

Midway City Council  
20 July 2021  
Regular Meeting

Saddle Creek Subdivision,  
Phases 2 and 3 /  
Final Approval



**Midway**

**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** July 20, 2021

**NAME OF PROJECT:** Saddle Creek Subdivision

**NAME OF APPLICANT:** DPW Heber Inc.

**AGENDA ITEM:** Phase 2 & 3 Final

**LOCATION OF ITEM:** 970 South 250 West

**ZONING DESIGNATION:** R-1-22

**ITEM: 15**

Berg Engineering, agent for DPW Heber Inc., is requesting final approval of phases 2 and 3 of the Saddle Creek Ranch subdivision. Phases 2 and 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:**

The applicant is requesting final approval of Phases 2 & 3 of the Saddle Creek Subdivision, which received master plan approval May 7, 2019 and preliminary approval May 4, 2021. The proposed subdivision replaces the existing Saddle Creek Ranch PUD plat that is in the process of being vacated. Phases 2 & 3 of the proposed plat consist of 17 lots on 15.27 acres. Phase one has previously received final approval and is currently under construction. 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
  - 12.08 acres (lots and internal roads)
  - 0.48 acres for 250 West dedication
  - 3.24 acres of total open space (26% of phase, 52% of total project open space)
- **Phase 3**
  - Four building lots
  - 2.51 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 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* – Phases 2 will include 3.24 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. The open space will be landscaped by the developer 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.

*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 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, overlaying the entirety of 250 West 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. Additionally, the applicant received approval from the City Council at preliminary to continue the 8' asphalt trail along the frontage of lots 16-18. The current proposal includes this section of trail along with a 3' public trail easement along the frontages of lots 16-18 to accommodate the additional trail width.

*Setbacks* – A note should be added to the phase 2 plat restricting the placement of any structures within the 30' rear setback on lot 36.

*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.

#### **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Bouwhuis: I make a motion that we recommend final approval for the final application of phases 2 and 3 of the Saddle Creek Ranch subdivision. Phases 2 and 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. We accept the staff findings and the condition that any required water extension line agreement fees must be paid for before the recording of the plat.

**Seconded:** Commissioner Garland

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Cliften, Bouwhuis, Ream, Wardle and Garland

**Nays:** None

**Motion:** Passed

#### **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
- 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.

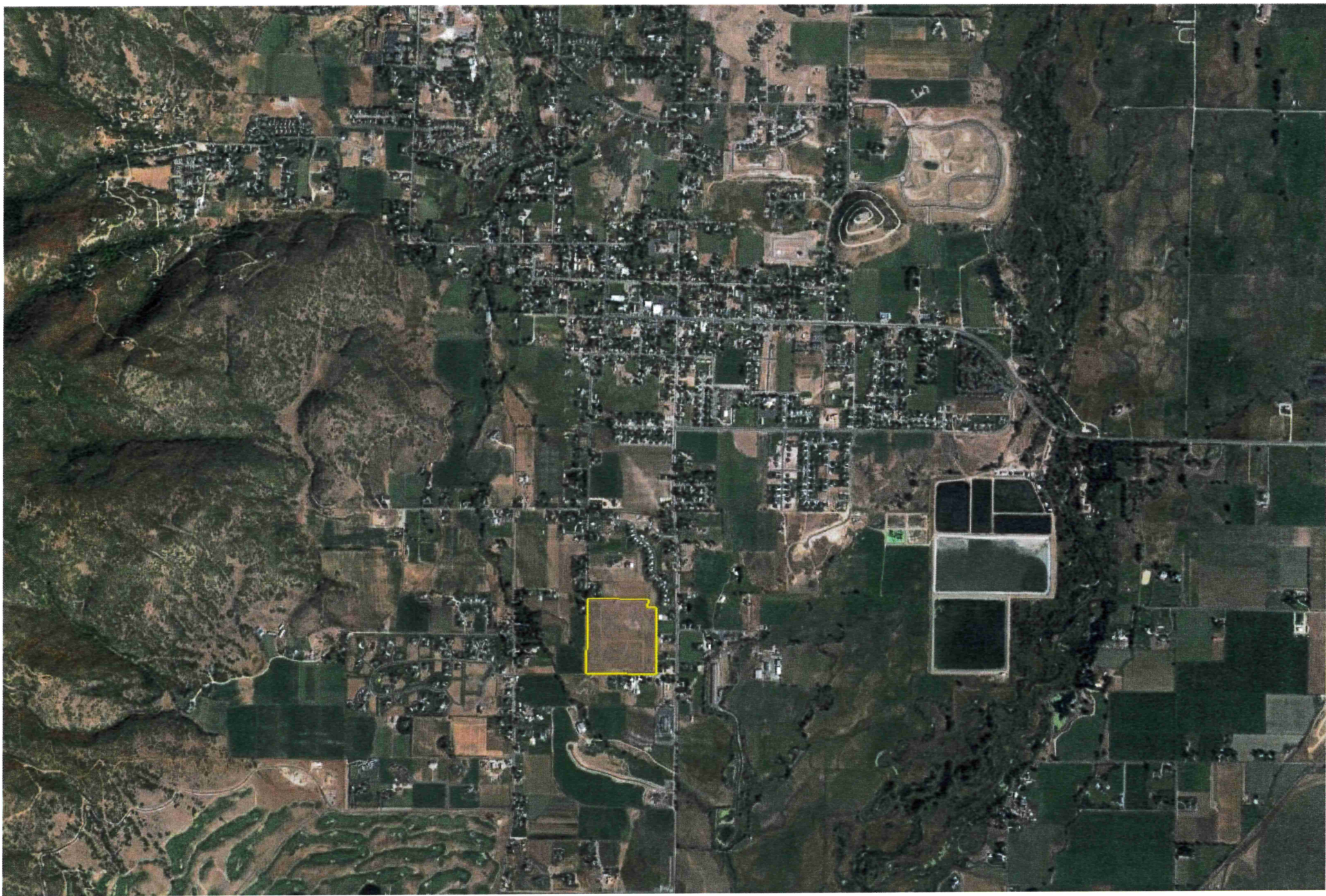
#### **ALTERNATIVE ACTIONS:**

1. 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

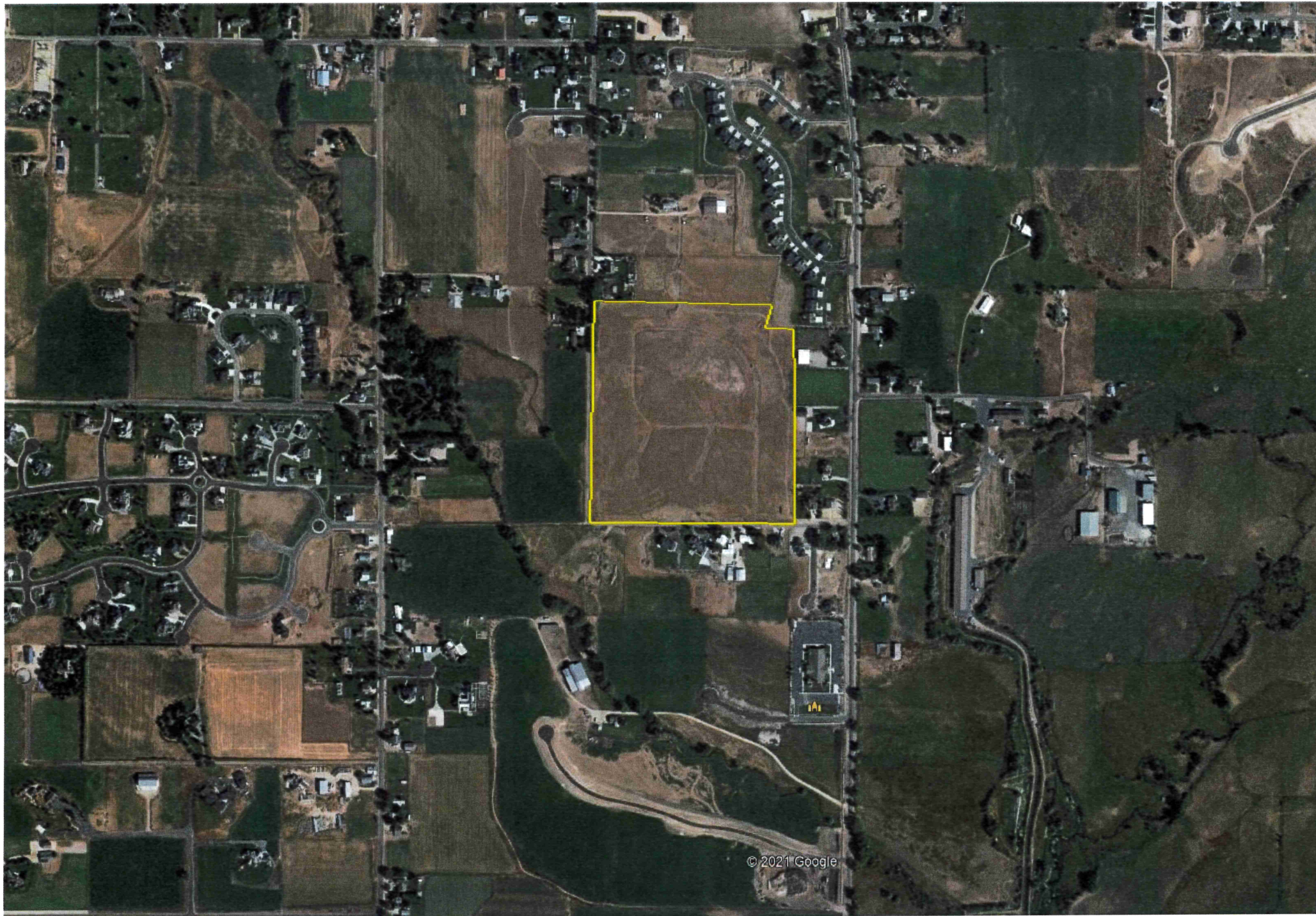
#### **PROPOSED CONDITIONS:**

1. Any required water extension line agreement fees must be paid for before the recording of the plat.
2. A note on the plat restricting any structures from being placed within the 30' rear setback on lot 36.









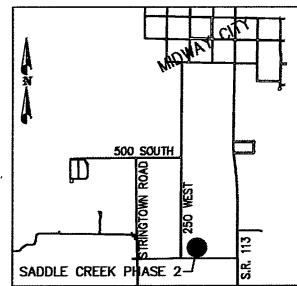
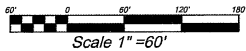




# SADDLE CREEK PHASE 2

## ADDRESS TABLE

LOT	ADDRESS
10	141 WEST SADDLE VIEW LANE
11	189 WEST SADDLE VIEW LANE
12	193 WEST SADDLE VIEW LANE
13	205 WEST SADDLE VIEW LANE
14	208 WEST SADDLE VIEW LANE
15	202 WEST SADDLE VIEW LANE
16	895 SOUTH AMBLE WAY
17	875 SOUTH AMBLE WAY
18	855 SOUTH AMBLE WAY
19	882 SOUTH AMBLE WAY
34	186 WEST BRIDLEWOOD LANE
35	212 WEST BRIDLEWOOD LANE
36	228 WEST BRIDLEWOOD LANE



VICINITY MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	9.13	328.00	358°24'21"	9.13	S 75°49'43" E
C2	29.89	2000.00	359°06'37"	29.35	S 80°06'18" E
C3	71.86	500.00	134°11'	71.49	S 81°52'25" E
C4	23.80	15.00	269°04'32"	21.31	N 44°45'02" E
C5	23.80	15.00	270°40'45"	21.09	N 44°54'50" W
C6	30.31	2028.00	00°51'23"	30.31	S 89°06'46" E
C7	29.11	1972.00	00°50'45"	29.47	S 89°06'46" E
C8	23.20	15.00	271°23'59"	20.70	S 43°43'55" E
C9	23.93	15.00	268°35'24"	21.57	N 45°50'49" E
C10	23.93	15.00	268°35'13"	21.24	S 44°56'04" W
C11	18.23	58.00	34°59'40"	18.15	S 82°16'46" W
C12	76.34	58.00	284°11'16"	71.27	S 52°22'14" W
C13	86.34	58.00	86°15'30"	80.77	S 46°39'53" E
C14	76.62	58.00	282°20'03"	72.74	N 50°22'25" E
C15	20.86	15.00	280°15'29"	18.97	N 50°46'12" E
C16	20.45	272.00	04°15'31"	20.45	S 86°33'48" E
C17	44.52	272.00	08°22'40"	44.47	S 79°43'14" E
C18	78.35	328.00	13°41'11"	78.16	N 81°52'25" W
C19	23.19	15.00	271°24'36"	20.95	N 44°28'23" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.60	S 88°43'04" E
L2	47.21	S 88°43'04" E
L3	30.00	N 01°16'56" E
L4	66.82	S 00°15'12" E

LEGEND  
● SURVEY MONUMENT  
SM

COUNTY RECORDER

WASATCH COUNTY SURVEYOR

MIDWAY FORGATION COMPANY

MIDWAY SANITATION DISTRICT

## 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)

## BASIS OF BEARING

NORTH 00°06'16" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST QUARTER CORNER 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.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1438.52 FEET AND WEST 808.48 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 70°03'34" WEST 141.02 FEET; THENCE SOUTH 89°52'44" WEST 547.53 FEET; THENCE NORTH 00°19'00" EAST 1087.57 FEET; THENCE SOUTH 89°34'22" EAST 153.19 FEET; THENCE NORTH 88°36'34" EAST 67.78 FEET; THENCE SOUTH 88°43'03" EAST 184.38 FEET; THENCE SOUTH 00°20'20" WEST 195.03 FEET; THENCE SOUTH 88°43'04" EAST 51.57 FEET; THENCE SOUTH 01°16'56" WEST 56.00 FEET; THENCE SOUTH 88°43'04" WEST 31.50 FEET; THENCE SOUTH 00°07'41" EAST 193.88 FEET; THENCE SOUTH 88°43'04" EAST 198.00 FEET; THENCE SOUTH 00°07'41" EAST 381.88 FEET; THENCE SOUTH 01°48'54" WEST 73.80 FEET; THENCE SOUTH 14°58'00" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE 9.13 FEET TO THE RIGHT (SAID CURVE HAS A CENTRAL ANGLE OF 358°24'21" AND A CHORD BEARING SOUTH 75°49'43" EAST 9.13 FEET); THENCE SOUTH 04°37'00" WEST 163.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.58 ACRES LESS

BEGINNING AT A POINT WHICH IS NORTH 1833.27 FEET AND WEST 1092.00 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°52'06" WEST 323.73 FEET; THENCE NORTH 02°41'40" WEST 148.12 FEET; THENCE NORTH 00°16'55" WEST 186.38 FEET; THENCE NORTH 89°57'28" EAST 88.81 FEET; THENCE SOUTH 89°34'27" EAST 242.11 FEET; THENCE SOUTH 00°07'41" EAST 128.08 FEET; THENCE SOUTH 00°08'32" EAST 56.78 FEET; THENCE SOUTH 00°07'52" EAST 148.99 FEET;

CONTAINING 2.51 ACRES

TOTAL FOR PHASE 2: 12.08 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 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 } S.S.  
COUNTY OF WASATCH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO ONLY 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 \_\_\_\_\_ MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)  
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 2

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

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

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

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

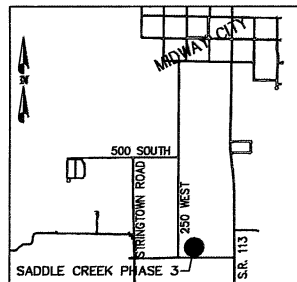
SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2286 SOUTH 270 EAST  
HEBER CITY UT  
PHONE: (801) 657-8748

DATE OF SURVEY: AUG 2019



# SADDLE CREEK PHASE 3

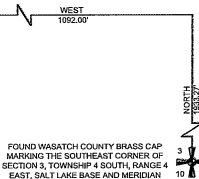
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	23.60'	15.00'	369°52'18"	21.24'	N 44°56'10" E
C2	14.11'	15.00'	306°05'20"	13.59'	N 63°02'40" W
C3	59.52'	58.00'	58°47'47"	56.94'	N 65°29'14" W
C4	86.16'	58.00'	58°05'53"	78.45'	S 42°33'28" W
C5	89.85'	58.00'	89°45'49"	81.13'	S 44°22'50" E
C6	55.83'	58.00'	55°08'51"	53.70'	N 63°39'46" E
C7	14.11'	15.00'	306°05'20"	13.60'	N 63°02'40" E
C8	23.53'	15.00'	270°07'52"	21.19'	S 45°03'56" E



VICINITY MAP

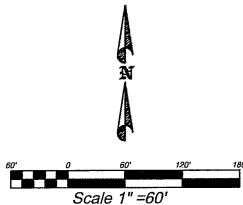
## ADDRESS TABLE

LOT	ADDRESS
20	862 SOUTH AMBLE WAY
	193 WEST SUNDANCE COURT
21	207 WEST SUNDANCE COURT
22	206 WEST SUNDANCE COURT
23	196 WEST SUNDANCE COURT
	818 SOUTH AMBLE WAY



## LEGEND

● SURVEY MONUMENT  
SM



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## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1933.27 FEET AND WEST 1882.00 FEET FROM THE SOUTHWEST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°52'08" WEST 323.73 FEET; THENCE NORTH 02°41'48" WEST 148.12 FEET; THENCE NORTH 00°18'50" WEST 188.38 FEET; THENCE NORTH 89°52'20" EAST 86.81 FEET; THENCE SOUTH 89°34'27" EAST 242.11 FEET; THENCE SOUTH 00°07'41" EAST 128.08 FEET; THENCE SOUTH 00°08'32" EAST 86.79 FEET; THENCE SOUTH 00°07'52" EAST 148.99 FEET;

CONTAINING 2.51 ACRES

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DATE: \_\_\_\_\_ SURVEYOR (SEE SEAL) \_\_\_\_\_

## 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: DFW HEBER INC.

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
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 \_\_\_\_\_

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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL)  
APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL) 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 3

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

DRAWN BY SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

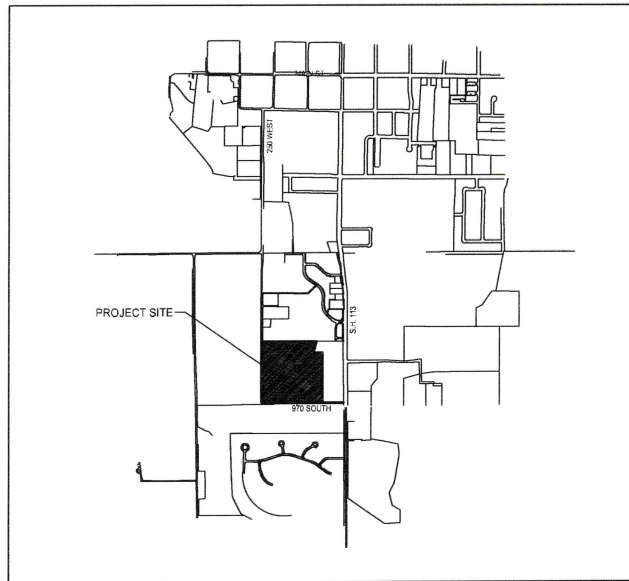
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SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2286 SOUTH 270 EAST  
HEBER CITY UT  
PHONE (801) 657-8748

DATE OF SURVEY: AUG 2019

# SADDLE CREEK - PHASE 2 & 3

## FINAL APPLICATION



MIDWAY CITY  
VICINITY MAP

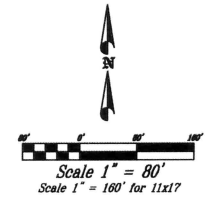
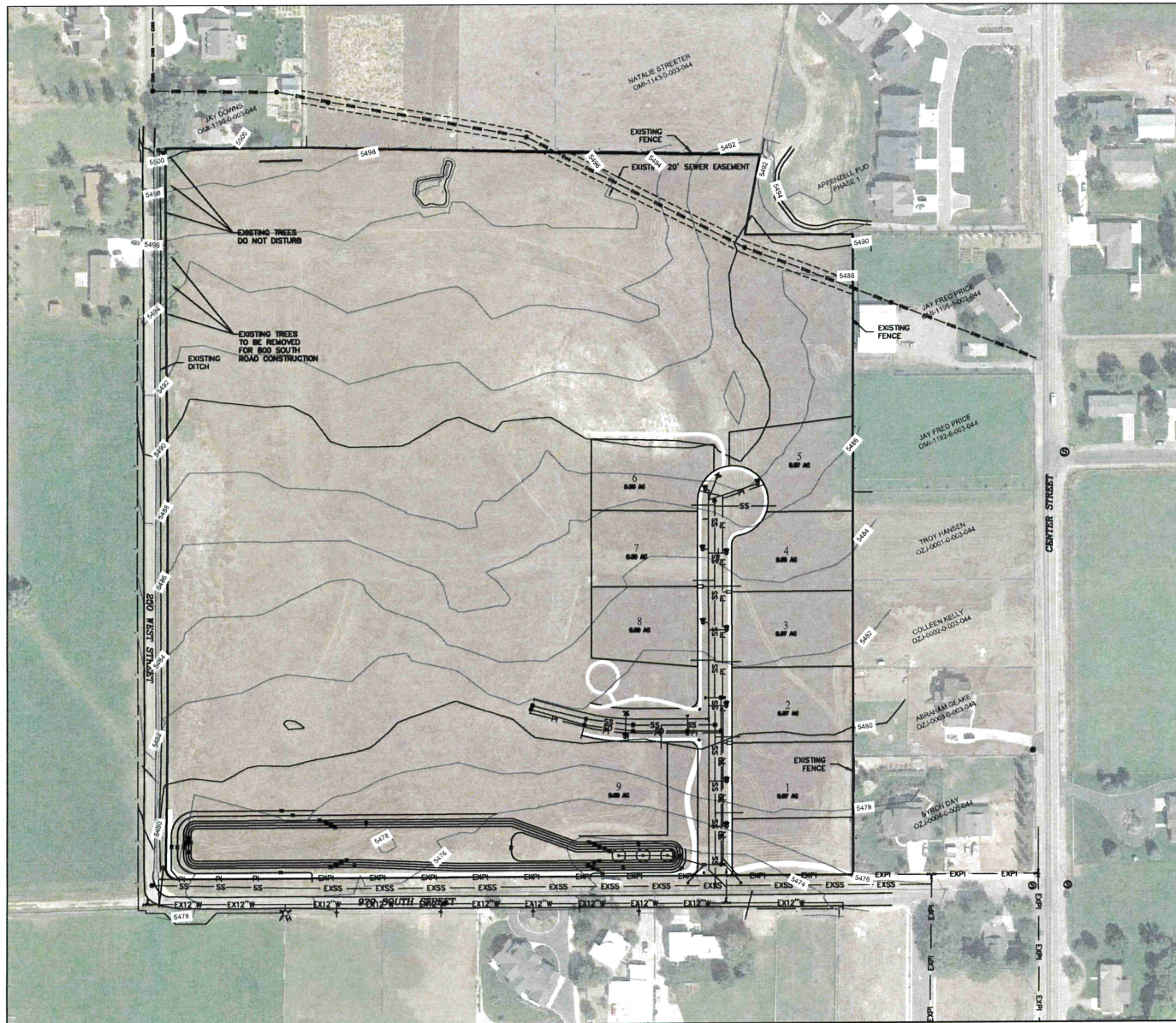
### SHEET INDEX

1. PREDEVELOPMENT CONDITIONS PLAN
2. APPROVED MASTER PLAN
3. APPROVED PHASING PLAN
4. PHASE 2 & 3 SITE PLAN
5. PHASE 2 & 3 LANDSCAPE PLAN
6. 900 SOUTH ROAD PLAN AND PROFILE
7. 175 WEST ROAD PLAN AND PROFILE
8. 800 SOUTH ROAD PLAN AND PROFILE
9. SADDLE CREEK CIRCLE PLAN AND PROFILE
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23. SADDLE CREEK CIRCLE STORM DRAIN PLAN AND PROFILE
24. STORM DRAIN CONSTRUCTION DETAILS
25. 250 WEST ROAD IMPROVEMENTS
26. SADDLE CREEK PHASE 2 PLAT
27. SADDLE CREEK PHASE 3 PLAT

THIS DOCUMENT IS RELEASED  
FOR REVIEW ONLY. IT IS NOT  
INTENDED FOR CONSTRUCTION  
UNLESS SIGNED AND SEALED.  
PAUL B. BEERS P.E.  
SERIAL NO. 202005  
DATE 12 MAY 2021

WATKINS SADDLE CREEK - PHASE 2 & 3		
COVER SHEET		
		
DESIGN BY: CNB DRAWN BY: CNB	DATE: 12 MAY 2021 REV:	SHEET 0





**SENSITIVE LANDS:**

THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

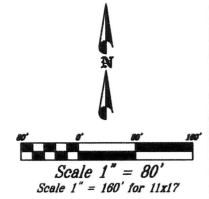
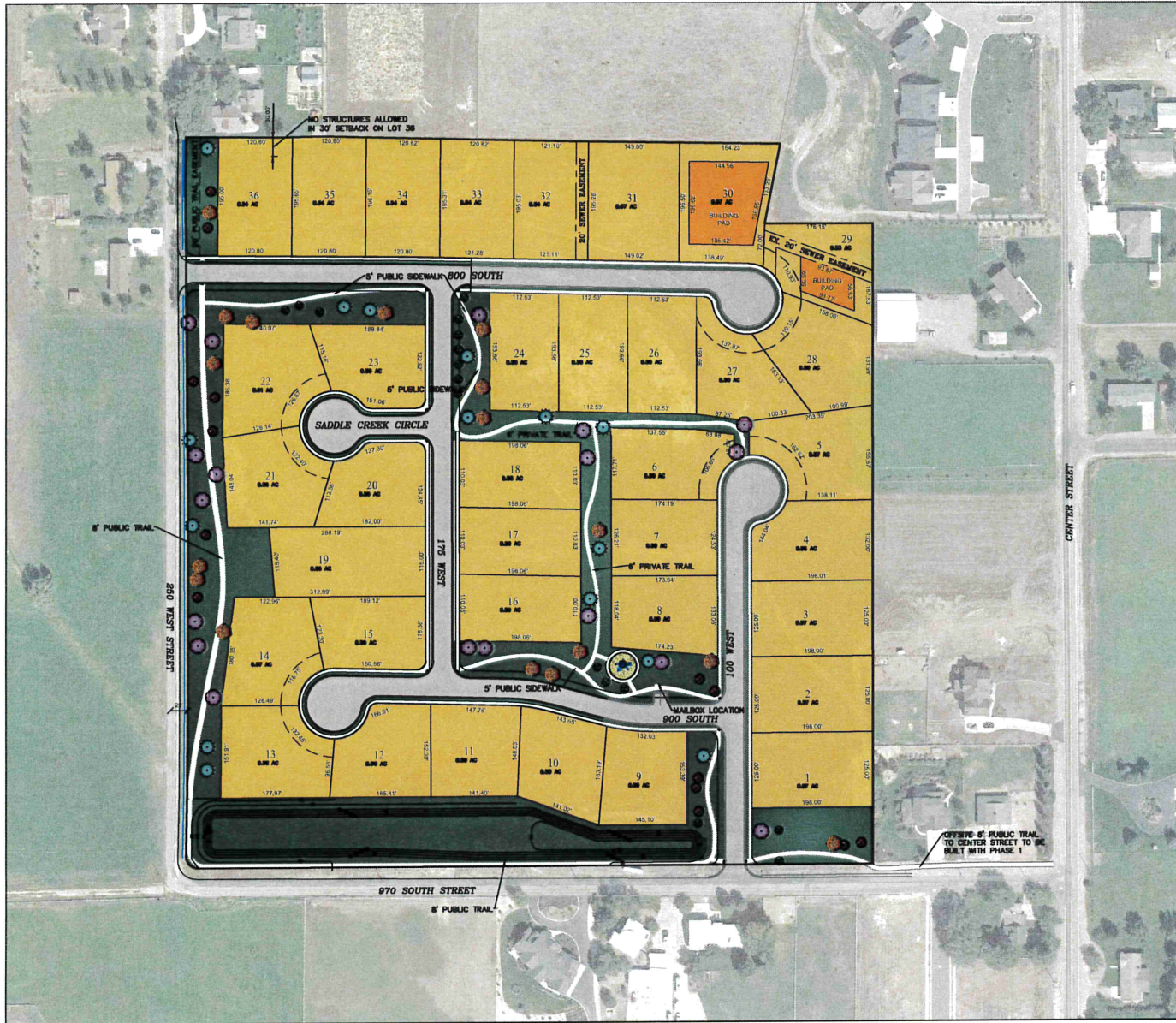
**BLUE STAKE NOTE:**

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 S. BERG, P.E.  
 SERIAL NO. 220095  
 DATE: 22 JAN 2021

WATKINS		
SADDLE CREEK - PHASE 2 & 3		
PREDEVELOPMENT CONDITIONS PLAN		
		
DESIGN BY: PDB	DATE: 22 JAN 2021	SHEET
DRAWN BY: CNB	REV:	1





#### 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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PAUL S. BERG, P.E.  
SERIAL NO. 235092  
DATE: 30 MAR 2021

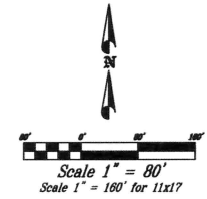
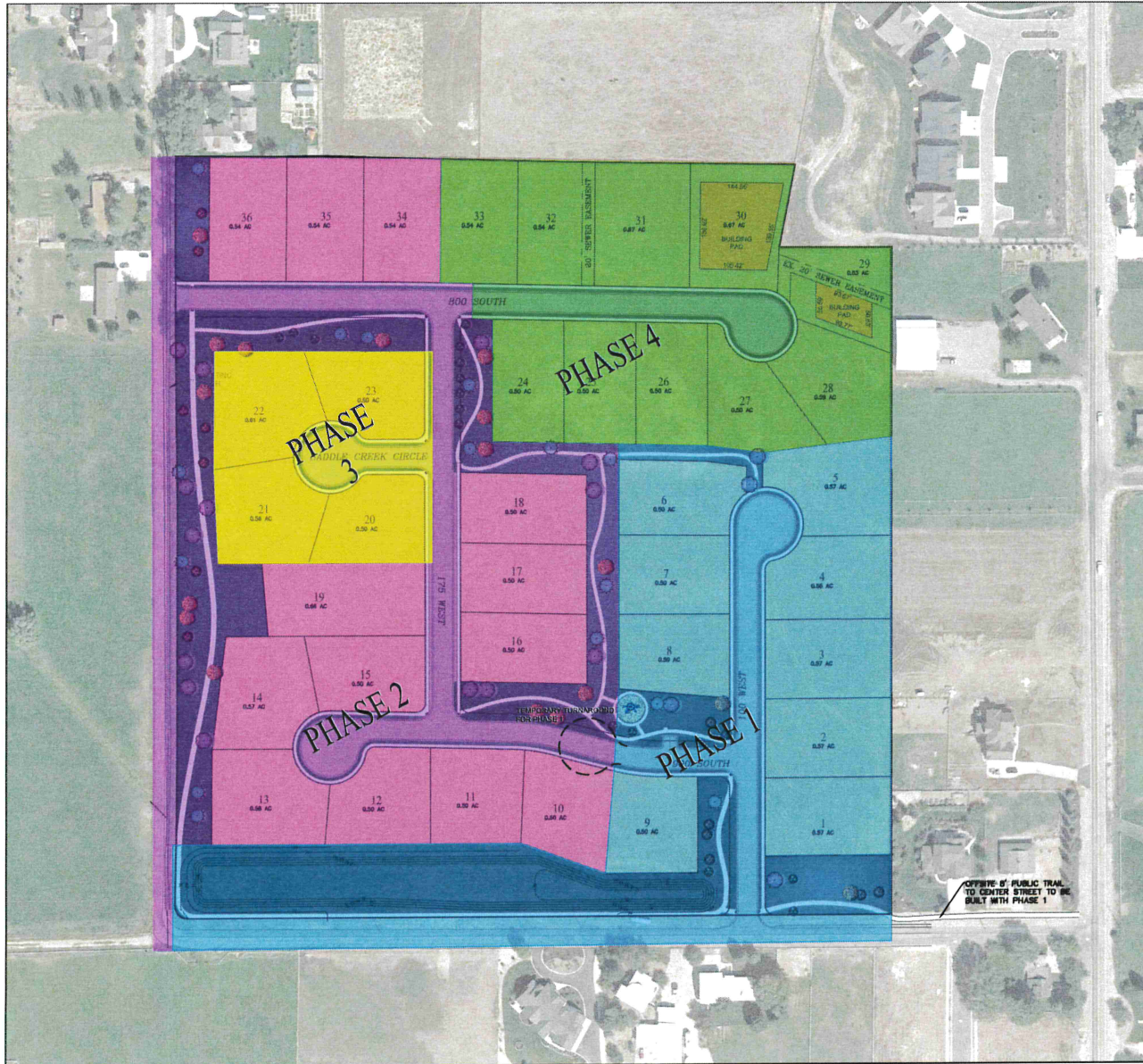
WATKINS  
SADDLE CREEK - PHASE 2 & 3

APPROVED MASTER PLAN



DESIGN BY: PDB	DATE: 30 MAR 2021	SHEET
DRAWN BY: CNB	REV:	2





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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PAUL A. BERG, P.E.  
SERIAL NO. 290595  
DATE: 30 MAR 2021

WATKINS  
SADDLE CREEK - PHASE 2 & 3  
APPROVED PHASING PLAN

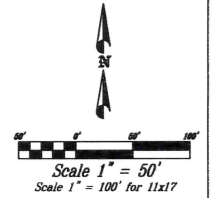
**BERG ENGINEERING**  
2301 N. Main St. Suite 204  
Midway, UT 84049  
ph 435.651.9749

DESIGN BY: POB  
DRAWN BY: CNB

DATE: 30 MAR 2021  
REV:

SHEET  
3





- LEGEND:**
- PHASE 1 LOTS
  - PHASE 2 & 3 LOTS
  - PHASE 1 LANDSCAPING
  - PHASE 2 & 3 LANDSCAPING

**LAND USE CALCULATIONS - PHASE 2 & 3:**

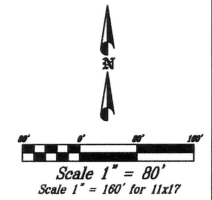
TOTAL AREA	15.31 AC
# OF LOTS	17 LOTS
OPEN SPACE	3.22 AC (21.03%)
TOTAL OPEN SPACE IN SUBDIVISION PHASE 1-3	6.12 ACRES (24.24%)

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CARL N. BERG L.A.  
 SERIAL NO. 7753720  
 DATE: 12 MAY 2021

WATKINS	
SADDLE CREEK - PHASE 2 & 3	
SITE PLAN - PHASE 2 & 3	
	
DESIGN BY: PDB	DATE: 17 MAY 2021
DRAWN BY: CNB	REV:
SHEET 4	

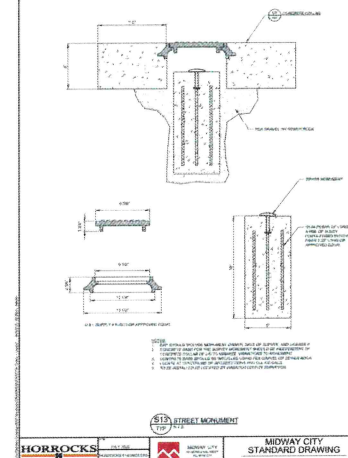
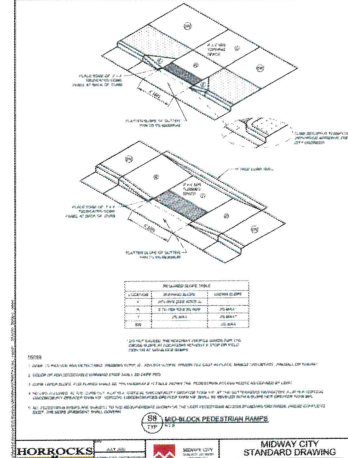
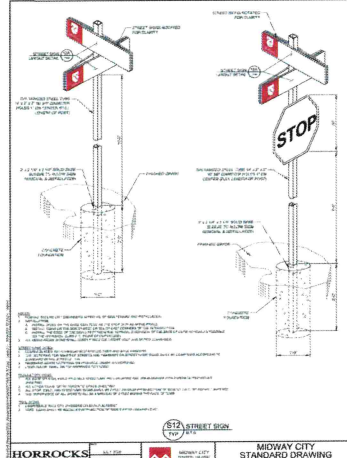
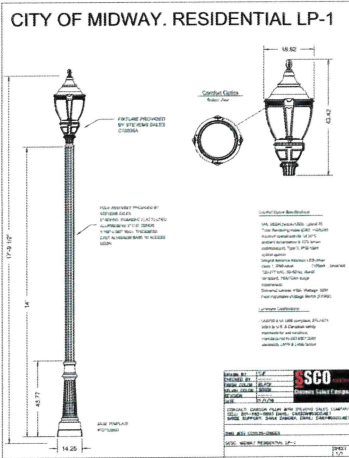
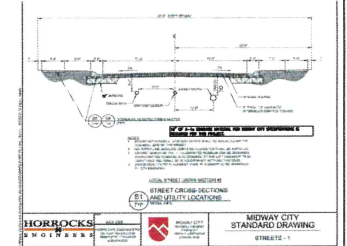
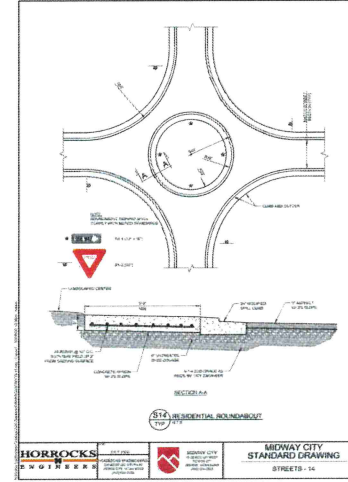
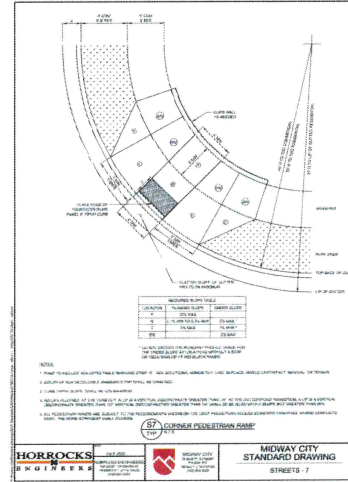
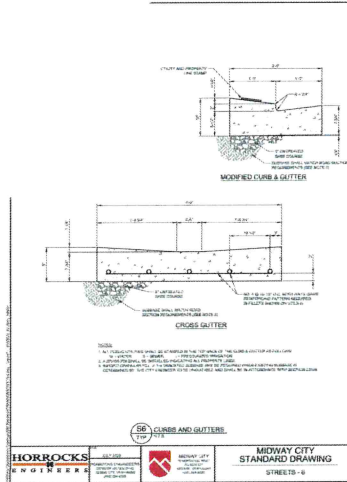
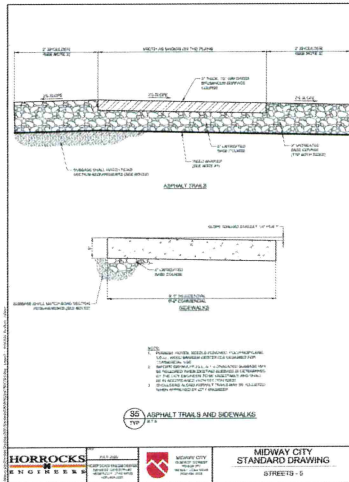




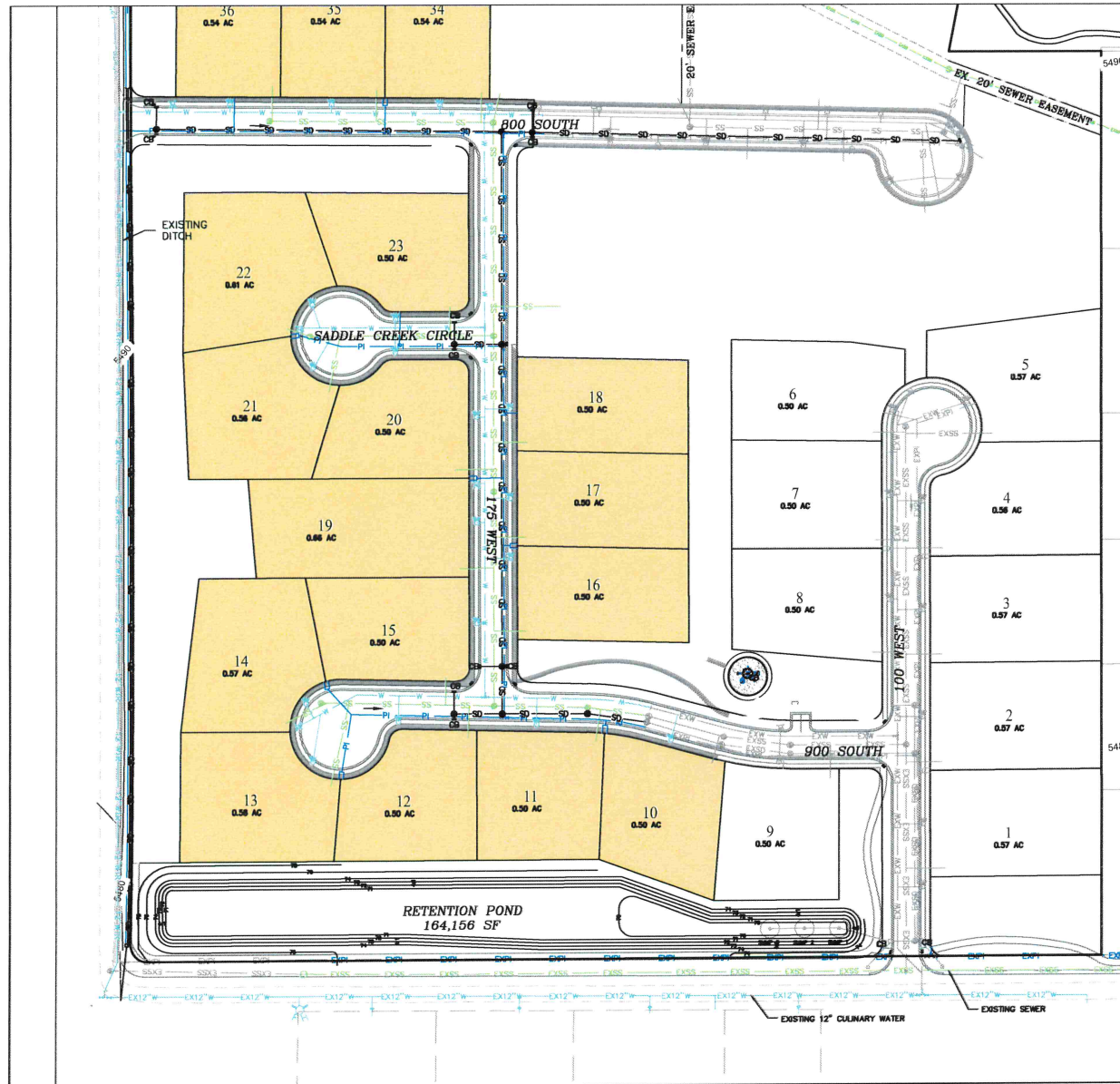
# PLANT SCHEDULE PHASE 2-3

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	16	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2" Cal	
	15	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B&B	2" Cal	
	9	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B	2" Cal	
	13	Eastern Cottonwood Sioulard / Populus deltoides 'Sioulard'	B&B	2.5" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	14	Colorado Spruce / Picea pungens	B&B		6-10
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	181,006 sf	Kentucky Bluegrass / Poa pratensis		sod	
		PHASE 1 LANDSCAPING (EXISTING)			

WATKINS		
SADDLE CREEK - PHASE 2 & 3		
LANDSCAPE PLAN - PHASE 2-3		
DESIGN BY: CNB	DATE: 22 JAN 2021	SHEET
DRAWN BY: CNB	REV:	5







# LEGEND

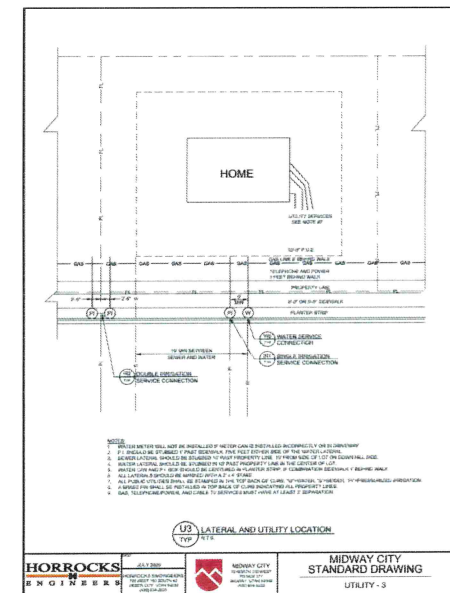
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN
- WATER METER
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN

**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.



**HORROCKS**  
ENGINEERS

2020 E. Main St. Suite 201A  
Midway, UT 84049  
ph 435 657 9149

MIDWAY CITY  
STANDARD DRAWING  
UTILITY - 3

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DATE: 12 MAY 2021

WATKINS  
SADDLE CREEK SUBDIVISION  
OVERALL UTILITY PLAN

**BERG ENGINEERING**  
2020 E. Main St. Suite 201A  
Midway, UT 84049  
ph 435 657 9149

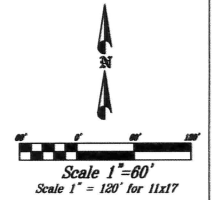
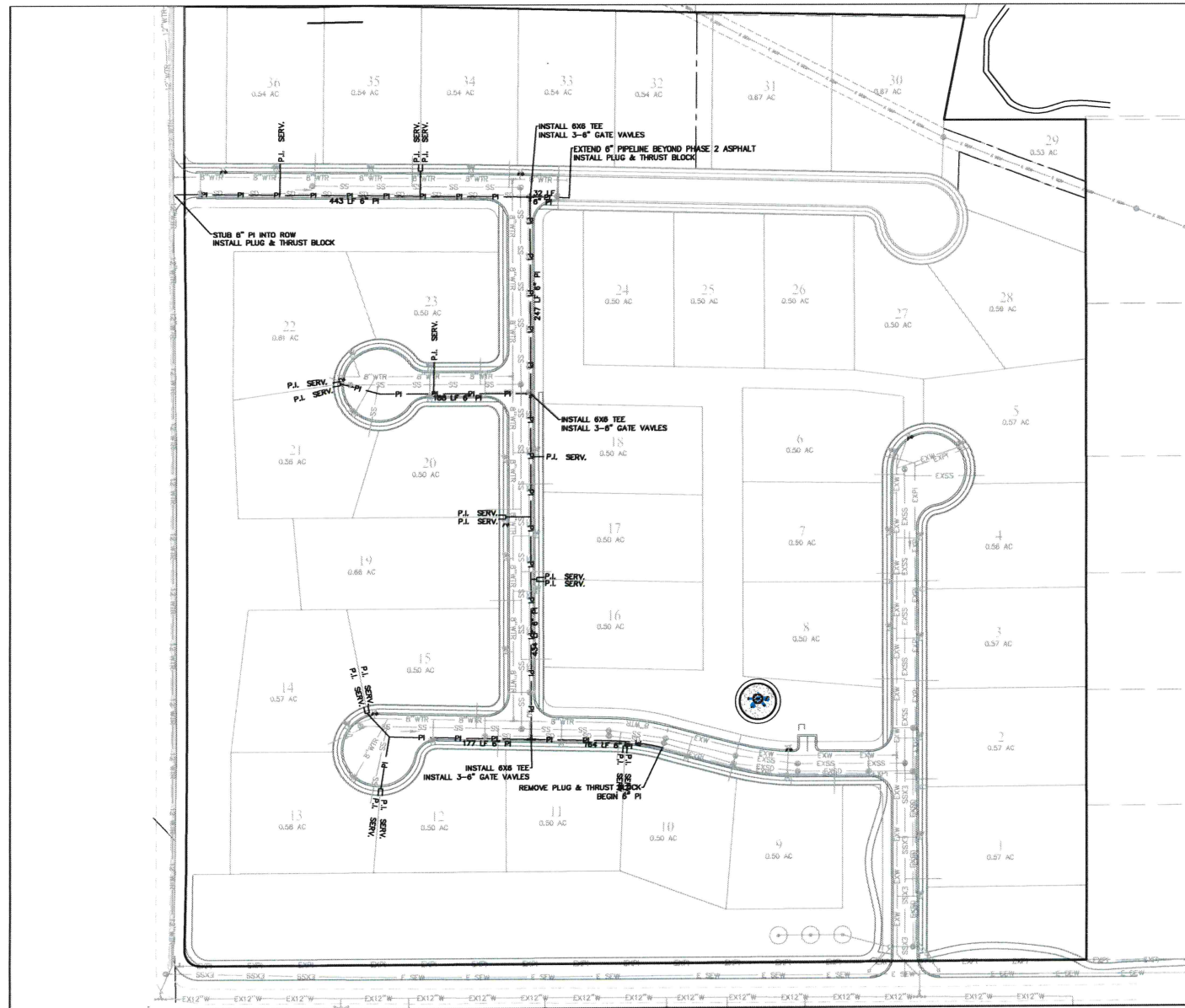
DESIGN BY: POB  
DRAWN BY: CJB

DATE: 12 MAY 2021

SHEET 11







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

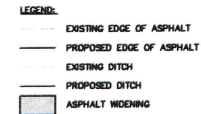
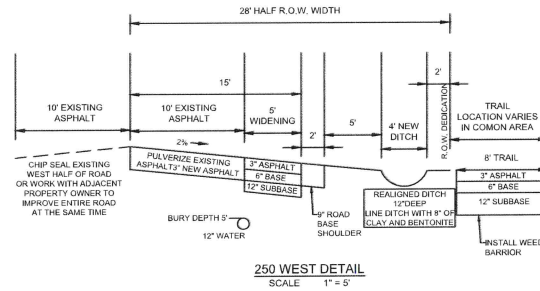
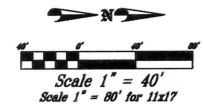
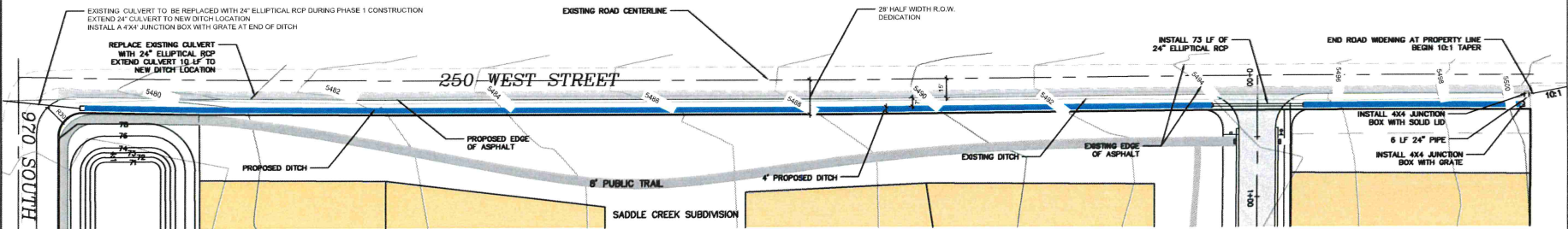
**BLUE STAKE NOTE:**  
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

**PRESSURIZED IRRIGATION NOTES:**  
2. ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWEST IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.  
3. ALL PRESSURIZED IRRIGATION MAIN LINES TO BE C900 DRI8 PURPLE PIPE.

**NOTE:**  
4. DRIVEWAYS ARE DETERMINED AT BUILDING PERMIT. WATER METER IS AT CENTER OF LOT PER CITY STANDARD.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
DWG. NO. 220000 P.E.  
SERIAL NO. 220000  
DATE: 22 JAN 2021

WATKINS SADDLE CREEK-PHASE 2 & 3 PRESSURIZED IRRIGATION PLAN	
	
DESIGN BY: PDB DRAWN BY: DAW	DATE: 22 JAN 2021 REV: 18



- NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
  2. ALL ROAD CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

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 P.E. \_\_\_\_\_  
 SERIAL NO. 285285  
 DATE: 12 MAY 2021

WATKINS SADDLE CREEK-PHASE 2 & 3	
250 WEST ROAD IMPROVEMENTS	
	
DESIGN BY: POB DRAWN BY: DEJ	DATE: 12 MAY 2021 REV: _____ SHEET 25

June 8, 2021

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

**Subject: Saddle Creek – Phase 2 & 3 – Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the Saddle Creek Phase 2 & 3 plans for the Final Review. All redline comments shall be addressed and the following comments should be addressed.

**General Comments**

- Phase 2 contains 13 lots and phase 3 contains 4 lots.
- The development will 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. Midway City will reimburse the developer for upsizing the line from 8" to 12".

**Pressure Irrigation**

- The subdivision will be serviced by Midway Irrigation Company.
- A new 8" secondary irrigation main will need to be installed from 970 south and tie to the existing secondary line just north of the proposed subdivision.

**Roads**

- The proposed roads within Phase 2 & 3 will be a 56' public right-of-way with side walk or trail on each 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 800 south. The trail does not extend to the North property line because the developer agreed to install a trail from their east property line on 970 south to Center Street. An 8' trail is also shown within the subdivision.

**Storm Drain**

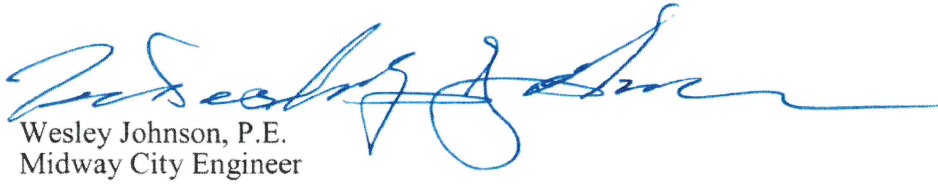
- The storm water within these phases will be public and will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.

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



Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg Berg Engineering