

Midway City Council
4 May 2021
Regular Meeting

Saddle Creek Ranch,
Phases 2 & 3 /
Preliminary Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 4, 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: 9

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.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend Berg Engineering, agent for DPW Heber Inc., is requesting preliminary approval of phases 2 and 3 of the Saddle Creek Ranch subdivision. Phases 2 and 3 includes seventeen 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 findings and all the conditions listed in the staff report.

Seconded: Commissioner Garland

Vice Chairman Bouwhuis: Any discussion on the motion?

Vice Chairman Bouwhuis: All in favor.

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

Nays:

Abstained:

Motion: Passed

The Planning Commission requested that the Parks, Trails and Tree committee provide a recommendation to the City Council on whether sections of trail within the development, adjacent to roads and within open space, are 5' concrete as recommended by City staff or 8' asphalt as proposed by the applicant. Staff has recommended concrete primarily for maintenance purposes since the city will be maintaining them, the applicant would prefer asphalt because of the aesthetic and user experience.

PARK, TRAILS AND TREE'S COMMITTEE RECOMMENDATION ON TRAIL:

Motion: Amanda Peterson: I make a motion that we recommend to the City Council that public paths within the development that are adjacent to roads and are within open space, are constructed as 8' asphalt trails. The reasoning is it will be safer, provide increased width and will enhance the continuity of trails within the open spaces.

Seconded: Sheila Siggard

Chairman Bouwhuis: Any discussion on the motion?

Chairman Bouwhuis: All in favor.

Ayes: Committee Members: Bouwhuis, Mickelson, Siggard, Fakler, Peterson, Tilman

Nays: Committee Members: Coleman – Agrees with the 8' asphalt trail but would like it to continue along 175 West in front of the proposed lots on east side of the street.

Abstained:

Motion: Passed

After the motion had passed, Committee Chair Bouwhuis requested that the City Council and developer consider the possibility of making all trails in the development publicly accessible (currently two sections of trail that are not adjacent to roads are anticipated to be private) and that the developer/HOA contribute annually to have the trails included in the City's trail maintenance program.

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

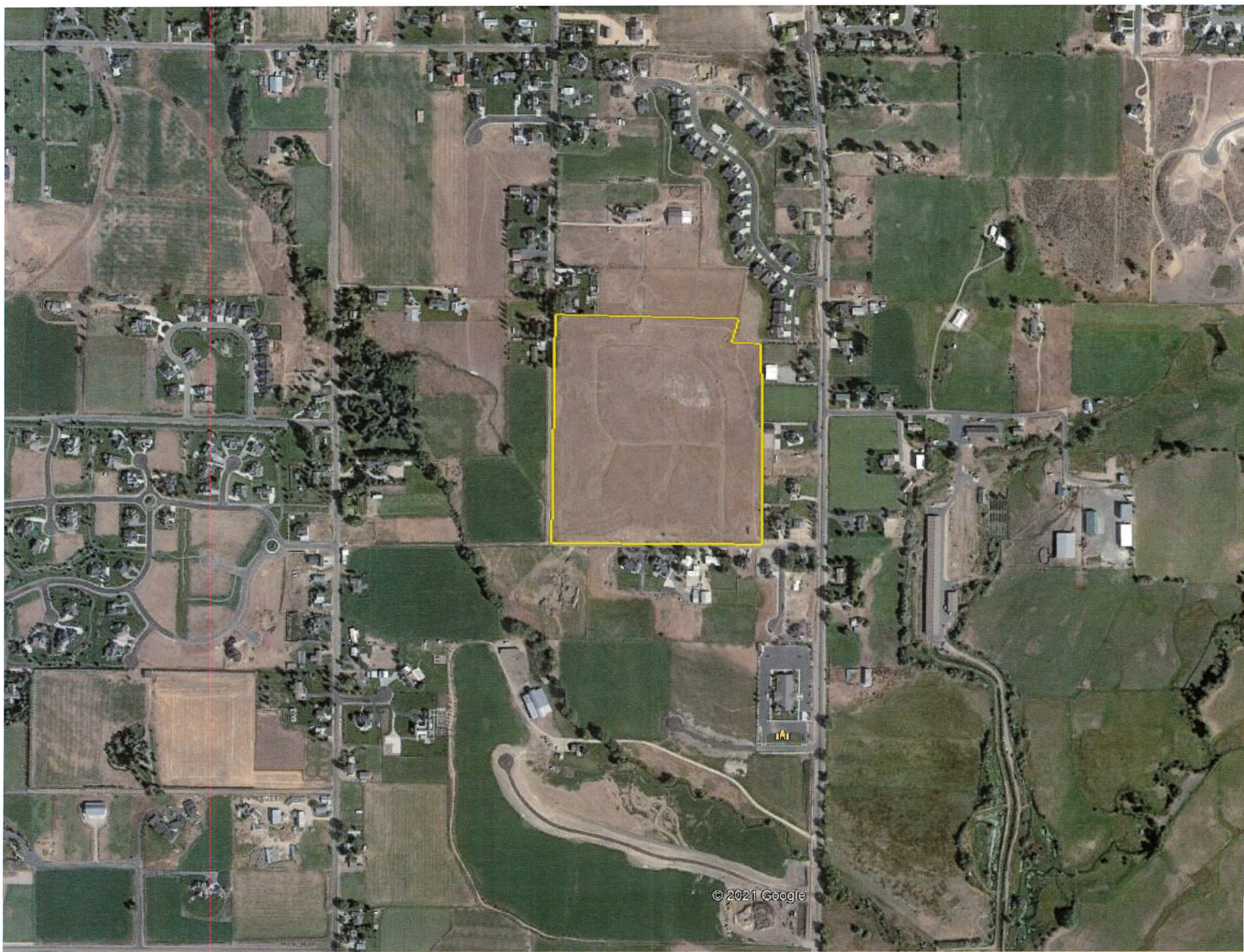
ALTERNATIVE ACTIONS:

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

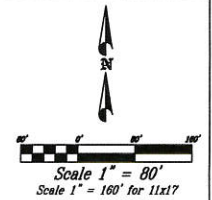
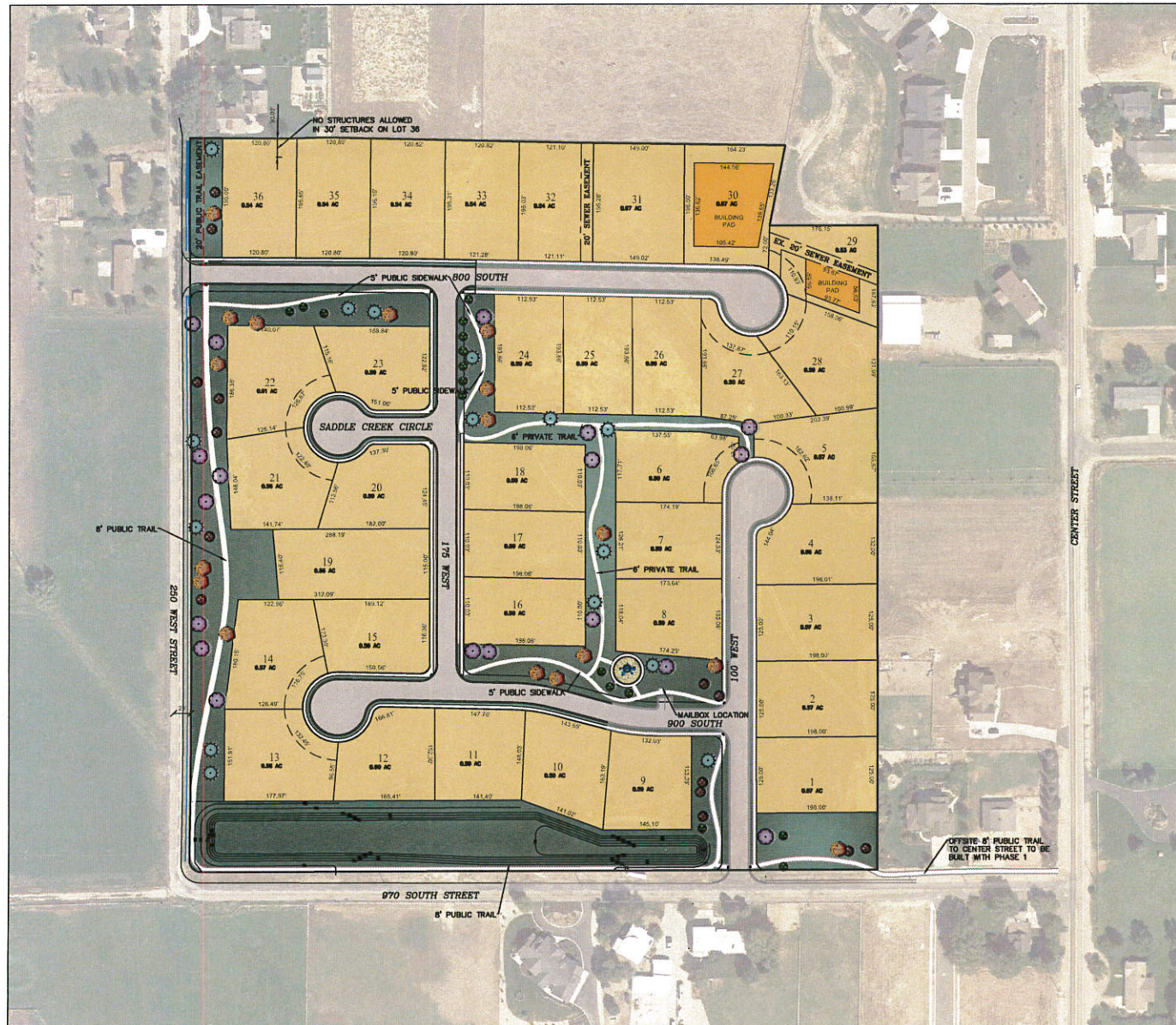
PROPOSED CONDITIONS:

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









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.

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BECK P.E.
SERIAL NO. 205595
DATE 30 MAR 2021

WATKINS
SADDLE CREEK - PHASE 2 & 3

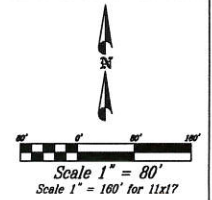
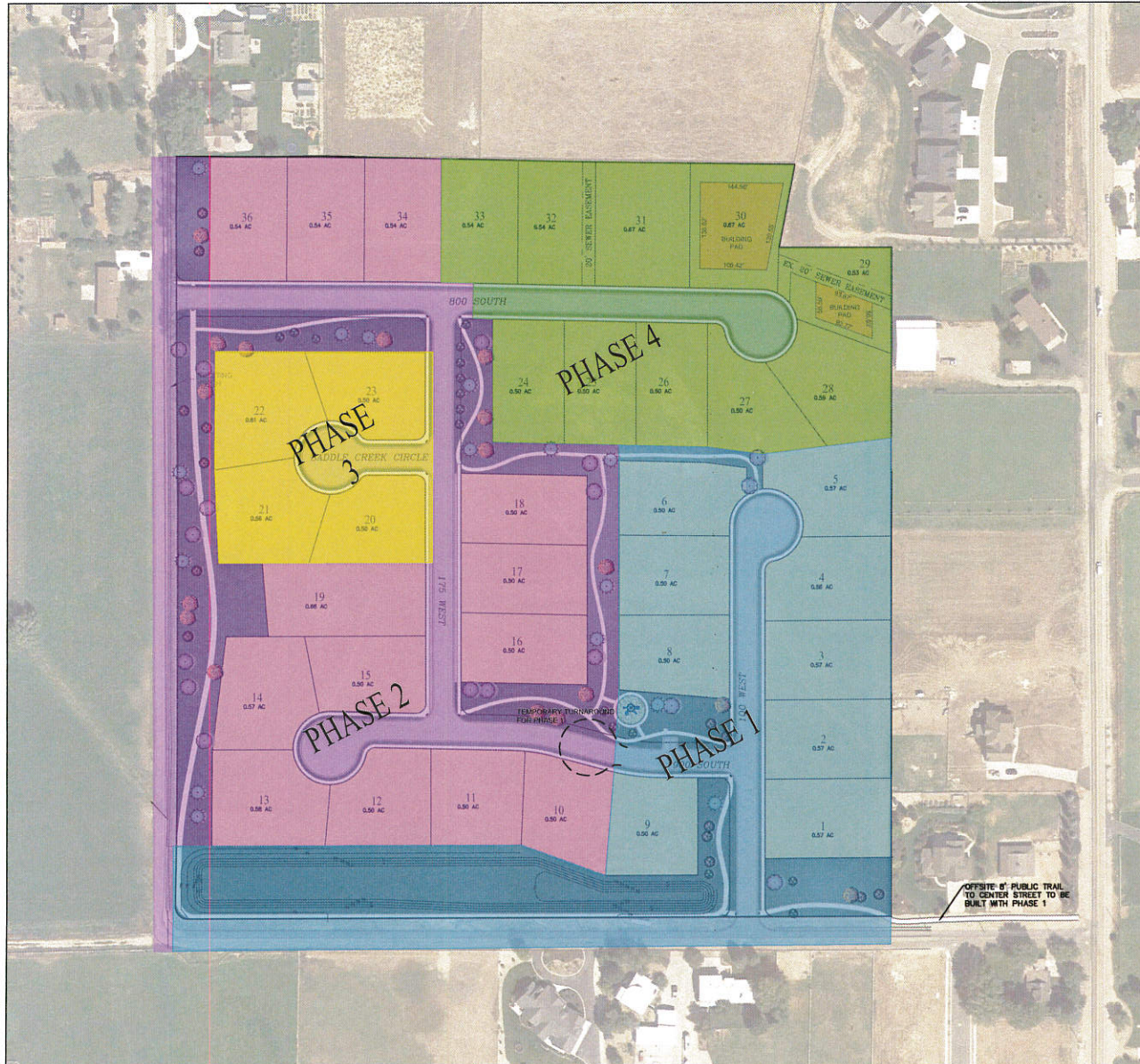
APPROVED MASTER PLAN

BERG ENGINEERING
280 E Main St Suite 204
Midway UT 84049
ph 435 657 9749

DESIGN BY: PDB
DRAWN BY: CNB

DATE: 30 MAR 2021
REV:

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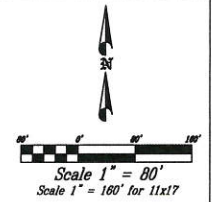
PHASE	LOTS
1	1-9 AND 970 SOUTH IMPROVEMENTS
2	10-19 & 34-36 AND 250 WEST IMPROVEMENTS
3	20-23
4	24-33

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	6.12 AC (48.15%)
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 (23.87%)
3	20-23	2.60 AC	0.00 AC	6.12 AC (19.15%)
4	24-33	6.31 AC	0.00 AC	
TOTAL	36	31.95 AC	6.12 AC	

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PAUL D. BECK, P.E.
SEAL NO. 200095
DATE: 30 MAR 2021

WATKINS		
SADDLE CREEK - PHASE 2 & 3		
APPROVED PHASING PLAN		
 BERG ENGINEERING 280 E Main St, Suite 204 Midway, UT 84049 ph 435.657.9749		
DESIGN BY: PDB	DATE: 30 MAR 2021	SHEET
DRAWN BY: CNB	REV:	3



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 Siouland / Populus deltoides "Siouland"	B&B	2.5" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	14	Colorado Spruce / Picea pungens	B&B		8-10"
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	181,006 sq	Kentucky Bluegrass / Poa pratensis	sod		
		PHASE 1 LANDSCAPING (EXISTING)			

WATKINS

SADDLE CREEK - PHASE 2 & 3

LANDSCAPE PLAN - PHASE 2-3

BERG ENGINEERING
1809 E. Main St., Suite 204
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ph 435.657.9749

DESIGN BY: CNB

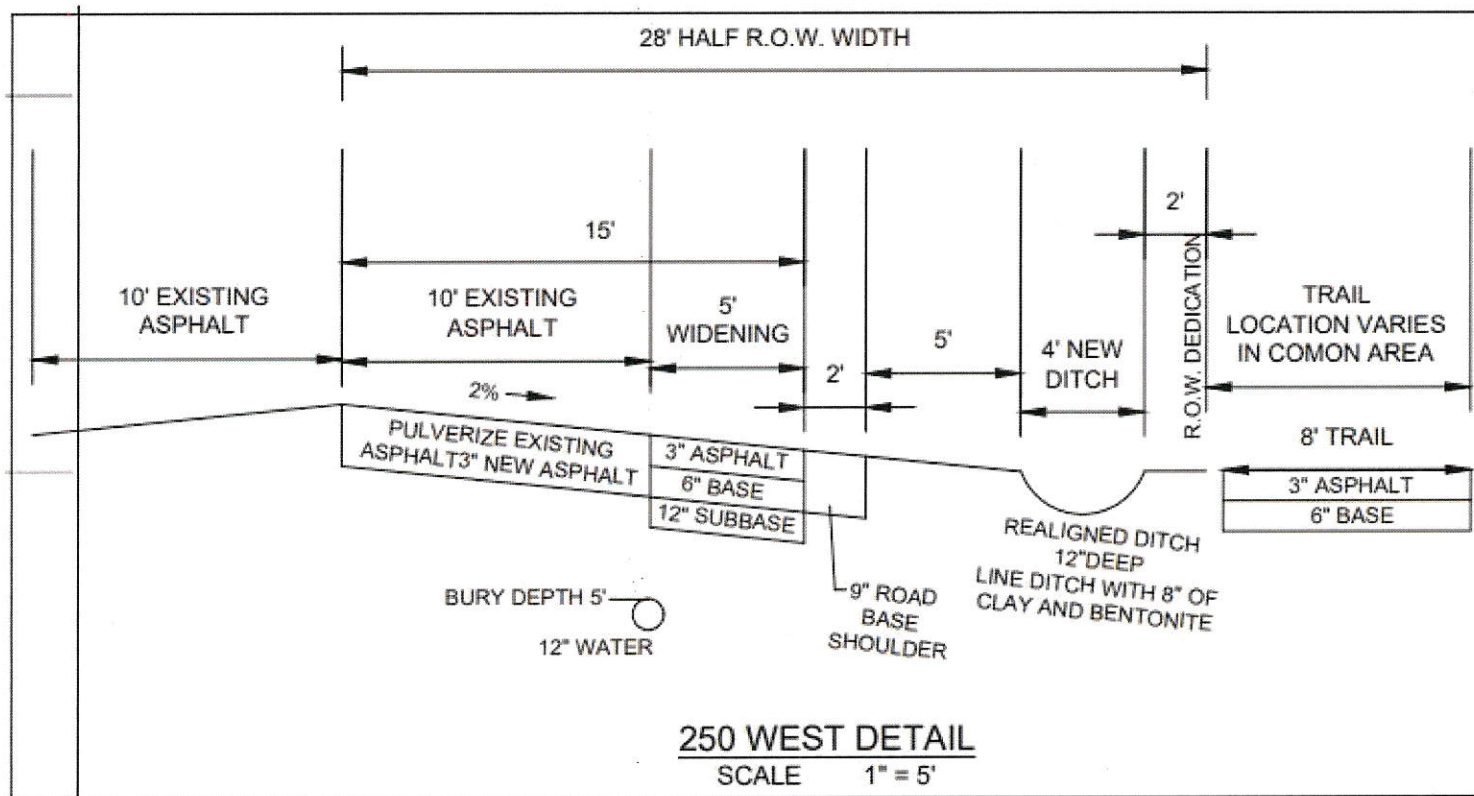
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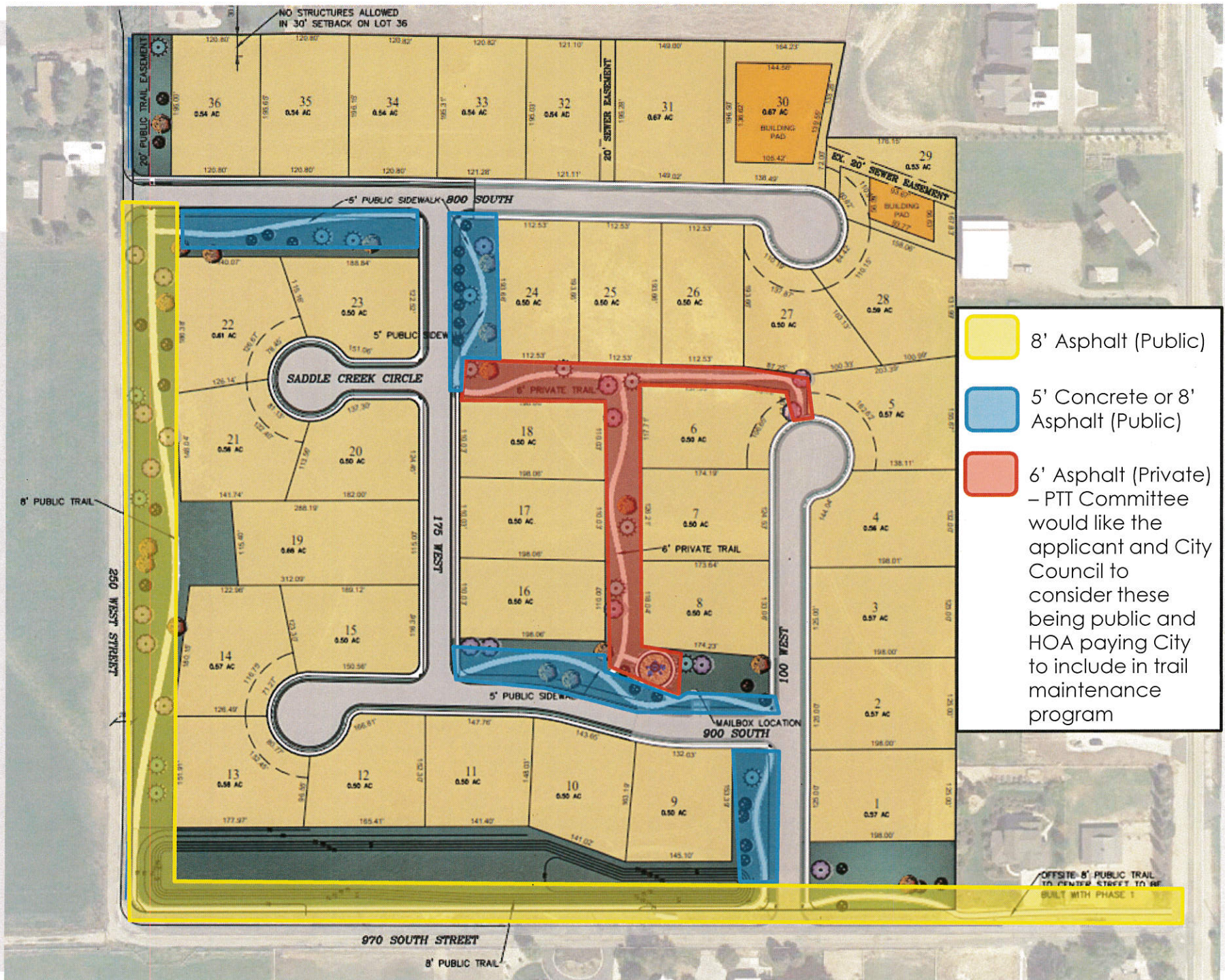
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REV:

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- 8' Asphalt (Public)
- 5' Concrete or 8' Asphalt (Public)
- 6' Asphalt (Private) – PTT Committee would like the applicant and City Council to consider these being public and HOA paying City to include in trail maintenance program