



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 15, 2018

NAME OF PROJECT: Saddle Creek

NAME OF APPLICANT: DPW Heber Inc.

AGENDA ITEM: Master Plan

LOCATION OF ITEM: 970 South 250 West

ZONING DESIGNATION: R-1-22

ITEM: 4

Paul Watson, agent for DPW Heber Inc., is requesting Master Plan Approval for the Saddle Creek Ranch Subdivision. The proposal is a large-scale subdivision that is 32 acres in size that would be developed in four phases containing a total of 37 lots. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

Paul Watson is proposing Master Plan approval of Saddle Creek which will replace the existing recorded plat of Saddle Creek PUD. They would like to vacate the existing recorded plat from a PUD that contains 57 building pads to a standard subdivision that would contain 37 half-acre lots and open space. The property is 34.35 acres and will be developed as a large-scale standard subdivision which will be developed in four phases. There will also be 15% open space (4.54 acres) that will mostly be placed along the frontages of 250 West and 970 South that will help create a more open corridor and help preserve a rural atmosphere for the area. The proposal also contains less acreage than the recorded plat because the developer would like to sell about two acres to a neighboring property owner.

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 proposed plan contains four phases. Phase 1 consists of eight lots. Also, all the open space for the entire development will be dedicated in the first phase. The second phase contains eight lots. The third phase contains ten lots. And the final phase contains 11 lots.

There are four roads and four cul-de-sacs planned in the subdivision. One road accesses from 250 West and another road connects to 970 South. Temporary turnarounds will be required for some of the phases because the roads will not continue until the next phase is built.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase to allow the project to function without subsequent phases.

LAND USE SUMMARY:

- 34.35 acres
- R-1-22 zoning
- Proposal contains 37 lots
- Four phases
 - Phase 1 – 8 lots

- 4.54 acres of open space (this comprises the entire open space required for all phases)
 - Phase 2 – 8 lots
 - Phase 3 – 10 lots
 - Phase 4 – 11 lots
- 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

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 15% open space for that phase. If phase 1 has 75% open space, then phase 2 only needs to have 25% open space as long as both phases are equal in acreage. The proposal shows 4.54 acres as open space that will mostly be placed along the frontages of 250 West and 970 South that will help create a more open corridor and help preserve a rural atmosphere for the area. All the open space will be dedicated in phase one which complies with the requirements of the code.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500’ in length, unless approved otherwise by the City Council. Staff has reviewed the phasing plan and it appears that some of the streets are greater than 500’ in length as measured per phase. The developer may ask the City Council to approve the plan as presented or the plan may be modified to comply with the code. Once all phases are built all street lengths do comply with the code.

Water – The original developer of the property tendered 108.5-acre feet to the City to comply with the culinary and secondary water requirements.

Sensitive lands – Per the recorded plat, no sensitive lands have been identified.

Potential view impacts from surrounding property owners – The current recorded plat has 57 pads and a structure can be as high as 35’ on each pad. Each pad is surrounded by open space and no structures can be located in that open space except for the clubhouse that is shown on the plat. A neighboring property owner can easily see the view corridor based on the recorded plat. If the master plan is approved, then those view corridor is not as certain. Since the proposal is a standard subdivision then the

setback requirements for the code will apply. Accessory structures will be allowed on all lots if the structure complies with the setbacks and height requirements. This will make surrounding neighbors less certain what the view corridor will be.

Timing of off-site improvements – The current recorded plat has no phasing. All on-site and off-site improvements are required in one construction period. The developer will need to build all infrastructure in the subdivision at one time along with all off-site improvements that include the widening of 250 West, construction of 970 South, moving the existing transmission lines, and improvements to Center Street. Staff recommends that all the off-site improvements are constructed with phase 1 to assure that those improvements will be made. It is possible that if the improvements are not required with phase 1 then the improvements will not be constructed if future phases are never constructed.

Setbacks from 250 West and 970 South – The current plat has a large setback from the two surrounding collector roads. If the plan is changed, the large setback should remain intact to help create a more open corridor and help preserve a rural atmosphere for the area. The developer is proposing a wrought iron fence along the lot property lines that face the two surrounding collector roads to help keep a more open feel. Also, they propose not allowing sight-obtrusive fencing that will be enforced by the CCRs of the subdivision along the aforementioned lot lines.

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code except for street lengths.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- The proposal contains 20 less lots than the recoded PUD subdivision

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels there is good cause to approve the proposal.
 - 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 feels that 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. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial