



Planning Commission Meeting
Thursday, November 13, 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. Continued Public Hearing and Possible Recommendation: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant. Presented by Sarah Carroll.
5. Public Hearing and Possible Recommendation: Preliminary Plat, Site Plan and Master Development Agreement Amendment for Riverbend Townhomes located at approximately 900 North Redwood Road, Knowlton General/Aric Jensen, applicant. Presented by Kimber Gabryszak.
6. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Community Plan for Wildflower located approximately 1 mile west of Redwood Road on SR 73 and West of Harvest Hills, DAI/Nathan Shipp, applicant. Presented by Kimber Gabryszak.
7. Approval of Reports of Action.
8. Approval of Minutes:
 1. October 23, 2014.
9. Commission Comments.
10. Director's Report.
11. 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 Heron Hills October 13, 2014 Public Hearing

Report Date:	October 6, 2013
Applicant:	Steve Larson
Owner:	Old Towne Square LC
Location:	Approximately 3250 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:002:0023, 16:002:0021, 16:002:0025, 16:002:0020; Approximately 53.16 acres within these parcels
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3, and R-3 PUD
Current Use of Parcel:	Undeveloped
Adjacent Uses:	RV park and undeveloped land
Previous Meetings:	Concept Plan Review with Planning Commission, 4-25-13 Concept Review with City Council, 5-7-13 and 8-6-13 Preliminary Plat Public Hearing with Planning Commission, 2-13-14 and 2-27-14
Previous Approvals:	Approved by City Council, 3-25-14
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 Heron Hills located at approximately 3250 South Redwood Road. The project consists of 53.16 acres with 129 single family lots and 7.35 acres of open space.

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, a recommendation for conditional approval based on additional modifications and/or conditions, or a recommendation for denial based on non-compliance with findings of specific criterion.

B. **Background:** The Heron Hills Preliminary Plat was reviewed by the Planning Commission on February 13 and 27, 2014 and approved by the City Council on March 25, 2104. Minutes from those meetings are

attached. Since those meetings it has been brought to our attention that while notices were sent, not all of the property owners within 300 feet of the boundary received notice of the public hearing. Adjacent property owners have since become aware of the project and have requested a new public hearing. Originally the mailing list was created by the applicant, as required by Code. This time staff created the mailing list. To address this type of issue, staff recommends that the mailing labels be created in-house in the future.

- C. **Specific Request:** The applicant is requesting approval of the Preliminary Plat for Heron Hills. The proposed subdivision layout is very similar to the conceptual layout that was presented to the Planning Commission on April 25, 2013 and to the City Council on May 7, 2013 (attached).

In exchange for creating larger lots near the lake and giving up lakefront lots for the creation of a public lakefront park, the developer requested that the City allow lot size reductions to allow for 9,000 square foot lots, as outlined in the R-3 zone. This idea was proposed during the Concept Plan review process and received support during the City Council review on August 6, 2013.

- D. **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.

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

- 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. Public input was received at a public hearing on February 13, 2013 and will be received again during the public hearing on October 23, 2014. The City Council is not required to hold a public hearing for these applications.

F. **Planning Commission Review, 2/27/14:**

The Planning Commission reviewed the proposed preliminary plat on February 13, 2014 and on February 27, 2014 and recommended approval with the following conditions:

- That the driveways on lots 106, 107, 108, 202, 203, 222, and 223 be positioned furthest from Redwood Road (if a revised lot layout alters these lot numbers then the lots closest to Redwood Road shall position the driveways furthest from Redwood Road).
- That the flag lots be revised to meet the frontage requirements.
- That the detention be placed in the HOA ownership.
- That the City and developer Master plan the park together.
- That staff revisit the safety concerns that were expressed by the residents.

Planning Commission Review, 10/23/14:

The Planning Commission reviewed the proposed preliminary plat on October 23, 2014. At that meeting concern was expressed by members of the El Nautica Boat Club regarding the realignment of the access to El Nautica and regarding property line issues between the El Nautica Corp property and the Old Town Square LC property (Heron Hills). The Planning Commission tabled the application to allow the applicant to address these issues and to update the street names on the plans.

Since that meeting the applicant has revised the plan and proposes to leave the access to El Nautica boat club as it is. This results in a different lot configuration in the northwest corner of the project.

In regard to the property line issues, it has been identified that there is a strip of land between the applicant's property and El Nautica that is owned by Russell Cedarstrom. The existing fence along the southern boundary of El Nautica falls mostly within the property owned by Cedarstrom. A portion of this

fence falls within the applicant's property. The applicant is proposing to follow the title line when it is outside of the fence and then at the point where the fence crosses onto his property he is offering to quit claim any property north of the fence line to the abutting property owner (Cedarstrom). The proposed preliminary plat identifies the location where the fence line crosses the property lines. From this point to the east the applicant is willing to follow the fence line and quit claim deed the small sliver of property to Cedarstrom. *(If you zoom in closely on the new preliminary plat you'll see these areas identified.)*

Other changes include: the street names have been changed and Swainson Avenue has been shifted to the west a bit to improve the depth of the lots along Redwood Road.

G. General Plan: The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The proposed plan consists of 2.84 units per acre; thus, the proposed density is consistent with the General Plan.

H. Code Criteria: The property is zoned R-3, Low Density Residential. Section 19.04.13 regulates the R-3 zone and is evaluated below.

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. This project is proposing 129 lots for single-family homes; thus, the proposal is a permitted use in the R-3 zone.

Minimum Lot Size: up for discussion. The minimum lot size for any use in this zone is 10,000 square feet. The proposed subdivision has lots ranging in size from 9,000 to 35,915 square feet. Section 19.04.13(4) allows the City Council to approve reductions in lot sizes, as outlined below.

- a. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.
 - i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:
 1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
 3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of "open space" in § 19.02.02); or
 4. any other public or neighborhood purpose that the City Council deems appropriate.
 - ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.
 - iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
 - iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.
 - v. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

Findings: At the March 25, 2014 City Council meeting, the Council approved the lot size reduction from 10,000 to 9,000 square feet because the applicant is providing a public park near the lake rather than placing lots in that location. The overall density is 2.84 units per acre and does not exceed what's allowed in the R-3 zone. The reduction is not greater than 10% of the 10,000 square foot minimum required in the R-3 zone. The last requirement which states "In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development" was added to the Land Development Code on June 3, 2014 and was not in place when the Preliminary Plat was originally approved. 54% of the lots are in the 9,000-10,000 square foot range.

Setbacks/Yard Requirements: complies. The R-3 zone requires front setbacks of 25 feet, side setbacks of a minimum of 8 feet and a total of 20 feet, and rear setbacks of 25 feet. For corner lots the side yard abutting the street is to be 20 feet. The standard setback detail on the Preliminary Plat exceeds these requirements and may be modified to meet them. The setbacks will be recorded on the final plat and will be verified with each building permit application.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement, except for the two flag lots, 114 and 115. A review of flag lots is found on page 4 of this report.

Flag Lot, staff width: does not comply. The definition for flag lot states: "Flag lot" means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs. The staff for lot 115 is 28.43 feet wide and needs to be increased. One of the conditions of approval is that this be increased to 30 feet wide.

Percentage of Flag lots: complies. Section 19.12.06(2)(c) states that for subdivisions with more than 50 lots, no more than 5% of the lots are allowed to be flag lots. The proposed plans indicate that 2 of the 129 lots are flag lots; this is less than 5%.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: complies. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: complies. The R-3 zone requires 15% of the total project area to be installed as open space to be either public or common space not reserved in individual lots.

The plans indicate the total project area is 48.97 acres (excluding 4.19 acres for UDOT Redwood Road right-of-way) and that the following open spaces will be provided:

- 1.93 acres of open space along Redwood Road for trails
- 3.45 acres for a City Park
- 2.53 acres for an HOA Park
- 7.91 acres TOTAL, of which 3.51 acres or 44.37% is sensitive lands

The open space requirement for 48.97 acres is 7.35 acres; the plans exceed this requirement. During the Preliminary Plat review the applicant proposed two park options to the City Council. One option had the detention basin in the future City park and one option had the detention basin in the future HOA open space area adjacent to the future City park. The City Council approved the option with the detention basin in the HOA open space (this plan is attached).

Development of Open Space:

The code requires the open space to be installed by the developer in a manner that will “meet the minimum recreational needs of the residents of the subdivision.” During the Concept Plan Discussions the City Council discussed the creation of a non-motorized watercraft launch and/or dock at this park in order to serve residents of the City. The developer suggested master-planning the park with the City and determining what the City will be responsible for and what he will be responsible for. Since the Preliminary Plat approval that occurred on March 25, 2014 two meetings were held to discuss the planning of the park, yet no conclusions were reached. The applicant would now like to propose that they initially install their share of the park improvements and allow the City to add to the park in the future at their discretion. Staff recommends that a park plan and an overall landscape plan be required with the first final plat application. This has been added as a condition of approval.

Sensitive Lands: complies.

- The R-3 zone requires that 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. The proposed development did not include the sensitive lands in the base acreage when calculating the density. The density is based off of a net project area of 45.46 acres. The total project area is 53.16 acres. The net acreage excludes the UDOT right of way and the sensitive lands.
- The R-3 zone requires all sensitive lands to be placed in protected open space. The plans indicate such.
- The R-3 zone requires that no more than 50% of the required open space area shall be comprised of sensitive lands. The sensitive lands are equal to 44% of the open space.

Second access: complies. The Code requires a second access once the development reaches 50 lots. The proposed plans indicate a second access and the phasing plan shall take into consideration this requirement.

Phasing plan: does not comply. Section 19.12.02 (6) requires that when a development is proposed to occur in stages, then the open space or recreational facilities shall be developed in proportion to the number of dwellings intended to be developed during any stage of construction.

The phasing plan indicates six phases as follows:

Phase		Open Space							
Name #	Lots #	Area ac	Redwood ac	Req'd 15% ac	Dedication Label	Parcel ac	%	Cummulative ac	%
1	15	8.10	2.06	0.91	"E" & "F"	0.91	15%	0.91	15%
2	23	8.11	0.70	1.11	"C" & "D"	1.02	14%	1.92	14%
Park	-	4.09	0	0.61	"A"	4.09	100%	6.01	34%
3	24	8.71	1.42	1.09	-	0.00	0%	6.01	24%
4	30	9.24	0	1.39	-	0.00	0%	6.01	18%
5	19	6.32	0	0.95	-	0.00	0%	6.01	15%
6	18	8.59	0	1.29	"B"	1.94	23%	7.95	16%
	129	53.16	4.18	7.35		7.95			

The Council may wish to discuss the phasing plan. Phases 1, 2 and 3 include portions of the Redwood Road trail and the public park is proposed with Phase 2. However, no access to the park is provided with Phase 2. Because Parcel B is generally for the benefit of the lot owners near the lake and will remain in a native condition, it is not necessary to dedicate this land prior to the development of the surrounding lots. However, the phasing plan should be reconsidered to meet this code requirement and so that access is provided to the park with Phase 2 or 3. Staff recommends that the applicant submit a revised phasing plan

that meets this requirement with the first final plat application. This has been added as a condition of approval.

Fencing: can comply. Section 19.06.09(6) states "Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. In an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Semi-private fencing is required along trail corridors. A fencing plan has not yet been submitted. Staff recommends the final plat plans include fence locations and details. This has been added as a condition of approval.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:

I move that the Planning Commission recommend approval to the City Council of the Heron Hills Preliminary Plat located at approximately 3250 South Redwood Road based on the findings and conditions listed below:

Findings:

1. 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.
2. The proposed 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.
3. The proposed preliminary plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "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 staff for the flag lots shall be increased to a minimum of 30 feet wide.
4. 54% of the lots may be in the 9,000-10,000 square foot size range.
5. An overall landscape and amenities plan shall be submitted with the first final plat application and shall be approved by the City Council prior to approval of the first final plat.
6. The detention basin shall be located in the HOA open space area and not in the future City park.
7. The phasing plan shall be revised to meet the requirements of Land Development Code Section 19.12.02 (6) and shall be submitted with the first final plat application and shall be approved by the City Council prior to approval of the first final plat.
8. The final plat plans shall include fence locations and details.
9. 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 that the City Council deny the proposed preliminary plat, located at approximately 3250 South Redwood Road. ”

List findings for denial:

J. Exhibits:

- A. Engineering Staff Report
- B. Location Map
- C. Planning Commission Minutes, 2-13-14
- D. Planning Commission Minutes, 2-27-14
- E. City Council Minutes, 3-25-14
- F. Planning Commission Minutes, 10-23-14
- G. Preliminary Plat (presented at 10-23-14 Meeting)
- H. Revised Preliminary Plat (El Nautica access to remain as is)
- I. Phasing Plan

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Heron Hills
Date: November 13, 2014
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: Steve Larson
Request: Preliminary Plat Approval
Location: Approximately 3250 South Redwood Road
Acreage: 53.16 acres - 129 lots

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

D. Conditions:

- 1) 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.
- 2) Developer shall bury and/or relocate all overhead power lines that are within and adjacent to this plat.
- 3) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations.
- 4) All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- 5) Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- 6) Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

- 7) Developer shall provide plans for and complete all improvements within pedestrian corridors.
- 8) 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.
- 9) 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.
- 10) Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- 11) 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 standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- 12) Project shall comply with all ADA standards and requirements.
- 13) Developer shall provide a letter from the appropriate property owner indicating they will provide an easement for the temporary access road. Developer shall also provide a letter from the appropriate property owner indicating they will provide an easement for the temporary turnaround.
- 14) Developer shall improve all park strips not adjacent to lots as per City standards. Such parkstrip shall be dedicated to and maintained by the HOA.
- 15) Developer shall provide a detention pond design that minimizes the footprint and impacted area to the park property. The floor of the detention pond shall be a minimum of one foot above high ground water level.
- 16) Developer shall provide a wetland delineation to identify their exact location. Any work being performed within the boundaries of wetlands or may impact wetlands will require a ACOE 404 permit and must comply with all local, state, and federal laws for any location(s) in which.
- 17) Developer shall provide 12' paved access road and access easement at any location where the sewer or storm drain manholes are located outside the ROW. Pipelines and easements shall not be located with lot boundaries.
- 18) Developer shall include detention basin and cleaning unit with first phase. Developer shall provide a 12' wide paved access road to all manholes out of the

public ROW and to all inlet and outlet structures. Access road must meet local road standards for centerline radius and provide a turn-around all critical locations as per the City temporary turn-around standard detail.

- 19) 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.
- 20) Master planned culinary and secondary water facilities are planned on this property. Developer shall coordinate with the City's master plans to accommodate the required infrastructure.
- 21) Developer shall ensure that the sensitive lands portion of the proposed open space does not exceed the allowable amount of the total required open space.
- 22) Developer shall coordinate with El Nautica Corp to maintain or relocate their existing access easement. They will need to vacate any easements prior to the recording of lots encumbered by such easements.
- 23) Developer shall provide a second access as per the land development code requirements. The proposed second access needs to align with Wildlife Boulevard and meet the City standard local road cross section. No Final plat approval should be granted for phases that require the second access until the developer has secured the necessary easements for the access road.
- 24) Developer shall extend Swainson Ave. to Redwood Road and align access on the East and West Sides of the road.
- 25) The meandering trail along the lakeshore shall be constructed at least 1' above the 100-year FEMA flood elevation, shall be 8' wide, and shall be concrete.
- 26) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
- 27) Developer shall obtain UDOT approval for all proposed points of access off of Redwood Road and complete the half-width improvements along Redwood Road as per the City's Transportation Master Plan.

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

MINUTES

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

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 said he has concerns 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 zoning 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.

Planning Commission Meeting
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MINUTES

Present:

Commission Members: Jeff Cochran, Sandra Steele, Jarred Henline, Kara North, Hayden Williamson and Kirk Wilkins

Absent Members: Eric Reese

Staff: Lori Yates, Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Chantelle Rosson

Others: Aimee Walker, Brett Lowell, Greg Larsen, Henry Barlow, Reed Barlow, Sterling and Sandy Parker, Ben Washer, Josh Tippetts, Stephen Sowby, Steve Larson, Colbey Hawks, Mark Nelson, Emily Shoell, Jen Southwick, Karalyn Becraft, Janette Crump, Keveny Daley, Abby Nielson, Dan McGarry, Brylee Sage, Maddy Butler, Kelsie Lish, Tina LaBaron, Mary Ann Krull, Amy Loveless, Kelsey Dean, Devar KlingonSmith, Ross Welch, Danielle Cahoon, Ashley Buhman, Mark Buhman, Ben Dean, Sara Merrell, Maurie Pyle, Brooke Snowball, Ryan Poduska, Kathy Hansen, Chad Hansen, Nina Broadbent, Bret Walker, Anna Henry, Steve Maddox, Heather Cole, Paula Heaton, Carl Whiting

4. Public Hearing: Rezone and Concept Plan for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the Rezone and Concept Plan for Heron Hills.

Steve Larson, applicant is open to options from the Planning Commission with regards to the detention basin and other ways to facilitate the proposed development.

Jeff Cochran opened the public input.

Bret Walker reminded the Planning Commission that the resident recently voted to exclude high density here in the City. Bret is concerned with the outlet being so close to Redwood Road which poses a safety concern. The proposed development is too close to the main road. There is a blind hill near this development also that creates a safety concern.

Aimee Walker adding additional homes to this area will only create additional problems with the secondary water. We as current residents rely on the secondary water. Redwood Road is known to have a large number of cyclist riding

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 is 2.84 acres which would include up to 4 units per acre. 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 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 will the detention basin be a playable space?

Sarah Carroll stated that it could be.

Kirk Wilkins asked that staff work with the applicant regarding the park. He is fine with the proposed zoning along with the proposed concept plan. He would favor option #2 for the detention basin. He asked that staff and applicant work with UDOT regarding a potential option to provide adequate safety to the area.

Kara North thanked the residents for their input. She feels that a majority of concerns have been resolved by staff. If the City standards are being met with Redwood Road then that is less of a concern. Parking at the park is a must. Would like to see option #2 for the detention basin and to fix the flag lot and be in compliance with the 30 foot width.

Jarred Henline based on prior discussions the developer has made the necessary changes asked by the City. He would favor option #2 for the detention basin. He appreciates the applicant working with the City.

Jeff Cochran the applicant has done what has been asked of him. The density isn't going to change if a new plan was to be presented. He feels that option #2 for the detention basin will work. He is concerned with the flag lots on the west side of the development and asked if the developer would be willing to make those lots more valuable.

Motion was made by Kara North and seconded by Sandra Steele to forward a positive recommendation to the City Council for the approval of Heron Hills Rezone located at approximately 3250 South Redwood Road, Steve Larson, applicant based on the findings and conditions listed in the staff report dated February 27, 2014 and subject to the rezone occurring at the time of recordation. Aye: Kara North, Sandra Steele, Jarred Henline, Hayden Williamson, Kirk Wilkins and Jeff Cochran. Motion was unanimous.

5. Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the Preliminary Plat for Heron Hills at the time of the rezone.

The Planning Commission discussed this item with the rezoning.

Motion was made by Kara North and seconded by Kirk Wilkins to forward a positive recommendation to the city Council for the approval of the Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant based on the findings and conditions listed in the staff report dated February 27, 2014. Aye: Kara North, Kirk Wilkins, Jarred Henline, Hayden Williamson, Sandra Steele and Jeff Cochran.

Subject to:

- 1. That the driveway for Lots 202, 203, 106, 107, 108, 222, and 223 be reconfigured.**
- 2. That the flag lots be revised.**
- 3. That staff and applicant revisit the safety concerns along Redwood Road.**

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, March 25, 2014

Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Present:

Council Members: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber and Councilman Poduska

Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kimber Gabryszak, Sarah Carroll, Chief Jess Campbell, Mark Edwards, Owen Jackson

Others: Karalyn Becraft, Ryan Poduska, Jennifer Klingonsmith, Barbara Poduska, James Derica, William, Andrew, and Daniel Yates, Tina LeBaron, Aimee and Bret Walker, James Doolin, Aaron Evans, Alison Johnson, Jeni Bitter, Suzanne Werner, Robert Werner, Christie Eager, Travis Jordan, Devia Olsen, Lori Sims, Lisa and Matthew Morris, Matt Percy, Jake Smith, Dawson Balzotti, Noah Jordan, Dasan Rohner, Zachary Warren, Huey Kolowich, Eric Anderson, Adam Stout, Gayle Hutching, Joseph Sims, Faye Fackrell, Leil Fackrell, Blair Hutchings, Andrew Bargeron, Zach Warren, Michelle Warren, Paula Heaton, , Kelsey Dean, Benjamin Dean, Keveny Daley, Kris Holley, Maurie Pyle, Ashley Buhman, Kathy McGregor, Steve Larson, Janette Crump, Taylor Crump, Stephen Sowby, Henry Barlow, Mark Barlow, Chris Porter

4. Public Hearing: Rezone and Concept Plan for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

a. Ordinance 14-5 (3-25-14): amending the City of Saratoga Springs official zoning map.

Sarah Carroll presented the rezone for Heron Hills along with the concept Plan. There are some options to discuss. The Planning Commission suggested a development agreement with the preliminary plat. There are 3 options for the location of the detention basin. A phasing plan was provided, but it didn't include the open space phasing.

Steve Larson, applicant, said that the open space fits the needs of the council and staff. He noted the value of the detention pond and the ability to use it to relocate wetlands. He stressed that the developer and city are working together. He suggested a meandering boardwalk through the wetlands.

Mayor Miller opened the Public Hearing.

Bret Walker understands the property will be developed. He is concerned with the need for another secondary access since Swainson Avenue is already being completed. He suggested making a cul-de-sac; add a security gate for emergency access only and not an entrance onto Redwood Road. No other community in Saratoga Springs that has entrances on Redwood Road has driveways that close to the entrance; this is a safety issue. He wondered why they never received notice of rezoning in 2013 or 2010. He suggested following the example of other cities and putting up large temporary signs by the area with the proposed zoning changes.

Ryan Poduska, on HOA board that borders Hawks Ranch, said the residents of Hawks Landing need the Swainson Road completion to Redwood.

Tina LeBaron doesn't agree with the rezone. She's concerned about neighbors that turn their property into rentals. She expressed concern about having a park next to a beach due to drowning hazards.

Mori Simms noted that this area would feed off of Wildlife Blvd. which comes out onto Redwood Road and is a dangerous intersection. We don't need more traffic trying to come off that road. She intends to have animals (horses, cows, pigs) and that needs to be dealt with. She said she doesn't believe anyone really wants to have a beach area; it doesn't look like a beach area.

Kathy McGregor lives near the proposed project. She currently has a well with water that is 106° coming out of the ground. They can't drink the water. She asked to be given an easement to be able to have city water. She would also like to request that the lots that will back to her property have uniform fencing provided by the developer or no fencing at all.

Joseph Simms is not in favor of the rezone. Redwood road is dangerous and narrow and is shared with cyclists. He wondered if there were plans for a bike trail.

Aimee Walker said that half of the development will be using Hawks Drive; it's a drastic curve and snow removal is minimal. The boat launch in Pelican Bay has a direct launch; the proposed launch in this plan is not direct so people will have to drive through the subdivision and there is no parking.

Mayor Miller closed the Public Hearing

Steve Larson said they had worked carefully and looked at the traffic issues. They don't own the road and have done what they can.

Mark Christensen said this will provide trail connectivity from the south end to the north end of the city and address the cyclist concerns.

Councilwoman Call this project has come a long way and is a great benefit to the community. The access onto Redwood Road will be addressed by UDOT because it's a state road. There is a need for another access into this development. Suggested that the street names be changed along with the name of the development, liked the previous development name "Heron Hills." Likes the look and use of the wetlands which will be a benefit for the community. Community docks is moving forward but however the

property owners will need to apply for those permits. Construction traffic is a concern through the neighborhood. Likes the proposed beach design. The Utah Lake Commission working to restore the ecosystem of the lake by removing the carp fish and phragmite. Snow removal will be a priority in this development. Recommended the developer work with adjacent property owner regarding fencing and water. She feels that the property doesn't need to be rezoned and keep at an R-3 zone. Likes the Concept Plan.

Councilman Poduska likes the concept plan. Utah Lake is one of the great aspects of Saratoga Springs. This development provides beach access and public access. Allowing 70 foot frontage removes the need for a zoning change. Redwood Road is a state road but the development in the area is going to require UDOT to expand the road. Option 3 with a split detention pond is very good. He supported having the developer work with Kathy McGregor for a uniform fence.

Councilman McOmber said the HOA should have uniform fencing standards. He said he would like to find a solution for water for Kathy McGregor that would also benefit other lots. He asked Jeremy Lapin to work on this. He said there is beach parking. He really likes the concepts. The name of the development needs to be changed along with street names for public safety reasons. The driveways backing out onto the roads for those particular lots near Redwood Road are a safety concern.

Councilwoman Baertsch said the original development name of "heron Hills" is good. The focus should be on the lake which Heron Hills does. The street names need to be change. She likes the overall project but wants to leave the zone as R3. She agreed that there are safety concerns with Wildlife Blvd. The fencing requirements should be worked into the CC&R's.

Councilman Willden appreciates the work done to improve this project. He favors keeping the R3 zone with the variances. The wetlands options are nice. Secondary road access is needed for Hawks Landing. He agrees with the Heron Hills name.

Mayor Miller suggested little turnoffs for the lots that back the road.

Councilwoman Call moved to deny Ordinance 14-5 (3-25-14): amending the City of Saratoga Springs official zoning map. Councilwoman Baertsch seconded. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. MOTION PASSED.

5. Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Councilwoman Call moved to approve the preliminary plat for Heron Hills located at approximately 3250 South Redwood Road with all findings and conditions including the lot size reduction, option #3 for the detention basin and directing the developer to work on the reallocation of the garages. Councilman Baertsch seconded. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. MOTION PASSED.

City of Saratoga Springs
Planning Commission Meeting
October 23, 2014

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:

Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North

Staff: Kimber Gabryszak, Sarah Carroll, Nicolette Fike, Scott Langford, Sarah Carroll

Others: Jim May, Wayne Tate, Bret and Kim Hardcastle, Cynthia & Joe Nay, Julie Moon, Scott Butterfield, Warren Whete, Shellee Mcbay, Cagry Van Vrantheu, Dennis Jensen, Kyle Jensen, Lyneette LeMone, Coreane & Tom Neddell, Jodi Jensen, Zach & Michelle Warren, Laurie & Alan Johnson, Tanya Parker, Cari Kirjee, Frank Diana, Joan Black, Patricia Burt, Claudia & Dave Pack, Julie Cumming, Brenda Roberts, Dennis Brady, Tom Liddlell, Boni & John Michele, Glenn & Becky Setterberg, Tim Smart, Jack Hailis, Roger Cahoon, Scott Maxfield, Diana May, Kathy & Dean Anderson, Bob Kirejci, Phil & Kathleen Sailesinger, Pete Evans, Garrett Seeley, Ryan Poduska, Paul Watson, Kevin Moffitt, Steve Larsen, Paul Linford, Blaine Hales, Lynn Lomond

Excused: Eric Reese, Jarred Henline

Call to Order - 6:36 p.m. by Jeff Cochran

Pledge of Allegiance - led by Kara North

Roll Call – Quorum was present

Public Input Open by Jeff Cochran

No comment at this time.

Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the plat. This item was re-noticed from last February. She showed where the plat was located and reviewed some comments from the previous meeting. She reviewed conditions in the Staff Report. She reviewed parks and trails. They want to have a shared boat dock in the future.

Applicant was not present.

Public Hearing Open by Jeff Cochran

Jim May representing the El Nautica Boat Club. He explained the boat club history; Land was purchased in 1959, it has been a club in this location for over 40 years with 94 members. They have a required amount of work service they perform yearly. They were not contacted until July 31st of this year about this development. Their intent is not to stop the progress of the new development but they feel strongly that their personal property needs protected. They placed their fence two feet inside of their boundary. They believe Mr. Larsen's claimed property encroaches on their property. They want the developer to provide a masonry type fence on the west and south sides of the club. They also would like access large enough access to the club to drive boats and trailers on and to ameliorate the property line dispute.

Public Hearing Closed by Jeff Cochran

Sandra Steele referred to the minutes from the past meeting and that they had mentioned that street names needed changed and they have not been yet and she would like to enter a condition for that. She asked if the city was aware of the property dispute. She doesn't think we can take any action until that is resolved.

Sarah Carroll noted that the city was aware and they could not approve the final plat until it is resolved.

Sandra Steele thinks the whole plat could change because of the lot sizes with a boundary line agreement. She also wanted a condition that it could not be recorded until the secondary water issue was resolved.

Jeremy Lapin indicated that this was not in the area with the secondary water problem. It was in the original staff report but it has been remodeled since then and this will not create issues.

Hayden Williamson thanked everyone for showing up and acknowledged the time they had put in to being able to come here. He asked about the secondary access to the Boat Club

Sarah Carroll noted that secondary access is required for the code. Right now the club has an easement that allows them straight access and this would make them have to come around curves and things that would be more difficult with large trailers and boats.

Hayden Williamson didn't have any major concerns, but echoes Commissioner Steele's comments about the boundary line dispute.

Kirk Wilkins asked how long the fence had been in place.

The Owners said it had been since about '61.

Kirk Wilkins asked if there was a way they could make a secondary access in a way that would be in a better place for the boat club.

Sarah Carroll said they were asking the applicant to line up an access to the north so that it aligns with the development across the street.

Kirk Wilkins thinks that secondary access needs firmed up before we could move on.

Kara North thought it was generally a nice development but given comments tonight there are significant issues that need cleaned up before they could move on with this. She suggests they come back with the Boundary Line Agreement and Street names changed and Access resolved. She doesn't know if we can require a mason fence because it's not in our code. She suggests they get together with the owner and share that.

Jeff Cochran asked staff that since this Nautical club has been there for many, many years and they own the easement. It seems like good planning to work with that. He thinks there is wisdom in having the boundary lines fixed before they move on.

Kara North asked if a negative recommendation would be more helpful than continuing it.

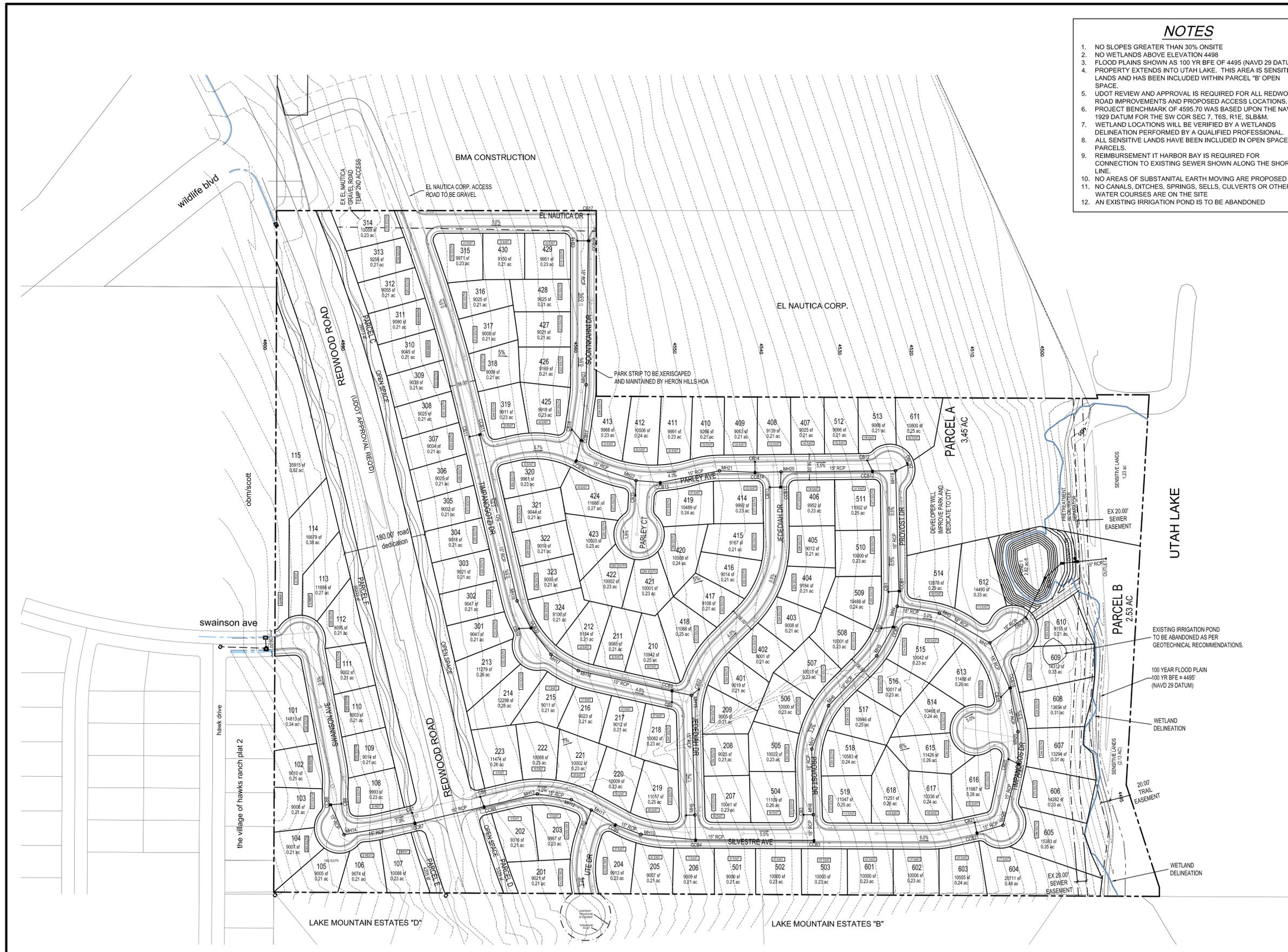
Kimber Gabryszak said normally they would ask the applicant what would help them the most but as they were not here she did not know. She felt a negative recommendation would be harder to overcome, continuing it may be best.

Motion by Kara North to continue item #4 Heron Hills Preliminary Plat located at approximately 3250 South Redwood Road be continued to another meeting with the direction to the Applicant and Staff on information needed to render a decision based in information provided by the commission this evening; that the applicant consider changing the names, that the applicant must absolutely resolve the boundary with the boat club before moving forward as well as the secondary access issue. Seconded by Sandra Steele.

Hayden Williamson asked if the secondary access covered the easement discussion they had.

Kara North said her understanding from staff is that it absolutely would.

Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.



- NOTES**
1. NO SLOPES GREATER THAN 30% ONSITE
 2. NO WETLANDS ABOVE ELEVATION 4498
 3. FLOOD PLAINS SHOWN AS 100 YR BFE OF 4495 (NAVD 29 DATUM)
 4. PROPERTY EXTENDS INTO UTAH LAKE. THIS AREA IS SENSITIVE LANDS AND HAS BEEN INCLUDED WITHIN PARCEL "B" OPEN SPACE.
 5. UDOT REVIEW AND APPROVAL IS REQUIRED FOR ALL REDWOOD ROAD IMPROVEMENTS AND PROPOSED ACCESS LOCATIONS.
 6. PROJECT BENCHMARK OF 4595.70 WAS BASED UPON THE NAVD 1929 DATUM FOR THE SW COR SEC 7, T6S, R1E, S1B&M.
 7. WETLAND LOCATIONS WILL BE VERIFIED BY A WETLANDS DELINEATION PERFORMED BY A QUALIFIED PROFESSIONAL.
 8. ALL SENSITIVE LANDS HAVE BEEN INCLUDED IN OPEN SPACE PARCELS.
 9. REIMBURSEMENT IT HARBOR BAY IS REQUIRED FOR CONNECTION TO EXISTING SEWER SHOWN ALONG THE SHORE LINE.
 10. NO AREAS OF SUBSTANTIAL EARTH MOVING ARE PROPOSED
 11. NO CANALS, DITCHES, SPRINGS, SELLS, CULVERTS OR OTHER WATER COURSES ARE ON THE SITE
 12. AN EXISTING IRRIGATION POND IS TO BE ABANDONED

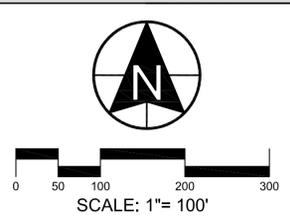
DEVELOPER

PLAYA ESCALANTE

DEVELOPER

Z:\2013\Heron Hills\logo-snl.jpg

935 West Center
Street London, UT 84042
(801) 785-8448



BERG
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION	DATE
CONCEPT PLAN	7/22/13

PROJECT

PLAYA ESCALANTE

DESCRIPTION

PRELIMINARY PLAN GRADING AND DRAINAGE

SHEET NAME	SHEET NUMBER
GRADING	C2

DEVELOPER

HERON HILLS

DEVELOPER



935 West Center
Street Lindon, UT 84042
(801) 785-8448



0 40 80 160 240
SCALE: 1" = 80'



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REVISIONS SEAL

NO.	DATE	DESCRIPTION	SEAL
1			
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ACTION DATE

FINAL PLAN 10/28/14

PROJECT

HERON HILLS

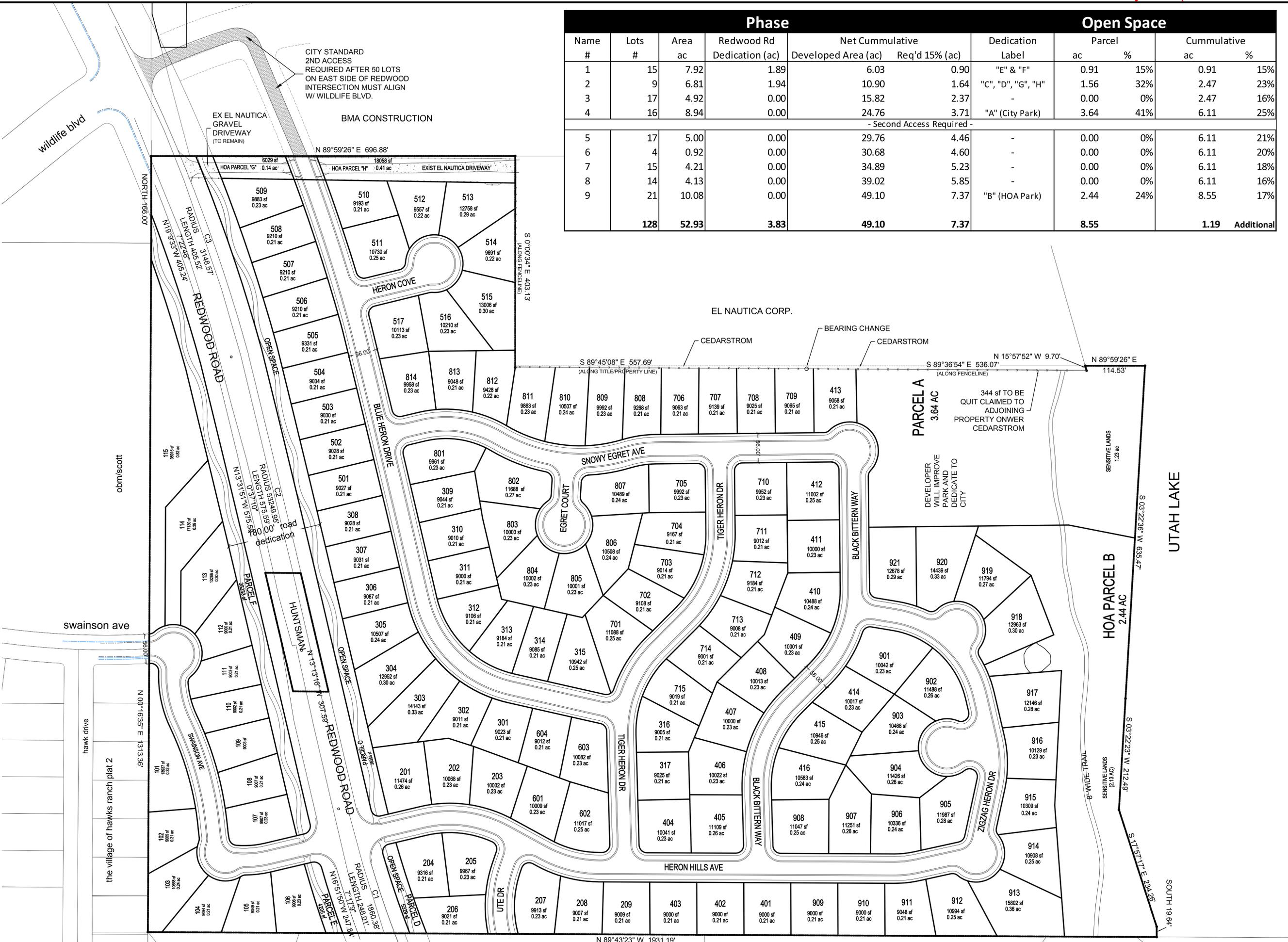
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME SHEET NUMBER

PHASING PLAN **C1**

Phase							Open Space				
Name #	Lots #	Area ac	Redwood Rd Dedication (ac)	Net Cumulative Developed Area (ac)	Req'd 15% (ac)	Dedication Label	Parcel ac	Parcel %	Cummulative ac	Cummulative %	
1	15	7.92	1.89	6.03	0.90	"E" & "F"	0.91	15%	0.91	15%	
2	9	6.81	1.94	10.90	1.64	"C", "D", "G", "H"	1.56	32%	2.47	23%	
3	17	4.92	0.00	15.82	2.37	-	0.00	0%	2.47	16%	
4	16	8.94	0.00	24.76	3.71	"A" (City Park)	3.64	41%	6.11	25%	
- Second Access Required -											
5	17	5.00	0.00	29.76	4.46	-	0.00	0%	6.11	21%	
6	4	0.92	0.00	30.68	4.60	-	0.00	0%	6.11	20%	
7	15	4.21	0.00	34.89	5.23	-	0.00	0%	6.11	18%	
8	14	4.13	0.00	39.02	5.85	-	0.00	0%	6.11	16%	
9	21	10.08	0.00	49.10	7.37	"B" (HOA Park)	2.44	24%	8.55	17%	
	128	52.93	3.83	49.10	7.37		8.55		1.19	Additional	



N 89°43'23" W 1931.19'



**Riverbend Townhomes
Site Plan, Preliminary Plat, MDA Amendment
Thursday, November 13, 2014
Public Hearing**

Report Date:	Thursday, November 6, 2014
Applicant:	Knowlton General, Aric Jensen
Owner:	Landrock, LLC
Location:	~900 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:032:0098, 8.26 acres
Parcel Zoning:	R-14
Adjacent Zoning:	MU, R-10, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, vacant, Ag
Previous Meetings:	January, 2007 – CC, Final Plat & Development Agreement MDA – signed June 27, 2007 March 11, 2008 – Phase 2 Plat Amendment May 22, 2014 and June 3, 2014 – PC and CC MDA Extension
Previous Approvals:	MDA – Signed June 27, 2007 Final Plat, phase 1 – recorded July 2, 2007 Final Plat, phase 2 – recorded August 2007 MDA Extension – approved June 3, 2014
Land Use Authority:	Site Plan, Preliminary & Final Plat: City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Aric Jensen on behalf of the property owner, is requesting approval of a Site Plan and Preliminary Plat for the remaining units in the Riverbend Development. On June 3, 2014, the applicant received an extension to the Riverbend Master Development Agreement (MDA), along with modifications to the approved subdivision layout, to enable the development of remaining property in the Riverbend development. The application is for 62 duplex and triplex units in lieu of the 82 townhome units originally approved by the MDA on the remaining acreage.

Recommendation:

Staff recommends that the Planning Commission hold a public hearing, take public comment, review the proposal, and choose from the options in Section H of this report. Options include a positive recommendation as presented or with modifications, or a negative recommendation.

B. Background: The Riverbend Master Development Agreement (MDA) was approved in March of 2006 for a 122-unit condominium development as shown on the attached site plan (Exhibit 3). Phases 1 and 2, containing 40 units, were recorded in July and August of 2007, respectively.

The MDA was extended in June 2014 for an additional seven year term. As part of the approval, the project was approved for 58 duplex and triplex units instead of townhome units. As part of the extension, existing road cross-sections and reduced setbacks, as approved in the original MDA, were permitted to continue.

During the review process, it came to the City's attention that the originally approved road design was not functional, and would result in the road ending in the Jordan River. The applicant modified the plan to curve the road, and to offset costs, is requesting an additional modification to the MDA to allow the increase in density.

C. Specific Request: The proposed plat exceeds the density approved in the MDA extension, with a total of 62 duplex and triplex units, and no townhome units, and a density of 7.5 units per acre. The layout has been modified to reflect required alterations to Riverside Drive; as originally approved, the road would have ended in the Jordan River, therefore changes were made to shift the alignment and curve slightly westward. Several units were moved as a result of the realignment, and additional units added due to the availability of land previously designated as wetlands that are no longer so designated.

D. Process: Section 19.13.04 requires Preliminary Plats to be reviewed in a public hearing with the Planning Commission, with final decisions made by the City Council. The same process is called out for Site Plans. MDA amendments are also reviewed by the Planning Commission in a public hearing, with final approval by the City Council.

E. Community Review: These items have been noticed as public hearings in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received.

F. General Plan:

Land Use Designation: The General Plan Land Use Map identifies this property as High Density Residential. The section on the High Density Residential land use category description is as follows:

d. **High Density Residential.** The High Density Residential designation is intended to identify specific areas in the City where high levels of activity are anticipated and access to major transportation facilities is available.

Densities in the High Density Residential areas will typically range from 14 to 18 units per acre while they may reach as high as 24 units per acre in limited situations. Planned Unit Developments are encouraged in these areas.

Attention to design will be essential as site and structural plans are prepared for High Density projects. Properties developed in the High Density residential areas shall provide substantial amenities. The use of high quality materials in all aspects of High Density Residential developments construction will be mandatory.

Developments are to be characterized by a combination of stacked and side-by-side multi family structures with urban streets and Developed Open Space. Projects shall be designed so as to complement the surrounding land-uses. 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. In this land use designation, it is estimated that a typical acre of land may contain 18 dwelling units.

Staff analysis: consistent but low. The proposal contains 7.5 units per acre, which is below the range identified in the General Plan, and consists of a side-by-side configuration.

Proposition 6: The recently approved amendment to the General Plan via the proposition limited specific unit types to a certain percentage of all units in the City. The category of 2 and 3 family dwellings, however, was not included. Additionally, the original MDA was approved prior to the proposition, and even more intense unit types (townhomes) were considered and approved.

Staff analysis: consistent. The applicants have modified the plan to remove townhomes and include only two- and three-family dwellings, which are permitted under the proposition.

G. Code Criteria:

- 19.04, Land Use Zones – **Complies**
 - Zone – R-14
 - Use – Permitted
 - Density – max 14 u/ac, proposing ~7.5 u/ac
 - Setbacks
 - 5/10’ side, 25’ front.
 - 10’ rear granted through MDA extension.
 - Lot width, depth, size, coverage
 - n/a, approved as footprint development through MDA
 - Dwelling/Building size – determined at time of building permit. Will exceed minimum of 800 sq.ft.
 - Height – below maximum of 35’.
 - Open Space / Landscaping – complies with MDA and percentages.
 - Sensitive Lands – potential wetlands, identified. City wetland study indicates less wetland area and will be verified prior to Final Plat for phase adjacent to the river. Preliminary plat shows the river trail being placed in wetlands; this must be corrected prior to the final plat for this phase.
 - Trash – provided with each unit.

- 19.05, Supplemental Regulations – **Complies with conditions**
 - Flood Plain – potential issues in phase closest to river. Shall be verified prior to Final Plat.
 - Trail appears to be placed in the wetlands, and must be relocated or redesigned to avoid wetlands.

- 19.06, Landscaping and Fencing – **Complies with conditions**
 - Planting Standards & Design – appears to comply with number, location, design, and caliper.
 - Amount – 20% landscaping required (1.7 acres required; 4.5 acres provided)
 - Fencing & Screening – No fencing proposed. Fencing plans for the detention basin must be provided, due to the location of steep slopes to residences.
 - Clear Sight Triangle – Identified and maintained.
 - Fencing – chain link is prohibited; fencing must be modified to meet Code standards

- 19.09, Off Street Parking – **Complies**
 - Pedestrian Walkways & Accesses – provided.
 - Minimum Requirements – 2.25 per unit. Complies; 4 provided per unit, plus guest parking.

- 19.14.04, Urban Design Committee (met 10/13/2014) – **Complies**
 - Pleased with color palate and materials. Sufficient variety.
 - Requested that the garage doors have variety as shown in the elevations, and not end up plain as shown in photos of similar development elsewhere.
 - Trash, windows, pedestrian access, and landscaping appear to be addressed.
- 19.25, Lake Shore Trail – **Complies**
 - Not applicable. Concrete trail provided along river.
- 19.27, Addressing – **Complies with conditions**
 - Lot number should begin at 41 as 40 is used in plat 2.

Fire Department:

- Hydrant spacing shall not exceed 400' due to density.
- No on-street parking will be allowed in the drive isles of all the homes off of the main streets.
- Drive Isles shall be a minimum of 26' if they differ from street cross section standards.

Other Requirements:

- Pedestrian connectivity to the trail must be provided.
- Verification that the trail alignment will result in a functional trail connection to the south must be provided.
- Verification that no construction will occur in the wetland area(s) must be provided, including trails, parking, and structures.

Engineering comments – see attached report, which includes conditions of approval to address both Engineering requirements and several of the other items identified in this report.

Staff analysis: with appropriate conditions, code criteria will be met by the proposal.

MDA Amendment:

There are no specific code criteria for an amendment to an MDA; MDAs are intended to specify uses, density, and intensity for a project, and also specify mechanisms for the provision and protection of open space, infrastructure, and other standards that are conditions of approval.

In considering the request to increase the units from 58 to 62, the Commission should specifically consider the compliance with other standards such as open space and setbacks, the impact of the additional units on the layout and functionality of the plan, consistency with the General Plan, and overall density.

Staff analysis: per the evaluation of the proposed plan in this report, it appears that, with appropriate conditions, the increased will comply with the Code and be consistent with the General Plan.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss any public input received, and choose from the following options. The Commission may also mix options, for example providing a negative recommendation on the MDA amendment and a positive on the Site Plan and Preliminary Plat, or other combination.

Option A – Positive Recommendations

MDA Amendment:

“I move to forward a **positive recommendation** to the City Council for the amendment to the Riverbend MDA, increasing the maximum density from 58 units to 62 units, with the following findings and conditions:

Findings:

1. The MDA amendment is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference, by keeping density within the recommended range for Medium Density Residential and unit types within the permissible categories per Proposition 6.
2. The MDA extension
3. The MDA is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. The maximum number of units shall be 62.
2. Modifications required to bring the Site Plan and Preliminary Plat into Code compliance shall be made.
3. All other conditions of approval for the original MDA extension and amendment shall be met.
4. Any other conditions recommended by the Commission: _____

Site plan and preliminary plat:

Unless the public brings to light issues which would change the recommendation, staff recommends that the Commission make the following motion:

“I move to forward a **positive recommendation** to the City Council for the Riverbend Preliminary Plat and Site Plan with the Findings and Conditions below:”

Findings:

1. The proposal is consistent with the MDA extension.
2. The application complies with the criteria in Section 19.04 as articulated in Section G of the Staff report, which Section is incorporated herein by reference.
3. The application is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. The number of units shall be **58/62**.
2. FEMA approval of units in the identified floodplain shall occur prior to recordation of lots in this portion of the project.
3. The trail shall be removed from identified wetlands.
4. Trail access for residents shall be provided.
5. Trail connectivity to the south shall be verified.
6. All requirements of the City Engineer, as outlined in but not limited to the City Engineer’s report in Attachment 1, shall be met.
7. No on-street parking shall be allowed in the drive aisles of all the homes off the main street.
8. Addressing and lot numbering shall be done per GIS requirements.
9. Fencing shall be modified to comply with Code standards.
10. Any other conditions or modifications added by the Planning Commission:

Alternatives

Alternative Motion(s)

“Based on the analysis of the Planning Commission and information received from the public, I move to forward a **negative recommendation** to the City Council for the Riverbend Site Plan / Preliminary Plat / MDA. Specifically, I find the application does not meet the following requirements of the Code:

I. Exhibits:

- 1. City Engineer’s Report (pages 7-9)
- 2. Location & Zone Map (page 10)
- 3. 2014 MDA Extension Plan (page 11)
- 4. Proposed Preliminary Plat (page 12)
- 5. Proposed Site Plan (page 13)
- 6. Landscaping / Amenities (pages 14-16)
- 7. Elevations / Color Palette (17-19)

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Riverbend Townhomes
Date: November 13, 2014
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: Knowlton General, Aric Jensen
Request: Preliminary Plat Approval
Location: Approx. 900 North Redwood Road
Acreage: 8.26 acres – 62 Units

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 end of road and end of sidewalk signs per MUTCD at all applicable locations.
- E. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- F. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- G. Meet all engineering conditions and requirements as well as all Land Development

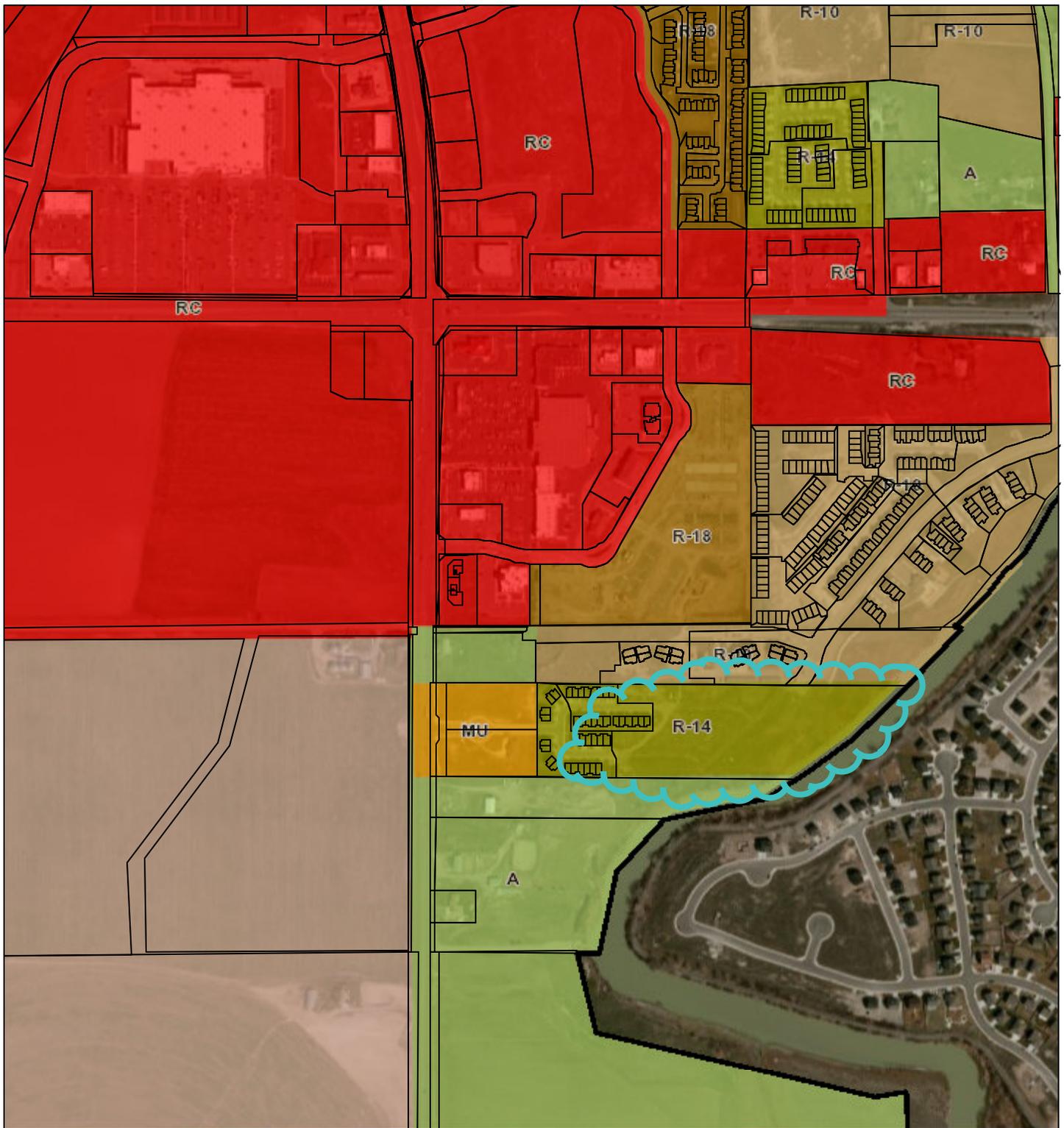
Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

- H. 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.
- I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- J. 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 standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- K. Project shall comply with all ADA standards and requirements.
- L. Developer shall comply with all the requirements set forth in the Master Development Agreement.
- M. All trails shall be located above the 100 yr flood plain line.
- N. Developer shall ensure that buildings or structures will not encroach upon any portion of the existing sewer, sewer easement, or within 10' of a sewer main.
- O. Developer shall ensure all fire code requirements are met.
- P. No portion of the wetlands shall be disturbed without proper permitting.
- Q. The waterline feeding lots 40-83, on the West side of Riverside Drive, shall loop and be completely contained within the master meter. Lots 84-101 shall have individual meters. The developer shall install culinary and secondary waterlines along the entire length of Riverside Drive.
- R. Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations.
- S. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- T. Developer shall provide plans for and complete all improvements within common areas and open spaces.
- U. Developer shall provide a wetland delineation to identify their exact location.

Any work being performed within the boundaries of wetlands or may impact wetlands will require a ACOE 404 permit and must comply with all local, state, and federal laws for any location(s) in which.

- V. Developer shall provide 12' paved access road and access easement at any location where the sewer or storm drain manholes are located outside the ROW. Pipelines and easements shall not be located with lot boundaries.
- W. Developer shall ensure that the sensitive lands portion of the proposed open space does not exceed the allowable amount of the total required open space.
- X. The meandering trail along the lakeshore shall be constructed at least 1' above the 100-year FEMA flood elevation, shall be 8' wide, and shall be concrete.
- Y. All sensitive lands must be placed in protected open space.

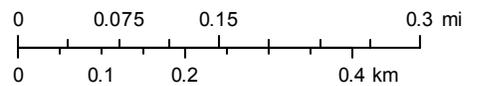
Zoning & Planning



May 13, 2014

1:9,028

-  City Parcels
-  City Boundary



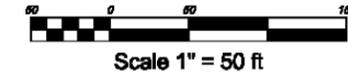
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RIVERBEND

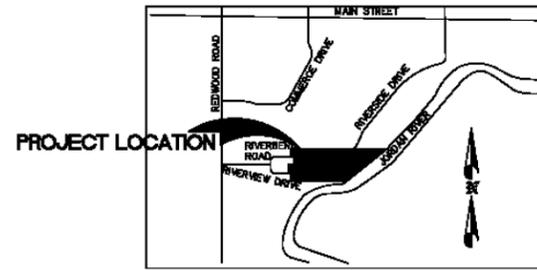
Phasing Plan - Phases 4-6 - Revised 05.23.2014 (2)



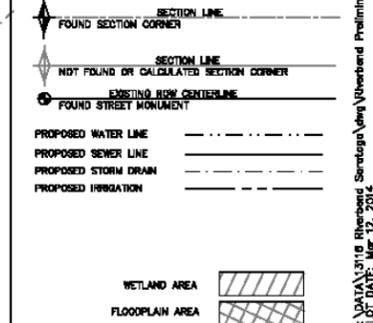
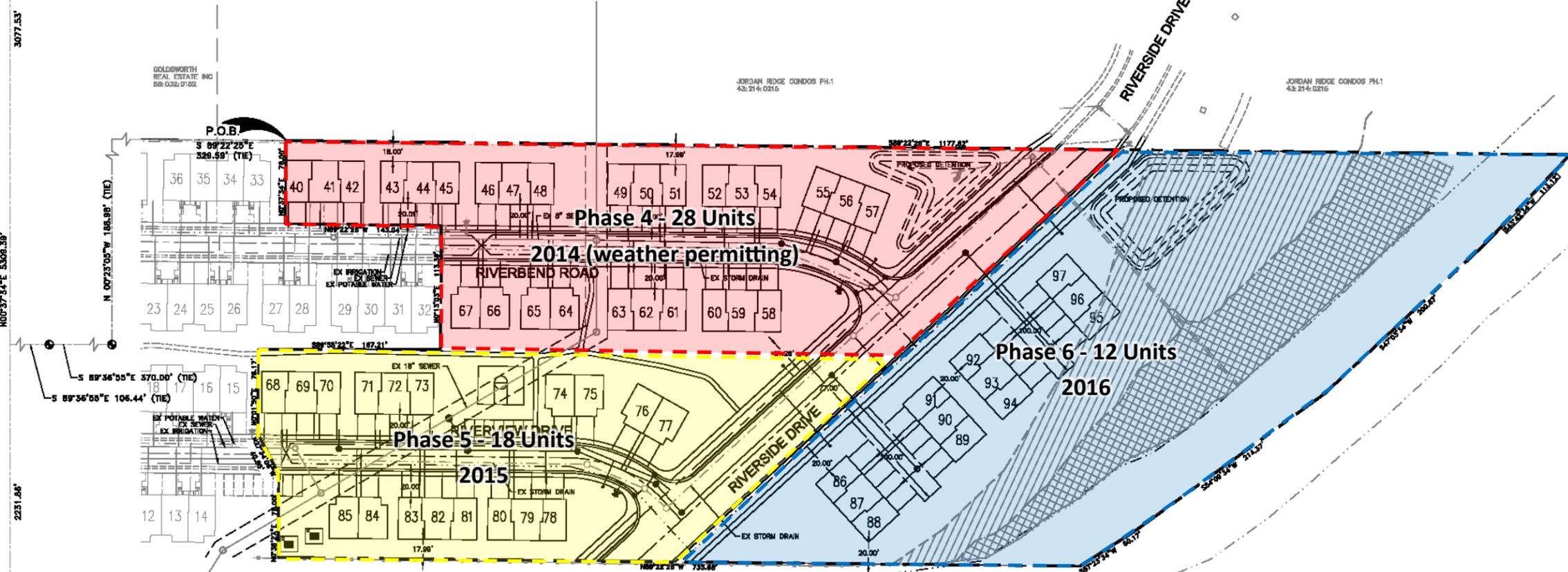
- DRAWING NOTES:**
1. THIS PROJECT PROPOSES TO DISTURB LESS THAN 0.50 ACRE OF DELINEATED WETLANDS.
 2. PRIOR TO CONSTRUCTION THE LIMITS OF DISTURBANCE SHALL BE MARKED TO PREVENT ENROACHMENT INTO WETLAND AREAS.



NORTH QUARTER CORNER
SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
(FOUND MONUMENT)



BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE RIVER BEND PHASE 1 SUBDIVISION SAID POINT ALSO BEING NORTH 00°37'34" EAST ALONG THE SECTION LINE 2041.92 FEET AND SOUTH 89°22'25" EAST 601.88 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EAST BOUNDARY OF RIVER BEND PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°38'27" EAST 78.00 FEET; (2) NORTH 27°34'08" WEST 40.86 FEET; (3) NORTH 00°07'00" EAST 78.17 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE RIVER BEND PHASE 2 SUBDIVISION; THENCE ALONG THE BOUNDARY OF THE RIVER BEND PHASE 2 SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°30'22" EAST 187.21 FEET; (2) NORTH 00°31'38" EAST 17.38 FEET; (3) NORTH 00°37'34" EAST 38.00 FEET; (4) NORTH 89°22'25" WEST 143.04 FEET; (5) NORTH 00°37'34" EAST 78.00 FEET TO THE NORTH BOUNDARY LINE OF RIVER BEND PHASE 2; THENCE SOUTH 89°22'25" EAST 1177.82 FEET; THENCE SOUTH 43°46'04" WEST 113.12 FEET; THENCE SOUTH 47°03'34" WEST 200.87 FEET; THENCE SOUTH 54°00'34" WEST 244.37 FEET; THENCE SOUTH 57°23'34" WEST 60.17 FEET; THENCE NORTH 89°22'25" WEST 735.89 FEET TO THE POINT OF BEGINNING. CONTAINS 8.22 AC MORE OR LESS.



NO.	REVISION	DATE

PROJECT INFORMATION

RIVERBEND

PRELIMINARY PLAT

SARATOGA SPRINGS, UTAH

DRAWN JRP	CHECKED MEC	PROJECT # 13118
DATE 12/16/13		SCALE 1" = 50'
SHEET C201		ENGINEER'S STAMP

PLANNING COMMISSION

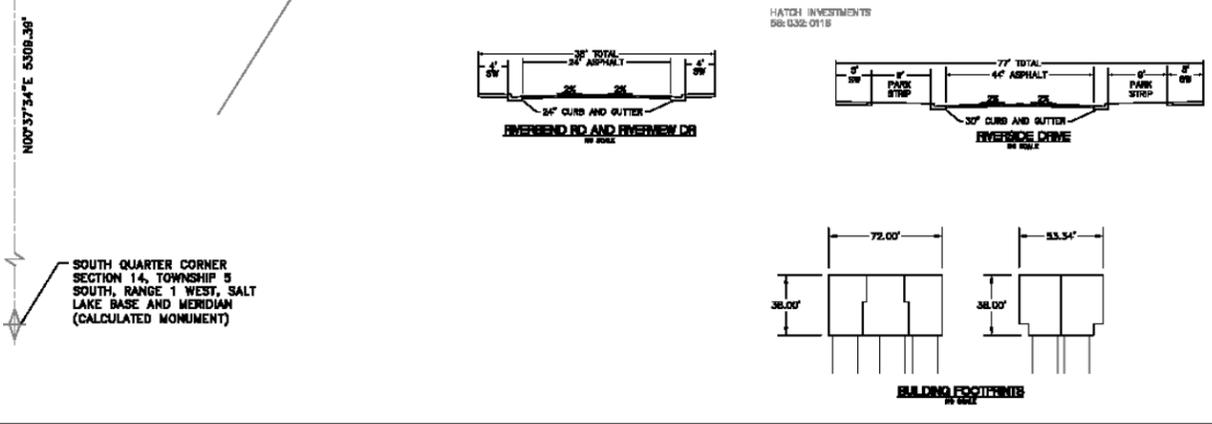
PRELIMINARY APPROVAL GRANTED THE ___ DAY OF _____ A.D., 20___ BY THE SARATOGA SPRINGS PLANNING COMMISSION.

CHAIRMAN SARATOGA SPRINGS PLANNING COMM.

CITY COUNCIL

PRELIMINARY APPROVAL GRANTED THE ___ DAY OF _____ A.D., 20___ BY THE SARATOGA SPRINGS CITY COUNCIL.

CHAIRMAN SARATOGA SPRINGS CITY COUNCIL.



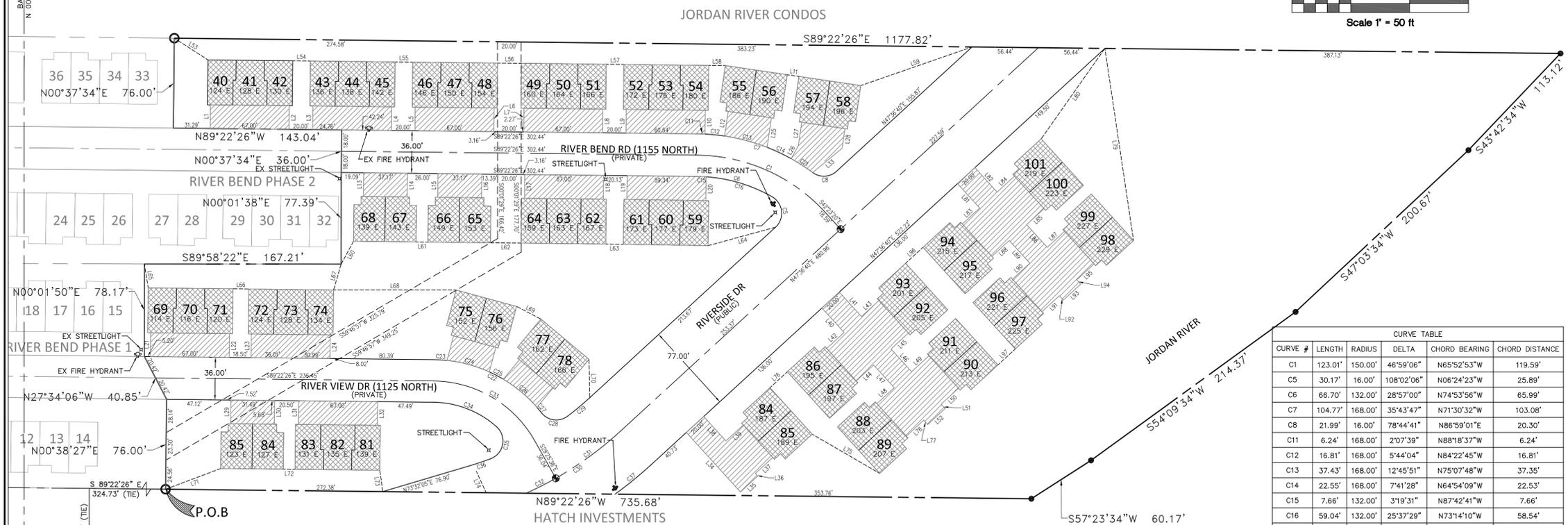
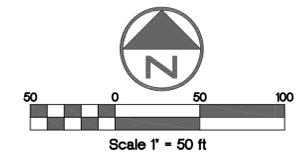
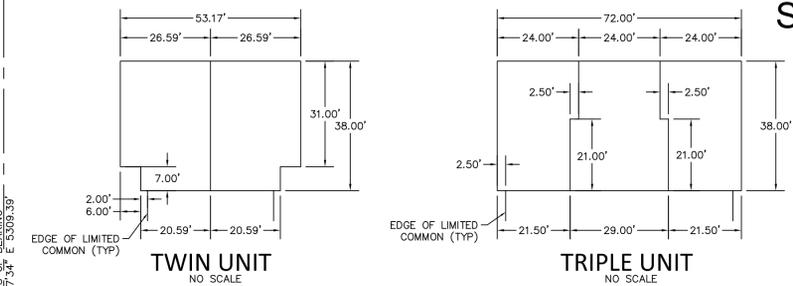
SOUTH QUARTER CORNER
SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
(CALCULATED MONUMENT)

G:\DATA\13118 Riverbend_Saratoga\Phg V\Riverbend Preliminary Plat.dwg
P.L.D. DATE: Mar 12, 2014

RIVER BEND PHASES 3, 4, AND 5 A PUD PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

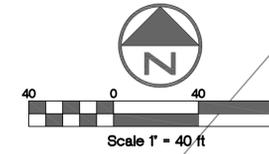
FOUND NORTH 1/4 CORNER,
SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
BRASS CAP





WILDING
ENGINEERING

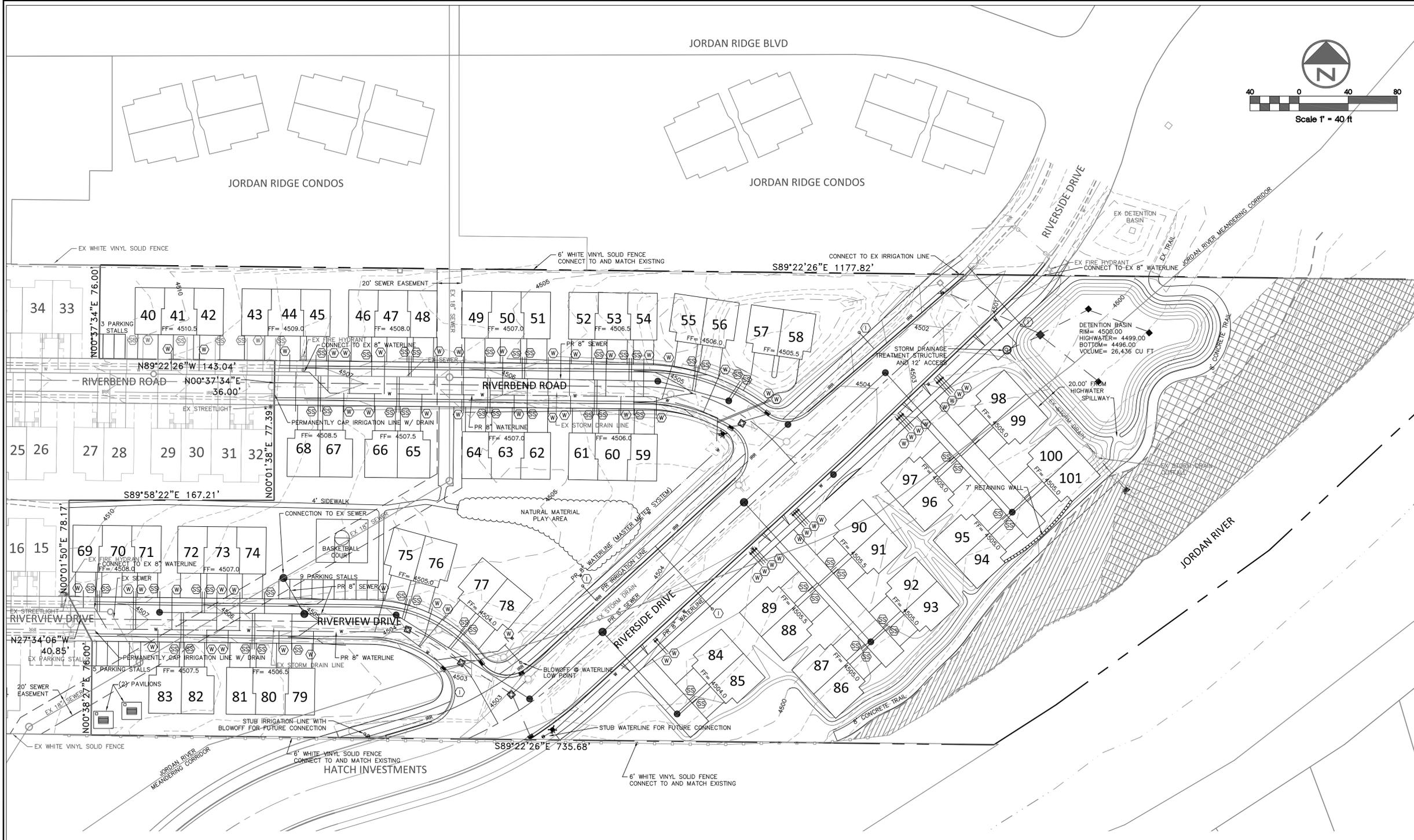
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM



DRAWING NOTES:

- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- ALL SEWER MAINS AND APPURTENANCES SHALL CONFORM TO UTAH ADMINISTRATION CODE R309-5056(4).
- ALL WATERLINE VALVES, TEES, AND REDUCERS SHALL HAVE FLANGE FITTINGS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL VALVES AND REDUCERS SHALL BE FLANGED AGAINST TEES UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL WATER MAIN PIPING (10" AND SMALLER) SHALL BE PVC AWWA C900 CLASS 200 PIPE.
- PROPOSED WATER SERVICE SIZES ARE NOTED ON SHEETS C301-C304.
- FIRE HYDRANTS ARE TO BE LOCATED NO CLOSER THAN 5 FEET BEHIND THE BACK OF CURB.
- MINIMUM COVER (4.0') OVER ALL WATER LINES MUST BE MAINTAINED. SHOULD THE CONTRACTOR CHOOSE TO BURY THE WATERLINE DEEPER THAN REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE TO RESOLVE ANY RESULTING CONFLICTS ENCOUNTERED WITH OTHER UTILITIES.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER (INCLUDING LATERALS) IS 10 FEET.
- SEWER MAIN PIPE LENGTHS SHOWN ON THESE DRAWINGS ARE CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. SEWER MAIN SLOPES ARE CALCULATED FROM INSIDE WALL TO INSIDE WALL OF MANHOLES.
- STORM SEWER PIPE LENGTHS AND SLOPES SHOWN ON THESE DRAWINGS ARE CALCULATED FROM INSIDE WALL TO INSIDE WALL OF THE CLEAN OUT AND INLET BOXES. SLOPES ARE ROUNDED TO THE NEAREST TENTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PIPE LENGTHS AND SLOPES FOR ACTUAL CONSTRUCTION.
- STORM DRAINAGE PIPE SHALL BE RCP OR ENGINEER APPROVED EQUIVALENT. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS. THE MINIMUM PIPE DIAMETER IS 15".
- WATER STUBS SHALL HAVE A 2"x4" POST PAINTED BLUE. SEWER STUBS SHALL HAVE A 2"x4" POST PAINTED GREEN.
- ALL INTERSECTIONS REQUIRE STREET ADDRESS SIGNS, LOCATED PER SARATOGA SPRINGS CITY SPECIFICATIONS.
- UNITS 40 THROUGH 85 WILL BE CONNECTED TO THE EXISTING MASTER METER WATER SYSTEM THAT HAS BEEN INSTALLED IN THE PREVIOUS PHASE. UNITS 86 THROUGH 97 WILL HAVE INDIVIDUAL METERS FROM THE PROPOSED WATERLINE IN RIVERSIDE DRIVE.
- UNITS 40 THROUGH 44 HAVE EXISTING SEWER LATERALS THAT WERE INSTALLED IN THE PREVIOUS PHASE CONSTRUCTION. CONTRACTOR TO VERIFY THEIR LOCATION AND DEPTH AND MARK WITH A 2X4 PAINTED GREEN.
- UNITS 40 THROUGH 45 HAVE EXISTING WATER SERVICES THAT WERE INSTALLED IN THE PREVIOUS PHASE CONSTRUCTION. CONTRACTOR TO VERIFY THEIR LOCATION AND MARK WITH A 2X4 PAINTED BLUE.
- EXISTING IMPROVEMENTS SHOWN IN THESE PLANS ARE FROM THE ORIGINAL DESIGN DRAWINGS AND HAVE NOT ALL BEEN FIELD VERIFIED. THEY ARE NOTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER AND/OR STORM DRAIN LINES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF ANY DISCREPANCIES.

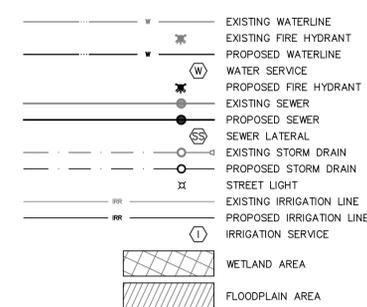
G:\DATA\13118_Riverbend_Saratoga.dwg Design\13118 C101-C204_Riverbend Overall.dwg PLOT DATE: Oct 29, 2014



SITE PLAN SPECIFIC NOTES PER SARATOGA SPRINGS REQUIREMENTS:

- SEE ARCHITECTURAL ELEVATIONS FOR HEIGHTS OF BUILDINGS.
- TABULATION TABLE:
TOTAL AREA: 8.22 ACRES
UNITS/DRIVEWAYS: 2.07 ACRES
RIVERSIDE PUBLIC ROW: 1.03 ACRES
PRIVATE ROW: 0.62 ACRES
OPEN SPACE: 4.50 ACRES
OF UNITS: 62
OF NEW OFF-STREET PARKING: 17
DENSITY (BASED ON TOTAL AREA): 7.54 UNITS/AC
- CONCERNING FIRE SPRINKLING, TWO AND THREE FAMILY RESIDENTIAL STRUCTURES WILL BE CONSTRUCTED IN CONFORMANCE WITH THE PROVISIONS OF THE IRC AND/OR IBC AS SET FORTH IN UTAH CODE AND THE ADOPTED ORDINANCES OF SARATOGA SPRINGS CITY, BASED ON PRELIMINARY ARCHITECTURAL DESIGN AND REVIEW OF THE IRC AND IBC, THERE ARE NO STRUCTURES REQUIRING A RESIDENTIAL FIRE SUPPRESSION SYSTEM. EXISTING AND PROPOSED FIRE HYDRANTS ARE SHOWN ON THIS PLAN.
- APPLICABLE ELEMENTS OF SECTION 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

LEGEND



NO.	REVISION	DATE
1	SARATOGA SPRINGS COMMENT	10/27/14

PROJECT INFORMATION
RIVERBEND
SITE PLAN
SARATOGA SPRINGS, UTAH

DRAWN MEC	CHECKED	PROJECT # 13118
DATE 7/10/14		SCALE 1" = 40'
SHEET C201		ENGINEER'S STAMP



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DETAIL
1	Signature Tree	Sycamore/London plane tree	B & B	2"	Cal	1/L102	
9	typ. Large broadleaf deciduous		B & B	2"	Cal	1/L102	
52	typ. Medium Broadleaf deciduous		B & B	2"	Cal	1/L102	
27	typ. Ornamental deciduous		B & B	2"	Cal	1/L102	
42	typ. Small ornamental		B & B	2"	Cal	1/L102	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DETAIL
27	typ. evergreen		B & B	7'-9"		2/L102	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL		
232	shrub		shrub	5 gal	3/L102		

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
1	LANDSCAPE		
131.874 sf	SODDED LAWN AREA	4/L102	
3,998 sf	PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" OF SHREDDED BARK MULCH TOP DRESSING.	5/L102	
138 lf	SURELOC ALUMINUM EDGING-INSTALL AS PER MANUFACTURER SPECIFICATION	5/L102	

LANDSCAPE PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



northland
 DESIGN GROUP
 landscape architecture | land planning
 2320 university parkway, PC - Provo, UT 84601
 801.763.0179 office 801.763.0180 fax www.northland-design.com

PROJECT NO. - CHRYVEEBI
 SHEET NO. - 1002
 DATE -
 REVIEWED BY -
 DRAWN BY -

KNOWLTON
 GENERAL ENGINEERS

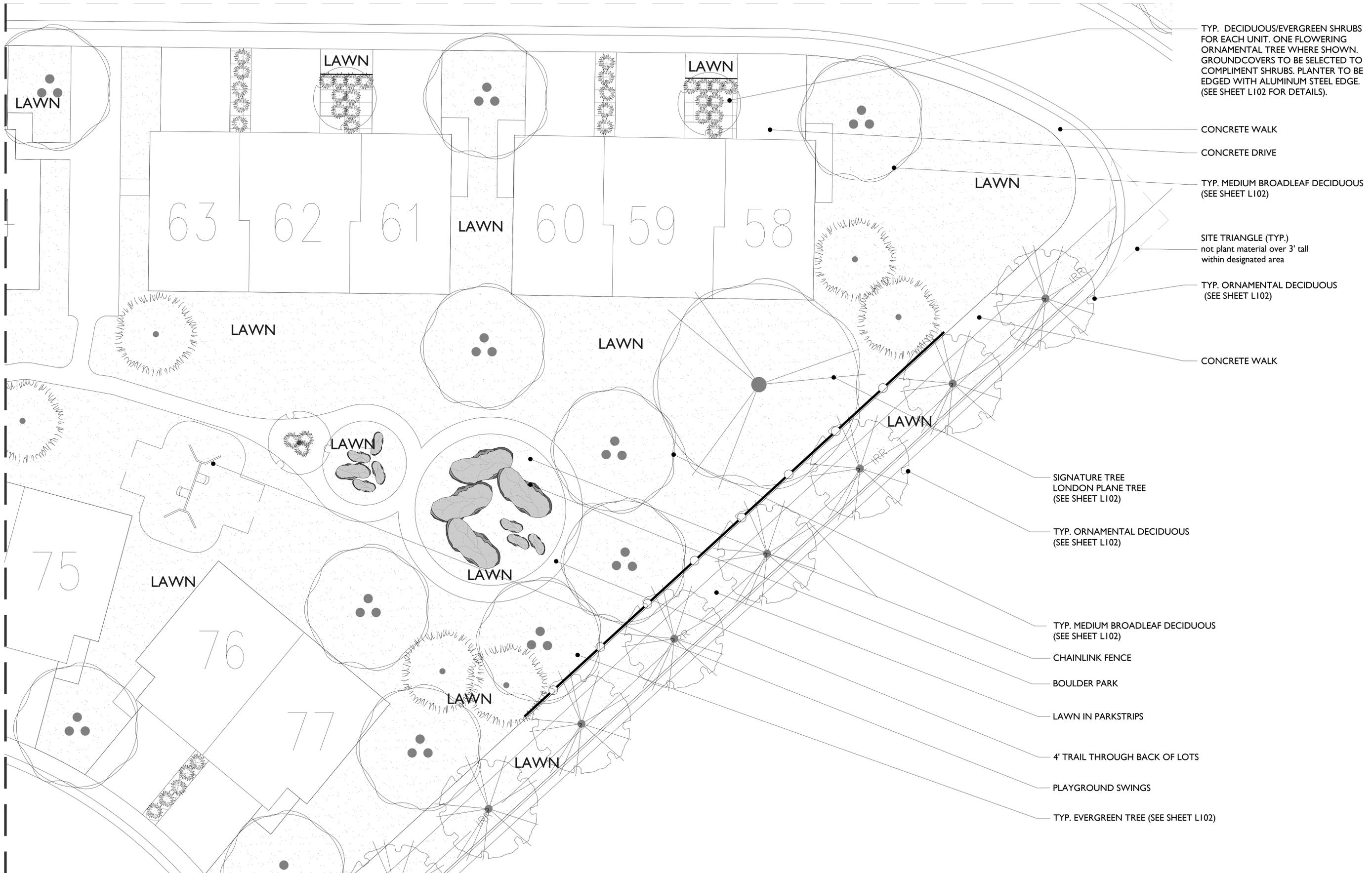
RIVER BEND PHASE 3&4
 SARATOGA SPRINGS, UTAH

CITY SUBMITTAL - not for construction

LANDSCAPE ARCHITECT
 # 314615
 Jeremy S. Fillmore
 STATE OF UTAH

L100

Page 2 of 13



TYP. DECIDUOUS/EVERGREEN SHRUBS FOR EACH UNIT. ONE FLOWERING ORNAMENTAL TREE WHERE SHOWN. GROUNDCOVERS TO BE SELECTED TO COMPLIMENT SHRUBS. PLANTER TO BE EDGED WITH ALUMINUM STEEL EDGE. (SEE SHEET L102 FOR DETAILS).

CONCRETE WALK
CONCRETE DRIVE

TYP. MEDIUM BROADLEAF DECIDUOUS (SEE SHEET L102)

SITE TRIANGLE (TYP.) not plant material over 3' tall within designated area

TYP. ORNAMENTAL DECIDUOUS (SEE SHEET L102)

CONCRETE WALK

SIGNATURE TREE LONDON PLANE TREE (SEE SHEET L102)

TYP. ORNAMENTAL DECIDUOUS (SEE SHEET L102)

TYP. MEDIUM BROADLEAF DECIDUOUS (SEE SHEET L102)

CHAINLINK FENCE

BOULDER PARK

LAWN IN PARKSTRIPS

4' TRAIL THROUGH BACK OF LOTS

PLAYGROUND SWINGS

TYP. EVERGREEN TREE (SEE SHEET L102)

OPEN SPACE/ TYP. UNIT DETAIL



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (If and s/f) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

northland
 DESIGN GROUP
 landscape architecture | land planning
 2320 university parkway, 2C - Provo, UT 84601
 801.783.0179 office 801.783.0180 fax www.northland-design.com

ENGINEERING
KNOWITON
 GENERAL
 PROJECT NO. - CHR1VEEB1
 DATE: 11.02.2011
 REVIEWED BY: BHL
 DRAWN BY: BHL

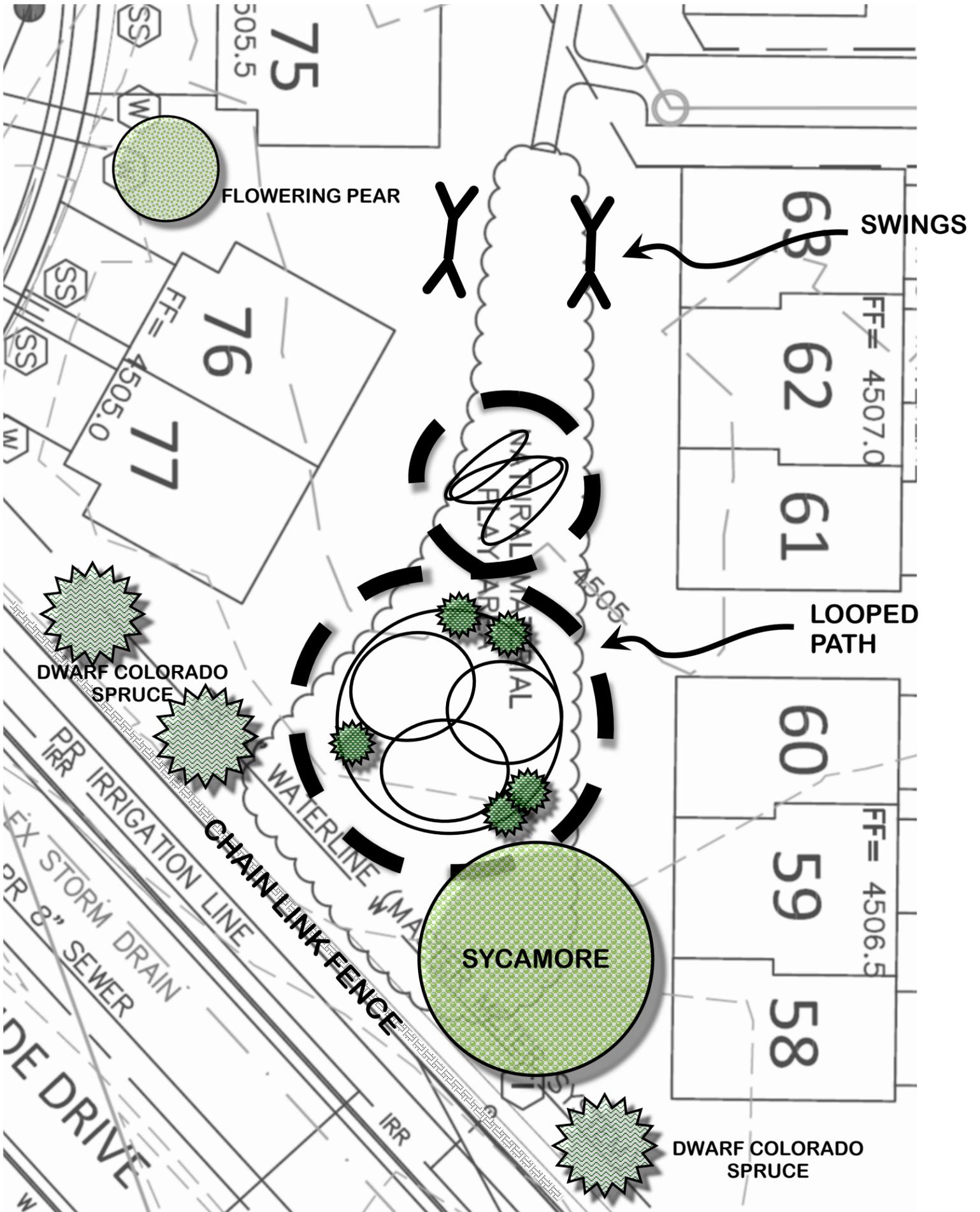
RIVER BEND PHASE 3&4
 SARATOGA SPRINGS, UTAH

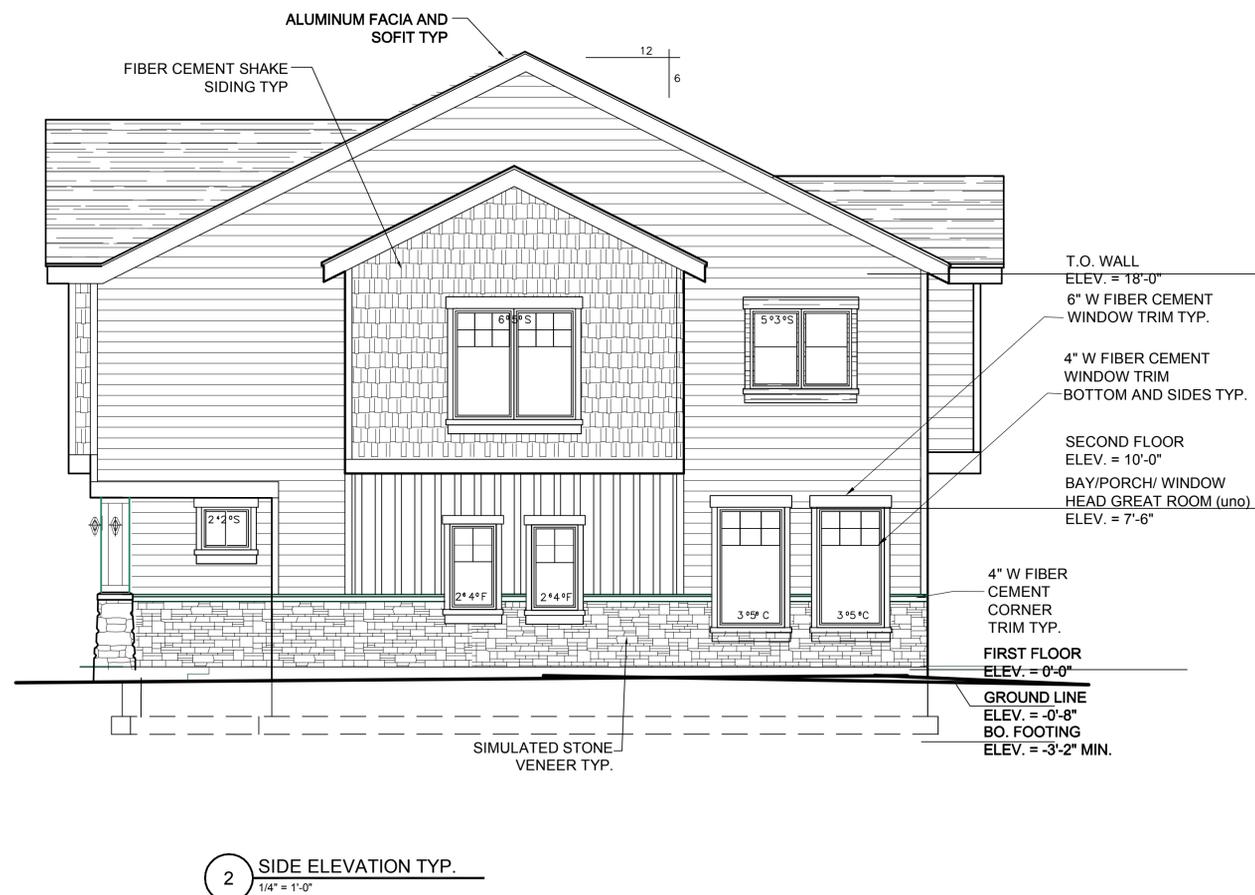
CITY SUBMITTAL - not for construction
 REVISIONS: DATE BY:

LANDSCAPE ARCHITECT
 # 314615
 Jeremy S. Fillmore
 STATE OF UTAH

L101

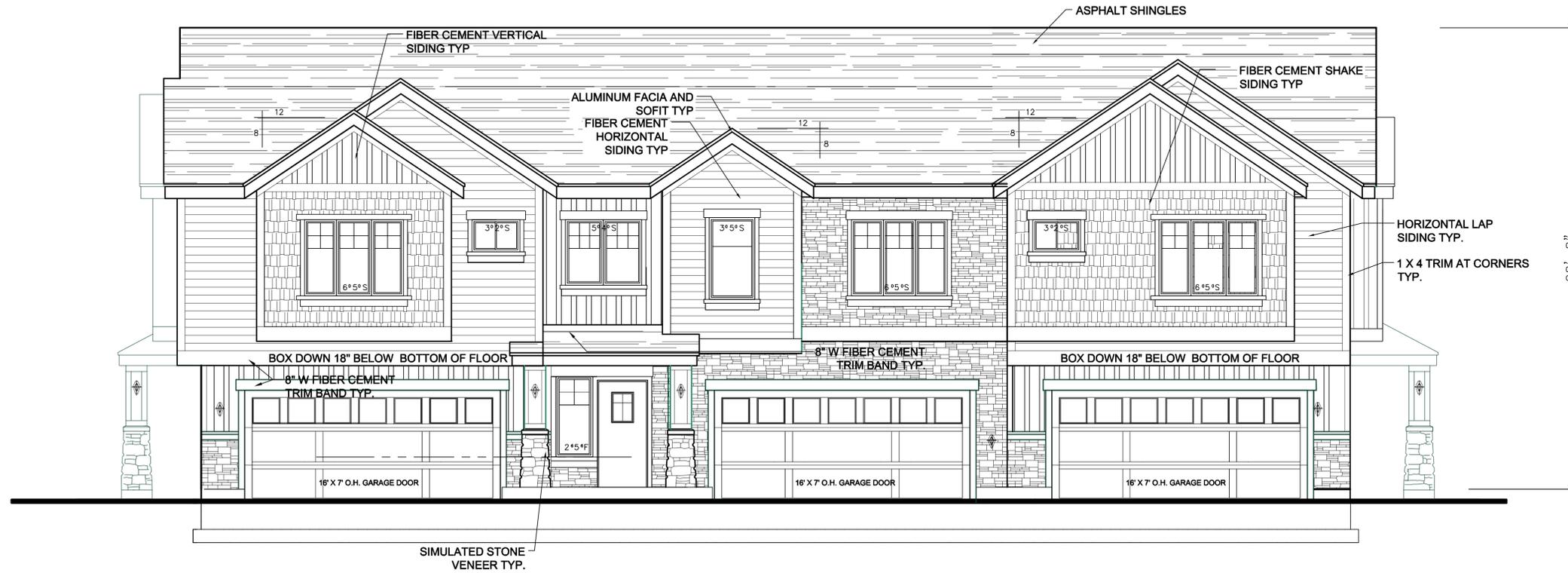
LOWER PLAY AREA CONCEPT A





ELEVATION GENERAL NOTES

- SIDING OVER "TYVEK" MOISTURE BARRIER. (1) HR RATED
- ALL DOOR AND WINDOW OPENINGS SHALL BE WRAPPED WITH 9 INCH WIDE SELF-STICKING BITUMINOUS TAPE.
- ± 1'-0" OVERHANG TYPICAL AT ALL RAKES AND EAVES
- PROVIDE THIN SET STONE VENEER AS INDICATED. AT CORNERS USE CORNER WRAPPING THIN SET PIECES. PROVIDE 15# FELT MOISTURE BARRIER BEHIND MASONRY VENEERS.



1 TRI-PLEX FRONT ELEVATION TYP.
1/4" = 1'-0"



2 TRI-PLEX SIDE ELEVATION TYP.
1/4" = 1'-0"



PROJECT:

**RIVERBEND
PHASES 4-6**

ADDRESS:

**SARATOGA
SPRINGS**

SHEET:

**COLOR PAL-
LETTE**



Camelback SW 6122



Universal Khaki SW 6150



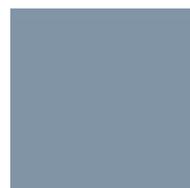
Escape Gray SW 6185



Retreat SW 6207



Countrylane Red JH90-20



Boothbay Blue JH70-20



Heathered Moss JH50-20





**Wildflower
Rezone, General Plan Amendment, and Community Plan
Thursday, November 13, 2014
Public Hearing**

Report Date: Thursday, November 6, 2014
Applicant: Nathan Shipp, DAI Utah
Owner: Sunrise 3, LLC; Collin’s Brothers Land Development; Collin’s Brother’s Oil; Easy Peasy, LLC; Tanuki Investments, LLC; WFR 3, LLC
Location: 1 mile west of Redwood Road; West and North of Harvest Hills
Major Street Access: State Road 73, future: Redwood Road and Mountain View Corridor
Parcel Number(s) & Size: *(Note: parcel numbers are shifting as ownership is transferred and as a result acreages are approximate. The Alta survey of the entire project reflects just under 800 acres, and parcel numbers will be verified throughout the process.)*
58:021:0143 – 157.14
58:021:0152 – 187.47
58:021:0151 – 153.9
58:022:0123 – 80.97
58:033:0184 – 1.56
58:033:0308 – 46.5
58:033:0346 – 88.05
58:033:0183 – 11.09
58:033:0327 – 11.3
58:033:0317 – 20.03
58:033:0187 – 18.39
58:033:0193 – 7.9
58:033:0192 – 1.45
58:033:0194 – 0.04
Total: approx. 800 acres
Parcel Zoning: R-3 and RC
Adjacent Zoning: RC, A, R-3, R-18
Current Use of Parcel: Vacant
Adjacent Uses: Residential
Previous Meetings: Gilead Rezone/Master Plan application submitted 2011; no approvals given.
Previous Approvals: None
Land Use Authority: Council
Future Routing: City Council
Author: Kimber Gabryszak, AICP

A. Executive Summary:

The applicant is requesting approval of a General Plan Amendment and Rezone to change the property to the Planned Community (PC) zone, and also a Community Plan to master plan the approximately 795 acre property for residential and commercial uses. The Community Plan lays out general densities and configurations, however future approvals must be obtained prior to construction, including Village Plans and subdivision plats. These future approvals will involve additional Planning Commission public hearings and City Council meetings, and will give the neighbors additional opportunities to see more specific plans prior to finalization.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the Rezone, General Plan Amendment, and Community Plan, and choose from the options in Section I of this report. Options include positive recommendations on all or some of the proposals, continuance, or negative recommendations on all or some of the proposals.

- B. Background:** The property is currently zoned R-3, with a maximum density of three units per acre. In 2011, Master Development Plan applications were submitted for a variety of housing and commercial development on the property including 1892 residential units with commercial development on the southern portion of the property. These applications did not obtain final approval, however remained open and active.

The current applicant began meeting with Staff in the fall of 2013, and various plans and options were discussed. An official revised application was submitted in May of 2014; the applicants have been working internally to finalize proposals for a rezone to the Planned Community Zone, and the related draft Community Plan.

C. Specific Request:

The application covers approximately 800 acres and proposes residential and commercial development as shown in Exhibit 4:

- Residential: 1765 residential units on ~595 acres
 - ~144 acres for future Mountain View Corridor
 - ~389 acres for single-family housing
 - ~53 acres for multi family housing
 - ~7 acres of sensitive lands
- Open space:
 - ~132 acres
- Commercial:
 - ~200 acres to be developed in the future per Regional Commercial zone

D. Process:

General Plan Amendment and Rezone

Section 19.17.03 of the City Code outlines the requirements for a rezone and General Plan amendment; first is a formal review of the request by the Planning Commission in a public hearing, with a recommendation forwarded to the City Council. The City Council will then hold a public hearing and formally approve or deny the rezone and General Plan amendment requests.

Community Plan

Section 19.26 of the Code describes development in the PC zone:

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 property does not exceed 2000 acres, therefore no DAP is required.*
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 applicant has proposed a Community Plan for the entire property, which plan contains proposed guidelines for the property.*
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.
 - *The applicants are not yet proposing their first Village Plan(s); such plan(s) will come at a later date and be reviewed according to 19.26 of the Code and also according to the standards in any approved Community Plan.*

The approval process for the Community Plan 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 addresses Code amendments / rezones and requires hearings with the Council.)

The Community Plan will vest the property in terms of density and general configuration, however future approvals of Village Plans and subdivision plats will be required prior to beginning construction. Both of these approvals require Planning Commission and City Council review, and will provide the public additional opportunities to review the plans and provide input as specific subdivision layouts and phasing plans are proposed and finalized.

- E. Community Review:** This item has been noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received.

The applicants also conducted a neighborhood meeting on November 5, 2014, with notices sent to all residents within 500 feet (Harvest Hills) and notice provided to the HOA. The meeting was attended by approximately 60-80 people, with feedback including:

- Generally positive support for the proposed plan to place single family homes adjacent to the existing neighborhood, and keep higher density farther away
- A few expressions of opposition to the project
- Concern over the potential for density to be shifted from the multi-family area to locations closer to existing residences

- Concern over the potential for lot sizes adjacent to existing residences to be incompatible (too small)
- General questions about the layout, future plans, Mountain View Corridor design and timing, and assurances that the higher density units will not occur adjacent to existing homes.

F. Review:

History

An application for a Master Planned Development was submitted in 2011, requesting approval of 1892 residential units, and commercial development on the southern portion of the property. This application went through review with the City, but was not finalized nor approved. While inactive, the application remained open throughout the succeeding period, until revisions were proposed in the early fall of 2013.

Mountain View Corridor

The applicants are working with UDOT to preserve approximately 144 acres for the future Mountain View Corridor (MVC). The MVC, as proposed by UDOT, cuts through the center of the Wildflower development, making access and infrastructure for the western portion of the development more difficult. The applicant recognizes the benefit to the community that will come from the MVC, however, and is willing to work with both UDOT and the City to ensure the preservation of this corridor.

Density

The Planned Community Zone does not identify a specific density, as densities are approved and managed by the governing Community Plan. The applicant proposes a density based upon the current R-3 zone of the property, which, at 3 units per acre, comes to a total of 1765 units.

Due to the loss of ~144 developable acres to the Mountain View Corridor, the applicants are asking to transfer the residential density from these acres to the rest of the project, based upon a maximum of 3 units per acre. The result will be single-family lots on the remainder of the developable property that range in size from 4500 sq. ft. to 12,000 sq.ft., and multi-family housing in the southwest corner of the project. The multi-family housing is not proposed adjacent to any existing development, and in fact would be located on the opposite side of the MVC from existing neighborhoods. Portions of the multi-family housing may reach densities of 18 units per acre, however such densities would be restricted to a limited number of acres.

The breakdown of acreages and development types is below:

- 18 units per acre multi-family: limited to 20 acres
- 12 units per acre multi-family: limited to ~33 acres
- Single-family units: balance of residential area ~389 acres, average 3.87 units per acre
- Overall density including MVC property: 3 units per acre
- Commercial: ~200 acres to remain primarily subject to the Regional Commercial zone

G. General Plan:

Land Use Designation

The applicant is requesting approval of a rezone and General Plan Amendment to designate the property as Planned Community. The Planned Community Land Use Designation is described in the General Plan below:

- 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 property exceeds 500 acres in size, and thus qualifies for consideration under the PC zone and designation. The proposal includes a Community Plan that contains regulations for the development of the property.

Staff analysis: if the rezone and GP amendment are approved, the proposed Community Plan is consistent with the Planned Community Land Use Designation.

Proposition 6

Per Proposition 6, which was approved in November 2013, the General Plan has been amended to limit the percentage of multi-family dwelling units in the City. In this category type (multi-family attached, 2 or more stories) the limit is 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 already been exceeded.

The proposal includes ~53 acres of development intended for multi-family development ranging from 12-18 units per acre. The specific layout of these units has not yet been provided, and will be reviewed at a later date following the finalization of the Community Plan, however townhomes and stacked units are expected in order to achieve the proposed densities. Multi-story townhomes and stacked units (aka condos or apartments) would fall into the category of "multi-family attached, 2 or more stories."

While the limit in the General Plan for these units has been exceeded, the Council may consider permitting these unit types, in this case, for several reasons:

- The proposal modifies an application was submitted prior to Proposition 6 (in 2011), which application also included multi-family units.
- The General Plan is advisory, and with a finding of good cause, the Council may choose to approve a development that is not fully consistent with the General Plan. Such good cause would be the preservation of ~144 acres of land for the future Mountain View Corridor, which road connection will be of great benefit to the City as a whole.

- The majority of the project will be single-family homes, consistent with the intent of the Proposition.

Staff analysis: up for discussion but consistent. If the Council finds that the preservation of the MVC is of benefit to the public, and that the majority of the property being single-family development is consistent with the intent of Proposition 6, the proposal would be found to be generally consistent with the General Plan.

H. Code Criteria:

Rezone and General Plan Amendments

Rezoning and General Plan amendments are legislative decisions; therefore the Council has significant discretion when making a decision on such requests, and the Commission when making a recommendation. Therefore, the Code criteria below are provided as guidelines, and are not binding requirements.

Section 19.17.04 outlines the requirements for both a rezone and a General Plan amendment, and 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:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. The application conforms to the Planned Community category identified in the General Plan.
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The proposal provides residential development in a manner that is compatible with adjacent neighborhood development, and transitions into higher densities once away from existing neighborhoods. The proposal will also be required to mitigate all negative impacts and ensure that infrastructure capacities are not impinged by the new development.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent. The application respects the current zoning of the property with an overall density of 3 units per acre, and through transitioning to higher densities once farther away from existing neighborhoods.
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.
Consistent. The applicant is keeping an overall density of 3 units per acre, only placing higher densities on a small portion of the property; this density is the result of preserving land for the future MVC, which will be of benefit to the City in the future.

Community Plan

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

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. The Community Plan contains general densities and locations, capped at an overall maximum density.
2. Equivalent Residential Unit Transfers.
Staff finding: complies. The Community Plan contains a maximum of 1765 units, and a provision for density to be transferred between Village Plans within the development area. The proposed transfers include limitations to ensure that lot sizes will not be overly affected, and maximum percentages to prevent overuse.
3. Development Standards. Guiding development standards shall be established in the Community Plan.
Staff finding: complies. The Community Plan contains standards and regulations to govern the development within future Village Plans and then subdivision plats and site plans. The majority of the project will be subject to the standards in the Development Code, with some items such as density, lot size, signage, setbacks, and architecture governed more specifically in the Community Plan. Staff has recommended conditions and edits to the Community Plan to improve clarity, mitigate impacts, and ensure a quality development, which are included in the recommended conditions.
4. Open Space Requirements.
Staff finding: complies. The Code requires 30% of the project to be placed in protected open space. The applicant is proposing a plan that meets this requirement, per the proposed Community Plan definitions of allowable open space.
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 reflect the provision of property for the MVC, along with trail corridors along the MVC property.

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. *Preliminary information provided*
6. Conceptual Plans. Other elements as appropriate - conceptual grading, wildlife mitigation, open space management, hazardous materials remediation, fire protection. *Provided and Pending*
8. Additional Elements.
 - a. responses to existing physical characteristics of the site *Provided*
 - b. findings statement *Provided*
 - c. environmental issues *Basic information 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: consistent and up for discussion. 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, and the overall density proposed carries forward the allowable range under the existing Low Density Residential land use designation. Square footages of commercial development will be guided by the Regional Commercial zone.
- c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
Staff finding: under review. The proposed standards are innovative and will permit the proposed densities and maintain quality of design. Additional review is needed and input from the Commission and Council on whether additional standards or content is required.
- d. is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
Staff finding: complies. Adjacent developed residential properties have similar densities to the densities proposed along the eastern edge of the development, and the proposal will transition into higher density away from existing homes.

- 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: pending. The applicants are working with staff to ensure that adequate infrastructure can be provided, and identifying appropriate mitigation as necessary.
- 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.
Staff finding: complies. The application contains the minimum required items.

I. Recommendation and Alternatives:

Option 1, Positive Recommendations

“Based upon the information and discussion tonight, I move to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of the Wildflower property from R-3 to Planned Community, as identified in Exhibit 1, with the Findings and Conditions below:”

Findings

1. The General Plan amendment and Rezone will not result in a decrease in public health, safety, and welfare as outlined in Section G of the staff report dated November 13, 2014.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section H of the staff report dated November 13, 2014, which section is hereby incorporated by reference.

Conditions:

1. All requirements of the City Engineer shall be met.
2. The rezone shall not be recorded until accompanied by a finalized Community Plan.
3. Any conditions added by the Commission. _____
4. _____

“I also move to forward a **positive** recommendation to the City Council for the Wildflower Community Plan with the Findings and Conditions below:”

Findings

1. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein. Specifically,
 - a. the preservation of the ~144 acres for the future Mountain View Corridor is of public benefit and justifies the allowance of higher densities on ~53 acres through the transfer of density from the said corridor, and
 - b. the majority of the property consisting of single-family residential development is consistent with the intent of Proposition 6.

2. With appropriate modifications, the application complies with Section 19.26.05 of the Development Code as outlined in Section H of the Staff report, which section is incorporated by reference herein. Particularly:
 - a. The application is consistent with the goals, objectives, and policies of the General Plan, through particular emphasis placed upon policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
 - b. The 1765 residential units is consistent with the lowest density category contemplated in the General plan;
 - c. The application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
 - d. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
 - e. The application 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;
 - f. The application is consistent with the guiding standards listed in Section 19.26.06; with the exception of a requested exemption from standard 5.
 - g. The application contains the required elements as dictated in Section 19.26.07.

Conditions:

1. All requirements of the City Engineer shall be met, including but not limited to the conditions in the report attached to this report as Exhibit 2.
2. The Community Plan shall be edited as follows:
 - a. Modify the table of lot sizes to include a range of percentages for each lot size; also add percentages to each residential pod.
 - b. Add a statement to ensure that lots immediately adjacent to existing lots (e.g. Harvest Hills) will be of similar size, to transition into the smaller lots.
 - c. Add an amendment process to predictably shift density if the Mountain View Corridor is not built, or if the density in the Corridor is purchased by UDOT.
 - d. Clearly define the open space in the Mountain View Housing to ensure that such open space is useable.
 - e. Add a maximum height or maximum number of stories to the Mountain View Neighborhood.
 - f. Add phasing standards to ensure that amenities and open space are improved appropriately with each residential phase.
 - g. Add statement ensuring that the detention basins will be improved, and have community access and amenities.
 - h. Add minimum requirement of 0.25 stalls per unit for guest parking in the Mountain View Neighborhood.
 - i. Street names shall be modified to comply with the Code standards for street names.
 - j. The landscaping plant list shall be reviewed to ensure trees with damaging root systems are not included.
3. The Community Plan shall also be edited as directed by the Commission.

- a. _____.
 - b. _____.
 - c. _____.
4. Fire standards of the Wildland Urban Interface shall be met.
 5. The road layout shall be altered to match the Transportation Master Plan, or a request to amend the Transportation Plan to reflect the proposed road layout shall be submitted and approved, prior to Village Plan approval(s).
 6. Any additional conditions articulated by the Commission: _____.

Option 2, Continuance

“I move to **continue** the rezone, General Plan amendment, and Community Plan for Wildflower to another meeting [on date], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____.
2. _____.
3. _____.

Option 3, Negative Recommendations

“Based upon the information and discussion tonight, I move to forward a negative recommendation to the City Council for the General Plan Amendment and Rezone of the Wildflower property from R-3 to Planned Community, as identified in Exhibit 1 in the staff report, with the Findings below:

1. The applications are not consistent with the General Plan, as articulated by the Commission: _____.
2. The applications do not comply with Section 19.17.04 of the Development Code, as articulated by the Commission: _____.
3. _____.

“I also move to forward a negative recommendation to the City Council for the Wildflower Community Plan with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Commission: _____.
2. The application does not comply with Section 19.26 of the Development Code, as articulated by the Commission: _____.
3. _____.

J. Attachments:

1. Location & Zone Map (page 12)
2. City Engineer’s Report (pages 13-15)
3. 2011 Master Plan Proposal (page 16)
4. Current Proposal – general layout map (page 17)
5. Community Plan – available in its entirety online:
www.SaratogaSpringsCity.com/Planning, under “Pending Applications” then “Wildflower”

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Wildflower
Date: November 13, 2014
Type of Item: Rezone – GPA – MDA



Description:

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

B. Background:

Applicant: Nathan Shipp, DAI Utah
Request: General Plan Amendment and Rezone to Planned Community Zone (PC) and Community Plan Approval/MDA
Location: Area West of Harvest Hills from SR-73 to 2100 N (Lehi)
Acreage: Approximately 795 acres

C. Recommendation: Staff recommends the approval of General Plan Amendment and Rezone to change the property to Planned Community Zone as well as approval of the Community Plan subject to the following findings and conditions:

D. Conditions:

- 1) The Community Plan shall be consistent with the City's existing Master Plans including the Transportation Master Plan, the Parks, Trails, and Open Space Master Plan, as well as the City's utility master plans including the Culinary Water, Secondary Water, Sewer, and Storm Drain Master Plans.
- 2) 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 and Developers 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.
- 3) The Community plan shall provide a buffering with existing development by ensuring new lot sizes are in similar size to adjacent existing lots.
- 4) The Community plans shall not locate high intensity uses like Regional Commercial and Office Warehouse adjacent to low density residential at the south end of the project.
- 5) The developer shall comply with all City and UDOT access spacing and permitting requirements. A permit for all points of access along UDOT roads shall be obtained. Developer shall complete

roadway improvements as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.

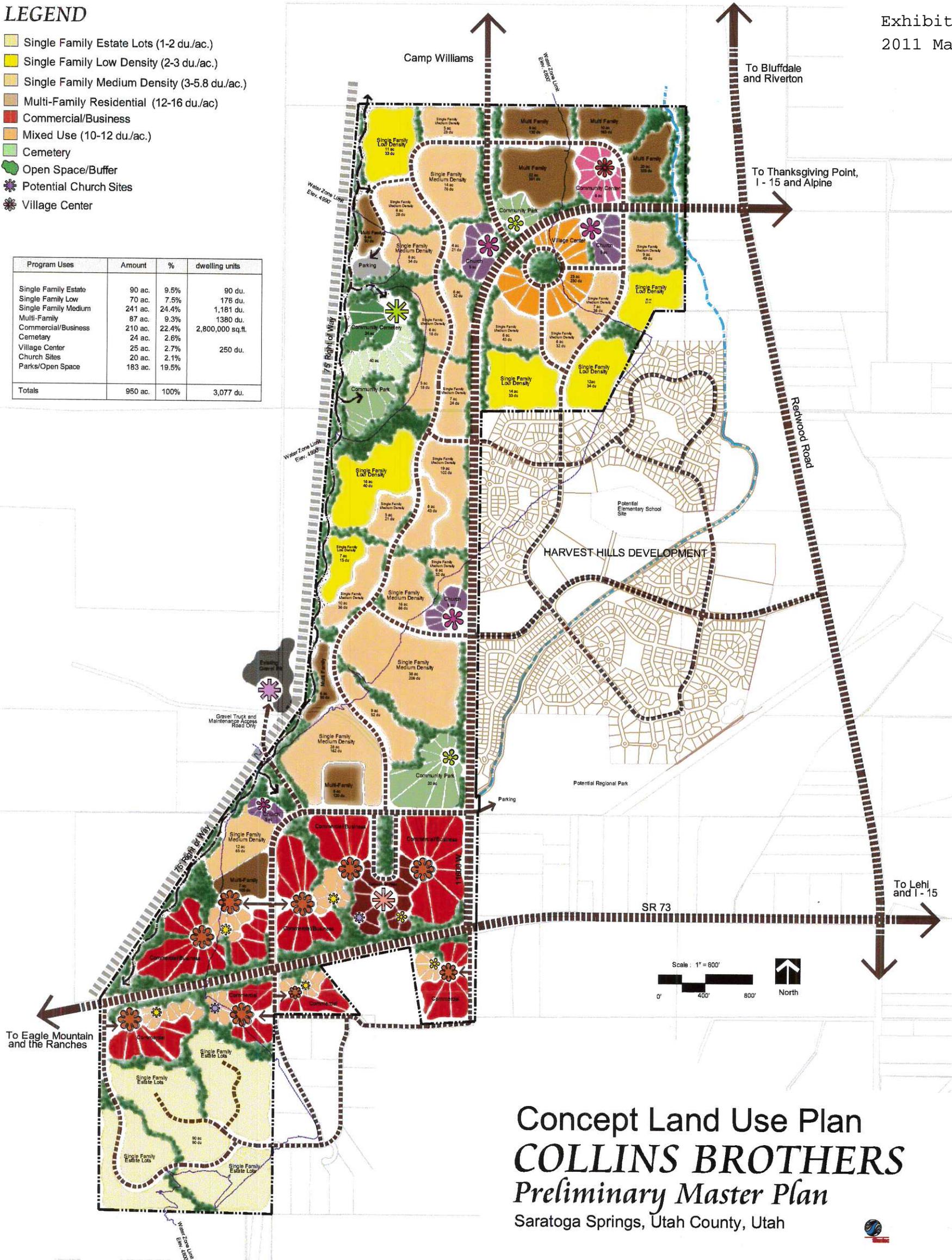
- 6) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations for the overall project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention 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.
- 7) Developer shall provide a complete trail system that provides pedestrian connectivity as well as pedestrian corridors at critical locations to maintain connectivity to trails and neighborhoods.
- 8) Existing pedestrian trails shall be incorporated into project
- 9) The project shall comply with all recommendations of the Traffic Study Memorandum from Hales Engineering dates 6-4-2014
- 10) The developer shall ensure that any open space dedicated to the City will meet all City landscaping and irrigation design standards as well as meet all City and industry standards for amenities and play equipment.
- 11) All roads public or private shall meet all city standards and specifications and standard cross sections and pavement section designs.
- 12) Road plan needs to show complete frontage road system for Mountain View Corridor to illustrate connectivity and show how the transportation system will function for the project. Plan should also indicate what areas need to have these roads to move forward and if developer will construct them if UDOT has not yet installed them when the developer is ready to move forward.
- 13) Areas to be served by the water Zone 2 areas shall have a direct connection to the zone 2 tank; a connection only by PRV is not permitted.
- 14) Community plan shall show existing city mains locations and sizes and identify all proposed points of connection to existing.
- 15) Community plan shall include utility master plans for all residential and non-residential areas
- 16) Developer shall clearly delineate proposed service areas for any lift station anticipated and identify where to the existing sewer system the lift station would discharge to.
- 17) Storm water retention is not permitted
- 18) The Canal Co has never historically permitted flows from developed areas to be discharged into their system, please provide letter from Canal Co verifying they will allow such a discharge as proposed, otherwise show connection to City system.
- 19) Label all offsite incoming storm water flows that must be routed and or mitigated through project.
- 20) Developer shall identify and protect all sensitive lands as specified in the Land Development Code.
- 21) Community plan shall identify the acreage of Mountain View Corridor ROW
- 22) Community plan shall identify the burial and relocation of all overhead utility distribution lines.
- 23) Community plan shall identify what portion of proposed open space is sensitive land.

- 24) Road names and coordinates shall comply with current city ordinances and standards.
- 25) 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.
- 26) 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.
- 27) Project shall comply with all ADA standards and requirements.
- 28) Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).
- 29) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
- 30) 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.

LEGEND

- Single Family Estate Lots (1-2 du./ac.)
- Single Family Low Density (2-3 du./ac.)
- Single Family Medium Density (3-5.8 du./ac.)
- Multi-Family Residential (12-16 du./ac.)
- Commercial/Business
- Mixed Use (10-12 du./ac.)
- Cemetery
- Open Space/Buffer
- Potential Church Sites
- Village Center

Program Uses	Amount	%	dwelling units
Single Family Estate	90 ac.	9.5%	90 du.
Single Family Low	70 ac.	7.5%	176 du.
Single Family Medium	241 ac.	24.4%	1,181 du.
Multi-Family	87 ac.	9.3%	1,380 du.
Commercial/Business	210 ac.	22.4%	2,800,000 sq.ft.
Cemetery	24 ac.	2.6%	
Village Center	25 ac.	2.7%	250 du.
Church Sites	20 ac.	2.1%	
Parks/Open Space	183 ac.	19.5%	
Totals	950 ac.	100%	3,077 du.

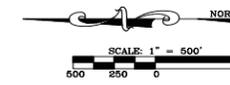


Concept Land Use Plan
COLLINS BROTHERS
Preliminary Master Plan
Saratoga Springs, Utah County, Utah



EXHIBIT TWO: Land Use Master Plan

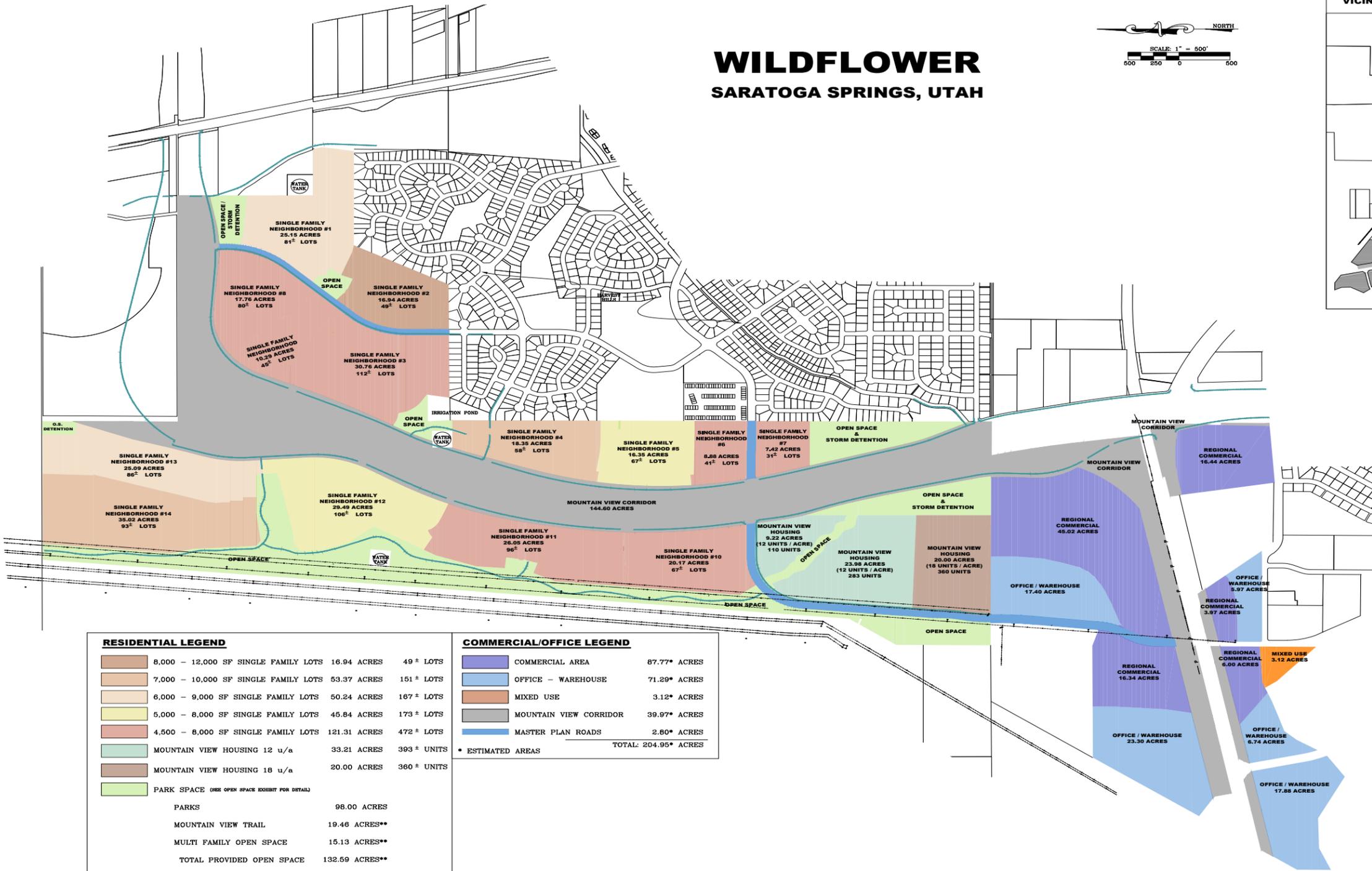
WILDFLOWER SARATOGA SPRINGS, UTAH



**ENGINEERS
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PLANNERS**

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www.lei-eng.com

**WILDFLOWER
SARATOGA SPRING, UTAH
MASTER PLAN**



RESIDENTIAL LEGEND

	8,000 - 12,000 SF SINGLE FAMILY LOTS	16.94 ACRES	49 ± LOTS
	7,000 - 10,000 SF SINGLE FAMILY LOTS	53.37 ACRES	151 ± LOTS
	6,000 - 9,000 SF SINGLE FAMILY LOTS	50.24 ACRES	167 ± LOTS
	5,000 - 8,000 SF SINGLE FAMILY LOTS	45.84 ACRES	173 ± LOTS
	4,500 - 8,000 SF SINGLE FAMILY LOTS	121.31 ACRES	472 ± LOTS
	MOUNTAIN VIEW HOUSING 12 u/a	33.21 ACRES	393 ± UNITS
	MOUNTAIN VIEW HOUSING 18 u/a	20.00 ACRES	360 ± UNITS
	PARK SPACE (SEE OPEN SPACE EXHIBIT FOR DETAILS)		
	PARKS	98.00 ACRES	
	MOUNTAIN VIEW TRAIL	19.46 ACRES**	
	MULTI FAMILY OPEN SPACE	15.13 ACRES**	
	TOTAL PROVIDED OPEN SPACE	132.59 ACRES**	
	MOUNTAIN VIEW CORRIDOR	144.80 ACRES	
	TRAIL		
	MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	10.83 ACRES	
	TOTAL: 594.34 ACRES 1,765 UNITS		

COMMERCIAL/OFFICE LEGEND

	COMMERCIAL AREA	87.77* ACRES
	OFFICE - WAREHOUSE	71.29* ACRES
	MIXED USE	3.12* ACRES
	MOUNTAIN VIEW CORRIDOR	39.97* ACRES
	MASTER PLAN ROADS	2.80* ACRES
	TOTAL: 204.95* ACRES	

* ESTIMATED AREAS



1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

** NOT INCLUDED IN OVERALL AREA CALCULATION

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 500'
DATE: 10/28/2014

SHEET
1

City of Saratoga Springs
Planning Commission Meeting
October 23, 2014

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:

Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North

Staff: Kimber Gabryszak, Sarah Carroll, Nicolette Fike, Scott Langford, Sarah Carroll

Others: Jim May, Wayne Tate, Bret and Kim Hardcastle, Cynthia & Joe Nay, Julie Moon, Scott Butterfield, Warren Whete, Shellee Mcbay, Cagry Van Vrantheu, Dennis Jensen, Kyle Jensen, Lyneette LeMone, Coreane & Tom Neddell, Jodi Jensen, Zach & Michelle Warren, Laurie & Alan Johnson, Tanya Parker, Cari Kirjee, Frank Diana, Joan Black, Patricia Burt, Claudia & Dave Pack, Julie Cumming, Brenda Roberts, Dennis Brady, Tom Liddlell, Boni & John Michele, Glenn & Becky Setterberg, Tim Smart, Jack Hailis, Roger Cahoon, Scott Maxfield, Diana May, Kathy & Dean Anderson, Bob Kirejci, Phil & Kathleen Sailesinger, Pete Evans, Garrett Seeley, Ryan Poduska, Paul Watson, Kevin Moffitt, Steve Larsen, Paul Linfoord, Blaine Hales, Lynn Lomond

Excused: Eric Reese, Jarred Henline

Call to Order - 6:36 p.m. by Jeff Cochran

Pledge of Allegiance - led by Kara North

Roll Call – Quorum was present

Public Input Open by Jeff Cochran

No comment at this time.

Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the plat. This item was re-noticed from last February. She showed where the plat was located and reviewed some comments from the previous meeting. She reviewed conditions in the Staff Report. She reviewed parks and trails. They want to have a shared boat dock in the future.

Applicant was not present.

Public Hearing Open by Jeff Cochran

Jim May representing the El Nautica Boat Club. He explained the boat club history; Land was purchased in 1959, it has been a club in this location for over 40 years with 94 members. They have a required amount of work service they perform yearly. They were not contacted until July 31st of this year about this development. Their intent is not to stop the progress of the new development but they feel strongly that their personal property needs protected. They placed their fence two feet inside of their boundary. They believe Mr. Larsen's claimed property encroaches on their property. They want the developer to provide a masonry type fence on the west and south sides of the club. They also would like access large enough access to the club to drive boats and trailers on and to ameliorate the property line dispute.

Public Hearing Closed by Jeff Cochran

Sandra Steele referred to the minutes from the past meeting and that they had mentioned that street names needed changed and they have not been yet and she would like to enter a condition for that. She asked if the city was aware of the property dispute. She doesn't think we can take any action until that is resolved. Sarah Carroll noted that the city was aware and they could not approve the final plat until it is resolved.

Sandra Steele thinks the whole plat could change because of the lot sizes with a boundary line agreement. She also wanted a condition that it could not be recorded until the secondary water issue was resolved.

Jeremy Lapin indicated that this was not in the area with the secondary water problem. It was in the original staff report but it has been remodeled since then and this will not create issues.

Hayden Williamson thanked everyone for showing up and acknowledged the time they had put in to being able to come here. He asked about the secondary access to the Boat Club

Sarah Carroll noted that secondary access is required for the code. Right now the club has an easement that allows them straight access and this would make them have to come around curves and things that would be more difficult with large trailers and boats.

Hayden Williamson didn't have any major concerns, but echoes Commissioner Steele's comments about the boundary line dispute.

Kirk Wilkins asked how long the fence had been in place.

The Owners said it had been since about '61.

Kirk Wilkins asked if there was a way they could make a secondary access in a way that would be in a better place for the boat club.

Sarah Carroll said they were asking the applicant to line up an access to the north so that it aligns with the development across the street.

Kirk Wilkins thinks that secondary access needs firmed up before we could move on.

Kara North thought it was generally a nice development but given comments tonight there are significant issues that need cleaned up before they could move on with this. She suggests they come back with the Boundary Line Agreement and Street names changed and Access resolved. She doesn't know if we can require a mason fence because it's not in our code. She suggests they get together with the owner and share that.

Jeff Cochran asked staff that since this Nautical club has been there for many, many years and they own the easement. It seems like good planning to work with that. He thinks there is wisdom in having the boundary lines fixed before they move on.

Kara North asked if a negative recommendation would be more helpful than continuing it.

Kimber Gabryszak said normally they would ask the applicant what would help them the most but as they were not here she did not know. She felt a negative recommendation would be harder to overcome, continuing it may be best.

Motion by Kara North to continue item #4 Heron Hills Preliminary Plat located at approximately 3250 South Redwood Road be continued to another meeting with the direction to the Applicant and Staff on information needed to render a decision based in information provided by the commission this evening; that the applicant consider changing the names, that the applicant must absolutely resolve the boundary with the boat club before moving forward as well as the secondary access issue. Seconded by Sandra Steele.

Hayden Williamson asked if the secondary access covered the easement discussion they had.

Kara North said her understanding from staff is that it absolutely would.

Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

5. Public Hearing and Possible Recommendation: Plat Amendment for Fox Hollow Neighborhood 2 located between Willow Creek Drive and Red Pine Drive, Flagship Homes, applicant.

Sarah Carroll reviewed the plat. This is a request for a plat amendment for Fox Hollow Neighborhood 2, The Cottages at Fox Hollow. The recorded plat includes 250 two-family dwellings. The proposed plat indicates 199 single-family detached dwellings on small lots. She reviewed recommendations and conditions in the staff report. She shared comments that were received just today via phone from the HOA.

Peter Evan with Flagship Homes thanked the city staff for their work and help. They think this will be a much better project than originally approved. The original plan had not gained much interest. These are called townhomes but are really duplexes. By privatizing the front yard and reducing the 10 pack to 8 pack it will be a much better product. They are ok with the fencing issue and ask that the side yard fencing not be applied to the rear yard and are ok with not having side yard fencing. The concern in staff report about

parking - they feel the parking is going to be better and guest parking is already installed but now there are less units here.

Public Hearing Open by Jeff Cochran

Tanya Parker, Villages at Saratoga Springs HOA, has been working with Flagship Homes and the City to come up with the best solution. They are excited to see some movement on this. They are happy to see single family homes with private yards coming. Naturally they would like fewer of them but understand it fits in zoning and infrastructure and have no problem. She feels they have reached solutions on most of their points. She had a report of what would need to happen to meet HOA approval. It was sent to Staff and Flagship homes.

Ryan Poduska, HOA president, asked that the drive aprons not be on the parkway. He requested that on the two car garages they can't be the minimum two car garage size, they have a neighboring subdivision where the garages are minimum and hardly anyone can get in them, even without storage in them, and with limited parking around he would be afraid of kick back from residents who can't fit in their garages parking on the park strips. They already have to deal with a lot of parking problems. Possibly posting signs as a requirement there may help.

Public Hearing Closed by Jeff Cochran

Kara North thanked staff for being very thorough. With respect to the HOA's requests that tree species be replaced, can the City enforce that?

Sarah Carroll said they couldn't require specific species but they do have species they recommend in open spacing. They do approve landscape plans and they could make a condition that the change in trees is ok.

Kara North asked about the fencing.

Sarah Carroll explained that the condition be limited between the homes, not on the ends. She thinks a condition indicating not on interior side yards would cover that.

Kara North was not sure if she buys what he said about guest parking being sufficient.

Peter Evans said that the previous product which is approved right now has no driveway apron, he thinks the concern is if they are pushing that out that it will be more confusing. You have to be very clear on the front end about where people can park and very clear about enforcement. His main comment was that since there was a reduction by 51 homes and the parking met the requirements before that this is a better ratio.

Kara North didn't think we could require a specific garage size and the HOA would need to work with that on design approval. She thinks it's great that the HOA is working with the developers.

Sarah Carroll noted that if they enforced no storage in the garages than that frees up space and people can park in their garages and not on the street.

Kirk Wilkins is grateful for the better project by decreasing the density. He asked what the current property rights are.

Sarah Carroll said because it's already recorded its 100% vested they could go in and build what they have already planned.

Kirk Wilkins asked who this product catered to.

Peter Evans replied that it is to young families. There are also products where people would not want to maintain any open space. These are great products for those that can't afford medium house side but has a little bit of a yard.

Kirk Wilkins his concern with the shared driveways and children around is with the safety around there.

Hayden Williamson asked about the HOA request about the 6ft. fence along the parkway with the code changes we have made recently, are they allowed to have a private fence there.

Kimber Gabryszak said the council has tabled the fencing and the current code states that where there is a trail corridor semi-private is required. They could address it through a condition.

Hayden Williamson asked if the green space along village parkways was taken care of by the sub HOA.

Kimber Gabryszak said it was.

Hayden Williamson on the condition for fencing in the back yard, can we require that the builder put in.

Kimber Gabryszak said it's not in our code to require it only in the backyard; it's more of a recommendation.

Keep in mind when looking at this project we are trying to make it better and in order to help keep an open feel that they only have those fences at the rear of the home, but it's not a absolute code requirement.

Hayden Williamson understands the developers side of needing to fence in dogs etc. He asked how large the yards were between the homes.

Sarah Carroll replied it was 10 feet between buildings.

Peter Evans replied that it's not that they thought 5 foot was not useable but that if they want to push the visual of the more open they. In this situation they typically install the fences because it's tough once there's landscaping etc.

Sandra Steele suspects' people are going to want to enclose their back yards and they need to make it clear in the wording. She really likes the elevations and thinks it's a creative way to have duplexes. She thinks they don't want to see the same floor plan and same styles together. She would like to see more of a variety. She thinks instead of only 4 floor plans that they could add a couple extra and make sure they don't put the same two together. She is concerned about the apron on the garages, and asked if they were going to put garage openers in, that would mean that people don't need to block the shared driveway while they get out and open the garages.

Peter Evans was fine with that condition and said they were planning on automatic garage doors.

Sandra Steele is concerned that the units with no fenced rear yards still didn't have a space to plant a little private garden.

Peter Evans replied that he felt there may be a way to carve out a little spot. They felt that they wanted the feel of a nice open area when they come into the subdivision.

Sandra Steele said the market would dictate what they needed to do. She asked if we have any concerns with the fire dept.

Sarah Carroll noted that the plans have been amended to include 26' drives as indicated by Fire Chief.

Peter Evans noted they had worked with the fire department.

Jeff Cochran appreciated all the reviews from the commissioners. He asked staff again if the fire chief had reviewed it.

Sarah Carroll responded that yes they had reviewed it and it had met code at the time it was recorded before.

Jeff Cochran notes that they are all trying to make it a better product and there are probably things that need to be done. He is worried about the garage pad, and where things get into a garage like a lawn mower and pretty soon people have to park on the street. He thinks it's hard to enforce on a night to night basis.

Peter Evans thought there were 3 things about that concern. One is what is currently improved; the garage right on the shared driveway. Two, the number of people sharing this driveway is 21% less, so if they do come home and the lawnmower is left in the middle of the garage they is a greater change that there would be a guest spot open. Third, what he said earlier about having the proper enforcements set up front and everyone knows the rules that the problem goes away.

Jeff Cochran asked staff about the 20 lots that aren't fenced. He also asked about setbacks.

Sarah Carroll said in this particular location they have to have 5.04 acres open space. Staff talked to them about how the property would feel, open or closed. They wanted to create openness. There is quite a bit of slope, this allows places for a trail but in some locations they cannot alter the driveway locations. So this was the best place to open it up. On the setbacks, because it is a PUD it encourages clustering of units. A lot of the phases will need variations. In a standard R3 neighborhood the lot size is 10000 ft. and this is quite a bit different because of the PUD overlay.

Jeff Cochran reviewed the discussion; needing to meet HOA requirements, fencing interior/not interior, parking, floor plans, and garage door openers.

Motion by Hayden Williamson that the Planning Commission recommend approval to the City Council of the Village at Fox Hollow Neighborhood 2 (The Cottage at Fox Hollow) Plat Amendment and requested variations, located along Willow Creek Drive and Red Pine Drive, based on the findings and conditions listed in the staff report. With a couple variations, to number 11 - to specify that fencing only be allowed on side yards between homes, that they meet the HOA requirements, that they install automatic garage door openers. Seconded by Kara North. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

Sarah Carroll asked for clarification that the HOA asked that the homes facing Village Parkway and that the lots and the HOA didn't agree with that.

Hayden Williamson remembered another change, to address the change in landscaping that was also an HOA requirement.

Sandra Steele said they didn't really discuss the pros and cons of condition #9 and they should consider that.

Kara North was fine with that condition.

Kirk Wilkins was fine with that condition.

Jeff Cochran was fine with that condition.

Hayden Williamson wanted to be clear that it is that the homes along Village Parkway face away from the parkway.

Jeff Cochran asked if they could make a condition that they work it out.

Sarah Carroll said they would need to delete the condition if that was the case.

Sandra Steele did not want to see the long expanse of fencing along that collector street. Where would access be if they followed staff recommendations?

Sarah Carroll said off of the driveway. It's a side loaded home.

Sandra Steele would go along with staff recommendation there.

Hayden Williamson asked what the builders thoughts were on the home fronts.

Peter Evans the thought on putting the fronts to the Parkway was just to make it look more open and nice.

He doesn't know if there would be preference to front or not but it would create a nicer elevation coming down the parkway to look at the front of the house instead of the side. But it would only be along part of the parkway some would naturally be siding along the parkway. If the preference is to have those sides on village parkway and put a fence along there they are willing to do that.

Hayden Williamson would be in favor of striking condition 9.

Motion by Hayden Williamson to amend the previous motion to include a condition that allows the builder to modify the landscape plan with different species of trees and striking condition 9 from the conditions. Second Kara North. Aye: Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Nay: Sandra Steele. Motion passes 4 – 1.

A five minute break was taken at this time.

6. Concept Plan for Lakeside Plats 25, 26, and 27 located between 2600 South Shorewood Drive and 2800 South Redwood Road, Woodside Homes of Utah, LLC, applicant.

Sarah Carroll presented the concept plan. She reviewed the Staff Report and recommendations from staff. Garret Seeley was present for applicant.

Sandra Steele asked is this considered under a PUD.

Staff said yes.

Sandra Steele's main concern was that it needed a second access. She thinks that Shorewood drive was already addressed in the Master Development Code but public safety is still public safety.

Jeremy Lapin noted that their 50 unit change for secondary access was recent but international code was 200 units, which was the standard when the MDA came through.

Sarah Carroll said that the MDA required that they had to complete the loop when they built 26 and 27. Her concern would be 26 and 27 but not with 25.

Jeremy Lapin noted they could recommend a temporary access for an emergency situation.

Sandra Steele felt that there should be an emergency access. She doesn't know what another answer would be.

Garret Seeley said after further review it makes more sense for them to start on 27 which would fix her problem, which would give them time to construct the lift station.

Sandra Steele she said it helps but her suggestion is to push the cul-de-sac and have access onto Redwood Road so there was two access points.

Kimber Gabryszak noted that any access onto Redwood Road would have to be run by the state and adhere to their standards. If they put that in, it wouldn't be able to meet those standards.

Hayden Williamson after reviewing the setbacks thought that they may want to go from the side. He agrees with builder that doing 27 first would be a much better solution.

Kirk Wilkins thinks the only real thing for discussion is for the setbacks and would like the applicants view. Garret Seeley said they are asking for a variance that falls into the code and they agree with the staff that the corner needs increased and that the interior could be 5' and 5'.

Kirk Wilkins would suggest that where the cul-de-sac ends next to a fence or road he thinks it could be pulled back and create a lot.

Kara North would echo Kirk Wilkins comments.

Jeff Cochran encouraged them to comply with code to make things easier.

Sandra Steele said since they are proposing the same setbacks that were discussed with fox hollow she asked if they should address if there should be a fence between those homes. She thinks that if there were narrow spaces it could limit fire hoses and rescue equipment. She thinks if it was 8 feet it would be a better feel.

Garret Seeley asked if they may recommend doing an 8' and 5'.

Sarah Carroll said if they could spend more time reviewing their product and then get back with them that would be good.

7. Public Hearing and Possible Recommendation: Preliminary Plat for Beacon Point located at approximately 4300 South Redwood Road, Paul Watson/Mendenhall, applicant.

Scott Langford presented the Preliminary Plat. He reviewed the staff report and noted they had updated the phasing plans based on recommendations and UDOT had also weighed in. He commented on shared roadways and a minimum of 20' on those driveways. He reviewed the trails and parks. He noted that there is a lot of drainage runoff that will be coming into this area that is an argument for the city maintaining the open space. He had an additional condition that "lots with shared driveways shall have a private driveway with a minimum length of 20 feet between the shared driveway and the garage door."

Paul Linford said it has been difficult to handle the 600 acres above them that come down to them. They felt they had done well with this plan.

Public Hearing Open by Jeff Cochran

No public input.

Public Hearing Closed by Jeff Cochran

Kara North addressed the fencing, wrought iron along Redwood Road and along the trail a 6' high private vinyl fence which is currently not allowed by code.

Scott Langford noted that as the code currently sits their hands are tied on that.

Kara North was concerned if the park was sufficient for the needs of the residents. She is in favor of the city taking over the green space because they meet the requirement and have had trade off with trail improvements and drainage. The fencing complies with code. She is sure they will do the setback.

Kirk Wilkins asked applicant on their response to staffs proposal to increasing the open space.

Paul Linford noted that would be difficult. He thought they could sod some of the basins, but if it gets washed away it would need to be replaced. It's a tradeoff for all the things they have had to do but they will work with it.

Kirk Wilkins clarified that he would prefer to sod native areas instead of swapping the lots staff suggested.

Jeremy Lapin said for staff, they deal with a lot of complaints when there is a lot of native vegetation next to homes, so he thought they could sod along the trails next to the houses.

Paul Linford said he could do that.

Kirk Wilkins thanked him for his suggestions.

Kara North thought this different suggestion would work.

Kirk Wilkins commented on the driveways and clarified that it was taken care of by the conditions. His recommendation was that if the developer is willing to sod all of those areas than he thinks the city could take care of that and avoid and HOA.

Hayden Williamson recommended that they sod some of the detention basins. He asked if they had given thought to playground equipment if he has sod there.

Paul Linford said they could do that.

Hayden Williamson wouldn't want to make it a condition, just a suggestion. He thanked them for the phase changes. He feels that we have the HOA vs. the City discussion a lot. He doesn't want to take care of every open space but doesn't want to force every development to be an HOA.

Scott Langford said the general policy was anything over 5 acres was easier for the city to maintain. He feels this follows that guideline.

Kimber Gabryszak noted that they have been having that discussion internally and are working to draft amendments to the code to be clear for what they are looking for on amenities and will be bringing that forward in the near future.

Sandra Steele likes that they are agreeing to do the sod. She is always concerned with native grasses because it becomes a weed problem. She asked what we require for detention basins, was it native or could it be sod.

Jeremy Lapin said they actually prefer sod for detention basis, debris basins were different. This has 2 debris and one detention. Sod would do well in the detention area.

Sandra Steele thought if they put sod in that basin she feels it would be quite a large area that would be usable for the residents. It might be a good size that would not be as hard for the city to maintain. She thinks if they take out the native along the south corridor and sod the basin it would be good.

Jeremy Lapin thinks the areas along the south would be hard for the parks department to get to. He would suggest only the detention basin on the East.

Sandra Steele thinks where there are larger lots that there is a certain amount of recreation on their own lots. It might be nice to have a bench along so parents can sit and watch their kids but any further improvements she doesn't know if that is necessary. She will let council decide on the maintenance. She wanted to add a condition that they not have final plat approval until they had secondary water.

Jeff Cochran asked Paul Linford to comment on his landscaping thoughts.

Paul Linford noted that there is a marketing issue here, the last thing they want is something to not be appealing. If they finish they would want to put some benches in and things to make it appealing. He thinks if they can get to the areas with lawn mowers they would sod them, it's not that much more cost than other native grasses they would have to plant. It comes down to working with staff and making it look great for marketing.

Jeff Cochran asked if staff had a position on maintenance.

Scott Langford noted that it might be nice for the applicant to look at grading and details that would make an efficient design for user and maintenance standpoints. If they could modify condition 5 to be more flexible so they have time to work with them before it comes to City Council and he would have a better understanding to present at that time.

Kimber Gabryszak noted that the city weighs the benefit to the overall community as well as the residents in that particular neighborhood. It's a significant cost over time, about \$5000 an acre/year but this, with a trail corridor and over all access, they could look into maintaining it.

Jeff Cochran reviewed discussion. Driveways, open space, street naming

Motion by Kara North that 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 Beacon Point Preliminary Subdivision Plat on approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road, with the findings and conditions listed in the staff report. With the following clarifications or revisions: with the exclusion of condition 5, that being removed; and that applicant work with staff with respect to open space and whether that meets the recreational needs of the residents; that the applicant work with staff to revise the street naming issues that are not currently in compliance with City Code; and that the final plat not be recorded until secondary water issue is resolved; and that driveways that are shared must have a private driveway with a minimum length of 20 feet between the shared driveways in compliance with section 19.09.11 of City Code. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

8. Public Hearing and Possible Recommendation: Concept Plan, General Plan Amendment, and Rezone and for Riverbend Medical located at 41 East 1140 North, Blaine Hales, applicant.

Kimber Gabryszak presented the plan. The property was zoned Mixed Use in anticipation of potential mixed commercial, office, and residential development on the property; however, the applicants wish to pursue only commercial. The elevations will be going back to the Urban Design Committee. She reviewed code compliance. Comments from the Riverview HOA were forwarded to the Planning Commission. Staff is recommending that a positive recommendation be given.

Blaine Hales, for applicant, noted they are mainly just trying to put a medical office on this site. He spoke on the setback requests; he thought there may have been an error when the original owner dedicated the area to the city, they gave too much. They took some measurements from the UDOT right of way and they are back 43 ft. they are 56 feet from the road. They thought, easier than trying to negotiate with the city, how about they make the setback a little less deep at that point which would create the same purpose. In this specific zone it hadn't been included and that is why he is asking for this. He is asking for 15ft. which would be equal to the other zones, but would be ok with 10 ft. They don't need more land; they are just trying to get the building a little closer to the street for visibility.

Public Hearing Open by Jeff Cochran

Alan Johnson, representing Riverbend HOA. the issue is on 1150 N. there is an island and they want to know who would be responsible for maintaining it and right now no one is maintaining it. Also, on 1140 N. being a public access, they asked who is responsible for snow removal. There is a wall that separates the residences with the property proposed here, the townhouses are lower than the grade and the wall is leaning over and they are asking builder not to put any heavy equipment along that wall.

Laurie Johnson noted that their home backs up to these two properties. In 2007 the owners said the house would be removed at that time and it still hasn't been removed. She hopes they will look out for the residences of Riverbend. She considers that the area has become the slums of the city and every bit of help that can come from the city or developer is appreciated. The home sales are being dropped because of it and she hopes the city can help.

Blaine Hales noted he had contacted the seller/developer and was told that he was maintaining the island and the road but as soon as it's done developing it would all go to the HOA and they would take care of it. Mr. Hales is ready to take their share of the responsibility.

Public Hearing Closed by Jeff Cochran

Sandra Steele feels neighborhood commercial is a good fit here. She feels this design elevation does not fit with the neighborhood. She thinks they could look at being more compatible with the neighborhood. She thinks the trash collector needs more space. She asked if anyone on the staff looked at the designing guidelines.

Lynn Lomond, Architect was present and they had wanted the building to be professional looking with its own identity.

Sandra Steele said they still had to follow the design guidelines; she wants him to look closer at it. She said if they are having physical therapy the ADA required that 20% of the parking needs to be accessible that means 3 parking spaces just for that office. She will let them work that out. She thinks the parking spots may be too far away for accessible spaces.

Hayden Williamson didn't really have any comments; he would ask that they do their best to follow the code requirements.

Kirk Wilkins agrees that Neighborhood Commercial is a good fit here. He asked if the medical office would be part of the HOA.

Blaine Hales said it was in beneficial interest to both parties to participate in it.

Kirk Wilkins would like to hear feedback on the roof lines.

Lynn Lomond, Architect. They consider this a professional medical building and that it needs to have its own identity. It's not a strip mall; they don't want it to blend in so well that it doesn't stick out a little as a medical professional building, also so that they can find it quickly. They think the colors will make it look more fun, especially for pediatrics. They see a lot of medical buildings that have more architectural design to them.

Kirk Wilkins asked what the hours of operation were.

Brian McCune, M.D. said there would be potential for after-hours but it would be within constraints of Residential Commercial.

Kirk Wilkins asked what would prevent lights of cars from splashing on the neighborhood. He asked if they may be taking care of the wall that was falling down.

Blaine Hales said they thought they had been asked to put up a wall and they were planning on that. He hadn't worked with the falling wall and wasn't sure on that.

Kirk Wilkins asked if we could put a condition in or just ask them to work with the neighborhood. He worried that if they brought the setback forward and the Road needed widened that it might be too close.

Blaine Hales explained that the property line was already so far set back that if the roadways widened that they would have to tear out other office buildings along the road before they ever got as far back as them.

Kimber Gabryszak noted that to separate the zone there could be an effective screen; she defined it from the code.

Kirk Wilkins asked if they were amenable to that.

Blaine Hales said he thought it was already on the plan.

Kara North said that she forwarded the notes from the HOA to the City staff. She is a resident of that development. She thanked the developer for coming to this area. She likes the plans and the distinction they want to make, she is ok with that design. With respect to fencing and lighting she recommends they work to meet code. She is ok with the 15' setback because of the wide space. She is not surprised that the prior developer did not take care of things. They appreciate them coming in.

Jeff Cochran asked about snow removal and wasn't it a responsibility of the HOA?

Jeremy Lapin said they are not aware of any existing maintenance requirement but they recommend that an agreement be worked out with the HOA and new developer.

Jeff Cochran is in favor of the rezone and thinks it makes good sense. He has no concerns with the building; he thinks it's just fine.

Sandra Steele thinks the building somewhere else would be great but that our code is so specific on this area and we should address the code and why we don't think it should comply.

Kara North noted that 'compatible' is subjective and that the interior of their units are extremely modern and that their design is similar to what has been approved elsewhere.

Sandra Steele thinks there are some very specific 'shalls' in the code that should be followed.

Jeff Cochran encouraged them to take all their feedback and work with staff to comply with the code.

Motion by Kara North, I move to forward positive recommendation to the City Council for the General Plan Amendment and Rezone of the ~1.63 parcel 51:508:0004 from Mixed Use to Neighborhood Commercial, as identified in Exhibit 1, with the Findings and Conditions listed in the staff report. Seconded by Hayden Williamson Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

9. Public Hearing and Possible Recommendation: Revisions to the Land Development Code (Section 19.04, Neighborhood Commercial Setbacks).

Kimber Gabryszak reviewed the revision to the code.

Hayden Williamson asked what was standard in the rest of the code.

Kimber Gabryszak said the only other thing consistent was 10' the setback being reduced varies widely and that they are requesting this be 15 feet, there is a range of setbacks with a 10' exception.

Blaine Hales said it doesn't require them to ever allow it; it just gives them the option so if they feel it is worthy they can do that. He would like to have the 15' setback.

Public Hearing Open by Jeff Cochran

No public input at this time.

Public Hearing Closed by Jeff Cochran

Sandra Steele said we need to remember we are not just changing it for this property. She feels to give this extra 5 feet, then others will request it. She thinks to continue with the 10' as in the other areas would be more appropriate.

Hayden Williamson would be in favor of the 10' exception to be standard throughout the code.
Kirk Wilkins thinks the nice setbacks make the area look better and is a nice buffer between the buildings and the roads. He would go with the 10 ft.
Kara North agrees that for this applicant's purposes 15' would work out, but for in general 10ft. would be better.
Jeff Cochran asked if in reference to this applicant only, did the previous owner dedicate the area to the city?
Kimber Gabryszak said they have done some research on that and in this case the area was dedicated and we could sell the property back to them but it would have to be opened up to the whole market. If it was an actual error than the original surveyor could have it corrected but it wasn't an error, so that couldn't be done.

Motion by Kirk Wilkins that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendment to Section 19.04.20, with the Findings and Conditions listed in the staff report, with the clarification on condition 1 that the setback exception be 10 ft. Seconded by Kara North.

Kimber Gabryszak asked for clarification if they accepted the subcommittee recommendation on the limitation.
Kirk Wilkins amended the motion to add **a limitation to protect residential neighborhoods; no setback exceptions shall be granted for property lines abutting residentially developed or zoned property.**
Amendment accepted by Kara North.

Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

10. Approval of Reports of Action.

No Reports of Action tonight.

11. Approval of Minutes:

1. October 9, 2014.

Motion by Sandra Steele to accept the Minutes from October 9th 2014. Seconded by Kara North. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

12. Commission Comments.

No Comments.

13. Director's Report.

Kimber reported on the last City Council meeting. She reviewed what would be in upcoming meetings. She touched on whose Planning commission chairs were up at the end of the term. Only Jeff Cochran at this time and in 2015 it would be Eric Reese and Sandra Steele.

Meeting adjourned by Jeff Cochran

Adjourn 10:32 pm

Date of Approval

Planning Commission Chair
Jeff Cochran

Lori Yates, City Recorder