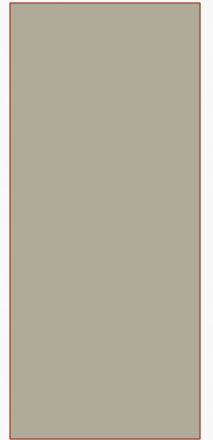


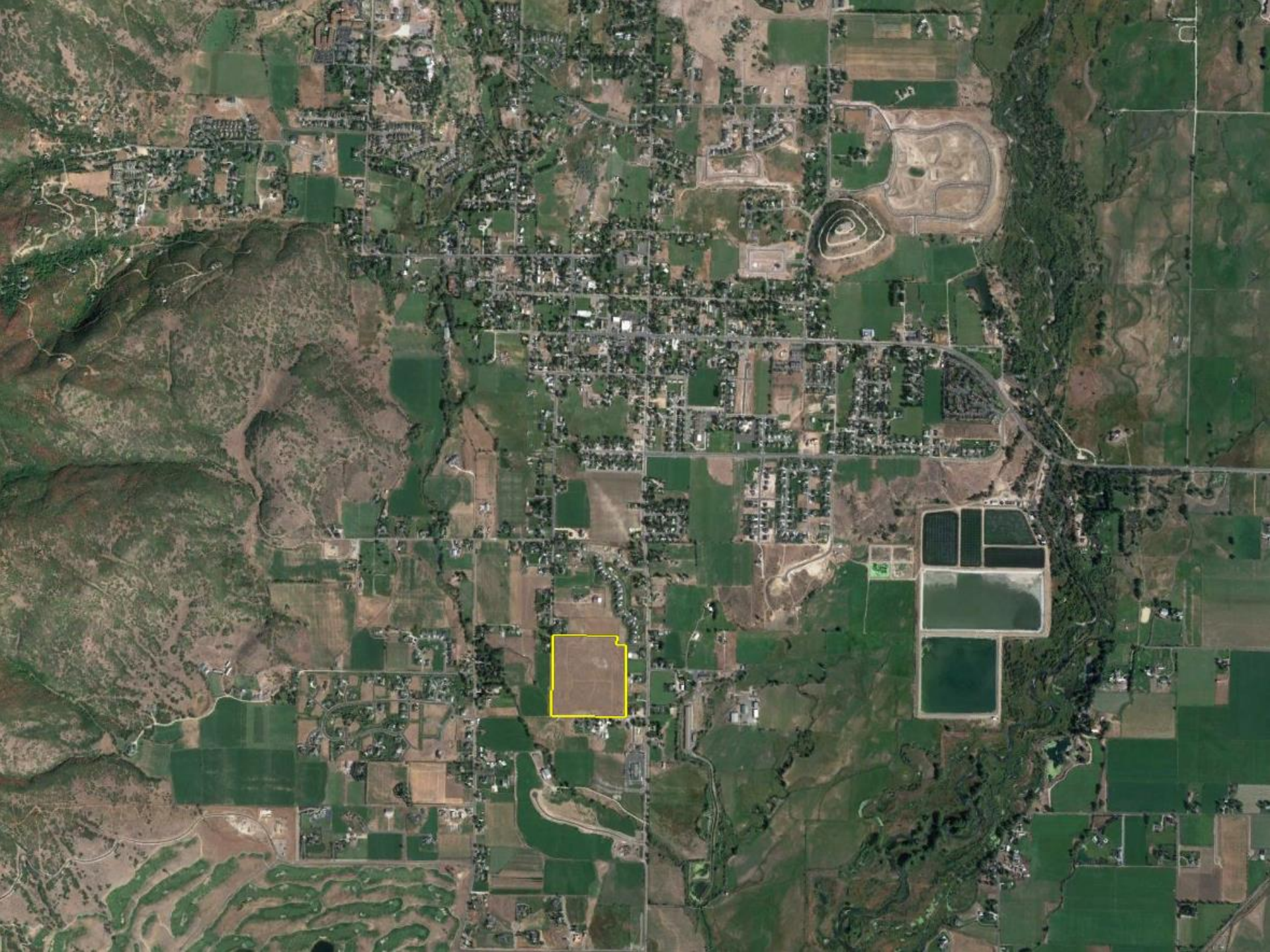
SADDLE CREEK RANCH PHASE 2 & 3

PRELIMINARY

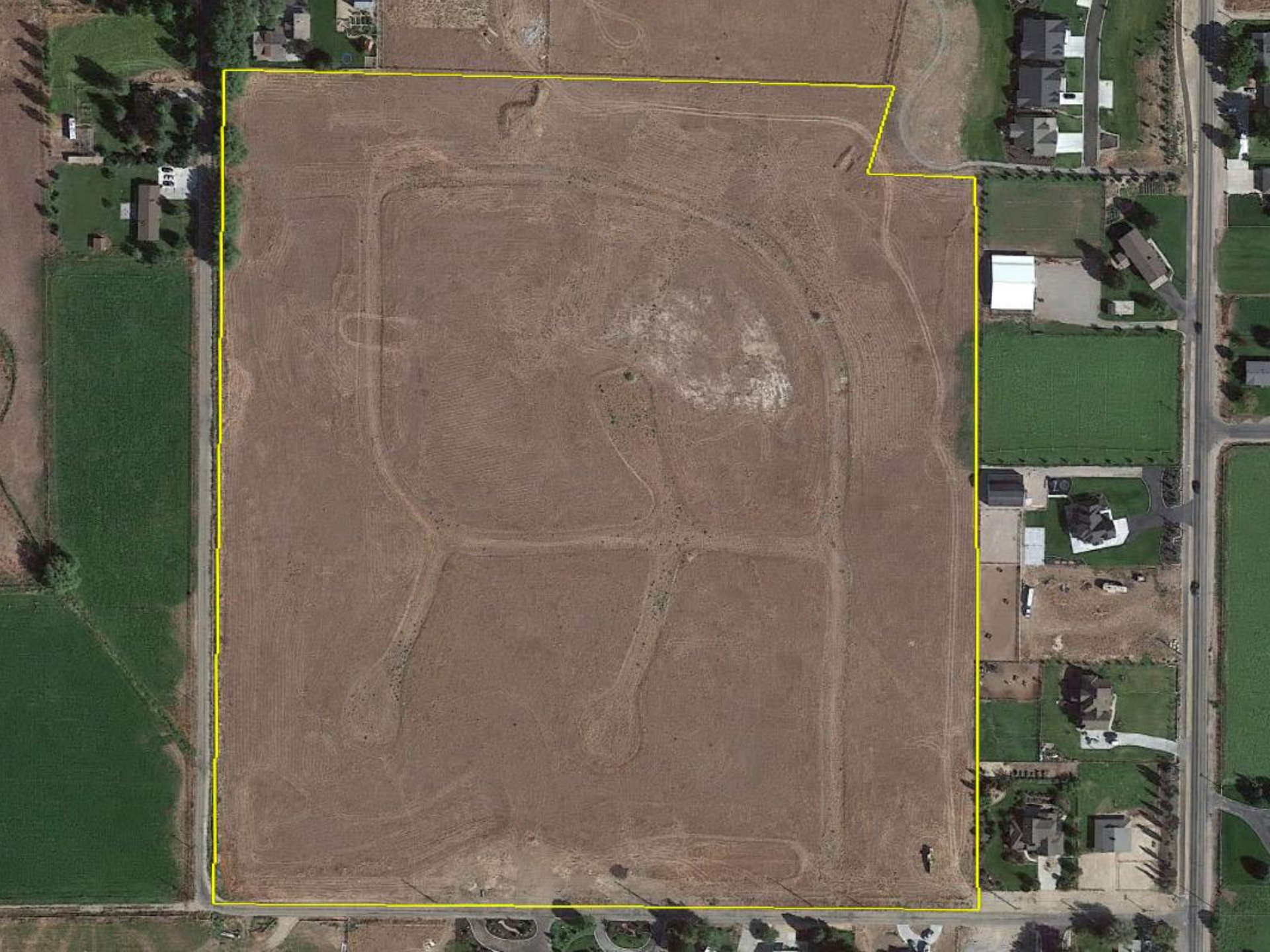


LAND USE SUMMARY

- Phase 2 – 12.23 acres, Phase 3 – 2.6 acres
 - Mater Plan - 31.99 acres
- R-1-22 zoning
- Phase 2 – Thirteen lots, Phase 3 – Four lots
 - Master Plan - 36 lots
- Open space
 - Total for both phases – 3.22 acres (25% of phase, 52% of total project open space)
- Standard subdivision
- Public roads
- 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



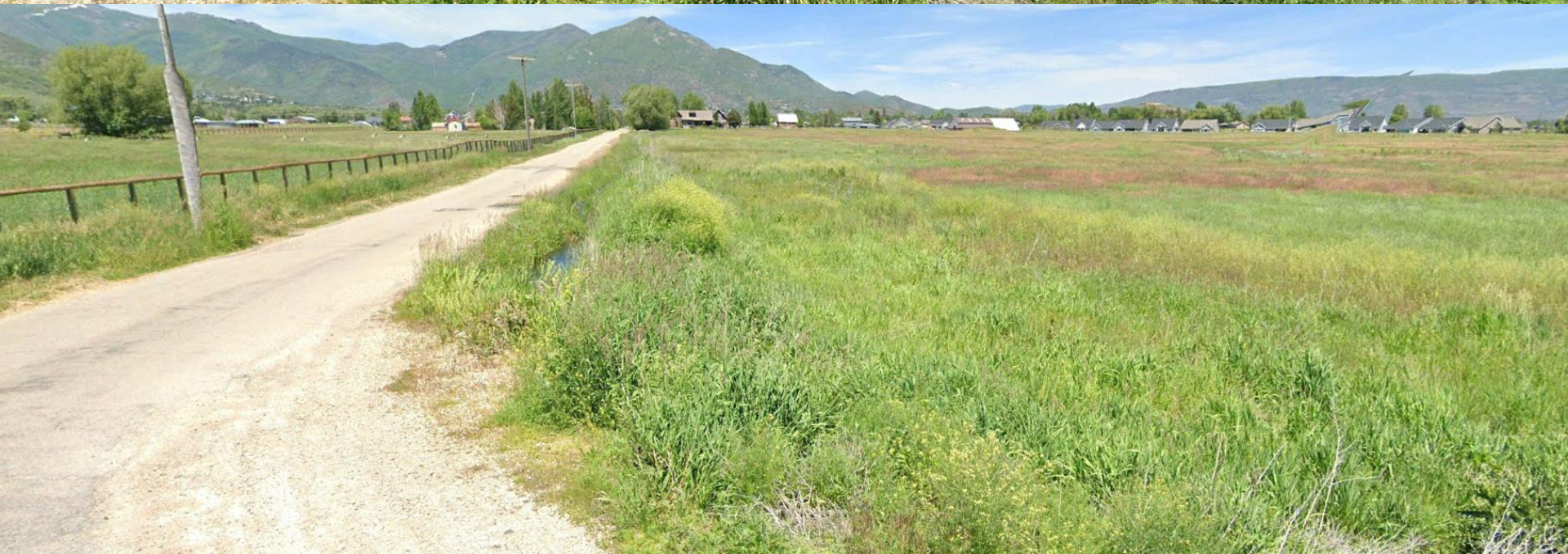




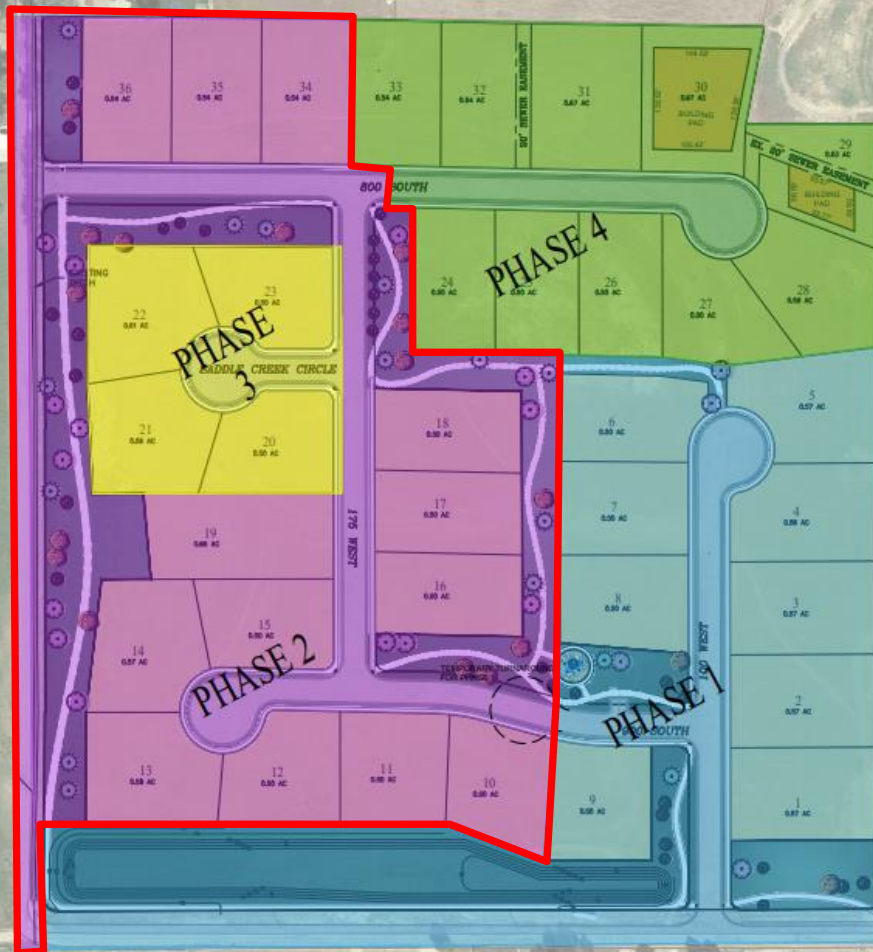
970 SOUTH - LOOKING N/W



970 SOUTH/250 WEST







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	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	

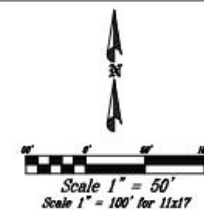
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UNLESS SHOWN AND SIGNED.
PWA, L. BROS. P.E.
SERIAL NO. 200000
DATE: 30 MAR 2021

WATKINS
SADDLE CREEK - PHASE 2 & 3

APPROVED PHASING PLAN



DESIGN BY: PEB DATE: 30 MAR 2021 SHEET
DRAWN BY: CNB REV: 3




LEGEND:

- PHASE 1 LOTS
- PHASE 2 & 3 LOTS
- PHASE 1 LANDSCAPING
- PHASE 2 & 3 LANDSCAPING

LAND USE CALCULATIONS – PHASE 2 & 3:

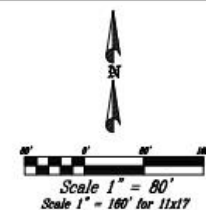
TOTAL AREA	15.31 AC
# OF LOTS	17 LOTS
OPEN SPACE	3.22 AC (21.03%)
TOTAL OPEN SPACE IN SUBDIVISION PHASE 1-3	6.12 ACRES (24.24%)

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



ENGINEERING
2102 E Main St., Suite 204
Midway, UT 84049
ph: 435.657.9749

DESIGN BY: PDB	DATE: 10 MAR 2021	<div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;">4</div>
DRAWN BY: CNB	REV:	



PLANT SCHEDULE PHASE 2-3

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	16	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	840	2"	Cal
	15	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	840	2"	Cal
	9	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	840	2"	Cal
	13	Eastern Cottonwood Shrubland / Populus deltoides 'Shrubland'	840	2.5"	Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	14	Colorado Spruce / Picea pungens	840		6-10'
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	151,000 sf	Kentucky Bluegrass / Poa pratensis	840		
		PHASE 1 LANDSCAPING (EXISTING)			

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

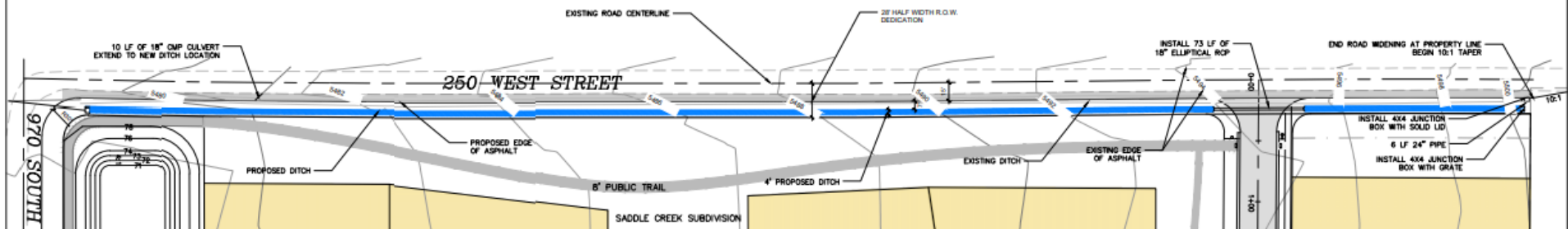
8' PUBLIC TRAIL

PLAYGROUND

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

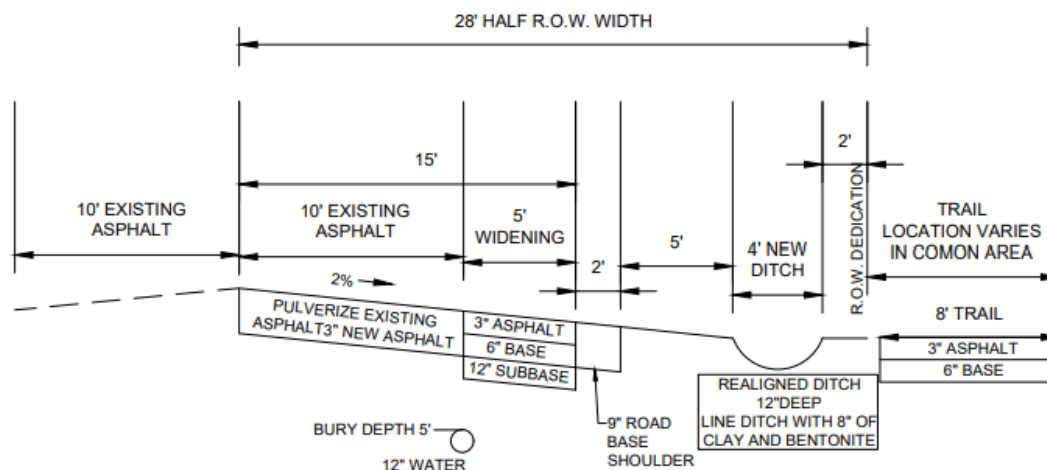
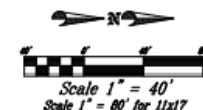
ENGINEERING
200 E Main St. Suite 204
Midvale, UT 84049
ph 435.657.9349

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 22 Jan 2021
REV:
SHEET
5



LEGEND:


- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING DITCH
- PROPOSED DITCH
- ASPHALT WIDENING



250 WEST DETAIL
SCALE 1" = 5'

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PAUL D. BERRY, P.E.
SERIAL NO. 280000
DATE: 22 JAN 2021

WATKINS	
SADDLE CREEK-PHASE 2 & 3	
250 WEST ROAD IMPROVEMENTS	
 ENGINEERING 2101 E. Main St., Suite 204 Midway, UT 84049 ph 435.657.8740	
DESIGN BY: PMB	DATE: 22 JAN 2021
DRAWN BY: DEF	REV: 25

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 TREES 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

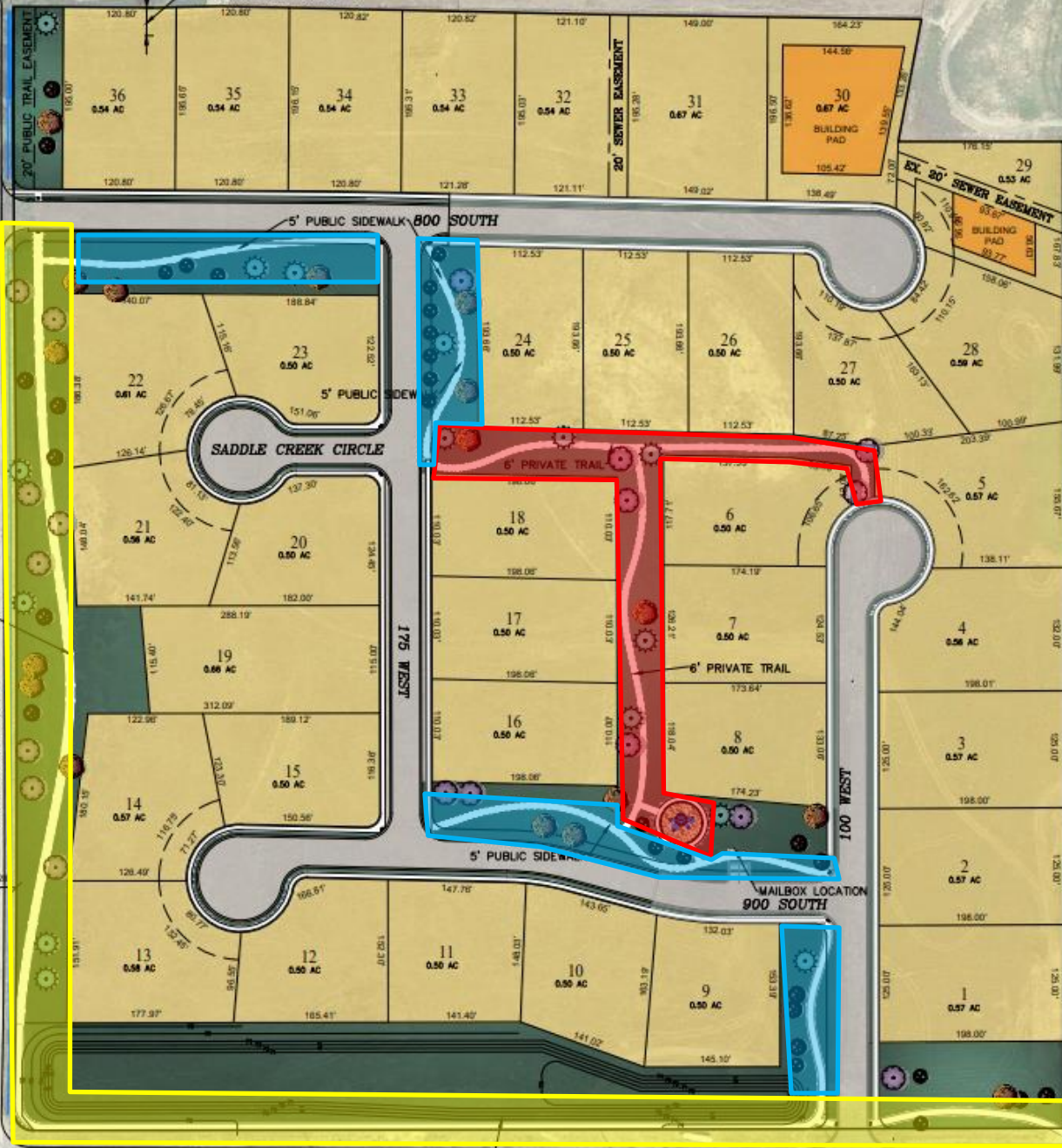
Nays: Committee Members: Coleman – Agrees with the 8' asphalt trail but would like it to continue along 175 West in front of the proposed lots on east side of the street.

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.

NO STRUCTURES ALLOWED
IN 30' SETBACK ON LOT 36



- 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

POSSIBLE 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

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 overtime
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