

Memo



Date: January 8, 2019
To: Midway City Planning Commission
From: Michael Henke
Re: Concept Plan Review of Saddle Creek Ranch PUD

Don and Peggy Watkins Star Valley Properties LLC, owners of Saddle Creek Ranch PUD, are considering petitioning the City to amend the development plans for Saddle Creek. They are considering amending 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. A 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.

