20.24%)(15% REQUIRED)
ZONE	R-1-22
MIN. LOT SIZE	0.50 AC
MIN. FRONTAGE	108.97'
(FRONTAGE REDUCED BY 5.24% ADDITIONAL OPEN SPACE ABOVE 15%)	

NOTE:
REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 5.24% OF OPEN SPACE. ALLOWED MINIMUM FRONTAGE IS 108.97'

MASTER PLAN APPROVED BY THE
MIDWAY CITY COUNCIL APRIL 2019.

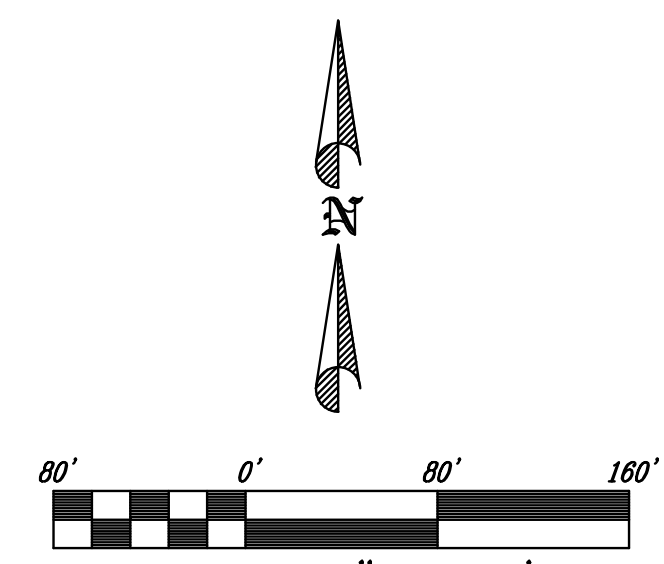
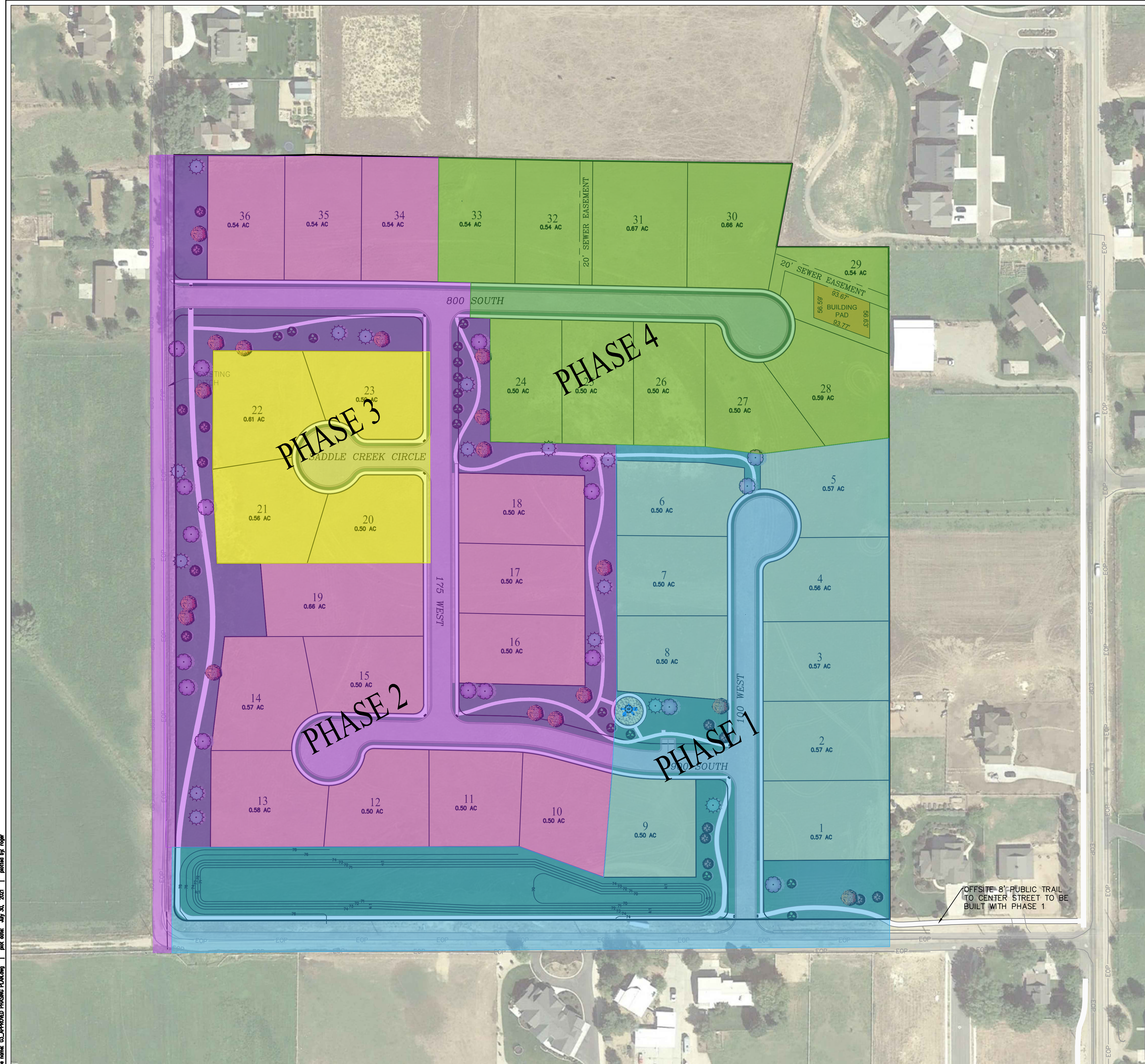
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WATKINS
SADDLE CREEK - PHASE 4
APPROVED MASTER PLAN



DESIGN BY: PDB	DATE: 10 AUG 2021	SHEET
DRAWN BY: CNB	REV:	2

11/16/21/2021 Saddle Creek Phase 4 Final Plan
10/16/21/2021 APPROVED MASTER PLAN
2021/07/30/2021 Plotted by cng



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

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

PHASING PLAN:

PHASE	LOTS	TOTAL AREA	OPEN SPACE/PHASE	TOTAL OPEN SPACE
1	1-9	9.10 AC	2.90 AC	2.90 AC (28.07%)
1	970 SOUTH ROW	1.23 AC	0.00 AC	2.90 AC (28.07%)
2	10-19&34-36	12.23 AC	3.22 AC	6.12 AC (48.15%)
2	250 WEST ROW	0.48 AC	0.00 AC	6.12 AC (48.15%)
3	20-23	2.60 AC	0.00 AC	6.12 AC (23.87%)
4	24-33	6.31 AC	0.00 AC	6.12 AC (19.15%)
TOTAL	36	31.95 AC	6.12 AC	

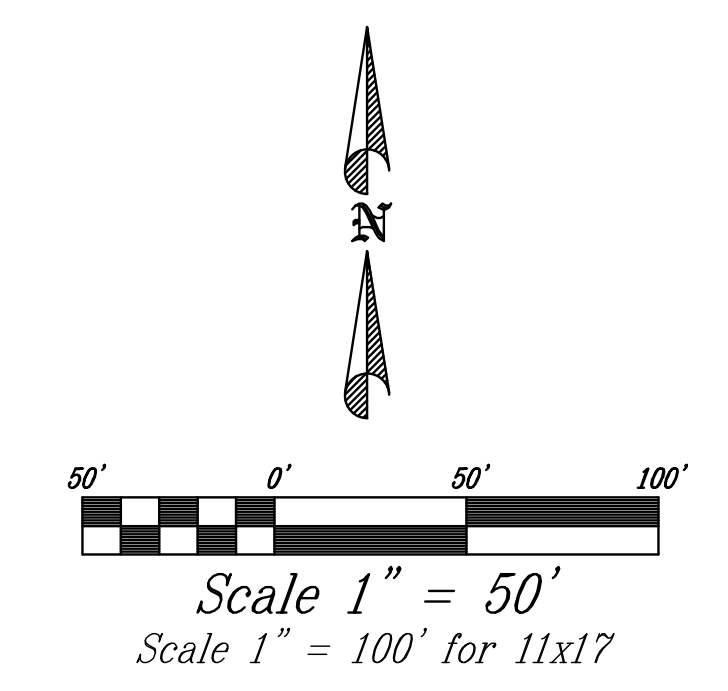
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WATKINS
SADDLE CREEK - PHASE 4
 APPROVED PHASING PLAN



DESIGN BY: PDB	DATE: 10 AUG 2021	SHEET
DRAWN BY: CNB	REV:	3

Plan: Saddle Creek - Phase 4 - Final
 Date: 10 AUG 2021
 Drawn by: CNB
 Checked by: PDB
 Plotted by: roger



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

LAND USE CALCULATIONS - PHASE 4:

TOTAL AREA	6.27 AC
# OF LOTS	10 LOTS
OPEN SPACE IN PHASE 4	0.00 AC (0.00%)
TOTAL OPEN SPACE IN SUBDIVISION	6.12 ACRES (24.24%)

OFFSITE 8' PUBLIC TRAIL TO CENTER STREET TO BE BUILT WITH PHASE 1

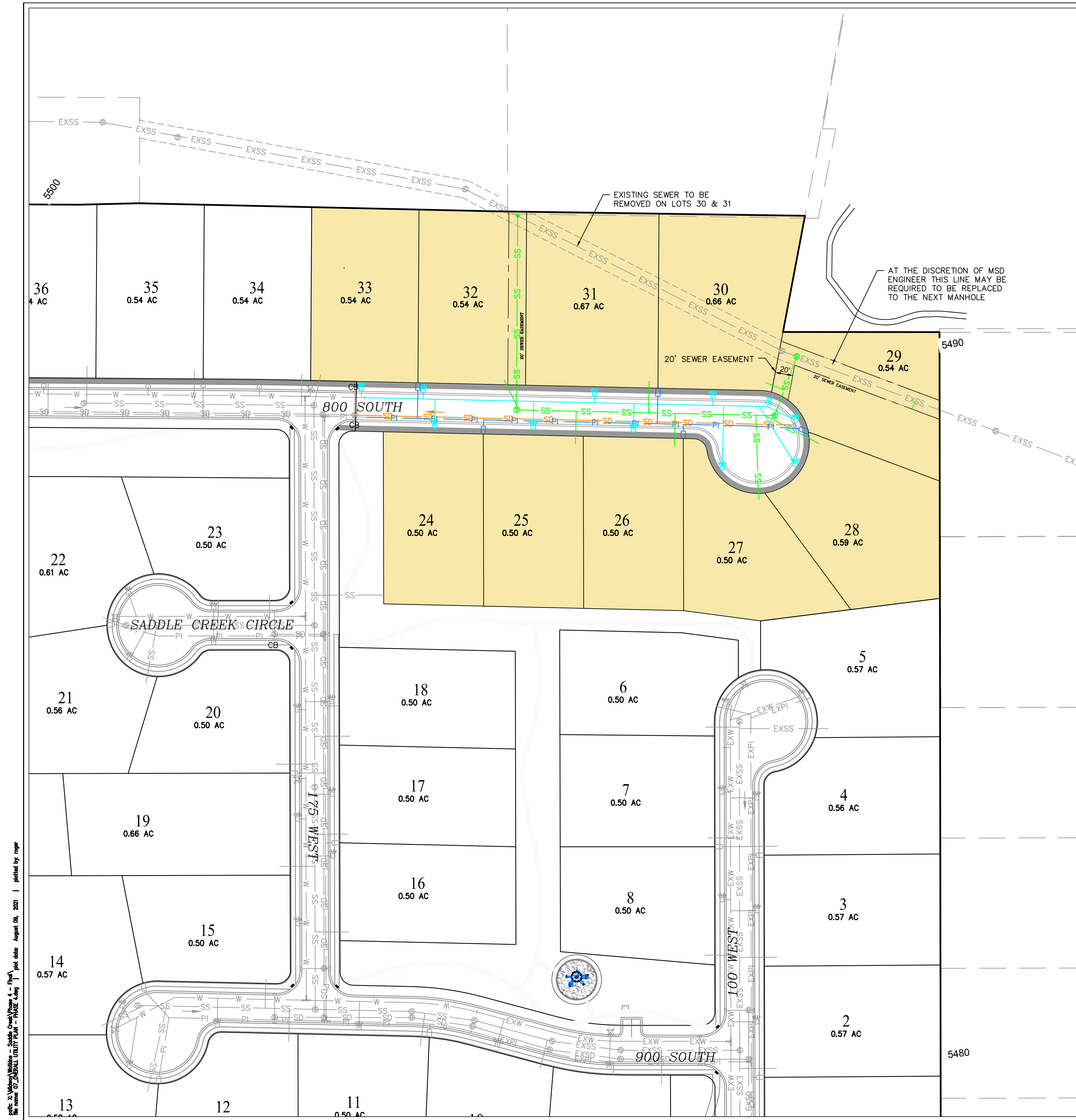
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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 10 AUG 2021

WATKINS
SADDLE CREEK - PHASE 4
SITE PLAN - PHASE 4

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

DESIGN BY: PDB DATE: 10 AUG 2021
DRAWN BY: CNB REV: SHEET 4

2021 July 30, 2021 - Patrick by ooper



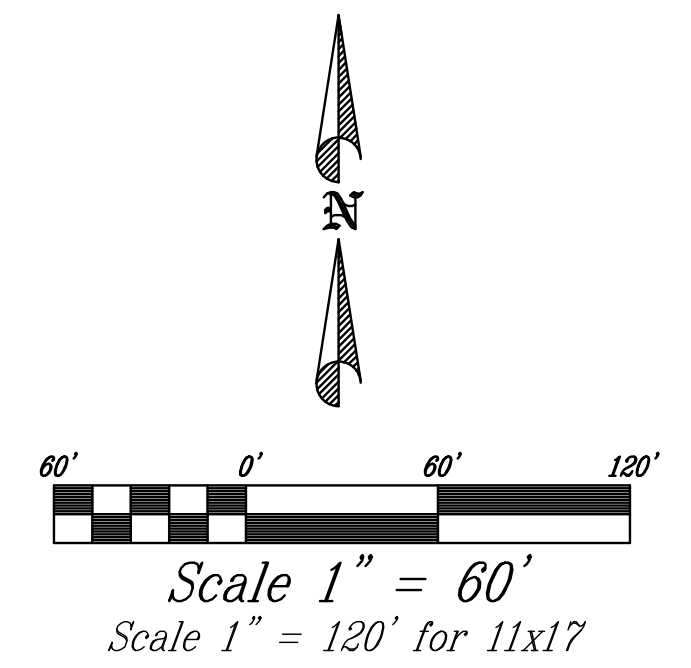
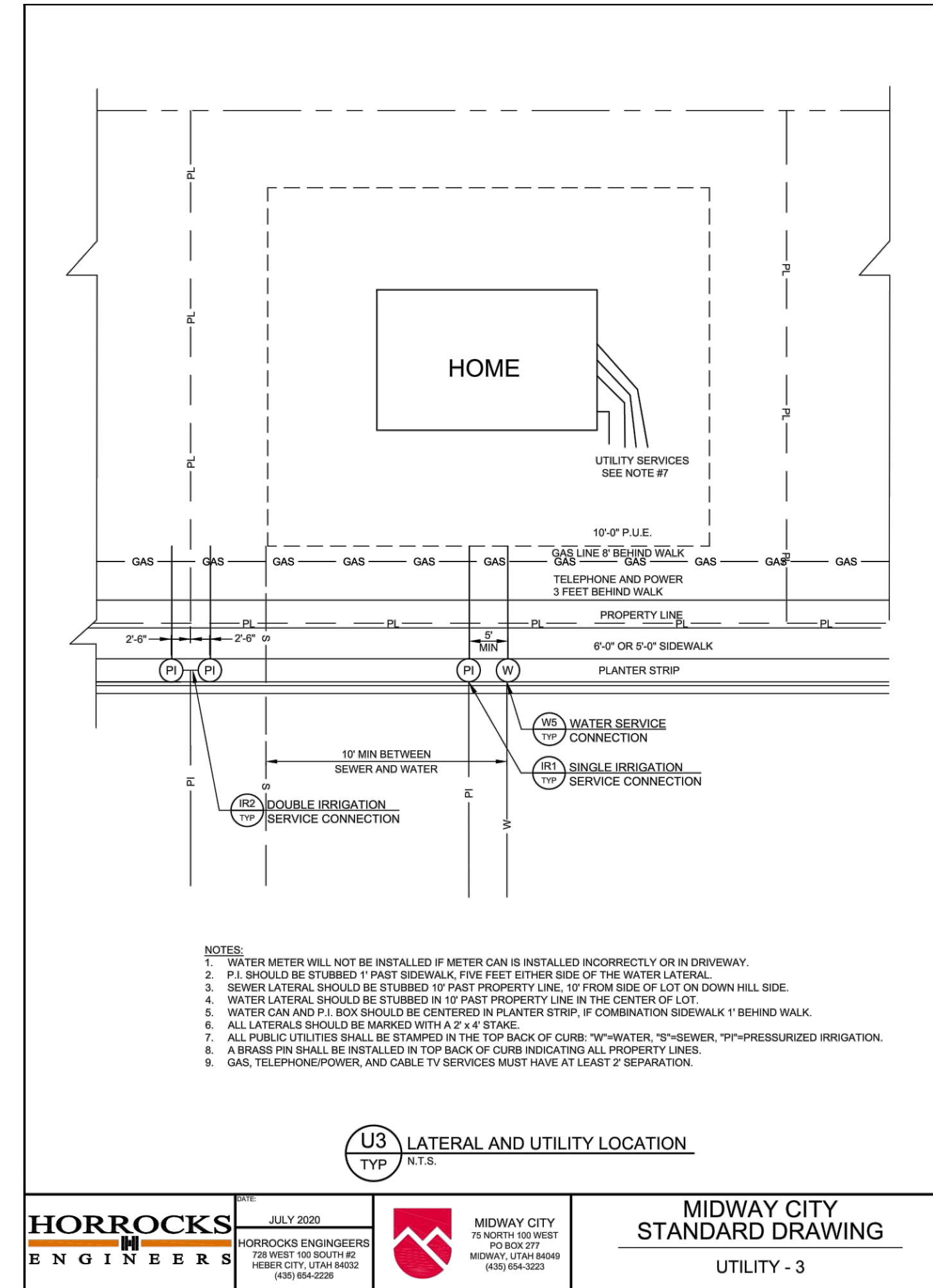
- LEGEND**
- SS — PROPOSED SEWER
 - EXSS — EXISTING SEWER
 - W — PROPOSED WATER
 - EXW — EXISTING WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN
 - WM WATER METER
 - FH FIRE HYDRANT
 - CB STORM DRAIN CATCH BASIN

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 & SPECIFICATIONS

PRESSURIZED IRRIGATION NOTES:
ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.

WATER NOTES:
ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.



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DATE: 10 AUG 2021

WATKINS
SADDLE CREEK SUBDIVISION

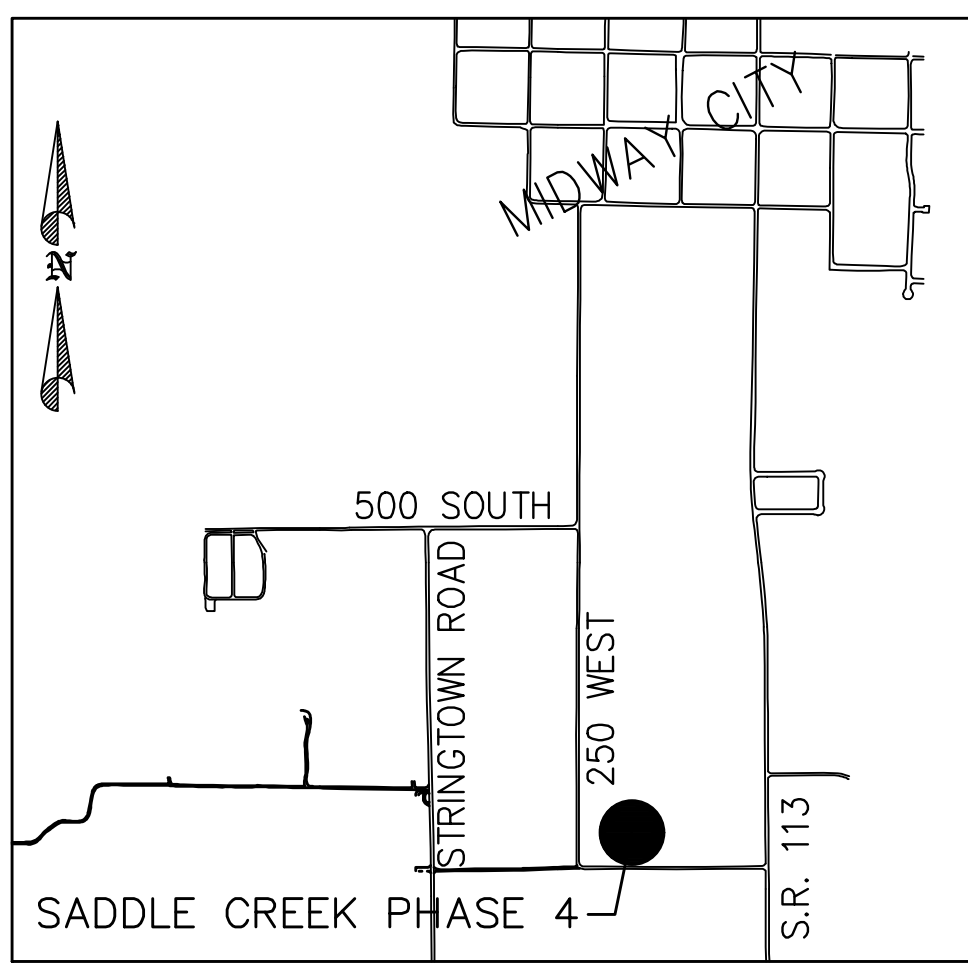
OVERALL UTILITY PLAN

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

DESIGN BY: PDB DATE: 10 AUG 2021 SHEET 7
DRAWN BY: CNB REV:

11/13/2021 10:00 AM
 Saddle Creek Subdivision
 Overall Utility Plan
 August 09, 2021 | plotted by: ogar

SADDLE CREEK PHASE 4



VICINITY MAP

NOTES:
 - ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT
 - COMMON AREA PARCEL D IN PHASE 1 IS A STORM DRAIN POND WITH AN EASEMENT FOR THE ENTIRE SUBDIVISION. MIDWAY CITY HAS THE RIGHT TO INSPECT, REVIEW, OPERATE AND MAINTAIN THE STORM DRAIN SYSTEM

ADDRESS TABLE

LOT	ADDRESS
24	155 WEST BRIDLEWOOD LANE
25	137 WEST BRIDLEWOOD LANE
26	115 WEST BRIDLEWOOD LANE
27	95 WEST BRIDLEWOOD LANE
28	92 WEST BRIDLEWOOD LANE
29	94 WEST BRIDLEWOOD LANE
30	102 WEST BRIDLEWOOD LANE
31	124 WEST BRIDLEWOOD LANE
32	148 WEST BRIDLEWOOD LANE
33	166 WEST BRIDLEWOOD LANE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	14.54'	58.00'	014°21'32"	14.50'	N81°32'18"W
C2	63.88'	58.00'	063°06'04"	60.70'	N42°48'30"W
C3	94.55'	58.00'	093°24'17"	84.42'	N35°26'40"E
C4	89.97'	58.00'	088°52'38"	81.22'	S53°24'52"E
C5	20.88'	15.00'	079°44'31"	19.23'	N48°50'49"W

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

LEGEND

- SURVEY MONUMENT
- SM

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 2129.81 FEET AND WEST 360.63 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 82°52'27" WEST 203.39 FEET; THENCE NORTH 82°23'52" WEST 87.25 FEET; THENCE NORTH 88°43'04" WEST 337.60 FEET; THENCE NORTH 00°07'41" WEST 193.66 FEET; THENCE NORTH 88°43'04" WEST 31.50 FEET; THENCE NORTH 01°16'56" EAST 56.00 FEET; THENCE NORTH 88°43'04" WEST 51.57 FEET; THENCE NORTH 00°20'29" EAST 195.03 FEET; THENCE SOUTH 88°43'03" EAST 210.49 FEET; THENCE SOUTH 89°11'03" EAST 344.66 FEET; THENCE SOUTH 10°43'24" WEST 133.26 FEET; THENCE SOUTH 89°59'25" EAST 176.15 FEET; THENCE SOUTH 00°05'19" EAST 299.81 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.31 ACRES

BASIS OF BEARING

NORTH 00°06'16" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST QUARTER OF SECTION 3, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE _____ SURVEYOR (SEE SEAL BELOW)

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 HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: DPW HEBER INC.

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER
 (SEE SEAL BELOW)
 APPROVED _____ APPROVED _____
 CITY ENGINEER CITY ATTORNEY
 (SEE SEAL BELOW)

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 4

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

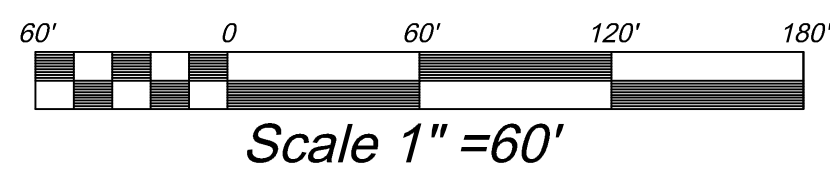
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROS# _____

 COUNTY SURVEYOR

DATE: _____

 MIDWAY IRRIGATION COMPANY
 DATE: _____

 MIDWAY SANITATION DISTRICT



SADDLE CREEK PHASE 4 PLAT - 10 AUGUST 2021

SURVEYOR
 TROY L TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HEBER CITY UT
 PHONE (801) 657-8748
 DATE OF SURVEY: AUG 2019

SADDLE CREEK
 COMMON AREA
 PARCEL D
 2.19 ACRES

September 14, 2021

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

Subject: Saddle Creek – Phase 4 – Final 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 and will tie onto phase 2 existing road.

Trails

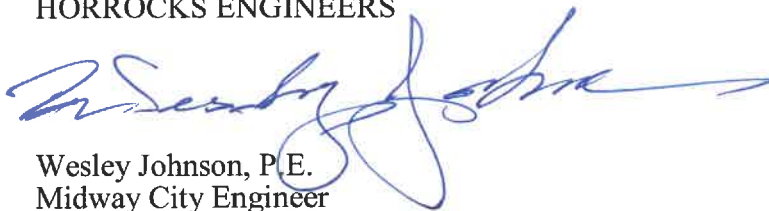
- There are no trails being constructed in phase 4.

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