



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 11, 2019

NAME OF PROJECT: Saddle Creek Subdivision

NAME OF APPLICANT: DPW Heber Inc.

AGENDA ITEM: Phase 1 Preliminary

LOCATION OF ITEM: 970 South 250 West

ZONING DESIGNATION: R-1-22

ITEM: 5

Paul Berg, agent for DPW Heber Inc., is requesting preliminary approval of phase 1 of the Saddle Creek Ranch subdivision. Phase 1 includes nine lots on 10.37 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

Paul Berg is proposing approval of Phase 1 of Saddle Creek Master Plan that was approved by the City Council on June 7th which will replace the existing recorded plat of Saddle Creek Planned Unit Development (PUD) once that plat is officially vacated. Phase 1 consists of nine lots on 10.37 acres (9.84 acres after road dedication) and is the first of four phases included in the master plan.

Phase 1 is located in the southeast section of the master plan. It includes nine lots, public streets, public trail, 970 South road improvements, a tot lot and open space that will be owned by the homeowner's association. There will also be a temporary turnaround that will built and remain until phase 2 is constructed.

LAND USE SUMMARY:

Phase 1

- 9.84 acres
- R-1-22 zoning
- Nine lots
- 2.91 acres of open space (29.57%)
- 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 – Phase 1 includes 2.91 acres of open space which is 29.57%. Each phase is required a minimum of 15% 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 1 improvements – The developer is required to move or bury the transmission lines that run along 970 South as a requirement for phase 1. 970 South will also need to be built to its full width as part of Phase 1. Also, improvements to the intersection of Center Street and 970 South are required with this phase.

Timing of approvals – The developer is allowed to receive approvals for any of the phases in the master plan, but no plat map can be recorded, or any construction of improvements can be made, until the transmission line along 970 South until the transmission lines along 970 South in the process of being buried or being moved so that 970 South can be constructed to its planned width.

Trails – The develop will construct an 8' wide paved trail along 970 South from Center Street to 250 West. There is also a combination of public trails and sidewalks located in Phase 1. The one trail that is not a public trail, which will be maintained by the HOA, is located between lots 5 and 6 and heads to the west.

Water extension line agreements – The develop 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. Staff and the applicant's representative have discussed the timing of the payments. Staff has suggested a one-time payment for both agreements take place before the recording of Phase 1. The applicant's representative has suggested that payment is made at a prorated share, per plat, based on the number of lots in each plat. There are two identified issues with the prorated plan. First, tracking the payments over multiple years will require careful tracking. Second, the water extension line agreements most likely will expire before the final payments are made. This issue will need to be decided before approval of Phase 1.

PLANNING COMMISSION RECOMMENDATION:

Amended Motion: Council Member Drury moved to approve a master plan amendment for the Saddle Creek Ranch PUD with the following findings and conditions:

- The proposed master plan appeared to meet the requirements of the code.
- The proposal met the vision as described in the General Plan for the R-1-22 zone.
- The General Plan supported reducing density in Midway wherever appropriate.
- The proposal contained 21 less lots than the recorded PUD subdivision.
- All off-site improvements would be constructed with phase 1 except the improvements to 250 West and the trail along 250 West which would be done in phase 2.
- The developer would complete the trail from the development to Center Street.

- No plat map could be recorded, or any construction of improvements could be made, until the transmission line along 970 South was approved to be moved by Heber Light & Power or was actually being moved.
- For Lot #36 any buildings would have a 30-foot setback from the northern lot boundary.

Paul Berg clarified that construction of the improvements could occur while the transmission line was being moved.

Second: Council Member Orme seconded the amended motion.

Vote: The motion was approved with the Council voting as follows:

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

PROPOSED FINDINGS:

- The proposed plans for phase1 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 Center Street and 970 South will benefit the community in general
- The public trail built along 970 South will help complete the master trail plan that will benefit members of the community

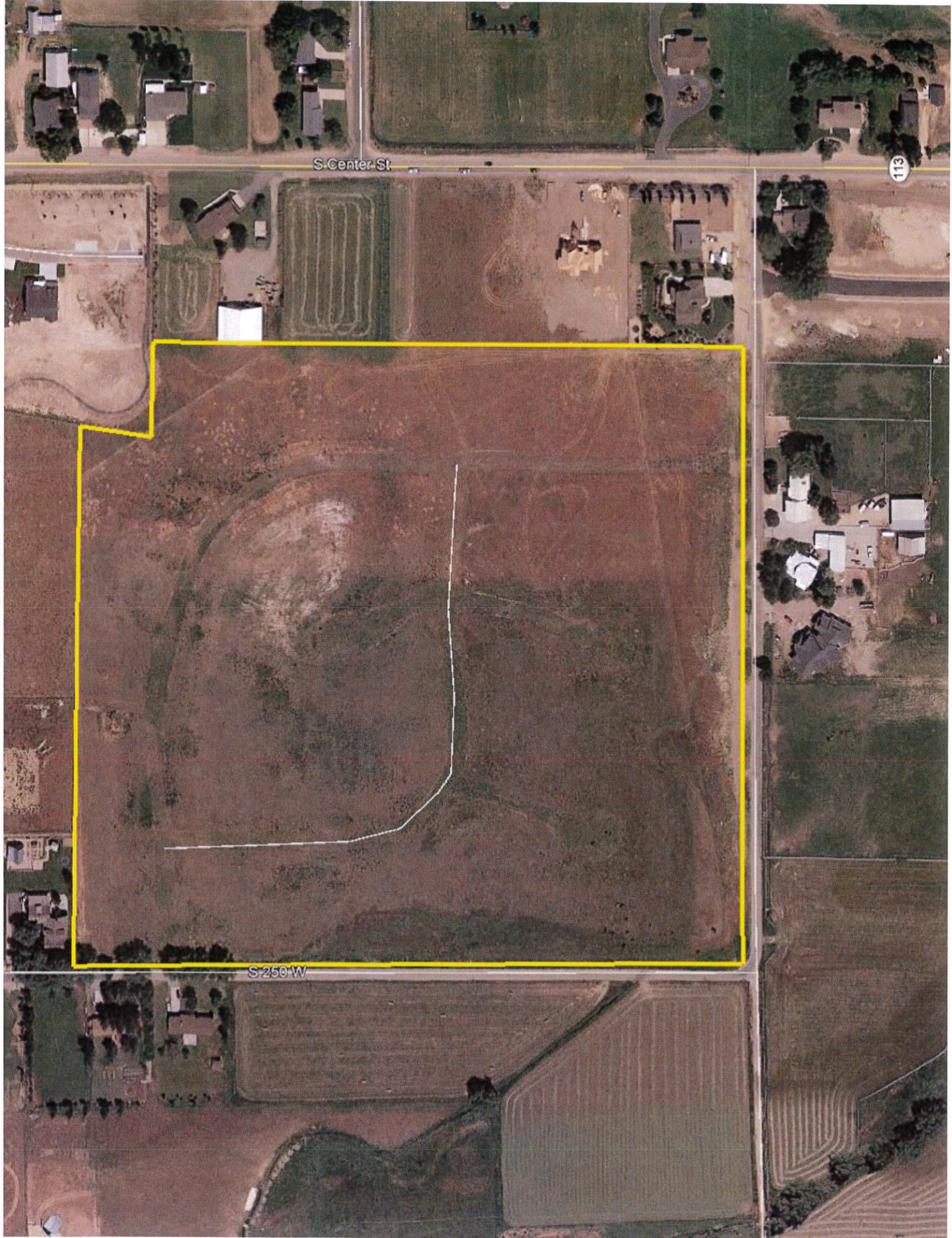
ALTERNATIVE ACTIONS:

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

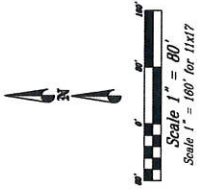
2. Continuance. This action can be taken if the Planning Commission finds there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action 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. Required water extension line agreement fees are paid for all 36 lots before the recording of the plat for Phase 1.
2. The developer will work with the post office to find a location, out of the sight visibility triangle, for the Cluster Box Unit that will service the subdivision and submit that plan with the application for final approval.
3. 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.







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

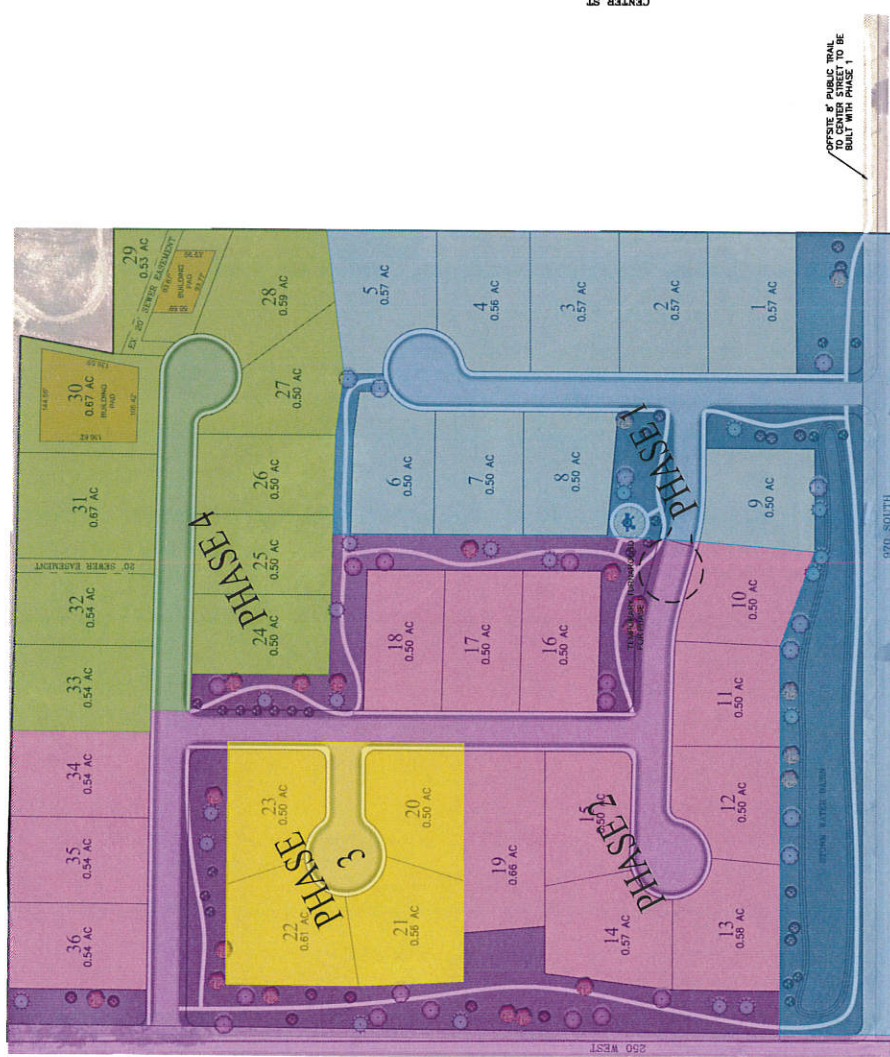
PHASE	LOTS	TOTAL AREA	OPEN SPACE / PHASE	TOTAL OPEN SPACE
1	1-9	10.37 AC	3.26 AC	3.26 AC (31.44%)
2	10-19&34-36	12.67 AC	2.92 AC	6.18 AC (26.82%)
3	20-23	2.50 AC	0.00 AC	0.00 AC (0.00%)
4	24-33	2.50 AC	0.00 AC	0.00 AC (0.00%)
TOTAL	35	31.99 AC	6.18 AC	6.18 AC (19.32%)

THIS DOCUMENT IS RELAYED
FOR THE CONSTRUCTION
OF THE PROJECT AND IS NOT
FOR ANY OTHER PURPOSE.
DATE: 12.01.2019

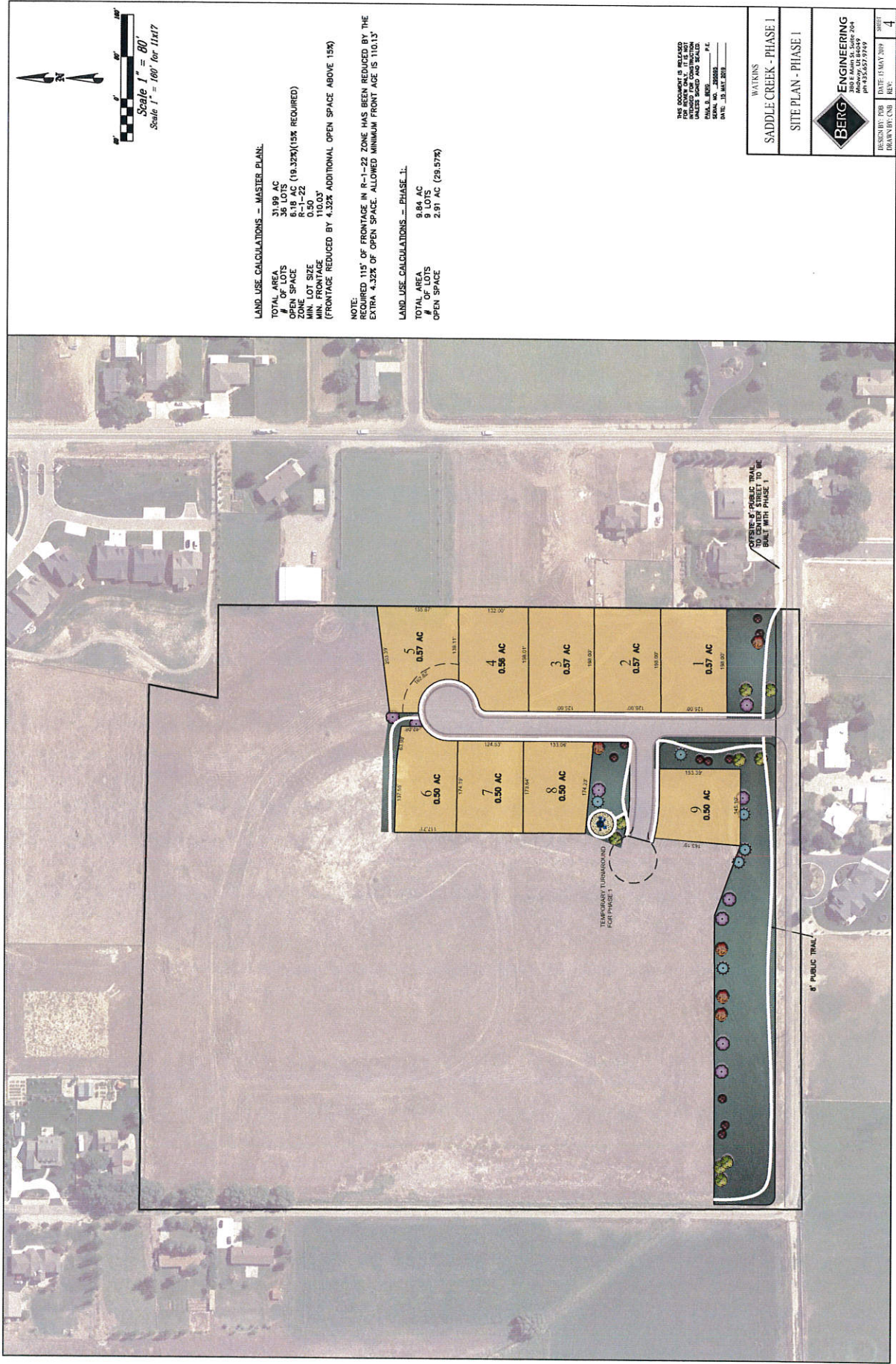
WATKINS
SADDLE CREEK - PHASE I
APPROVED PHASING PLAN

BERG ENGINEERING
10000 W. 100th Ave., Suite 100
Denver, CO 80044
Tel: 303.555.7944
Fax: 303.555.7945

DESIGNED FOR: [blank]
DRAWN BY: CMI
DATE: 13 MAY 2019
SHEET: 3



CENTER ST



LAND USE CALCULATIONS - MASTER PLAN:

TOTAL AREA 31.98 AC
OF LOTS 36
OPEN SPACE (19.32%) (15% REQUIRED)
ZONE R-1-22
MIN. LOT SIZE 0.50
MIN. FRONTAGE 110.03'
(FRONTAGE REDUCED BY 4.32% ADDITIONAL OPEN SPACE ABOVE 15%)

NOTE:
REQUIRED 11% OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE
EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

LAND USE CALCULATIONS - PHASE 1:

TOTAL AREA 9.84 AC
OF LOTS 9
OPEN SPACE (29.57%)

THIS DOCUMENT IS RELEASED
UNLESS OTHERWISE NOTED
FOR THE INFORMATION OF THE
PUBLIC AND THE STATE OF TEXAS
DATE: 13 MAY 2019

WATKINS

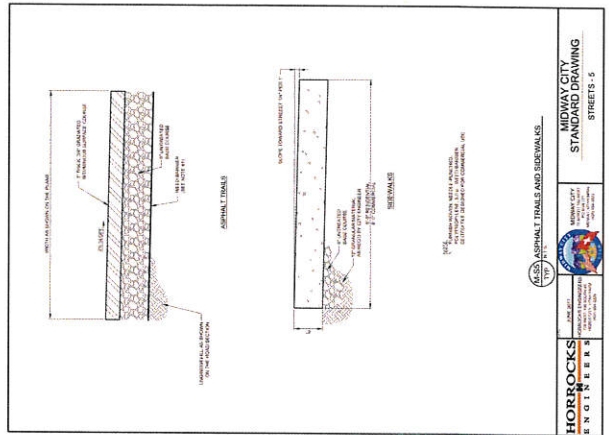
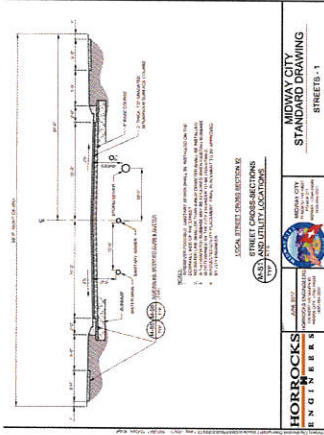
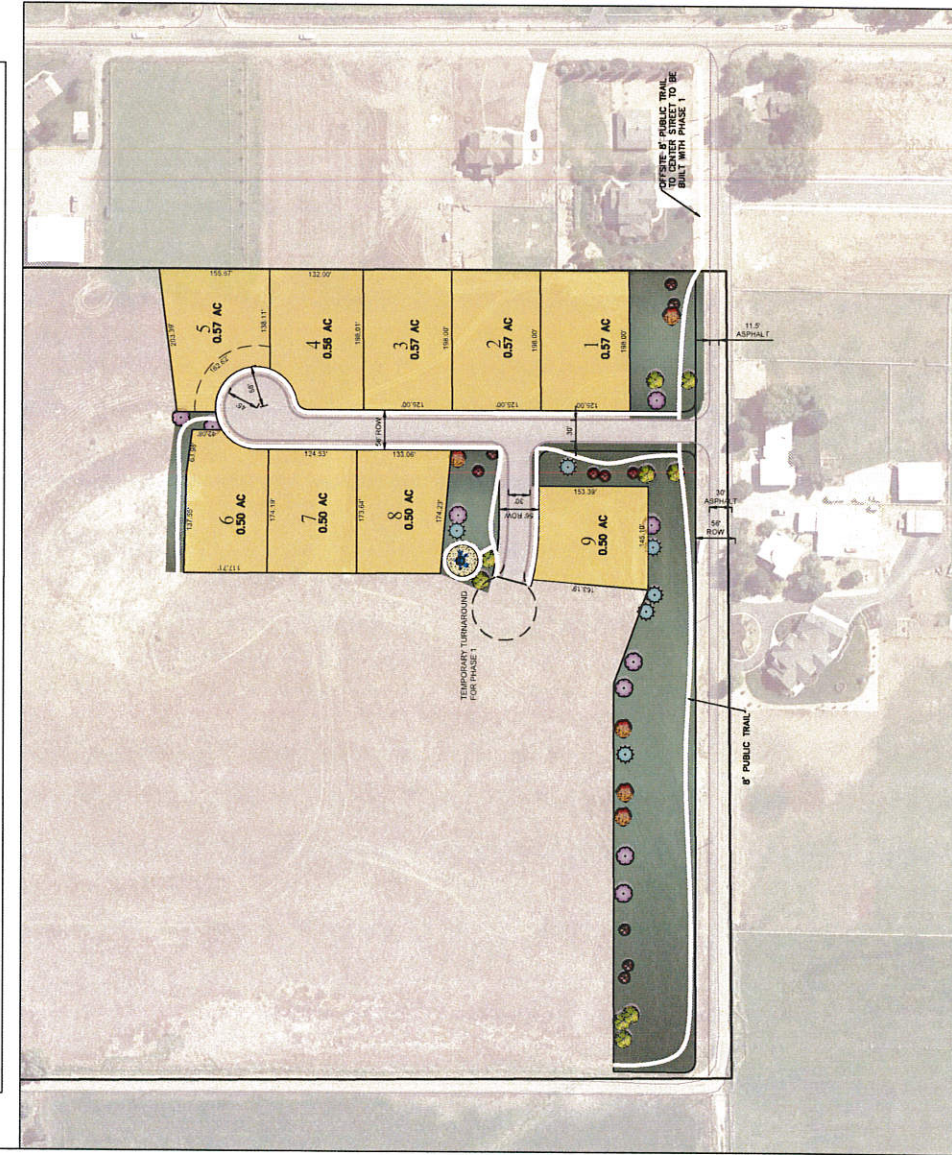
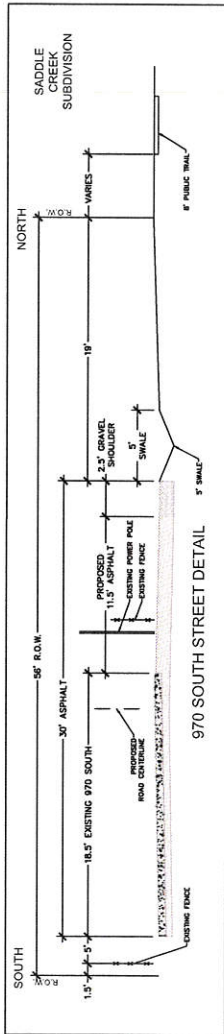
SADDLE CREEK - PHASE I

SITE PLAN - PHASE I



BERG ENGINEERING
10000 W. 10TH STREET, SUITE 100
ARLINGTON, TEXAS 76010
PH: 817.627.9747

DESIGN BY: TDB
PREPARED BY: CSB
DATE: 13 MAY 2019
SHEET 4



THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

WATKINS

SADDLE CREEK - PHASE I

PRELIMINARY STREETS & TRAILS PLAN - PHASE I

BERG ENGINEERING

ARCHITECTS, ENGINEERS & PLANNERS

10000 N. 10TH AVE., SUITE 100

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FAX: 602.998.7949

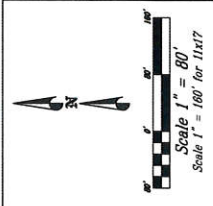
DATE: 15 MAY 2019

DESIGNER: PDB

DRAWN: CDB

DATE: 15 MAY 2019

SHEET: 5



PLANT SCHEDULE				
SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CODE	SIZE
	5	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	0 & B	27" cal
	9	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	0 & B	27" cal
	10	Canada Red Chokeberry / Prunella virginiana 'Canada Red'	0 & B	27" cal
	9	Littleleaf Linden / Tilia cordata	0 & B	27" cal
EVERGREEN TREES				
	QTY	COMMON NAME / BOTANICAL NAME	CODE	SIZE
	6	Colorado Spruce / Picea pungens	0 & B	9-10'
GROUND COVERS				
	QTY	COMMON NAME / BOTANICAL NAME	CODE	SIZE
	145,913 sf	Kentucky Bluegrass / Poa pratensis	0 & B	seed

THE SCHEDULE OF MATERIALS
FOR THIS PROJECT IS A SUMMARY
OF THE MATERIALS LISTED IN THE
SPECIFICATIONS AND SHALL BE
USED FOR BIDDING AND CONSTRUCTION.
DATE: 11.10.2019
BY: J. BERG

WATKINS

SADDLE CREEK - PHASE 1

PRELIMINARY

LANDSCAPE PLAN - PHASE 1

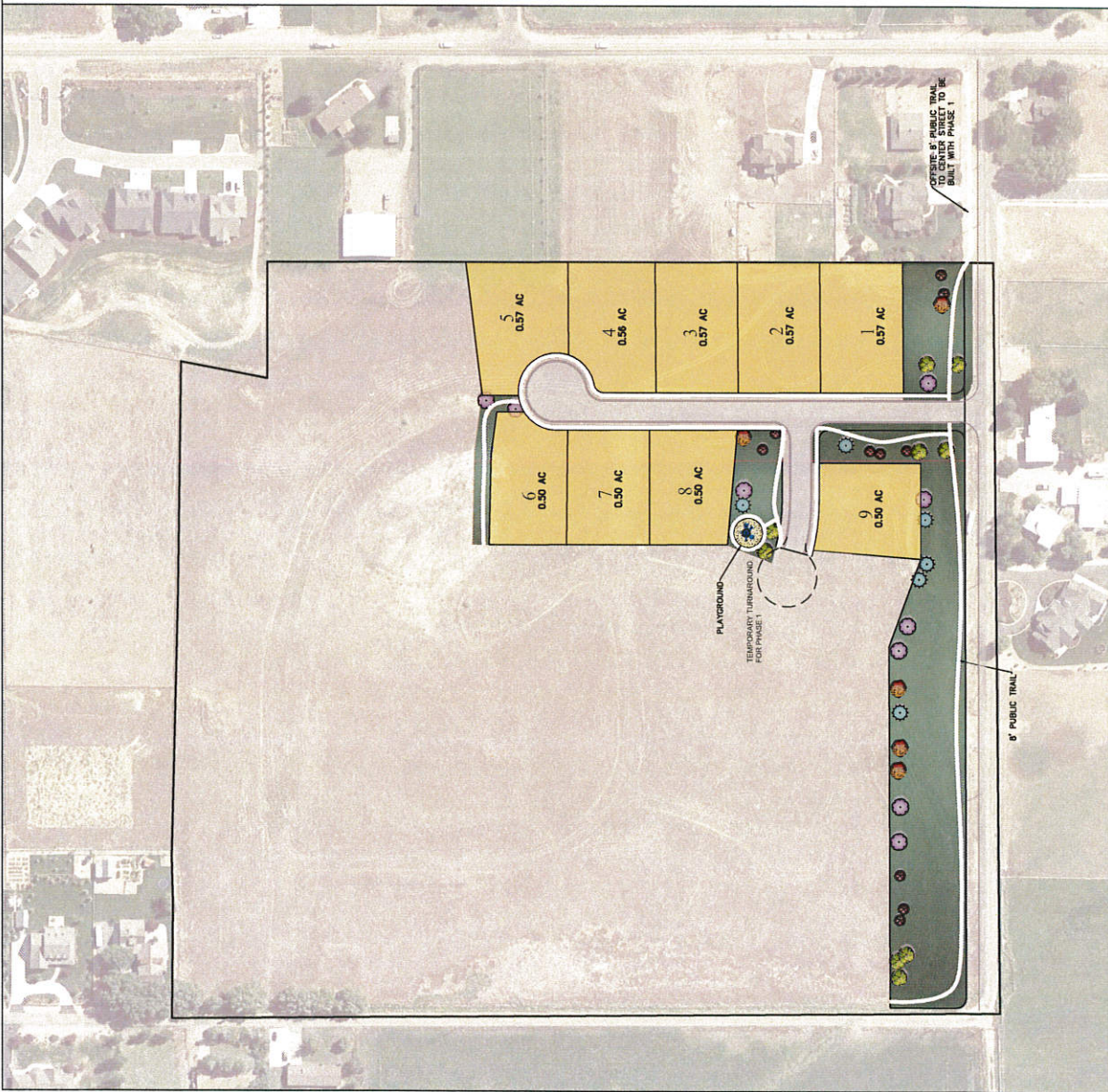
BERG ENGINEERING
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DESIGNED BY: CUB

DATE: 15 MAY 2019

DRAWN BY: CUB

SHEET: 7



June 18, 2019

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

Subject: Saddle Creek – Phase 1 – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Saddle Creek Phase 1 plans for the Preliminary Review. The following issues should be addressed.

General Comments

- Phase 1 contains 9 units. All existing utilities within 970 South need to be shown as installed per Wright Subdivision record drawings. All new utilities to be connected to those existing utilities

Water

- The proposed development will be served from the Gerber Mahogany pressure zone. The water line will connect to existing 8" water line stub from Wright Subdivision utilities.
- 12" Water line is required to be installed in 970 South on west side where the Wright Subdivision ended the water line. This needs to be installed before 970 South Roadway is constructed in this phase.

Roads

- The proposed road within Phase 1 will be a 56' public right-of-way, with a cul-de-sac to the north and a temporary turnaround at the phase line.
- 970 South Roadway will be rebuilt and widened to 30' of asphalt from Center Street to 250 West.
- The Center Street improvements shall be shown on the approved Preliminary plans.

Trails:

- An 8' public trail is shown adjacent to 970 South from Center Street to 250 West. 8' trail is also shown within the subdivision.

Storm Drain

- The storm water within this phase will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.
- The storm drain calculations for all phases of the subdivision will need to be shown in this phase since all of the storm water is collected within Phase 1.

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', with a stylized flourish at the end.

Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering