Planning Commission Meeting

Thursday, April 24, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Regular Session commencing at 6:30 P.M.

Regular Meeting

1. Pledge of Allegiance.

2. Roll Call.

3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.

4. Public Hearing: Preliminary Plat for Western Hills located between 200 West 400 West and Aspen Hills Boulevard, Ron Johnston, applicant. Presented by Sarah Carroll.

5. Public Hearing: Site Plan for West Saratoga Transportation Hub located at 200 West and 400 North, Alpine School District, applicant. Presented by Sarah Carroll.

6. Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (19.12.06, Private Roads). Presented by Scott Langford.

7. Concept Plan for Lakeside Estates located between 2800 South and 3000 South and Redwood Road, Curtis Leavitt, applicant. Presented by Sarah Carroll.

8. Concept Plan for Sunset Acres located near Crossroads Boulevard and 400 East, Ivory Development LLC, applicant. Presented by Kimber Gabryszak.

9. Work Session Item: Legacy Farm Community Plan and Village Plan located at 400 South and Redwood Road, DR Horton, applicant. Presented by Kimber Gabryszak.

10. Approval of Reports of Action.

11. Approval of Minutes:

    1. February 13, 2014.
    2. February 27, 2014.
    4. March 27, 2014.

12. Commission Comments.

13. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

Planning Commission
Staff Report

Preliminary Plat
Western Hills Plat 1-C
April 24, 2014
Public Hearing

Report Date:	April 17, 2014
Applicant:	Ron Johnston
Owner:	Western Hills 1, LLC
Location:	~200 West and 400 West Aspen Hills Blvd
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	A portion of 58:023:0221 (2.936 acres), 58:023:0220 (2.963 acres)
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3
Current Use of Parcel:	Future park space and developed roadway
Adjacent Uses:	Undeveloped property and single family homes
Previous Meetings:	The Western Hills development was originally reviewed in 2010
Previous Approvals:	Expired: The Western Hills Final Plat, Phasing, and Development Agreement were approved by the City Council on August 24, 2010 (approvals are valid for two years)
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Preliminary Plat for Western Hills Plat 1-C located at approximately 200 West and 400 West Aspen Hills Boulevard. The project consists of a park dedication parcel that is 2.963 acres, a road dedication parcel that is 2.936 acres, an existing school site that is 13.026 acres and a trail corridor adjacent to the school site that is 0.481 acres. The park parcel will be added to previous dedications of land for the development of Shay Park. With this dedication the total acreage for Shay Park will be 11.80 acres. The parcel for the school has already been created and this process will formalize the platting of that lot.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "I" of this report. Options include recommendation to the City Council for approval as proposed, continuing the application, or a recommendation for denial based on non-compliance with findings of specific criterion.

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x 106 • 801-766-9794 fax

B. **Background:** The Western Hills Phase 1 development (Exhibit D) was approved in 2010 along with a phasing plan and a development agreement (Exhibit C). The overall development consisted of a lot for an LDS Church, a lot for an elementary school, an extension of the Aspen Hills trail, an extension of Aspen Hills Boulevard, 9 single family lots, and future park space (a portion of Shay Park).

When a developer records the final plat they are required to pay for water rights and bond for any incomplete items and for the warranty period. In order to spread out these costs the developer proposed a phasing plan that was approved in 2010. The church lot, a portion of the park space, and a portion of Aspen Hills Boulevard were recorded with Plat 1-A and 1-B (Exhibit E). The approvals have since expired for portions of the project that were not recorded within two years of the date of approval (8/24/10), requiring the applicant to submit new applications for the unrecorded portion of the development, which is shown on the attached preliminary plat. The applicant is now ready to move forward with recording the last phase of this development.

C. **Specific Request:** The applicant is requesting approval of the Preliminary Plat for Western Hills Phase 1-C which includes a park dedication parcel that is 2.963 acres (for Shay Park), a road dedication parcel that is 2.936 acres (Aspen Hills Boulevard), an existing school site that is 13.026 acres (Riverview Elementary) and a trail corridor (Aspen Hills trail) adjacent to the school site that is 0.481 acres.

The open space dedications that have occurred with each phase are proportionate amounts of the required open space for this project. **The overall project consists of 31.97 acres which requires 4.80 acres of open space.** Plat 1-A contains 1.23 acres of open space within Parcels A, B, C and D. Plat 1-B contains 1.065 acres of open space within parcels A-2 and E. The proposed Plat 1-C contains 3.444 acres of open space within parcels C-1 and C-2. **The open space total within these three plats is 5.739 acres.** The applicant would like the extra open space dedication (0.939 acres) to be credited to future phases of development that abut this project.

D. **Review:** There is an active development agreement (Exhibit C) that outlines the phasing of this development. The attached Preliminary Plat has been reviewed against the phasing schedule within the development agreement and complies.

Plat 1-A contains 9 single family lots, a portion of the Aspen Hills trail, a portion of Shay Park, a portion of the canal right of way, and a portion of Aspen Hills Boulevard.

Plat 1-B contains Lot 11 (which has since been developed with an LDS Church), a portion of Shay Park, a portion of the canal right of way, and a portion of Aspen Hills Boulevard.

The proposed Plat 1-C contains the remaining portion of Shay Park, a portion of the Aspen Hills trail, the remaining portion of Aspen Hills Boulevard, and Lot 10 (Riverview Elementary).

E. **Community Review:** Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. As of the date of this report, public input has not yet been received.

F. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority. Section 19.13.04.1 is reviewed in-depth below.

1. The table in 19.13.04.1. identifies the approval authority for Preliminary Plats and requires a public hearing with the Planning Commission and final approval by the City Council.

Finding: complies. A public hearing has been scheduled with the Planning Commission. The Planning Commission will then make a recommendation or either approval, approval with conditions, or denial. The application will then be forwarded to the City Council, who will then make the final decision.

2. A neighborhood meeting is required for multi-family or non-residential development proposals that are adjacent to developed property in a residential zone.

   Finding: complies. This application contains a roadway dedication and open space dedication. The components of the original development agreement do not contain nonresidential or multi-family development. Thus, a neighborhood meeting is not required.

3. A properly completed application is required with supporting materials and appropriate fees.

   Finding: complies. The developer has submitted a complete application with appropriate fees.

4. Notice of the public hearing is required to be provided at least 10 calendar days before the public hearing, by: posting the notice in at least three public locations in the City, or on the City's website; publishing the notice on the Utah Public Notice Website; publishing the notice in a newspaper of general circulation; and mailing the notice to property owners affected by the proposal and property owners within 300 feet of the property.

   Finding: complies. The notice requirements above have been met.

5. The Planning Commission is required to conduct a public hearing on the proposed development application. At the public hearing the Planning Commission shall take testimony, determine if the proposed development complies with the applicable requirements, and take action on the application. In the case of Preliminary Plats, the City Council is the land use authority and the Planning Commission shall make a recommendation to the City Council and the City Council shall act on the application.

   Finding: complies. The Planning Commission will hold a public hearing and make a recommendation to the City Council regarding this application.

6. A concept plan is required before preliminary plat review.

   Finding: complies. The Concept Plan was reviewed by the Planning Commission on March 2, 2010 and by the City Council on March 9, 2010, under the project name of "Coyote Springs". The proposed Preliminary Plat does not significantly deviate from the concept plan.

7. The table in 19.13.04.1. identifies the approval authority for Preliminary Plats and requires a public hearing with the Planning Commission and final approval by the City Council.

   Finding: complies. A public hearing has been scheduled with the Planning Commission. The Planning Commission will then make a recommendation or either approval, approval with conditions, or denial. The application will then be forwarded to the City Council, who will then make the final decision.

8. A neighborhood meeting is required for multi-family or non-residential development proposals that are adjacent to developed property in a residential zone.
   Finding: complies. This application contains a roadway dedication and open space dedication. The components of the original development agreement do not contain nonresidential or multi-family development. Thus, a neighborhood meeting is not required.

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x 106 • 801-766-9794 fax

9. A properly completed application is required with supporting materials and appropriate fees.

   Finding: complies. The developer has submitted a complete application with appropriate fees.

10. Notice of the public hearing is required to be provided at least 10 calendar days before the public hearing, by: posting the notice in at least three public locations in the City, or on the City's website; publishing the notice on the Utah Public Notice Website; publishing the notice in a newspaper of general circulation; and mailing the notice to property owners affected by the proposal and property owners within 300 feet of the property.

    Finding: complies. The notice requirements above have been met.

11. The Planning Commission is required to conduct a public hearing on the proposed development application. At the public hearing the Planning Commission shall take testimony, determine if the proposed development complies with the applicable requirements, and take action on the application. In the case of Preliminary Plats, the City Council is the land use authority and the Planning Commission shall make a recommendation to the City Council and the City Council shall act on the application.

    Finding: complies. The Planning Commission will hold a public hearing and make a recommendation to the City Council regarding this application.

12. A concept plan is required before preliminary plat review.

    Finding: complies. The Concept Plan was reviewed by the Planning Commission on March 2, 2010 and by the City Council on March 9, 2010, under the project name of "Coyote Springs". The proposed Preliminary Plat does not significantly deviate from the concept plan.

    Finding: complies. After a public hearing with the Planning Commission the application will be forwarded to the City Council.

G. **General Plan:** The General Plan recommends Developed Open Space where the open space dedication is located and Low Density Residential for the rest of the property within the plat. The roadway dedication will allow for future Low Density Residential Development and the park dedication will be added to the land that will be used for the development of Shay Park. Lot 11 is currently developed with an elementary school which is a permitted use in the R-3 zone.

H. **Code Criteria:** Section 19.12.03.1. states that all subdivisions are subject to the provisions of Chapter 19.13; Section 19.13.04 outlines the development process and submittal requirements, which have been reviewed in Section F of this report.

Section 19.12.06 outlines the general subdivision improvement requirements which are reviewed below. Section 19.04.13 outlines the R-3 zone requirements. Applicable requirements of these sections are reviewed below.

<u>19.12.06</u>
Section 19.12.06.1.c. requires the use of connecting streets, pedestrian walkways, trails and other methods for providing logical connections and linkages between neighborhoods. The proposed plat includes connecting streets and trails that will provide logical connections by extending Aspen Hills Boulevard to Redwood Road and extending and existing trail system.

Section 19.12.06.2.a. requires subdivisions to result in lots that are capable of being built upon. The proposed Lot 11 already contains an elementary school and is capable of being built upon.

Section 19.12.06.2.b. requires all lots to have frontage on a street that meets City standards and requirements. Lot 11 has frontage on Aspen Hills Boulevard which meets City standards and requirements.

Section 19.12.06.2.d. requires that land dedicated for public roads and rights of way may not be included in any lots. The Aspen Hills Boulevard right of way is not included in any lots.

19.04.13

Section 19.04.13.3. lists public schools as a conditional use in the R-3 zone. The Conditional Use was approved by the City Council on December 7, 2010.

Section 19.04.13.4.b.i.iv. requires a minimum lot size of one acre for non-residential uses. Lot 11 has a school on it and is 3.026 acres.

Section 19.04.13.11 requires 15% open space for developments in the R-3 zone. This project meets this requirement as stated in Section C of this report.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, conduct a public hearing, and make the following motion:

Recommended Motion:

I move to recommend approval to the City Council of the Western Hills Plat 1-C Preliminary Plat, located at approximately 200 West and 400 West Aspen Hills Boulevard, based on the findings and conditions listed below:

Findings:

1. The Preliminary Plat is consistent with the General Plan as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
2. The Preliminary Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "F" and "H" of this report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The extra open space dedication of 0.939 acres may be credited to future phases of development that abut this project.
4. Any other conditions as articulated by the Planning Commission:

_____

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

_____

_____

_____

Alternative Motion B

"Based upon the analysis discussed at the meeting and information received from the public, I move that the Planning Commission recommend to the City Council denial of the proposed preliminary plat, located at approximately 200 West and 400 West Aspen Hills Boulevard, based on the findings below: "

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x 106 • 801-766-9794 fax

List findings for denial:

_____

_____

_____

J. Exhibits:

A. Engineering Staff Report
B. Location Map
C. 2010 Development Agreement and Phasing Plan
D. Western Hills Development, overall Preliminary Plat
E. Plat 1-A and 1-B (recorded plats)
F. Plat 1-C

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x 106 • 801-766-9794 fax

Exhibit A

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Western Hills Plat 1-C
Date: April 14, 2014
Type of Item: Preliminary Plat Approval

CITY OF SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a preliminary plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Ron Johnston*
Request:	*Preliminary Plat Approval*
Location:	*200 West and 400 West Aspen Hills Blvd*
Acreage:	*6.380 acres – Road, Park, and Trail Dedication*

C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

D. Conditions:

A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.

B. Developer shall bury and/or relocate the power lines that are within this plat.

C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

E. Developer shall provide plans for and complete all improvements within pedestrian corridors.

F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

Exhibit A

G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.

H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standard to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

J. Project shall comply with all ADA standards and requirements.

K. Prior to or simultaneously with the recording of Phase 1-C, Developer shall pay the water fees and rights for the roads and the open space previously deeded to the City per the Subdivision Development Agreement where those fees have not yet been paid.

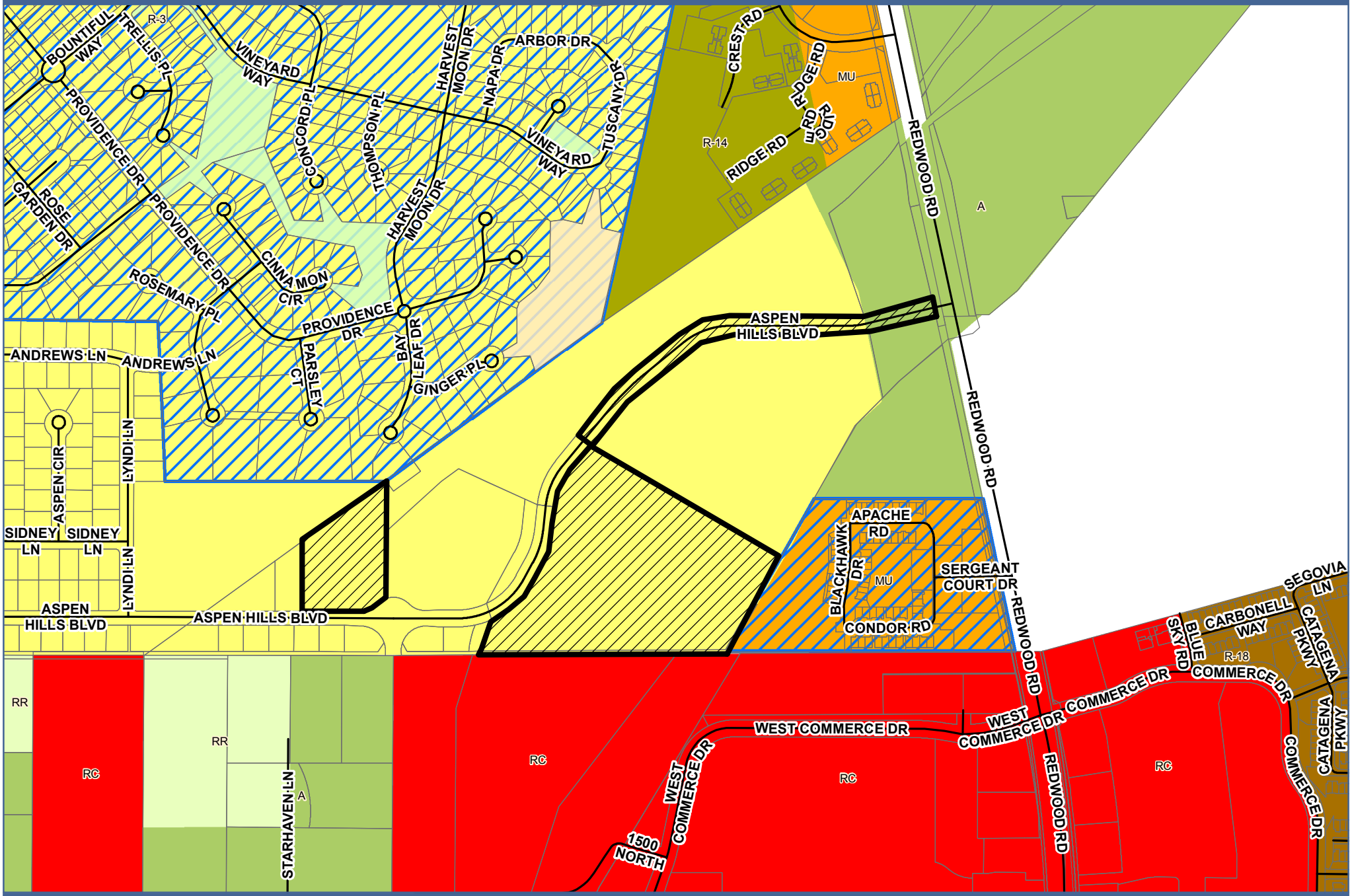
L. Developer shall submit an electronic version of the as-built drawings in AutoCAD format to the City prior to acceptance of the site improvements and before commencement of the warranty period.

M. Developer shall secure project bonding and pay all applicable impact and recordation as per City code and as approved by the City Engineer prior to recordation of plats.

N. All improvements required by the City and shown in the approved construction drawings are to be bonded for and completed prior to commencement of the warranty period.

Exhibit B

Location Map



Western Hills, Plat 1-C

0 225 450 900 Feet

Exhibit C

ENT 2582:2012 PG 1 of 20
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jan 11 3:50 pm FEE 50.00 BY EO
RECORDED FOR SARATOGA SPRINGS CITY

SUBDIVISION DEVELOPMENT AGREEMENT FOR WESTERN HILLS PHASE 1-A, PHASE 1-B, AND PHASE 1-C SUBDIVISION

THIS AGREEMENT is made and entered into as of Dec. 6, 2011 by and between the CITY OF SARATOGA SPRINGS ("City") and DESERT PEAK MANAGEMENT GROUP, LLC ("Developer").

RECITALS:

A. The City has given final approval of the Western Hills Phase 1-A, Phase 1-B, and Phase 1-C subdivision plats consisting of 11 building lots and six open space parcels (the "Subdivision" or "Project") on approximately 32.27 acres. That approval was subject to, among other things, the execution of this Agreement and the fulfillment by Developer of all obligations herein.

B. This Agreement is being entered into by the City and Developer to provide for the construction of and bonding for the "Subdivision Improvements" and to provide for other matters relating to the Subdivision as herein set out.

AGREEMENT:

NOW THEREFORE, for and in consideration of the mutual covenants, conditions and terms set forth in the above Recitals and hereinafter set forth, the parties hereby agree as follows:

1. Subdivision Improvements. Developer agrees to make, construct, or install the subdivision improvements, including but not limited to streets, sewer, trails, water, and easements, as more specifically set forth in the Subdivision Plat, City ordinances, and standards, and other plans and drawings for the subdivision (the "Subdivision Plans") that have been approved by the City Engineer (the "Subdivision Improvements"). The Subdivision Improvements shall be constructed and installed in a good and workmanlike manner and in full accordance with the Subdivision Plans, any applicable construction standards of City, and all applicable federal, state, and local laws, rules, and regulations. Developer will supply the City with As-Built drawings showing the Subdivision Improvements when they are completed. Developer shall not be released from its obligations herein unless and until City accepts such improvements in advance and in writing as meeting all Subdivision Plans, any applicable construction standards of City, and all applicable federal, state, and local laws, rules, and regulations.

The Subdivision Improvements and all off-site improvements required to provide services to the Subdivision must be completed before the City will issue any building permits or certificates of occupancy. Upon conditions set and approved by the City in Resolution No. 2-0122-02, a limited number of building permits may be issued for "model homes" in the Subdivision before the requirements for a normal building permit are met. All Subdivision Improvements must be completed within one year from the date of recordation of the Subdivision Plat. If the Subdivision Improvements are not completed within one year, the City shall have the right, but not the obligation, upon notice of Developer's default as provided in this Agreement, to cause the Subdivision Improvements to be completed with the use of the proceeds of the performance bond provided in accordance with Section 3 of this Agreement, and City shall have the right, but not the obligation, to rescind this Agreement and vacate all approvals granted herein. The Developer hereby warrants that all of the improvements installed and every part thereof shall remain in good condition free from all defects in design, materials, and/or workmanship for one year, or two years upon a finding by the City that the requirements of Utah Code Ann. § 10-9a-604.5 have been met, from the date all required improvements are completed, inspected, and accepted by the City's representative. The warranty bond is required in order to insure that the Improvements are installed pursuant to the approved plans, are structurally sound, and require no further replacements or repairs. Upon completion of the warranty period, if the Improvements have remained free from defects or damage and continue to meet City standards for the one or two year period, Developer shall petition the City for final acceptance of the warranted Subdivision Improvements. The Developer shall promptly make all repairs, corrections and/or replacements for all defects in workmanship, materials and/or equipment included in the required improvements during the Warranty Period which warranty work shall be inspected and accepted in writing by the City's designated representative.

Exhibit C

2. Phasing of Subdivision Improvements. The timing of phases shall be in the following chronological order: Phase 1-B will be recorded first, followed by Phase 1-A, then Phase 1-C. All Subdivision Improvements listed in Exhibit B, incorporated herein by reference, shall be installed and bonded for in accordance with Sections 1, 2, and 3 of this Agreement. However, the timing of such improvements does not necessarily correspond with the timing of the phases in Exhibit C. The timing of installation of the required improvements, dedication of land and easements, and payment of applicable fees, shall be as follows:

Phase 1-B

- Prior to, or along with, recording of Phase 1-B, easements for all utilities outside of the existing Public Right of Way boundaries shall be deeded to the City.
- Prior to, or along with, recording of Phase 1-B, the open space shown in this phase and Exhibit D shall be deeded to the City and all applicable water fees shall be paid at the time of recordation.

Phase 1-A

- The improvements listed in Exhibit B as "Phase 1-C Road only" and "Western Hills Plat 1-A" shall be completed, or a bond posted in accordance with Section 3 below, prior to or simultaneously with the recordation of this phase. The "Phase 1-C Road only" bond shall not be eligible for release until Phase 1-C is recorded and the warranty period for Phase 1-C has been completed.
- Prior to or simultaneously with the recording of Phase 1-A, the public road right of way for Aspen Hills Boulevard shall be deeded to the City.
- Prior to or simultaneously with the recording of Phase 1-A, all easements for trails from the Harvest Hills and Aspen Hills Developments to the School and along the old Railroad berm shall be deeded to the City.
- The open Space shown in Phase 1-A and Exhibit D shall be recorded and all applicable water fees shall be paid at the time of recordation.
- All open space shown in Phase 1-C and Exhibit D shall be deeded to the City prior to the recordation of Phase 1-A. Water fees for this open space will be paid by the Developer when Phase 1-C is recorded.

Phase 1-C

- Prior to or simultaneously with the recording of Phase 1-C, Developer shall pay the water fees and rights for the roads and the open space previously deeded to the City.
- Prior to or simultaneously with the recording of Phase 1-C, Developer shall complete the improvements or post a bond in accordance with Section 3 below guaranteeing completion of the improvements attached as Exhibit B and titled "Phase 1-C without road."
- The open space shown in this phase and Exhibit D is to be deeded to the City with Phase 1-A shall be shown on this plat and recorded as public open space. All applicable water fees shall be paid by the Developer at the time of recordation.

3. Performance Bonds. In the order specified in Section 2 above, Developer shall provide performance bonds acceptable to the City covering the Subdivision Improvements in the amount of 115% of the estimated cost of said improvements, as set forth in Exhibit B attached hereto and made a part hereof. The bonds shall provide that periodic completion payments for the improvements described in Exhibit B, calculated on percent of completion less 10%, provided that at least 20% of the bond amounts shall be retained until all required improvements are completed, inspected and accepted by the City's designated representative. Percent of completion shall be calculated by the City's designated representative based upon such inspection as he deems appropriate and based upon actual

Exhibit C

invoices and other documentation as he deems appropriate. When all required improvements are completed, inspected and accepted by the City's designated representative, all of the bond amounts except for 10% of the bond amount may be disbursed or released. The remaining 10 % of the bond amounts shall be retained by the City for the Warranty Period to cover any defects in workmanship or materials discovered during the Warranty Period and not repaired, corrected and/or replaced by Developer.

4. Dedication of Improvements. The Subdivision Improvements, as well as all public open space as shown in Exhibit D, streets, trails, and easements as set out in the Subdivision Plat shall be dedicated to City upon City's acceptance of same.

5. Compliance with Conditions Imposed by City. Developer agrees to comply with any and all conditions imposed by the Planning Commission or the City Council during the permitting and approval process as set forth in the adopted staff reports, written and audio transcripts, and official written minutes of the City Planning Commission and City Council. Such conditions are hereby incorporated herein by this reference.

6. Sewer Service. City agrees to provide sewer service to the Subdivision at standard rates generally charged for other development within the City in accordance with the ordinances, rules and regulations of the City and the Timpanogos Special Service District ("Timpanogos") covering sewer service on the following conditions:

6.1. Sewer Lines. City shall not be obligated to provide sewer to any lot until all sewer lines within the Subdivision and all off-site sewer lines and/or facilities required to provide sewer service to the Subdivision are completed and accepted by the City.

6.2. Sewer Fees. Timpanogos requires payment of an impact fee/capital facilities charge which is subject to change from time to time by Timpanogos. The impact fee/capital facilities charge is currently collected by the City but may hereafter be collected directly by Timpanogos and may hereafter be collected as a capital facilities charge or as an impact fee. Developer acknowledges and agrees that said capital facilities charge or impact fee by Timpanogos is separate from and in addition to sewer connection fees and sewer impact fees imposed by the City. Lot Owners shall be required to pay sewer connection fees and/or sewer impact fees at the time building permits are obtained for their Lots.

7. Water Service. City agrees to provide culinary and secondary (outside irrigation) water service to the Subdivision at standard rates generally charged for other development within City in accordance with the Ordinances and rules and regulations of City covering water service on the following conditions:

7.1. Water Facilities and Water Rights. Secondary water facilities and water rights for culinary and secondary water are being purchased from the City or are otherwise being provided in accordance with the City's Water Utilities Ordinance in connection with the recording of the Subdivision Plat.

7.2. Water Lines. City shall not be obligated to provide water service to any lots in the Subdivision until all culinary and secondary water lines within the Subdivision and all off-site culinary and secondary water lines and/or facilities required to provide water service to the Subdivision are completed and approved and accepted by City.

7.3. Water Fees. Lot Owners shall be required to pay culinary water connection fees at the time building permits are obtained for their Lots. The lot owners shall also be required to pay fees to cover the costs of water meters and the costs to connect the same in order to receive water service.

8. Other Municipal Services. City shall provide standard municipal services to the Subdivision in the same manner and level as said services are provided to other developments in the City subject to the payment of all fees and charges charged or levied therefore by the City.

9. Street Lighting SID. The land covered by the Subdivision and all lots and parcels in the Subdivision shall be added to the City's Street Lighting Special Improvement District ("Lighting SID") for the maintenance of the street lighting. Developer has or will give written consent to have the land covered by the Subdivision included in the

Exhibit C

Lighting SID as a condition to final plat approval. The Lighting SID is not for the installation of street lights but is for the maintenance of the street lights that Developer is required to install as part of the Subdivision Improvements.

10. Impact Fees. Impact fees for roadways, storm drainage, wastewater, parks and open space and public safety facilities shall be imposed on all lots in the Subdivision in accordance with the City's Impact Fee Ordinance and shall be paid prior to the issuance of a building permit for any development on a lot in the Subdivision. Developer, by signing this Agreement, waives any rights to challenge such Impact Fees in law or in equity.

11. Rights of Access. The City Engineer and other representatives of the City shall have a reasonable right of access to the Subdivision during construction to inspect or observe the work on the Subdivision Improvements and to make such inspections and tests as are allowed or required under the City's ordinances.

12. Assignment. Any and all successors and assigns, in title or right, with respect to all obligations in this Agreement, shall be bound by the same requirements and obligations as described in this Agreement.

13. Default. In the even Developer fails to perform its obligations under this Agreement, at any time after 30 days notice by the City of such default, City may, at its election, have the following remedies

13.1. All rights and remedies provided in this Agreement or available at law and in equity, including injunctive relief, specific performance and/or damages.

13.2. The right to withhold all further approvals, licenses, permits or other rights associated with the Subdivision and any building or development on any lots in the Subdivision.

13.3. The right to rescind this Agreement.

The rights and remedies herein provided shall be cumulative. If either party default in any of the covenants or agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

14. Fees. Concurrent with the execution of this Agreement and prior to recording the Subdivision Plat, Developer shall pay to City all fees for subdivision approval and all engineering and other fees for inspection and testing of the Subdivision Improvements. Developer shall reimburse City for its attorney's fees in negotiating and drafting this Agreement and other documents and agreements involved with the subdivision and subdivision approval.

15. Time of the Essence. It is agreed that time is of the essence in the performance of duties and obligations under this Agreement.

16. Notice. Any notice given under this Agreement shall be written and shall be delivered personally, by first class mail or by express mail addressed as follows:

To City:	City of Saratoga Springs 1307 North Commerce Drive, Suite 200 Saratoga Springs, Utah 84045
To Developer:	Desert Peak Management Group, LLC Attn: Ronald Johnston 1374 West 200 South Lindon, UT 84042

Or other such address as either party may designate by written notice to the other party as herein provided.

Exhibit C

17. Construction. This Agreement shall be governed as in validity, enforcement, construction, effect and in all other respects by the Laws of the State of Utah. The section headings and numbers are for convenience only and are not to be used to construe or interpret the provision of this Agreement.

18. Waiver. No failure or delay in exercising any right, privilege hereunder on the part of any party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the party making the waiver.

19. Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof, but only to the extent that any previously-signed agreements conflict with the provisions herein. All waivers and amendments of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and Developer. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A - Legal Description of the Property
Exhibit B - Required Improvements and Calculations
Exhibit C - Western Hills Phases
Exhibit D - Western Hills Open Space Phasing

20. Recordation of Subdivision Development Agreement. No later than ten (10) days after the City and Developer enter into this Agreement, the City Recorder shall cause to be recorded, at Developer's expense, an executed copy of this Agreement in the Official Records of the County of Utah.

21. No Third-Party Beneficiaries. This Agreement is between the City and Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement. This includes but is not limited to the obligations and rights pertaining to the Subdivision Improvements. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary or otherwise.

22. Covenants Running with the Land. The provisions of this Agreement shall constitute real covenants, contract and property rights, and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns, and transferees.

23. Method of Enforcement. The City may look to Developer, the Home Owners' Association , and/or to each lot or unit owners in the Project for performance of the provisions of this Agreement relative to the portions of the Project owned or controlled by such party. Any cost incurred by the City to secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to individual lots or units in the Project, on a parity with and collected at the same time and in the same manner as general City taxes and assessments that are a lien on the Project. The City may pursue any remedies available at law or in equity, including the withholding of building permits or certificates of occupancy, to ensure compliance with this Agreement.

24. Subjection and Subordination. The Developer and each person or entity that holds any beneficial, equitable, or other interest or encumbrances in all or any portion of the Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof. Each such person or entity agrees to provide written evidence of that subjection and subordination within 15 days following a written request for the same from, and in a form reasonably satisfactory to the City.

25. Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

Exhibit C

26. Defense and Indemnity.

26.1 Developer's Actions. Developer shall defend, hold harmless, and indemnify the City and its elected and appointed officers, agents, employees, and representatives from any and all claims, costs, judgments and liabilities (including inverse condemnation) which arise directly or indirectly from the City's approval of the Project, construction of the Project, or operations performed under this Agreement by (a) Developer or by Developer's contractors, subcontractors, agents or employees, or (b) any one or more persons directly or indirectly employed by, or acting as agent for, Developer or any of Developer's contractors or subcontractors.

26.2 Hazardous, Toxic, and/or Contaminating Materials. Developer further agrees to defend and hold harmless the City and its elected and/or appointed boards, officers, employees, and agents from any and all claims, liabilities, damages, costs, fines, penalties and/or charges of any kind whatsoever relating to the existence of hazardous, toxic and/or contaminating materials on the Project solely to the extent caused by the intentional or negligent acts of Developer, or Developer's officers, contractors, subcontractors, employees, or agents.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date hereinabove written.

DEVELOPER

By: _____

Its Manager

STATE OF UTAH)
:ss
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 27 day of December, 2011, by Brad A. Jensen, who executed the foregoing instrument in his capacity as the _____ of Developer.

SHAUNA M. MCKAY
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 573345
COMM. EXP. 03-10-2012

My Commission Expires:
3/10/12

_____
NOTARY PUBLIC
Residing at: Orem, UT

CITY OF SARATOGA SPRINGS

By: _____
Mayor

Attest:

_____
City Recorder

1/3/12
Date

SARATOGA SPRINGS CORPORATE SEAL STATE OF UTAH

Exhibit C

Exhibit A

Legal Description of Property

Exhibit C

WESTERN HILLS SUBDIVISION – PHASE 1 (6-28-10)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56"W 987.57 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00"E 1182.27 FEET; THENCE S00°04'04"W 202.52 FEET; THENCE N47°43'19"E 377.56 FEET; THENCE S65°24'16"E 353.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 195.09 FEET, THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS N22°53'42"E 192.33 FEET; THENCE N39°37'42"E 302.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 984.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 194.07 FEET THROUGH A CENTRAL ANGLE OF 11°18'00", CHORD OF SAID CURVE BEARS N45°16'42"E 193.75 FEET; N50°55'42"E 196.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 227.76 FEET, THROUGH A CENTRAL ANGLE OF 39°04'18", CHORD OF SAID CURVE BEARS N70°27'51"E 223.38 FEET; THENCE EAST 466.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 61.94 FEET, THROUGH A CENTRAL ANGLE OF 13°20'27", CHORD OF SAID CURVE BEARS N83°19'47"E 61.80 FEET; THENCE N76°39'33"E 278.43 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SR-68 (REDWOOD ROAD); THENCE ALONG SAID RIGHT OF WAY S13°18'59"E 62.39 FEET; THENCE S12°08'30"E 5.61 FEET; THENCE S76°39'33"W 278.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 77.77 FEET, THROUGH A CENTRAL ANGLE OF 13°20'27", CHORD OF SAID CURVE BEARS S83°19'47"W 77.59 FEET; THENCE WEST 466.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 181.39 FEET, THROUGH A CENTRAL ANGLE OF 39°04'18", CHORD OF SAID CURVE BEARS S70°27'51"W 177.90 FEET; THENCE S50°55'42"W 196.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 916.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 180.66 FEET, THROUGH A CENTRAL ANGLE OF 11°18'00", CHORD OF SAID CURVE BEARS S45°16'42"W 180.36 FEET; THENCE S39°37'42"W 170.30 FEET; THENCE S59°02'24"E 878.36 FEET; THENCE S29°14'03"W 427.66 FEET TO THE SOUTHERLY LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SECTION LINE S89°39'03"W 1326.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.27 ACRES, MORE OR LESS, AND 11 LOTS.

Exhibit C

Exhibit B

Bond Calculations

Exhibit C

Bond Calculation For City of Saratoga Springs

Project: Western Hills - Phase 1-C Road Only
By: JDL
Date: 11/31/2011

Earthwork

Earthwork Description	Unit	Quantity	Cost per Unit	Total Cost
Clear and Grub Site	ACRE	2	$2,500.00	$5,000.00
Offsite Import/Export	CY	1,400	$7.50	$10,500.00
Cut/Fill and Compaction	CY	4,000	$1.50	$6,000.00
Subtotal				**$21,500.00**

Erosion Control

Erosion Control Description	Unit	Quantity	Cost per Unit	Total Cost
Erosion Control*	Acre	2	$2,500.00	$5,000.00
Subtotal				**$5,000.00**

* Erosion control bond funds shall be eligible for release only after the City inspector has determined that the site is stabilized and all construction activity has been completed.

Sanitary Sewer

Sanitary Sewer Description	Unit	Quantity	Cost per Unit	Total Cost
8" PVC Sewer	LF	31	$32.50	$1,007.50
4" Laterals	EA	9	$750.00	$6,750.00
Subtotal				**$7,757.50**

Culinary Water

Culinary Water Description	Unit	Quantity	Cost per Unit	Total Cost
16" HDPE Casing with Spacers	LF	66	$60.00	$3,960.00
8" PVC Waterline	LF	1,625	$35.00	$56,875.00
6" PVC Waterline	LF	85	$30.00	$2,550.00
8" Gate Valve	EA	5	$1,600.00	$8,000.00
Adjust and Collar Watervalve MH	EA	5	$250.00	$1,250.00
8" Bend w/ Thrust Block	EA	4	$625.00	$2,500.00
8" Cross w/ Thrust Block	EA	1	$1,250.00	$1,250.00
Service Connections 3/4-1" with Meter	EA	9	$1,000.00	$9,000.00
Blow off	EA	1	$1,850.00	$1,850.00
Fire Hydrants with Valve	EA	3	$3,750.00	$11,250.00
Trace Wire	LF	1,710	$0.30	$513.00
Subtotal				**$98,998.00**

Irrigation Water

Irrigation Water Description	Unit	Quantity	Cost per Unit	Total Cost
6" PVC Waterline	LF	1,600	$30.00	$48,000.00
6" Gate Valve	EA	3	$1,250.00	$3,750.00
Adjust and collar water valve MH	EA	3	$250.00	$750.00
6" Bend w/ Thrust Block	EA	4	$500.00	$2,000.00
6" Cross w/ Thrust Block	EA	1	$800.00	$800.00

Exhibit C

6" Tee w/ Thrust Block	EA	1	$700.00	$700.00
Irrigation Lateral 3/4-1" with Meter	EA	10	$1,000.00	$10,000.00
Blow off	EA	1	$1,850.00	$1,850.00
Trace Wire	LF	1,600	$0.30	$480.00
Subtotal				**$68,330.00**

Storm Drain & Land Drain

Storm Drain Description	Unit	Quantity	Cost per Unit	Total Cost
24" RCP (Redwood)	LF	701	$65.00	$45,565.00
3'x3' Box (Irrigation)	EA	1	$1,500.00	$1,500.00
24" RCP (Irrigation)	LF	245	$65.00	$15,925.00
18" RCP for UDOT system	LF	105	$50.00	$5,250.00
18" RCP	LF	1,250	$50.00	$62,500.00
15" RCP	LF	157	$42.00	$6,594.00
Single Inlet Box For UDOT system w/ Concrete Apron	EA	1	$3,000.00	$3,000.00
Single Inlet Box/Catch Basin	EA	4	$2,500.00	$10,000.00
48" Manhole	EA	4	$2,500.00	$10,000.00
Combination Box	EA	3	$3,500.00	$10,500.00
Adjust & Collar MH	EA	1	$350.00	$350.00
Environment 21 Oil/Water Seperator	EA	1	$2,500.00	$2,500.00
15" RCP Flared End Section w/ Rip Rap Apron	EA	2	$750.00	$1,500.00
Subtotal				**$175,184.00**

Exhibit C

Street Improvements

Street Improvements Description	Unit	Quantity	Cost per Unit	Total Cost
2' Curb & Gutter w/Road Base	LF	3,200	$20.00	$64,000.00
2.5' Curb & Gutter w/ Road Base (Redwood)	LF	100	$25.00	$2,500.00
4' Sidewalk w/ 6" Road Base	LF	3,200	$22.00	$70,400.00
6.5" Asphalt (Redwood)	SF	3,200	$5.50	$17,600.00
4" Asphalt	SF	72,400	$3.00	$217,200.00
8" Road Base	SF	72,400	$1.00	$72,400.00
8" Road Base (Redwood)	SF	3,200	$1.00	$3,200.00
4" Granular Barrow	SF	64,000	$0.40	$25,600.00
10" Granular Borrow (Redwood)	SF	3,600	$0.80	$2,880.00
ADA Ramp	EA	2	$750.00	$1,500.00
Asphalt Saw Cutting (Redwood)	LF	520	$1.00	$520.00
Curb inlet tie in	EA	6	$500.00	$3,000.00
Speed Table	EA	1	$7,500.00	$7,500.00
Striping (4" solid stripe)	LF	2,000	$0.67	$1,340.00
Slurry Seal after 1 year warranty period	SF	72,400	$0.10	$7,240.00
Re-Striping after Slurry Seal (4" solid stripe)	LF	2,000	$0.67	$1,340.00
Street Monuments	EA	2	$600.00	$1,200.00
Subtotal				**$499,420.00**

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
Street Light Single Arterial	EA	3	$4,800.00	$14,400.00
Street Light Single Collector/Commercial	EA	5	$4,150.00	$20,750.00
MUTCD Traffic Signs	EA	10	$500.00	$5,000.00
Landscaping and Irrigation Complete (Parkstrips)	SF	22,000	$1.50	$33,000.00
Trees in public ROW	EA	45	$300.00	$13,500.00
Subtotal				**$86,650.00**

Total Improvement Cost	**$962,839.50**
Contingency (15%)	**$144,425.93**
Final Bond Amount	**$1,107,265.43**

Exhibit C

Bond Calculation For City of Saratoga Springs

Project: Western Hills Plat 1-A
By: JDL
Date: 6/09/2011

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
6' Vinyl Fence	LF	1,280	$45.00	$57,600.00
10' Wide Pedestrian Bridge over Canal	EA	1	$10,000.00	$10,000.00
12" Mow Strip	LF	1,280	$10.00	$12,800.00
Landscaping and Irrigation Complete (Parkstrips & Roundabout)	SF	10,000	$1.50	$15,000.00
Trees in public ROW	EA	16	$300.00	$4,800.00
Subtotal				**$100,200.00**

Total Improvement Cost	**$100,200.00**
Contingency (15%)	**$15,030.00**
Final Bond Amount	**$115,230.00**

Exhibit C

Bond Calculation For City of Saratoga Springs

Project: Western Hills Phase 1-C without Road
By: JDL
Date: 11/31/2011

Street Improvements

Street Improvements Description	Unit	Quantity	Cost per Unit	Total Cost
8' Asphalt (3") Trail with 6" Road Base	LF	1,040	$16.00	$16,640.00
8' Concrete (5") Trail with 6" Road Base	SF	2,700	$30.00	$81,000.00
Subtotal				**$97,640.00**

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
Remove Power Pole	EA	1	$750.00	$750.00
Bury OH Power (conduit, wire, guy wire ex. poles, etc.)	LF	420	$50.00	$21,000.00
10' Wide Pedestrian Bridge over Canal	EA	1	$10,000.00	$10,000.00
Subtotal				**$31,750.00**

Total Improvement Cost	**$129,390.00**
Contingency (15%)	**$19,408.50**
Final Bond Amount	**$148,798.50**

Exhibit C

Exhibit C

Western Hills Phases

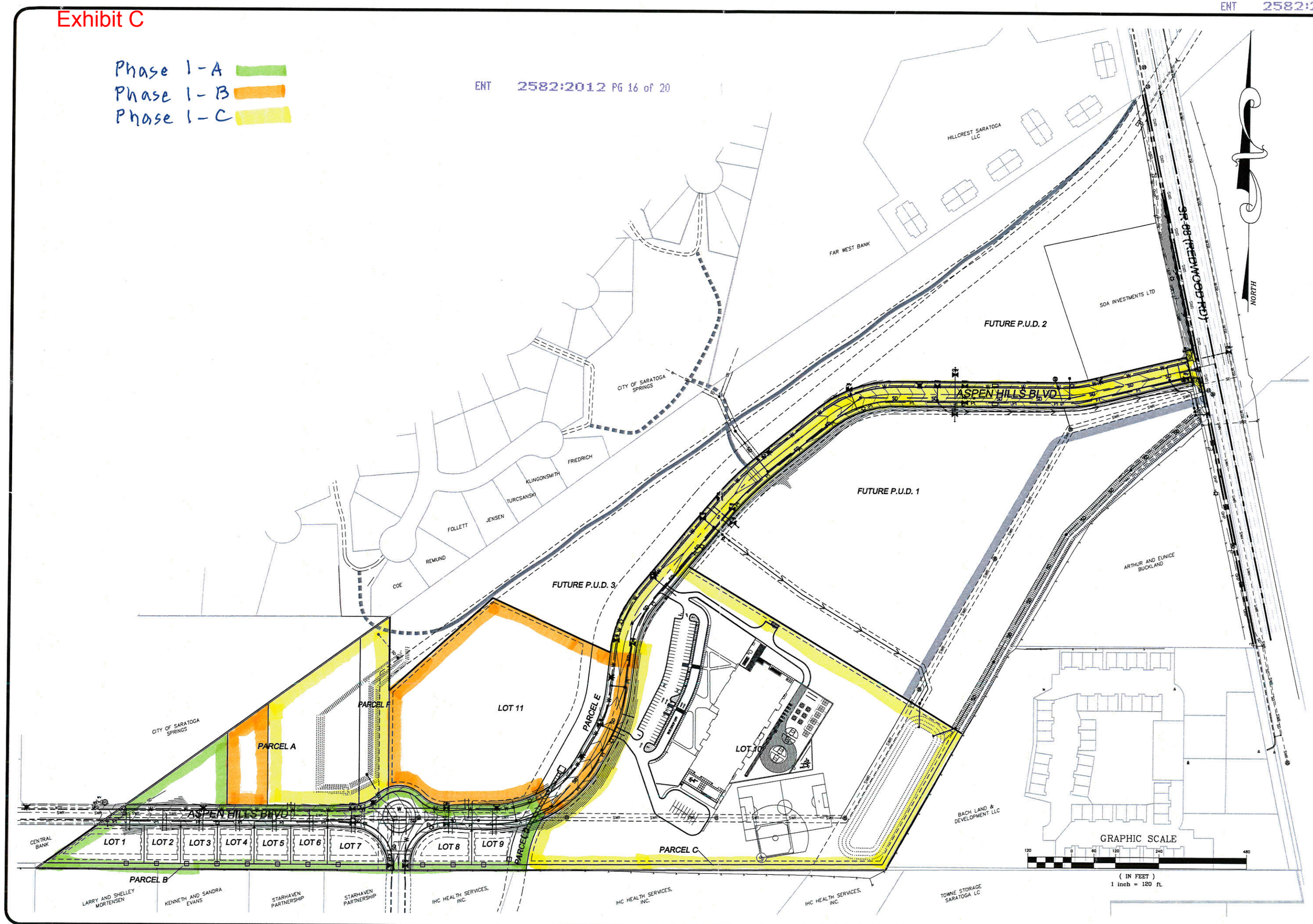
Exhibit C

Exhibit D

Western Hills Open Space Phasing

Exhibit C

Phase 1-A
Phase 1-B
Phase 1-C



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1

PHASING PLAN

PROJECT NO.	9-111-19
DATE	10/12/11
HOR SCALE	1"=120'
VER SCALE	NA
ENGINEER	VEH
DRAFTED	TLH
CHECKED	VEH

SHEET

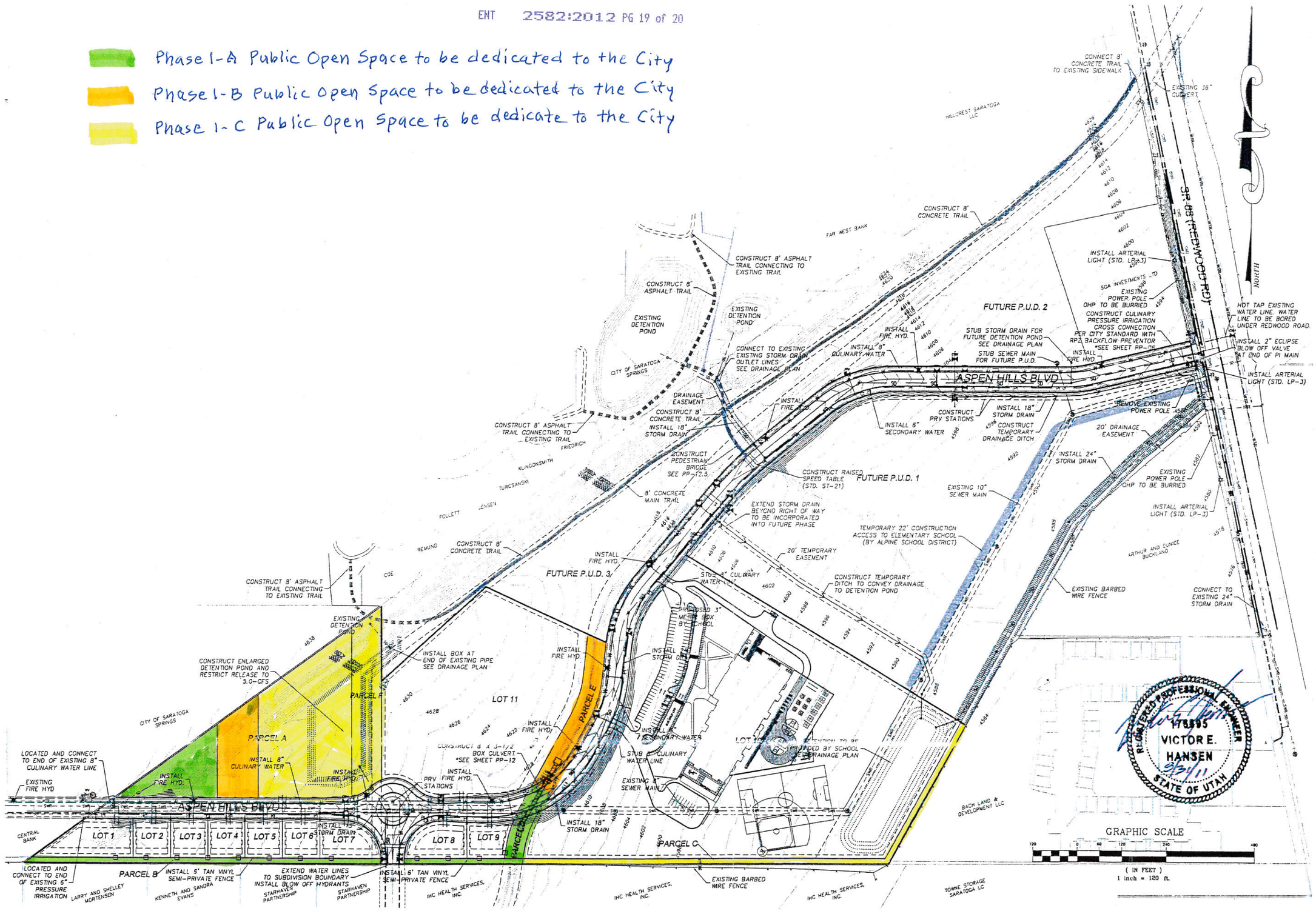
SP-01

Exhibit C

Phase 1-A Public Open Space to be dedicated to the City

Phase 1-B Public Open Space to be dedicated to the City

Phase 1-C Public Open Space to be dedicate to the City



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1

SITE / UTILITY PLAN

PROJECT NO.	9-111-19
DATE	8/26/11
HOR SCALE	1"=120'
VER SCALE	NA
ENGINEER	VEH
DRAFTED	TLH
CHECKED	VEH

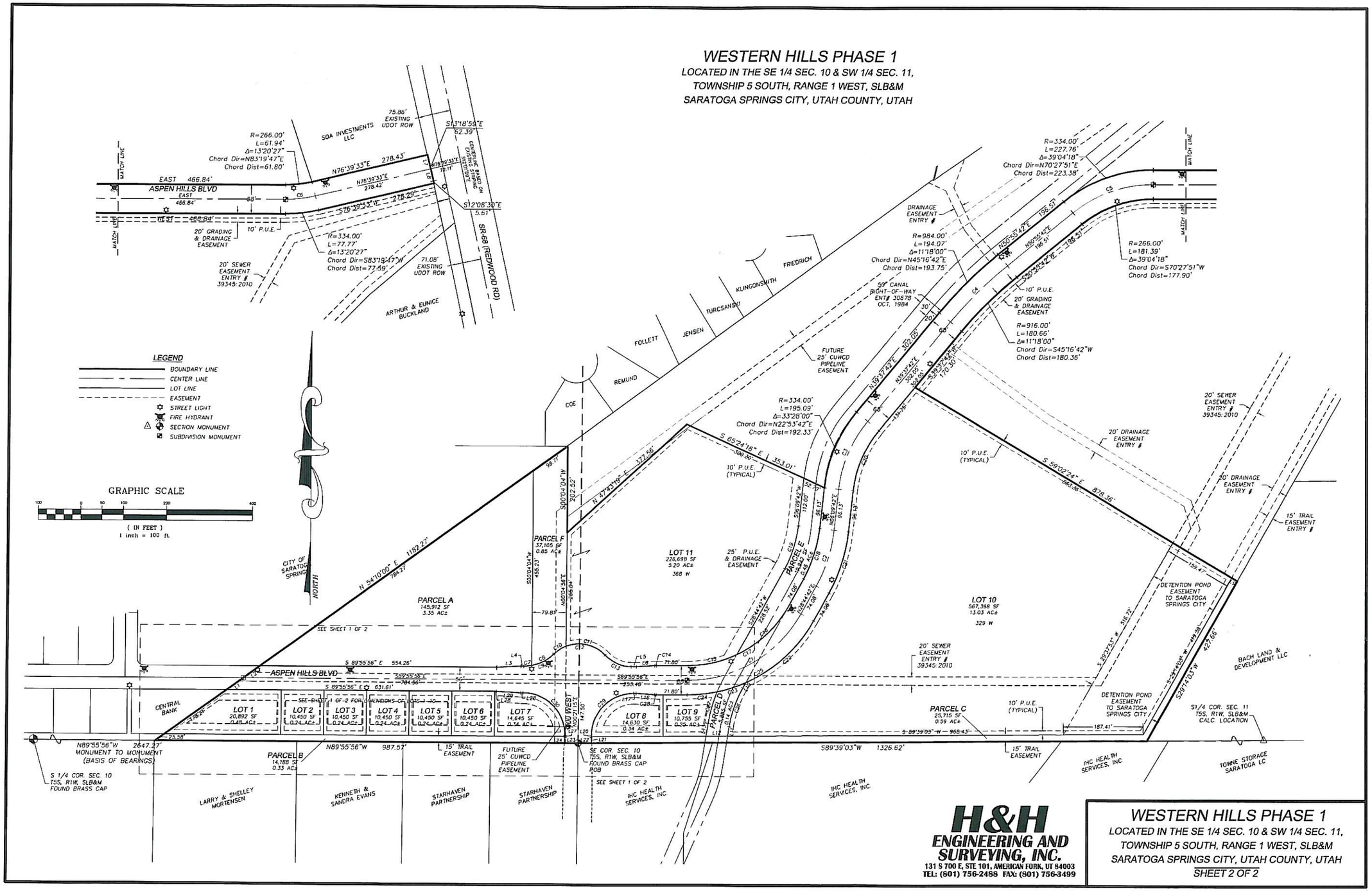
SHEET

SP-01

Exhibit D

WESTERN HILLS PHASE 1

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



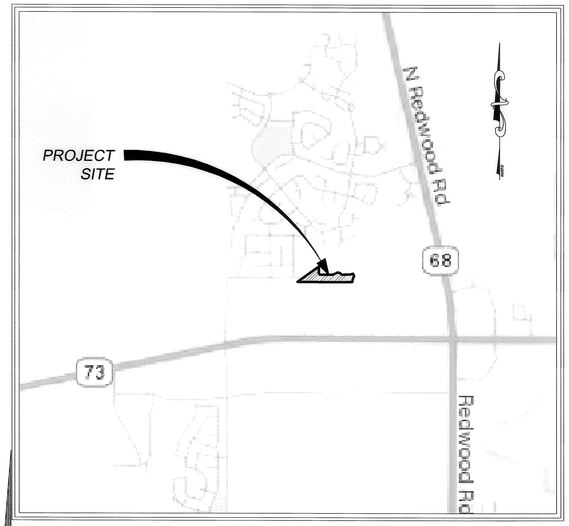
H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1
LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
SHEET 2 OF 2

Exhibit E

WESTERN HILLS PLAT 1-A

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°00'54"E	56.33'
L2	S89°55'56"E	6.78'
L3	S89°55'56"E	11.85'
L4	N86°15'13"E	42.97'
L5	S28°44'42"W	14.48'
L6	S09°02'42"W	37.15'
L7	S89°56'58"E	3.87'
L8	N86°52'46"W	56.33'
L9	S89°55'56"E	5.22'
L10	N89°55'56"W	5.68'
L11	N86°07'05"W	42.97'
L12	N89°55'56"W	15.56'
L13	N09°02'42"E	21.94'
L14	N09°02'42"E	15.20'
L15	N09°02'42"E	30.21'
L16	N27°52'28"W	39.54'
L18	S00°21'15"W	5.68'
L19	S03°27'06"E	12.61'
L20	S04°10'35"W	13.16'
L21	S35°11'20"W	44.01'
L23	S00°21'15"W	4.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	98.50	77.02	44°47'55"	N67°40'07"E	75.07
C2	84.00	134.19	91°31'37"	S88°58'03"E	120.37
C3	84.50	68.92	46°43'42"	S66°34'05"E	67.02
C4	64.00	4.26	3°48'51"	N88°09'39"E	4.26
C5	266.00	118.93	25°37'03"	N77°15'33"E	117.94
C6	280.00	96.32	19°42'35"	S18°53'25"W	95.85
C7	98.50	155.22	90°17'11"	N44°47'20"W	139.65
C7a	98.50	34.14	19°51'36"	N09°34'33"W	33.97
C7b	98.50	121.07	70°25'35"	N54°43'09"W	113.59
C8	98.50	154.23	89°42'49"	S45°12'39"W	138.95
C8a	98.50	121.78	70°50'21"	S54°38'53"W	114.17
C8b	98.50	32.45	18°52'28"	S09°47'29"W	32.30
C9	64.00	4.26	3°48'51"	S88°01'31"E	4.26
C10	334.00	140.55	24°06'40"	N78°00'44"E	139.52
C11	300.00	129.74	24°46'42"	N77°40'43"E	128.73
C12	334.00	70.39	12°04'29"	N84°01'50"E	70.26
C13	334.00	70.17	12°02'11"	N71°58'30"E	70.04
C14	330.00	76.90	13°21'04"	S15°42'39"W	76.72

NOTES:

1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

2) PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.

3) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

4) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

5) PARCELS A, B, C AND D ARE HEREBY DEDICATED TO SARATOGA SPRINGS CITY FOR PUBLIC OPEN SPACE.

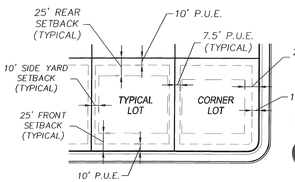
6) THE OWNERS OF LOTS 1 THROUGH 9 WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIPS ADJACENT TO THEIR LOTS. WESTERN HILLS 1 LLC, THE DEVELOPER, WILL INSTALL THE LANDSCAPING IN THE PARKSTRIP ADJACENT TO PARCEL A, PARCEL D, AND ALONG THE NORTHERLY SIDE OF ASPEN HILLS BLVD TO THE FUTURE LOT 11, SARATOGA SPRINGS CITY WILL BE RESPONSIBLE FOR MAINTAINING THESE PARKSTRIPS.

7) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" ARE TO BE SET AT EACH LOT CORNER. LEAD PLUGS ARE TO BE SET IN THE TOP OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

8) THE DRAINAGE EASEMENT AREA SHALL BE MAINTAINED BY THE OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT AREA ENCUMBERS AND SHALL ENSURE THAT IT IS KEPT FREE OF DEBRIS. THE PROPERTY OWNER(S) SHALL NOT BUILD OR CONSTRUCT, ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THIS EASEMENT NOR CHANGE THE GRADE THEREOF WITHOUT THE WRITTEN CONSENT OF SARATOGA SPRINGS CITY.

LEGEND

- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- EASEMENT
- BUILDING SETBACK
- STREET LIGHT
- FIRE HYDRANT
- SECTION MONUMENT
- SUBDIVISION MONUMENT



TYPICAL LOT DETAIL

NOT TO SCALE

13698

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN PLS 176695 — DATE: June 22, 2011

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56"W 987.58 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00"E 640.00 FEET; THENCE SOUTH 199.79 FEET; THENCE S89°55'56"E 278.03 FEET; THENCE N87°00'54"E 56.33 FEET; THENCE S89°55'56"E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 77.02 FEET, THROUGH A CENTRAL ANGLE OF 44°47'55", CHORD OF SAID CURVE BEARS N67°40'07"E 75.07 FEET; TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 134.19 FEET, THROUGH A CENTRAL ANGLE OF 91°31'37", CHORD OF SAID CURVE BEARS S88°58'03"E 120.37 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 84.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 68.92 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS S66°34'05"E 67.02 FEET; THENCE S89°55'56"E 11.85 FEET; THENCE N86°15'13"E 42.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS N88°09'39"E 4.26 FEET; THENCE S89°55'56"E 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS N77°15'33"E 117.94 FEET; THENCE S28°44'42"W 14.48 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 96.32 FEET, THROUGH A CENTRAL ANGLE OF 19°42'35", CHORD OF SAID CURVE BEARS S18°53'25"W 95.85 FEET; THENCE S09°02'42"W 37.15 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID SECTION 11; THENCE ALONG THE SECTION LINE S89°39'03"W 346.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.82 ACRES (253,569–SF), MORE OR LESS. 9 LOTS AND 4 OPEN SPACE PARCELS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

WESTERN HILLS PLAT 1-A SUBDIVISION,

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF June A.D. 2011.

WESTERN HILLS 1, LLC
BY: TRISTAR IRREVOCABLE TRUST
ITS: MANAGER

BRAD A. JENSEN, TRUSTEE

Shauna M. McKay
#573345
Exp 3-10-12

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS 22 DAY OF June, 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Brad A. Jensen, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE OWNER'S DEDICATION THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 28 DAY OF June, A.D. 2012

MAYOR

ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

ENT 55404:2012 Map # 13698
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jul 03 2:26 pm FEE 43.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532

Approved this 23 day of June 2011

QUESTAR GAS COMPANY

QUESTAR GAS COMPANY
APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION
APPROVED THIS 23 DAY OF June, 2011

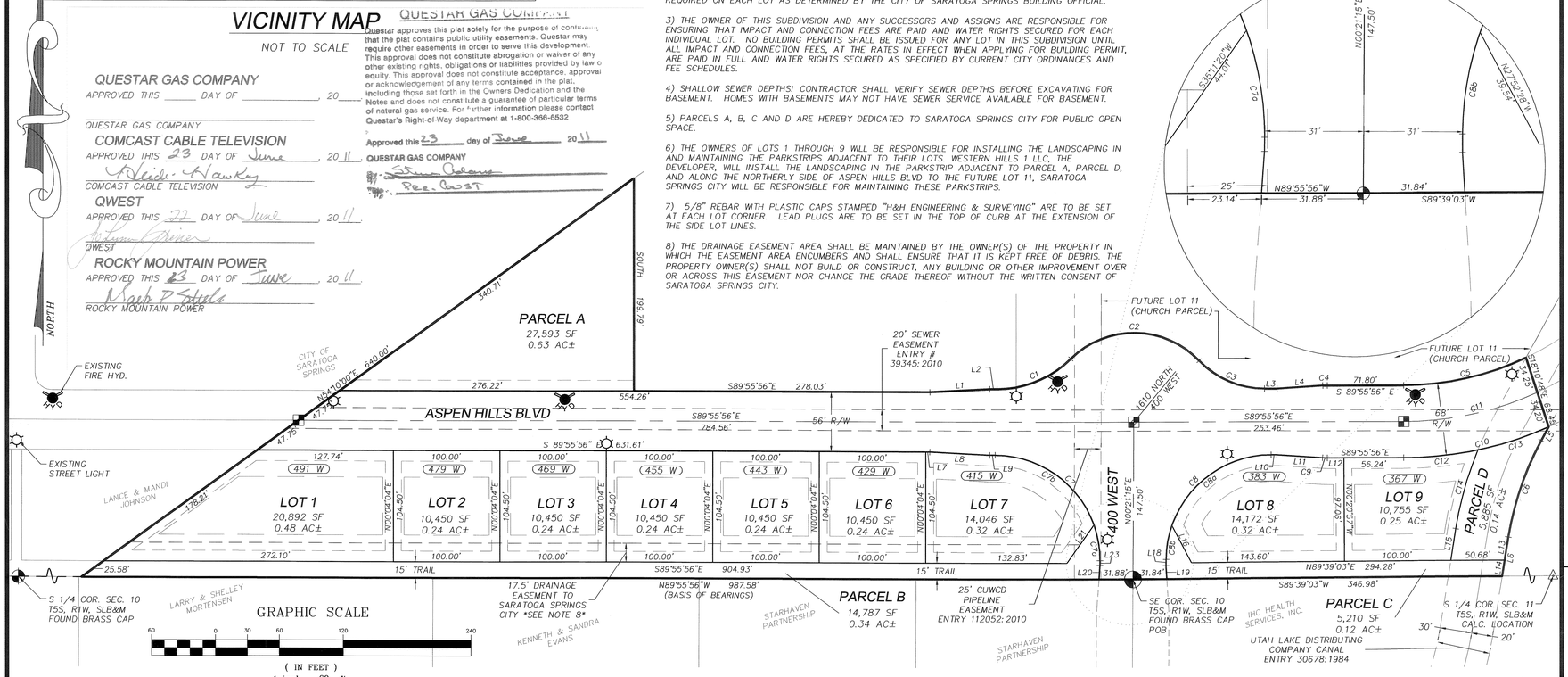
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS 22 DAY OF June, 2011

QWEST

ROCKY MOUNTAIN POWER
APPROVED THIS 23 DAY OF June, 2011

ROCKY MOUNTAIN POWER



WESTERN HILLS PLAT 1-A

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

FIRE CHIEF APPROVAL
APPROVED THIS 3 DAY OF Jan, A.D. 2012 BY THE FIRE CHIEF.
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED THIS 3 DAY OF Jan, A.D. 2012 BY THE PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED THIS 20th DAY OF December A.D. 2011 BY THE CITY ENGINEER.
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 3rd DAY OF January, A.D. 2012 BY THE CITY ATTORNEY.
SARATOGA SPRINGS ATTORNEY

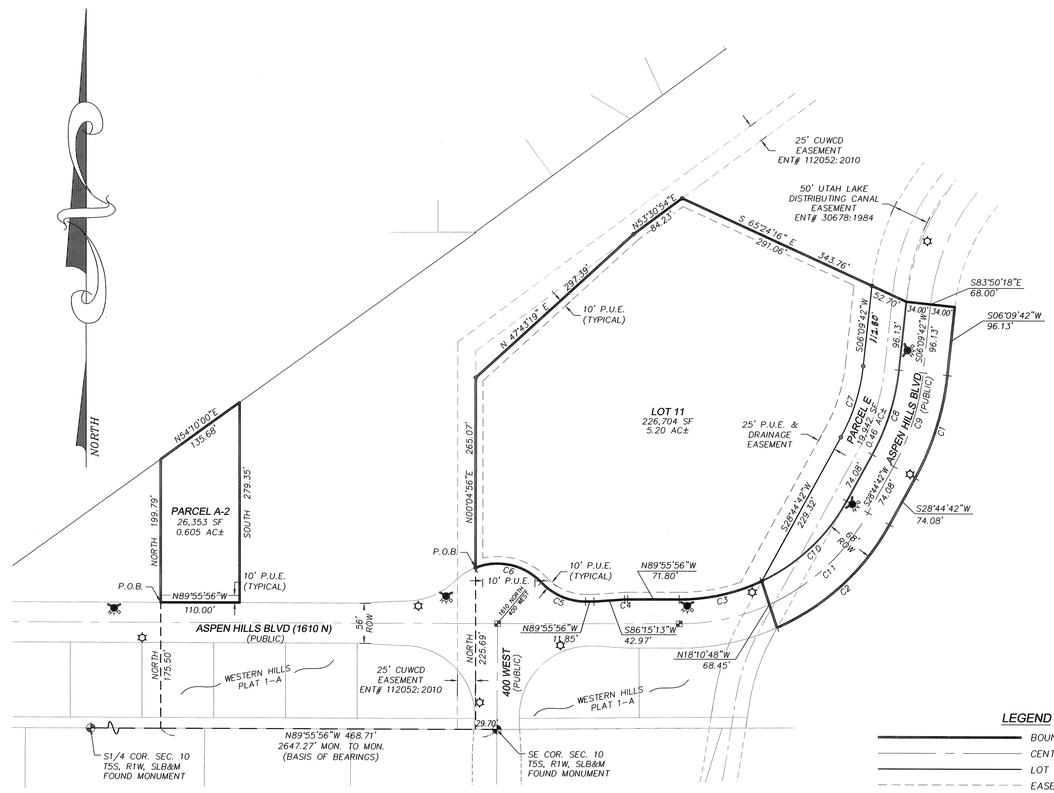
SURVEYOR'S SEAL — LICENSED LAND SURVEYOR VICTOR E. HANSEN #176695 6/22/11 STATE OF UTAH
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL — JEREMY D. LAPIN 176224 11-20-11 STATE OF UTAH
CLERK–RECORDER SEAL — CITY OF SARATOGA SPRINGS CORPORATE SEAL 1892 STATE OF UTAH

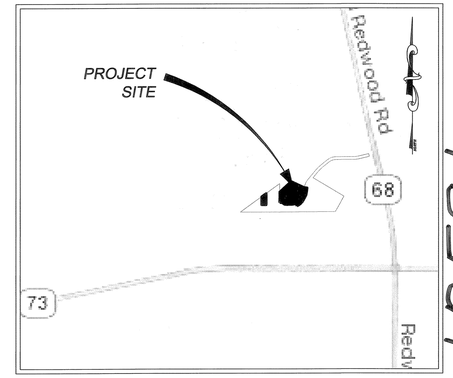
SEC. 10 & 11–5–1W TU-039

Exhibit E

WESTERN HILLS PLAT 1-B

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH





VICINITY MAP

NOT TO SCALE

NOTES:

1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

2) PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.

3) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

4) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

5) PARCELS A-2 AND E ARE HEREBY DEDICATED TO SARATOGA SPRINGS CITY FOR PUBLIC OPEN SPACE. PARCEL E WILL BE MAINTAINED BY WESTERN HILLS 1 LLC, OR HIS ASSIGNEE.

6) THE OWNER OF LOT 11 WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIPS ADJACENT TO THEIR LOT. WESTERN HILLS 1 LLC, THE DEVELOPER, WILL INSTALL THE LANDSCAPING IN THE PARKSTRIP ADJACENT TO PARCEL A-2 AND ALONG THE NORTHERLY SIDE OF ASPEN HILLS BLVD TO LOT 11, SARATOGA SPRINGS CITY WILL BE RESPONSIBLE FOR MAINTAINING THESE PARKSTRIPS. THE DEVELOPER, OR HIS ASSIGNEE, WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIP ADJACENT TO PARCEL E.

7) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" ARE TO BE SET AT EACH LOT CORNER. LEAD PLUGS ARE TO BE SET IN THE TOP OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

8) DRAINAGE EASEMENT IN LOT 11 IS FOR THE USE OF ADJACENT LOT OWNERS OR THE CITY OF SARATOGA SPRINGS FOR THE CONVEYANCE OF STORM WATER.

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN PLS 176695 — DATE: July 18, 2011

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 SECTION 10, AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°55'56"W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°04'56"E 265.07 FEET; THENCE N47°43'19"E 297.39 FEET; THENCE N53°30'54"E 84.23 FEET; THENCE S65°24'16"E 343.76 FEET; THENCE S83°50'18"E 68.00 FEET; THENCE S06°09'42"W 96.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 384.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 151.35 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12"W 150.38 FEET; THENCE S28°44'42"W 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 216.92 FEET, THROUGH A CENTRAL ANGLE OF 37°12'42", CHORD OF SAID CURVE BEARS S47°21'03"W 213.13 FEET; THENCE N18°10'48"W 68.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS S77°15'33"W 117.94 FEET; THENCE N89°55'56"W 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS S88°09'39"W 4.26 FEET; THENCE S86°15'13"W 42.97 FEET; THENCE N89°55'56"W 11.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS N66°34'05"W 67.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 99.94 FEET, THROUGH A CENTRAL ANGLE OF 68°10'09", CHORD OF SAID CURVE BEARS N77°17'19"W 94.15 FEET TO THE POINT OF BEGINNING. CONTAINING 6.44 ACRES (280,613-SF), MORE OR LESS.

PARCEL A-2

BEGINNING AT A POINT N89°55'56"W 468.71 FEET ALONG THE SECTION LINE AND NORTH 175.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 199.79 FEET; THENCE N54°10'00"E 135.68 FEET; THENCE SOUTH 279.35 FEET; THENCE N89°55'56"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.605 ACRES (26,353-SF), MORE OR LESS.

SUBDIVISION CONTAINS 1 LOT AND 2 OPEN SPACE PARCELS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

WESTERN HILLS PLAT 1-B SUBDIVISION,

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER WESTERN HILLS 1 LLC, WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET..

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF July A.D. 2011.

WESTERN HILLS 1, LLC
BY: TRISTAR IRREVOCABLE TRUST
ITS: MANAGER

BRAD A. JENSEN, TRUSTEE

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS SIGNS THIS PLAT TO COMPLY AND COOPERATE WITH MUNICIPAL PLATTING REQUIREMENTS, AND TO DEDICATE TO THE PUBLIC THE PARCEL OF LAND SHOWN BY THE PLAT AS INTENDED FOR PUBLIC USE. SAID CORPORATION DOES NOT PARTICIPATE IN THE PLAT TO THE EXTENT THAT IT CREATES PARCELS OTHER THAN LOT 11, NOR HAS IT PARTICIPATED IN PLANNING OR ENGINEERING THE OTHER PORTIONS OF THE PLAT.

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

BY: TERRY F. RUDD, AUTHORIZED AGENT

ACKNOWLEDGMENTS

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS 18 DAY OF July, 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Brad A. Jensen PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE OWNER'S DEDICATION THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH

SHAUNA D. MCKAY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 573346
COMM. EXP. 03-10-2012

Shauna M. McKay
573346
3-10-12

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS 19TH DAY OF JULY, 2011, PERSONALLY APPEARED BEFORE ME TERRY F. RUDD, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH
D. TODD EVANS, COMMISSION NUMBER 575213
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES 09/06/2012.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS CORPORATION OF THE PRESIDING BISHOP SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 10 DAY OF January, A.D. 2012.

MAYOR — ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

ENT 25801:2012 Map # 13591
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jan 11 3:47 pm FEE 32.00 BY ED
RECORDED FOR SARATOGA SPRINGS CITY

LEGEND

- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- EASEMENT
- STREET LIGHT
- FIRE HYDRANT
- SECTION MONUMENT
- SUBDIVISION MONUMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	151.35	384.00	22°35'00"	S17°27'12"W	150.38
C2	216.92	334.00	37°12'42"	S47°21'03"W	213.13
C3	118.93	266.00	25°37'03"	S77°15'33"W	117.94
C4	4.26	64.00	3°48'51"	S88°09'39"W	4.26
C5	68.91	84.50	46°43'42"	N66°34'05"W	67.02
C6	99.94	84.00	68°10'09"	N77°17'19"W	94.15
C7	104.84	266.00	22°35'00"	N17°27'12"E	104.17
C8	124.53	320.05	22°17'37"	N17°27'12"E	123.75
C9	137.95	350.00	22°35'00"	N17°27'12"E	137.06
C10	165.76	266.00	35°42'19"	N46°35'52"E	163.10
C11	191.35	300.00	36°32'40"	N47°01'02"E	188.12

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS 20 DAY OF July 2011.

QUESTAR GAS COMPANY
BY: Shawn Adams
TITLE: Pro Coord

COMCAST CABLE TELEVISION

APPROVED THIS 21 DAY OF July, 2011.

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS 20 DAY OF July, 2011.

QWEST

ROCKY MOUNTAIN POWER

APPROVED THIS 20 DAY OF July, 2011.

ROCKY MOUNTAIN POWER

WESTERN HILLS PLAT 1-B

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

FIRE CHIEF APPROVAL

APPROVED THIS 3 DAY OF Jan., A.D. 2012 BY THE FIRE CHIEF.

CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL

APPROVED THIS 9 DAY OF January, A.D. 2012 BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS 10TH DAY OF October, A.D. 2011, BY THE CITY ENGINEER.

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED THIS 3rd DAY OF January, A.D. 2012, BY THE CITY ATTORNEY.

SARATOGA SPRINGS ATTORNEY

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

SEC. 10 & 11-5-1W TV-039

Exhibit F

WESTERN HILLS PLAT 1-C

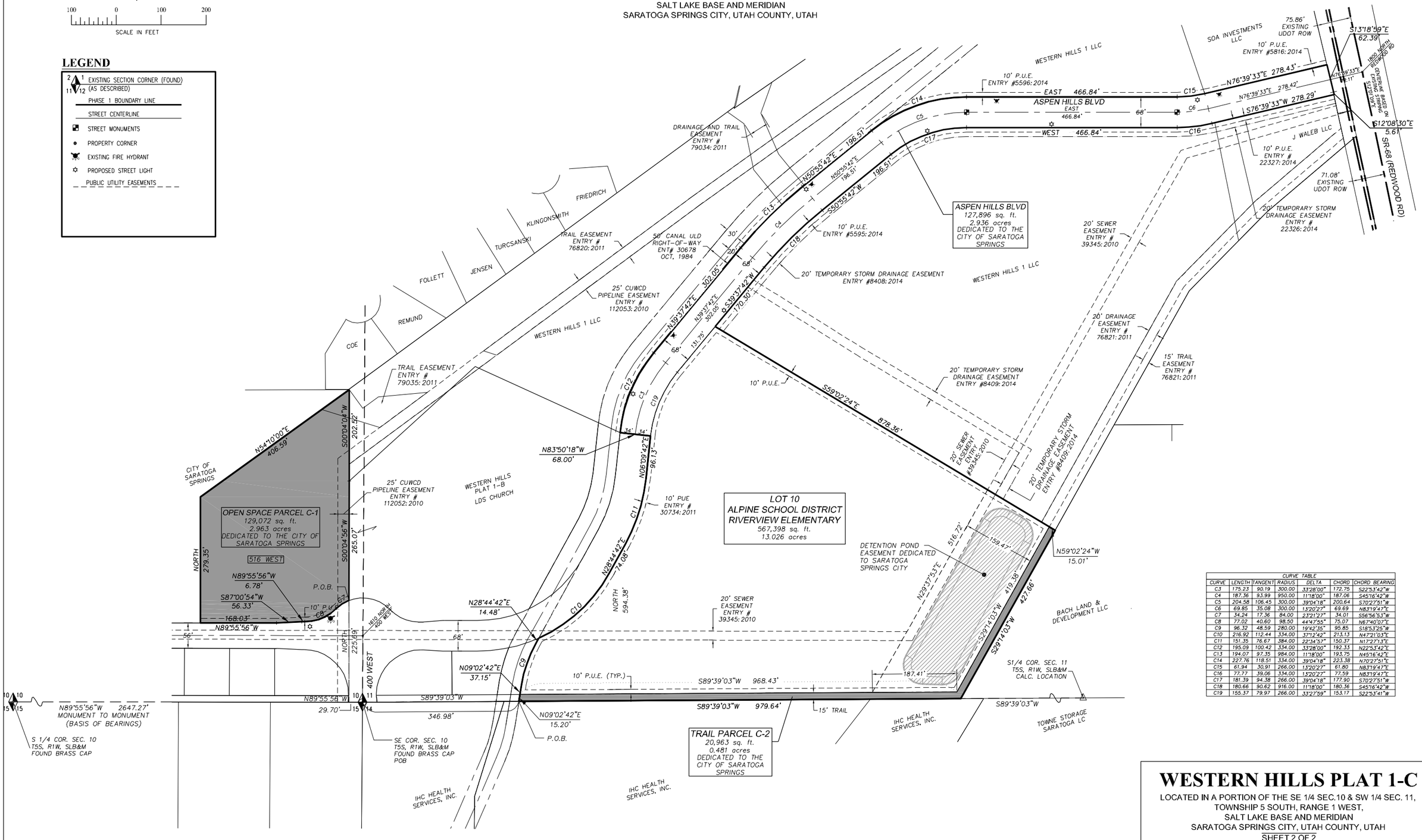
LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

N

100 0 100 200
SCALE IN FEET

LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENTS
- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- PUBLIC UTILITY EASEMENTS



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C3	175.23	90.19	300.00	33°28'00"	172.75	S22°53'42"W
C4	187.36	93.99	950.00	11°18'00"	187.06	S45°16'42"W
C5	204.58	106.45	300.00	39°04'18"	200.64	S70°27'51"W
C6	69.85	35.08	300.00	13°20'27"	69.69	N83°19'47"E
C7	34.24	17.36	84.00	23°21'27"	34.01	S56°56'53"W
C8	77.02	40.60	98.50	44°47'55"	75.07	N67°40'07"E
C9	96.32	48.59	280.00	19°42'35"	95.85	S18°53'25"W
C10	216.92	112.44	334.00	37°12'42"	213.13	N47°21'03"E
C11	151.35	76.67	384.00	22°34'57"	150.37	N17°27'13"E
C12	195.09	100.42	334.00	33°28'00"	192.33	N22°53'42"E
C13	194.07	97.35	984.00	11°18'00"	193.75	N45°16'42"E
C14	227.76	118.51	334.00	39°04'18"	223.38	N70°27'51"E
C15	61.94	30.91	266.00	13°20'27"	61.80	N83°19'47"E
C16	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E
C17	181.39	94.38	266.00	39°04'18"	177.90	S70°27'51"W
C18	180.66	90.62	916.00	11°18'00"	180.36	S45°16'42"W
C19	155.37	79.97	266.00	33°27'59"	153.17	S22°53'41"W

WESTERN HILLS PLAT 1-C

LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

Planning Commission
Staff Report

Site Plan
West Saratoga Transportation Hub
April 24, 2014
Public Hearing

Report Date:	April 17, 2014
Applicant/Owner:	Alpine School District
Location:	Approximately 200 West and 400 North
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	66:290:0003, approximately 12.39 acres
Parcel Zoning:	Public School Bus Lot, PSBL
Adjacent Zoning:	Agricultural, Rural Residential, Low Density Residential, Medium Density Residential
Current Use of Parcel:	Undeveloped
Adjacent Uses:	High School, Girls School, Agricultural Property
Previous Meetings:	January 7, 2014 concept plan review and rezone to PSBL approved
Previous Approvals:	Rezone from A to PSBL approved 1/7/14
Land Use Authority:	City Council
Future Routing:	Site Plan presented to City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The proposed site plan is for a bus lot for the Alpine School District. The bus lot includes parking spaces for the buses with canopies over those spaces, an employee parking lot, a solid decorative fence around the site, landscaping between the public right of way and the solid decorative fence, and wrought iron see-through gates. The plans (Sheet LS1.0) indicate the locations where a see-through fence and gate are needed for safety and visibility and provide details for the fencing.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the Site Plan, and select from the options in Section "H" of this report. Options include recommendation to the City Council for approval as proposed, a recommendation for conditional approval based on additional modifications and/or conditions, or a recommendation or denial based on non-compliance with findings of specific criterion.

B. Background: After several public hearings and public meetings to create the PSBL Zone, and then modify the PSBL zone, and also to review the concept plan, the City Council approved the request to rezone this property to the PSBL zone on January 7, 2014. Comments from the Planning Commission and City Council had been incorporated into the concept plan that was presented at that meeting, thus the City Council felt comfortable approving the rezone to the PSBL zone.

C. **Specific Request:** This is a request for site plan approval for the West Saratoga Transportation Hub (12.39 acres) for the Alpine School District, located at approximately 200 West 400 North. The attached plans include a site plan, canopy details, landscape plans and fencing details. The Transportation Hub will allow the school to park 120 buses on this site. The plans also include an employee parking lot. The bus parking area will be surrounded by an eight foot tall decorative pre-cast concrete wall to aid in mitigating the impacts the bus yard will create in this area. Landscaping will be placed between the pre-cast concrete wall and the public sidewalk. Canopies are also being provided as required by Code to protect the buses. Future phases will include a maintenance building, an administration building, and a CNG station.

D. **Process:** Section 19.13.04 of the City Code states that Site Plans require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation.

E. **Community Review:** This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. During the rezone process the City received public comment during the public hearings. As of the date of this report, public comment has not been received regarding the proposed site plan. The resident directly east of this site came in to the City offices to view the plans, but did not provide comments.

F. **General Plan:** The "public school bus lot" land use has not been specifically identified in the General Plan. However, Land Use Goal 1.0 is to "Provide for orderly and efficient development that is compatible with both the natural and built environment by developing a land-use map that includes all projected land in the community."

Staff finding: consistent. *The property was rezoned from A to PSBL earlier this year (January 7, 2014) to allow a public school bus lot to be constructed at this location. Currently the buses are coming from American Fork. Locating a bus lot within Saratoga Springs will enhance the efficiency of the travel time and expenses for the School District that serves Saratoga Springs.*

G. **Code Criteria:** Section 19.04.28 outlines the requirements within the PSBL zone is evaluated below.

Permitted or Conditional Use: complies. "Bus lot" is a permitted use in the PSBL zone.

Minimum Lot Size: complies. The minimum lot size for any use in this zone is 10 acres. The proposed development is 12.39 acres. The size complies with the minimum lot size requirements.

Setbacks/Yard Requirements: complies. The PSBL zone requires front setbacks of 50 feet and side and rear setbacks of 50 feet when adjacent to residential zones and 40 feet when adjacent to all other zones. The proposed plans indicate that the side and rear setbacks for the canopies are 40.75' and 50.18'. The front setbacks far exceed the requirement.

Maximum Height of Structures: complies. The maximum building and parking lot coverage in this zone is 80%. The plans indicate a hard surface are of 6.65 acres or 51%. The current proposal does not exceed this requirement. In the future when buildings are constructed this requirement will be reviewed with each phase of development. 20% landscaping is required so it is not possible to exceed this requirement and still meet the landscape requirements.

Development Standards:

a. **Architectural Review: complies.** The Urban Design Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.

No buildings are proposed at this time.

b. **Canopies. can comply.** Canopy structures shall be required to cover the bus parking stalls. The design and materials of the canopies shall be reviewed by the Urban Design Committee during the Site Plan application process based on the criteria in Section 19.14.04 and any standards adopted pursuant to Section 19.13.05. The Urban Design Committee shall determine that the canopies are constructed of metal and that they cover the proposed bus parking stalls. In the event that project phasing is proposed, canopies shall be required with the first phase of development.

The proposed canopies are constructed of metal and they cover the parking stalls. The Urban Design Committee will review the proposed canopies on April 21, 2014. Comments from that meeting will be presented to the Planning Commission at the April 24, 2014 Planning Commission meeting.

c. **Parking. complies.** Chapter 19.09, Off-street parking requirements, shall apply to the employee parking lot, but shall not apply to the bus parking lot. The bus parking lot shall be designed as necessary to accommodate the proposed buses.

The employee parking lot has a landscape buffer that is at least 8 feet wide and has landscape islands every 10 parking stalls. The proposed stalls meet the size requirements of 9'x18' for 90 degree parking. The amount of parking required for a bus lot is "to be determined by the Planning Commission." The proposed bus lot includes 120 bus stalls, and 123 employee parking stalls (including 5 accessible stalls, of which 3 are van accessible stalls). The school district has stated that the amount of stalls provided will meet their needs.

Uses Within Buildings: complies. All uses in the Public School Bus Lot Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside. Such outdoor uses include bus and vehicle storage, fueling stations, and other associated accessory uses.

The uses proposed include bus parking and employee parking, along with a covered fuel tank.

Buffering/Screening Requirements: up for discussion. A solid wall shall be required to effectively screen the borders of any public school bus lot. A solid decorative precast concrete wall that is 8 feet in height is required. The wall may be stepped down to 4'-6" at access points to accommodate for clear sight triangles as necessary. Fifteen feet of landscaping shall be required between any public right of way and the eight foot wall. Such landscaping shall be complete prior to using the site to park buses. Such eight foot solid wall, and landscaping shall be maintained in good condition with no advertising thereon. Landscape berms shall also be incorporated into the fifteen foot landscape buffer that is located between the public right of way and the eight foot wall. The fifteen foot landscape buffer between the public right of way and the solid eight foot wall shall include both deciduous and evergreen trees and shrubs. The site shall also comply with the requirements of Chapter 19.06, Landscaping and Fencing.

Solid wall: complies. A solid 8 foot tall decorative wall is proposed around the site. The detail for this wall is shown on Sheet LS1.0, Detail 2. The applicant will provide additional details that will be presented at the Planning Commission meeting. This detail will also be amended so that the step down to 4'-6" is no longer shown. This is not applicable as the applicant is proposing a decorative "wrought iron style" fence for visibility.

Access points: up for discussion. After further discussion, the School District would like the gates and wall to be a minimum of 6'-0" tall for security purposes. At access points where visibility is needed, the applicant has proposed a semi-private decorate fence, shown in Detail 2 on Sheet LS1.0. The purpose of the see-through fence is to allow the bus drivers to safely see around the solid wall. The see-through gate and fence are shown in two locations. At the east access there is a see-through gate. At the north access there is a see-through gate along with a see-through fence for a short distance. The solid wall is shown as a line with small circles in it. The see-through decorative fence is shown as a dashed line with x's in it.

15 feet of landscaping between wall and public right of way: complies. The plans show at least 15 feet of landscaping in this location.

No advertising on the wall: complies. No advertising is proposed for the wall.

Landscape berm: complies. Berming is shown within the 15 foot landscaping requirement, between the public right of way and the eight foot wall and includes both evergreen and deciduous trees.

Landscaping: complies. The landscape requirements found in 19.06 are reviewed later in this report.

Landscaping Requirements: complies.

1. There shall be a minimum of 20% of the total project area to be used for landscaping. The landscaping buffer in the "buffering/screening requirements" above may be counted towards the 20% requirement.
2. All sensitive lands shall be protected as part of the landscaped area of any development.
3. Subject to the discretion of the City Council, credit towards meeting minimum landscaping requirements may be given for sensitive lands defined in Chapter 19.02. However, no more than 50% of the required landscaping area shall be comprised of sensitive lands or detention areas.

The landscape plans indicate that the total site area is 539,845 square feet and that 107,969 square feet (20%) will be landscaped. The landscape buffer outlined in the in the "buffering/screening requirements" is included in this total. Sensitive lands include the detention basin, which is being landscaped with turf. No more than 50% of the required landscaping is comprised of sensitive lands (the detention basin). The total landscaping including the detention basin is 143,703 square feet; half of the detention basin is 35,734 square feet, reducing the total to 107,969 which meets the requirement.

Chapter 19.06.07 outlines specific plant counts based on the amount of landscaping being provided. For 107,969 square feet of landscaping, the code requires 44 deciduous trees, 36 evergreen trees, 137 shrubs and 50% grass. The plans indicate 44 deciduous trees, 36 evergreen trees, 137 shrubs and 51% turf. All of the required plant material has been placed outside of the wall to soften the appearance of the site and wall from the public view.

Site Lighting: can comply. Section 19.14.04.7.b.iii. requires all streetlights and interior parking lot lights to meet the Ciyt's adopted design standards for lighting.

The proposed electrical plan does not meet this standard. The applicant has been notified of this requirement and they will provide an updated electrical plan and a photometric plan that will be presented at the Planning Commission meeting.

H. Recommendation and Alternatives:

Staff recommends that the Planning conduct a public hearing, discuss any public input received, and select from the options below:

<u>Recommended Motion:</u>

"I move to approve the proposed West Saratoga Transportation Hub Site Plan, located at approximately 200 West 400 North, subject to the findings and conditions listed below:"

Findings:

1. The Site Plan is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.

2. The Site Plan meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. That all of the requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. The project lighting shall comply with Section 19.14.04.7.
4. Any other conditions as articulated by the Planning Commission:

_____

_____

Alternative Motions:

Alternative Motion A
"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

_____

_____

_____

Alternative Motion B
"Based upon the analysis in the Staff Report and information received from the public, I move to **deny** the Site Plan for the West Saratoga Transportation Hub, located at approximately 200 West and 400 North. Specifically, I find the application **does not** meet the following requirements of the Code or General Plan.

_____

_____

_____

I also move to continue the final decision to the next meeting, on [date], and direct Staff to return with official Findings as outlined in my motion."

I. Exhibits:

A. City Engineer's Report
B. Location & Zone Map
C. Project Plans

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com • 801-766-9793 x106 • 801-766-9794 fax
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: West Saratoga Transportation Hub
Date: April 24, 2014
Type of Item: Site Plan Approval

Description:

A. Topic: The Applicant has submitted a Site Plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Alpine School District*
Request:	*Site Plan Approval*
Location:	*Southwest Corner of 400 North and 200 West (Thunder Blvd.)*
Acreage:	*12.48 Acres*

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project.

B. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code. All applicable impact fees and connection fees shall be paid prior to commending construction.

D. Submit easements for all public utilities not located in the public right-of-way.

E. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all

developed property) and all UPDES and NPDES project construction requirements.

G. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

I. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

J. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

K. Developer shall provide a photometric plan that complies with all Engineering Standards and specifications and complies with the Land Development code.

L. Parking lot lighting shall be City Standard or similar as approved by council and be full cut off as per IESNA standards.

M. Water ways are not permitted. New Access locations shall have inlet boxes located on the up gradient side of the curb return.

N. Developer shall provide a full construction design of the proposed rock retaining wall including calculations from a licensed engineer.

O. Developer shall comply with all Federal, State and Local regulations pertaining to the proposed diesel fuel tank.

P. Developer shall provide long term stabilization plans for future building pads and all other disturbed areas not covered by the landscaping plan.

Q. Developer shall provide hydraulic storm drain calculations verifying adequate detention capacity and pipe capacity for the storm drain system. Storm water must be treated to remove all oils and floatables and at least 80% of the total suspended solids 50 microns or larger.

R. Storm water may not be retained on site. Existing retention pond shall be converted to a detention pond by providing a discharge to the City storm drain in 400 North. Maximum discharge shall be 0.2 cfs per acre. Developer shall pay all applicable storm drain impact fees.

S. Developer shall provide verification the existing retention pond has adequate

capacity for both the existing and proposed uses.

T. All storm drain pipe in the public ROW shall be RCP with a minimum size of 15”.

U. The existing overhead power lines along 400 North must be buried per the City’s Land Development Code. Developer shall provide plans for the relocation of the overhead power underground.

V. Developer shall provide a geotechnical report for the site. Pavement design shall meet City standards based on a CBR value.

W. Developer shall provide an Erosion Control plan with BMP details compliant with all NPDES, UPDES, and local standards.

X. Developer shall mitigate all upland flows from their adjacent undeveloped property.

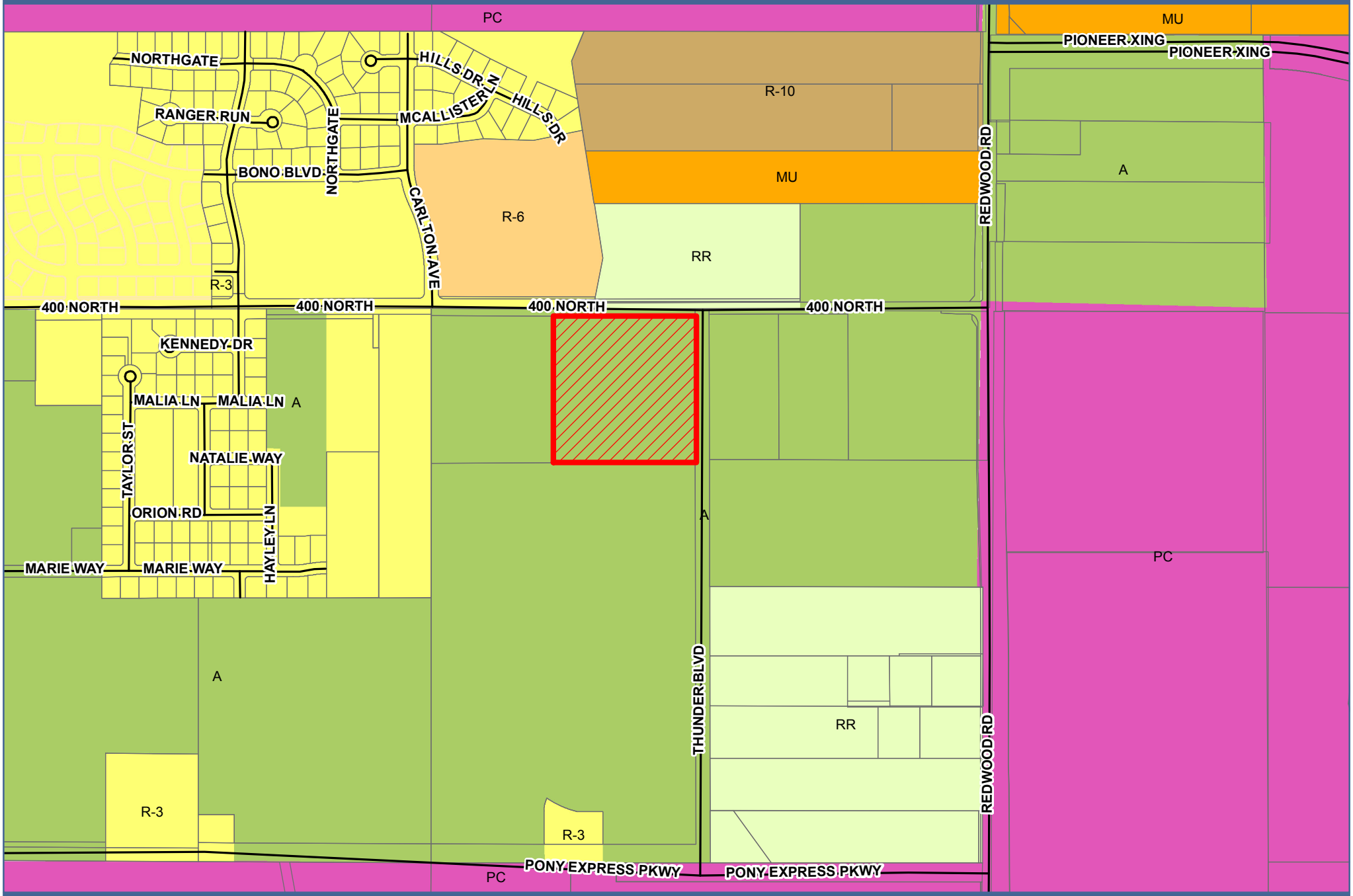
Y. Developer shall provide separate culinary water and sanitary sewer laterals to each proposed building pad.

Z. All secondary water points of connection shall be metered as per City standards.

AA. Developer shall provide complete frontage improvements along 400 North as per the City’s transportation master plan and as per City standards and specifications.

BB. Developer shall provide complete irrigation plans for all landscaped areas.

Location Map



West Saratoga Transportation Hub

0 275 550 1,100 Feet

ALPINE SCHOOL DISTRICT
WEST TRANSPORTATION FACILITY
PHASE I

CITY SITE SUBMITTAL PACKAGE, APRIL 3, 2014

200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

sandstrom | associates
ARCHITECTURE, P.C.

CIVIL
GREAT BASIN
ENGINEERING INC.
5746 SOUTH 1475 EAST
OGDEN, UTAH 84403
PHONE: 801.394.4515 FAX: 801.392.7544

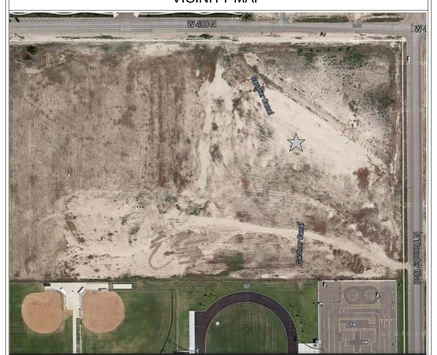
LANDSCAPE
IN-SITE
DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UTAH 84003
PHONE: 801.756.5043 FAX: 801.756.5279

ELECTRICAL
NIELSON ENGINEERING,
INC.
156 NORTH 12TH AVENUE
POCATELLO, IDAHO 83201
PHONE: 208.232.2577 FAX: 208.234.0918

GRAPHIC SYMBOLS

ENGINEERED FILL	CONCRETE MASONRY UNIT (CMU)	RIGID / SPRAY INSULATION
CONCRETE	EIFS	FINISHED HARDWOOD
BRICK MASONRY	BATT INSULATION	BLOCKING
99'-0" T.O.S. NEW SPOT ELEVATION	EARTH	GLASS
99'-0" T.O.S. EXISTG. SPOT ELEVATION	METAL STUDS	1 A2.1 EXTERIOR ELEVATION
PROPERTY LINE	GYPSUM BOARD	1 A2.1 SECTION
A MARKER/TACK BOARD	A WINDOW TYPE	7 A4.1 DETAIL / ENLARGED PLAN
101 DOOR NUMBER	A 9'-0" CEILING TYPE/HEIGHT	A A2.1 B C D INTERIOR ELEVATION
05 SHEET NOTE	ELEVATION MARKER	1 WALL TYPES

VICINITY MAP



200 WEST 400 NORTH, SARATOGA SPRINGS, UT. 84045

north

ABBREVIATIONS

ALUM	ALUMINUM	MID	MIDDLE
BO/ BOT	BOTTOM	MIN	MINIMUM
CFMF	COLD FORMED METAL FRAMING	N.I.C.	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
DTL	DETAIL	OSB	ORIENTED STRAND BOARD
ELECT	ELECTRICAL	PRE-ENG	PRE-ENGINEERED
EXP BOLT	EXPANSION BOLT	PT	PRESSURE TREATED
EXP MTL	EXPANDED METAL	SIM	SIMILAR
FTG	FOOTING	SPECS	SPECIFICATIONS
FNDN	FOUNDATION	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	TO	TOP OF
GYP BD	GYPSUM WALLBOARD	TYP	TYPICAL
HOR	HORIZONTAL	VERT	VERTICAL
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MECH	MECHANICAL	W/	WITH
MFR	MANUFACTURER	WR	WATER RESISTANT

SHEET INDEX

CIVIL

CD0.1	DEMOLITION PLAN
CS1.1	SITE PLAN
CG2.1	GRADING & DRAINAGE PLAN
CU3.1	UTILITY PLAN
CD4.1	ON-SITE CONSTRUCTION DETAIL SHEET
CD4.2	CITY CONSTRUCTION DETAIL SHEET (IMPROVEMENTS IN ROW)
CP5.1	400 NORTH STREET PLAN & PROFILE

LANDSCAPING

LS1.0	OVERALL SITE PLAN
LS1.1	LANDSCAPE PLAN
LS1.2	LANDSCAPE PLAN
LS1.3	LANDSCAPE PLAN
LS1.4	LANDSCAPE PLAN

ARCHITECTURAL

A0.0	COVER
A1.1	SITE PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS, SECTIONS & DETAILS

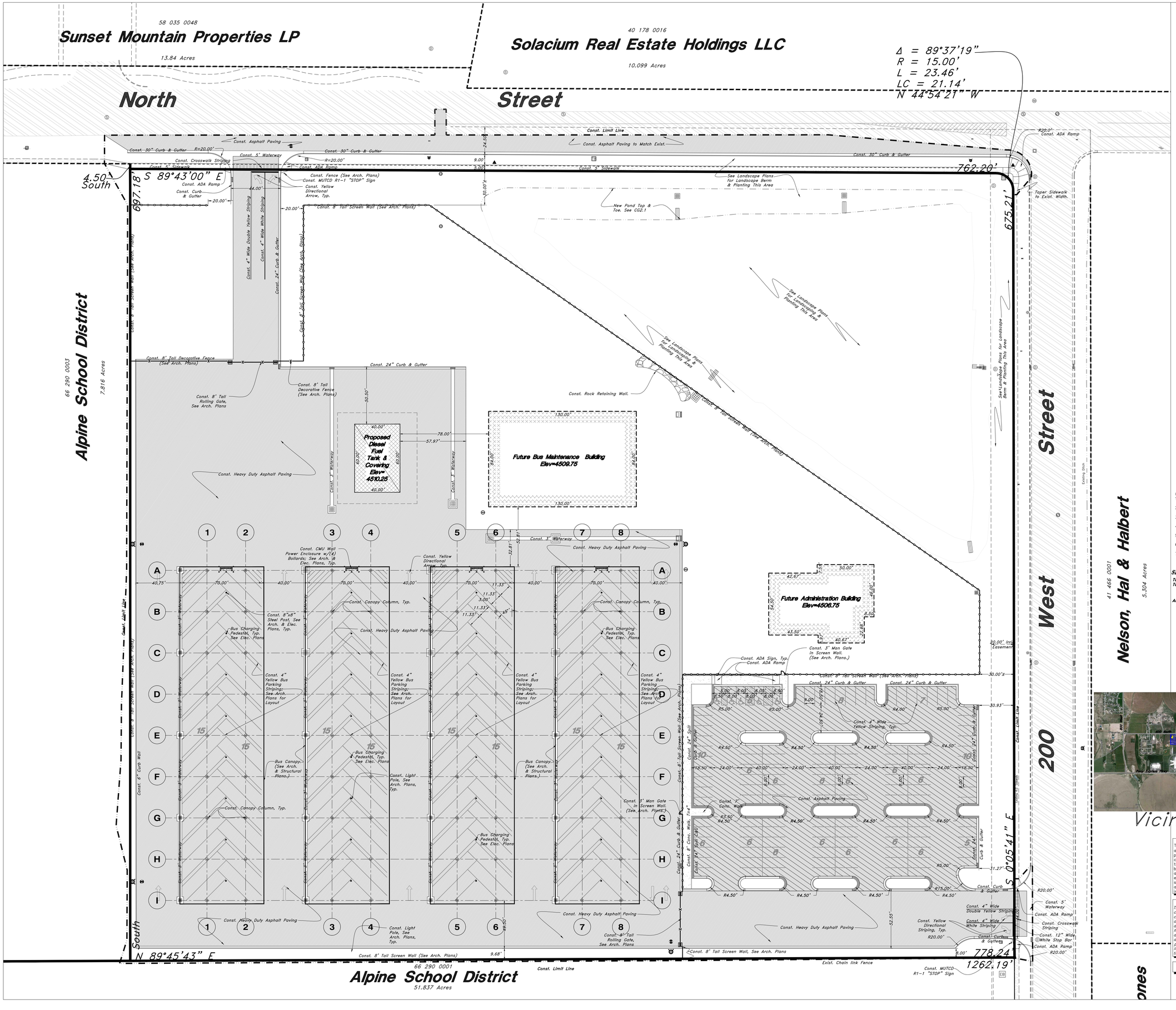
ELECTRICAL

E1.1	SITE PLAN - LIGHTING
E1.2	SITE PLAN - POWER
E2.1	POWER RISER
E2.2	PANEL SCHEDULE

sandstrom | associates
ARCHITECTURE, P.C.
310 South 200 East, Orem, UT 84058
801.225.0555 FAX 801.225.0556
www.sandstromassociates.com

WEST TRANSPORTATION FACILITY PHASE I

Copyright © 2014, Sandstrom Associates Architecture, P.C.



30" x 42" Sheet Scale: 1" = 30'

24" x 36" Sheet Scale: 1" = 40'

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	F F F F
Screen Wall	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.3STA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Heavy Duty Asphalt	
New Asphalt	
Concrete	
Spill	
Curb & Gutter	
Demo Tree	

General Site Notes:

1. All applicable elements of the Saratoga Springs Ordinance section 19.09.07 shall be adhered to.
2. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
3. Fire lane markings and signs to be installed as directed by the Fire Marshall.
4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
6. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
7. All dimensions are to back of curb unless otherwise noted.

SITE DATA TABLE

Total Bus Parking = 120 Stalls
Total Car Parking = 123 Stalls
Total ADA Parking = 5 Stalls
ADA Van Parking = 3 Stalls
Alpine School District Property = 20.28 Acres
Bus Facility Property = 12.46 Acres
Total Disturbed Area = 569,823 SF (13.08 Acres)
Landscaping Area = 261,207 SF (6.00 Acres) 46%
Hard Surface Area = 289,723 SF (6.65 Acres) 51%
Diesel Fuel Tank = 2,400 SF (0.06 Acres) 0.50%
Bus Garage/Wash = 10,920 SF (0.25 Acres) 1.5%
Future Building = 5,573 SF (0.13 Acres) 1%

Vicinity Map

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY.

sandstrom associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
Phone: 801.229.0088 Fax: 801.229.0089
www.sandstromarchitecture.com

No. 166484
MARK EUGENE BABBITT
4-3-14

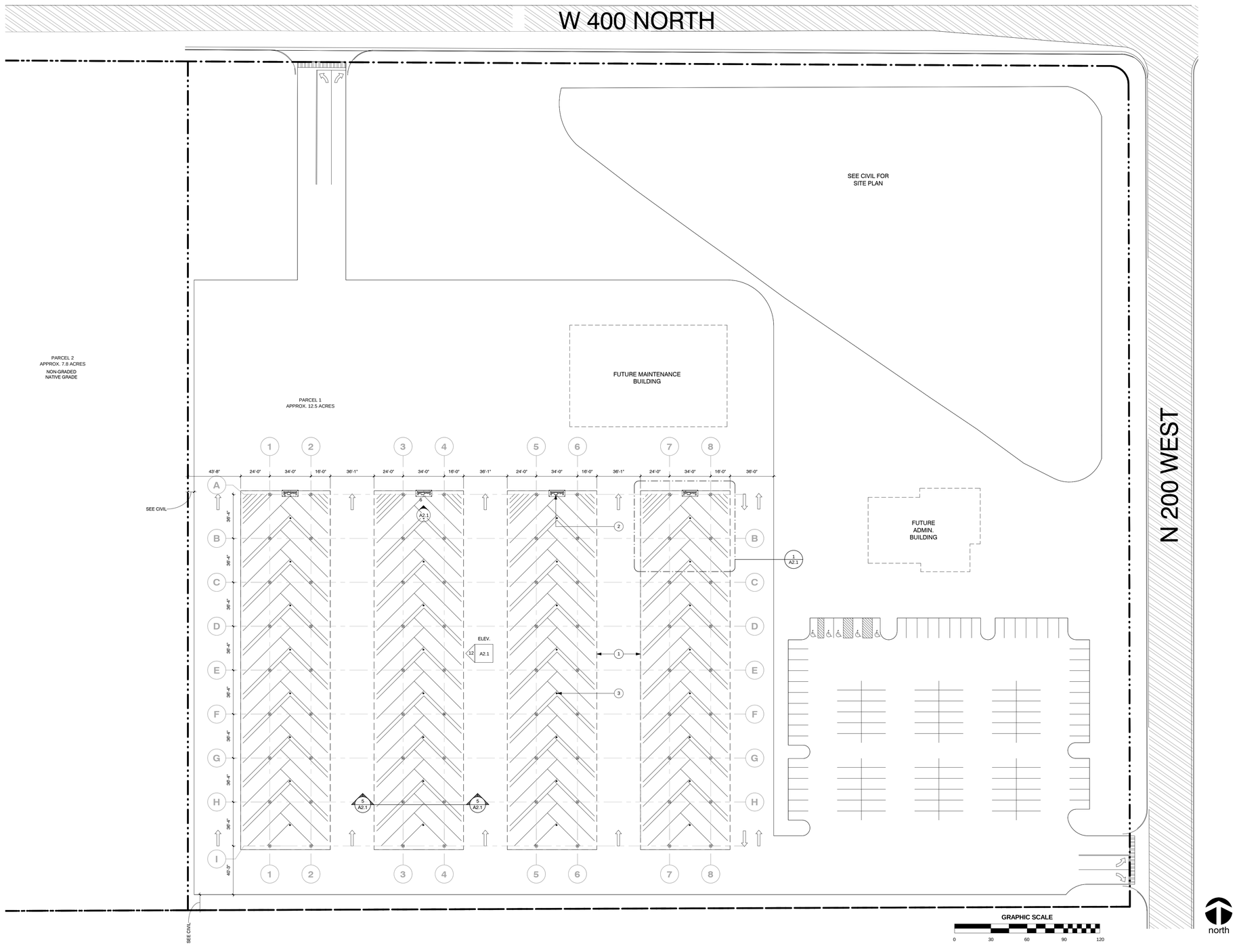
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

WEST TRANSPORTATION FACILITY PHASE 1

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	April 3, 2014
DRAWN BY	HA
CHECKED BY	MB
SHEET DESCRIPTION	Site Plan
SHEET NUMBER	CS1.1



BUS PARKING & CANOPY PLAN LAYOUT 1
SCALE: 1" = 30'-0"

GENERAL NOTES

A. FOR ALL SITE CIVIL, SEE ATTACHED CIVIL DRAWINGS
B. FOR ALL SITE LANDSCAPING, SEE ATTACHED LANDSCAPING PLANS
C. FOR ALL SITE & CANOPY POWER & LIGHTING , SEE ATTACHED ELECTRICAL PLANS

SHEET NOTES

1 DASHED LINE DENOTES CANOPY ROOF OVERHANG ABOVE
2 CMU POWER STATION LOCATION SEE ENLARGED PLAN & DETAILS.
3 POWER PLUG-INS FOR BUSES, SEE DETAILS

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

sandstrom|associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
Phone: 801.229.0088 Fax: 801.229.0089
www.sandstromarchitecture.com

LICENSED ARCHITECT
SHERMAN C. SANDSTROM
136006
STATE OF UTAH

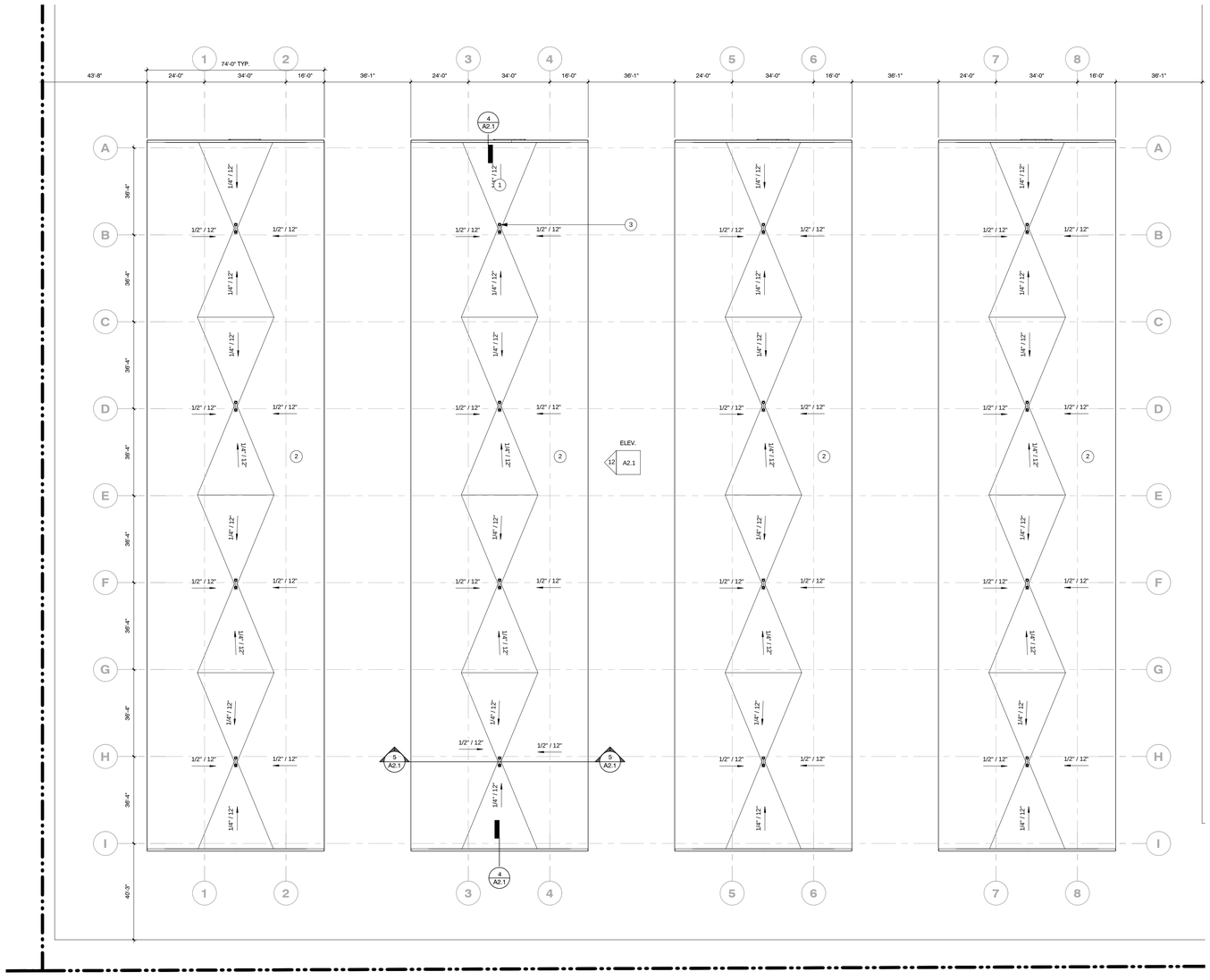
WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK
SHEET DESCRIPTION	SITE PLAN
SHEET NUMBER	A1.1

4/2/2014 5:07:48 PM C:\Users\jburton\Documents\2014 Bus Depot Phase 1 03-12-14_jburton.rvt



GRAPHIC SCALE

0 20 40 60 80

north

ROOF PLAN
SCALE: 1" = 20'-0" | 1

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

GEN. NOTES

A. CONTRACTOR TO VERIFY CANOPY LAYOUT WITH CIVIL DRAWINGS

SHEET NOTES

1 FIELD CONTOURED INSULATION ROOFING CRICKETS. SLOPE FOR DRAIN LOCATIONS ONLY. SEE ROOF PLAN
2 SINGLE-PLY MEMBRANE ROOFING SYSTEM. SEE SPECIFICATIONS
3 ROOF DRAINS.

sandstrom|associates
ARCHITECTURE, P.C.

845 South 220 East
Orem, UT 84058
Phone: 801.229.0088 Fax: 801.229.0089
www.sandstromarchitecture.com

LICENSED ARCHITECT
SCOTT D. SANDSTROM
156006
STATE OF UTAH

WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

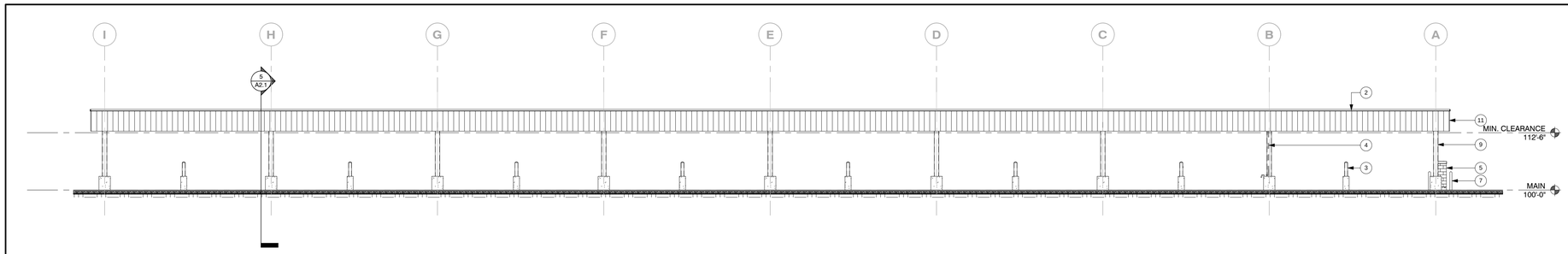
DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK

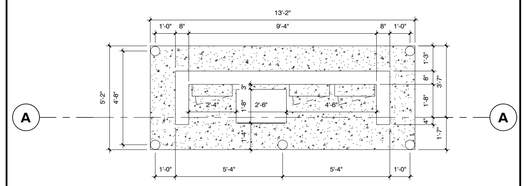
SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER
A1.2

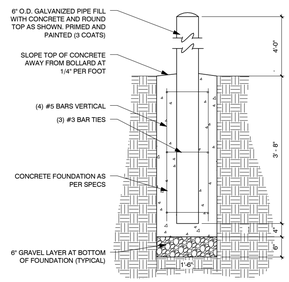
4/2/2014 5:07:46 PM C:\Users\jburton\Documents\2014 Bus Depot Phase I 03-12-14_jburton.rvt



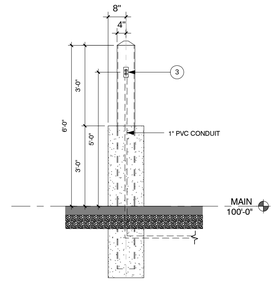
TYP. CANOPY ELEVATION 12
SCALE: 1" = 10'-0"



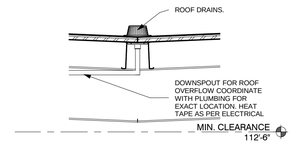
POWER STATION PLAN 11
SCALE: 3/8" = 1'-0"



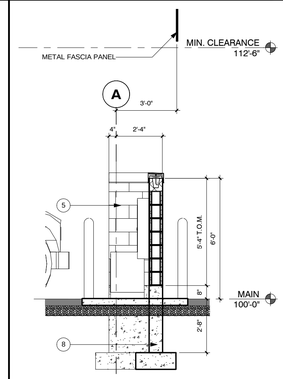
BOLLARD DETAIL 10
SCALE: 3/4" = 1'-0"



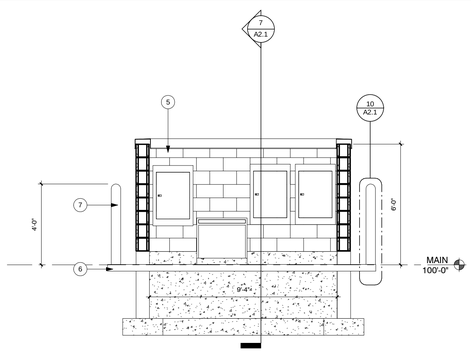
POWER IN BOLLARD 2 9
SCALE: 1/2" = 1'-0"



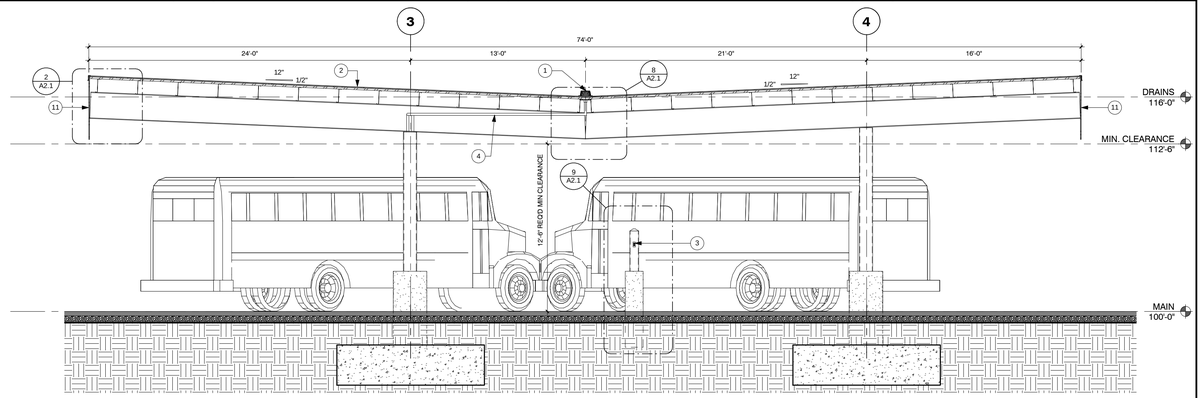
CANOPY DRAIN SECTION 8
SCALE: 1/2" = 1'-0"



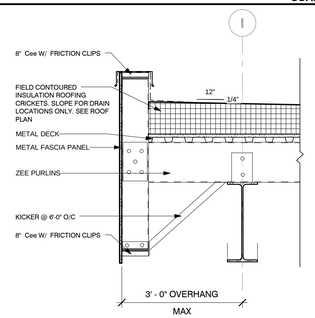
POWER ENCLOSURE SECTION 1 7
SCALE: 3/8" = 1'-0"



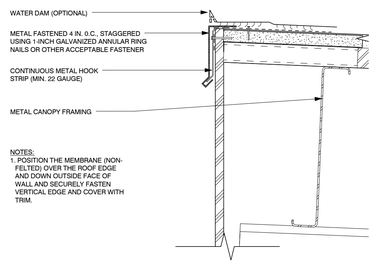
POWER ECLOSURE ELEV. 6
SCALE: 3/8" = 1'-0"



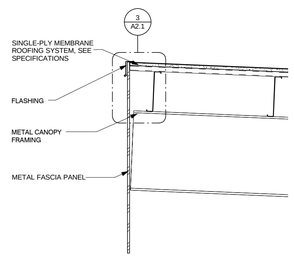
CANOPY SECTION 5
SCALE: 1/4" = 1'-0"



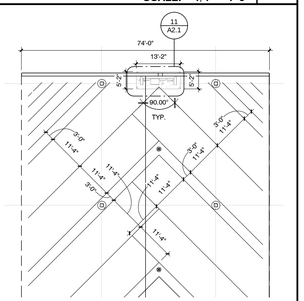
RAKE DETAIL 4
SCALE: 3/4" = 1'-0"



FLASHING SECTION 3
SCALE: 3" = 1'-0"



EAVE DETAIL 2
SCALE: 3/4" = 1'-0"



TYP. BUS PARKING STRIPING 1
SCALE: 1/16" = 1'-0"

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

GEN. NOTES

A. CONTRACTOR TO VERIFY CANOPY LAYOUT WITH CIVIL DRAWINGS

SHEET NOTES

1 ROOF DRAINS.
2 SINGLE-PLY MEMBRANE ROOFING SYSTEM, SEE SPECIFICATIONS
3 POWER PLUG-INS FOR BUSES, SEE DETAILS
4 DOWNSPOUT FOR ROOF OVERFLOW COORDINATE WITH PLUMBING FOR EXACT LOCATION. HEAT TAPE AS PER ELECTRICAL
5 CMU WALL ENCLOSURE FOR ELECTRICAL PANELS AND POWER.
6 4"CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL AND CIVIL
7 PIPE BOLLARDS (TYP.)
8 CONCRETE FOOTING AND FOUNDATION
9 TUBE STEEL COLUMN (PAINTED).
10 METAL DECK
11 METAL FASCIA PANEL
12 ZEE PURLINS

sandstrom|associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
Phone: 801.229.0088 Fax: 801.229.0089
www.sandstromarchitecture.com

LICENSED ARCHITECT
SCOTT HARRISON SANDSTROM
156006
STATE OF UTAH

WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

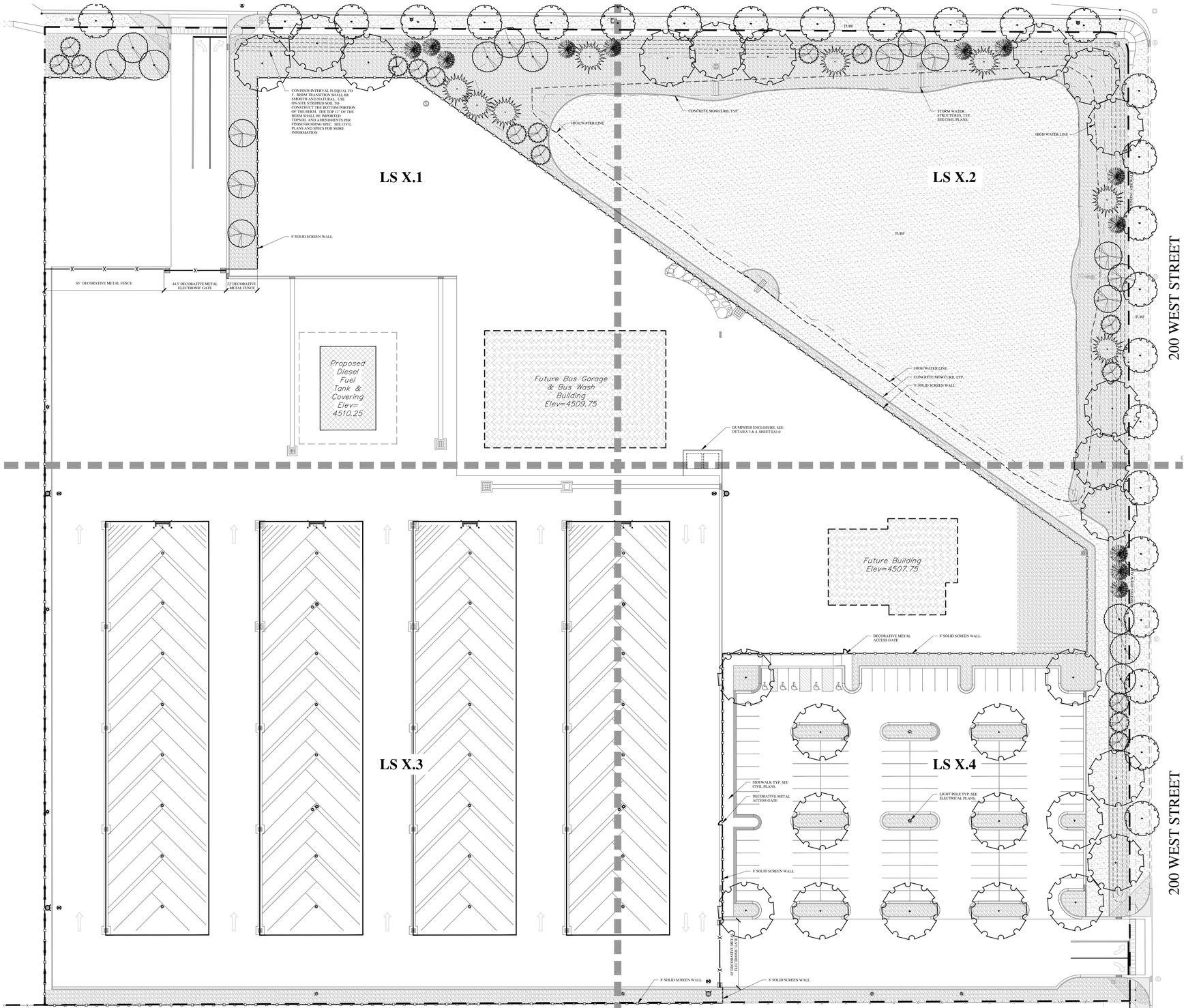
DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK

SHEET DESCRIPTION:
ELEVATIONS, SECTIONS & DETAILS

SHEET NUMBER
A2.1

4/2/2014 5:07:32 PM C:\Users\jburton\Documents\2014 Bus Depot Phase 1 03-12-14_jburton.rvt



LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

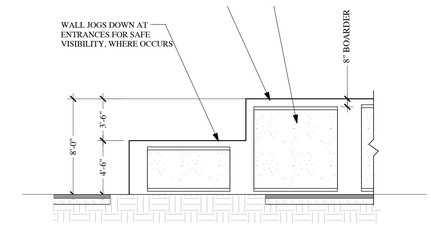
GENERAL NOTES

1. SEE CIVIL PLANS FOR ALL GRADING, DRAINAGE, CURB, GUTTER, SIDEWALKS, ETC.
2. SEE LANDSCAPE SHEETS LS1.1 THROUGH LS1.4 FOR PLANT SPECIES AND QUANTITIES.

CITY SUBMITTAL
NOT FOR CONSTRUCTION

30' 0 30' 60' 90'

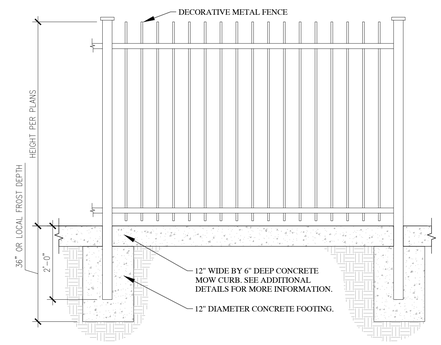
SCALE: 1"=30'-0" ON 30 X 42 SHEET



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIAL, COLOR AND STYLE TO BE DETERMINED BY OWNER.
2. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS.

1 8' SOLID SCREEN WALL DETAIL

SCALE: NTS

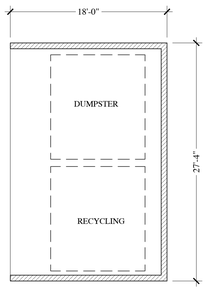


NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIALS, COLOR AND STYLE TO BE DETERMINED BY OWNER.
2. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWING.

2 DECORATIVE METAL FENCE

SCALE: NTS

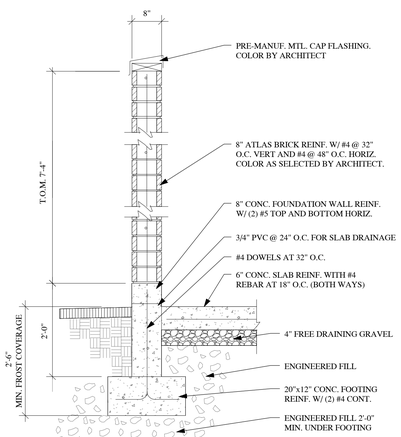
DUMPSTER ENCLOSURE



NOTES:
1. FOR WALL INFORMATION. SEE DUMPSTER ENCLOSURE WALL SECTION THIS SHEET.
2. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIAL, COLOR AND STYLE TO BE DETERMINED BY OWNER.
3. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS.

3 DUMPSTER ENCLOSURE DETAIL

SCALE: NTS



4 DUMPSTER ENCLOSURE WALL SECTION

SCALE: NTS

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801. 229-0088 801. 229-0089 Fax
www.sandstromarchitecture.com

SEAL

IN-SITE DESIGN GROUP
Landscape Architecture and Land Planning
17 North 470 West, American Fork, Utah 84003
(P) 801-756-5043 , (F) 801-756-5279
www.in-sitedesigngroup.com
ericfrances@in-sitedesigngroup.com

WEST TRANSPORTATION FACILITY PHASE I

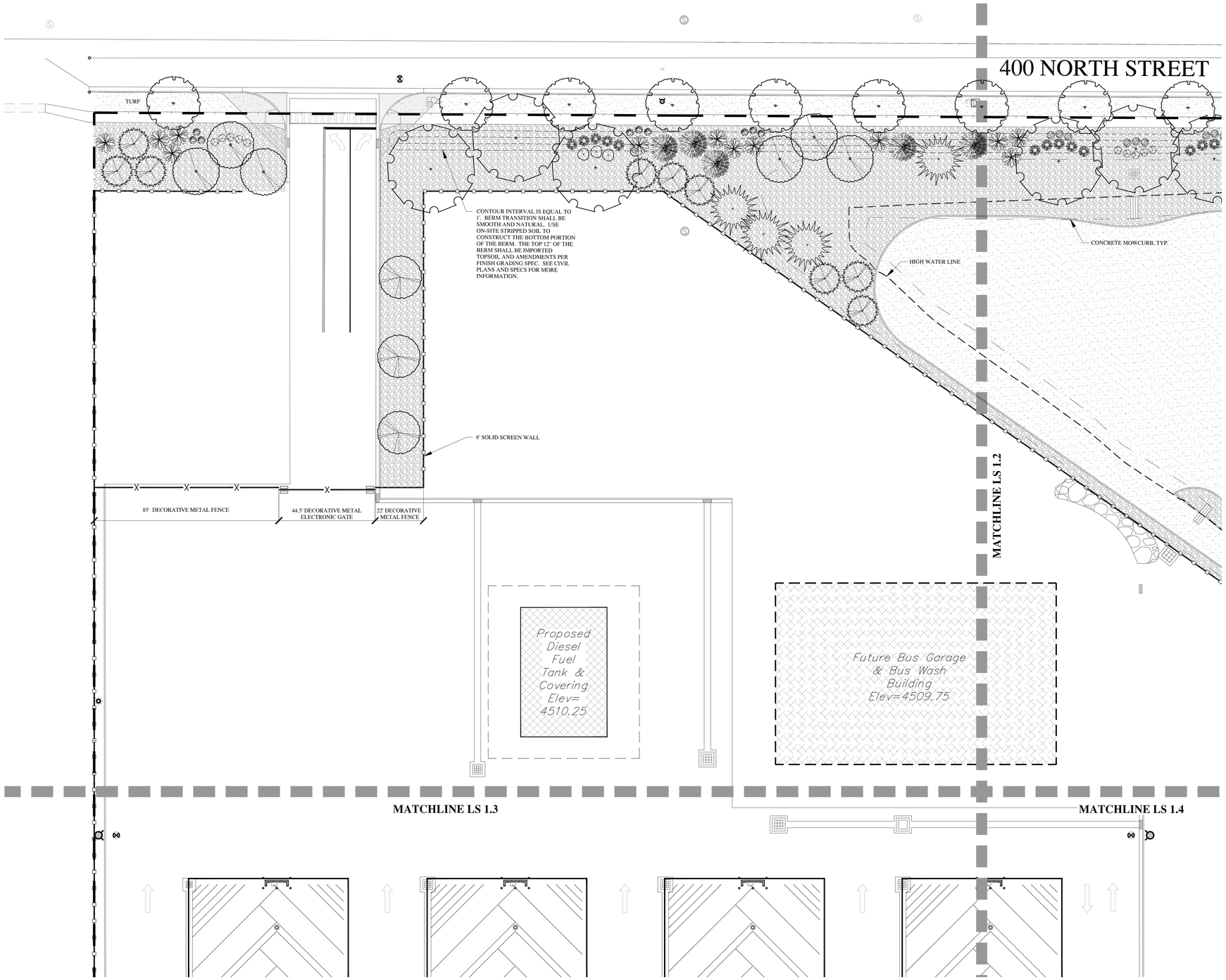
ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
OVERALL LANDSCAPE PLAN

SHEET NUMBER
LS1.0



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	FRAXINUS PENN. 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2.1/2" CALIPER	26
	MALUS SP. 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.1/2" CALIPER	9
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	1.1/2" CALIPER	9
	ZELKOVA SERRATA 'VILLAGE GREEN' ** VILLAGE GREEN ZELKOVA	2.1/2" CALIPER	26

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PINUS EDULIS PINON PINE	6' TALL	16
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID VANDERWOLF'S PYRAMID PINE	6' TALL	12
	PINUS NIGRA ** AUSTRIAN BLACK PINE	6' TALL	8

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED DOGWOOD	1 GALLON	19
	PHYSOCARPUS OPULUS 'DIABLO' ** DIABLO NINEBARK	1 GALLON	25
	RHUS AROMATICA 'GRO-LOW' ** GRO-LOW SUMAC	1 GALLON	6
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	1 GALLON	9
	SPIREA BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	1 GALLON	5
	SYMPHORICARPOS X CHENAQULTII 'HANCOCK' ** HANCOCK CORALBERRY	1 GALLON	12
	VIBURNUM TRILOBUM 'ALFREDO' ** ALFREDO CRANBERRY	1 GALLON	5

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	MAHONIA AQUIFOLIUM COMPACTA ** COMPACT OREGON GRAPE	1 GALLON	16
	PINUS M. MUGUS 'PUMILIO' ** SHRUBBY SWISS MOUNTAIN MUGO	1 GALLON	9
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	1 GALLON	31

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
TURF	KENTUCKY BLUE GRASS BLEND SEED OR SOD PER OWNER AND/OR CITY.	86,341 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY.
	3" DEPTH OF 3/4" TO 1" SCREENED CRUSHED ROCK (. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL 'C', SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. BID ALTERNATE #1: PROVIDE 6" DEPTH OF 2"-4" COBBLE ROCK INSTEAD OF 3" DEPTH OF COBBLE NOTED ABOVE. INSTALL A 1" LAYER OF 3/4" SCREENED ROCK TO COVER FABRIC AND THEN A 5" LAYER OF 2"-4" ROCK. PROVIDE ADDITIONAL EXCAVATION AS REQUIRED.	PER PLAN

LANDSCAPE NOTES

1. ALL SITE LAYOUT INFORMATION WAS OBTAINED FROM ARCHITECT AND CIVIL ENGINEER. REFER TO ARCHITECTS AND CIVIL ENGINEERS DRAWING IF ANY DISCREPANCY ARISE. ADJUST LOCATION OF TREES, TURF AND IRRIGATION COMPONENTS ACCORDINGLY.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
5. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. EXCAVATE AND REMOVE EXISTING SOILS AS NECESSARY. RE-GRADE TO CREATE NEW LANDSCAPE BERMS. SEE CIVIL ENGINEERS DRAWINGS FOR MORE INFORMATION.
6. IMPORTED TOPSOIL TO BE IMPLEMENTED AT RATES INDICATED IN THE SPECIFICATIONS. INSTALL SOIL AMENDMENTS PER THE SPECS.
7. ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMIT LINES SHALL BE CLEARED AND GRUBBED (INCLUDING THE SIDES AND BOTTOM OF THE DETENTION POND) OF ALL WEEDS AND OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL APPLY A HERBICIDE TO THE WEEDS MIN. OF 72 HRS. PRIOR TO GRUBBING. REMOVE ALL GRUBBED MATERIAL FROM THE SITE. SEE CIVIL PLANS AND SPECS FOR ADDITIONAL INFORMATION REGARDING SITE CLEARING REQUIREMENTS.
8. THE TOP OF THE COBBLE ROCK SHALL BE CONSIDERED THE FINISHED GRADE OF THE BERM (NOT THE TOP OF THE AMENDED SOIL). ADJUST AMOUNT OF SOIL REQUIRED DEPENDING ON WHETHER THE COBBLE ROCK IS INSTALLED AT 3" DEPTH OR 6" DEPTH.
9. ** *INDICATES WATER-WISE PLANTS IN TREE AND SHRUB LEGENDS.*

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

CITY SUBMITTAL
NOT FOR CONSTRUCTION

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30 X 42 SHEET

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801. 229-0088 801. 229-0089 Fax
www.sandstromarchitecture.com

SEAL

IN-SITE | DESIGN GROUP
Landscape Architecture and Land Planning
17 North 470 West, American Fork, Utah 84003
(P) 801-756-5043 ; (F) 801-756-5279
www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

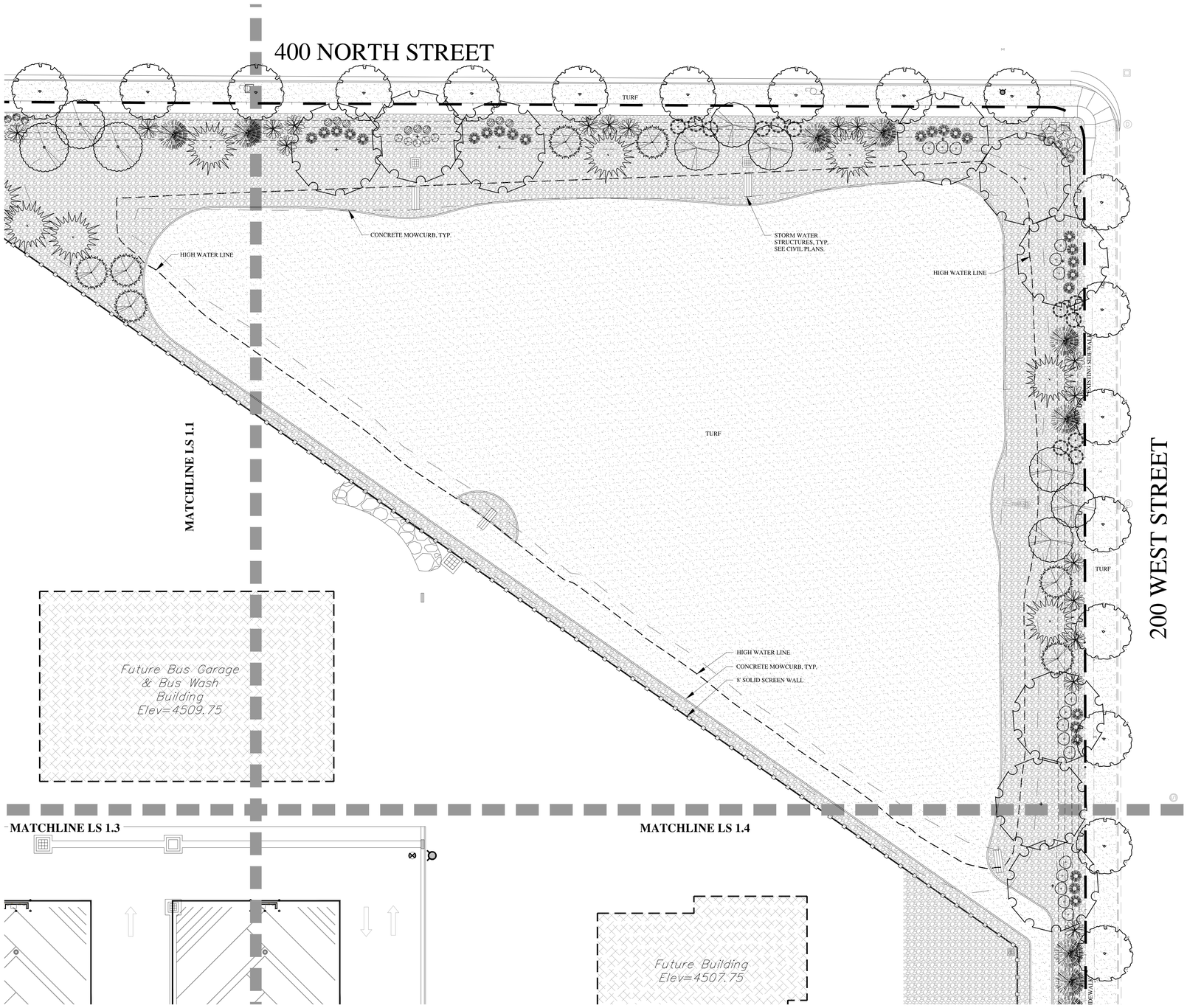
DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER

LS1.1



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	FRAXINUS PENN. 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2.1/2" CALIPER	26
	MALUS SP. 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.1/2" CALIPER	9
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	1.1/2" CALIPER	9
	ZELKOVA SERRATA 'VILLAGE GREEN' ** VILLAGE GREEN ZELKOVA	2.1/2" CALIPER	26

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PINUS EDULIS PINON PINE	6' TALL	16
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID VANDERWOLF'S PYRAMID PINE	6' TALL	12
	PINUS NIGRA ** AUSTRIAN BLACK PINE	6' TALL	8

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED DOGWOOD	1 GALLON	19
	PHYSOCARPUS OPULUS 'DIABLO' ** DIABLO NINEBARK	1 GALLON	25
	RHUS AROMATICA 'GRO-LOW' ** GRO-LOW SUMAC	1 GALLON	6
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	1 GALLON	9
	SPIREA BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	1 GALLON	5
	SYMPHORICARPOS X CHENAQULTII 'HANCOCK' ** HANCOCK CORALBERRY	1 GALLON	12
	VIBURNUM TRILOBUM 'ALFREDO' ** ALFREDO CRANBERRY	1 GALLON	5

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	MAHONIA AQUIFOLIUM COMPACTA ** COMPACT OREGON GRAPE	1 GALLON	16
	PINUS M. MUGUS 'PUMILIO' ** SHRUBBY SWISS MOUNTAIN MUGO	1 GALLON	9
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	1 GALLON	31

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
TURF	KENTUCKY BLUE GRASS BLEND SEED OR SOD PER OWNER AND/OR CITY.	86,341 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY.
	3" DEPTH OF 3/4" TO 1" SCREENED CRUSHED ROCK (, ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL 'C', SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. BID ALTERNATE #1: PROVIDE 6" DEPTH OF 2"-4" COBBLE ROCK INSTEAD OF 3" DEPTH OF COBBLE NOTED ABOVE. INSTALL A 1" LAYER OF 3/4" SCREENED ROCK TO COVER FABRIC AND THEN A 5" LAYER OF 2"-4" ROCK. PROVIDE ADDITIONAL EXCAVATION AS REQUIRED.	PER PLAN

LANDSCAPE NOTES

1. ALL SITE LAYOUT INFORMATION WAS OBTAINED FROM ARCHITECT AND CIVIL ENGINEER. REFER TO ARCHITECTS AND CIVIL ENGINEERS DRAWING IF ANY DISCREPANCY ARISE. ADJUST LOCATION OF TREES, TURF AND IRRIGATION COMPONENTS ACCORDINGLY.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
5. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. EXCAVATE AND REMOVE EXISTING SOILS AS NECESSARY. RE-GRADE TO CREATE NEW LANDSCAPE BERMS. SEE CIVIL ENGINEERS DRAWINGS FOR MORE INFORMATION.
6. IMPORTED TOPSOIL TO BE IMPLEMENTED AT RATES INDICATED IN THE SPECIFICATIONS. INSTALL SOIL AMENDMENTS PER THE SPECS.
7. ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMIT LINES SHALL BE CLEARED AND GRUBBED (INCLUDING THE SIDES AND BOTTOM OF THE DETENTION POND) OF ALL WEEDS AND OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL APPLY A HERBICIDE TO THE WEEDS MIN. OF 72 HRS. PRIOR TO GRUBBING. REMOVE ALL GRUBBED MATERIAL FROM THE SITE. SEE CIVIL PLANS AND SPECS FOR ADDITIONAL INFORMATION REGARDING SITE CLEARING REQUIREMENTS.
8. THE TOP OF THE COBBLE ROCK SHALL BE CONSIDERED THE FINISHED GRADE OF THE BERM (NOT THE TOP OF THE AMENDED SOIL). ADJUST AMOUNT OF SOIL REQUIRED DEPENDING ON WHETHER THE COBBLE ROCK IS INSTALLED AT 3" DEPTH OR 6" DEPTH.
9. *** INDICATES WATER-WISE PLANTS IN TREE AND SHRUB LEGENDS.*

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

CITY SUBMITTAL
NOT FOR CONSTRUCTION

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30 X 42 SHEET

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801. 229-0088 801. 229-0089 Fax
www.sandstromarchitecture.com

SEAL

IN-SITE | DESIGN GROUP
Landscape Architecture and Land Planning
17 North 470 West, American Fork, Utah 84003
(P) 801-756-5043 ; (F) 801-756-5279
www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

WEST TRANSPORTATION FACILITY PHASE I

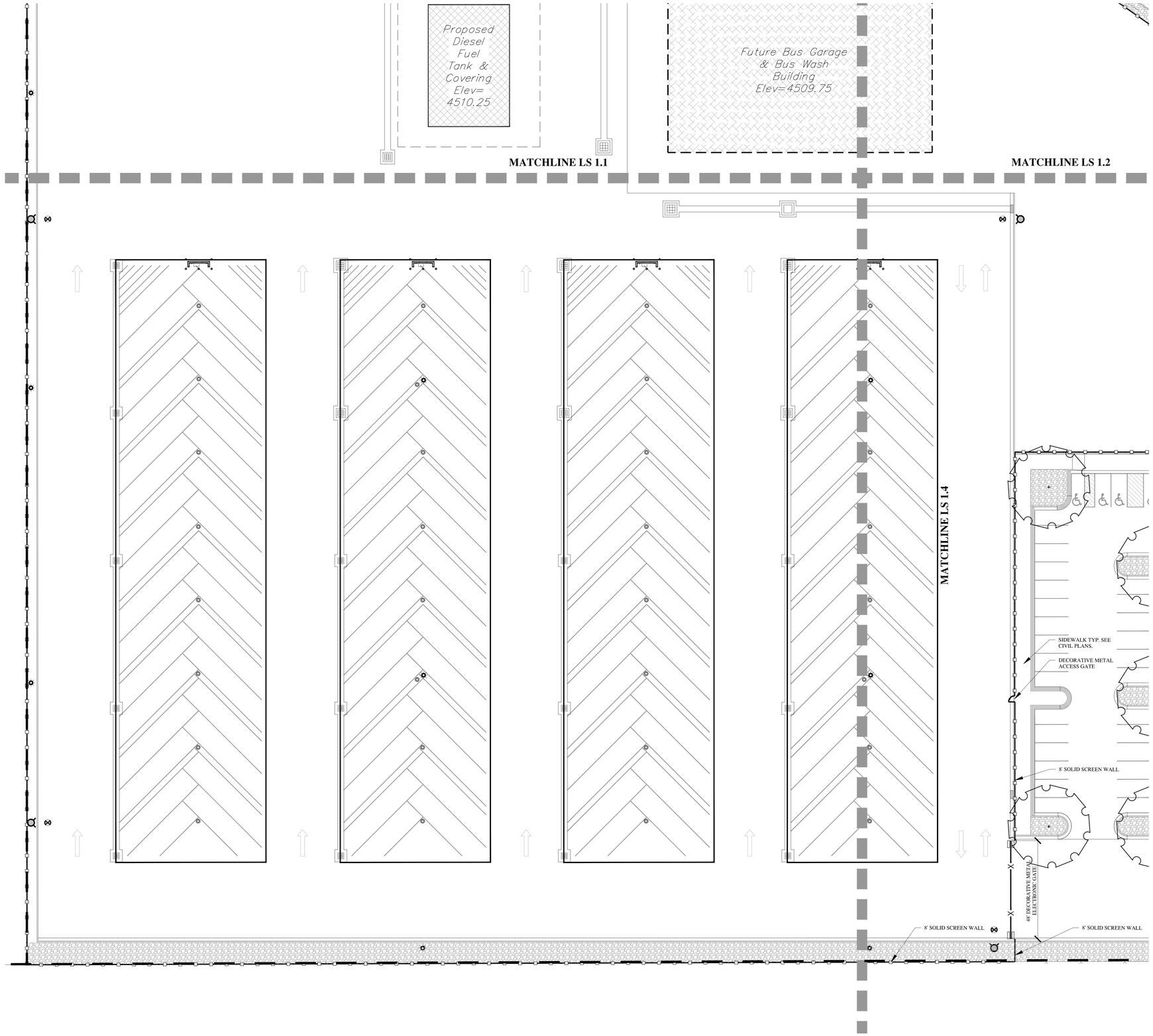
ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER
LS1.2



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	FRAXINUS PENN. 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2.1/2" CALIPER	26
	MALUS SP. 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.1/2" CALIPER	9
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	1.1/2" CALIPER	9
	ZELKOVA SERRATA 'VILLAGE GREEN' ** VILLAGE GREEN ZELKOVA	2.1/2" CALIPER	26

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PINUS EDULIS PINON PINE	6' TALL	16
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID VANDERWOLF'S PYRAMID PINE	6' TALL	12
	PINUS NIGRA ** AUSTRIAN BLACK PINE	6' TALL	8

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED DOGWOOD	1 GALLON	19
	PHYSOCARPUS OPULUS 'DIABLO' ** DIABLO NINEBARK	1 GALLON	25
	RHUS AROMATICA 'GRO-LOW' ** GRO-LOW SUMAC	1 GALLON	6
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	1 GALLON	9
	SPIREA BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	1 GALLON	5
	SYMPHORICARPOS X CHENAQULTII 'HANCOCK' ** HANCOCK CORALBERRY	1 GALLON	12
	VIBURNUM TRILOBUM 'ALFREDO' ** ALFREDO CRANBERRY	1 GALLON	5

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	MAHONIA AQUIFOLIUM COMPACTA ** COMPACT OREGON GRAPE	1 GALLON	16
	PINUS M. MUGUS 'PUMILIO' ** SHRUBBY SWISS MOUNTAIN MUGO	1 GALLON	9
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	1 GALLON	31

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
TURF	KENTUCKY BLUE GRASS BLEND SEED OR SOD PER OWNER AND/OR CITY.	86,341 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY.
	3" DEPTH OF 3/4" TO 1" SCREENED CRUSHED ROCK (. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL 'C", SHEET L S3.1 FOR ADDITIONAL INSTALLATION NOTES. BID ALTERNATE #1: PROVIDE 6" DEPTH OF 2"-4" COBBLE ROCK INSTEAD OF 3" DEPTH OF COBBLE NOTED ABOVE. INSTALL A 1" LAYER OF 3/4" SCREENED ROCK TO COVER FABRIC AND THEN A 5" LAYER OF 2"-4" ROCK. PROVIDE ADDITIONAL EXCAVATION AS REQUIRED.	PER PLAN

LANDSCAPE NOTES

1. ALL SITE LAYOUT INFORMATION WAS OBTAINED FROM ARCHITECT AND CIVIL ENGINEER. REFER TO ARCHITECTS AND CIVIL ENGINEERS DRAWING IF ANY DISCREPANCY ARISE. ADJUST LOCATION OF TREES, TURF AND IRRIGATION COMPONENTS ACCORDINGLY.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSITITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
5. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. EXCAVATE AND REMOVE EXISTING SOILS AS NECESSARY. RE-GRADE TO CREATE NEW LANDSCAPE BERMS. SEE CIVIL ENGINEERS DRAWINGS FOR MORE INFORMATION.
6. IMPORTED TOPSOIL TO BE IMPLEMENTED AT RATES INDICATED IN THE SPECIFICATIONS. INSTALL SOIL AMENDMENTS PER THE SPECS.
7. ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMIT LINES SHALL BE CLEARED AND GRUBBED (INCLUDING THE SIDES AND BOTTOM OF THE DETENTION POND) OF ALL WEEDS AND OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL APPLY A HERBICIDE TO THE WEEDS MIN. OF 72 HRS. PRIOR TO GRUBBING. REMOVE ALL GRUBBED MATERIAL FROM THE SITE. SEE CIVIL PLANS AND SPECS FOR ADDITIONAL INFORMATION REGARDING SITE CLEARING REQUIREMENTS.
8. THE TOP OF THE COBBLE ROCK SHALL BE CONSIDERED THE FINISHED GRADE OF THE BERM (NOT THE TOP OF THE AMENDED SOIL). ADJUST AMOUNT OF SOIL REQUIRED DEPENDING ON WHETHER THE COBBLE ROCK IS INSTALLED AT 3" DEPTH OR 6" DEPTH.
9. *** INDICATES WATER-WISE PLANTS IN TREE AND SHRUB LEGENDS.*

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

CITY SUBMITTAL
NOT FOR CONSTRUCTION

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30 X 42 SHEET

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801. 229-0088 801. 229-0089 Fax
www.sandstromarchitecture.com

SEAL

IN-SITE | DESIGN GROUP
Landscape Architecture and Land Planning
17 North 470 West, American Fork, Utah 84003
(P) 801-756-5043 ; (F) 801-756-5279
www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

WEST TRANSPORTATION FACILITY PHASE I

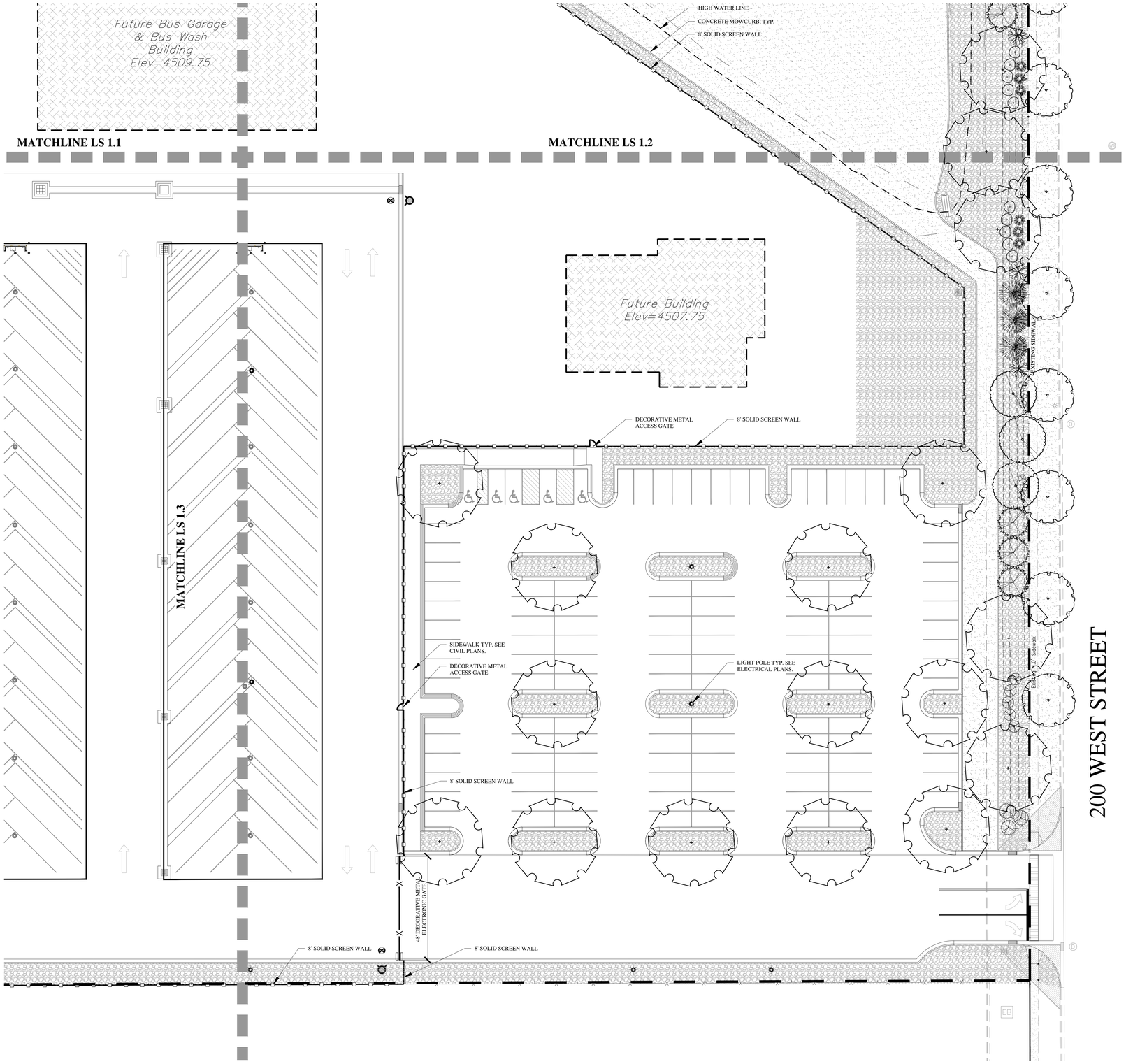
ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER
LS1.3



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	FRAXINUS PENN. 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2.1/2" CALIPER	26
	MALUS SP. 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.1/2" CALIPER	9
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	1.1/2" CALIPER	9
	ZELKOVA SERRATA 'VILLAGE GREEN' ** VILLAGE GREEN ZELKOVA	2.1/2" CALIPER	26

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PINUS EDULIS PINON PINE	6' TALL	16
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID VANDERWOLF'S PYRAMID PINE	6' TALL	12
	PINUS NIGRA ** AUSTRIAN BLACK PINE	6' TALL	8

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED DOGWOOD	1 GALLON	19
	PHYSOCARPUS OPULUS 'DIABLO' ** DIABLO NINEBARK	1 GALLON	25
	RHUS AROMATICA 'GRO-LOW' ** GRO-LOW SUMAC	1 GALLON	6
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	1 GALLON	9
	SPIREA BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	1 GALLON	5
	SYMPHORICARPOS X CHENAQULTII 'HANCOCK' ** HANCOCK CORALBERRY	1 GALLON	12
	VIBURNUM TRILOBUM 'ALFREDO' ** ALFREDO CRANBERRY	1 GALLON	5

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	MAHONIA AQUIFOLIUM COMPACTA ** COMPACT OREGON GRAPE	1 GALLON	16
	PINUS M. MUGUS 'PUMILIO' ** SHRUBBY SWISS MOUNTAIN MUGO	1 GALLON	9
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	1 GALLON	31

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
TURF	KENTUCKY BLUE GRASS BLEND SEED OR SOD PER OWNER AND/OR CITY.	86,341 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY.
	3" DEPTH OF 3/4" TO 1" SCREENED CRUSHED ROCK (. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL 'C', SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. BID ALTERNATE #1: PROVIDE 6" DEPTH OF 2"-4" COBBLE ROCK INSTEAD OF 3" DEPTH OF COBBLE NOTED ABOVE. INSTALL A 1" LAYER OF 3/4" SCREENED ROCK TO COVER FABRIC AND THEN A 5" LAYER OF 2"-4" ROCK. PROVIDE ADDITIONAL EXCAVATION AS REQUIRED.	PER PLAN

LANDSCAPE NOTES

1. ALL SITE LAYOUT INFORMATION WAS OBTAINED FROM ARCHITECT AND CIVIL ENGINEER. REFER TO ARCHITECTS AND CIVIL ENGINEERS DRAWING IF ANY DISCREPANCY ARISE. ADJUST LOCATION OF TREES, TURF AND IRRIGATION COMPONENTS ACCORDINGLY.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
5. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. EXCAVATE AND REMOVE EXISTING SOILS AS NECESSARY. RE-GRADE TO CREATE NEW LANDSCAPE BERMS. SEE CIVIL ENGINEERS DRAWINGS FOR MORE INFORMATION.
6. IMPORTED TOPSOIL TO BE IMPLEMENTED AT RATES INDICATED IN THE SPECIFICATIONS. INSTALL SOIL AMENDMENTS PER THE SPECS.
7. ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMIT LINES SHALL BE CLEARED AND GRUBBED (INCLUDING THE SIDES AND BOTTOM OF THE DETENTION POND) OF ALL WEEDS AND OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL APPLY A HERBICIDE TO THE WEEDS MIN. OF 72 HRS. PRIOR TO GRUBBING. REMOVE ALL GRUBBED MATERIAL FROM THE SITE. SEE CIVIL PLANS AND SPECS FOR ADDITIONAL INFORMATION REGARDING SITE CLEARING REQUIREMENTS.
8. THE TOP OF THE COBBLE ROCK SHALL BE CONSIDERED THE FINISHED GRADE OF THE BERM (NOT THE TOP OF THE AMENDED SOIL). ADJUST AMOUNT OF SOIL REQUIRED DEPENDING ON WHETHER THE COBBLE ROCK IS INSTALLED AT 3" DEPTH OR 6" DEPTH.
9. ** *INDICATES WATER-WISE PLANTS IN TREE AND SHRUB LEGENDS.*

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

CITY SUBMITTAL
NOT FOR CONSTRUCTION

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30 X 42 SHEET

CALL BEFORE YOU DIG
IN-SITE LAND
BLUE STAKES 1 800 662 4111

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801. 229-0088 801. 229-0089 Fax
www.sandstromarchitecture.com

SEAL

IN-SITE | DESIGN GROUP
Landscape Architecture and Land Planning
17 North 470 West, American Fork, Utah 84003
(P) 801-756-5043 ; (F) 801-756-5279
www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

DATE	ISSUE/REVISION

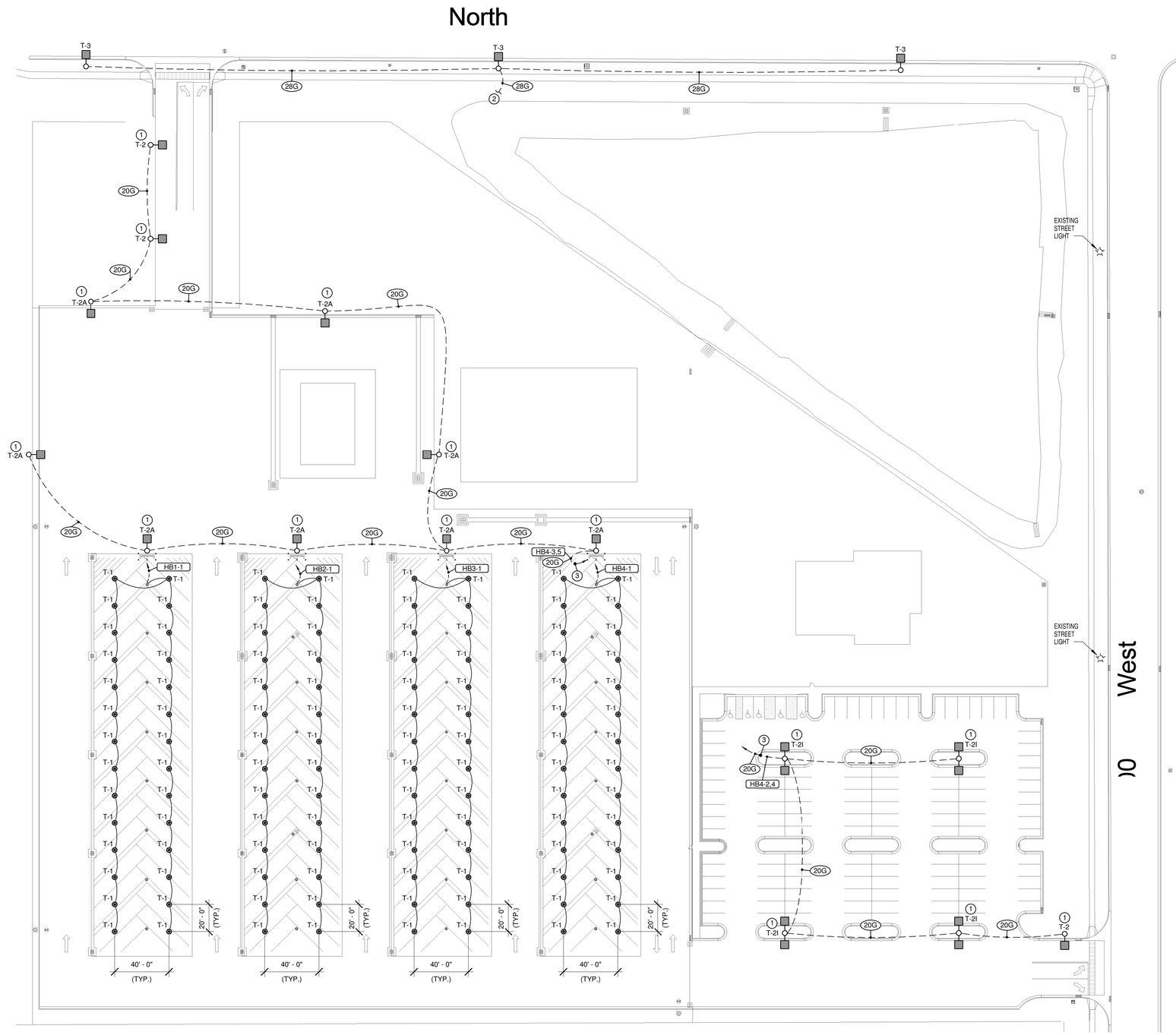
PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER
LS1.4

MASTER LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUF.	CATALOG #	VOLTS	MOUNTING	LAMPS	WATTS	CONTROL
T-1	LED ROUND PARKING GARAGE PENDANT ALUMINUM, 0.125" ACRYLIC LENS, 5-YEAR WARRANTY, 66 WATT, 5900 LUMENS, COLOR BY ARCHITECT, BIRD SHROUD, PROGRAMMABLE OCCUPANCY SENSOR	KIM	PGL71W/E3560L4K277/0-10V/CC/PB2PS/SCP	277	6" PENDANT	INCLUDED	66 W	MOTION SENSOR
T-2	ALUMINUM EXTRUSION LED, LOW-PROFILE, RECTANGLE SHAPE, 25FT. ROUND ALUMINUM POLE WITH VIBRATION DAMPER, 4K, 6 YEAR LUMINAIRE WARRANTY, 19,000 LUMENS, TYPE 5 DISTRIBUTION	KIM	ISA/ALT5P70/120L4K208/CC	480	25' ROUND POLE	INCLUDED	265 W	LIGHTING CONTACTOR
T-2A	SAME AS T-2 EXCEPT FORWARD THROW						265 W	LIGHTING CONTACTOR
T-2I	SAME AS T-2 EXCEPT DOUBLE HEAD ("I" CONFIGURATION)						530 W	LIGHTING CONTACTOR
T-3	CITY OF SARATOGA STANDARD STREET LIGHT POLE ON STANDARD BASE. CALL TED MAESTAS FOR LUMINAIRE QUOTE (801.673.5289 OR 801.268.4879) - NO EXCEPTIONS						0 W	N/A

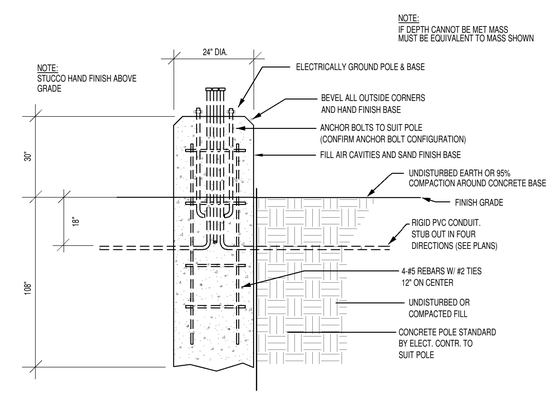


GENERAL NOTES

1. THE ELECTRICAL NETWORKS DESIGNED HEREIN ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS. POWER, LIGHTING, AUXILIARIES, ETC. SHALL BE BID AND INSTALLED WITH THIS INTENT AND PURPOSE. THE CONTRACTOR AND THE EQUIPMENT SUPPLIER SHALL VISIT THE SITE AND READ ALL THE RELEVANT DOCUMENTS (ARCHITECTURAL, MECHANICAL AND ELECTRICAL) AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PURPOSE FOR WHICH THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED; AS THE PLANS AND SPECIFICATIONS TOGETHER COVER AND DEFINE THE INSTALLATION OF EACH SYSTEM AND THE TOTAL FACILITY. FOLLOW THE DOCUMENTS WITH THE INTENT AND PURPOSE TO PRODUCE A COMPLETE AND OPERABLE ELECTRICAL FACILITY, SHOULD ANY ERROR, OMISSION OR CONFLICT EXIST IN EITHER OR BOTH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED BEFORE THE BID DATE. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL A COMPLETE AND OPERABLE SYSTEM AT THEIR OWN EXPENSE. WHEN AN ELECTRICAL NETWORK IS COMPLETE, TESTS SHALL BE MADE TO ESTABLISH THIS CONDITION. ANY INCOMPLETE SYSTEM SHALL BE MADE OPERABLE.
2. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NEC CODES. IF AT ANYTIME DURING CONSTRUCTION OR THEREAFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE "STATED CODES", IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL GROUND THE ELECTRICAL NETWORK IN STRICT ACCORDANCE WITH LOCAL AND NATIONAL CODES. SEE DETAIL 2/E2.1.
4. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTION OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
5. EQUIPMENT MAY MOVE AS MUCH AS 10 FEET FROM INDICATED LOCATION. THIS CHANGE SHALL BE MADE AT NO COST TO THE PROJECT.
6. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (GROUND, CEILINGS, WALLS, ETC.), THEY SHALL RECEIVE THE APPROVAL OF THE INSPECTING OFFICER (INSPECTOR). THE COST OF UNCOVERING AND REPLACEMENT OF THE ELECTRICAL WORK FOR INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR.
7. ELECTRICAL CONTRACTOR SHALL PROVE MINIMUM CODE (NEC 110-16a) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS IMPOSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING. HE SHALL ALSO PROTECT THE SPACE ABOVE THE PANEL IN STRICT ACCORDANCE WITH NEC ARTICLE 110-16 (F).
8. WHEN THE ADDITION IS COMPLETE AND BEEN IN FULL OPERATION FOR 10 DAYS, THE "ELECTRICAL CONTRACTOR" SHALL RECORD THE UTILITY DEMAND READING AND VOLTAGE AND AMMETER (EACH PHASE) ON THE MAIN AND SUB-FEEDERS. MECHANICAL EQUIPMENT (SHOWN IN THE MECHANICAL EQUIPMENT SCHEDULE), ETC. AND RECORD AND SEND TO ENGINEER OF RECORD.
9. ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS OF POWER COMPANY SUPPLIED TRANSFORMER BEFORE INSTALLING SERVICE CONDUIT.
10. CONFIRM ROUTING AND SIZE OF TELEPHONE SERVICE CONDUIT AND THE EXACT LOCATION OF THE MAIN TELEPHONE DEMARC WITH THE TELEPHONE COMPANY.
11. UNDERGROUND CONDUIT FOR PARKING LOT LIGHTS SHALL BE BURIED 24" B.F.G AND SHALL HAVE ONE(1) #10 THWN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
12. ELECTRICAL CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF UTILITY (POWER, TELEPHONE, ETC.) SERVICE POINT, PRIOR TO ELECTRICAL ROUGH-IN.

E-1.1 KEY NOTES

1	PROVIDE AND INSTALL POLE BASE AS INDICATED IN DETAIL 2/E1.1.
2	COORDINATE INSTALLATION OF T-3 LUMINAIRES WITH THE CITY OF SARATOGA AND ROCKY MOUNTAIN POWER. LIGHT POLES SHALL BE EQUIPED WITH RECEPTACLE IN HAND HOLE PER SARATOGA CITY STANDARDS.
3	ROUTE CIRCUIT THROUGH TIME CLOCK AND PHOTOCELL ADJACENT TO PANEL "HB4".



2 E1.1 DETAIL - POLE BASE
SCALE: NONE

north

SITE PLAN - LIGHTING
1" = 40'-0"
1

sandstrom | associates
ARCHITECTURE, P.C.
845 South 220 East
Orem, UT 84058
801.229-0088 801.229-0089 fax
www.sandstromarchitecture.com

REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. INSKEEP
No. 5931691-2202
State of Utah
3/31/2015

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
PHONE (208) 232-2577
FAX (208) 234-0918

OWNERSHIP OF DOCUMENTS
This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of NIELSON ENGINEERING, INC. and is not to be used, in whole or in part,for any other project without the written authorization of an authorized representative of NIELSON ENGINEERING, INC. Unauthorized use will be prosecuted to the fullest extent of the Law.
Copyright © 2014 by: NIELSON ENGINEERING, INC.

West Transportation Facility Phase I

Alpine School District
200 W. 400 N.
Saratoga Springs, UT 84045

DATE	ISSUE/REVISION

PROJECT NO.	1321
DATE	April 3, 2014
DRAWN BY	TPH
CHECKED BY	MSI

SHEET DESCRIPTION
SITE PLAN - LIGHTING

SHEET NUMBER
E1.1

4/2/2014 4:33:17 PM C:\Users\jill\Documents\ALPINE DISTRICT WEST SARATOGA TRANSPORTATION HUB - NEI CENTRAL FILE_Jill.rvt

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Private Road Standards Text Amendment
April 24, 2014
Public Hearing

Report Date:	April 7, 2014
Applicant/Owner:	City of Saratoga Springs
Location:	Citywide
Previous Meetings:	October 24, 2013 (Planning Commission)
Land Use Authority:	City Council
Future Routing:	Public Hearing(s) with City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for a text amendment to Section 19.12.06(d) regulating the design of private roads. The proposed amendment would allow for three different private road designs based on zoning. The Planning Commission held a public hearing to review a similar code amendment on October 24, 2013; however, this current amendment requests two additional private road designs that were not considered with the original proposal in 2013.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed text amendment, and choose from the options in Section "I" of this report. Options include a positive recommendation as proposed, a motion to continue the item to gather additional information, or a negative recommendation.

B. Background:

Upon review of recent developments, staff and the Planning Commission have observed the unintended consequences of requiring public road designs for private streets. Some of these unintended consequences include vertically undulating sidewalks that create usability issues as well as in some cases creating a more urban or suburban environment for more rural developments.

C. Specific Request:

This is a request to amend Section 19.12.06(d) of the Land Development Code in the following manner:

Scott Langford, AICP, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

19.12.06. General Subdivision Improvement Requirements.

1. Subdivision Layout. This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:

> d. Private roads may be constructed if approved as part of the Preliminary Plat approval ~~by the City Council~~ and so long as such roads meet the standards identified in the Saratoga Springs Standard Street Improvement Details. ~~same standards and requirements for public roads in the City except that park strips are not required.~~

These standard details will be added to engineering standards and specifications manual concurrently with this code amendment. There are three proposed private road cross sections that will be added in conjunction with this code amendment. These three proposed cross sections are attached to this report.

The first cross section would be permitted by the City Council in the R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.

The second cross section would be permitted by the City Council in the R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.

The third cross section would be permitted by the City Council in the A, RA-5, and RR zones.

D. Process:

Per Section 19.17.03 of the City Code, all text amendments require City Council approval after receiving a recommendation from the Planning Commission.

E. Community Review:

Notice of the proposed text amendment was posted in the Daily Herald and on the City's website. As of the completion of this report, the City has not received any public comment regarding this application.

F. Review:

The proposed text amendment was reviewed against the requirements of Sections 19.17.03 and 19.17.04 of the City Code. Detailed analysis of these requirements is provided in Section "H" of this report.

G. General Plan:

Section 19.17.03(2) states, "*The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendments furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.*"

The General Plan states, "Attention to design will be essential as site and structural plans are prepared for residential projects."

The primary purpose of the proposed text amendment is to provide appropriate design flexibility to promote safe pedestrian and vehicular movement within developments that choose to build and maintain private roads.

H. Code Criteria:

Section 19.17.04 of the City Code states, *"The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment."* Upon review of the City Code, staff believes that the proposed text amendment is consistent with the code criteria.

1. **The proposed change is consistent with the Land Use Element and other provisions of the General Plan.** As stated in Section "G" of this report, the proposed text amendment supports and enhances its provisions because this amendment provides design alternatives which support a variety of potential housing types.

2. **The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public:** The proposed text amendment allows for flexible designs that properly reflect the built residential environment. This design flexibility should promote a positive effect on the health, safety, convenience, morals, and general welfare of the public.

3. **The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City:** The intent of Section 19.12.06(d) is to provide design flexibility of private roads. The current code language only allows for developers to remove the park strip. Providing multiple private road cross sections will allow developers who chose to build private roads to pick a design that is most appropriate for their type of development, whether it be high density residential or rural residential.

4. **In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change:** The City has received multiple applications that could be improved if the code was amended to provide appropriate design alternatives for private roads. Staff believes that by providing private road design standards based on the corresponding zoning districts (and subsequently the built environment) private developments citywide will have greater flexibility to install infrastructure better suited to the character of their particular development.

I. Recommendation and Alternatives:

After evaluating the required standards for text amendments, staff recommends that the City Council conduct a public hearing and make the following motion:

Recommended Motion:
"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the text amendment to Section 19.12.06(d), as presented in this report, with the findings below:

Findings:

1. As stated in Section H of this report, the code change is consistent with the General Plan and Land Development Code. All findings in Section H of this report are incorporated into these findings by this reference.

Alternative Motions:

Alternative Motion A
"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

_____
_____
_____
_____

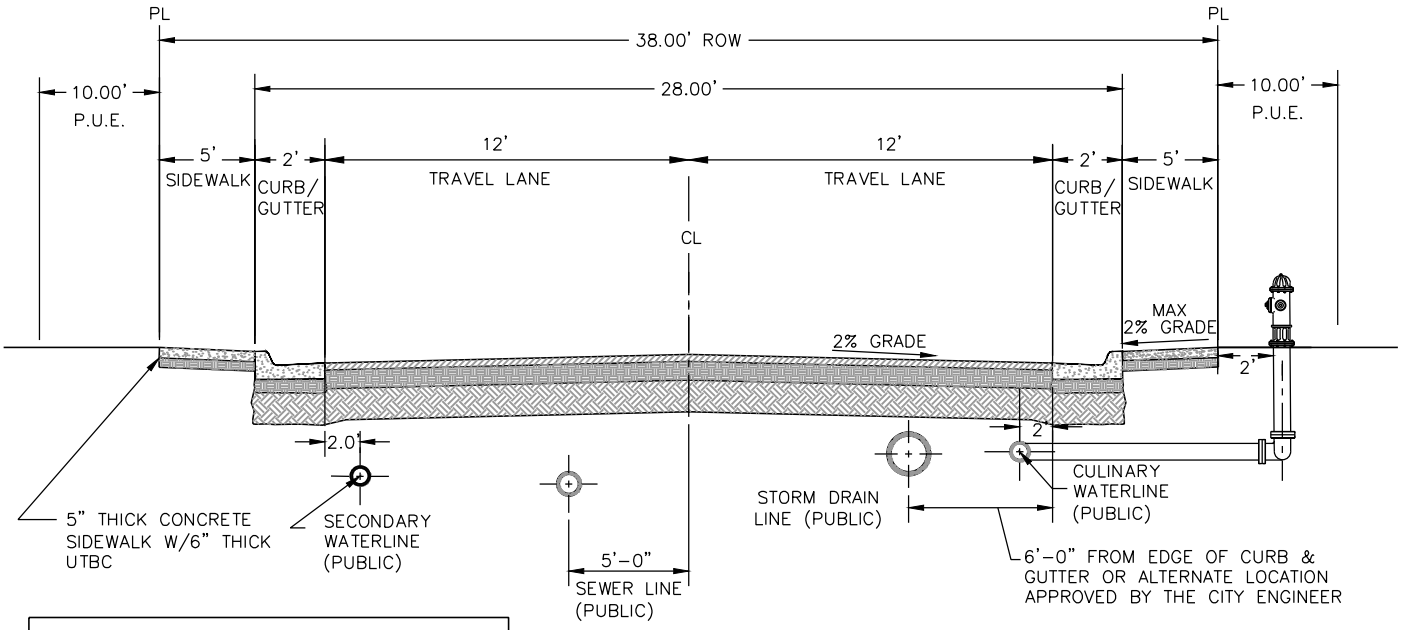
Alternative Motion B
"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the text amendment to Section 19.12.06(d) as presented in this report. Specifically I find that the following standards and/or code requirements have not been met:"

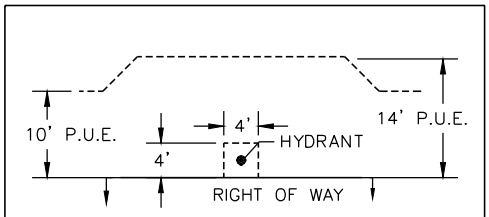
List Specific Code Standards and Requirements:

_____
_____
_____
_____

J. Exhibits:

1. Private Road Cross Sections
2. Draft Ordinance





P.U.E FIRE HYDRANT DETAIL

NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC, AND IC.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

3. PAVEMENT DESIGN SHALL BE BASED ON BY A SOILS REPORT AS PER CITY STANDARDS.

4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

6. HOUSES MAY FRONT ON THESE STREETS.

7. MODIFIED CURB AND GUTTER MAY BE PERMITTED ONLY WHEN THE SPACING BETWEEN DRIVEWAYS IS LESS THAN 50 FEET AS MEASURED FROM EDGE TO EDGE. IF MODIFIED CURB AND GUTTER IS PERMITTED, THE TRAVEL LANES SHALL BE REDUCED TO 11.5' TO ACCOMMODATE LONGER CURB AND GUTTER CROSS SECTION.

8. P.U.E. SHALL JOG AROUND ALL HYDRANT LOCATIONS.

DESIGN CRITERIA

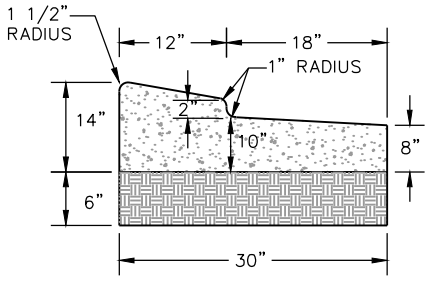
DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

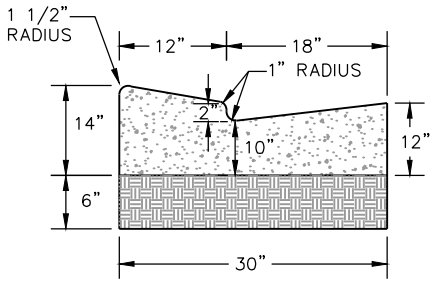
VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

MODIFIED
FALL-OUT CURB AND GUTTER



MODIFIED
CATCH CURB AND GUTTER



PRIVATE ROADWAY W/O PARK STRIP 38' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-?
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

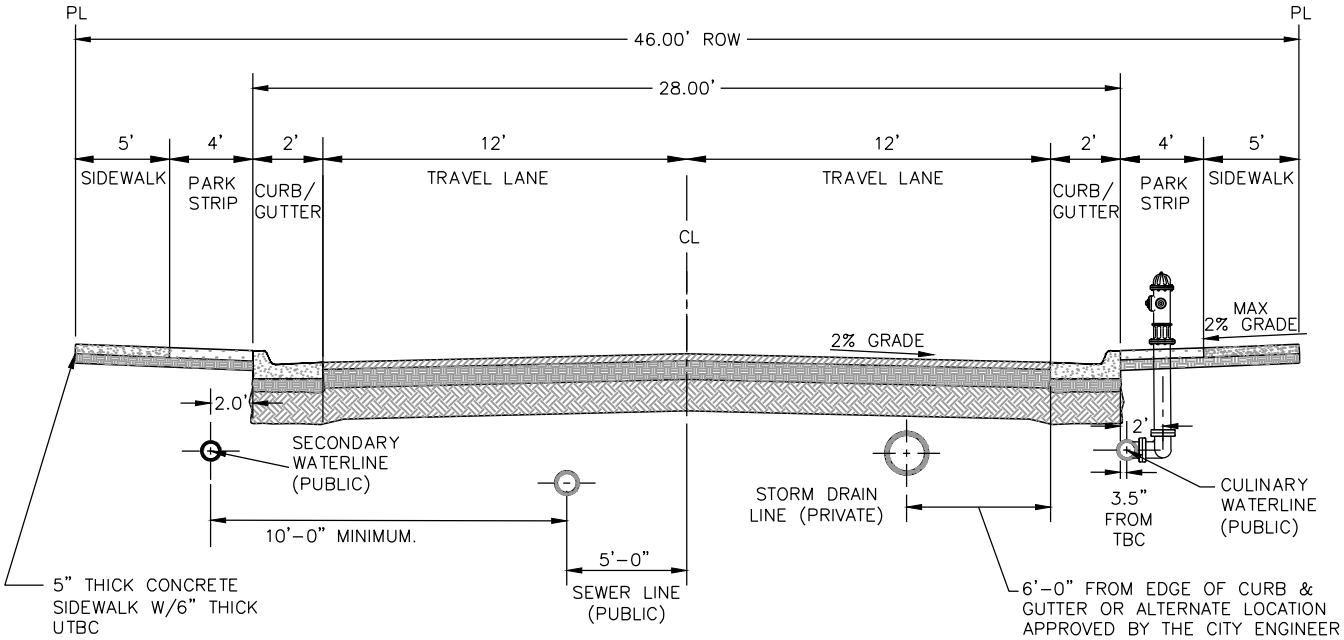
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC AND IC.
2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AS PER CITY STANDARDS.
4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.
6. HOUSES MAY FRONT ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

PRIVATE ROADWAY W/ PARK STRIP 46' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

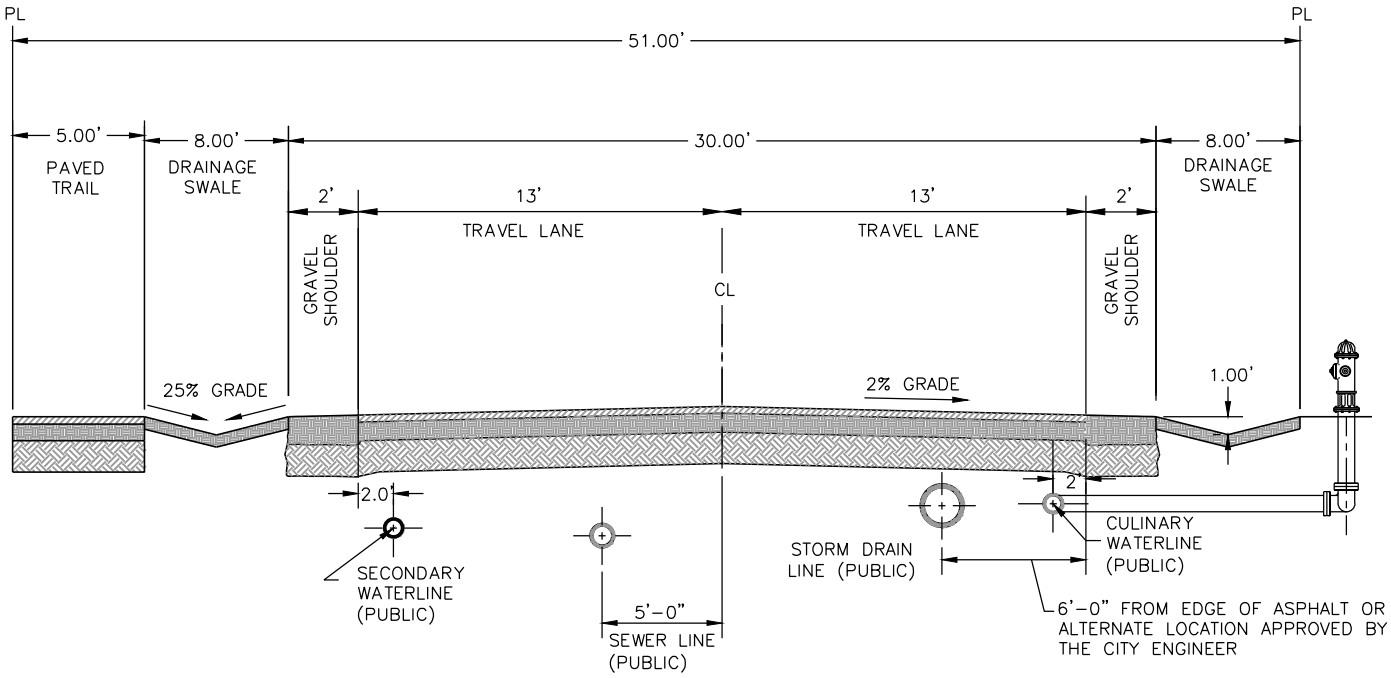
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS, UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: A, RA5, AND RR.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN SWALE ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

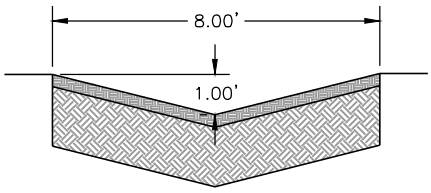
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AND AS PER CITY STANDARDS.

4. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

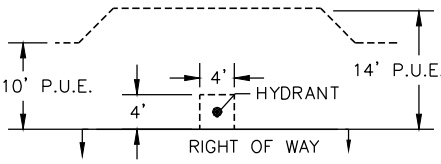
5. HOUSES MAY FRONT ON THESE STREETS.

6. A FIVE FOOT ASPHALT OR CONCRETE TRAIL MUST BE PROVIDED ON ONE SIDE OF THE STREET. TRAIL MUST MEET CITY DESIGN STANDARDS

DRIVE APPROACH SWALE CROSS SECTION



DRIVE APPROACHES SHALL HAVE BASE COURSE AND GRANULAR BORROW CONSISTENT WITH PAVEMENT DESIGN



P.U.E FIRE HYDRANT DETAIL

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

PRIVATE ROADWAY RURAL 51' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-?
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?

ORDINANCE NO. [14]-[Ord. #] (date of Council action)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled "Land Development Code" was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interests of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs City Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2014.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Lori Yates, City Recorder Date

VOTE

Shellie Baertsch	_____
Rebecca Call	_____
Michael McOmber	_____
Stephen Willden	_____
Bud Poduska	_____

EXHIBIT A

19.12.06. General Subdivision Improvement Requirements.

1. Subdivision Layout. This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:

d. Private roads may be constructed if approved as part of the Preliminary Plat approval ~~by the City Council~~ and so long as such roads meet the standards identified in the Saratoga Springs Standard Street Improvement Details. ~~same standards and requirements for public roads in the City except that park strips are not required.~~

Planning Commission
Staff Report

Concept Plan
Lakeside Estates
April 24, 2014
Public Meeting

Report Date:	April 17, 2014
Applicant/Owner:	Curtis Leavitt
Location:	Approximately 2800-3000 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:001:0018 (33.365 acres); 59:012:0022 (38 acres); 59:012:0007 (2.31 acres); abandoned parcel under negotiation, located between Beverly Bay LLC ownership parcels near Redwood Road (~1.475): 75.15 total acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3
Current Use of Parcel:	Vacant
Adjacent Uses:	Lakeside SSD Master Plan (north), Fox Hollow Master Plan (west), Utah Lake (east), undeveloped R-3 zoning (south)
Previous Meetings:	This property received preliminary plat approval for a project called Lakeside II in 2007; that approval has expired
Previous Approvals:	All previous approvals have expired
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of a Concept Plan for a proposed single-family residential development located at approximately 2800-3000 South Redwood Road. The site is comprised of two existing parcels totaling 75.15 acres and is zoned R-3, Low Density Residential. The R-3 zone permits up to 3 units per acre. The Concept Plan proposes 183 single-family lots and an overall density of 2.75 units per acre.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting and provide informal direction to the applicant and staff regarding the conceptual subdivision. No official motion or recommendation is provided for Concept Plans.

B. Background:

The concept plan has been reviewed by staff and the attached plan reflects comments received from the Development Review Committee.

Sarah Carroll, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
scarroll@saratogaspringscity.com • 801-766-9793 x 106 • 801-766-9794 fax

C. Specific Request:

The Concept Plan has 183 lots that are 10,000 square feet or larger and indicates 4.3 acres of open space made up of the Redwood Road trail, the Lakeshore trail, the natural drainage in the northwest corner and two park spaces near the lakeshore trail. The applicant is proposing a trailhead and parking lot in the northeast corner or the project. The plans indicate that the open space is made up of 36.7% sensitive lands, including the lakeshore below the 100 year high water mark, a portion of the drainage channel, and the detention basins. The sensitive lands may not be considered when calculating base density. The density of 2.75 units per acre is based on 183 lots on 66.44 acres.

D. Process:

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval.

The Concept Plan review involves an informal review of the plan by the Planning Commission and City Council. The developer shall receive comments from the Planning Commission and City Council to guide the developer in the preparation of subsequent applications.

E. Community Review:

There is no requirement to notice concept plans because the comments received from the Planning Commission or City Council are not binding. Formal community interaction will occur once a public hearing is scheduled as part of the subdivision review.

F. General Plan:

The General Plan designates this area for Mixed Lakeshore development; however, the property is zoned R-3, Low Density Residential. Residential uses are allowed within the Mixed Lakeshore development. The General Plan states that Mixed Lakeshore developments will "maintain and enhance public access to the lakeshore and associated facilities (trails, beaches, boardwalks)."

Finding: consistent. The General Plan allows residential development within Mixed Lakeshore land use and encourages developments that provide public access to the lakeshore. The proposed development is residential and provides access to the lakeshore, along with a lakeside trail.

G. Code Criteria:

Section 19.12.03 of the City Code states, *"All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process".* The following criteria are pertinent requirements for Preliminary Plats listed in Sections 19.12 (Subdivision Requirements) and 19.04.13 (R-3 Requirements) of the City Code.

Permitted or Conditional Uses: complies. Section 19.04.13(2 & 3) lists all of the permitted and conditional uses allowed in the R-3 zone. The Concept Plan shows residential building lots which are supported as a permitted use in the R-3 zone.

Minimum Lot Sizes: complies. 19.04.13(4) states that the minimum lot size for residential lots is 10,000 square feet. The data table indicates that the smallest lot on the Concept Plan is 10,000 square feet.

Setbacks and Yard Requirements: complies. Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: Not less than twenty-five feet.
Sides: 8/20 feet (minimum/combined)
Rear: Not less than twenty-five feet
Corner: Front 25 feet; Side abutting street 20 feet

This requirement will be reviewed in greater detail when the Preliminary Plat is submitted.

Parking, vehicle and pedestrian circulation: can comply. Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Even though this requirement will be reviewed by the building department with each individual building permit application, staff believes that the proposed lots are of sufficient size to support this requirement.

Access to the proposed subdivision comes from Redwood Road. A phasing plan will be required with the preliminary plat application and must meet secondary access requirements. Two access points are shown onto Redwood Road and cross-connection to future abutting developments is also shown.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code also states that in an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Staff recommends that the applicant include fencing details with their Preliminary Plat showing semi-private fencing between the private lots and open space.

Open Space: can comply. The City Code requires a minimum 15% open space. The Concept Plan indicates that there is approximately 11.7 acres (17.6%) open space, of which 4.3 acres (36.7%) is sensitive lands.

> Sensitive Lands are defined in Section 19.02.02 as,
> *"land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas."*

Credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

a. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
b. All sensitive lands shall be placed in protected open space.
c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.

The concept plan designates sensitive lands as the "lake shore between normal and high water mark". Any lakeshore property below the 100 year flood elevation is also sensitive lands. The sensitive lands will be verified with the Preliminary plat application. Detention basins and drainage channels (up to the high water mark) are also sensitive lands.

H. Recommendation and Alternatives:

No official action should be taken. The Planning Commission should provide general direction and input to help the developer prepare for formal subdivision application.

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Concept Plan

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Lakeside Estates – Concept Plan
Date: April 24, 2014
Type of Item: Concept Plan Review

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Curtis Leavitt*
Request:	*Concept Plan*
Location:	*Approximately 2800 – 3000 South Redwood Road*
Acreage:	*75.15 acres - 183 lots*

C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.

C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

D. Incorporate a grading and drainage design that protects homes from upland flows.

E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

I. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.

J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

K. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

L. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

M. Developer shall ensure that no lots contain sensitive lands including keeping lots out of 100 year FEMA flood line, wetlands, natural drainages and 30% slopes. A preliminary jurisdictional wetland delineation shall be provide prior to preliminary plat.

N. Developer is to construct a continuous lakeside trail per City's trail master plan through development. The lakeside trail is to be above the 100-yr flood plain.

O. Sanitary sewer service for this development will be provided through the use of lift station #7. There is a reimbursement agreement for this lift station and each dwelling unit will be required to pay it's prorate share in accordance with ordinance # 06-14 (8-15-06).

P. Redwood Road improvements will be required along the entire frontage of the property. This will include the construction and dedication of 60-feet of UDOT R.O.W and the construction and dedication of a 30-foot landscaping and trail easement to the City. This landscaped area is to be improved by the developer and maintained by an HOA.

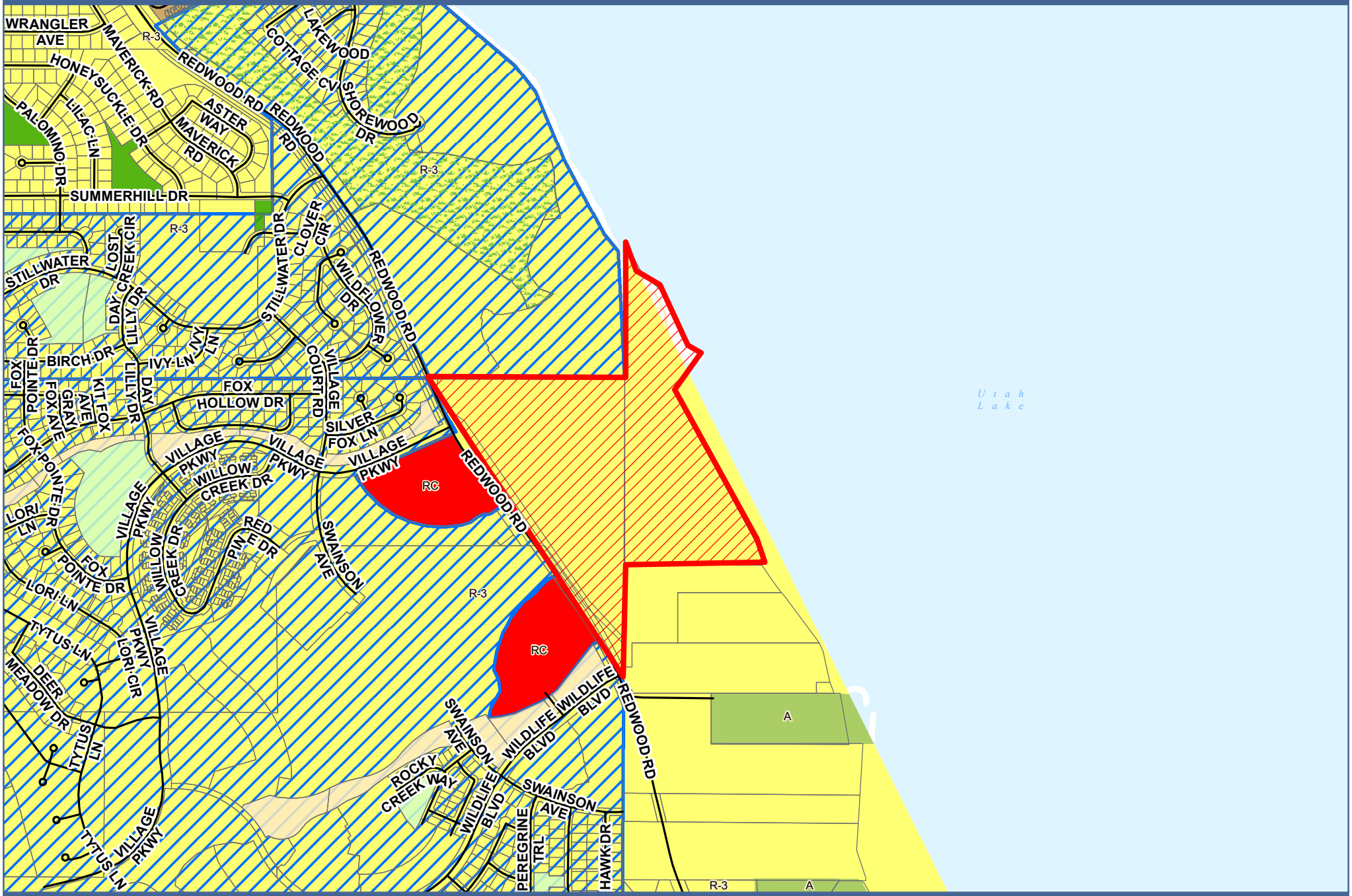
Q. Access locations onto Redwood Road must be approved by UDOT Region 3 and the City of Saratoga Springs.

R. All storm drainage discharges to the lake must be treated to the City Design Standards prior to discharge.

S. The project will need to incorporate all master planned utility alignments and sizes including culinary water, secondary water, sewer and storm drain.

T. Existing drainages shall be preserved, improved with native landscaping and trails, and piped with culverts capable of passing the 100-yr flow where they cross roadways. A culvert under Redwood Road or other acceptable improvements to protect future homes from flooding may be necessary to mitigate flows from all upland contributing drainage basins. . The developer is responsible to install all improvements and to obtain any necessary easements.

Location Map



Lakeside Estates

0 450 900 1,800 Feet

TRAIL HEAD / DETENTION BASIN
12,500 C.F.

DISCHARGE

SHORELINE

PARK / DETENTION BASIN
23,000 C.F.

HIGH WATER MARK

SENSITIVE LANDS
± 3.5 ACRES

NORMAL LAKE LEVEL

30 FT TRAIL CORRIDOR
• 12 FT WIDE CONCRETE TRAIL
± 7.0 ACRES / ± 2700 LF TRAIL

WARDLEY/WDF-AY, LLC

OLD TOWNE SQUARE, LLC

BURGESS, GEORGE DALE AND AFTON

SENSITIVE LANDS
• DRAINAGE CHANNEL
± 0.5 ACRES

DRAINAGE EASEMENT
OPEN SPACE
± 2.1 ACRES

15' TRAIL EASEMENT

56' ROW TYPICAL

70' ROW

30 FT TRAIL CORRIDOR
± 2.3 ACRES / ± 2600 LF TRAIL

D=10°13'15"
R=3307.04'
L=589.94'

D=13°22'39"
R=2831.79'
L=661.17'

N23°32'14"W
189.36'

N37°07'45"W
256.07'

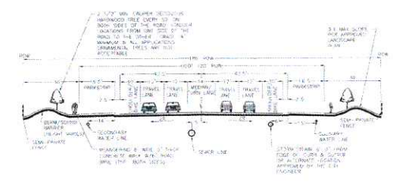
N35°05'15"W
1120.43'

REDWOOD ROAD

CARDINAL LAND HOLDINGS IV, LLC

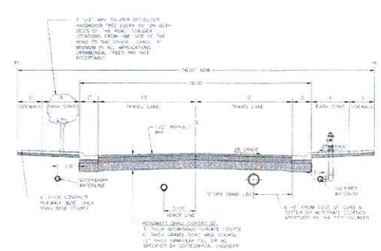
Site Summary . Lakeside Estates . Saratoga Springs, Utah . Holmes Homes

Site:		± 75.15 Acres	
Area dedicated for Redwood Road:	± 1.75 Acres		
Area normally under Utah Lake:	± 1.56 Acres		
Net Area used to calculate open space %:		± 71.84 Acres	
Area of lake shore between normal water line and high water level:	± 5.4 Acres		
Net Area used to calculate density:		± 66.44 Acres	
Lots: Minimum: 10,000 S.F. Average: ± 10,700 S.F.		183 Lots	
Density:		2.75 Units/Acre	
Open Space: (15 % required)		± 11.7 Acres	17.6 %
Waterfront and trail incl. trail head	± 7.0 acres		
Park / Detention basin	± 0.4 acres		
Drainage easement	± 2.1 acres		
Trail corridor at Redwood Rd	± 2.2 acres		
Sensitive Lands:		± 4.3 Acres	36.7 %
Lake shore between normal and high water	± 3.5 acres		
Drainage channel	± 0.5 acres		
Detention basins	± 0.3 acres		
Sensitive lands are 36.7% of the total open space shown			
Streets: ± 11,500 LF.		± 15.03 Acres	



MAJOR ATERIAL ROADWAY
180' RIGHT-OF-WAY

FEBRUARY 2013 | SARATOGA SPRINGS CITY | STREET STANDARDS | ST-11



RESIDENTIAL ROADWAY
56' RIGHT-OF-WAY

FEBRUARY 2013 | SARATOGA SPRINGS CITY | STREET STANDARDS | ST-8

VICINITY PLAN
NOT TO SCALE

North 1" = 100 Feet
100 50 0 100 200

22 MARCH 2014
Concept Plan

LAKESIDE ESTATES

Saratoga Springs, Utah

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1807, Millville, UT 84326 435.753.2935

RECEIVED MAR 26 2014

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Concept Plan
Sunset Acres
April 24, 2014
Discussion and Feedback

Report Date:	Thursday, April 17, 2014
Applicant:	Ivory Development, LLC
Owner:	Floyd Chris and Carolyn Norman
Location:	Crossroad Blvd and 400 East
Major Street Access:	Crossroad Blvd
Parcel Number(s) & Size:	58:032:0102, 4.0004 acres 58:032:0100, 0.928 acres 58:032:0101, 4.754 acres TOTAL: 9.6824 acres
General Plan Designation:	Medium Density Residential
Parcel Zoning:	R-10
Adjacent Zoning:	R-6, R-14, A
Current Use of Parcel:	Vacant, Ag
Adjacent Uses:	Residential, Vacant, Ag
Previous Meetings:	None
Previous Approvals:	Rezone approved 2007 Concept plan approved 2007 *(preliminary plat submitted in 2008; inactive)*
Land Use Authority:	City Council
Future Routing:	Informal review with City Council prior to Preliminary Plat
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Ivory Homes on behalf of the property owner, is requesting Concept Plan review of a 96-unit townhome development on approximately 9.68 acres north of Crossroad Blvd. and west of 400 East.

Recommendation:

Staff recommends that the Planning Commission discuss the application and give informal feedback to the applicant in preparation for the preliminary plat process.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

B. Background & Request:

The property is zoned R-10, which includes multi-family development as a permitted use. The applicant is proposing a density of approximately 10 units per acre, for a total of 96 units. A rezone from A to R-10 was submitted in 2006, and was approved in 2007. The concept plan that accompanied the rezone was also approved in 2007, showing 91 units. A preliminary plan for 91 units was then submitted in January 2008, but no action was taken on the application. The applicants submitted a revised concept plan in February of 2014.

C. Process:

The Concept Plan process is outlined in Section 19.13.04.6, and includes an informal review of the proposal by the Planning Commission and also by the City Council. Upon completion of the Concept Plan process, the applicant will then be able to move forward with a Preliminary Plat and Condominium Plat, which will return to the Planning Commission for a public hearing and the Council for action.

The applicants are proposing townhomes; the individual units would be owned separately and the land outside of the unit footprints would be owned as common space. The process for this type of development begins with concept plan, followed by a preliminary plat, and then a condominium plat instead of a final subdivision plat. These will return to the Commission and Council for public hearings at a later date.

D. Community Review:

The Concept Plan process does not include a public hearing, therefore no public notice has been sent. Future public hearings will be scheduled at such time as the applicant moves forward with the Preliminary Plat.

E. General Plan:

Land Use Designation: The property is identified as "Medium Density Residential" on the Land Use map. The Medium Density Residential land use category states:

> The Medium Density Residential designation is provided as a means of allowing for residential developments at higher densities in neighborhoods that still maintain a suburban character. This area is to be characterized by density ranging from 4 to 14 units per acre that may include a mixture of attached and detached dwellings. Planned Unit Developments may be permitted in the Medium Density Residential areas.
>
> The main application of this designation should be in areas where the City desires to create a functional transition from one land-use to another. While some multi-family structures may be permitted in a stacked form, the majority of any attached dwellings should be designed in a side-by-side configuration. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. Open spaces may be comprised of both Natural and Developed Open Spaces. In this land use designation, it is estimated that a typical acre of land may contain 6 dwelling units.

Staff analysis: complies. The proposal contains 10 units per acre, which is within the range identified in the General Plan, and consists of a side-by-side configuration.

Unit Type (Proposition 6): the proposal consists of multi-family attached units of 2 stories. Per the recent Proposition 6 which was approved in November 2013, the General Plan has been amended to limit the percentage of dwelling units in this category to no more than 7% of all units in the City. Based upon an analysis of the existing approved units in the City, this 7% limit has been exceeded.

However, the property was zoned to R-10 in conformance to the General Plan Land Use Map prior to the Proposition. Therefore, it is possible that the zoning and related allowed uses may still be found consistent with the General Plan.

Staff analysis: up for discussion.

F. Code Criteria:

Section 19.04.17 of the Code outlines the standards for the R-10 zone:

- Minimum lot size, frontage, width, coverage – it appears that these requirements will be met, however this will be monitored and verified with revised plans through the preliminary plat process.
    - Lot size: 5,000 sq.ft., based on each building rather than each unit
    - Lot frontage: 35′ along a public or private road
    - Lot width: 50′, based on each building rather than each unit
    - Lot coverage: 50% - a calculation to verify compliance has been requested from the applicant

- Density – the proposal originally included 97 units, which was 0.01 units per acre over the maximum. The applicant removed a unit to comply with the maximum density.

- Setbacks / height – several proposed buildings do not meet the setbacks.
    - Non-corner lots:
        - Front: 25′ (some buildings are only 20′)
        - Side: 10′ for multi-family residences (complies)
        - Rear: 20′ (the rear-loaded townhomes do not meet the 20′ setback)
    - Corner lots:
        - Front 20′ & Side 15′
        - Many buildings are on corner lots and comply with these setbacks.
        - Rear: 20′ (the rear-loaded townhomes do not meet the 20′ setback)
    - Height: maximum 40′: complies

- Minimum Dwelling Size – 1000 sq.ft., compliance to be verified at building permit.

- Open Space / Sensitive Lands – 20%, appears to comply. Staff has requested information on which land will be OS and whether setbacks are included. Further review will be done at Preliminary Plat when detailed landscaping plans are provided.

- Permitted uses – multi-family units are a permitted use in this zone.

Other items:

- Lighting plans were provided, however they did not include the lighting fixture heights or type. Further review will be done to verify that the lighting types comply with the City standard or similar alternative if approved through the process.

- The required amount of parking has been provided.

- The proposal includes many driveways that are not 20' in length, however the 20' requirement only applies to single-family dwellings.

- Landscaping plans will be provided at a later date and reviewed for compliance.

- Conceptual elevations are not required for the Concept plan, however the applicant has provided conceptual elevations for reference.

- Second access requirements will be met through improvements to 400 East.

The Urban Design Committee conducted an initial review, providing the following comments:

- Expressed concerns over the driveway lengths (too short)

- Expressed concerns over the lack of street character

- Stated that pedestrian connections appear to be sufficient

The City Engineer also conducted a review, and the comments and requirements from the Engineering department are attached as Exhibit 1.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the proposal and give the applicant informal feedback in preparation for a public hearing on the preliminary plat.

H. Exhibits:

1. City Engineer's Report (pages 5-6)
2. Location & Zone Map (page 7)
3. Aerial (page 8)
4. Concept Plan (page 9)
5. Concept Elevations (page 10)

Exhibit A

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Sunset Acres – Concept Plan
Date: April 24, 2014
Type of Item: Concept Plan Review

CITY OF SARATOGA SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Ivory Development, LLC*
Request:	*Concept Plan*
Location:	*Approximately 1550 N and 400 E*
Acreage:	*9.68 acres - 96 Units*

C. Recommendation: Staff recommends the applicant address and incorporates the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.

C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

D. Incorporate a grading and drainage design that protects homes from upland flows.

E. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements. Storm water must be treated to remove all floatables and 80% of TSS.

F. The Storm Drain outfall line should be extended to Jordan River and an outlet structure provided to prevent erosion

G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

I. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.

J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

K. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

L. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

M. Sewer, storm drain, culinary water and secondary water will need to be connected to the respective utilities in Crossroads Blvd. Culinary and secondary water need to connect at Crossroads Blvd. and at Alhambra Drive to loop the systems and prevent excessive dead end water lines.

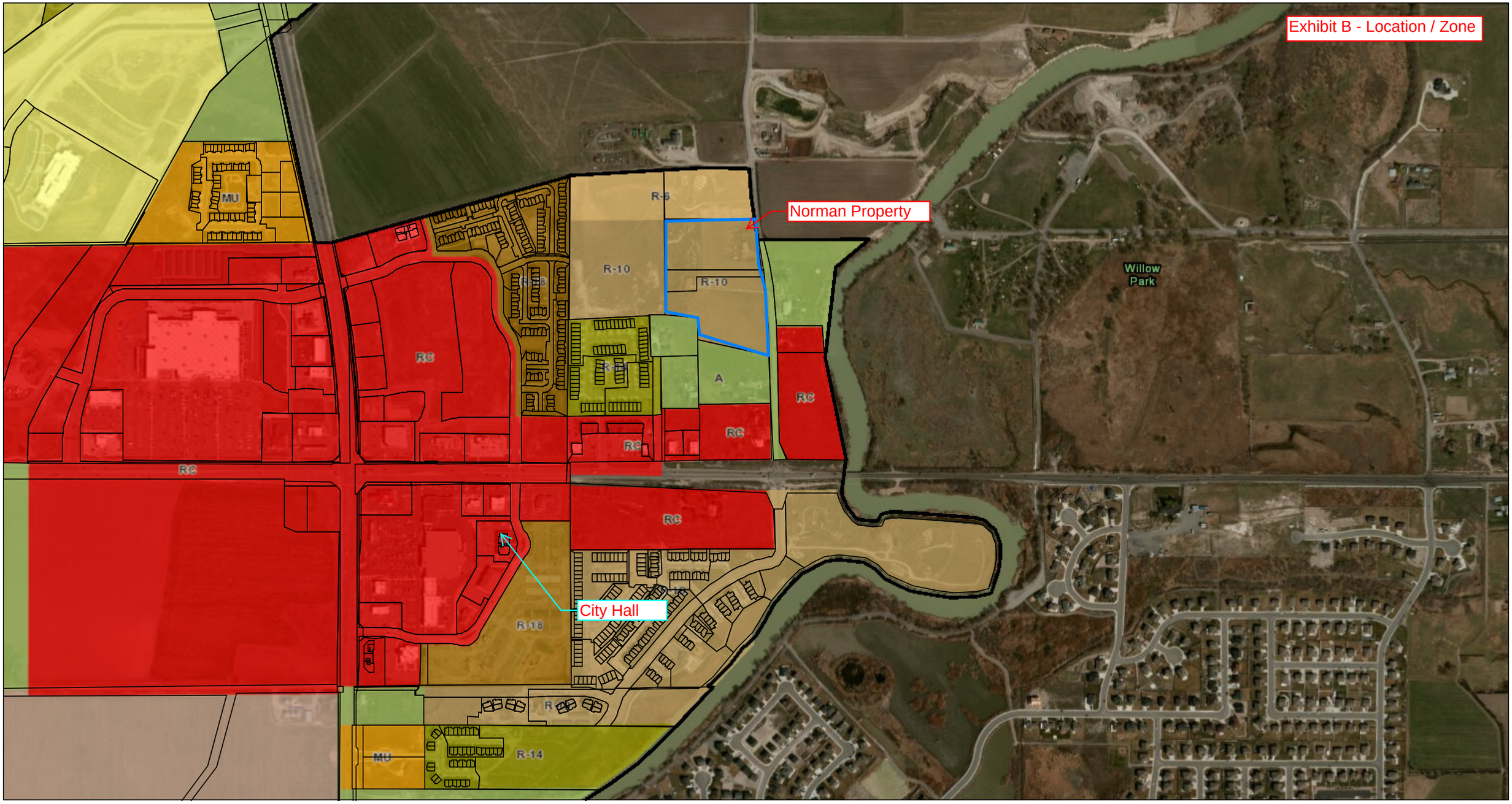
N. Developer shall provide a complete road design for 400 East to ensure future vertical and horizontal curves can be met. This design shall be from Crossroads Boulevard to the northern most end of the proposed development. 400 East may need to be reconstructed from Crossroads Blvd. to the northern end of the proposed development as it does not currently meet City standards. The existing slopes/berms adjacent to Crossroads Blvd may need to be modified/removed so as to be compliant with all City, UDOT, and AASHTO standards for sight distance requirements.

O. Developer shall provide a geotechnical and soils report that provides a proposed design for the large fill required on the property, design must be reviewed and approved by the City Engineer.

P. Alhambra shall be constructed as a City standard local road (56’ ROW) and be extended to 400 East.

Q. ROW cross sections for private roads shall meet public road standards. This includes a ROW distance of 56’ and centerline curves that have a minimum radius of 200 feet.

Zoning & Planning



April 16, 2014

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

- City Parcels
- City Boundary
- A - Agricultural
- RA-5
- RR - Rural Residential
- R-2 - Low Density Residential
- R-3 - Low Density Residential
- R-6 - Medium Density Residential
- R-10 - Medium Density Residentia
- R-14 - High Density Residential
- R-18 - High Density Residential
- NC - Neighborhood Commercial
- MU - Mixed USe
- PC - Planned Community
- RC - Regional Commercial
- OW - Office Warehouse

Copyright:© 2014 Esri, DeLorme, HERE, TomTom
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SaratogaSprings

Zoning & Planning

April 16, 2014

City Parcels

1:2,257

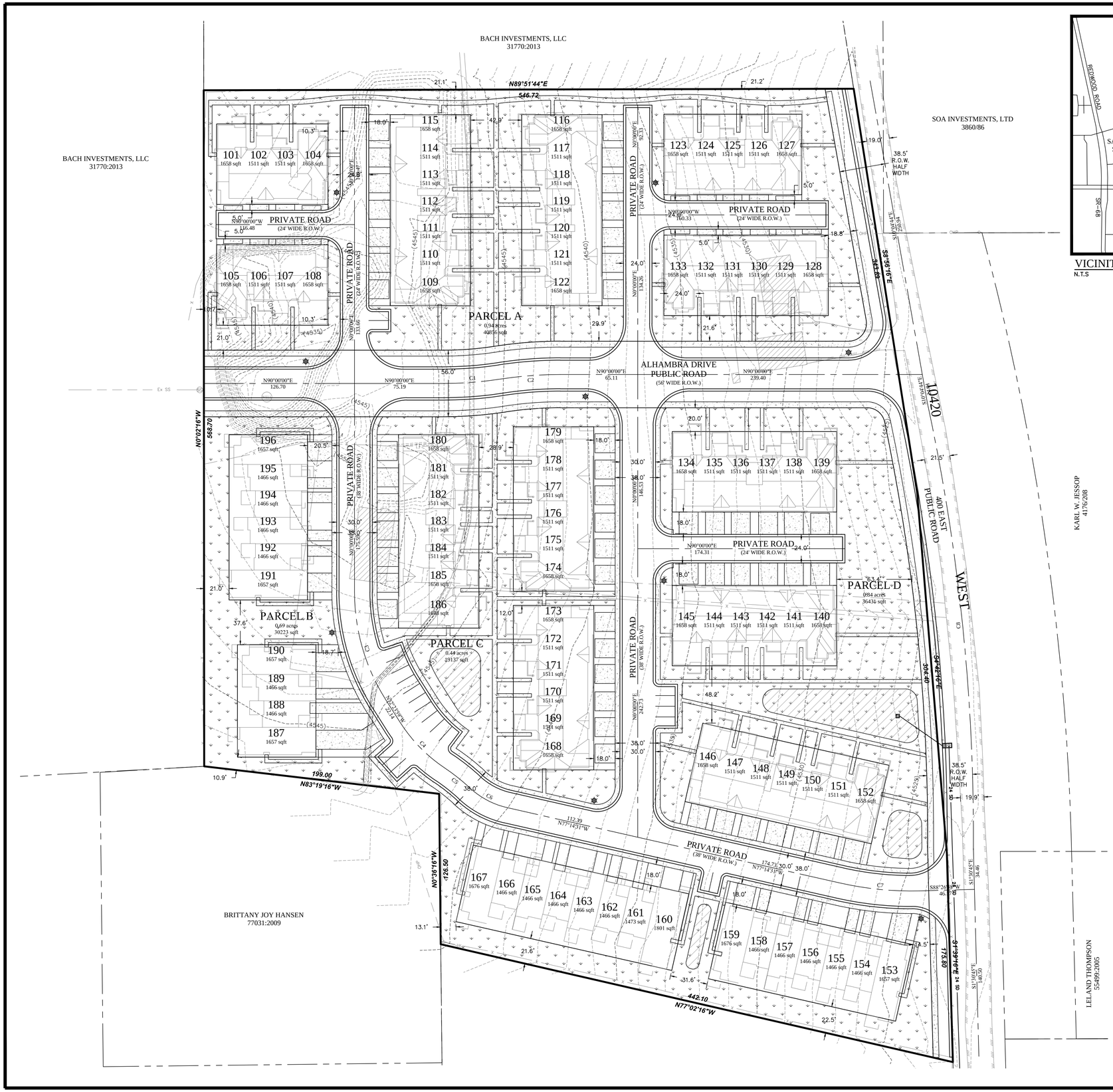
0 0.0275 0.055 0.11 mi

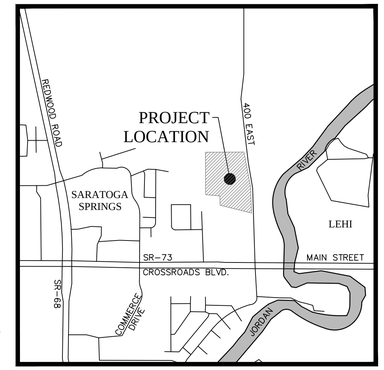
0 0.0425 0.085 0.17 km

Copyright:© 2014 Esri, DeLorme, HERE, TomTom
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SaratogaSprings

Exhibit D - Concept Plan





VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX — SPOT ELEVATION

CONCEPT BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Book 810 Page 387 of the Official Records of Utah County located in the SE1/4 of Section 11 & the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described in Deed Book 2008 Page 80 of the Official Records of Utah County located S89°51'44"W along the Section line 216.35 feet and N0°08'16"W 121.48 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B.& M.; thence along the boundary of said Deed Book 810 Page 387 the following 7 (seven) courses and distances: S8°56'16"E 343.89 feet; thence S4°42'16"E 304.40 feet; thence S1°39'16"E 175.80 feet; thence N77°02'16"W 442.10 feet; thence N0°36'16"W 126.50 feet; thence N83°19'16"W 199.00 feet; thence N0°02'16"W 568.70 feet to the southwest corner of said Deed Book 2008 Page 80; thence N89°51'44"E along said deed 546.72 feet to the point of beginning.

Contains: 9.69+/- acres

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN THE FEMA FLOOD ZONE X PER THE FEMA MAP 4902090115 C, DATED JULY 17, 2002.
2. SEWER, STORM DRAIN, CULINARY WATER, AND SECONDARY WATER WILL NEED TO CONNECT TO THE RESPECTIVE UTILITIES IN CROSSROADS BLVD. CULINARY AND SECONDARY WATER NEED TO CONNECT AT CROSSROADS BLVD AND AT ALHAMBRA DRIVE TO LOOP THE SYSTEMS AND PREVENT EXCESSIVE DEAD END WATER LINES.
3. A COMPLETE ROAD DESIGN OF 400 EAST WILL BE REQUIRED FROM THE NORTHERN END OF THE PROPERTY TO CROSSROADS BLVD, EVEN THOUGH ONLY A PORTION WILL BE IMPROVED. THIS IS REQUIRED TO ENSURE THAT PROPER VERTICAL AND HORIZONTAL CURVES FOR THE ROAD CAN BE CREATED BASED ON THE DESIGN FOR YOUR FRONTAGE.
4. THE NORTH PORTION OF 400 EAST IS LOCATED WITHIN LEHI CITY BOUNDARIES. WE WILL NEED TO COLLABORATE WITH BOTH LEHI AND SARATOGA SPRINGS ON AN APPROPRIATE ROAD CROSS-SECTION.
5. ALL TRASH STORAGE WILL BE HANDLED WITH INDIVIDUAL TRASH RECEPTACLES IN THE GARAGE OF EACH UNIT. THE OCCUPANTS WILL BE RESPONSIBLE TO BRING THEIR TRASH RECEPTACLE CURB SIDE ON THE DAY OF TRASH PICKUP.

DEVELOPMENT TABLE

- NUMBER OF LOTS = 96 LOTS
- NUMBER OF PROPOSED GARAGE SPACES = 192
- NUMBER OF PROPOSED SURFACE PARKING SPACES =154
- NUMBER OF GUEST PARKING STALLS = 21
- PERCENTAGE OF BUILDABLE LAND = 70%
- PERCENTAGE OF OPEN SPACE = 30%
- NET DENSITY = 9.91 UNITS/ACRE

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	312.00	8°48'03"	47.92	N85°35'58"E	47.88
C2	328.00	8°48'03"	50.38	S85°35'58"W	50.33
C3	169.00	32°23'59"	95.57	S16°12'00"E	94.30
C4	131.00	23°44'37"	54.29	S44°16'18"E	53.90
C5	169.00	9°06'28"	26.86	N51°35'22"W	26.84
C6	69.00	30°12'23"	36.38	S62°08'19"E	35.96
C7	269.00	14°18'41"	67.19	S84°23'51"E	67.02
C8	1730.74	12°32'58"	379.08	N05°52'56"W	378.33

N
S

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

F. CHRIS AND CAROLYN NORMAN LEGACY TRUST

Saratoga Springs
Concept Plan

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Concept Plan

Scale:	1"=40'	Drawn:	TMR
Date:	03/27/2014	Job #:	14-002
Sheet:	C1		

Z:_2014\14-002 Henry-Saratoga Norman Property\design 14-002\dwg\concept\concept sheets\C1 Concept Plan.dwg

Exhibit E - Elevations

RECEIVED MAR 27 2014

Planning Commission
Staff Report

Community Plan and Village Plan
Legacy Farms
April 24, 2014
Work Session

Report Date:	April 17, 2014
Applicant:	D.R. Horton
Owner:	Corporation of Presiding Bishopric Church of Jesus Christ of LDS
Location:	SE corner intersection of Redwood and 400 south, extending to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.937 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	PC Work Sessions December 12, 2013 and January 9, 2014 CC Work Session January 14, 2014 PC Public Hearings February 13, 2014
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010)
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY

The applicants are requesting approval of a Community Plan and Village Plan pursuant to Section 19.26 of the Land Development Code (Code) and the City Center District Area Plan (DAP). The proposal allocates a maximum of 1000 units of density to ~182 acres within the DAP.

The Community Plan lays out the broader guidelines for the development while the Village Plan provides the specifics for the first phase of development. The application proposes the use of Form Based Code to implement specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards.

The Planning Commission held public hearings on the Community Plan and Village Plan on February 13, 2014, and voted on the proposals. Due to significant changes in the layout stemming from the relocation of the school site, the applicants have requested additional hearings on the revised plans. For the convenience of the Commission, significant changes to this report since the previous hearing are highlighted in yellow.

Staff recommends that the Planning Commission hold a work session to review the changes and give the applicant feedback in preparation for a public hearing in May.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

The DAP has also approved Place Types ranging in density from 5-75 dwelling units per acre:

Place Types	Dwelling Unit Density Range	Range of FAR *
Urban Center	14-75	0.39–2.34
Transit Oriented Development	8–75	1.25–2.4
Town Neighborhood	6–34	0.36–1.82
Business Park	0	0.39–0.93
Office Warehouse	0	0.39–0.93
Neighborhood Commercial	5–14	0.39–1.5
Regional Retail	0	0.36–0.47
Traditional Neighborhood	5 –32	0.47–1.04
Master Planned Subdivision	4–14	0.35–0.50
Resort/Hospitality	6–8	.36–.93

* FAR = Floor Area Ratio

(Note: the DAP can be found by visiting www.saratogaspringscity.com/planning then clicking on "Master Plans" and then "City Center District Area Plan.")

While the DAP includes several conceptual scenarios for the distribution of various place types, both the DAP and Code allow the place type for individual developments to be identified and finalized at the time of Community Plan approval.

The DAP does not specify how to allocate the 16,000 Residential and 10,000,000 s.f. of non-residential development (total of 20,620 ERUs) to each phase, however there are several ranges to act as guidelines:

- The Traditional Neighborhood Place Type under the DAP would permit a range of 900-5760 units.
- Utilizing a "fair share" approach, imagining that the 20,620 residential and commercial ERUs were allocated evenly across the entire DAP, the ~182 acre Community Plan would be eligible for up to 1324 units, a density of 7.27 units per acre. (Note: the DAP does not require density to be evenly allocated across the property. Some phases will be denser while others are less dense.)

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

- The Community Plan proposes block specific limits for densities, further decreasing the potential density to 842-1782.

C. SPECIFIC REQUEST

The Community Plan covers the entire ~182 acre project, and the applicants are proposing the Traditional Neighborhood place type for the entire Community Plan.

The applicants are proposing a maximum limit of 1000 units on the entire property, governed by the Community Plan. The 1000 unit limit is well below the maximums achievable in the Traditional Neighborhood place type and with the proposed Block Types. The applicants are proposing a layout and distribution of units would result in approximately 856 units.

Village Plan 1 covers the western blocks of the Community Plan and contains 47.95 acres. Within this first Village Plan, the applicants are proposing a range of 278 and 558 units. Village Plan 1 contains several higher density blocks closer to Redwood and 400 South, and therefore contains a higher proportion of the density than the remaining Village Plans to come. As the project moves away from Redwood Road, future Village Plans will transition to a lower density. In no case will more than 1000 units be permitted in the entire Community Plan area.

The layout presented to the Commission on February 13, 2014 showed a school in the northeastern portion of the development. Due to concerns of the school district based upon recent experiences developing in Lehi, the district has requested that the school site be relocated internally to the development. As a result, the unit layout has changed significantly. The applicant is proposing that an age-restricted senior community replace the area formerly occupied by the school.

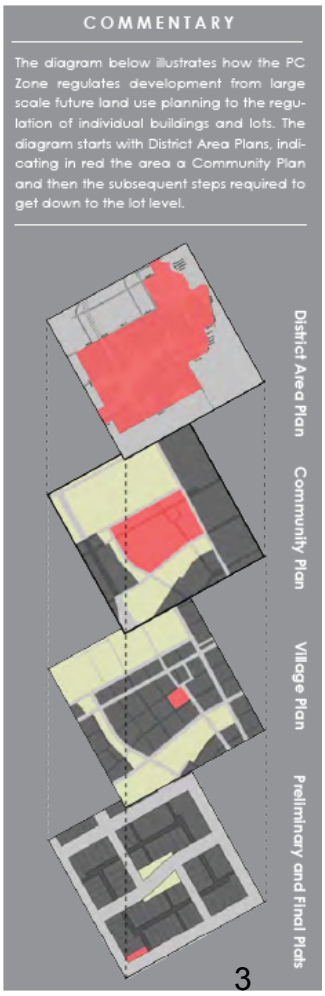
D. PROCESS / HOW IT WORKS

Section 19.26 of the Code describes development in the PC zone, and the graphic to the right shows the hierarchy of the different plans:

1. For a large-scale planned community district, an overall governing document is first approved, known as the District Area Plan (Section 19.26.13).
    - *The City Center DAP was approved in 2010.*

2. A Community Plan is then proposed and approved (Sections 19.26.03-19.26.08). The Community Plan lays out the more specific guidelines for a sub-district within the DAP.
    - *The Legacy Farms Community Plan will govern only the ~182 acres of the Legacy Farms development.*

3. Following and / or concurrently with the Community Plan, a Village Plan is proposed and approved (Sections 19.26.09 – 19.26.10). The Village Plan is the final stage in the Planned Community process before final plats, addressing such details specific to the sub-phase as open space, road networks, and lots for a sub-phase of the Community Plan.



Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

- *The applicants are currently proposing Village Plan 1 for the westernmost blocks (47.95 acres) of the Community Plan.*

The approval process for the Community Plan and Village Plan 1 includes:

1. A public hearing and recommendation by the Planning Commission
2. A public hearing and final decision by the City Council (19.26 states that the process is per Section 19.17, which is Code amendments / rezones, and requires hearings with the Council.)

E. COMMUNITY REVIEW

This item is a work session; a public hearing will be held at a later date, and notice provided to all property owners within 300' of the proposed development.

F. REVIEW

Place Type

The Community Plan designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described in the DAP as follows:

TRADITIONAL NEIGHBORHOOD

Range of Average Dwelling Units/Acre	5–32 du/ac
Range of Average FAR	0.47–1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a "front porch" culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

Density

The Community Plan proposes a maximum of 1000 residential units, and 55 non-residential unit equivalents, which results in an average of ~5.8 units per acre. The distribution of units is not even, however, with some blocks containing larger lots and other blocks containing small lots, twin homes, and townhomes. Such a varied distribution is allowed and contemplated by the DAP.

The densities of adjacent existing residential properties (to the south) contain approximately 3.5 – 5 units per acre. To transition density appropriately within the Legacy Farms development, the Community Plan and Village Plan propose 10,000 s.f. and 8,000 s.f. lots in the blocks closest to these existing neighborhoods, with lot size decreasing and densities increasing as the blocks move north and farther away from these existing neighborhoods.

Unit Type

Legacy Farms proposed a mixture of large-lot single family homes, small-lot and cottage single family homes, twin homes, and several types of townhomes. The DAP anticipated and permitted this type of

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

development. While also permitted by the DAP, "small scale apartments" were removed from the proposal in earlier versions; the current proposal does not contain apartment units in the planned layout, however apartments are proposed to return as an allowed use in the BT-3 and BT-4 categories.

Traffic and Infrastructure
The applicants have provided a traffic study and infrastructure plans, which were previously reviewed by the City Engineer. Due to the changes, a revised traffic study is required. (See Engineer's report.)

Form Based Code / Development Standards
City Staff has been working with the applicants on the governing standards and principles of the project, which are contained in the Community Plan and Village Plan 1.

The Community Plan contains the general standards for the entire ~182 acre project:

- Community Plan Process
- Place Type Designation
- Block Types
- Transition in density from existing residential development
- Equivalent Residential Unit (ERU) allocation
- Thoroughfare Plans (street / road standards)
    - Frontage Types
    - Utility Easements
    - Turning Radii
    - Pedestrian Crossings
    - Planting Information
- Parking
- Lighting Standards
- Architectural Styles
- Open Space types and conceptual layout
- Landscape Guidelines
- Signage Standards
- Fencing Standards
- Phasing
- Infrastructure
- Constraints
- Traffic Study
- Definitions

Village Plan 1 contains additional standards to implement the Community Plan on a particular sub-phase. While these topics were addressed at a higher level in the Community Plan, the information in the Village Plan is more specific and applies only to the 47.95 acres contained in the Village Plan:

- Village Plan Process
- Sub-districts
- Private Frontages
- Conceptual Lotting Plan (lot layout)
- Product types (10,000 s.f. lots, 8,000 s.f. lots, 6,000 s.f. lots, cottages and rear lane cottages, twin homes, and several townhome types)

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

- Thoroughfares
- Street Names
- Pedestrian Plan
- Architectural details / materials
- Color Palette
- Open space
- Phasing
- Infrastructure and Utilities

More detail on the standards above are found in the proposed Legacy Farms Community Plan and Village Plan 1, obtained by visiting www.saratogaspringscity.com/planning, and clicking on "pending applications". Both the last versions and the new proposals are available.

G. GENERAL PLAN

The General Plan Land Use map identifies this area as Planned Community, which states:

> k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. The proposed Community Plan includes trail connections and parks in compliance with the related master plans.

H. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

19.26.04 – Uses Permitted within a Planned Community District

- The application includes multi-family and single family homes, school and church sites, parks, and trails. All of these uses are permitted in the PC zone.

COMMUNITY PLAN CODE REQUIREMENTS

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.

   Staff finding: complies. *Subdivision plats and building permits will be reviewed for compliance with the Community Plan.*

2. Equivalent Residential Unit Transfers.

   Staff finding: complies. *The Community Plan contains a maximum of 1000 units, and a provision for density to be transferred between Village Plans within the development area.*

3. Development Standards. Guiding development standards shall be established in the Community Plan.

   Staff finding: complies. *The Form Based Code in the Community Plan has established common standards and architectural guidelines, and will be the governing standards for the development. Any conflicts between the Code and the Community Plan will be governed by the Community Plan, while any topics not addressed in the Community Plan will be governed by applicable regulations and standards of the City.*

4. Open Space Requirements.

   Staff finding: complies. *While the Code currently requires 30% open space, the DAP is the governing document for the proposed Community Plan, and the proposed open space meets the standards and range of 18-24% as identified in the DAP.*

5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
   a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
   b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.

      Staff finding: up for discussion. *The applicants have requested a waiver to this requirement to allow them to provide a trail corridor along Sherwood Drive instead of a buffer at the back of homes. The Commission was split in their discussion of this request during the February 13, 2014 hearing.*

19.26.07 – Contents of Community Plans

The items summarized below are required to be part of a Community Plan:

1. Legal Description. ***Provided***
2. Use Map. ***Provided***
3. Buildout Allocation. ***Provided***
4. Open Space Plan. ***Provided***
5. Guiding Principles. ***Provided***
5. Utility Capacities. ***Provided***
6. Conceptual Plans. Other elements as appropriate - conceptual grading, wildlife mitigation, open space management, hazardous materials remediation, fire protection. ***Pending***
8. Additional Elements.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

7

a. responses to existing physical characteristics of the site ***Provided***
b. findings statement ***Provided***
c. environmental issues ***Provided***
d. means to ensure compliance with standards in Community Plan ***Provided***

9. Application and Fees. ***Provided***

19.26.05 – Adoption and Amendment of Community Plans
The criteria for adoption of a Community Plan are below:

a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;

Staff finding: complies. *See Section G of this report.*

b. does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;

Staff finding: complies. *The General Plan does not identify ERUs or square footage, however the DAP does. The project is well below the maximum allowed per the DAP.*

c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding: complies. *The proposed standards are innovative and will permit the proposed densities and maintain quality of design.*

d. is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;

Staff finding: complies. *Adjacent developed residential properties contain similar densities to those densities proposed along the southern edge of the development, and the proposal transitions into higher density only once no longer adjacent to existing residential development.*

e. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies. *The applicants have provided information to staff for review, however finalization of the utility plan is awaiting finalization of the Tickville Wash floodplain remediation and determination with FEMA. The applicants request that the Commission consider forwarding a motion with conditions concerning the utilities and floodplain. Staff is confident that details will be finalized prior to preliminary plat approvals.*

f. is consistent with the guiding standards listed in Section 19.26.06; and

Staff finding: up for discussion. *The application complies with standards 1-4, however the project is requesting an exemption from standard 5.*

g. contains the required elements as dictated in Section 19.26.07.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Staff finding: complies. *The application contains the minimum required items.*

VILLAGE PLAN CODE REQUIREMENTS

19.26.03.2 – Additional Village Plan Requirements

Additional requirements for a Village Plan are summarized below:

a. A detailed traffic study - ***Provided.***
b. A map and analysis of backbone infrastructure systems - ***Provided.***
c. Detailed architectural requirements and restrictions - ***Provided***
d. If applicable, details regarding the creation of an owners' association, master association, design review committee, or other governing body. - ***Provided.***

19.26.09 – Village Plan Approval

The criteria for a Village Plan approval are summarized below:

a. is consistent with the adopted Community Plan;

   Staff finding: complies. *The Village Plan has been reviewed for compliance with the densities, uses, block types, conceptual layout, and standards of the Community Plan.*

b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;

   Staff finding: complies. *The proposed density for Village Plan 1 is 278 to 558 units. This falls within the density ranges contemplated in the Community Plan for the Block Types in the Village plan. Regardless, in no case may the density in the entire Community Plan exceed 1000 unit equivalents.*

c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;

   Staff finding: complies. *The densities within the phases also comply with the density ranges for the Block Types of each phase.*

d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;

   Staff finding: still under discussion. *The street layout and utility plans are consistent with the plans provided in the Community Plan. The drainage and storm water plans are still being finalized.*

e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and

   Staff finding: up for discussion. *The project does properly integrate utility and infrastructure; however there may be some discussion of pedestrian and bicycle systems and the integration of such systems with adjacent properties. The requested exception from the perimeter buffer, through lack of expansion to a shared trail corridor, may minimize such integration. Staff requests Commission input and direction. Additionally, most parks and open spaces are intended for the Legacy Farms community and are not*

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

public in nature. The Commission was divided on this topic in previous discussions.

f. contains the required elements as dictated in Section 19.26.10.

Staff finding: in process. *See below. Nearly all required topics have been included, and remaining topics are being prepared by the applicant.*

19.26.10 – Contents of a Village Plan

The required contents of a Village Plan are summarized below:

1. Legal Description - ***Provided***
2. Detailed Use Map - ***Provided***
3. Detailed Buildout Allocation - ***Provided***
4. Detailed Development Standards - ***Provided***
5. Design Guidelines - ***Provided***
6. Owners' / Governing Associations - ***Provided***
7. Phasing Plan - ***Provided***
8. Lotting Map - ***Provided***
9. Landscaping Plan - ***Provided***
10. Utility Plan - ***Pending***
11. Vehicular Plan - ***Provided***
12. Pedestrian and Bicycle Plan - ***Provided***
13. Additional Detailed Plans. Other elements as necessary (grading plans, storm water drainage plans, wildlife mitigation plans, open space management plans, sensitive lands protection plans, hazardous materials remediation plans, and fire protection plans) **-** ***Pending***
14. Site Characteristics - ***Provided***
15. Findings Statement - ***Provided***
16. Mitigation Plans. (Protection and mitigation of significant environmental issues) - ***Pending***
17. Offsite Utilities - ***Pending***
18. Development Agreement – ***Pending (draft provided to applicants for revision)***

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission hold a work session to discuss the changes to the plans, and give the applicant feedback in preparation for public hearings to be tentatively held in May.

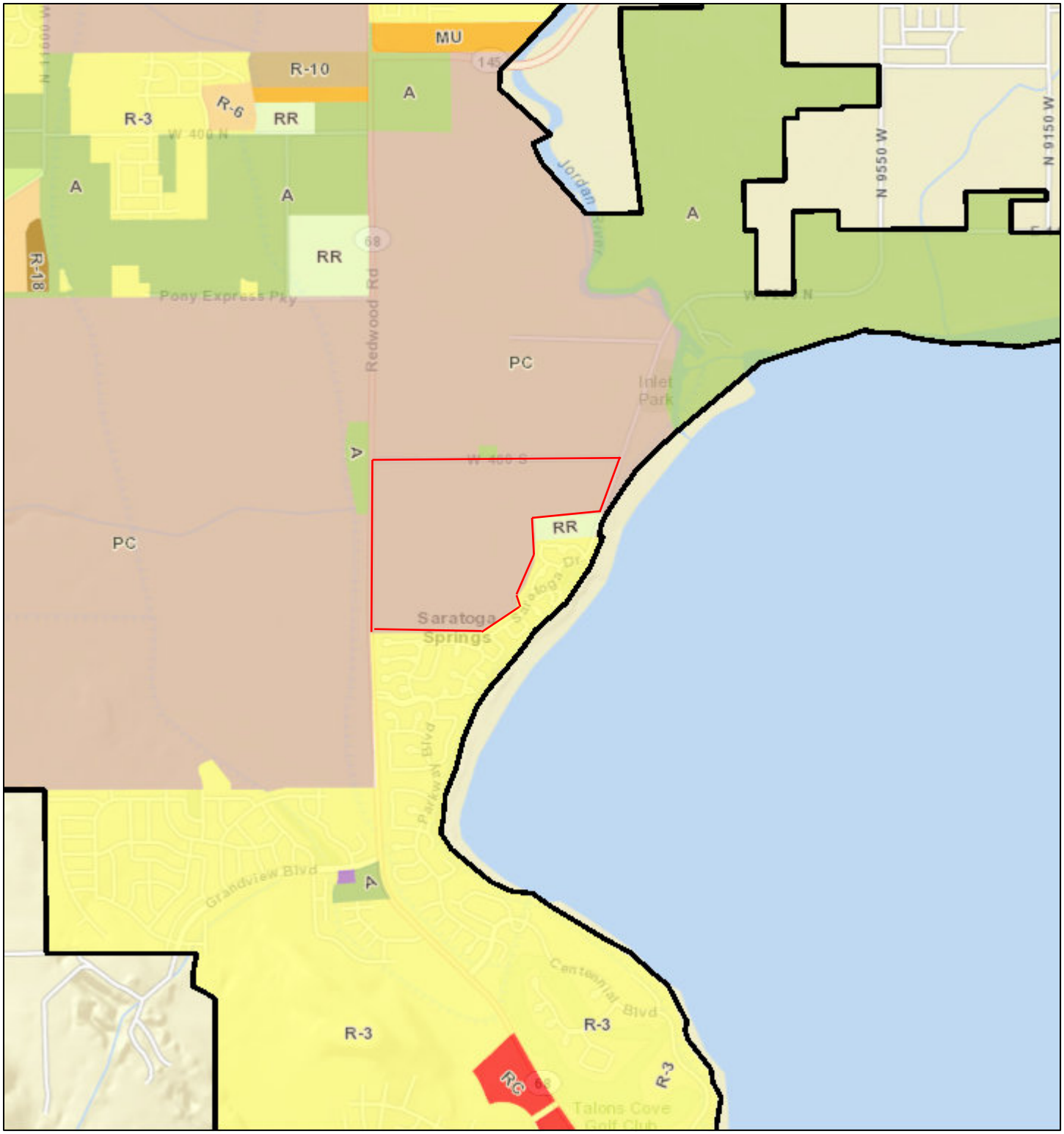
J. Attachments:

A. Location & Zone Map (page 11)
B. Aerial Photo (page 12)
C. City Engineer's Report dated April 17, 2014 (pages 13-16)
D. February 13, 2014 Layout (page 17)
E. April 7, 2014 Revised Layout (page 18)
F. Community Plan: www.saratogaspringscity.com/planning, then "Pending Applications"
G. Village Plan: www.saratogaspringscity.com/planning, then "Pending Applications"

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Zoning & Planning

Exhibit A



February 11, 2014

1:36,112

City Boundary

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Exhibit B

Exhibit C

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Legacy Farms Community Plan
Date: April 24, 2014
Type of Item: Community Plan Approval

Description:

A. Topic: The Applicant has submitted a community plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*D.R. Horton*
Request:	*Community and Village Plan Approval*
Location:	*Area east of Redwood Road and South 400 South*
Acreage:	*181.937 acres*

C. Recommendation: Staff recommends the approval of community plan subject to the following findings and conditions:

D. Conditions:

1) The developer shall comply with all UDOT access permitting requirements. A permit for all points of access along Redwood Road shall be obtained from UDOT. Redwood Road is a Category 4 roadway and as such all access points, signalized or other, must meet UDOT's standards for that roadway classification. Developer shall complete the half-width improvements along Redwood Road (Principal Arterial) and 400 South (Collector) as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.

2) The submitted Traffic Impact study prepared by Hales Engineering dated August 2013 needs to be updated to reflect changes to the plan that have occurred since it was completed including, but not limited to, the new school location and the senior living community. Furthermore it identifies that the intersection of 400 South and Redwood road will require a signal in the future to mitigate the traffic impacts from this project. This intersection is not currently identified on the cooperative agreement between UDOT and Saratoga Springs dated October 28, 2008 (Federal ID # 870575087). This agreement needs to be modified to include a signal at the 400 south and Redwood road intersection.

3) The proposed location of the elementary school may require improvements to the

adjacent roads beyond their standard cross sections to accommodate ingress, egress, and queuing. These modifications shall be based on the amended traffic study and the final site layout of the school.

4) In Figure 3 (page 13) of the Traffic Impact study prepared by Hales Engineering dated August 2013, the numbers do not match the numbers in the Trip Generation section or the Trip Distribution and Assignment section of the report. These errors appear to be due to rounding but represent, in some cases, a difference of more than 5% from the intended distribution. This report shall be updated to ensure that the study intersections do not exceed thresholds with the revised distribution.

5) While the existing utility systems (culinary water, pressurized irrigation, storm drain and sewer) currently have adequate capacity for the City's current rate of growth, the adoption of the community plan does not represent a reservation of capacity in any of the systems. Capacity is available on a first come, first serve basis and final verification of system capacity will need to be determined prior to the recordation of plats. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite and offsite improvements sufficient for the development of Developers' Property in accordance with the current City regulations. While the anticipated improvements required for the entire Property are set out in the community plan, that is only the City's best estimate at this time as to the required improvements and is not intended to be an exhaustive list. The required improvements for each plat shall be determined by the City Engineer at the time of plat submittal and shall primarily be based on the exhibits in the Community plan but may be adjusted in accordance with current City regulations. The infrastructure anticipated to be needed for the build out of this project shall be provided for in the community plan and includes, but is not limited to, the following:

- Connections to CUWCD turnout vaults at Redwood Road/Pioneer Crossing and at 800 West/Pony Express Parkway.
- A staging pond, filter station, and booster pump station on the Welby Jacob Canal and a 16" waterline connecting this new source to the existing secondary water system.
- A 14" secondary waterline in 400 South from Saratoga Road to Redwood Road.
- A 6" secondary waterline in Saratoga Road from 400 south extending south to the existing secondary water system in SSD.
- A 12" secondary waterline in Redwood Road from 400 south and connecting to the existing 8" secondary waterline in Parkway Blvd.
- A 16" waterline in Redwood Road from Parkway Blvd extending to and connecting to the existing 16" secondary waterline in Grandview Blvd.
- An 8" sewer main in 400 South from approximately the existing power substation extending east to the Inlet Park lift station.
- A 24" sewer main along the south eastern boundary of the property

sufficient to bypass the last segment of the existing sewer main in SSD.

- Upgrades to the existing Inlet Park lift station.
- On site storm drainage and detention sufficient to meet city standards.
- Comprehensive Tickville Wash improvements sufficient to convey the 100-yr storm event to the lake compliant with all City, County, State, and FEMA requirements.
- Frontage improvements along Redwood Road compliant with the City's transportation master plan and its Engineering standards and specifications.
- Frontage improvements along 400 South compliant with the City's transportation master plan and its Engineering standards and specifications.

6) A map revision will be required through FEMA before any lots can be recorded in any area currently shown within the FEMA 100-yr flood plain including Zone "A" which is identified as those areas having a 1% annual chance flood event with no defined base flood elevation.

7) The developer shall obtain an Army Corp of Engineers (ACOE) 404 permit for any portion of the project that may disturb wetlands and must comply with all local, state, and federal laws.

8) Developer shall bury and/or relocate all overhead distribution power lines that are within this project.

9) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations for the overall project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention requirements. Storm water release shall not exceed 0.2 cfs/acre and must be cleaned to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

10) All roads shall comply with the City's TMP be designed and constructed to City and AASHTO standards, and shall incorporate all geotechnical recommendations as per the applicable soils report. Road cross sections shall match either the ones in the City's adopted Engineering Standards and Specifications or the Community Plan and must also comply with international fire code requirements. Intersection spacing along 400 south and on all internal roads shall comply with the spacing standards identified in the City's adopted TMP. The Community Plan shall include the required improvements to Redwood Road and 400 South in the Thoroughfare network plan as per the TMP and the City's engineering standards and specifications.

11) Road names and coordinates shall comply with current city ordinances and standards.

12) Project shall comply with the City's adopted Parks, Recreation, Trails, and Open Space Master Plan. Trail and open space designs shall comply with all City standards and specifications.

13) Park strips less than 9' in width shall only be planted with trees appropriate for narrow areas and that will not damage the sidewalk as they grow.

14) Open Space areas that will maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.

15) Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' paved access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes.

16) All street lighting and any other lighting proposed to be dedicated to and maintained by the City shall comply with the current City standards and specifications. All lighting shall be full-cutoff style and meet all other City and IESNA standards.

17) Project shall comply with all ADA standards and requirements.

18) Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).

19) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.

20) Phasing plan within the Community Plan shall illustrate the phasing of the frontage improvements along 400 south and Redwood Road.

21) Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.

EXHIBIT 7: COMMUNITY PLAN

EXHIBIT 8: CIVIC PLAN

Exhibit D - February 2014

LEGACY FARMS

Community Plan

Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	25.8	14.2	
BT-2	39.3	21.6	
BT-3	46.9	25.8	**1,000 (Residential)** **55 (Non-Residential)**
BT-4	22.8	12.5	**Total Maximum = 1,055 ERUs**
Civic Space	17.0	9.3	
Community Open Space	16.9		

17

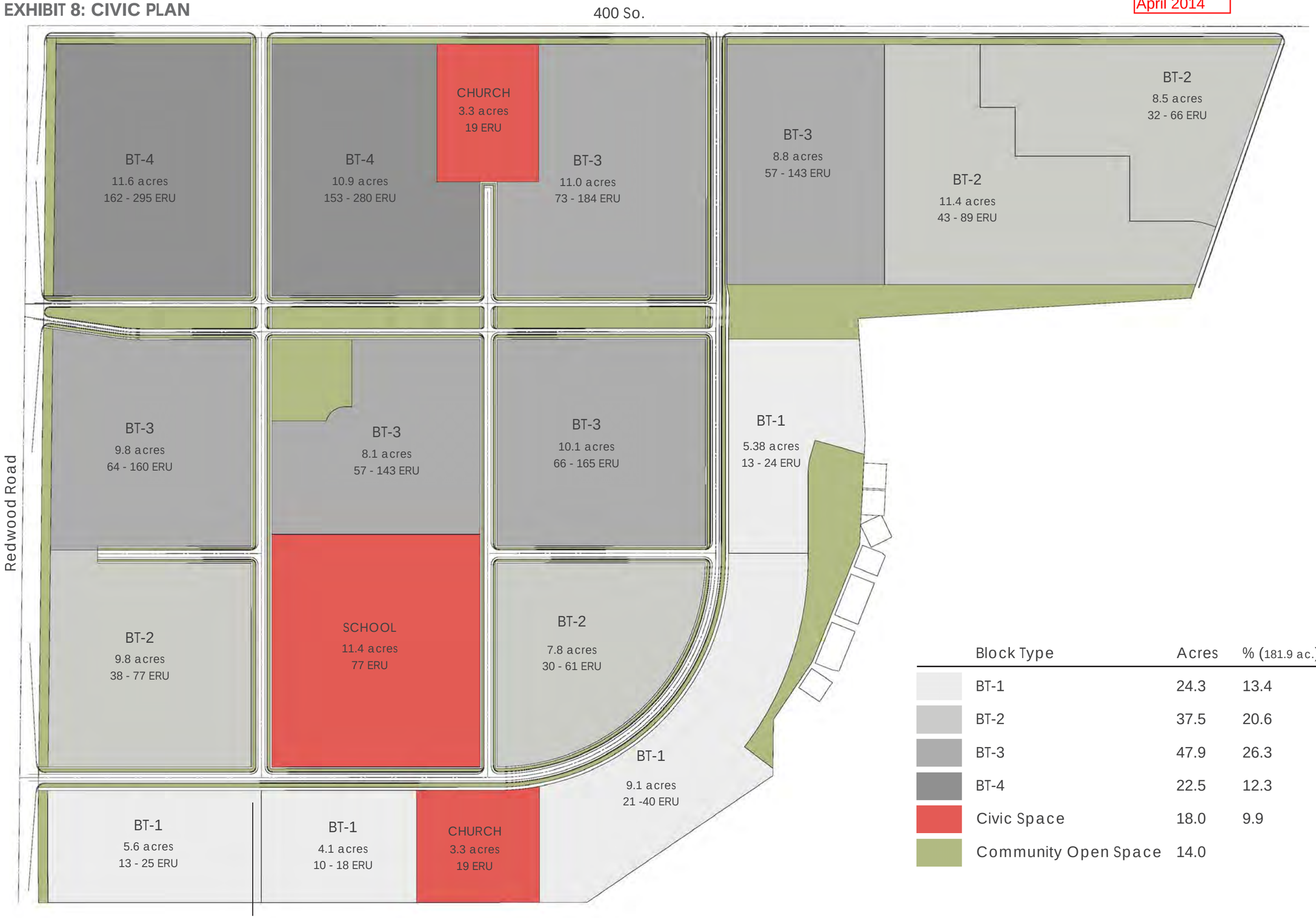
EXHIBIT 7: COMMUNITY PLAN

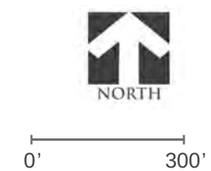
EXHIBIT 8: CIVIC PLAN

Exhibit E - April 2014

LEGACY FARMS

Community Plan





Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	24.3	13.4	
BT-2	37.5	20.6	
BT-3	47.9	26.3	**1,000 (Residential)** **55 (Non-Residential)**
BT-4	22.5	12.3	**Total Maximum = 1,055 ERUs**
Civic Space	18.0	9.9	
Community Open Space	14.0		

Planning Commission Meeting

Thursday, February 13, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:38 P.M.

Present:
Commission Members: Jeff Cochran, Sandra Steele, Eric Reese, Kara North, Hayden Williamson and Kirk Wilkins
Absent Members: Jarred Henline
Staff: Lori Yates, Kimber Gabryszak, Scott Langford, Sarah Carroll, Jeremy Lapin
Others: Gary Lunt, Lorie Lunt, Christine Redding, Billie Hawkins, John Woodward, Bill Raines, Barbara Raines, Candy Johnson, Jefferson Johnson, Fred Weindorf, Judy Weindorf, Bret Walker, Ainee Walker, Steve Maddox, Cari Krejci, Leah Hansen, Ryan Poduska, Shawn Walker, Nancy Brown, Viven Prins, Krisel Travis, Loma McKinnon, Paul Watson, Chad LaBaron, Tina LaBaron, Jared Thorn, Pat Vehrs, David Canon, Josh Romney, Dan Reeve, Bryan Framm, Gerald Kammerman, Ken Berg, Kevin Oviatt

No discussion for Work Session.

Pledge of Allegiance led by Kara North

Jeff Cochran opened the public input.

Bert Walker resident of Lake Mountain Estate asked that the City provide information which pertains to the particular item on the agenda.

Jeff Cochran closed the public input.

4. Public Hearing: Community Plan and Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant.

Kimber Gabryszak briefly touched on both the Village Plan and Community Plan for Legacy Farms. She then turned the time over to Greg Haws, applicant for a review of both plans.

Greg Haws, applicant explained that the Village Plan and Community Plan consist of 1055 ERU which is the request due to the context and market. It is compatible with density to the adjacent neighbors. There were changes made to the land plan after hearing from the adjacent neighbors. The Tickville wash is an ongoing issue that we hope to have a solution too soon. The intent of the 20 foot trail buffer is to mitigate the zoning of the existing 7 units along the property line. The setbacks for the neighborhood will be current with the City's standards. There will also be an altered trail of 8 feet, which would be maintained by the HOA. There will be a pedestrian connectivity with the existing trail to the south development.

Jeff Cochran opened the public input.

Gerald Kammerman asked if Tickville wash would be and opened or covered drainage canal. What is the status on installing a larger sewer line in the area?

John Woodward would like to be shown where the Village Plan will be within the parcel along with the housing density.

Loma McKinnon concerned with the density which includes 1,000 homes, a few churches and schools to this area. This is incredibly dense. There is a large amount of wild life in the area and concerned with running them away. She stated that her property is one of the 7 units along the area that is to be buffered.

Bret Walker wants to know what the largest and smallest lot size is. What is the structure to the proposed multifamily along with the height of the structures? This proposal will bring a traffic impact to Redwood Road.

Jeff Cochran closed the public input.

Jeremy Lapin stated that Tickville wash will be placed in an open channel which would be restored into a natural channel and will be piped in certain areas. The master sewer design will be directed to the existing sewer system in Saratoga Springs Development. The developer will be required to provide frontage improvements to Redwood Road and 400 South with each phase. In the future there will be a need for a traffic signal light at 400 South and Redwood Road.

Kimber Gabryszak pointed out the location of the proposed Community Plan along with the Village Plan. The density is similar to the existing units adjacent to the property. The higher density will be to the northwest corner of the property. The height of the proposed single family homes will be limited to two-story.

Boyd Martin touched on the lots sizes which range from 6,000 square feet to 10,000 square feet. The height of the buildings will be 35 feet which is standard for a typical home.

Kimber Gabryszak the proposed parcel will include the buffer and will contain the existing 20 foot buffer as well.

Krisel Travis stated that Division of Wildlife has been contact regarding this matter and we have received a letter from them stating that they are not concerned.

Sandra Steele asked if the 14 inch waterline would be installed at 400 North or 400 South. Jeremy Lapin stated that is an error and it should have stated 400 South. Sandra asked if the products would be reviewed by the Planning Commission.
Kimber Gabryszak materials pallet would be approved as part of the Village Plan.
Sandra asked if there would be a detached zero lot line product. Boyd Martin possibly but hasn't been decided at this time.
Sandra would like to see a condition added to include a detached zero lot line product be brought back to the Planning Commission. She also asked that the utility standards be included in the Community Plan.
Sandra asked if the duplex driveways in the Village Plan language take over the illustration.
Krisel Travis stated that the language takes over the illustration.
Sandra asked that the language for the driveway lengths be consistent, the plan currently shown two different languages.
Sandra doesn't support the woonerfs, as the trees start to grow this will create a problem and safety becomes an issue. Allowing for 4 feet on each side which would provide the safety needed.

Hayden Williamson just clarified the buffer along the existing 7 lots. The applicants have done a great job with the buffering and reserving the quality of life.

Eric Reese the applicant has done an excellent job with both plans. The density is a fraction of what could have potential been requested. Eric asked for clarification regarding the footage with the trail. Krisel Travis stated that the trail is proposed as 8 feet. Eric supports the proposed plans.

Kirk Wilkins supports the voice of the residents with not allowing 3 story buildings in this development. He doesn't have any concerns with the proposed buffer along the 7 lots. He would suggest that the woonerfs be wider which may provide more safety.

Kara North asked what type development would be placed north of 400 South. Kimber Gabryszak stated that they haven't seen anything application yet for that area.

Kara appreciates the residents present tonight. The applicant has complied with the City's Code. With growth brings many new changes.

Jeff Cochran supports the recommendation to require the street be City standard. He asked Jeremy to touch on the Tickville wash flood plain and is currently under FEMA review. Jeremy Lapin there is conditions of approval that the developer must comply with FEMA regarding the flood plain. As staff we have been working with the developer to make sure those improvements will meet the standards with FEMA.
Jeff Cochran asked for clarification regarding the requested landscaping exception in the Village Plan.
Krisel Travis indicated that it pertained to the 20 foot buffer.
Jeff Cochran asked what needs to be done to approve the storm drain plans.
Jeremy Lapin indicated that there was miscommunication with the requirement of those plans. He provided the Commission with the phasing plan for those improvements which included the storm drain, sewer plan and Tickville wash plan.

Sandra Steele asked staff if the regarding the buffer issue would remain in the section of Code.
Kimber Gabryszak stated that it does not. If the applicant received a waiver for the 20 foot buffer then it wouldn't remain in the Code.
Sandra Steele asked if there would be privacy fencing along the trail near Redwood Road.
Boyd Martin there will be no fencing installed along the west side of the trail. We are proposing a semi-private fence for only certain areas.
Sandra can't support the applicants reasoning for the fencing needs.
Sandra feels that the woonerfs are being counted as open space.
Greg Haws indicated that the woonerfs are not being used as open space.
Sandra Steele would suggest that the recommended changes be brought back to the Planning Commission before the Community Plan is approved.

Motion was made by Sandra Steele and seconded by Hayden Williamson giving direction to staff to work with applicant to continue making the recommended changes and to bring this item back to the Planning Commission in two weeks. Aye: Sandra Steele and Hayden Williamson. Nay: Kara North, Eric Reese, Kirk Wilkins and Jeff Cochran. Motion failed.

Kara North doesn't understand why this item couldn't be approved at this time with recommended conditions.

Motion was made by Kara North and seconded by Eric Reese to forward a positive recommendation to the City Council for the Community Plan and Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Eric Reese, and Jeff Cochran. Nay: Hayden Williamson, Sandra Steele and Kirk Wilkins.

Motion was made by Kara North and seconded by Hayden Williamson to forward a positive recommendation to the City Council for the Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran. Nay: Sandra Steele.

Subject to:

1. **That the units be no higher than 3 stories.**
2. **That the applicant returns to the Planning Commission with the Zero Lot Line.**
3. **That the Architectural Style Design is identified.**
4. **That the applicant provides a letter from Department of Wildlife Resources to staff.**
5. **That the driveway length be consist throughout the plan.**
6. **That the City Engineers standards "d, e, and f" in the staff report are met.**

Sandra Steele feels that the woonerfs, buffer and the fencing are the reasoning as to why she voted against the Community Plan and Village Plan, she feels that there are safety issues concerns those items.

5. Public Hearing: Continuation of the Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant.

Scott Langford presented this proposed Preliminary Plat 16A. Staff recommends approval subject to staff's findings and conditions.

Peter Staks asked to have the fencing requirements (condition #3 in the staff report) waived. The lots are located near the trail and find it unnecessary to fence at this time.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Kirk Wilkins read a section of the City Code which refers to fencing and asked why this isn't be complied with.
Scott Langford stated that the City Code doesn't have exception for fencing along the sensitive lands at this time.

Eric Reese had no comments regarding this item at this time.

Hayden Williamson makes no sense to install fencing along those lots near the trail but understand how the current Code is written which requires that at this time.

Sandra Steele asked if the lots contain sensitive lands.
Jeremy stated that the proposed lots don't contain sensitive lands.
Sandra asked if the trail would follow the sensitive lands lot line or the canal.
Jeremy indicated that the trail would follow the lines of the sensitive lands.

Hayden Williamson asked if the State would allow the current canal be filled in.
Peter Staks the trail will be built near the canal but will not be filled in.

Jeff Cochran asked if the trail is located on private property. Peter Staks stated that the trail is on State Lands.

Motion was made by Sandra Steele and seconded by Kirk Wilkins to forward positive recommendation to the City Council for the Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Kirk Wilkins, Kara North, Eric Reese, Hayden Williamson, and Jeff Cochran. Motion was unanimous.

6. Public Hearing: Rezone and Concept Plan for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant.

Kimber Gabryszak presented the Rezone and Concept Plan for Sail House. She discussed allowing septic tanks, rural road standard and water system.

Josh Romney, applicant area accommodates 1 acre lots, and asked that the septic system be considered. Nice rural areas, private roads bring a nice natural look

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Sandra Steele supports the proposed rezoning. She asked if the septic tanks would be tracked by location.
Jeremy Lapin stated that the records are kept for all installed tanks. Sandra asked how the storm drainage would be dealt with if there is no curb and gutter.
Jeremy Lapin indicated that the run off would absorb into the ground.
Sandra Steele asked there is a way to tie this rezone to a development agreement.

Kimber stated that we as staff would rather not require an agreement for all future rezones; this may create confusion for some developments. She would recommend agreements if the rezone is appropriate and is a conditional rezone.

Hayden Williamson asked if staff could provide an explanation of a sewer lateral. Jeremy Lapin a sewer lateral is 4 inch lines that run from the main street connection to each lot.

Eric Reese supports the drainage corridor plan.

Kirk Wilkins asked what the life span is of a septic tank. Paul Watson, applicant stated that times vary but each tank is required to meet the standards from the Health Department. Kirk asked if a plan for secondary water has been created. Paul Watson we will be working with staff to come up with a solution for secondary water use.

Kara North is pleased with the proposed plan and has no further comments at this time.

Jeff Cochran supports the rezone. He asked if the State Lands and the boundary issues will be taken care of.
Paul Watson stated that they would.
Jeff Cochran asked if septic tanks are allowed so close to the lake and meets the criteria.
Paul Watson stated that they are and that tests have been completed and meets the certain standards from the Health Department and Utah Lake Commission.
Jeff Cochran asked if the current Code allows a development to have no curb and gutter.
Jeremy Lapin stated that currently it does not. The City would need to adopt those standards and will be a condition before final plat approval.
Jeff Cochran asked what the City's position is with the sewer system.
Jeremy Lapin stated that the existing Code is unclear and isn't comfortable with allowing septic tanks on R-3 lots. Staff is working on clarification to the City's Code for future projects that may be requesting septic tanks.
Jeff Cochran asked what the City's position is with supplying secondary water to the development.
Jeremy Lapin stated that a new well would need to be drilled that could accommodate the secondary water needs.
Jeff Cochran asked what the water source would be until the well is drilled and completed.
Jeremy Lapin stated that the residents would use the culinary system for both indoor and outdoor water use.

Motion was made by Sandra Steele and seconded by Eric Reese to forward a positive recommendation to the City Council the Rezone for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant based on the findings and condition listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Eric Reese, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran.

7. Public Hearing: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the preliminary plat for Heron Hills.

Jeff Cochran opened the public input.

Bret Walker there is a concern with the two existing roads (McGregor Lane and Hawks Landing) conveying onto a single lane highway with no shoulder which creates many safety issues. The lots to the south of the proposed project are larger lots and what is the reaction going to be from those property owners.

Ryan Poduska would recommend that the road near Swainson Ave be completed in the first phase of the development.

Tina LaBaron feels that it's unnecessary to have access to the lake in this development. The marina is located just south of this project and that is feasible for the area, an additional marina is not necessary. She would like to see a park included in the development as well. Not pleased with the smaller lots next to 5 acre properties.

Jeff Cochran closed the public input.

Kara North appreciates comments made by the public. With the continued growth would only one access to the lake be the answer, concerned that it may be needed. She would support a park if the City Council would favor such

request. The proposed roads accessing onto Redwood Road is of a traffic concern. There is a lot to balance given the concerns expressed by the residents.

Kirk Wilkins concerned with the proposed rezone. He would favor option 3 for a Master Plan, but is against the adjustment of sensitive lands.

Eric Reese has no issue with the proposed plan at this time.

Hayden Williamson favors the proposed rezone. He would like to see the park be developed in a way that it's useful.

Sandra Steele would recommend that the proposed street names be changed back to the original names. She would recommend that the development be named Heron Hills instead of Playa Escalante. She is concerned with approving a plat that doesn't meet City's rezoning standards and would recommend that this item be continued until the Planning Commission reviews the rezone application.

Jeff Cochran agrees that the rezone needs to be reviewed prior to the review of the preliminary plat. He would like to recommend that the secondary access be paved.

Motion was made by Sandra Steele and seconded by Kara North to continue the Preliminary Plat for Heron Hills until the February 27, 2014 Planning Commission meeting. Aye: Sandra Steele, Kara North, Eric Reese, Hayden Williamson, Kirk Wilkins and Jeff Cochran.

8. Public Hearing: Rezone and Concept Plan for Talus Ridge located at approximately 550 North 800 West Edge Homes, applicant.

Sarah Carroll indicated that the address on the notice was incorrect; this item will be re-noticed and public hearing will be held on February 27, 2014. The Planning Commission asked Sarah to present the rezone and concept plan at this time.

Steve Maddox, applicant briefly discussed the project matrix. As a developer our target is to make the area a livable community.

Sandra Steele had no comments regarding the rezone at this time but did state that she is pleased with the concept plan.

Hayden Williamson asked if the Sunrise Meadows development was zoned R-3, Single Family Residential. Sarah Carroll said that is correct.

Eric Reese asked what the current status is with the property located west of this proposed plan. Sarah Carroll indicated that currently there have been no planned developments at this time but Edge Homes has purchased that land.

Kirk Wilkins is fine with the proposed concept plan.

Kara North indicated that an additional access road would need to stub to the west of the proposed property. She asked that no homes are double frontage.

Jeff Cochran has a tough time changing a zone, this project is an example. Is the developer providing anything extra to the City for this rezone?
Jeremy Lapin stated that they are providing location for a zone1 tank and pond. We feel that the City will benefit from this unique property.

Motion was made by Kara North and seconded Hayden Williamson to continue this item to the February 27, 2014 Planning Commission meeting. Aye: Kara North, Hayden Williamson, Sandra Steele, Eric Reese, Kirk Wilkins and Jeff Cochran.

9. Approval of Minutes:
a. December 12, 2013.

b. January 9, 2014.

Motion was made by Sandra Steele and seconded by Kara North to continue this item to the February 27, 2014 meeting, Commission Steele has changes that need to be made to the minutes. Aye: Sandra Steele, Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran.

10. Commission Comment.

The Planning Commission members had no comments at this time.

11. Director's report.

Staff had no reports at this time.

Motion to adjourn at 10:42 p.m. was unanimous.

_____ _____

Date Lori Yates, City Recorder

that area, we add more homes and traffic to the road this will be creating a safety hazard. Redwood Road has a blind spot near this development that will be a safety concern as well for those residents exiting the development.

Tina LaBaron would suggest doing without the proposed park and that the zoning is kept as R-3. Rather than another marina the city should to bring in additional sand to the existing beach.

Mary Ann Krull the lot sizes are too small for this area. She is afraid that the homes will become rentals. The surrounding homes will decrease in value. This is a beautiful community but decreasing the lot sizes will not be a benefit. Remember there is a limited water supply. She is against this development and feels that this development will harm the community. The traffic will only increase to the already high volume traffic. There is no walking trail to the area; the residents don't want high density, where would they park if there was a beach front. The city already has a beach area.

Amy Loveless would like to see R-3 zoning and no extra beach. She indicated that the existing beach still needs to have modifications.

Jeff Cochran closed the public input.

Jeremy Lapin the secondary water for this development has been thoroughly reviewed and the applicant is responsible for building infrastructure if needed. The Redwood Road vertical curve is a concern and will address this issue with UDOT since this is a UDOT road and is their responsibility. He is unaware of any distance restrictions for driveways located near a major roadway but will review the Code regarding this matter. The proposed park layout will include parking and will accommodate those using the facility.

Sarah Carroll indicated that no driveways will back onto Redwood Road. There would be a trail along Redwood Road and the back of those homes. The R-4 zone density allows up to 4 units per acre but this proposal is for 2.84 units per acres. The proposed plan meets the R-3 zoning and this plan contains the same number of lots that was previously submitted.

Hayden Williamson asked if there would be a difference in the number of lots with and without the park.

Ken Berg, applicant stated that there is more open space that is required and if the park was installed then there would be 124 lots if the open space was not proposed then there would be 129 lots. The property includes a portion of the lake which would be unique to the development.

Steve Larson is complying with a more positive development and we have been trying to work with the City and would be willing to meet with the residents.

Sandra Steele stated that she is one who wanted to see changes to this plan; the applicant took it to heart and made those changes. The decisions have to be made that will be best for the community. The park will service all those within the community. The driveways located near Redwood Road are a valid concern. She asked if the developer would be willing to place the driveways on the east side of Redwood Road be placed on the easterly side and those driveways on the western side of Redwood Road be placed on the westerly side. This would be a better layout for the development. She would suggest that the three street names be changed, feels that the names are too long and confusing names. She also suggested the name of the subdivision be Heron Hills. She would recommend option#3 for the parks and option #2 for the detention basin.

Hayden Williamson thanked the residents for attending the meeting and providing their input. He feels that there are safety concerns that have been expressed by the citizens which is the access near Swainson Avenue. Hayden asked staff if another second access could be reviewed rather than what is being proposed.
Jeremy Lapin felt that the proposed access fit the area but staff could explore all possible options.
Sarah Carroll indicated that an cul-de-sac could be a possibility.
Hayden Williamson would like to see a better solution for the secondary access road. Will the detention basin be grassed?
Sarah Carroll indicated that hasn't been determined yet at this time.
Hayden Williamson asked if the detention basin be a playable space?
Sarah Carroll stated that it could be.

Planning Commission Meeting

Thursday, March 27, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

DRAFT MINUTES

Work Session 6:31 P.M.

Present:
Commission Members: Jeff Cochran, Kara North, Jarred Henline, Kirk Wilkins, and Hayden Williamson
Absent Commission Member: Sandra Steele, Eric Reese
Staff: Lori Yates, Chantelle Rosson, Kimber Gabryszak
Others: Brett Lovell

Pledge of Allegiance led by Jarred Henline

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

4. Concept Plan for Harbor Point located at 4000 South Redwood Road, Land Solutions Partners LLC, applicant.

Kimber Gabryszak presented the Harbor Point concept plan to the Commission. Staff recommends Planning Commission feedback.

Hayden Williamson said it's great to see concept plan with no request for adjustments and had no additional comments.

Kirk Wilkins has concerns with lots 14, 19 and 10 would like to be consistent with other plans and would like to see the driveways located near the road.

Kara North said she had nothing to add other than she supports the comments that were addressed by the Engineering department.

Jarred Henline asked where the documents were with designs standards. Kimber Gabryszak mentioned that they would be submitted with the Preliminary plat application.

Jeff Cochran had no comments.

5. Commission Comments.

The Commissioners had no comments at this time.

6. Director's report.

Kimber Gabryszak briefly discussed the upcoming items that will be reviewed by the Planning Commission. Some of those items will be Time Square and several Code amendments.
There will be a training session for the Planning Commission held on April 3, 2014 at 6:30 p.m. we will be providing training and activities.

Motion to adjourn at 6:55 p.m. was unanimous.

_____ _____

Date Lori Yates, City Recorder