

Midway City Council  
19 February 2019  
Work Meeting

Saddle Creek Ranch /  
Concept Plan

# Memo



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Date: February 19, 2019  
To: Midway City Council  
From: Michael Henke  
Re: Concept Plan Review of Saddle Creek Ranch PUD

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Don and Peggy Watkins of Star Valley Properties LLC are the owners of Saddle Creek Ranch Planned Unit Development (PUD). They are considering petitioning the City to amend the development plans for Saddle Creek. The plan they are proposing would amend the plans from a PUD that contains 57 building pads to a standard subdivision that would contain 38 half-acre lots and open space. The plat for Saddle Creek Ranch PUD was recorded on September 5, 2007 and development agreement was also recorded that same day which contains obligations such as the following:

- Affordable housing - \$2,800 per unit
- Off-site improvements – construction of improvements to 970 South and Center Street along with the City reimbursing the developer up to \$156,750 that would be collected from transportation impact fees from the 57 building permits in the development.
- Water line extension payments – a payment for the water line in 250 West for \$5,776.38 and a payment for the water line in Center Street for \$40,943.39. Both payments would be a pass through to the holders of the extension line agreements.
- Other requirements listed in the agreement.

According to the development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved and recorded plat or development agreement. The owners would like to present the concept plan to the City to gain knowledge if there any interest in amending the plan and, if so, any suggestions the City has regarding the plan. If there is interest, then the developer will need to follow the complete land use approval process which will require multiple steps that may include vacating the existing plat, master plan approval, and preliminary and final approvals for each phase. This item is on the agenda for discussion only.

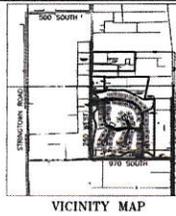
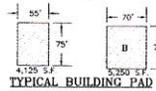


# SADDLE CREEK RANCH PUD

PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN MIDWAY, UTAH

## FINAL PLAT

SCALE 1"=100'



**NOTES**

- ALL STREETS, DRIVES AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF SAID UTILITIES.
- A 50'x100' AREA HAS BEEN RESERVED FOR THE CLUBHOUSE AND POOL. THE FINISH FLOOR SIZE FOR THE CLUBHOUSE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
- TOTAL AREA 34.36 ACRES
- 3.60 ACRES DEDICATED TO MIDWAY CITY: 1.69 ACRES
- SETBACK: 20 FEET FROM SIDEWALK
- THE STORM DRAINAGE COLLECTION SYSTEM WITHIN SADDLE CREEK RANCH PUD IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
- MIDWAY SEWER DISTRICT (MSD) SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAT MAP AS MAY BE NECESSARY TO OPERATE OR PROTECT THEIR SEWER SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING FRONT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREE AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO SUCH TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.

**LEGEND**

- BOUNDARY LINE
- ROAD E
- MSD SEWER EASEMENT
- SEE PLAN
- PUBLIC TRAIL EASEMENT
- COMMON AREA
- PRIVATE AREA
- NOW DEDICATED TO MIDWAY CITY
- LIMITED COMMON
- MONUMENT AND LOCATION

**BUILDING PAD COORDINATES**

PT.	NORTHING	EASTING	PT.	NORTHING	EASTING	PT.	NORTHING	EASTING
01	15617.00	15275.00	10	15626.04	15660.34	190	15620.30	15148.87
02	15618.00	15275.00	11	15627.04	15660.34	200	15621.30	15148.87
03	15619.00	15275.00	12	15628.04	15660.34	210	15622.30	15148.87
04	15620.00	15275.00	13	15629.04	15660.34	220	15623.30	15148.87
05	15621.00	15275.00	14	15630.04	15660.34	230	15624.30	15148.87
06	15622.00	15275.00	15	15631.04	15660.34	240	15625.30	15148.87
07	15623.00	15275.00	16	15632.04	15660.34	250	15626.30	15148.87
08	15624.00	15275.00	17	15633.04	15660.34	260	15627.30	15148.87
09	15625.00	15275.00	18	15634.04	15660.34	270	15628.30	15148.87
10	15626.00	15275.00	19	15635.04	15660.34	280	15629.30	15148.87
11	15627.00	15275.00	20	15636.04	15660.34	290	15630.30	15148.87
12	15628.00	15275.00	21	15637.04	15660.34	300	15631.30	15148.87
13	15629.00	15275.00	22	15638.04	15660.34	310	15632.30	15148.87
14	15630.00	15275.00	23	15639.04	15660.34	320	15633.30	15148.87
15	15631.00	15275.00	24	15640.04	15660.34	330	15634.30	15148.87
16	15632.00	15275.00	25	15641.04	15660.34	340	15635.30	15148.87
17	15633.00	15275.00	26	15642.04	15660.34	350	15636.30	15148.87
18	15634.00	15275.00	27	15643.04	15660.34	360	15637.30	15148.87
19	15635.00	15275.00	28	15644.04	15660.34	370	15638.30	15148.87
20	15636.00	15275.00	29	15645.04	15660.34	380	15639.30	15148.87
21	15637.00	15275.00	30	15646.04	15660.34	390	15640.30	15148.87
22	15638.00	15275.00	31	15647.04	15660.34	400	15641.30	15148.87
23	15639.00	15275.00	32	15648.04	15660.34	410	15642.30	15148.87
24	15640.00	15275.00	33	15649.04	15660.34	420	15643.30	15148.87
25	15641.00	15275.00	34	15650.04	15660.34	430	15644.30	15148.87
26	15642.00	15275.00	35	15651.04	15660.34	440	15645.30	15148.87
27	15643.00	15275.00	36	15652.04	15660.34	450	15646.30	15148.87
28	15644.00	15275.00	37	15653.04	15660.34	460	15647.30	15148.87
29	15645.00	15275.00	38	15654.04	15660.34	470	15648.30	15148.87
30	15646.00	15275.00	39	15655.04	15660.34	480	15649.30	15148.87
31	15647.00	15275.00	40	15656.04	15660.34	490	15650.30	15148.87
32	15648.00	15275.00	41	15657.04	15660.34	500	15651.30	15148.87
33	15649.00	15275.00	42	15658.04	15660.34	510	15652.30	15148.87
34	15650.00	15275.00	43	15659.04	15660.34	520	15653.30	15148.87
35	15651.00	15275.00	44	15660.04	15660.34	530	15654.30	15148.87
36	15652.00	15275.00	45	15661.04	15660.34	540	15655.30	15148.87
37	15653.00	15275.00	46	15662.04	15660.34	550	15656.30	15148.87
38	15654.00	15275.00	47	15663.04	15660.34	560	15657.30	15148.87
39	15655.00	15275.00	48	15664.04	15660.34	570	15658.30	15148.87
40	15656.00	15275.00	49	15665.04	15660.34	580	15659.30	15148.87
41	15657.00	15275.00	50	15666.04	15660.34	590	15660.30	15148.87
42	15658.00	15275.00	51	15667.04	15660.34	600	15661.30	15148.87
43	15659.00	15275.00	52	15668.04	15660.34	610	15662.30	15148.87
44	15660.00	15275.00	53	15669.04	15660.34	620	15663.30	15148.87
45	15661.00	15275.00	54	15670.04	15660.34	630	15664.30	15148.87
46	15662.00	15275.00	55	15671.04	15660.34	640	15665.30	15148.87
47	15663.00	15275.00	56	15672.04	15660.34	650	15666.30	15148.87
48	15664.00	15275.00	57	15673.04	15660.34	660	15667.30	15148.87
49	15665.00	15275.00	58	15674.04	15660.34	670	15668.30	15148.87
50	15666.00	15275.00	59	15675.04	15660.34	680	15669.30	15148.87
51	15667.00	15275.00	60	15676.04	15660.34	690	15670.30	15148.87
52	15668.00	15275.00	61	15677.04	15660.34	700	15671.30	15148.87
53	15669.00	15275.00	62	15678.04	15660.34	710	15672.30	15148.87
54	15670.00	15275.00	63	15679.04	15660.34	720	15673.30	15148.87
55	15671.00	15275.00	64	15680.04	15660.34	730	15674.30	15148.87
56	15672.00	15275.00	65	15681.04	15660.34	740	15675.30	15148.87
57	15673.00	15275.00	66	15682.04	15660.34	750	15676.30	15148.87
58	15674.00	15275.00	67	15683.04	15660.34	760	15677.30	15148.87
59	15675.00	15275.00	68	15684.04	15660.34	770	15678.30	15148.87
60	15676.00	15275.00	69	15685.04	15660.34	780	15679.30	15148.87
61	15677.00	15275.00	70	15686.04	15660.34	790	15680.30	15148.87
62	15678.00	15275.00	71	15687.04	15660.34	800	15681.30	15148.87
63	15679.00	15275.00	72	15688.04	15660.34	810	15682.30	15148.87
64	15680.00	15275.00	73	15689.04	15660.34	820	15683.30	15148.87
65	15681.00	15275.00	74	15690.04	15660.34	830	15684.30	15148.87
66	15682.00	15275.00	75	15691.04	15660.34	840	15685.30	15148.87
67	15683.00	15275.00	76	15692.04	15660.34	850	15686.30	15148.87
68	15684.00	15275.00	77	15693.04	15660.34	860	15687.30	15148.87
69	15685.00	15275.00	78	15694.04	15660.34	870	15688.30	15148.87
70	15686.00	15275.00	79	15695.04	15660.34	880	15689.30	15148.87
71	15687.00	15275.00	80	15696.04	15660.34	890	15690.30	15148.87
72	15688.00	15275.00	81	15697.04	15660.34	900	15691.30	15148.87
73	15689.00	15275.00	82	15698.04	15660.34	910	15692.30	15148.87
74	15690.00	15275.00	83	15699.04	15660.34	920	15693.30	15148.87
75	15691.00	15275.00	84	15700.04	15660.34	930	15694.30	15148.87
76	15692.00	15275.00	85	15701.04	15660.34	940	15695.30	15148.87
77	15693.00	15275.00	86	15702.04	15660.34	950	15696.30	15148.87
78	15694.00	15275.00	87	15703.04	15660.34	960	15697.30	15148.87
79	15695.00	15275.00	88	15704.04	15660.34	970	15698.30	15148.87
80	15696.00	15275.00	89	15705.04	15660.34	980	15699.30	15148.87
81	15697.00	15275.00	90	15706.04	15660.34	990	15700.30	15148.87
82	15698.00	15275.00	91	15707.04	15660.34	1000	15701.30	15148.87
83	15699.00	15275.00	92	15708.04	15660.34			
84	15700.00	15275.00	93	15709.04	15660.34			
85	15701.00	15275.00	94	15710.04	15660.34			
86	15702.00	15275.00	95	15711.04	15660.34			
87	15703.00	15275.00	96	15712.04	15660.34			
88	15704.00	15275.00	97	15713.04	15660.34			
89	15705.00	15275.00	98	15714.04	15660.34			
90	15706.00	15275.00	99	15715.04	15660.34			
91	15707.00	15275.00	100	15716.04	15660.34			

**LINE TABLE**

LINE	LENGTH	BEARING
L1	134.50	S89°45'42"E
L2	21.92	N64°05'05"E
L3	144.43	N84°20'00"E
L4	132.00	S73°00'00"E
L5	26.87	S30°18'36"E
L6	56.33	S85°14'50"E
L7	263.63	S30°02'00"E
L8	15.79	S30°12'15"W
L9	57.17	S01°11'35"W
L10	133.80	N64°05'05"E
L11	47.00	N68°24'58"E
L12	123.92	S25°36'14"W
L13	49.29	S49°08'24"E
L14	57.65	S83°19'05"E
L15	23.87	N68°24'58"E
L16	137.84	S89°45'42"E
L17	3.40	N68°24'58"E
L18	136.48	S89°45'42"E
L19	73.60	S07°38'37"W
L20	76.24	S64°11'30"E
L21	33.66	S30°10'00"E
L22	24.86	S09°24'27"E

**SURVEYOR'S CERTIFICATE**

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as SADDLE CREEK RANCH PUD.

**LEGAL DESCRIPTION**

Part of the Southeast Quarter and Northeast Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Basin and Meridian described as follows:

Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Basin and Meridian monumented with a Blustech County Surveyor Brass Cap, East Quarter Corner of Section 3, thence S 09°00'15" W 350.00 feet along the south line of the North half of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°00'15" W 1134.95 feet (West 1134.95 feet, by Record) along said south line of the north half of the Southeast Quarter of said Section 3; thence N 89°36'24" E 67.76 feet; thence S 89°00'15" W 1134.95 feet; thence N 01°22'37" W 128.24 feet; thence N 89°31'17" E 402.26 feet; thence S 00°00'18" E 208.21 feet; thence S 89°11'03" E 344.66 feet; thence S 10°43'24" W 133.26 feet; thence S 89°59'25" E 116.16 feet (East 116.16 feet, by Record); thence S 00°15'19" E 109.23 feet to the point of beginning, containing 34.35 acres.

**RESERVATION OF COMMON AREA**

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF SADDLE CREEK RANCH PUD RECORDED BEGINNING AT PAGE \_\_\_\_\_ AS EXHIBIT NO. \_\_\_\_\_ IN BOOK \_\_\_\_\_.

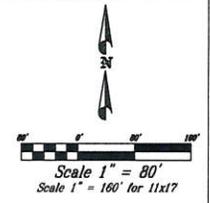
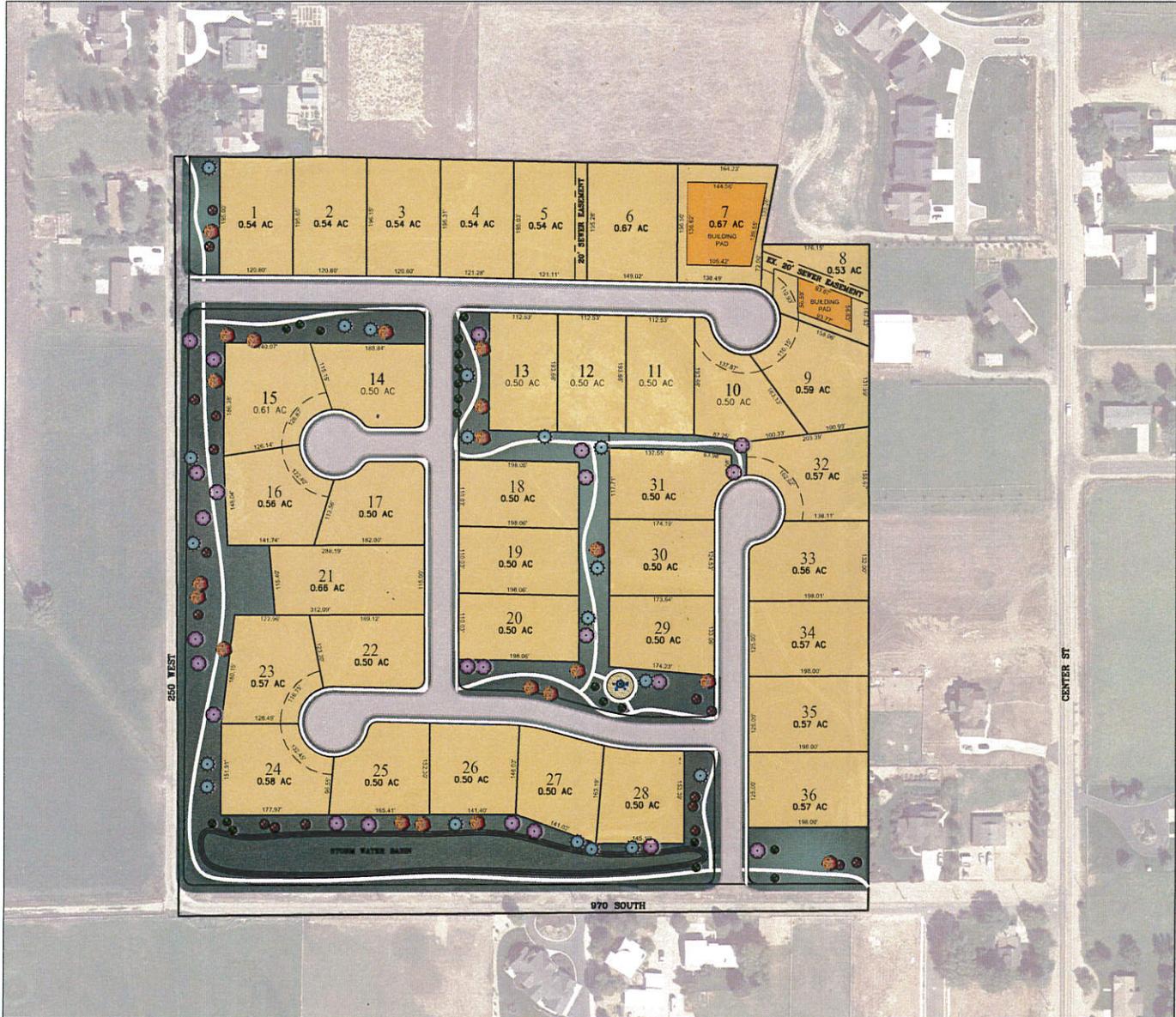
**OWNERS DEDICATION**

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION, HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, SEWER EASEMENTS, PUBLIC TRAIL EASEMENTS, AND COMMON AREAS, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF August 2007.

*Snake Creek Ranch, LLC*

*Richard R. Arnold*



**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%	

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL B. BERG P.E.  
 SERIAL NO. 295909  
 DATE: 22 JAN 2019

WATKINS  
 SADDLE CREEK SUBDIVISION  
 CONCEPT PLAN



DESIGN BY: FCB	DATE: 22 JAN 2019	SHEET
DRAWN BY: CMB	REV:	1

# Neighbors of Saddle Creek Ranch



Date: December 13, 2018

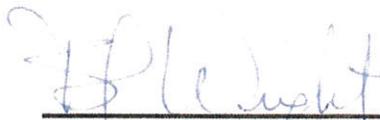
Attn: Midway City Planning Commission & City Council

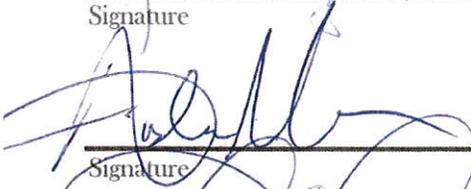
RE: Newly Proposed 1/2 Acre Subdivision to Replace Formerly Approved Saddle Creek Ranch PUD

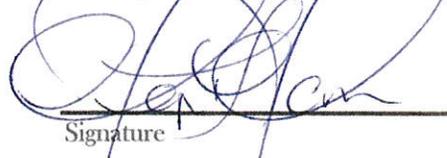
Dear City Officials:

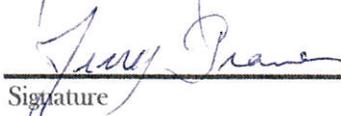
It has come to our attention that the owners of Saddle Creek Ranch PUD that comprises approx. 34 acres off of 970 S 250 W in Midway are proposing a new 1/2 acre subdivision. We are in favor of the 1/2 acre lot concept plan that has a lower density and is more compatible with the existing homes and lots along 970 South and 250 West. We feel that planned unit developments should be discouraged in this part of Midway.

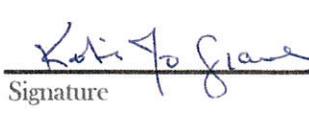
Sincerely,

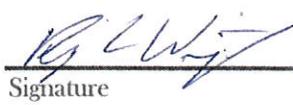
 B.J. Wright 143 West 970 South Midway, lot  
Signature Printed Name Address

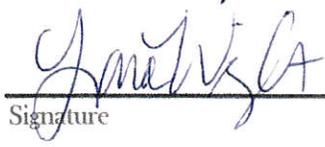
 Austin McFee Lot 2, 970 South Midway  
Signature Printed Name Address

 Megan McFee lot 2, 970 South Midway  
Signature Printed Name Address

 Jerry Graves Lot 1, 970 South Midway  
Signature Printed Name Address

 Kobi Graves Lot 1 970 South Midway  
Signature Printed Name Address

 Rebecca Wright 131 West 970 South Midway  
Signature Printed Name Address

 Lana Wright 1311 W 970 South Midway  
Signature Printed Name Address

*Birm Day*      Birm Day      30 W. 970 S. Midway  
Signature      Printed Name      Address

*Lesa Day*      Lesa Day      " " "  
Signature      Printed Name      Address

*Wayne Huffman*      Wayne Huffman      760 S 250 W "  
Signature      Printed Name      Address

*Susan Steffen*



Signature      Printed Name      Address

*Becky Price*      Becky Price      712 S. Centerst.  
Signature      Printed Name      Address

*Jay Price*      Jay Price      712 S Center St.  
Signature      Printed Name      Address