

Midway City Council
16 July 2019
Regular Meeting

Saddle Creek Ranch, Phase 1 /
Preliminary Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 16, 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: 17

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 developer 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 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. 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.

Staff has further researched this issue and found language in both water extension agreements that states that the collection funds "shall be made in one lump sum at the beginning of each project."

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Nicholas: I make a motion that we recommend preliminary approval of Phase 1 of the Saddle Creek Subdivision, accept the staff finding, and that we include the following conditions, that the water line extension agreement be further researched and information shared with City Council so they can make a determination as to whether the connection fee should be paid up front or as the phases are approved, platted and recorded. Include the developer with work with the post office to find a location for the mailboxes, making sure that it isn't located in the line

of site triangle. Draft CCRs be submitted with the application for final approval that will form the HOA and have a maintenance plan for common area amenities.

Seconded: Commissioner Ream

Chairman Kohler: Any discussion on the motion?

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Ream, Nicholas, Bouwhuis, Whitney and McKeon
(Alternate Whitney voted on this item as Natalie Streeter was recused)

Nays: None

Motion: Passed

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. 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.
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.

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.

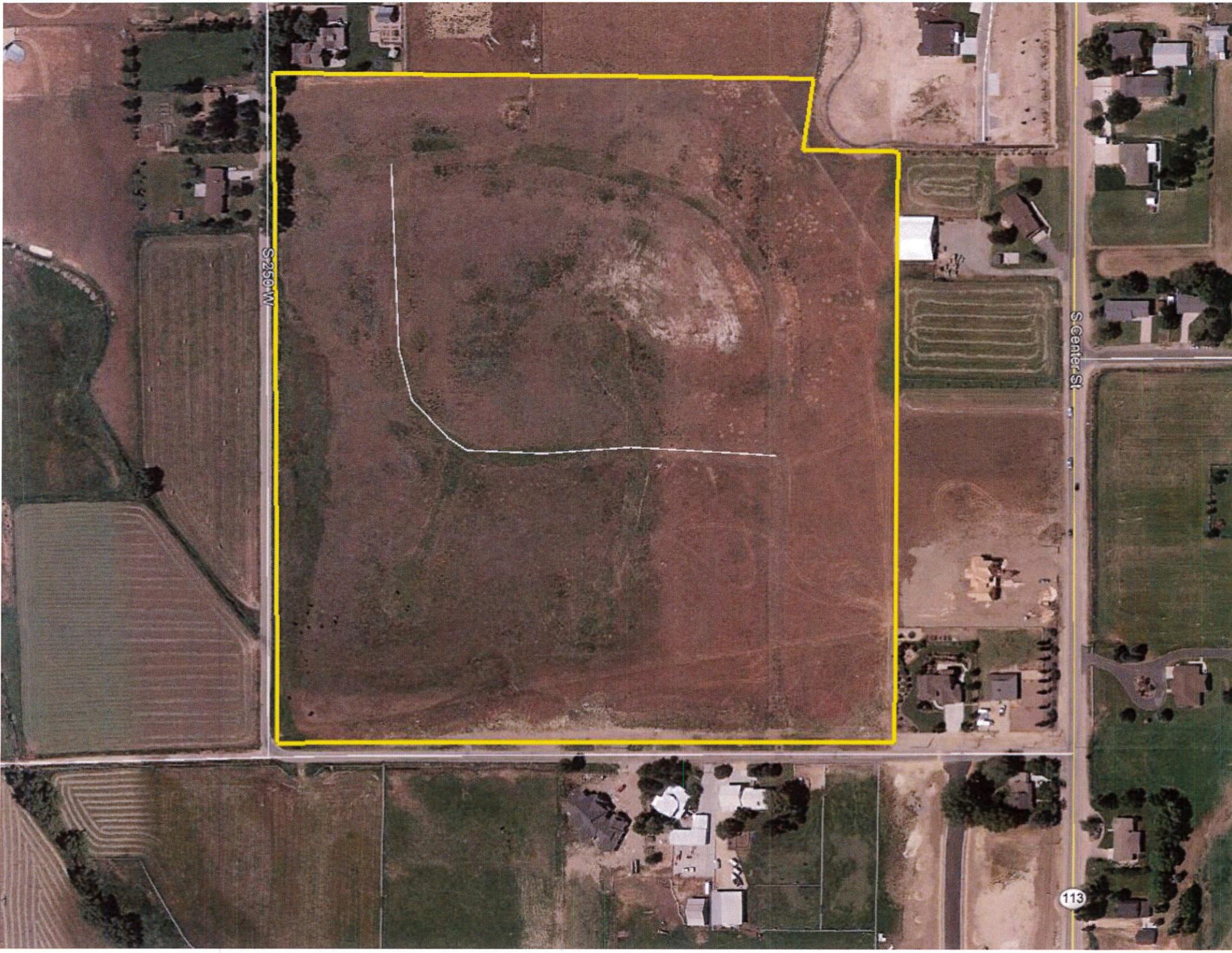
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', written in a cursive style.

Wesley Johnson, P.E.
Midway City Engineer

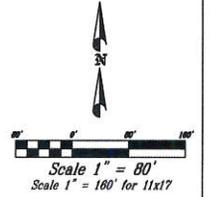
cc: Paul Berg Berg Engineering



S 250th W

S Center St

113



LAND USE CALCULATIONS:

TOTAL AREA	31.99 AC
# OF LOTS	36 LOTS
OPEN SPACE	6.18 AC (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%)	

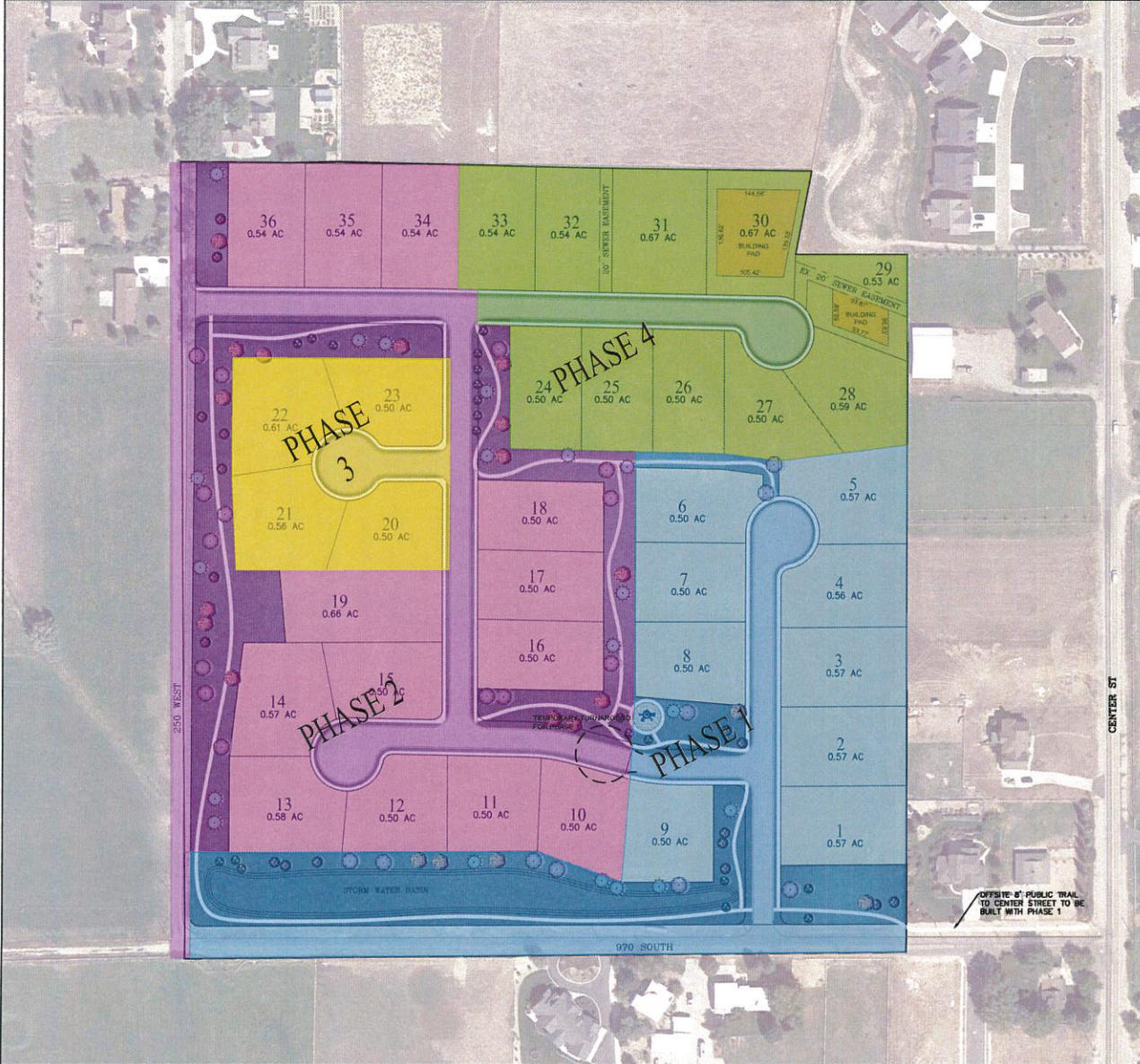
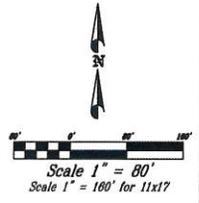
NOTE:
 REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE, HAS BEEN REDUCED BY THE EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL B. BERG P.E.
 SERIAL NO. 238888
 DATE: 15 MAY 2019

WATKINS
 SADDLE CREEK - PHASE 1
 APPROVED MASTER PLAN

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, LA 70049
 ph 434-657-9749

DESIGN BY: PFB	DATE: 15 MAY 2019	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:

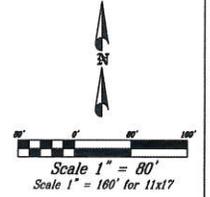
PHASE	LOTS	TOTAL AREA	OPEN SPACE/PHASE	TOTAL OPEN SPACE
1	1-9	10.37 AC	3.26 AC	3.26 AC (31.44%)
2	10-19 & 34-36	12.67 AC	2.92 AC	6.18 AC (26.82%)
3	20-23	2.60 AC	0.00 AC	6.18 AC (24.10%)
4	24-33	6.35 AC	0.00 AC	6.18 AC (19.32%)
TOTAL	36	31.99 AC	6.18 AC	

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 PAUL D. BOES P.E.
 SERIAL NO. 28888
 DATE: 15 MAY 2019

WATKINS
SADDLE CREEK - PHASE 1
 APPROVED PHASING PLAN

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 PH 435-657-9759

DESIGN BY: PDB DATE: 15 MAY 2019 SHEET 3
 DRAWN BY: CNB REV:



LAND USE CALCULATIONS – MASTER PLAN:

TOTAL AREA	31.95 AC
# OF LOTS	36 LOTS
OPEN SPACE	6.18 AC (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:
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LAND USE CALCULATIONS – PHASE 1:

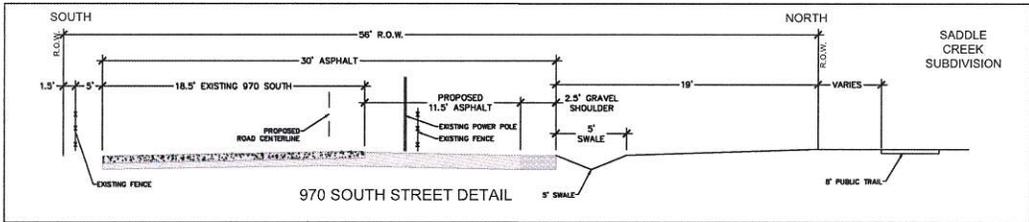
TOTAL AREA	9.84 AC
# OF LOTS	9 LOTS
OPEN SPACE	2.91 AC (29.57%)

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 PAUL A. BERG P.E.
 SERIAL NO. 338289
 DATE: 15 MAY 2019

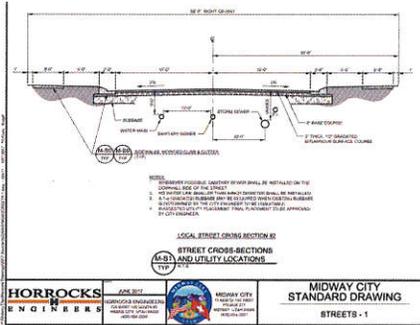
WATKINS
 SADDLE CREEK - PHASE 1
 SITE PLAN - PHASE 1

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

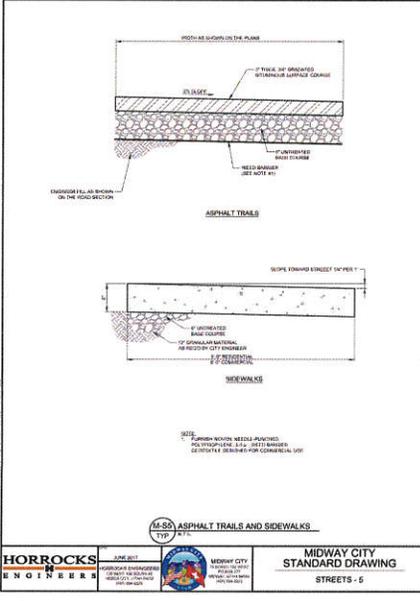
DESIGN BY: FOR DATE: 15 MAY 2019 SHEET
 DRAWN BY: CNB REV: _____ 4



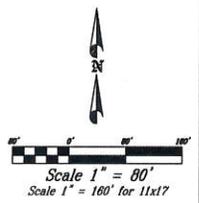
SADDLE CREEK SUBDIVISION



HORROCKS ENGINEERS	JUNE 2017	MIDWAY CITY	MIDWAY CITY STANDARD DRAWING
	DESIGNED BY: [NAME]	PROJECT NO. [NUMBER]	



HORROCKS ENGINEERS	JUNE 2017	MIDWAY CITY	MIDWAY CITY STANDARD DRAWING
	DESIGNED BY: [NAME]	PROJECT NO. [NUMBER]	

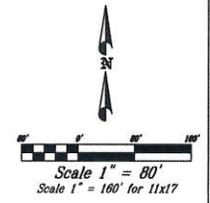
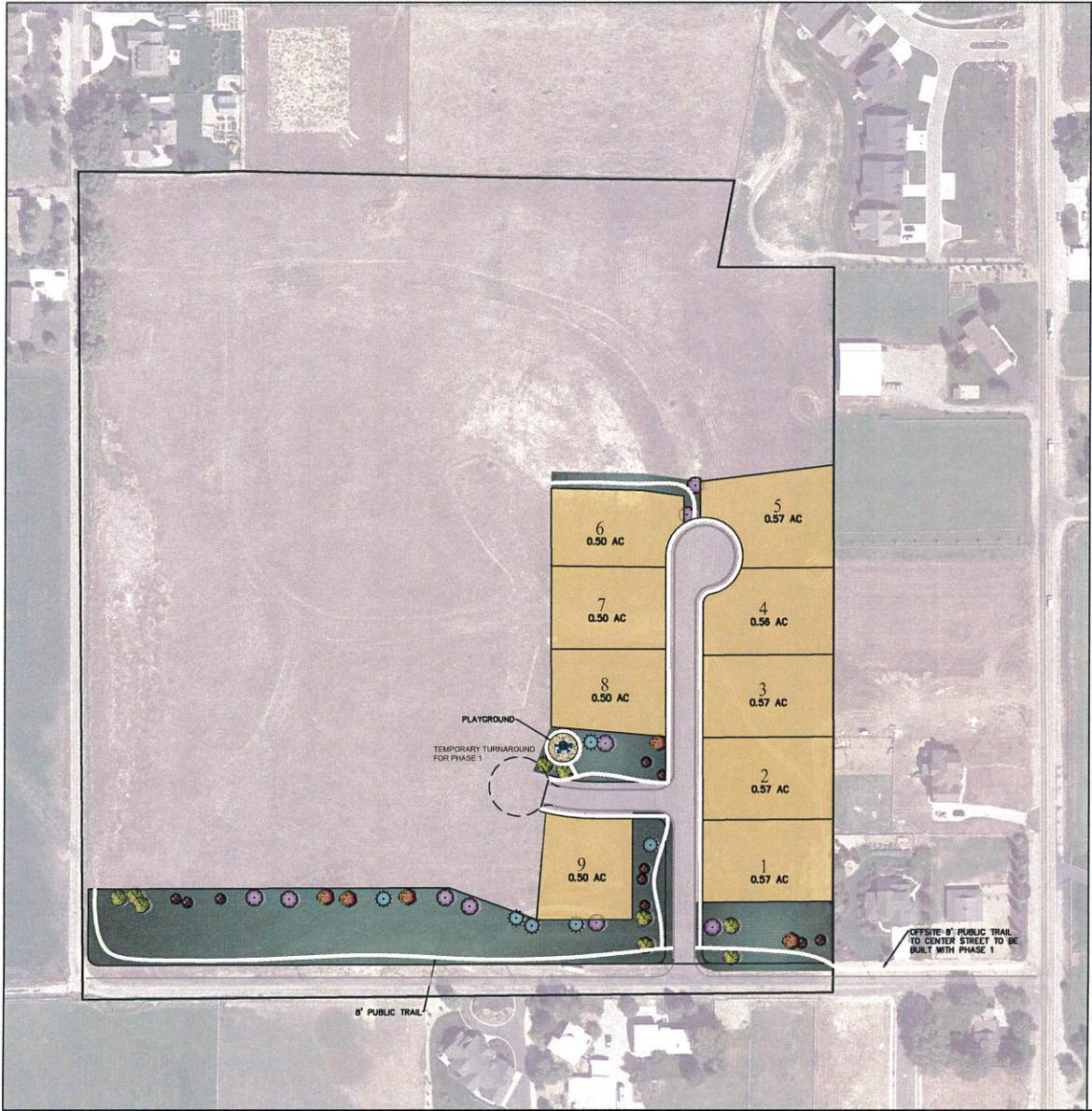


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PAUL D. BERG P.E.
 SERIAL NO. 29585
 DATE: 15 MAY 2019

WATKINS
SADDLE CREEK - PHASE 1
 PRELIMINARY STREETS & TRAILS PLAN - PHASE 1

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 PH: 801.657.9749

DESIGN BY: PDB	DATE: 15 MAY 2019	SHEET
DRAWN BY: CMB	REV:	5



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	5	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B & B		2"Cal
	9	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	B & B		2"Cal
	10	Canada Red Chokecherry / Prunus virginiana "Canada Red"	B & B		2"Cal
	9	Littleleaf Linden / Tilia cordata	B & B		2"Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	6	Colorado Spruce / Picea pungens	868		8-10'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	149,913 sf	Kentucky Bluegrass / Poa pratensis	sod		

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CARL H. BERG L.A.
 SERIAL NO. 2182290
 DATE: 15 MAY 2019

WATKINS
 SADDLE CREEK - PHASE 1
 PRELIMINARY
 LANDSCAPE PLAN - PHASE 1



DESIGN BY: CNB DATE: 15 MAY 2019 SHEET 7
 DRAWN BY: CNB REV: