



Planning Commission Meeting

Thursday, July 28, 2016

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

AGENDA

Commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Rezone from R-3 to Planned Community, General Plan Amendment from Low Density Residential to Planned Community, Community Plan, and Master Development Agreement for Mount Saratoga, located approximately 1200-1900 West, between Pony Express parkway and SR73, Edge Homes Applicant – Presented by Senior Planner Sarah Carroll.
5. Work Session: Accessory Dwelling Units Code Amendments. – Presented by Jamie Baron, planner.
6. Work Session: Buffer Overlays, City Initiated. – Presented by Kara Knighton, planner.
7. Approval of Minutes:
 - a. July 14, 2016
8. Reports of Action
9. Commission Comments
10. Director's Report:
 - a. Council Actions
 - b. Applications and Approval
 - c. Upcoming Agendas
 - d. Other
11. Possible Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.
12. Adjourn.

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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.



**Rezone, General Plan Amendment, Community Plan, Master Development Agreement
Mt. Saratoga
Thursday, July 28, 2016
Public Hearing**

Report Date: Thursday, July 21, 2016
 Applicant: Edge Homes, LLC
 Owners: DCP Saratoga LLC, Capital Security Mortgage, Jan Wilkins, Mt Saratoga LLC
 Location: ~1200-1900 West, between Pony Express Parkway and SR 73
 Major Street Access: State Road 73, Pony Express Parkway
 Parcel Number(s) & Size: Size: ~688 acres
 580330243, 580330329, 580330208, 580330328, 580330288,
 580340442, 580340289, 580340347, 580340312, 580340313,
 580340360, 580340441, 580340359, 580340355, 580340372,
 580340333, 580340357, 580340323, 580340324, 580340340,
 580340341, 580340230
 Parcel Zoning: R-3
 Adjacent Zoning: R-3, RR, RA-5
 Current Use of Parcel: Vacant
 Adjacent Uses: Residential, Agricultural, undeveloped
 Previous Meetings: PC Work Session 1/14/16
 CC Work Session 2/2/16
 Previous Approvals: None
 Land Use Authority: City Council
 Type of Action: Legislative
 Future Routing: Public Hearing with City Council
 Author: Sarah Carroll, Senior Planner

A. Executive Summary:

The applicant is requesting approval of a General Plan Amendment and Rezone to change the designations of the property from Low Density Residential (R-3) to Planned Community (PC). They are also requesting approval of a Community Plan (CP) and Master Development Agreement (MDA) to master plan approximately 688 acres of property for residential and commercial uses. The CP 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 on the applications, take public comment, review and discuss the proposal, and choose from the options in Section I of this report. Options include forwarding a recommendation for approval with conditions to the City Council, continuing the item for additional information, or forwarding a recommendation for denial.

- B. Background:** The property is currently zoned R-3, Low Density Residential and was previously approved to be developed as a Planned Unit Development (PUD). The previous Master Development Agreement was approved in 2004 and was valid for 8 years, expiring on January 28, 2012. In 2008, an application was received to revise the approved MDA, but did not progress due to market conditions at that time. In 2013, changes were made to the Land Development Code to prevent the PUD from being used for future development.

The subject property is a hillside area with sensitive lands and slopes greater than 30 percent. The applicant would like to cluster housing types and preserve sensitive lands and that type of flexibility is now offered in the Planned Community District Zoning. The proposed MDA is intended to reinstate and amend the MDA that expired in 2012.

The Planning Commission held a work session on January 14, 2016 and the City Council held a work session on February 2, 2016. Minutes from those meetings are attached.

Based on the feedback received at these work sessions the applicant has reduced the proposed number of units from 2,649 to 2,553 and added two-family and three-family units to reduce the number of multi-family units. Two-family and three-family units were not included in the referendum.

C. Specific Request:

The application covers approximately 688 acres and proposes residential and commercial development and large amounts of open space as shown in the Community Plan and summarized below:

Total acres: 687.93
Community Commercial acreage: 7.50
Residential/Civic acreage: 445.45
Open space acreage: 234.98 (34.2% of overall acreage)
Residential units: 2,553

Density is based on the overall project area minus the commercial acreage which results in 2,553 units within 680.43 acres and equates to 3.75 units per acre. Product type is broken down as follows:

Single family units: 988 (39%)
Single family units in flex neighborhoods: 285 minimum (11%)
Two and three family units in flex neighborhoods: 284 maximum (11%)
Multi-family units: 996 (39%)

The applicant is requesting approval of a rezone from R-3 to PC and a general plan amendment from Low Density Residential to Planned Community. They are also requesting approval of the proposed Community Plan and Master Development Agreement.

A brief outline of items in the CP that the Planning Commission and Council may wish to discuss further include, but are not limited to the following:

- The Community Plan includes some street designs for hillside areas that have been reviewed by the Development Review Committee (DRC) and the Fire Chief. These include a 2000' block length and a 750' cul-de-sac in hillside areas as identified in the CP. Staff has reviewed these and finds them acceptable in limited hillside locations as identified in the CP in order to avoid vast cuts in the hillside.
- Open space proposals are included and match the pending open space ordinance; the proposed points exceed the requirements of the pending open space ordinance.
- The Design Guidelines outline proposed lot sizes, setbacks, architectural styles, etc.
- Hillside standards are included in the CP; staff would like to propose these standards city-wide for hillside developments and a Code Amendment is anticipated to do so.
- Phasing of open space and amenities is proposed and outlined in the CP
- The applicant is requesting a waiver to the 20' buffer strip in some locations as outlined later in this report.
- A 63' cross section is proposed for a portion of Talus Ridge Blvd that is adjacent to an area with 30% slopes. This results in a sidewalk adjacent to the homes, but not adjacent to the steep slopes. The DRC has reviewed this request and finds it acceptable, a sidewalk that is not abutting homes would not see any snow removal or the City would be responsible.
- The applicant is proposing that the City own and maintain 205 acres of open space, including a trail and park network that will be installed by the developer.
- There are some 30% slopes shown in the CP that are proposed to be graded subject to further review under future applications. These areas included manmade areas, a portion of a drainage channel and areas one-half acre or smaller.

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 then holds a public hearing and is the land use authority.

Community Plan

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

- (a) 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.*
- (b) 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.*
- (c) 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 preliminary and 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 (*scheduled for July 28, 2016*).
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 and MDA will vest the property in terms of density and general configuration and overarching themes and standards, 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 notices sent to all property owners within 300 feet.

During the public hearing for ABC Great Beginnings Rezone, one member of the public commented on the proposed density as it relates to Proposition 6.

- G. General Plan:** The applicant is requesting a general plan amendment from Low Density Residential to Planned Community.

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:

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 CP and MDA will be consistent with the Planned Community Land Use Designation.

Density

The proposed density is 3.75 units per acre. The Planned Community Zone does not identify a specific density; densities are approved and managed by the governing Community Plan.

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. Multi-family is limited to a maximum of 27%; the specific language is as follows:

- (a) require 73% of the dwelling units to be single family, detached housing;
- (b) limit single family units with a common wall and single story to no more than 11% of the dwelling units in the City;
- (c) limit multi-family, single story units to no more than 7% of the total dwelling units;
- (d) limit multi-family units with two stories to no more than 11 % of the dwelling units; and
- (e) limit multi-family units with more than two stories to no more than 2% of the dwelling units.

On July 21, 2016, staff updated the review of housing types. Based on the recorded developments, ~79.91% of the recorded lots/units are single family detached units; ~9.58% are multi-family two stories; ~8.93% are multi-family more than two stories. While (d) and (e) above have been exceeded, the overall count for multi-family does not exceed 27%.

The proposed community plan specifies that 39% of the units are intended to be multi-family, with the remainder in single family and flex neighborhoods (single, two, and three-family units).

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 and would fall under (d) and (e) above. While the limit in the General Plan for these unit types has been exceeded, the Planning Commission and City Council may consider permitting them, in this case, for several reasons:

- The General Plan is advisory, and with a finding of good cause, the Land Use Authority may choose to approve a development that is not fully consistent with the General Plan. Such good cause would be the preservation of hillside areas and sensitive lands, large-scale infrastructure, and vast amounts of open space and an amenities schedule that exceeds the expectations of the pending open space ordinance.
- The items outlined below result in a unique project that does not exceed an overall density of 3.75 units per acre.
- The proposed CP includes major infrastructure including, but not limited to, a collector road connecting SR73 and Pony Express Parkway, improvements on arterial roadways, a water tank, a secondary water pond, storm drain and sewer infrastructure as outlined in the CP.
- The proposed CP includes 234.98 acres of open space (34.2% of overall acreage) and over 11 miles of trails; of which ~205 acres is proposed to be public open space and includes ~30 acres of improved open space.
- An amenities schedule to accommodate the needs of the projected population.
- The MDA is intended to modify and extend the MDA that was approved in 2004. The 2004 MDA included 524 Multi-family units.
- An application to amend the 2004 MDA was submitted in 2008, prior to Proposition 6, which was not fully processed and remained open and active. That application included a request for 574 multi-family units.
- The previous applications were PUD's which are no longer allowed by Code.
- The CP and MDA codify an application that was submitted prior to Proposition 6 (in 2008), which application also included multi-family units.
- Within the project ~70 acres out of ~688 acres is indicated for multi-family units; this is ~10% of the land area within the project.
- The majority of the project acreage will be open space, single-family, two-family, and three-family units consistent with the intent of the Proposition.

Staff analysis: consistent. The Land Use Authority may consider a proposal that exceeds the limits of the general plan if good cause is found. The CP contains proposals that will be a public benefit including preservation of hillside areas and sensitive lands, large-scale infrastructure, ~32% open space, and an amenities schedule that exceeds the expectations of the pending open space ordinance. ~205 acres are proposed to be public open space; including ~11 miles of trails and ~30 acres of open space to be improved by the developer. The majority of the project acreage is proposed for open space, single-family, two-family, and three-family development and is consistent with the intent of Proposition 6. Therefore, if the General Plan is amended then the MDA and CP will 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 CP outlines that multi-family neighborhoods are located near the major roadways as to limit the impacts on single-family and flex neighborhoods. The project includes arterial roadways, the extension of Talus Ridge Blvd, per the City's Transportation Master Plan, major infrastructure and ~32% open space including ~11 miles of trails and ~30 acres of developed park space. Guidelines are included for ridgeline development to minimize the visual impact from other locations in the City and design standards are included. Village Plans have not yet been submitted and will allow for a more detailed review of each neighborhood.*

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 is consistent with the expired approval in that the R-3 PUD designation allowed for a maximum of 4 units per acre; the CP proposes 3.75 units per acre. The Planned Community zone is intended for projects over 500 acres and allows flexibility and clustering that is not currently described in any other zone. The Planned Community designation is characterized by a mixture of land uses and housing types.*

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 3.75 units per acre, only placing higher densities on a small portion of the property (~10%); this density is the result of preserving ~32% of the project area as open space. The CP also includes an amenities package that exceeds the requirements of the pending open space ordinance and includes ridgeline development guidelines, design guidelines, theming, and large scale infrastructure and roadway improvements.*

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 2,553 units, and a provision for density to be transferred between Village Plans within the development area. The proposed transfers include a 20% limitations as allowed by Title 19.26.*
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, setbacks, and architecture governed more specifically in the Community Plan.*
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 and in accordance with the limitations in Section 19.26 of the Code.*
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. *Much of the plan complies, and in portions the applicants have requested a waiver to this requirement (see page 20, Exhibit 2). The waiver is requested where single family lots are proposed adjacent to the periphery.*

19.26.07 – Contents of Community Plans

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

1. Legal Description. **Provided**
2. Use Map. **Provided**
3. Buildout Allocation. **Provided**
4. Open Space Plan. **Provided**
5. Guiding Principles. **Provided**
5. Utility Capacities. **Provided – see Engineering staff report**
6. Conceptual Plans. Other elements as appropriate - conceptual grading, wildlife mitigation, open space management, hazardous materials remediation, fire protection. **Provided.**
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. *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 for the Planned Community designation, and the overall density proposed carries forward the allowable range under the existing Low Density Residential PUD land use. Square footages of commercial development will be guided by the pending Community Commercial zone.*
- c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding: up for discussion. The proposed standards will guide the development and will permit the proposed densities and maintain quality of design (see Design Guidelines, pg. 51-53 of CP). During the work sessions the PC and CC had concerns with the proposed minimum lot size of 2,500 square feet and suggested more variety. The minimum lot sizes now range from 3,500 to 5,000 square feet with an indication that “more appropriate site specific standards will be established at the Village Plan level”.

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

Staff finding: up for discussion. Village 5 Neighborhood 3 is proposed for multi-family development and is adjacent to an existing Rural Residential development. However, there is a 100' wide powerline corridor between these developments and the CP includes standards for ridgeline development. The other two multi-family developments are not adjacent to existing development and are located with direct access to an arterial roadway.

- 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 engineering to ensure that adequate infrastructure can be provided, and identifying appropriate mitigation as necessary. The impacts of City-wide growth on public safety are evaluated by the City Council on an annual basis to determine staffing needs.

- 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 a partial exemption from standard 5 as outlined on page 8 of this report (this is regarding the 20' periphery setback).

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

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

Master Development Agreement

Section 19.26.11 requires a Master Development Agreement, subject to the legislative discretion of the City Council. Approval shall generally conform to and include by reference, if appropriate, the requirements found in Section 19.13.06 (now 19.13.07), except for the plat, site plan, and CCR's or elevations are not required until later.

19.13.07(2) outlines the requirements for the contents of an MDA. The proposed MDA includes the required contents listed in this section; except that bond documents are not practical at this particular stage of development and will be required with each preliminary plat. If the Planning Commission and City Council add requirements, the MDA will be updated to include those requirements.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the applications and choose from the options below.

OPTION 1: POSITIVE RECOMMENDATION FOR APPROVAL WITH CONDITIONS

(Separate motions are provided for the Rezone and GPA and for the CP and MDA)

Motion for Rezone and General Plan Amendment:

“Based upon the information and discussion tonight, I move to forward a recommendation for approval of the Rezone and General Plan Amendment, from Low Density Residential (R-3) to Planned Community (PC) for the MT Saratoga project, as identified in the Community Plan, with the Findings and Conditions in the staff report:”

Findings

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

Conditions:

1. The rezone shall not be recorded until accompanied by a finalized Community Plan and MDA. The Community Plan shall in all respects be consistent with the MDA.
2. The MDA is in draft format and is still being finalized. Final approval shall be granted by the City Council.
3. Any other conditions added by the Planning Commission or City Council: _____

Motion for Community Plan and Master Development Agreement:

“Based upon the information and discussion tonight, I move to forward a recommendation for approval of the Community Plan and Master Development Agreement for the MT Saratoga project, as identified in the Community Plan, with the Findings and Conditions in the staff report:”

Findings

1. The Community Plan and Master Development Agreement are consistent with the General Plan, as articulated in Section G of the staff report, which section is hereby incorporated by reference.
2. The Community Plan and Master Development Agreement are consistent with the Land Development Code, as articulated in Section H of the staff report, which section is hereby incorporated by reference.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All other Code requirements shall be met.
3. The rezone shall not be recorded until accompanied by a finalized Community Plan and MDA. The Community Plan shall in all respects be consistent with the MDA.
4. Any other conditions added by the Planning Commission or City Council: _____

OPTION 2: CONTINUANCE

The Planning Commission may choose to continue the application. "I move to **continue** the [Rezone, General Plan Amendment, Community Plan, MDA] for MT Saratoga to the [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____.
2. _____.
3. _____.
4. _____.
5. _____.

OPTION 3: NEGATIVE RECOMMENDATION

The Planning Commission may choose to forward a negative recommendation:

"Based upon the information and discussion tonight, I move to forward a recommendation for **denial** of the Rezone, General Plan Amendment, Community Plan, and Master Development Agreement for the MT Saratoga project, as identified in the Community Plan, with the Findings below:

1. The applications are not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or
2. The applications do not comply with Section 19.17.04 of the Development Code, as articulated by the Planning Commission: _____, and/or
3. The applications do not further the general welfare of the residents of the City, as articulated by the Planning Commission: _____.

"I also move to forward a recommendation for denial of the MT Saratoga Community Plan and MDA based on the Findings below:

1. The applications are not consistent with the General Plan, as the current designation is Low Density Residential and not Planned Community.
2. The applications do not comply with Section 19.04 of the Development Code, regarding Land Use Zones, specifically:
 - a. the request exceeds the allowed density in the R-3 zone.
 - b. there are proposed uses that are not allowed in the R-3 zone; and

- c. setbacks, lot widths, lot sizes, and other development standards are not consistent with the R-3 zone; and
 - d. Community Plans are not permitted in the R-3 zone.
3. The MT Saratoga Community Plan and MDA do not further the general welfare of the residents of the City, as articulated by the Planning Commission.

J. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. General Plan Map
4. PC Work Session Minutes 1/14/16
5. CC Work Session Minutes 2/2/16
6. Proposed Community Plan
7. *DRAFT* MDA (to be added later)

Planning Commission Staff Report

Author: Gordon Miner, City Engineer

Subject: Mount Saratoga

Date: July 21, 2016

Type of Item: Community Plan, General Plan Amendment &
Rezoning, Master Development Agreement



SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted Community Plan, General Plan Amendment, and Master Development Agreement applications. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Steve Maddox – Edge Homes

Request: Community Plan Approval, General Plan Amendment & Rezoning Approval, and Master Development Agreement Approval

Location: 482 W 800 N

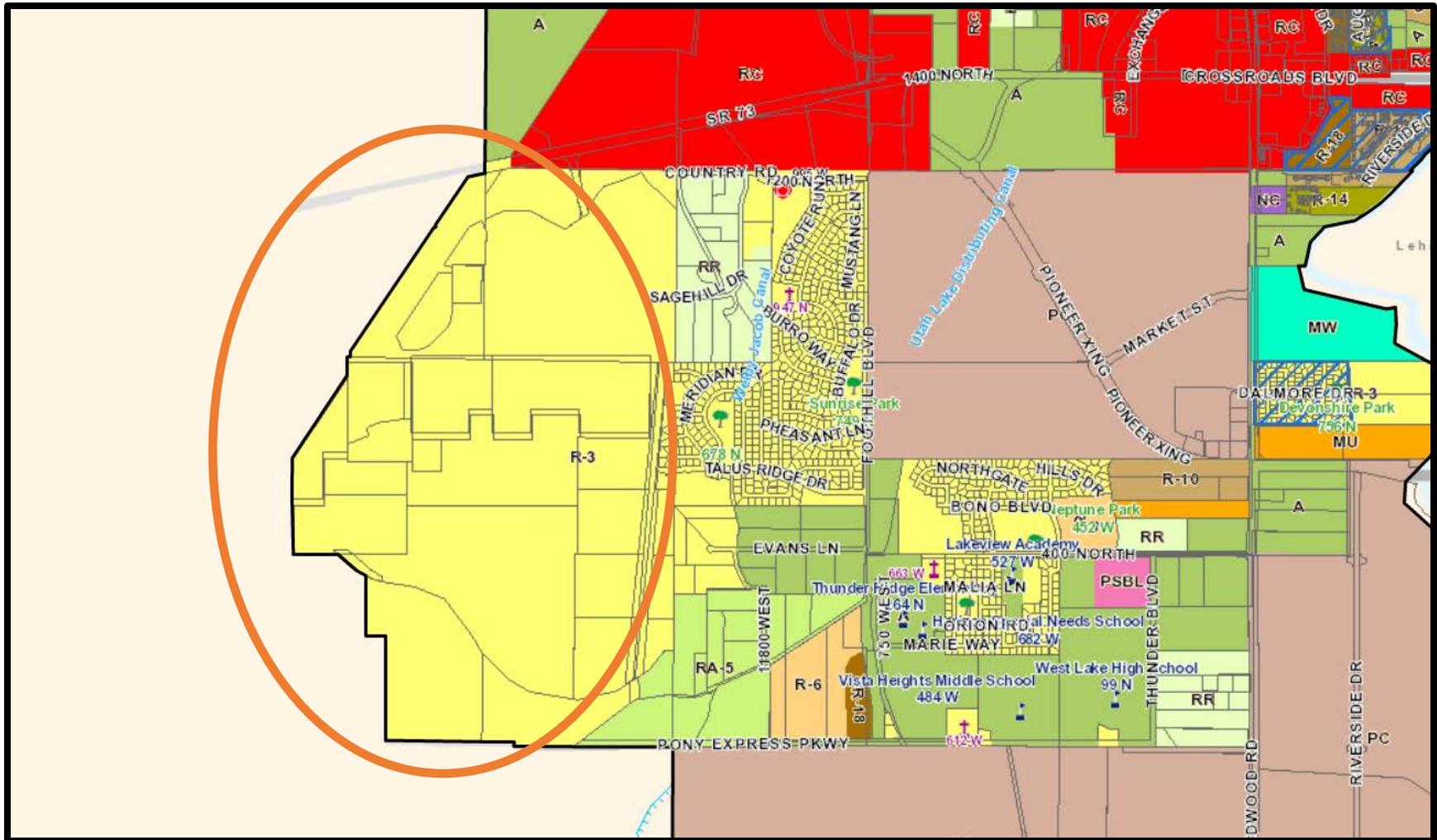
Acreage: 687.93 acres – 2,553 Units

C. Recommendation: Staff recommends the approval of the Community Plan, General Plan Amendment & Rezoning, and Master Development Agreement subject to the following conditions:

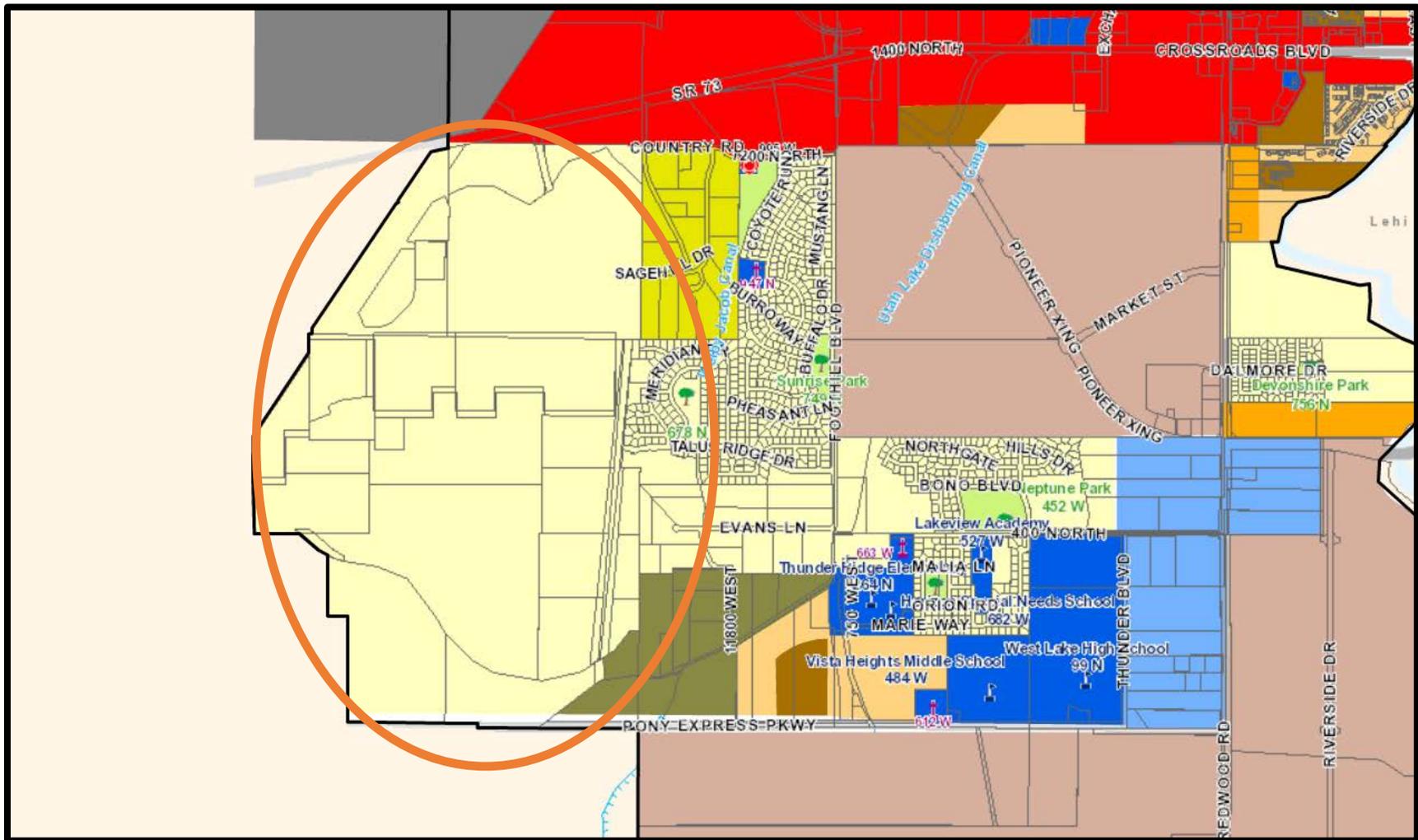
D. Conditions:

- A. Page 29 of the Community Plan – The number of connections shown in the table is greater than the number assumed in the master plan.
- B. Page 31 of the Community Plan – Show the existing 16-inch pipeline on the east side
- C. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- D. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- E. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

- F. Submit easements for all off-site utilities not located in the public right-of-way.
- G. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- H. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- K. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- L. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- M. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- N. Developer shall bury and/or relocate the power lines that are within this plat.
- O. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- P. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.



LOCATION / ZONING MAP



LAND USE MAP

**City of Saratoga Springs
Planning Commission Meeting
January 14, 2016**

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

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Gordon Miner, Janelle Wright, Mark Christensen

Others: Frank Pulley, Steve Maddox, Jim & Rose Wheeler, Susan Palmer, Bud & Barbara Poduska, Julie King, Brenda Heslop, Kraig Sweat, Greg Magleby, Gary Kirschbaum, Justin Johnston, Joe Parren

Excused: Brandon MacKay

Call to Order - 6:30 p.m. by Kirk Wilkins

1. **Pledge of Allegiance** - led by Frank Pulley
2. **Roll Call** – A quorum was present

8. Work Session: Rezone, General Plan, and Community Plan for Talus at Saratoga Springs, Located between SR73 and Pony Express Parkway, adjacent to Eagle Mt., Edge Homes applicant.

Sarah Carroll presented the plans for Talus at Saratoga Springs. The applicant is requesting approval of a General Plan Amendment and Rezone to change the designations of the property from Low Density Residential (R-3) to Planned Community (PC), and also a Community Plan (CP) to master plan the approximately 688 acre property for residential and commercial uses. The CP lays out general densities and configurations, design guidelines, infrastructure plans, proposed road cross sections, hillside regulations, and an open space program. They asked Edge to run a scenario on proposed developments with a point system for amenities in open space plans. This is a first look at the master plan so we can get feedback at this level. She gave a broad overview of Review comments.

Steve Maddox said this project is very overwhelming and he wanted to thank staff for their guidance. There are restraints they encountered and they think they have solved the issues. They are against the wall of water pressures in the general vicinity. They realized the topography of the area was unique and they have

worked with their engineers. They have integrated native trails and vegetation. He feels if they do it together it will be a fun project. The theme for the project is a walkable community with 200 acres of open space. They explored underground walking tunnels under major streets.

Steve Maddox introduced Curtis Leavitt - Project Manager, Brandon Watson and Greg Magleby from LEI.

Sandra Steele would address the name of the project. She thinks Talus at Saratoga is confusing with Saratoga Springs Development. She suggested Talus at Mt. Saratoga. She wanted them to talk about their vision for the commercial area.

Steve Maddox responded that there were thoughts of storage, neighborhood retail, gas stations; Neighborhood Commercial is what they would lean towards. They are residential builders, they were asked by staff to include a commercial element.

Sandra Steele would hate to send everyone into Eagle Mountain for commercial needs. This is large enough that commercial would be a viable entity in the project.

Steve Maddox commented that one of the items they discussed was road widths and aisles to work with the hillsides and not fight with them. This is fairly close to what they intend on building.

Ken Kilgore wondered why the small lot sizes. The minimum would be 2500. He thinks it makes it a more walkable community but he is concerned so many tight homes would ghetto-ize the area.

Steve Maddox replied that now people want smaller lot size and xeriscaping. They are seeing an economy of a footprint with additional open space and not have the impact of watering all the space. If we bring on that larger size lot today it would not be as marketable. The first phases are not near that. There was talk with staff of some half acre lots. We want to hit empty nesters to newlyweds. And the only way to do that is to work with them on what the final village will look like, the houses themselves are 23-3000 ft. but they have gone with little setbacks and landscaping. It is for those that want to live like that and have a walkable community. They have not built a dog park before, which is new, we are trying to be innovative and look toward the future.

Ken Kilgore commends their forward looking ideas. He knows people want smaller footprints but people moving to Saratoga seem to want the larger lots. Our city code of R-18 still has 5000 sq. ft. minimum.

Steve Maddox noted the open space and amenities that go along with that lot size and the level of services and it is also lessening the impact at the same time. It's a lifestyle choice.

Ken Kilgore noted a lot of the younger age professionals are moving to this type. He noted however, that people are trying to move out of a lot of the smaller houses around here, but this is a different market they are looking at.

Troy Cunningham was concerned about the lot size too. He knows many are buying the smaller houses and lots and not liking the yard work as much. Even though he is concerned about the smaller lots it would go with whoever is buying. He asked about protecting petroglyphs.

Steve Maddox noted that they are looking into the best way to protect those; they don't want to draw attention to them yet. They noted in the first Village Plan they submitted that the lots are almost two times the size and bigger. He thinks people will move here when the services and infrastructure are in and the trails. He noted where the school was interested in building. He also noted the underpass they are proposing.

David Funk noted that many enjoy gardening but it can be done on a smaller lot. One of his bigger concerns was on churches. He feels there is not enough churches set aside.

Steve Maddox said they talked to local leaders and they would like to maintain 400 homes per church site. It's lower here in Saratoga, other cities are 500 + to facilitate a chapel.

David Funk wanted to know what was approximately across from the commercial area.

Steve Maddox replied it was Eagle Mountain open spaces, near the amphitheater.

Hayden Williamson commented that it looked like a mix between single and multi-family and asked if they had an idea of what their multi-family would look like.

Steve Maddox said there was an element of condo, maintenance interior and exterior. They don't do apartments. They have looked around they don't want to compartmentalize too much of one product in one area. If there was one pod of attached they would do another of detached next to it.

Hayden Williamson asked what the most dense product would be.

Steve Maddox replied that it was up to 20 units in one pod, per acre. He noted one pod in Village Plan 3 Neighborhood1.

Mark Christensen noted conversations on how do we lay out densities, opening up to products looking out to the lake and a pod of higher densities towards the back, also providing for densities for economic advantage. It's a great project to meet Capital Projects citywide.

Ken Kilgore asked in cases where the density and minimum lot size is different from the code will it come up later on where we make a waiver.

Sarah Carroll noted at this point in time if you would like there to be broader ranges they can suggest that, you can give feedback when the plan comes through, otherwise when the plan does come through that is the minimum and that's what they review.

Hayden Williamson wondered how this works in with prop 6.

Kevin Thurman noted that prop 6 pertained to attached rather than detached, it would have some justified discussion, but prop 6 amended the general plan which is an advisory document, not necessarily binding, those are all considerations.

Sarah Carroll noted a breakdown of percentages of single-family and multi-family units for this project.

Hayden Williamson would advise to be as compliant with prop 6 as possible because many residents are passionate about it.

Mark Christensen said they have been working with Edge Homes for years on how to get this project off the back burner. We explored the historic densities on this parcel and we are working through all these issues.

Kirk Wilkins asked what the current land use was today.

Sarah Carroll said it's currently R3; the master plan that was in place has expired.

Kirk Wilkins said we had a large development come in recently and there was a lot of opposition to high density, for a higher density than what they were proposing doesn't make sense. They would need to expect some objection to high density areas. It would help to see what they plan to put in those higher densities.

Sandra Steele asked what kind of products they think they will be putting on 20 to the acre that is not an apartment.

Steve Maddox replied that an apartment is a for rent unit, we do not build for rent. It would be more stacked units with open space. The aesthetics of this will be different as they are building into hills and things. The maximum number of stories would be three.

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City of Saratoga Springs
City Council Meeting
February 2, 2016

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

Work Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Chris Porter, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Gordon Miner,
Nicolette Fike, Sarah Carroll

Others: Steve Maddox, Brandon Watson, Curtis Leavitt

Excused:

Call to Order – 6:00 p.m.

1. Rezone, General Plan Amendment and Community Plan for Talus at Saratoga Springs Located at Approximately 1200-1900 West Between Pony Express Parkway and SR73, Edge Homes-Applicant.

Sarah Carroll gave an overview of the plans. Edge Homes is proposing 2,649 units in this project on 643.95 acres. That makes the density 4.11 units per acre. There will be single family and multi-family units included. They have an open space plan for the area as well. Staff recommended identifying which pieces of open space are tied with which neighborhood so that isn't questioned later. The Planning Department gave the developer a checklist of things that need to be looked at.

Steve Maddox introduced his team and gave an overview including a little history of the project. He reviewed some of the needs of the community and proposals for best usage. He believes they have remedied many of the problems brought up by Planning Commissioner Sandra Steele. They have spoken with Alpine School District. They would be in need of a middle school around 2018. They may also be in need of another Elementary School. They have also talked to the LDS Church (SLR) and they have asked for a church building for every 400 roof tops. They have agreed to that request. They have also been approached by a charter school for some land in the area. They would like to have flex density to be able to accommodate the requests. They would begin along Pony Express and work north. It will be contiguous with Talus Ridge on the east side. Talus Ridge should be completed in 2016 next to where they plan to start this project. They propose to leave much of the area as Native and work with the land. They will identify the petroglyphs and find a mode of preserving those.

Councilwoman Baertsch noted someone they work with. A representative of this historical preservation group was present that would like to speak with them about it.

Councilman Poduska noted an area west of them that has worked with petroglyphs as well.

Steve Maddox advised that they are adjacent to Eagle Mountain. They are trying to find the best use for everything. They plan on going from a condominium product that is attached unit 10-plexes to ½ acre lots. There will be a lot of larger estate lots. Edge Homes will probably not build on those but go to custom home builders. They came up with a point system that they propose to use.

Craig Magelby with LEI reviewed a packet that was handed out to the City Council. This packet went over their proposed community plan. It includes plans for utilities, land planning, updates to the Master Development Agreement, theming, and landscaping. They will have about 235 acres of open space including a large community park.

Councilwoman Baertsch asked about the powerline corridor for connectivity with trails and who owns it.

Craig Magelby advised that it is owned by Edge Homes and Rocky Mountain Power. The west side is Edge Homes and the east side is primarily Rocky Mountain Power. They are working on getting easements to be able to cross over the portions not owned by the developer.

Councilwoman Baertsch would like to have rural native trails in this area.

54 Steve Maddox advised that there will be a combination of groomed trails and native trails.
55 Craig reviewed the land use map. There are five villages included in the community plan. Within each
56 village there are different neighborhoods. Those neighborhoods are categorized by being single family,
57 multi-family, or single/multi-family. They tried to project out for 10-20 years and they set their density to
58 give them flexibility accordingly.

59 Councilwoman Baertsch noted some unease because of proposition 6. We need to look at percentages of
60 housing types. We need to make it trackable for staff. They don't want to allow them to go from single
61 family back into multi-family because of the laws the residents put on the books.

62 Craig Magelby advised that the different phases would be a little ways into the future. Village 1 is specific to
63 single family homes and multi-family. The extension of Talus Ridge will be single family homes. The
64 flexibility to move between single family and multi-family homes wouldn't need to be for a few years.

65 Mark Christensen noted which phase was which on the map. Yellow is Village 1, light blue is Village 4, and
66 dark blue is Village 2. The roadway is the spine of the project. The higher densities are tucked behind the
67 hill, the topography has been taken into account. It is kind of similar to what is by Mountain View
68 Corridor and the back of Harvest Hills.

69 Craig Magelby advised that they looked at viewpoints from Redwood Road and figure out what could be
70 seen from there. They don't want the high density to be front and center taking the ridgeline. They
71 looked at the density planning along with the topography.

72 Councilman Poduska asked if there was a density difference between the Villages.

73 Craig Magelby said Village 4 has the lowest density. Village 3 has the highest density. There could be a set
74 density per neighborhood that has a blend, flexible to transfer within neighborhoods.

75 Councilman McOmber said it makes sense where the densities are. He thinks the 17.72 units per acre in
76 Village 3 is too high. It is by the road and he would like to see that reduced.

77 Steve Maddox said before they pull first building they will have invested about 7.5 million dollars in water,
78 sewer, and storm drain. In addition to that they will have paid 3.5 million for the road. One of the only
79 ways they can get reimbursed is through building permits. They have a product that is very pleasing in
80 about 22-25 units per acre in other areas of Utah, Herriman specifically. It has been well accepted in
81 those other communities. The area of Saratoga Springs they are building in was originally planned to be
82 commercially zoned. They are trying to marry the ideas and try to get out of the ground as soon as
83 possible. They are right across from an area of Eagle Mountain that is denser.

84 Councilman McOmber understands but we need to help the public understand. We may need pictures of the
85 product in Herriman to let residents see what to expect. He suggested that they may be able to make the
86 densities a little more even at around 11 units to the acre throughout the project rather than having 6 units
87 to the acre in one spot and 17 in another.

88 Steve Maddox advised that they were trying to keep the view-scape from Redwood Road pristine. They
89 created a natural barrier and tried to force densities in areas that are less visible from Redwood Road.
90 Consolidation seemed to be easier rather than taking away the green space.

91 Councilman McOmber thought that they may be able to take some of the 17 and put it into the lower areas.

92 Councilwoman Baertsch advised that there are recent multi-family developments that they approved but they
93 were able to show that overall they are under the threshold that was put forth in proposition 6.

94 Steve Maddox pointed out that they are at 4.11 units to the overall acreage.

95 Councilman McOmber thinks that the overall density is great, but they need to show that to the residents.

96 Chris Porter mentioned previously there was more commercial in the master development agreement. He
97 would be willing to explore putting more commercial in. He knows they aren't a commercial developer
98 but with the amount of homes going in they will probably want more things close to home.

99 Mark Christensen noted that there is commercially zoned property off of SR73 that has a different owner and
100 is north-east of this project.

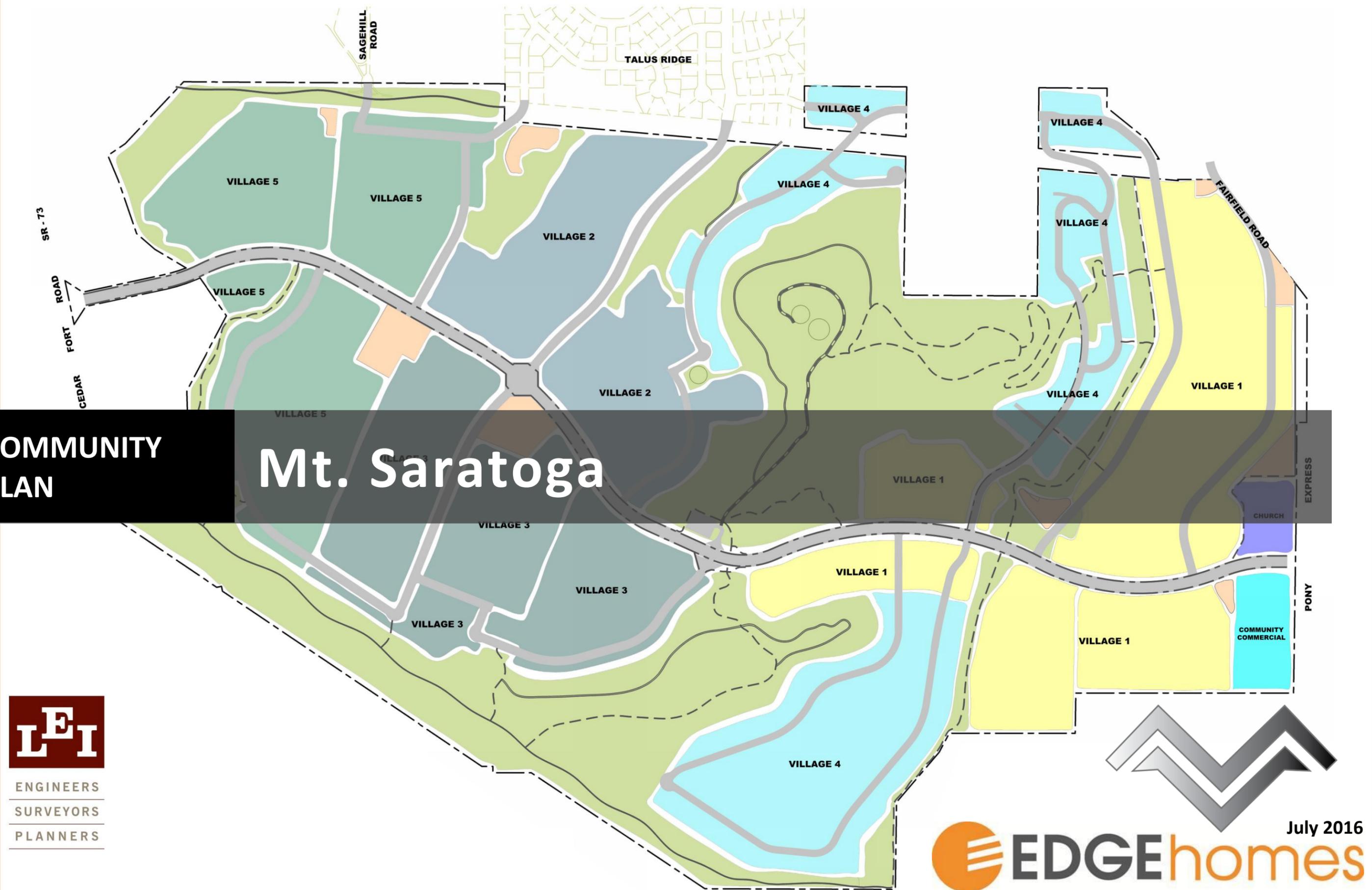
101 Steve Maddox mentioned that people want to congregate in commercial areas. They have made the area by
102 Pony Express Neighborhood Commercial. The area on SR73 would be the appropriate spot for more
103 commercial.

104 Craig Magelby gave the Council an example of a pedestrian underpass. The intent is to get people across the
105 Boulevard. The connection of the open space is right at the saddle of the hills.

106 Steve Maddox mentioned the tabulation and point system. They want to make the area a walkable
107 community. They don't want to clear the snow in the winter. They would like to let people snow shoe
108 and cross country ski in the area. If the point system is different than what the Council would like to see
109 they would like to discuss that. They have the most control over what they will do with the open space.
110 Councilman McOmber pointed out that Pickle Ball is a popular sport right now. Pools are in high demand as
111 well. He also likes the number of club houses in the project. He is a bigger fan of having a few big parks
112 and not so many little pocket parks. Having fewer parks with nice playgrounds and a lot of space brings
113 the community together because people congregate at the park.
114 Craig Magelby reviewed the open space plan and showed what areas are designated right now.
115 Councilman Poduska noted that being able to preserve beauty is important. He asked if setbacks had been
116 worked out.
117 Councilman Willden thinks that with all the open space and sensitive lands it would look open and not so
118 dense. He noted they should look at feathering things. He also thinks they need to retain the zoning
119 around existing houses because of the expectations they had when they built their homes.
120 Councilwoman Baertsch loves the trails and connectivity. She would like to see them make some areas not in
121 an HOA. She likes Mount Saratoga as the name. Talus at Saratoga Springs gets confusing with Saratoga
122 Springs Development. Typically the name following "at" is the main subdivision name so Talus at
123 Saratoga Springs makes it sound like they are a part of the Saratoga Springs Development. She believes
124 the ERU at 4.11 needs to include commercial, which should be a separate ERU. They are higher than
125 4.11 if the commercial area is included. They need to work with church and school ERU's and make sure
126 those are equivalent in exchanges. She thanked him for working with the point system. It gave the City
127 good insight on what works, and what doesn't.
128 Councilman Porter agreed that anywhere they can get away with not having an HOA that should be done.
129 One of the driving factors that they bought in Talus Ridge was that they didn't have an HOA. He would
130 also like to see Village 5 have the higher density closer to the road that is going in to keep it away from
131 the existing homes.
132 Councilwoman Baertsch pointed out that there are 5 acre home lots in that area so the high density needs to
133 be pushed away from those homes.
134 Chris Porter thinks that the open space is going to be a great amenity and he thinks they should be available
135 to the whole city and not private HOA.
136 Councilman McOmber likes HOA's. He is concerned that if they have pools and club houses that are
137 available for some, but not all, there will be bad neighbors. Those that live in the areas that wouldn't be
138 able to use the amenities will sneak in. It was a big concern for the neighbors next to Legacy Farms. This
139 is going to be a great product and he likes the Mount Saratoga Name as well. He also likes Talus at
140 Mount Saratoga.
141 Mayor Miller thinks this project looks exciting. He likes Mount Saratoga as well. They have done great in
142 the process and the City appreciates the feedback the developer has given them.
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COMMUNITY
PLAN

Mt. Saratoga



ENGINEERS
SURVEYORS
PLANNERS



 **EDGE**homes

July 2016

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PREFACE

The following Community Plan document addresses the proposed improvements as they pertain to the Mt. Saratoga development located in Saratoga Springs, Utah. The property and the proposed improvements for the development by Edge Homes are discussed in detail and follow the requirements set forth within the Community Plan requirements of the City Code of Saratoga Springs. The purpose of the document is to inform the City (Staff, Planning Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses for the Mt. Saratoga project. In addition, utility capacities based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City. The Master Development Agreement (MDA) as reviewed by the City of Saratoga Springs is included for reference. The lettered exhibits shown in this Community Plan document duplicate and use the same exhibit nomenclature as the MDA. The numbered exhibits are only associated with the Community Plan.



Exterior Home Example

EXECUTIVE SUMMARY

Mt. Saratoga is an approximate 688 acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. This community plan is an extension of the existing Edge Homes development of Talus Ridge to the east. With this existing project, Edge Homes has a vested interest in the continued quality and success of this area of Saratoga Springs.

The project is ideally situated to promote an active outdoor lifestyle through the preservation and improvement of the existing hillsides and other natural features. The unique aspects of the property provide an opportunity to develop an appealing and distinctive development. These unique aspects include:

- **View.** The proposed park and open space has a 360 degree view of Utah Lake and the surrounding mountains.
- **Topography.** The topography of the site not only allows for distinctive views, but also creates a source of interest and character to the development.
- **Open Space.** The community plan includes over 234 acres of open space with amenities, trails, natural areas and sports facilities. The open space is the focal and connecting feature of the development.
- **Connectivity.** Mt. Saratoga Boulevard will provide a main connection between Pony Express Parkway and SR-73. This allows traffic to be directed to major transportation corridors.



Talus Ridge Model Home



Talus Ridge Model Home Interior Example

- **Housing Product.** The community will contain a variety of housing products including single family, two-family, three-family, townhomes and condominiums.
- **Infrastructure Improvements.** In addition to providing the necessary utilities for the development, Mt. Saratoga is the prime location for culinary and secondary water infrastructure to service portions of the existing City.
- **Commercial, Educational and Religious Facilities.** Mt. Saratoga will incorporate commercial pads, educational and religious facilities as the market demands.

The proposed Community Plan incorporates the following units and approximate acreages:

- 687.93 Total Acres
 - 445.45 Acres Residential/Civic Uses
 - 7.50 Acres Community Commercial
 - 234.98 Acres Open Space Proposed (34.2%)
 - 148.70 Acres Native Open Space (21.6%)
 - 29.73 Acres Improved Open Space (4.3%)
 - 11.88 Acres Within Multi-Family (1.8%)
 - 44.67 Acres in Storm Basins and Sensitive Lands (6.5%)
- 205 Acre Community Park within the Overall Open Space
- Over 11 Miles of Trails
- 2,553 Total Units

LEGAL DESCRIPTION

- 3.75 Units per Acre (680.43 Net Acres Residential/Civic)

LEGAL DESCRIPTION

Mt. Saratoga contains approximately 688 acres of property. The project has been broken into three parcels, separated by the Rocky Mountain Power corridor. Please see Appendix A for a copy of the ALTA survey performed for the property. The parcel metes and bounds legal description is as follows:

PARCEL A

A portion of Sections 16 and 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N88°57'29"W along the Section Line 243.91 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 2662.71 feet to the Quarter Section Line; thence N89°11'06"W along the Quarter Section Line 913.66 feet to the west line of that real property described in Deed Entry No. 25092:2013 in the Official Records of the Utah County Recorder; thence along said real property the following two (2) courses: S0°25'08"W 881.29 feet; thence S89°34'01"E 842.75 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 929.06 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said south line northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: N25°29'07"W) 8.46 feet through a central angle of 0°53'29" (chord: N64°04'08"E 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence S0°00'18"E along said real property 253.32 feet to the centerline of Fairfield Road; thence S52°38'12"W along said centerline 988.76 feet to the south line of said Section 21; thence N89°50'39"W along the Section Line 815.95 feet; thence N0°18'01"E 66.00 feet; thence N89°50'39"W 445.51 feet; thence N89°09'33"W 1337.07 feet; thence N0°00'38"E 1438.30 feet; thence N89°09'33"W 265.00 feet; thence N0°00'38"E 830.99 feet; thence N61°54'36"W 141.52 feet; thence N49°30'57"W 433.45 feet to the Quarter Section Line; thence N89°11'06"W along the Quarter Section Line 574.34 feet to the West 1/4 Corner of said Section 21; thence N0°12'36"E along the Section Line 1259.34 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence along said real property the following two (2) courses: N33°39'41"E 1378.72 feet; thence N0°00'19"W 252.99 feet to the North Line of said Section 21; thence S89°00'57"E along the Section Line 41.52 feet to the west line of that real property described in Deed Entry No. 13804:2006; thence N0°15'47"E along said real property 73.56 feet to the northerly line of the Utah Power & Light Company easement as described in Deed Entry No. 4633:1970 and defined by survey; thence N33°57'27"E along said northerly line 2065.85 feet to the intersection with that real property described in Deed Entry No. 24119:2008; thence along said real property the following three (3) courses: N78°02'41"E 32.97 feet; thence N11°49'36"W 32.01 feet; thence N33°57'27"E 814.01 feet to the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 235.19 feet to the Quarter Section Line; thence S0°23'05"W along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence N54°53'34"E 305.11 feet; thence

N23°32'32"W 24.369 feet; thence northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: N66°29'51"E) 208.68 feet through a central angle of 11°22'48" (chord: N17°48'45"W 208.33 feet); thence N12°07'21"W 544.62 feet; thence N57°07'21"W 141.74 feet to a point also being on the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 294.77 feet; thence S32°52'39"W 139.36 feet; thence S12°07'21"E 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9°21'45" (chord: S16°48'14"E 155.82 feet); thence N30°49'00"E 240.09 feet; thence N40°46'27"E 158.96 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 560.70 feet to the East Line of Section 16, T5S, R1W, SLB&M; thence S0°21'55"W along the Section Line 2124.85 feet to the point of beginning.

Contains: ±677.51 Acres

PARCEL B

A portion of the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located S0°23'19"W along the Section Line 872.14 feet from the East 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S0°23'19"W along the Section Line 451.38 feet; thence N89°30'51"W 126.94 feet; thence S38°52'48"W 335.80 feet; thence S57°12'50"W 153.95 feet to the easterly line of the Utah Power & Light Company property as defined by survey; thence N5°03'00"E along said easterly line 801.20 feet to the south line of that real property described in Deed Entry No. 25092:2013 in the Official Records of the Utah County Recorder; thence S89°34'01"E along said real property 399.68 feet to the point of beginning.

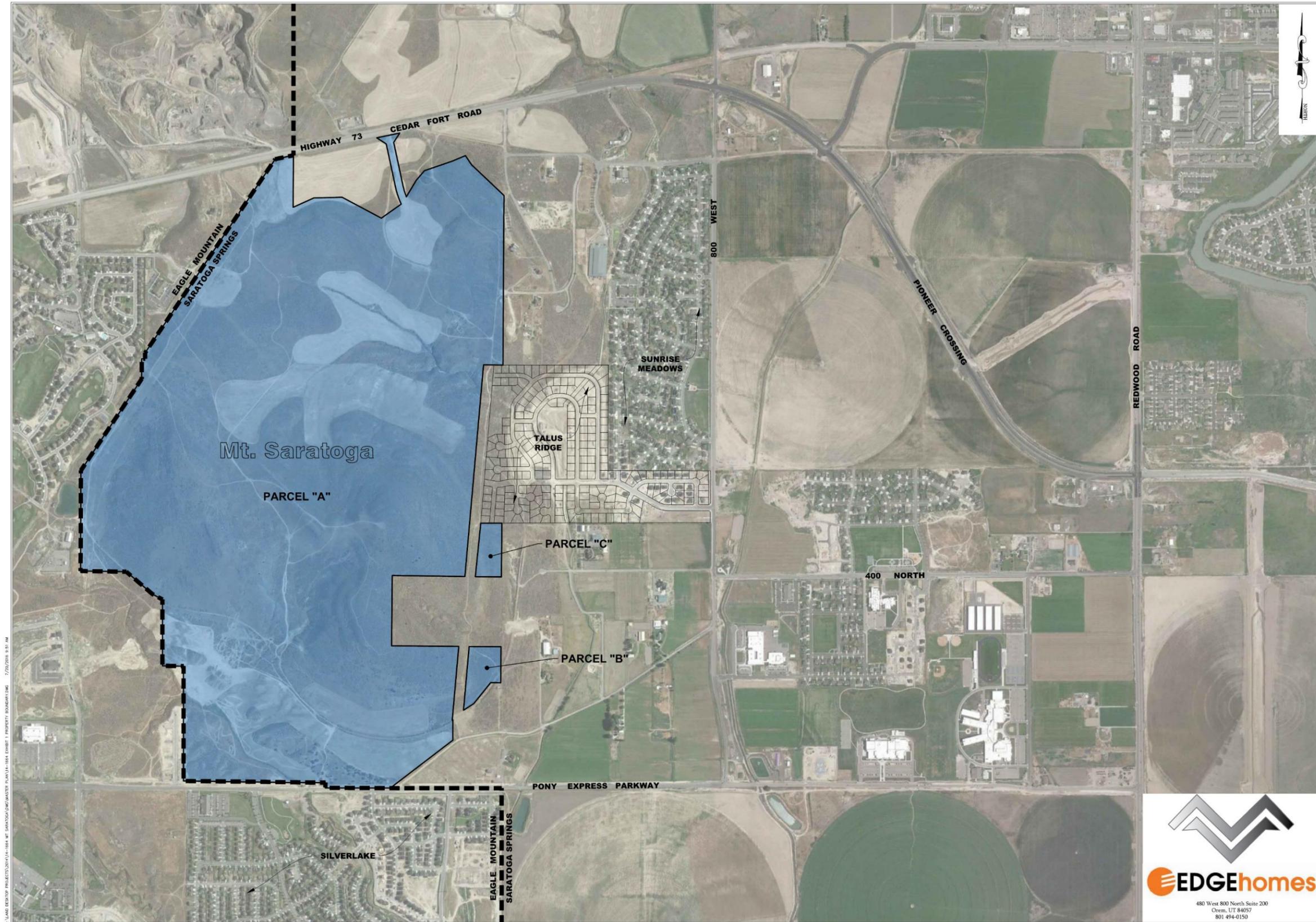
Contains: ±5.75 Acres

PARCEL C

A portion of the Northeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the East Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°11'23"W 328.41 feet to the easterly line of the Utah Power & Light Company property; thence N5°03'00"E along said easterly line 675.13 feet; thence N89°53'35"E 273.94 feet to the Section Line; thence S0°25'18"W along the Section Line 677.69 feet to the point of beginning.

Contains: ±4.67 Acres



- A Utah Corporation -
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Mt. Saratoga

EXHIBIT 1 - PROPERTY BOUNDARY



REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2014-1664
 DRAWN BY:
TJP
 CHECKED BY:
GDM
 SCALE:
N.T.S.
 DATE:
7/20/2016

EXHIBIT
1



480 West 800 North Suite 200
 Orem, UT 84057
 801.494-0150

U:\LAND DESIGN\PROJECTS\2014-1664 MT SARATOGA\MASTER PLAN\11-1664 EXHIBIT 1 PROPERTY BOUNDARY.DWG 7/20/2016 9:31 AM

USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit B, depicts the proposed land uses and the conceptual intensity of 3.75 units per acre as proposed for Mt. Saratoga. The project is broken down into five (5) different Villages based on potential development patterns and the progressive construction of infrastructure improvements. The land use tabulations and color coding is broken down into the following categories:

- **Community Commercial.** This area is located along the frontage of Pony Express Parkway to the west of the proposed Mt. Saratoga Boulevard. Anticipated uses within the commercial area include those currently allowed, whether permitted or conditional, within the pending Community Commercial (CC) Zone.
- **Church and Civic Use.** An integral part of a master plan development and walkable community is the integration of civic uses such as churches and schools. While the overall site will be accommodating to churches of all faith, the predominant need for church sites will likely be LDS. The plan depicts one specific LDS site at the entrance to the development from Pony Express Parkway which is an ideal use for the prominent corner. Additional LDS sites, up to five (5), will be located throughout the site as each Village is finalized.
- **Single Family Units.** This area is characterized by detached, traditional single family housing products. Examples of the character, quality and finishes are depicted within this document. The single family areas of development have been set based on the proximity and visual impact from existing development within Saratoga Springs. It is the intention to provide a variety of lot and product sizing within the project in order to produce a diverse and sustainable community.
- **Flex Residential Neighborhoods.** Flex Residential Neighborhoods incorporate single family units, as well as two-family and three-family dwelling units. These neighborhoods must contain a minimum of fifty percent (50%) single family units. The use of two and three-family dwellings is consistent with the General Plan and may be utilized within these neighborhoods. Details regarding locations of product design will be provided within the individual Village Plans.



Townhome Example



Single Family Housing Example

- **Multi-Family Units (four or more attached units).** The location of multi-family neighborhoods has been based on their proximity to amenities, major transportation corridors and suitable topography. Particular care is also placed on locating these neighborhoods in areas that are not highly visible from existing development within Saratoga Springs. Examples of the character, quality and finishes are depicted within this document.
- **Open Space.** The overall site contains over 234 acres (34.2%) of open space with a vast majority incorporated into a connected community park with trails, amenities and improvements. Please see the Open Space section of this document for further information.
- **Storm Basins.** In conjunction with a preliminary storm drainage study, proposed storm basin sites have been identified. It is intended that the basins will be integrated into the overall grading and open space uses where possible. The final location, grading and size of these improvements will be completed during the subdivision phase of each Village.

The individual Village information is based on the following land use intensities:

- Two (2) Equivalent Residential Units (ERUs) per commercial acre have been used for planning purposes. Final commercial ERU's will be determined at the time of building permit application.
- Two (2) ERUs per LDS church site. If a LDS Stake Center is anticipated with a Village Plan, three (3) ERUs will be allocated.
- 4.11 persons per residential ERU has been used for estimating projected populations.
- Four (4) full-time employees per commercial acre is used for conceptual planning purposes. As the potential commercial uses are further defined within the Village Plans, these employee numbers may be updated.

USE MAP AND BUILDOUT ALLOCATION

The following five (5) Village's and their associated ERU and acreage are as follows:

- VILLAGE 1 – Quailhill at Mt. Saratoga**

This Village is the initial phase and will set the tone for all remaining Villages. Quailhill will contain three distinct products of single family lots of varying size, townhomes and condominiums. An improvement with this Village includes a large portion of Mt. Saratoga Boulevard which is the main transportation spine of the overall development. The Boulevard will span from Pony Express Parkway and terminate at the first roundabout.

Community Commercial Use:	8 Ac (4%)	15 ERUs (1%)
Church Use:	4 Ac (2%)	2 ERUs (1%)
Single Family Residential Units:	94 Ac (48%)	462 ERUs (59%)
Flex Residential Units:	10 Ac (5%)	50 ERUs (6%)
Multi-Family Units:	10 Ac (5%)	261 ERUs (33%)
Open Space:	69 Ac (36%)	
Projected Population:	3,177 Persons	
Projected Employment:	30 Equivalent Full Time Jobs	

- VILLAGE 2 – Talus at Mt. Saratoga**

This Village is a natural extension of the existing Talus Ridge development and will contain comparable lot sizing and product. In addition, open space will be expanded and integrated between the two developments.

Single Family Units:	63 Ac (70%)	192 ERUs (100%)
Open Space:	27 Ac (30%)	
Projected Population:	789 Persons	

- VILLAGE 3 – Highridge at Mt. Saratoga**

Highridge is located at the convergence of the transportation corridors and centered within all the project open space amenities. The topography of the site produces a natural bowl area which is obscured from view from other properties within Saratoga Springs. These unique aspects make this area ideal for more intense density land uses.

Flex Residential Units:	52 Ac (45%)	353 ERUs (48%)
Multi-Family Units:	27 Ac (24%)	385 ERUs (52%)
Open Space:	36 Ac (31%)	
Projected Population:	3,033 Persons	



Townhome Interior Example



Condominium Exterior Example

USE MAP AND BUILDOUT ALLOCATION

- VILLAGE 4 – Overlook at Mt. Saratoga**

Overlook contains the largest of the single family lots within the project. The lots are a prominent feature of the development and will provide the best views from the development and are integrated into the open space areas. The lots have been located to maximize the unique characteristics of the area while still providing an adequate buildable pad.

Single Family Residential Units:	96 Ac (60%)	242 ERUs (100%)
Open Space:	65 Ac (40%)	
Projected Populations:	995 Persons	

- VILLAGE 5 – Ridgehorne at Mt. Saratoga**

Ridgehorne, the final Village, is located at the far north of the project and is the transition to the more intensive uses which will be located along SR-73. Higher density is ideal in this location due to the ease of access to major transportation routes and the proximity to the regional trail networks along the power corridors. There is a community commercial area located adjacent to this Village and SR-73.

Single Family Residential Units:	24 Ac (20%)	92 ERUs (15%)
Flex Residential Units:	40 Ac (33%)	166 ERUs (27%)
Multi-Family Units:	19 Ac (16%)	350 ERUs (58%)
Open Space:	38 Ac (31%)	
Projected Population:	2,499 Persons	



Townhome Exterior Example



Condominium Exterior Example



Single Family Housing Example

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Mt. Saratoga
 EXHIBIT 2 - USE MAP

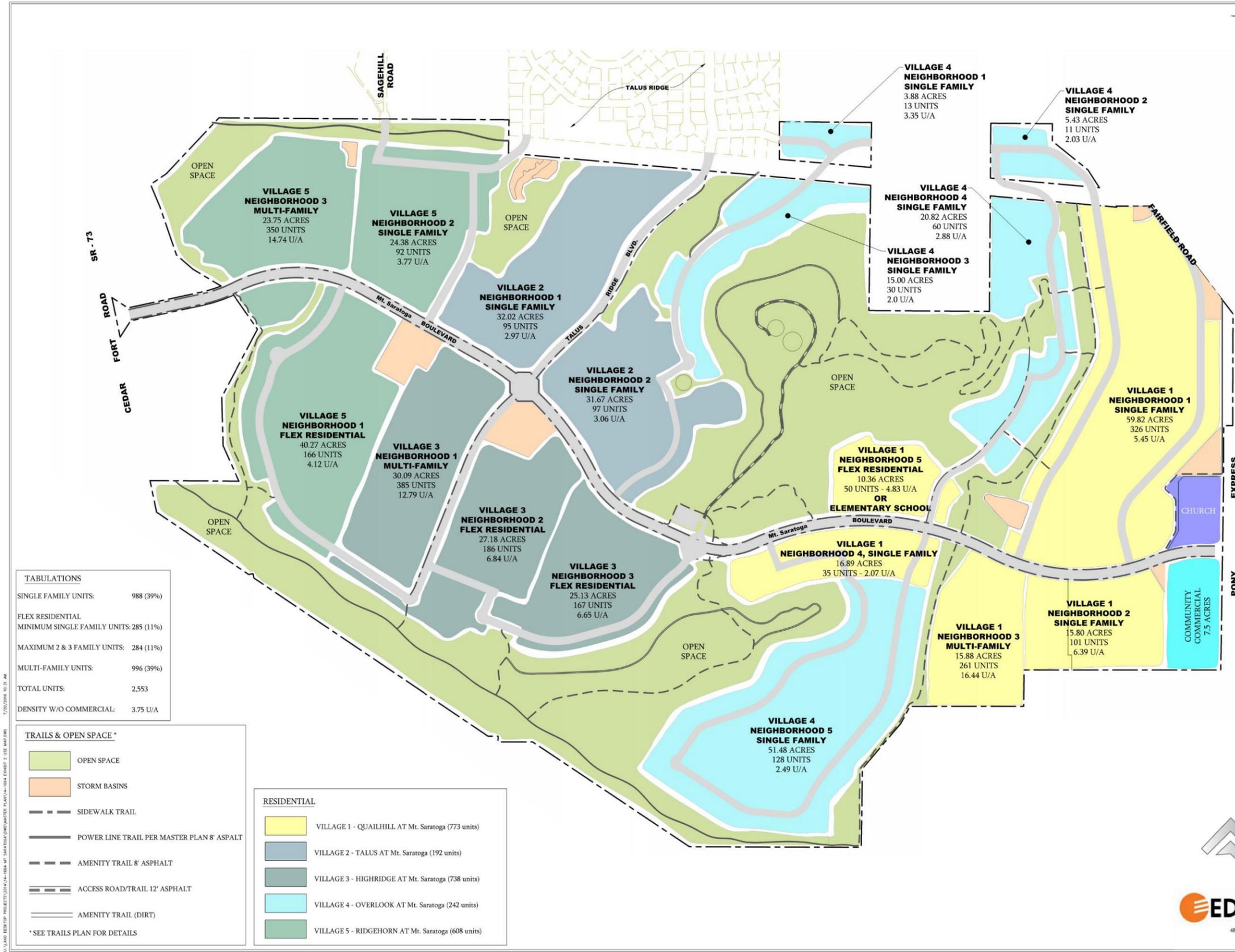


REVISIONS	
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LEI PROJECT #: 2014-1664
 DRAWN BY: TJP
 CHECKED BY: GDM
 SCALE: N.T.S.
 DATE: 7/20/2016
 EXHIBIT

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TABULATIONS

SINGLE FAMILY UNITS:	988 (39%)
FLEX RESIDENTIAL	
MINIMUM SINGLE FAMILY UNITS:	285 (11%)
MAXIMUM 2 & 3 FAMILY UNITS:	284 (11%)
MULTI-FAMILY UNITS:	996 (39%)
TOTAL UNITS:	2,553
DENSITY W/O COMMERCIAL:	3.75 U/A

TRAILS & OPEN SPACE *

	OPEN SPACE
	STORM BASINS
	SIDEWALK TRAIL
	POWER LINE TRAIL PER MASTER PLAN 8' ASPALT
	AMENITY TRAIL 8' ASPHALT
	ACCESS ROAD/TRAIL 12' ASPHALT
	AMENITY TRAIL (DIRT)

* SEE TRAILS PLAN FOR DETAILS

RESIDENTIAL

	VILLAGE 1 - QUAILHILL AT Mt. Saratoga (773 units)
	VILLAGE 2 - TALUS AT Mt. Saratoga (192 units)
	VILLAGE 3 - HIGHRIDGE AT Mt. Saratoga (738 units)
	VILLAGE 4 - OVERLOOK AT Mt. Saratoga (242 units)
	VILLAGE 5 - RIDGEHORN AT Mt. Saratoga (608 units)

OPEN SPACE PLAN

Integration of open space and the use of the natural topography of the site have been key elements in the design process of Mt. Saratoga. The ridgeline contained within the project provides an ideal combination of recreation opportunities, trails, views and connectivity while protecting the view corridor for the existing Saratoga Springs residents. The Open Space Master Plan depicts the results of this planning effort.

Improved parks and trails are well placed, designed, reach into, and become embraced by the native landscaping that strengthens the links between neighborhoods. Pedestrian wayfinding is introduced by subtle trail markers to provide a sense of safety, orientation and unity as users explore the massive open spaces that surround Mt. Saratoga. Fencing is important to assist in defining space that will be sensitively designed and placed to compliment the sites natural character.

Key elements of the Open Space Master Plan include the following:

- **Community Park.** The proposed community park boundary encompasses approximately 205 acres. The intent of this large area is to meet the requirements of a community park as outlined in the Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan. The master plan lays out locations for community parks to service development areas within a one mile radius, but did not place a community park within service distance to Mt. Saratoga. Therefore, the proposed community park will meet the recreation level of service for the development. The Community Park will be completed in phases according to Exhibit 1, "Open Space Phasing." As areas of the Community Park are completed through the final plat and improvement process, they will be dedicated to Saratoga Springs for ownership and maintenance.
- **Amenities.** The open space requirement and associated proposed amenities are based on the Open Space Standards as contained within this document. These standards have been adopted from the draft ordinance proposal by the Saratoga Springs planning staff. The standards require the determination of an equivalent open space acreage based on proposed land uses. The land uses vary from fully improved open space with full access to unimproved sensitive lands. The equivalent open space is required to be above one acre per 40 residential units. The amenities are then determined based on a point system at a minimum of 50 points per required equivalent acre. Amenities are rated by category of improvement and point allowances. The Open Space Calculations tabulation shown herein follows this process and itemizes proposed amenities to be built within the community. These amenities are subject to the following:
 - The proposed amenities outlined within the Open Space Calculations are conceptual in nature and based on the current Land Use Plan. Modifications may be proposed with subsequent Village Plans based on decrease of density or open space design change. Any modifications must be equal or greater in points and based on the point system established within the Open Space standards.
 - Should any neighborhoods identified as multi-family within the land use plan be amended to single family lots, the open space and amenities associated with the multi-family neighborhood will be reduced proportionately to the number of multi-family units being converted to single family.
 - In no case shall the overall project open space be reduced below thirty percent (30%). In the event the Villages are improved out of order, a minimum cumulative thirty percent (30%) open space will be provided. The amenity packages for each phase will be improved with each Village as it develops.

- Based on the current land use plan of 2,553 units, the minimum amenities points as outlined with the open space calculations is 3,191.
- In order to provide a more diverse and amenity based development a total amenity points of 4,106 is to be completed based on the current Land Use Plan.
- The open space and amenity point tabulations may be amended proportionally with the reduction of units, enlargement of single family lots, or conversion of multi-family to single family.
- Additional equivalent acreage is limited to a maximum of fifty percent (50%) of required amenity points.
- In that Mt. Saratoga has significant and extraordinary infrastructure requirements which will be beneficial to the project and the City, acknowledgement of infrastructure costs will be factored into the timing requirements of open space and associated amenities.
- **Proportionate Open Space and Amenity Points.** It is the intent of each Village Plan to dedicate and improve a proportionate amount of the proposed open space at a minimum of thirty percent (30%) land mass. This method will insure a consistent level of service for all Villages within the development. See Exhibit 1 - "Open Space Phasing Plan" within the Open Space section of this document for further details and acreages. Amenity points are based on proposed ERU counts and will also be constructed proportionately. Please see the spreadsheet for the proposed amenities by Village.



Pedestrian Underpass Example

	# Units	Units / Ac	Required Acres
Required Open Space (Equivalent Acre)	2,553	40	63.8

Equivalent Open Space

Land Use	Multiplier	Actual Acres	Equivalent Acres
Unimproved, Not Sensitive Lands	0.15	-	-
Sensitive Lands - No Access	0.15	-	-
Sensitive Lands - Limited Access	0.45	30.3	13.6
Improvements of Existing City Owned OS	0.67	-	-
Detention Basin - Limited Access	0.67	14.4	9.6
Detention Basin - No Access	-	-	-
Partially Improved	0.75	148.7	111.5
Fully Improved with Limited Access (Within Multi-Family)	0.75	11.9	8.9
Fully Improved with Full Access	1.00	29.7	29.7

Total Open Space Acres	235		
Total Equivalent Open Space Acres			173.4
Required Amenity Points @ 50 per Equivalent Acre			3,191.3

Mt. Saratoga Open Space Calculations

Proposed Amenities

Item	Category	Points	Quantity	Total Points	Village 1		Village 2		Village 3		Village 4		Village 5	
					Quantity	Total Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points
Swimming Pool (Multi-Family Areas)	A	137.5	2.0	275.0	0.0	0.0	0.0	0.0	1.0	137.5	0.0	0.0	1.0	137.5
Bathrooms (With Pavillion)	B	92.8	1.0	92.8	1.0	92.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pavillion, Extra Large	B	75.0	1.0	75.0	1.0	75.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Playground	C	26.0	6.0	156.0	2.0	52.0	0.0	0.0	1.0	26.0	1.0	26.0	2.0	52.0
Trail, Hard Surface (per 1,000')	D	20.6	52.6	1,084.2	21.4	440.0	5.2	106.6	7.0	144.2	9.0	185.4	10.1	208.0
Swing Set	D	12.5	6.0	75.0	2.0	25.0	0.0	0.0	1.0	12.5	1.0	12.5	2.0	25.0
Basketball - Half Court	D	8.3	3.0	24.9	0.0	0.0	0.0	0.0	2.0	16.6	0.0	0.0	1.0	8.3
Baseball Diamond - Little League	E	4.4	1.0	4.4	1.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trail, Dirt (per 1,000')	E	1.5	6.8	10.3	2.0	2.9	1.7	2.5	1.8	2.7	1.4	2.1	0.0	0.0
Drinking Fountain	F	1.2	7.0	8.4	4.0	4.8	0.0	0.0	2.0	2.4	0.0	0.0	1.0	1.2
Table	F	0.8	20.0	16.0	6.0	4.8	2.0	1.6	6.0	4.8	2.0	1.6	4.0	3.2
Trash Can	F	0.7	30.0	21.0	9.0	6.3	3.0	2.1	8.0	5.6	3.0	2.1	7.0	4.9
Workout Station	F	0.5	6.0	3.0	3.0	1.5	0.0	0.0	1.0	0.5	1.0	0.5	1.0	0.5
Park Benches	F	0.4	30.0	12.0	9.0	3.6	3.0	1.2	8.0	3.2	3.0	1.2	7.0	2.8
BBQ Grills	F	0.3	10.0	3.0	3.0	0.9	1.0	0.3	3.0	0.9	1.0	0.3	2.0	0.6
Parking Spaces (Clubhouses & Main Park)	P	0.7	59.0	41.3	59.0	41.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Proposed Amenities Not Listed														
Pedestrian Underpass	A	150.0	1.0	150.0	1.0	150.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Clubhouses w/Pool	A	150.0	2.0	300.0	0.0	0.0	0.0	0.0	1.0	150.0	0.0	0.0	1.0	150.0
Clubhouses w/Gathering Area	A	75.0	1.0	75.0	1.0	75.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Frisbee Golf	B	50.0	1.0	50.0	0.0	0.0	1.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0
Additional Equivalent Acreage (173.4-63.8) ¹	A	40.0	109.6	1,595.6	33.2	483.1	8.2	120.0	31.7	461.3	10.4	151.3	26.1	380.0
Dog Park	B	25.0	1.0	25.0	0.0	0.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0
Pickleball Court	D	8.3	1.0	8.3	0.0	0.0	1.0	8.3	0.0	0.0	0.0	0.0	0.0	0.0
Total Amenity Points				4,106.2		1,463.5		317.6		968.2		383.0		974.0
Notes:				ERU		773		192		738		242		608
1 - Additional equivalent acreage is limited to a maximum of 50% of required amenity points.				ERU (%)		30.3%		7.5%		28.9%		9.5%		23.8%
				Amenity Points Req. per Village		1,243.3		308.8		1,187.0		389.2		977.9
				Cumulative Amenity Points Required		1,243.3		1,552.1		2,739.1		3,128.3		4,106.2
				Cumulative Amenity Points Total		1,463.5		1,781.1		2,749.3		3,132.2		4,106.2

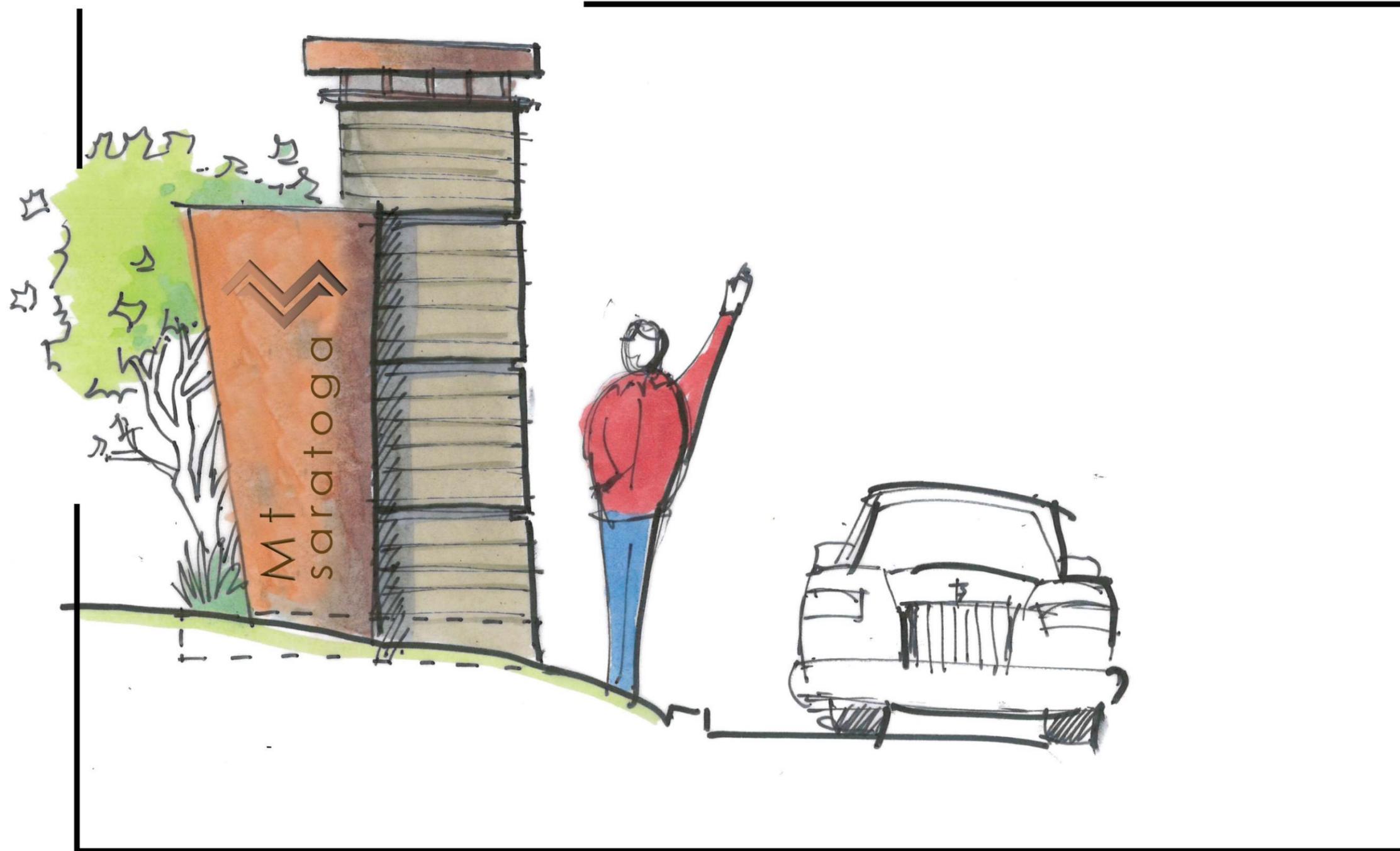
- **Talus Ridge Park Extension.** The existing Talus Ridge development to the east contains a 3.4 acre park which will be extended through Mt. Saratoga with an additional 7.9 acres of open space. This area contains one of the main drainages for the area and will be designed with detention basins and connection to the existing master plan storm drainage infrastructure installed in Talus Ridge.
- **Trails.** The project includes over 11 miles of trails as shown within Exhibit G-2, “Trails Plan.” This vast trail network includes:
 - **Powerline Corridor Trail.** The City’s master plan calls for trails along the power corridor at both the east and west borders of the project. These trails, at a total length of over 8,000 feet, will be generally through natural areas and connect improved park and open space areas.
 - **Amenity Trails.** Connections through the park and open space areas and between the powerline corridor trails will generally be provided by amenity trails. These trails will provide access along the ridgelines with multiple access points into the housing areas. The overall length of amenity trails is approximately 20,700 feet.
 - **Access Road / Trail.** A portion of the ridgeline trail will also serve as the access road to the culinary and secondary water infrastructure. This trail will be upsized to 12’ concrete in order to accommodate maintenance vehicles and will be about 2,400 feet in length.
 - **Sidewalk Trail.** In order to provide a more multi-purpose pedestrian and bike use of the main boulevards, the standard sidewalks have been upgraded to an 8’ concrete trail. The road cross sections have been adjusted accordingly and the length of trail is over 22,000 feet.
 - **Dirt Trails.** In addition to the hard surface trails along the ridgeline open space, graded natural surface trails are proposed to access areas of open space. These trails are also intended to accommodate mountain biking. The total proposed length is almost 6,000 feet.
- **Pedestrian Underpass.** The trails, parking area and major amenities culminate at the round-about located at the center of the community and along the ridgeline. In order to provide a safe crossing of the boulevard and connection of trail and amenities, a pedestrian underpass is proposed. The underpass will be designed with adequate visibility, lighting and safety elements. In addition, if an elementary school is located within Neighborhood 5 of Village 1, the pedestrian underpass will provide a safe crossing for the students. This underpass element will provide interaction between villages and access to community amenities.
- **Monumentation and Signage.** Community signage is deliberate and meant to reflect this site’s sense of place with materials that highlight the rustic environment and native open spaces while embracing the careful touch that Edge Homes has put on the land. Monumentation and signage will meet the sign requirements set forth in Title 19.18.07 of the City Code, except as outlined below:
 - **Entry Monumentation.** The primary entrance to Mt. Saratoga will be at the intersection of Pony Express Parkway and Mt. Saratoga Boulevard. A concept plan of the monumentation at this intersection is shown on Page 12 and 13. This concept entry monument features are not to scale and actual monuments will meet the sign requirements of the City Code, with a maximum signage height of 10 feet and an overall height limitation of 20 feet. This entry monument will set the theme of style and material use to be used throughout the development. Examples of use of material finishes and lettering are shown on Page 17. This monument will be owned and maintained by the Master Home Owners Association.

- Mt. Saratoga entry monuments may contain two balanced elements as shown in the conceptual plan on Page 13.
 - **Monument Feature.** Second tier monument features are proposed to be located at secondary entrances and key feature points. In particular, these monuments are planned for the north end of the development along Mt. Saratoga Boulevard, the project entrance from Talus Ridge and consistent features placed within the center island of the roundabouts along Mt. Saratoga Boulevard. The monument features, as shown in the following concept example, incorporate similar style and materials as the main entry monumentation. These monuments will be owned and maintained by the Master Home Owners Association.
 - **Signage.** Third tier features will be detailed at the Village plan stage of development. These features will create a specific sense of place on a Village basis and borrow elements and materials from the main monumentation theme of the overall development. Signage elements to be addressed include:
 - Individual Village Entry monuments.
 - Street signs.
 - Directional signage.
 - Collective mailbox façade.



Pedestrian Underpass Example

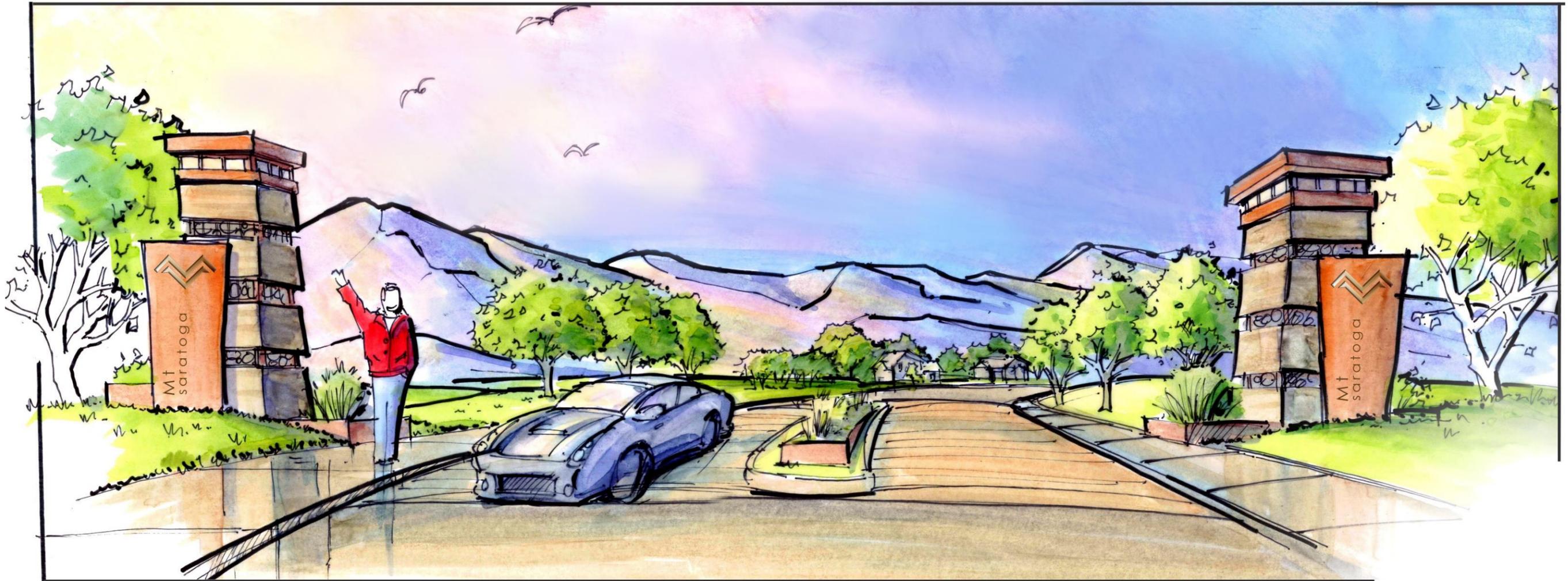
SECONDARY ENTRY MONUMENTATION



ENTRY MONUMENTATION FEATURE EXAMPLE



Mt. Saratoga Entry Monument Perspective



ENTRY MONUMENTATION EXAMPLE





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Mt. Saratoga
EXHIBIT 3 - OPEN SPACE MASTER PLAN

- PROPOSED OPEN SPACE AMENITIES**
- A** SWIMMING POOL (MULTI-FAMILY AREAS)
 - B** BATHROOMS (WITH PAVILION)
 - C** PAVILION, EXTRA LARGE
 - D** PLAYGROUND
 - E** TRAIL, HARD SURFACE (PER 1,000')
 - F** SWING SET
 - G** BASKETBALL - HALF COURT
 - H** BASEBALL DIAMOND
 - I** TRAIL, DIRT (PER 1,000')
 - J** DRINKING FOUNTAIN
 - K** TABLE (distributed proportionally)
 - L** TRASH CAN (distributed proportionally)
 - M** WORKOUT STATION
 - N** PARK BENCHES (distributed proportionally)
 - O** BBQ GRILLS (distributed proportionally)
 - P** PARKING SPACES -MAIN PARK
- PROPOSED AMENITIES NOT LISTED**
- Q** PEDESTRIAN UNDERPASS
 - R** CLUBHOUSE - Large
 - S** CLUBHOUSE - Small
 - T** FRISBEE GOLF
 - U** ADDITIONAL OPEN SPACE AREA (173.4-63.8)
 - V** DOG PARK
 - W** PICKLEBALL COURT

- STORM BASINS**
- 1 STORM BASIN - 0.37 ac.
 - 2 STORM BASIN - 0.82 ac.
 - 3 STORM BASIN - 2.82 ac.
 - 4 STORM BASIN - 2.92 ac.
 - 5 REMOVED
 - 6 STORM BASIN - 0.95 ac.
 - 7 STORM BASIN - 1.32 ac.
 - 8 STORM BASIN - 0.72 ac.
 - 9 STORM BASIN - 0.29 ac.
 - 10 STORM BASIN - 0.41 ac.

LEGEND

SINGLE FAMILY RESIDENTIAL	STORM BASINS
MULTI-FAMILY RESIDENTIAL	SENSITIVE LANDS - 30% SLOPE / OTHER
IMPROVED OPEN SPACE	PEDESTRIAN UNDERPASS
NATIVE OPEN SPACE	

- MONUMENTS**
- ENTRANCE MONUMENTION
 - MONUMENT FEATURE

- TRAILS - see Trails Plan**
- POWERLINE CORRIDOR TRAIL
 - AMENITY TRAIL (8' ASPHALT)
 - ACCESS ROAD/TRAIL (12' ASPHALT)
 - SIDEWALK TRAIL (8' CONCRETE)
 - TRAIL (DIRT)

- COMMUNITY PARK BOUNDARY 206.67 ACRES (30.04%) Includes storm basins 5 & 6
- TALUS RIDGE PARK EXTENSION 7.88 ACRES (1.15%) Includes storm basin 2

NOTES

- THE FEATURES AND AMENITIES IN THIS EXHIBIT ARE CONCEPTUAL IN NATURE.
- EXISTING DRAINAGE WILL BE INCORPORATED INTO THE OVERALL OPEN SPACE PLAN AND IMPROVED ACCORDING TO CITY STANDARDS.

OPEN SPACE TABULATIONS

OVERALL AREA:	687.93 ACRES
OPEN SPACE REQUIRED:	206.38 ACRES (30%)
OPEN SPACE PROPOSED	
NATIVE:	148.70 ACRES (21.62%)
IMPROVED:	29.73 ACRES (4.32 %)
WITHIN MULTI-FAMILY:	
Village 1, Neighborhood 2:	2.54 acres
Village 1, Neighborhood 3:	1.53 acres
Village 3, Neighborhood 1:	1.98 acres
Village 3, Neighborhood 4:	1.03 acres
Village 5, Neighborhood 3:	3.26 acres
Village 5, Neighborhood 4:	1.54 acres
STORM BASINS:	14.37 ACRES (2.09%)
SENSITIVE LANDS:	30.30 ACRES (4.40%)
TOTAL:	234.98 ACRES (34.16%)

EDGEhomes

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REVISIONS

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TJP
 CHECKED BY:
GDM
 SCALE:
N.T.S.
 DATE:
7/20/2016
 EXHIBIT
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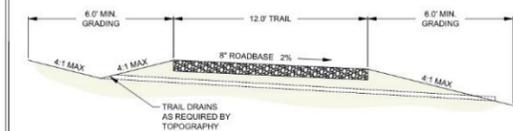


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Mt. Saratoga
EXHIBIT 4 - TRAILS PLAN

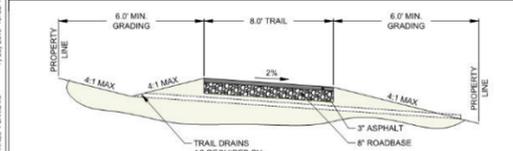
TRAILS - See Trails Plan

	POWERLINE CORRIDOR TRAIL (12' ROAD BASE) - 8,032 ltr.
	AMENITY TRAIL (8' ASPHALT) - 21,622 ltr.
	ACCESS ROAD/TRAIL (12' ASPHALT) - 2,444 ltr.
	SIDEWALK TRAIL (8' CONCRETE) - 18,756 ltr.
	TRAIL (DIRT) - 5,941 ltr.



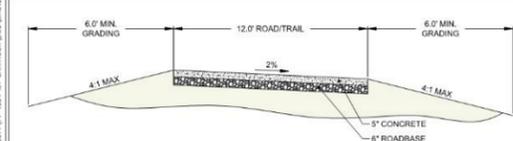
UTAH POWER & LIGHT CORRIDOR TRAIL

NOTES:
 1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.



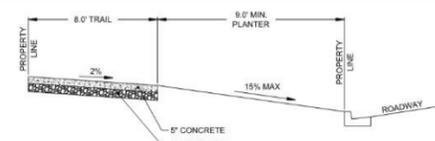
AMENITY TRAIL

NOTES:
 1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.



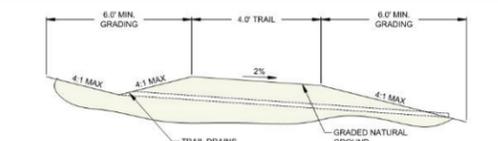
ACCESS ROAD / TRAIL

NOTES:
 1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.



SIDEWALK TRAIL

NOTES:
 1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.



DIRT TRAIL

NOTES:
 1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

LEGEND

	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	IMPROVED OPEN SPACE
	NATIVE OPEN SPACE
	STORM BASINS
	PEDESTRIAN UNDERPASS

480 West 800 North Suite 200
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 801 494-0150

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LEGEND

[Light Green Box]	SINGLE FAMILY RESIDENTIAL
[Light Orange Box]	MULTI-FAMILY RESIDENTIAL
[Dark Green Box]	IMPROVED OPEN SPACE
[Light Green Box]	NATIVE OPEN SPACE
[Light Orange Box]	STORM BASINS
[Blue Line]	PEDESTRIAN UNDERPASS

OPEN SPACE PHASING TABULATIONS

VILLAGE	OVERALL AREA	REQUIRED OPEN SPACE	GENERAL OPEN SPACE	TOTAL
VILLAGE 1	201.17 ACRES	60.35 ACRES (30%)	65.02 ACRES	67.56 ACRES (33.58%)
	MULTI-FAMILY NEIGHBORHOOD 2 2.54 ACRES			
	CUMULATIVE OPEN SPACE: 94.84 ACRES (32.25%)			
VILLAGE 2	92.92 ACRES	27.88 ACRES (30%)	27.28 ACRES	27.28 (29.3%)
	MULTI-FAMILY NEIGHBORHOOD 1 1.98 ACRES			
	CUMULATIVE OPEN SPACE: 130.91 ACRES (32.77%)			
VILLAGE 3	110.07 ACRES	33.02 ACRES (30%)	33.06 ACRES	36.07 ACRES (32.77%)
	MULTI-FAMILY NEIGHBORHOOD 4 1.03 ACRES			
	CUMULATIVE OPEN SPACE: 130.91 ACRES (32.77%)			
VILLAGE 4	160.99 ACRES	48.30 ACRES (30%)	64.75 ACRES	64.75 ACRES (40.22%)
	MULTI-FAMILY NEIGHBORHOOD 3 3.26 ACRES			
	CUMULATIVE OPEN SPACE: 195.66 ACRES (34.62%)			
VILLAGE 5	122.78 ACRES	36.83 ACRES (30%)	34.52 ACRES	39.32 ACRES (32.02%)
	MULTI-FAMILY NEIGHBORHOOD 2 2.54 ACRES			
	CUMULATIVE OPEN SPACE: 234.98 ACRES (34.16%)			

TRAILS - See Trails Plan

[Dashed Line]	POWERLINE CORRIDOR TRAIL (12' ROAD BASE)
[Dotted Line]	AMENITY TRAIL (8' ASPHALT)
[Dashed Line]	ACCESS ROAD/TRAIL (12' ASPHALT)
[Dotted Line]	SIDEWALK TRAIL (8' CONCRETE)
[Solid Line]	TRAIL (DIRT)

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Mt. Saratoga
EXHIBIT 5 - OPEN SPACE PHASING

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 801 494-0150

Entry Monumentation



A. Textured Concrete



B. Rammed/Layered Concrete



STEEL SIGNAGE/ACCENT OPTIONS

Stainless w Cut-Out



Stainless Letters on Blackened Steel



Corten Panel



Steel Gabion

A MONUMENT MATERIALS AND FINISHES

EDGE HOMES Mt. Saratoga Entry

northland DESIGN GROUP
Landscape Architecture + Land Planning

GUIDING PRINCIPLES

As the planning and vision of Mt. Saratoga has evolved over the last several years, several guiding principles have stayed consistent and have been the basis for this Community Plan. These principles are intended to produce a quality and livable community that is the showpiece of Edge Homes. Each of these guiding principles will be enhanced and explored further with each subsequent Village Plan:

- **Continued Quality.** Edge Homes has a vested interest in the development of this area of Saratoga Springs. With Mt. Saratoga, Edge Homes is continuing to build upon the quality that has been established in the adjacent subdivision of Talus Ridge. With a majority of the phases complete and housing construction on-going, Talus Ridge is a prime example of the quality, housing product and business practices of Edge Homes. This successful project was developed as a standard subdivision, but was intended to be the first step toward this overall master plan community. With this beginning, Edge Homes will continue the quality of development and expectations as demonstrated by Talus Ridge.
 - **Establishment of Standards.** In order to ensure this continued quality to the City, Covenants, Conditions and Restrictions (CC&Rs) will be submitted at each final plat approval. These CC&Rs are the basic template for more detailed and specific requirements that will be adopted with each Village Plan.



Talus Ridge Model Home



Talus Ridge Model Home

- **Livable Community.** While often overused, the term “livable community” is a main goal of Mt. Saratoga and is defined by Edge Homes to be a community that can be all inclusive for the housing, recreation, interaction, worship and education needs of an individual or family. In order to meet this goal, the community must emphasize product diversity, transportation connectivity, integration of open space and respect for the underlying land.
 - **Variety of Product.** Diversity of housing product can help produce a livable community. Mt. Saratoga will provide housing product to meet each life stage from young couples, families and retirement.
- **United Theme.** In order to distinguish Mt. Saratoga, an overall sense of place will be incorporated and utilize the Mt. Saratoga logo as distinguishing feature to be incorporated in street signage and monumentation. The logo integrates the “M” in Mt. Saratoga and silhouettes the Oquirrh Mountains in the background. These overall themes will be further detailed and enhanced in each Village plan. Theming is to incorporate the following attributes:
 - **Monumentation.** As discussed earlier in this document, monumentation will be consistent for the overall project and encompass the entry monuments and directional signage.
 - **Streetscapes.** As discussed with this document, streetscapes will be consistent throughout the development with the incorporation of street trees and landscape planter areas. Proposed street tree species will be coordinated with the City’s approved plant list to determine suitability and longevity for the site. Consistent fencing will be placed along both Mt. Saratoga Boulevard in a manner to blend with the natural surroundings while providing a degree of privacy to the adjacent residential backyards.

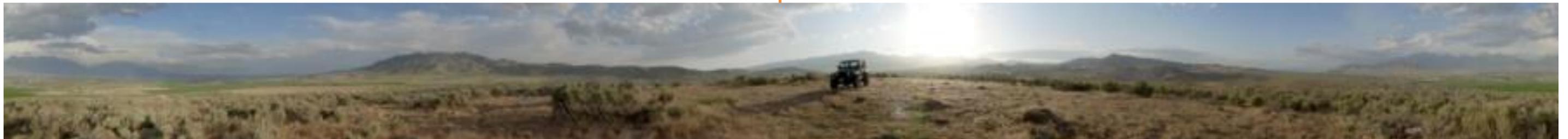
GUIDING PRINCIPLES

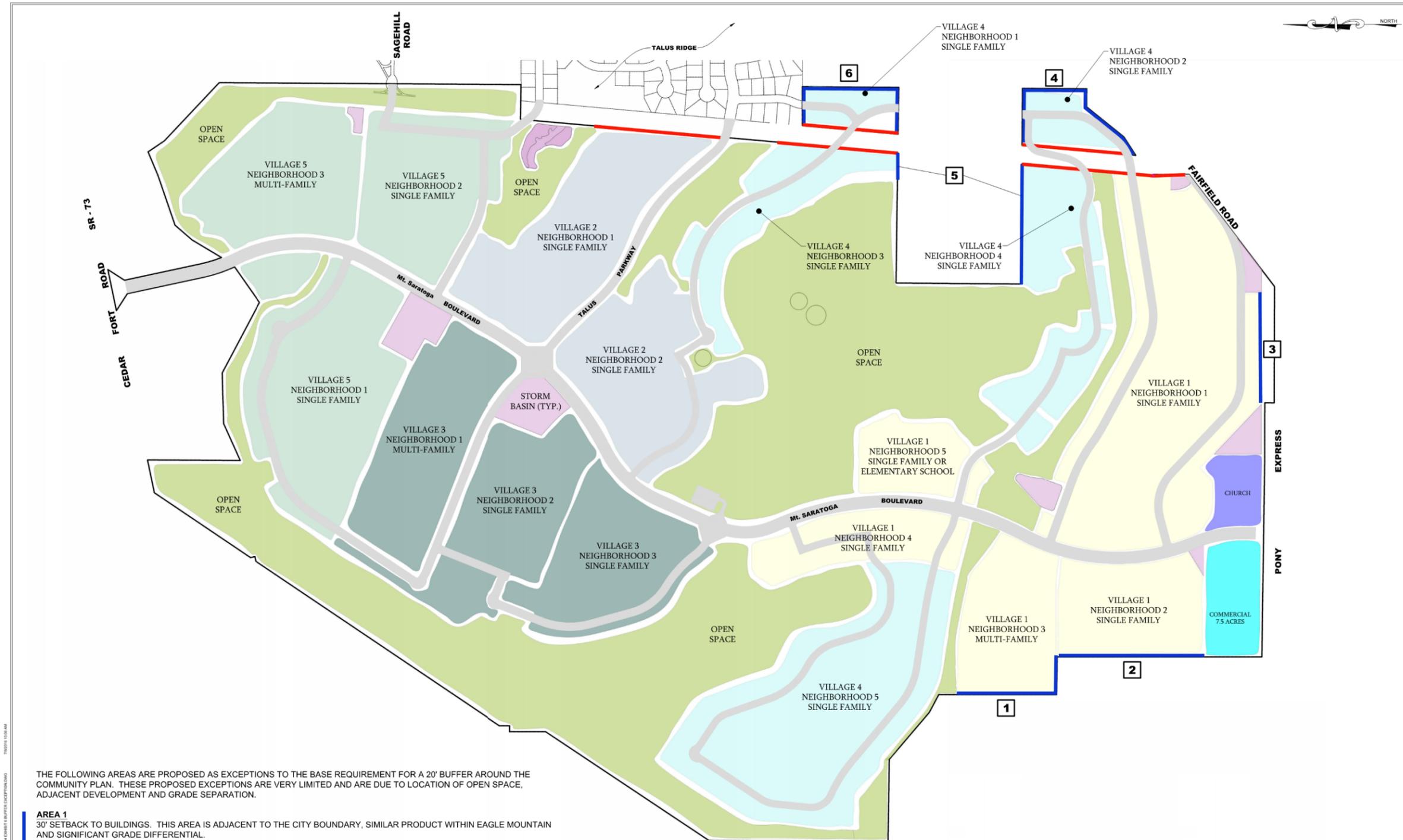
- **Minimize Impacts.** A variety of techniques have been incorporated within the Mt. Saratoga development to decrease the impacts on the surrounding area and adjacent neighbors to the project. This is accomplished through the use of topography, natural buffers, trail corridors and architecture. It should also be noted that Mt. Saratoga will enhance the neighboring properties by providing recreational opportunities, trail connectivity, transportation connectivity and utility infrastructure.
 - **Views.** The overwhelming physical attributes of the project are the unique topography and unparalleled views in all directions of the site. In order to preserve these attributes, the vast majority of the hillside and ridgelines have been used as open space and locations for community amenities. As development of subsequent village plans are considered, particular attention will be placed on grading, house placement and orientation to work with the existing topography and enable the individual homes to enjoy the natural view and access to open space. Detailed sight line studies will be presented with each Village Plan.
 - **Exterior Planned Community Buffer.** A vast majority of the community's exterior boundary borders on open space uses. Exceptions and their respective explanation are contained within Exhibit 2, "Buffer Exception Exhibit."
 - **Use of the Existing Topography.** Although challenging at times, the existing topography and sensitive lands within the Mt. Saratoga development can create a natural barrier that can be used to separate varieties in density between adjacent neighborhoods. Life at Mt. Saratoga provides a unique sense of place from its surrounding neighbors. Homes are sensitively sited against backdrops of preserved, native rolling hills and naturally occurring tucked in spaces. These are interconnected by the always present native open spaces found throughout the community melding together neighborhoods and people.
 - **Natural Buffers.** As described above, the use of the existing topography and preservation of the natural vegetation will provide a difference in elevation and land use between to different residential zones. The combination of the two natural buffer types provide a more preferred mitigation method rather than providing man-made buffers such as streets, fences, etc.
 - **Trail Corridors.** The east, west and south sides of Mt. Saratoga contain master plan trail corridors. In addition, the east and west corridors follow the Rocky Mountain Power powerlines which allow a minimum of 120 feet of space between adjacent uses.
 - **Architecture.** Homes that are highly visible from neighboring communities will be evaluated to provide 360 degree architecture in order to minimize the visual impacts.



Hillside Development Example, Rosecrest Model Home

- **Master Planning.** One of the most significant benefits of a community plan is the ability to master plan all aspects of the development from housing to utility serviceability. With master planning, the overall aspects of multiple parcels are taken into account rather than simply planning individual parcels. This allows efficiencies for not only the developer, but the City as well, through cohesive utility plans, consistency and patterned development phasing. The master planning for Mt. Saratoga, as demonstrated herein, has incorporated each utility, open space, pedestrian system and development standards.
 - **Public Benefit.** Mt. Saratoga is situated ideally to provide significant public benefit. Transportation connectivity is a major benefit that will be provided by the Mt. Saratoga Boulevard connection of Pony Express Parkway and SR-73. This connection will relieve traffic on 800 West, provide access to major retail and commercial centers of Saratoga Springs and also direct pass-through traffic to the major transportation corridors. The site also provides ideal sites for the installation of culinary and secondary water system improvements which will service not only the development, but significant areas of the City.





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MT. Saratoga
 SARATOGA SPRINGS, UTAH
 EXHIBIT 6 - BUFFER EXCEPTION

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THE FOLLOWING AREAS ARE PROPOSED AS EXCEPTIONS TO THE BASE REQUIREMENT FOR A 20' BUFFER AROUND THE COMMUNITY PLAN. THESE PROPOSED EXCEPTIONS ARE VERY LIMITED AND ARE DUE TO LOCATION OF OPEN SPACE, ADJACENT DEVELOPMENT AND GRADE SEPARATION.

- AREA 1**
 30' SETBACK TO BUILDINGS. THIS AREA IS ADJACENT TO THE CITY BOUNDARY, SIMILAR PRODUCT WITHIN EAGLE MOUNTAIN AND SIGNIFICANT GRADE DIFFERENTIAL.
- AREA 2**
 15' SETBACK TO HOUSES. THIS AREA IS ADJACENT TO THE CITY BOUNDARY, TOWNHOMES WITHIN EAGLE MOUNTAIN AND SIGNIFICANT GRADE SEPARATION.
- AREA 3**
 20' SETBACK FROM PONY EXPRESS RIGHT-OF-WAY TO HOUSES. THIS AREA ALREADY INCORPORATES SIGNIFICANT LANDSCAPE BUFFER WITHIN THE PROPOSED PONY EXPRESS WIDENING. THE LOTS ALSO HAVE A SIGNIFICANT GRADE CHANGE WHICH ALLOWS WALK-OUT BASEMENTS AND ADDITIONAL GRADING TO THE RIGHT-OF-WAY.
- AREA 4**
 THIS AREA IS ISOLATED AND A BUFFER WOULD HAVE NO POSITIVE IMPACT TO Mt. Saratoga OR ADJACENT FUTURE DEVELOPMENT. ADJACENT FUTURE DEVELOPMENTS ARE ANTICIPATED TO BE SIMILAR SINGLE FAMILY USES WITH NO TRANSITION NECESSARY.

AREA 5
 THESE AREAS ARE ADJACENT TO AN INTERNAL PROPERTY OWNED BY A DIFFERENT ENTITY. ANY FUTURE DEVELOPMENT OF THIS PARCEL WOULD BE SIMILAR IN NATURE AND SHOULD APPEAR TO BE SEAMLESSLY INCORPORATED, THEREFORE, A BUFFER IS NOT RECOMMENDED.

AREA 6
 THIS AREA IS ISOLATED AND A BUFFER WOULD HAVE NO POSITIVE IMPACT TO Mt. Saratoga OR ADJACENT FUTURE DEVELOPMENT. ADJACENT FUTURE DEVELOPMENTS ARE ANTICIPATED TO BE SIMILAR SINGLE FAMILY USES WITH NO TRANSITION NECESSARY.

THESE AREAS ARE TECHNICALLY BOUNDARIES, BUT ARE ADJACENT TO POWER CORRIDORS WHICH ARE MASTER PLANNED AS OPEN SPACE AND TRAILS. THEREFORE, NO BUFFER IS PROPOSED.

- **Integrating Existing Features.** The project site has significant topographical relief that can either hinder or be integrated into the design. This Community Plan addresses the need for flexibility to reasonably design the development within hillside areas without compromising the fundamental services provided by the City. Please see the proposed hillside standards within this document.
- **Equivalent Residential Unit Transfer.** Since build-out of the Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability in accordance with the guiding transfer provisions contained herein. Detailed transfer provisions shall be established in the Village Plans. Guiding transfer provisions include the following:
 1. The overall intent and character of the Community Plan shall be maintained and the transfer of Equivalent Residential Units shall not alter the land use designation, or district established in the Community Plan.
 2. The maximum number of Equivalent Residential Units established in the Community Plan shall not be exceeded.
 3. The transfer of Equivalent Residential Units within, into, or out of any Village or Neighborhood established in the Community Plan up to a maximum of fifteen (15%) percent may be completed based on the developer’s business judgement. In order to enact such transfer of ERU’s, the developer is required to provide written notice to the city accompanied with the consent of the property owners for both the “sending” and “receiving” areas.
 4. The transfer of ERU’s greater than fifteen (15%) percent requires city council approval. In no case shall the transfer of Equivalent Residential Units within, into, or out of any Village or Neighborhood exceed twenty (20%) percent of that established in the Community Plan.
 5. Equivalent Residential Units may only be transferred among single family neighborhoods and flex residential neighborhoods. No transfer may result in an increase of multi-family units within the Community Plan.
 6. Equivalent Residential Units may not be transferred into any open space or park unless said open space or park is replaced elsewhere at an equivalent acreage and level of improvement.
 7. In the event the Alpine School District or any other state authorized educational facility (including, without limitation, a charter school educational facility), or a religious organization elects to use any portion of the Project as either a school or a church, the Equivalent Residential Units applicable to the site of such school or church as outlined in this section will be deducted from the maximum number of ERU’s established within the Community Plan.
 8. With respect to Transfers of Equivalent Residential Units into Flex Residential Use Neighborhoods, in no event shall any such Transfer cause the percentage of Equivalent Residential Units used for two and three family uses in a Flex Residential Use Neighborhood to exceed fifty percent (50%). This subparagraph shall not apply to Transfers that do not involve Transfers into Flex Residential Use Neighborhoods.
 9. In order to provide proper accounting of ERU transfers between uses, the following ERU criteria is established:

<u>Use Type</u>	<u>ERU Equivalent</u>
Single Family Detached	1 per unit
Two-Family Unit	1 per unit
Three-Family Unit	1 per unit
Multi-Family Attached	1 per unit
LDS Church (Ward)	2
LDS Church (Stake)	3
Elementary School	10
Junior High School	12
High School	20
Charter School	To be determined at building permit
Commercial	To be determined at building permit

- a. As ERU transfers are proposed within the development, the following information must be provided:
 - i. Original ERU count and use types of “sending” area.
 - ii. Original ERU count and use types of “receiving” area.
 - iii. Definition of ERU count for Charter School or Commercial based on projected use and intensity.
 - iv. Proposed number percentage and use type of transfer.
 - v. Resulting ERU count and use types of “sending” area.
 - vi. Resulting ERU count and use types of “receiving” area.
 - vii. Resulting shift, if any, of equivalent acreage and type of open space.
 - viii. Resulting total ERU count verifying no increase in overall project.



Streetscape Example



Exterior Example

- **Community – Wide Systems**
 - **Streetscapes.** With the unique aspects of Mt. Saratoga as previously described, the goal for streetscapes within the development is to provide an interesting and varied experience traversing the development. Particular care has been taken to layout major roadways as curvilinear in order to provide character and interest. Roadway vistas are also an important aspect of design that will be further refined with each detailed Village Plan. For example, major road terminations or view corridors will use open space, topography, roundabouts, monumentation, landscaping or specific land use as a backdrop. These elements soften the perspective of the development and can lend to an overall theme. The single family portions of the development will be utilizing standard City street cross sections with the addition of street trees. Street trees will be placed based on product type and will vary from road to road to add another dimension of variety.
 - **Open Space Corridors.** As previously described within the Open Space section of this document, significant open space corridors are proposed. Many of these corridors provide buffering between differing product types and allow access to the overall open space of the community.
 - **Pedestrian Systems.** Pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access to each Village Neighborhood. The Open Space Master Plan depicts over 11 miles of trails within the community. These trails are in addition to the neighborhood roadway sidewalks.
 - **Park and Recreation Systems.** Through the use of the Open Space point system discussed herein, the project will provide adequate park and recreation uses for the residents of Mt. Saratoga. The Community Park will provide unique elements based on the site's topography and views for not just this development, but for the overall City.
- **Open Space Amenities.** As detailed in the Open Space section of this document, the integration of open space and associated amenities has been a priority in the design process. The open space will meet the requirements of a community park as defined by the City's Master Plan.

- **Proportionate Open Space.** It is the intent of each Village Plan to dedicate and improve a proportionate amount of the proposed open space. This method will insure a consistent level of service for all Villages within the development. See Exhibit 1 - "Open Space Phasing Plan" within the Open Space section of this document for further details and acreages.
- **Multi-Family Open Space.** Each neighborhood identified as multi-family will contain individual open space and amenities designed for each specific area. Improvements are anticipated to include club houses, swimming pools, playgrounds, trail access, grass areas and sports facilities.
- **Development Standards.** Design and architectural standards are included within this document. These standards cover the global development of Mt. Saratoga and address each type of land use ranging from Single Family and Multi-Family Residential. Development standards include:
 - **Lot Regulations.** Lot size, width, setbacks (front, rear, side, etc.) are discussed in more detail within the Development Standards.
 - **Building Size.** Details concerning the building heights, minimum square footage, and maximum lot coverage are specified for each land use.
 - **Parking Requirements.** Specifies the number of parking stalls required for multi-family uses.
 Additional and more detailed standards will be submitted with each Village Plan to reflect the distinctive elements of the particular Village and product types.
- **Community Plan Character.** Properly designed and placed landscaping can create a sense character for the overall development. The integration of improved parks and trails with transitions to native vegetation will provide a unique character that will incorporate Mt. Saratoga to the surrounding area.
 - **Conceptual Landscaping Plans.** The following exhibits provide a number of different examples of landscaping anticipated for the Mt. Saratoga project. The landscaping examples range from park to various townhome layouts and the anticipated vegetation for each land use. It should be noted that the landscaping exhibits are conceptual in nature but show the general placement of trees, shrubs and other vegetation used to buffer and transition between driveways, buildings, and open space. In addition to the character created by the design and architectural standards of the buildings, the landscaping will compliment and accentuate the overall character of the development. Amenities will be based on the open space calculations presented earlier.



Clubhouse Example



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 EXHIBIT 7 - PARK LANDSCAPE EXAMPLE

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R. MICHAEL KELLY
 CONSULTANTS
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 P.O. Box 469, Millville, UT 84326 435.753.2955

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 EXHIBIT 8 - Mt. Saratoga BLVD. LANDSCAPE EXAMPLE

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 EXHIBIT 9 - TOWNHOME AREA LANDSCAPE EXAMPLE

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Mt. Saratoga
 SARATOGA SPRINGS, UTAH
 EXHIBIT 10 - PARK LANDSCAPE EXAMPLE

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 EXHIBIT 12 - IMPROVED PARK LANDSCAPE EXAMPLE

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UTILITY CAPACITIES

Preliminary utility capacities and main infrastructure layouts have been calculated as shown within the attached exhibits. One of the main challenges for Mt. Saratoga is the lack of existing culinary, secondary water and sewer infrastructure to service the site. The topography of the project is unique in that the site is key to providing master plan utility services to the project as well as other properties within Saratoga Springs City.

For purposes of establishing necessary utility capacities, the determination of Equivalent Residential Units needs to be based on the methodologies established within the City’s individual IFFP and Master Plan studies.

CULINARY WATER

Analysis of the existing culinary water system is based on the conditions present at the time of analysis and does not create or imply a reservation of capacity.

Culinary water service for Mt. Saratoga will be provided through connection to the existing 30” Zone 2 culinary line installed with Talus Ridge as well as the proposed installation of a pump station and Zone 3 storage tank. Please refer to the Exhibit E, “Mt. Saratoga Culinary Water Master Plan Exhibit” and the culinary water demands calculations.

Zone 2 Development:

Development within Zone 2 consists of approximately 595 residential ERUs and 17 equivalent ERUs associated with commercial and civic uses. The proposed Zone 3 tank and associated booster pump station will be installed with the Village 1. This new tank will be connected to Zone 2 through a pressure reducing valve. An additional connection will be made to the existing 30” Zone 2 pipeline within Talus Ridge Drive as development within Village 1 progresses. These connections are detailed on the Culinary Water Exhibit.

The proposed Zone 3 tank will be utilized for both indoor and outdoor uses within Village 1 based on the design criteria and following calculations:

Zone 2 Indoor Use:	612 ERU	244,800 gal
Zone 2 Outdoor Use:	35 IA	323,878 gal
Zone 3 Indoor Use:	208 ERU	83,200 gal
Zone 3 Outdoor Use:	36 IA	343,909 gal
Emergency Storage:		150,000 gal
Fire Storage:		240,000 gal
Total Village 1 Requirement:		1,376,787 gal

The total Village 1 requirement with emergency and fire storage requires a 1,400,000 gallon tank. Development beyond the capacity of this Zone 3 culinary water tank would require additional culinary storage for Zone 2 or construction of a secondary water storage facility for either Zone 2 or 3.

The required source capacity is currently under negotiations with the City and Central Water Project and additional information will be provided through separate documents or through the Village Plan process.

Mt. Saratoga - Culinary Water Demands

Design Criteria:

Culinary Water Source:	800 gpd/ERU	
Culinary Water Storage:	400 gpd/ERU	
Commercial:	2 ERC/Ac	Estimated for planning purposes

Area	Connections ERU	Culinary Water			
		Source Req'd gpd/ERU	Total Source gpm	Storage Req'd gal/ERU	Total Storage gal
Zone 2 Residential	595	800	330.56	400	238,000
Zone 2 Commercial	15	800	8	400	6,000
Zone 2 Church	2	800	1	400	800
Zone 2 Subtotal	612		340		244,800
Zone 3 Residential	1,958	800	1,087.78	400	783,200
Zone 3 Elementary School	10	800	5.56	400	4,000
Zone 3 Subtotal	1,968		1,093		787,200

Overall Total **1,433** **1,032,000**

Zone 3 Tank Sizing

Residential Storage:	787,200
Emergency Storage:	150,000
Fire Storage:	240,000
Required Storage:	1,177,200
Use 1,400,000 Gallon Tank (Minimum for Village 1)	

Zone 3 Development:

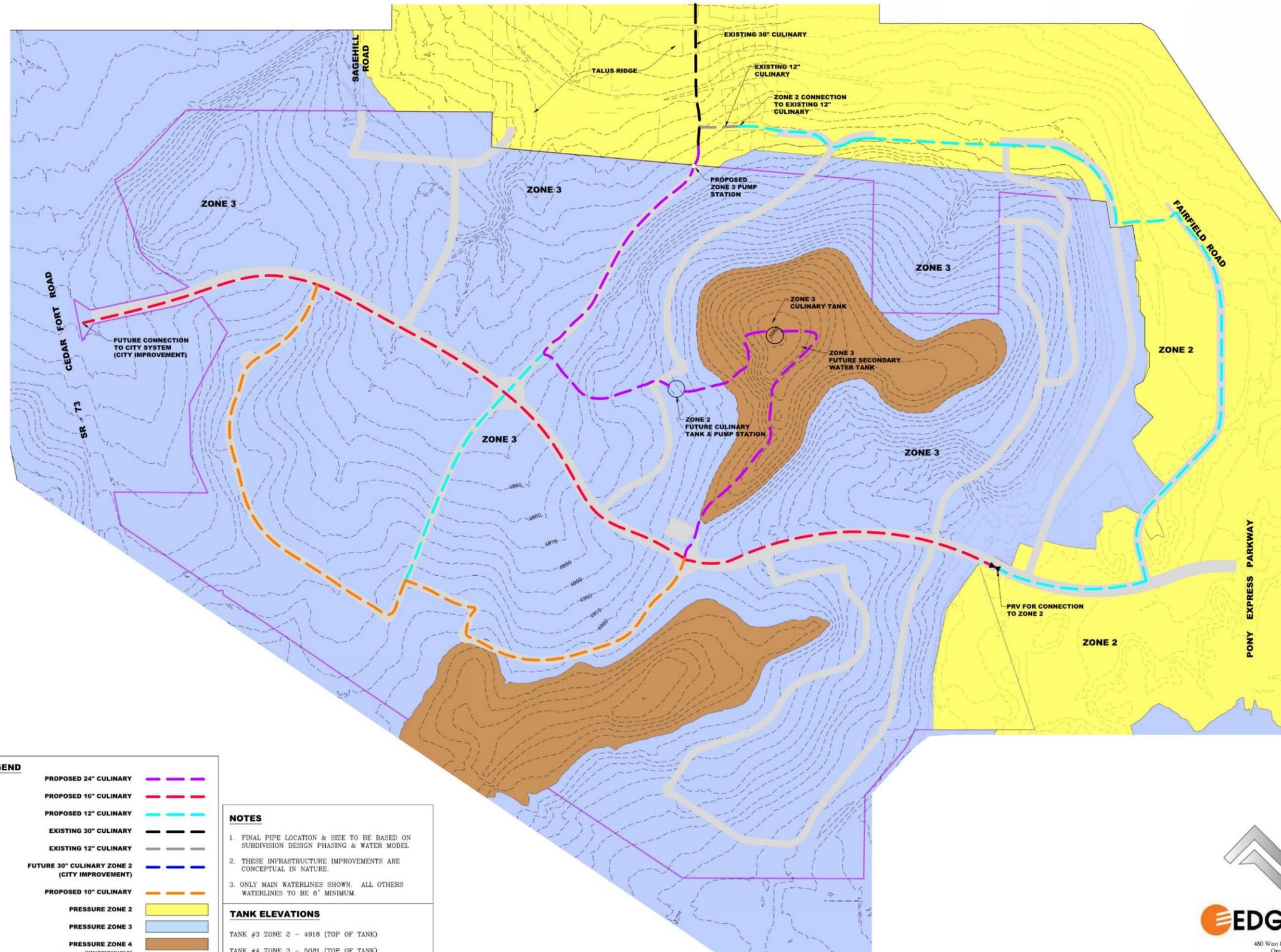
Development within Zone 3 consists of approximately 1,958 residential ERUs and 10 equivalent ERUs. The proposed Zone 3 tank is sized to service this zone in its entirety with the addition of sufficient secondary water storage. In fact, with the buildout of Zone 3 within Mt. Saratoga, the tank will have adequate storage to serve an additional 557 units located on adjacent properties. This calculation is as follows:

Zone 3 Residential Storage:	787,200 gal
Emergency Storage:	150,000 gal
Fire Storage:	240,000 gal
Total Zone 3 Required Storage:	1,177,200 gal
 Village 1 Tank Size:	 1,400,000 gal

UTILITY CAPACITIES

Remaining Capacity:	222,800 gal
Remaining ERUs @ 400 gal:	557 ERUs

The proposed connection points are detailed in Exhibit E, “Mt. Saratoga Culinary Water Master Plan Exhibit.” The required source capacity is currently under negotiations with the City and Central Water Project and additional information will be provided through separate documents or through the Village Plan process.



LEGEND

PROPOSED 24" CULINARY	
PROPOSED 16" CULINARY	
PROPOSED 12" CULINARY	
EXISTING 30" CULINARY	
EXISTING 12" CULINARY	
FUTURE 30" CULINARY ZONE 2 (CITY IMPROVEMENT)	
PROPOSED 10" CULINARY	
PRESSURE ZONE 2	
PRESSURE ZONE 3	
PRESSURE ZONE 4 (UNSERVICEABLE)	

- NOTES**
1. FINAL PIPE LOCATION & SIZE TO BE BASED ON SUBDIVISION DESIGN PHASING & WATER MODEL.
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE.
 3. ONLY MAIN WATERLINES SHOWN. ALL OTHERS WATERLINES TO BE 8" MINIMUM.
- TANK ELEVATIONS**
- TANK #3 ZONE 2 - 4918 (TOP OF TANK)
 TANK #4 ZONE 3 - 5081 (TOP OF TANK)

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MT. Saratoga
 EXHIBIT 13 - CULINARY WATER MASTER PLAN

REVISIONS

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 GDM
 SCALE:
 N.T.S.
 DATE:
 7/20/2016

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 Orem, UT 84057
 801.494-0150

SECONDARY WATER

Analysis of the existing secondary water system is based on the conditions present at the time of analysis and does not create or imply a reservation of capacity.

Secondary water service for Mt. Saratoga will be based on the existing and master planned Saratoga Springs system providing service to Zone 2 and the development providing an on-site pump station and storage tank/pond in order to service Zone 3. The Zone 3 tank/pond will also provide the ability to maintain pressure and flow within Zone 2 through the use of a pressure reducing station.

Please refer to the Mt. Saratoga Secondary Water Main System Exhibit and the secondary water demand calculations. The irrigated acreage of residential lots has been determined based on City standards of 65 percent of gross lot area. As Village Plans further detail the roadway and lot layout, these irrigated acreage calculations will be updated accordingly. With the recent addition of secondary water meters and tiered water rates based on efficient use of water resources, it is anticipated that the source and storage requirements will change. Therefore, the calculations contained herein are subject to change based on additional data.

A portion of the improved and irrigated open space is located above the service elevation for the Zone 3 storage facility. In order to service these areas, a small irrigation booster pump facility will be installed and dedicated to the City with the community park.

Zone 2 Development:

Development within Zone 2 consists of approximately 35 Irrigated Acres including residential, commercial, landscape and civic uses. These uses total 323,878 gallons of required storage which is initially accommodated within the proposed Zone 3 culinary water tank as detailed in the Culinary Water section of this document. Development beyond Village 1 will require Zone 2 or 3 secondary water storage by the developer or through City capital improvement projects. Proposed connection points are detailed on the Secondary Water Exhibit.

The initial development of Village 1 will utilize culinary water for outdoor uses. The required source capacity is currently under negotiations with the City and Central Water Project and additional information will be provided through separate documents or through the Village Plan process.

Zone 3 Development:

Development within Zone 3 consists of approximately 178 Irrigated Acres including residential, landscape and civic uses. These uses total to 1,637,407 gallons of required storage which will be met by the installation of a pump station and tank/pond storage. The Zone 3 portion of Village 1 will initially be serviced by the Zone 3 culinary water tank as discussed in this document. Development beyond the capacity of the proposed Zone 3 culinary water tank would require culinary storage for Zone 2 or construction of a secondary water storage facility for either Zone 2 or 3.

Development beyond Village 1 will require the improvement of secondary water sources by the developer or through city capital improvement projects to ensure adequate source to meet the

phased improvements and build out needs of Mt. Saratoga. The initial development of Village 1 will utilize culinary water for outdoor uses. The required source capacity is currently under negotiations with the City and Central Water Project and additional information will be provided through separate documents or through the Village Plan process.

Mt. Saratoga - Secondary Water Demands

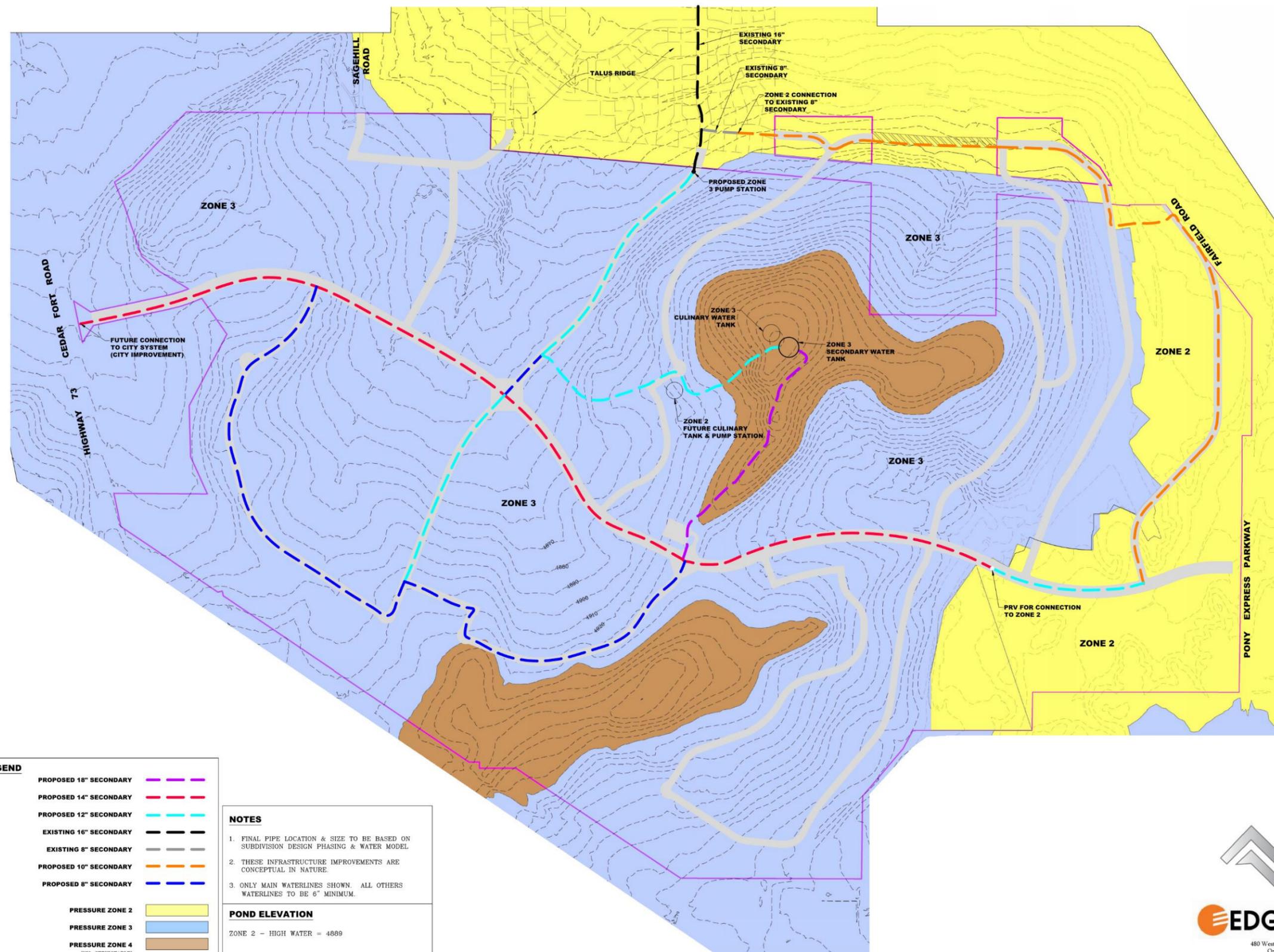
Design Criteria:

Secondary Water Source: 0.75 AF/yr
 1.8 gpm/ SF ERU (Based on 0.24 Acres)
 7.5 gpm/Irrigated Acre (IA)
 Secondary Water Storage: 2213 gal/ SF ERU (Based on 0.24 Acres)
 9216 gal/ Irrigated Acre (IA)
 Commercial: 2 ERU/Ac Planning Est

Land Use	Irrigated Area			Secondary Water Requirements			
	ERU or Acres	% Irrigated or IA / ERU	Irrigated Area	Source Req'd gpm/IA	Total Source gpm	Storage Req'd gal/IA	Total Storage gal
Zone 2 SF Residential	334	0.07	23.4	7.50	175	9,216	215,470
Zone 2 MF Residential	5.8	100%	5.8	7.50	43.22	9,216	53,112
Zone 2 Commercial	7.5	20%	1.5	7.50	11.25	9,216	13,824
Zone 2 Church	5	30%	1.5	7.50	11.25	9,216	13,824
Zone 2 Parks / Open Space	3	100%	3	7.50	22.50	9,216	27,648
Zone 2 Subtotal			35		264		323,878
Zone 3 SF Residential	1,223	0.09	110.1	7.50	826	9,216	1,014,405
Zone 3 MF Residential	12	100%	12	7.50	90	9,216	110,592
Zone 3 Elementary School	9	40%	3.60	7.50	27	9,216	33,178
Zone 3+ Parks / Open Space	52	100%	52	7.50	390	9,216	479,232
Zone 3 Subtotal			178		1,333		1,637,407
Overall Total			1,652		1,596		1,961,285

Zone 3 Secondary Tank Sizing

Zone 3 Storage: 1,637,407
 Required Storage: 1,637,407
 Use 1,700,000 G Tank



LEGEND

PROPOSED 18" SECONDARY	
PROPOSED 14" SECONDARY	
PROPOSED 12" SECONDARY	
EXISTING 16" SECONDARY	
EXISTING 8" SECONDARY	
PROPOSED 10" SECONDARY	
PROPOSED 8" SECONDARY	
PRESSURE ZONE 2	
PRESSURE ZONE 3	
PRESSURE ZONE 4 (UN-SERVICEABLE)	

- NOTES**
1. FINAL PIPE LOCATION & SIZE TO BE BASED ON SUBDIVISION DESIGN PHASING & WATER MODEL
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE.
 3. ONLY MAIN WATERLINES SHOWN. ALL OTHERS WATERLINES TO BE 6" MINIMUM.

POND ELEVATION
 ZONE 2 - HIGH WATER = 4889

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MT. Saratoga
 EXHIBIT 14 - SECONDARY WATER MASTER PLAN

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SANITARY SEWER

The project has been divided into 3 sewer service areas as shown on the Sanitary Sewer Master Plan drawing. The project will be served by a combination of existing and proposed infrastructure. The overall capacity of the existing sewer outfall within 400 North has been reviewed by Bowen & Collins, the City’s consultant for the sewer system and found to be adequate. A copy of the study is attached for review.

Service Area 1:

This area contains 989 equivalent residential units (ERU). The proposed 15” outfall line from this area will be constructed along Fairfield Road to the connection with the existing 15” sewer at the intersection of 800 West and 400 North. The final alignment along the eastern end of Fairfield Road and 800 West will be determined based on the City’s long-term plan for Fairfield Road and the acquisition of easements.

Service Area 2:

This sewer area services 1,101 ERU and connects to existing sewer installed with Talus Ridge. The Talus Ridge Sewer has been upsized as necessary to accommodate this anticipated flow. Additional sewer would have to be installed south from Talus Ridge to Evans Lane and then east to the intersection of 800 West and 400 North.

Service Area 3:

Service area 3 contains 480 ERU and also connects to existing sewer infrastructure installed with Talus Ridge. This area drains through Talus Ridge to the existing 12” sewer main in 800 West which connects to the same intersection and existing outfall line as the other service areas.



TECHNICAL MEMORANDUM

Mt. Saratoga Subdivision - Sanitary Sewer and Storm Drain Impacts

TO: Jeremy Lapin
COPIES: File
FROM: Keith Larson/Andrew McKinnon
 Bowen, Collins & Associates
 154 East 14000 South
 Draper, Utah 84020
DATE: November 10, 2015

INTRODUCTION

The Mt. Saratoga development is a proposed development west of Foothill Blvd and south of Cedar Fort Road. LEI has retained Bowen Collins & Associates to evaluate the impacts of the proposed development on the Saratoga Springs sewer collection system. The purpose of this technical memorandum is to summarize these impacts.

PROPOSED DEVELOPMENT

Proposed development at the Mt. Saratoga property is shown in a figure prepared by LEI attached at the end of this memorandum. Proposed development in terms of sewer equivalent residential units (ERUs) are summarized in Table 1.

**Table 1
Proposed Development**

Description	ERUs	Approximate Area (acres)	Proposed Density (ERUs/acre)
Area 1	1,111	343	3.24
Area 2	1,071	280	3.83
Area 3	498	84	5.93
Total ERUs	2,680	707	3.79
ERUs in Master Plan	2,121		
Net Increase in ERUs	559		

COMPARISON OF PROPOSED DEVELOPMENT TO THE SARATOGA SPRINGS SEWER MASTER PLAN

The proposed development as described above is a change from what was contained in the City’s master plans. Changes from the original planning concepts used for this area in the master plan can be summarized as follows:

- **Density** – The density of development assumed in the master plan for this area was approximately 3.0 ERUs/acre. As summarized in Table 1, the proposed development represents an increase of 559 ERUs beyond the amount planned for in the City’s sewer master plan.
- **Drainage Pattern** – In addition to an increase in density, the drainage pattern and points of discharge for some portions the proposed development are somewhat different than originally planned in the master plan. Parts of Area 2 and Area 3 were originally planned to discharge to the north along Cedar Fort Road. The proposed sewer plan directs all flow in the development to 400 North.

SYSTEM EVALUATION

Based on the deviations from the master plan identified above, BC&A used the hydraulic models of the City’s sewer system to evaluate potential effects of the proposed development.

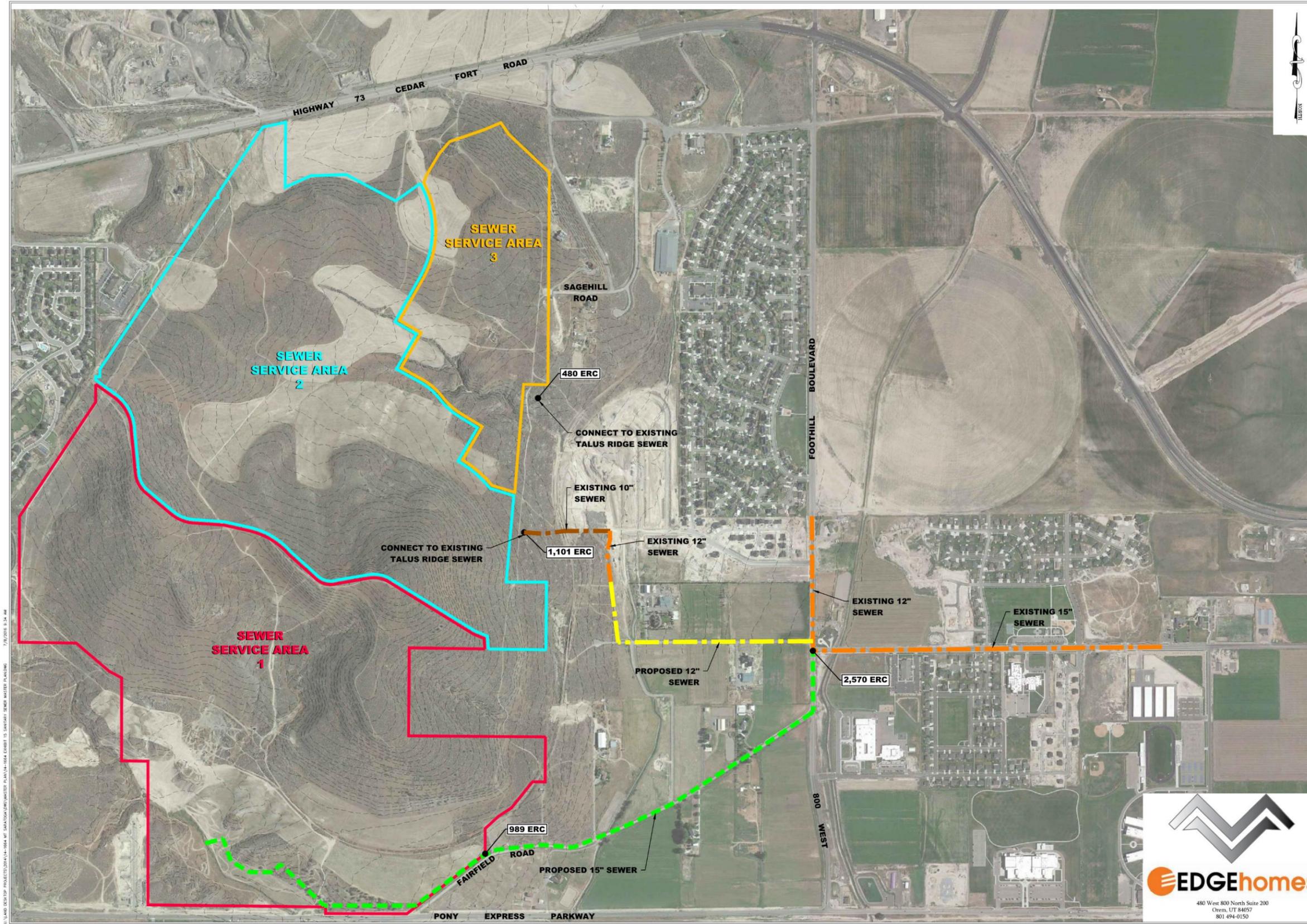
Proposed connection points for sewer are shown in Figure 1. Areas 1 and 2 will be conveyed to 400 North in new sewer collection lines. Area 3 will discharge to some newly constructed sewer collection lines in the Talus Ridge subdivision. Flow associated with the proposed development was added to the Saratoga Springs sewer model. Results are as follows:

- **Service Area 1** – A new 15-inch sewer is proposed to collect flow from Service Area 1. Since this pipeline has not yet been designed and constructed, BC&A has not attempted to evaluate its capacity, but it seems reasonable that it could be designed to convey the development proposed for Service Area 1. It should be noted that this pipeline will likely be useful in conveying flow associated with the property immediately east of the Mt. Saratoga development. Based on the alignment of the proposed 15-inch sewer line, the master plan identified up to 300 additional ERUs that could be connected to the sewer main in the future. It is recommended that the collection line be designed to accommodate these potential additional connections.
- **Service Area 2** – A new 12- and 15-inch sewer is proposed to collect flow from Service Area 2. Since this pipeline has not yet been designed and constructed, BC&A has not attempted to evaluate its capacity, but it seems reasonable that it could be designed to convey the development proposed for Service Area 2.
- **Service Area 3** – The newly constructed sewer lines in Talus Ridge were not in the City’s sewer collection model. However, based on design drawings of the new collection lines (8-inch diameter), there should be adequate capacity in 8-inch collection lines to accommodate the proposed development identified in Area 3.

- **400 North** – All three service areas are proposed to combine at 400 North. Based on hydraulic modeling of the proposed development, 400 North appears to have adequate capacity to accommodate the proposed increase in density and additional flow from the Mt. Saratoga development through buildout. All other downstream facilities also appear to have enough excess capacity to accommodate the small proposed increase in flow.
- **Effect on Future Projects Near SR-73** – By moving some of the drainage area to 400 North, there will be a decrease in the master planned flow for a future project identified near SR-73 (Project SS-N3). However, the decrease in flow is not large enough to recommend any decreases in pipe sizes for this or any other downstream projects.
- **Timing of Future Projects** – It should be noted that a significant portion of this development was identified as part of 10-year growth in the City’s master plan. As long as the quantity of development that actually occurs is similar to that of the master plan, no change in project timing will be required.

CONCLUSIONS

Although the density of the proposed development is higher than the general plan, the Mt. Saratoga development as currently proposed will have no adverse effects on existing sewer collection facilities or the master planned improvements for the City.



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MT. Saratoga
 EXHIBIT 15 - SANITARY SEWER MASTER PLAN

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EDGEhomes
 480 West 800 North Suite 200
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UTILITY CAPACITIES

STORM DRAINAGE

Preliminary storm drainage areas have been delineated and analyzed based on the existing topography and the proposed conceptual layouts for Mt. Saratoga. There are two major contributing service areas with various sub-basins located within each area. Storm water runoff as per the City's specified storm event has been preliminary engineered to be detained within each area based on anticipated drainage patterns, proposed conceptual layouts, and the geotechnical study. In addition to the allowable discharge rate for detention basins, percolation tests were included within the geotechnical study to aid in the design of potential infiltration galleries that would further reduce the volume of storm water discharging from the site. Prior to the approval of the use of infiltration galleries, a feasibility study must be completed according to City standards. The two separate storm drain service areas were delineated as per the existing topography or ridge line and discharge differently from one another due to the varying downstream receiving facilities of each area.

Service Area 1:

This area historically drains to an existing wash (spur of Tickville) located along the south border of the project. A hydrological study has been previously conducted and approved by the City for the overall Tickville Wash area and this study is used to determine a historical allowable discharge rate from the project. This flow, calculated at 0.024 cubic feet per second (cfs) per acre and totaling 6.30 cfs, will be discharged to the existing Wash at Pony Express Parkway following collection, cleaning, possible infiltration and detention of storm events. The existing channel is to be piped through the development based on the flow established through the hydrological study. A series of detention basins have been preliminary designed to route storm water runoff and detain flows to meet this historical discharge rate.



Townhome Example

Service Area 2:

This area historically drains to the existing Talus Ridge subdivision immediately east of Mt. Saratoga. As part of the Talus Ridge improvements, the storm drainage infrastructure was sized to convey the local 25 year storm event (Talus Ridge) and the upstream (Mt. Saratoga) historical discharge flow as per the City standards. This flow of 0.20 cfs per acre and totaling 57.7 cfs, will be discharged to the existing storm drain infrastructure within the Talus Ridge subdivision before reaching the City's storm drain master plan system.



Front Porch Example



Exterior Home Example



STORM BASINS

1	STORM BASIN - 0.37 ac.
2	STORM BASIN - 0.82 ac.
3	STORM BASIN - 2.82 ac.
4	STORM BASIN - 2.92 ac.
5	REMOVED
6	STORM BASIN - 0.95 ac.
7	STORM BASIN - 1.32 ac.
8	STORM BASIN - 0.72 ac.
9	STORM BASIN - 0.29 ac.
10	STORM BASIN - 0.41 ac.

NOTE:
STORM BASIN AREAS ARE APPROXIMATE AND BASED ON PRELIMINARY DESIGN. MORE DETAILED INFORMATION TO BE PROVIDED WITH EACH VILLAGE PLAN AS THE SITE DESIGN PROCESS.

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MT. Saratoga
EXHIBIT 16 - STORM DRAIN MASTER PLAN

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2014-1664
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 SCALE:
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TRANSPORTATION

The following addresses various elements related to the transportation design and service to the Mt. Saratoga development. This includes design parameters for proposed roadways, cross sections, roadway designs, off-street parking and street names and addressing. The natural and unique topography found within the project requires more detailed and specific design parameters in order to balance the feasibility and constructability of an atypical development in the City of Saratoga Springs.

ROADWAY SECTIONS

See the Transportation Network Plan and Street Cross Sections Master Plans for identification of major roadway locations and classifications. These Plans include only the main roadways and sufficient local roadways to demonstrate connectivity throughout the community and incorporates the following:

- **Mt. Saratoga Boulevard.** The main north-south connection road is to be an 83' Right-of-way. This width accommodates the City standard 77' Right-of-way and adds an additional 3 feet to each sidewalk to meet the standard of a trail. These trails connect the major east-west trails and open space.
- **Talus Ridge Boulevard.** A city standard 77' right-of-way will be utilized for sections of Talus Ridge Boulevard which contain lot frontages along both sides. The roadway will transition to a modified collector by removing the park strip and sidewalk on the south side due to the proximity of the open space and steep slopes. This reduces the collector to a 63' cross section within a portion of Mt. Saratoga. Lots with driveway access are proposed along Talus Ridge Boulevard within Mt. Saratoga.
- **Local Public 56' Right-of-ways.** The majority of the interior roads are standard 56' wide roads. As contained within the Hillside standards, the cross slopes of these roadways can be modified to better accommodate the topography of the site and reduce hillside scarring by decreasing cut and fill slopes.



Townhome Exterior Example



Interior Home Example

- **Local Public 48' Right-of-ways.** In hillside neighborhoods as identified on the Transportation Network Plan, a public 48' roadway is proposed to better match the existing topography while not compromising the roadway widths. As contained within the Road Design Criteria contained herein, the cross slopes, grades and design speed can be modified to better accommodate the topography of the site and reduce scarring by decreasing required cut and fill slopes.
- **Private 40' Drive.** These drives are to be used within the townhome and stacked dwelling areas and are to be privately owned and maintained by an HOA. The drives will incorporate modified curb where practical to avoid frequent curb cuts and to maintain integrity of the curb.
- **Pony Express Parkway.** The main entrance to Mt. Saratoga will be located the intersection of Pony Express Parkway and Mt. Saratoga Boulevard. All necessary trail relocations and acceleration, deceleration and turn lanes will be installed for this entrance according to Exhibit 3, "Pony Express Parkway Details."

FIRE DEPARTMENT ACCESS

Transportation elements of the proposed plan have been reviewed with the Saratoga Springs Fire Department with the following findings:

- Roadways, whether public or private, to have a minimum travel width of 26 feet as measured from edge of asphalt or face of curb and gutter, if provided. Dead end streets, whether public or private, to have a minimum travel width of 26 feet as measured from edge of asphalt or face of curb and gutter, if provided. Traffic calming elements may be granted on exception by the Fire Chief on a case-by-case basis.

- Fire truck turnaround to be provided on any dead-end street or collective driveway more than 150 feet in length as measured from edge of roadway to center of turnaround. Turnaround sizing to be determined from Appendix D of the International Fire Code.
- Any permanent dead-end street or collective driveway within the hillside neighborhoods as identified on the Transportation Network Plan shall have a maximum length of 750 feet as long as an acceptable fire truck turnaround is provided (Appendix D of International Fire Code).
- Two separate means of vehicle access onto Mt. Saratoga Boulevard shall be required when the total number of dwelling units served by a single means of access to Mt. Saratoga Boulevard exceeds fifty (50) units.
- Turning radii for fire access to be based on a 48 feet long tandem vehicle unless otherwise approved by the Fire Chief.

ROAD NAMES AND ADDRESSING

As shown within Exhibit “J”, Transportation Network Plan, the main roadways have been named. The connection from the Talus Ridge subdivision will continue to be labeled “Talus Ridge Boulevard” and the main north-south roadway will be “Mt. Saratoga Boulevard.” Additional interior roadways will be named with each subsequent Village Plan in order to tie into the proposed Village them.

OFF-STREET PARKING

Title 19.09, “Off-Street Parking Requirements” of the current Saratoga Springs City Code, shall be used with the following exceptions:

- Title 19.09.08.2, “Curbs” to be updated as follows:

“All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling **or shared driveway for clustered housing**). Boundary landscaping around the perimeter of parking areas shall be separated by a concrete curb six inches higher than the parking surface.”

ROAD DESIGN CRITERIA

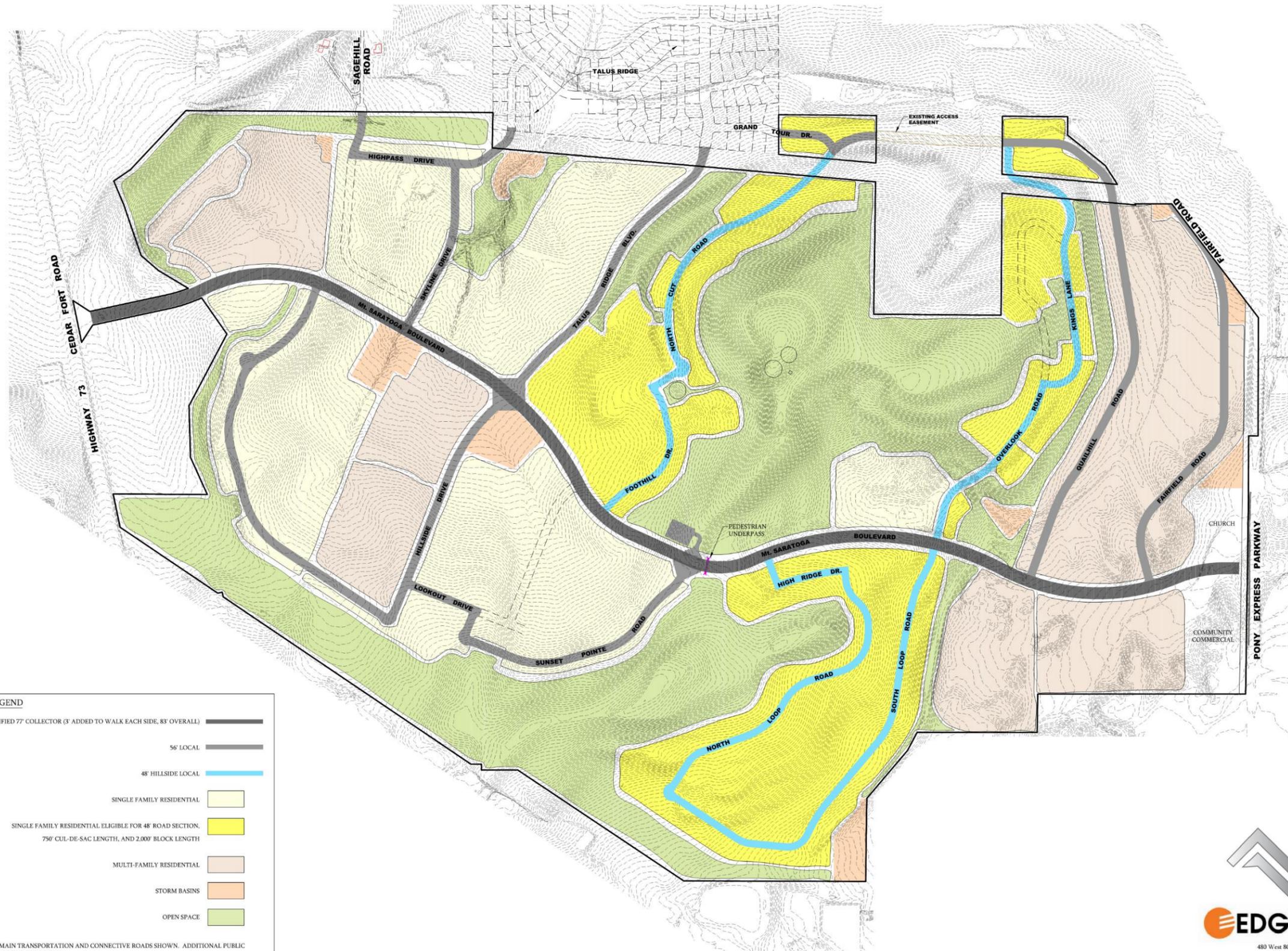
The following standards shall be applied to all roadway designs unless noted otherwise:

1. Roadway Grades:
 - a. All local residential roads to have a maximum ten percent (10%) grade, with up to twelve percent (12%) grade allowed for distances less than five hundred (500) feet.
 - b. Collector roads to have a maximum eight percent (8%) grade.
2. Intersection Grades:
 - a. Main through streets shall have a six percent (6%) maximum for distance of sixty (60) feet from centerline.
 - b. Stop controlled streets shall have a four percent (4%) maximum for distance of sixty (60) feet from centerline.
3. Roadway Cross Slope:
 - a. The standard crown is two percent (2%).
 - b. A single slope crown of two percent (2%) may be utilized in designated hillside areas.

- c. Intersections shall transition to maximum three percent (3%) single cross slope at beginning of curb returns. Cross slope to warp to match intersecting street slope.
4. Local Residential Design Speed:
 - a. Slope averages less than four percent (4%) shall have a design speed of 30 mph, posted 25 mph.
 - b. Slope averages between four percent (4%) to twelve percent (12%) shall have a design speed of 25 mph, posted 20 mph.
 - c. Connection roads with a maximum length of six hundred (600) feet shall have a design speed of 20 mph, posted 15 mph (cul-de-sacs, stop control on each end).
 - d. Horizontal and vertical design to be based on design speed and current AASHTO standards.
5. Block Length:
 - a. The maximum block length shall be two thousand (2,000) feet within hillside neighborhoods as identified on the Transportation Network Plan. If exceeding one thousand (1,000) feet, a twenty (20) foot wide pedestrian access easement is to be provided. If resulting pedestrian access is greater than fifteen percent (15%) slope, it shall not be required.



Exterior Home Example



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Mt. Saratoga
 EXHIBIT 17 - TRANSPORTATION NETWORK PLAN

REVISIONS

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LEI PROJECT #: 2014-1664
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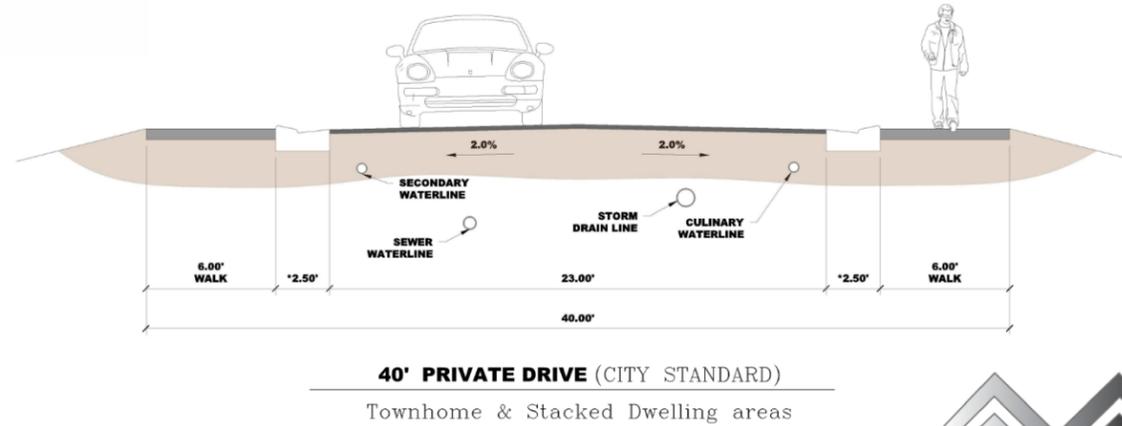
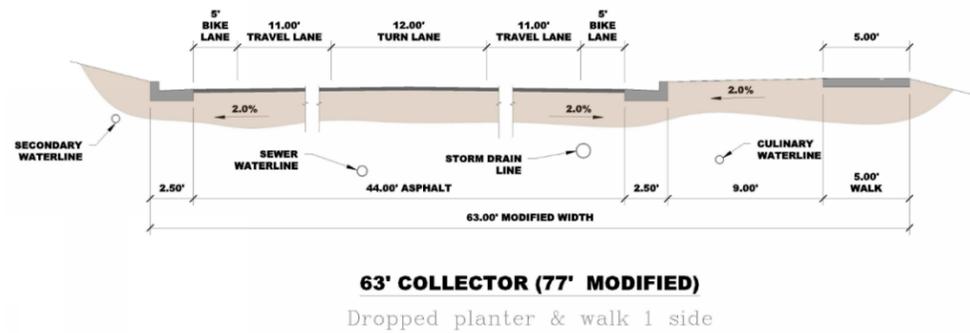
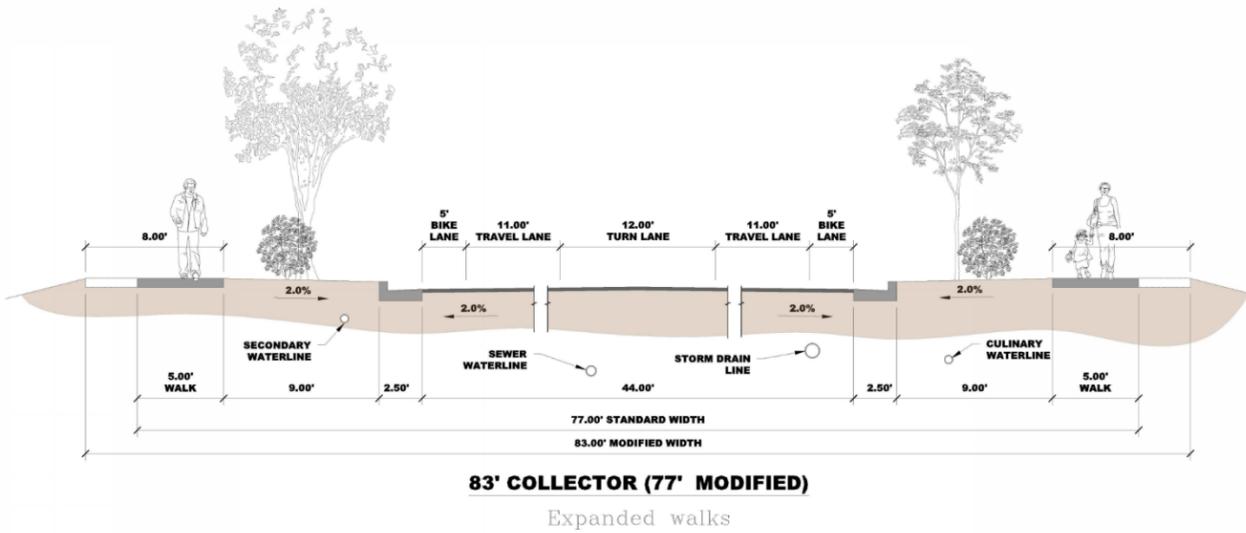
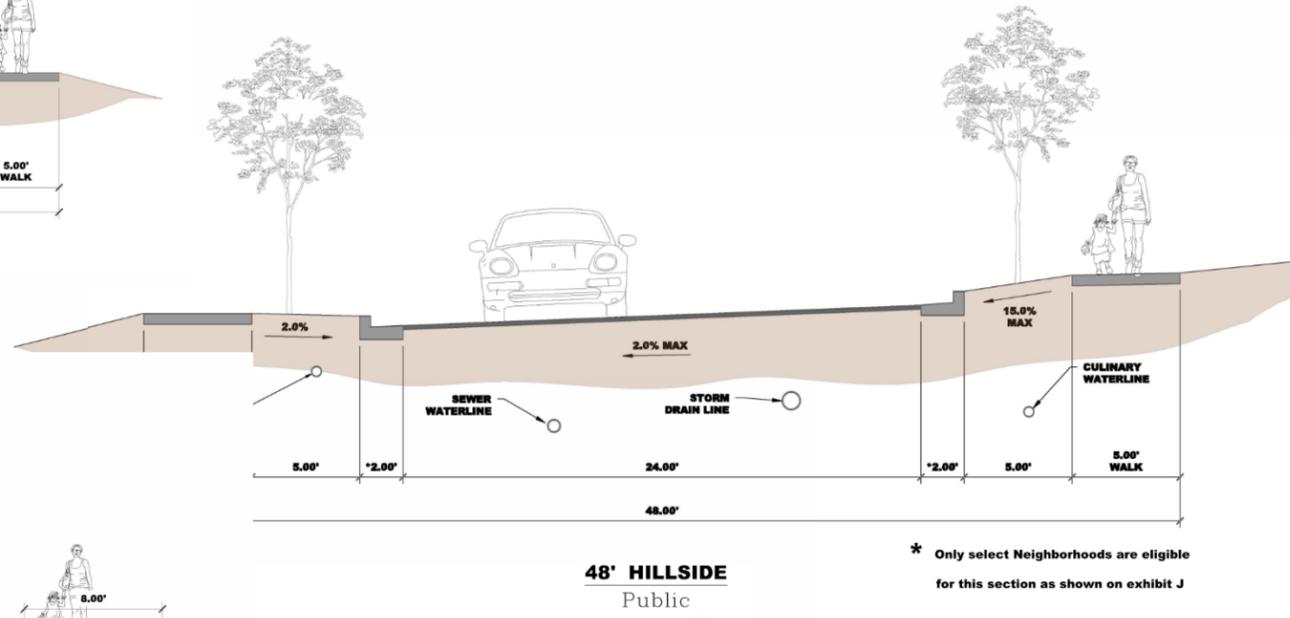
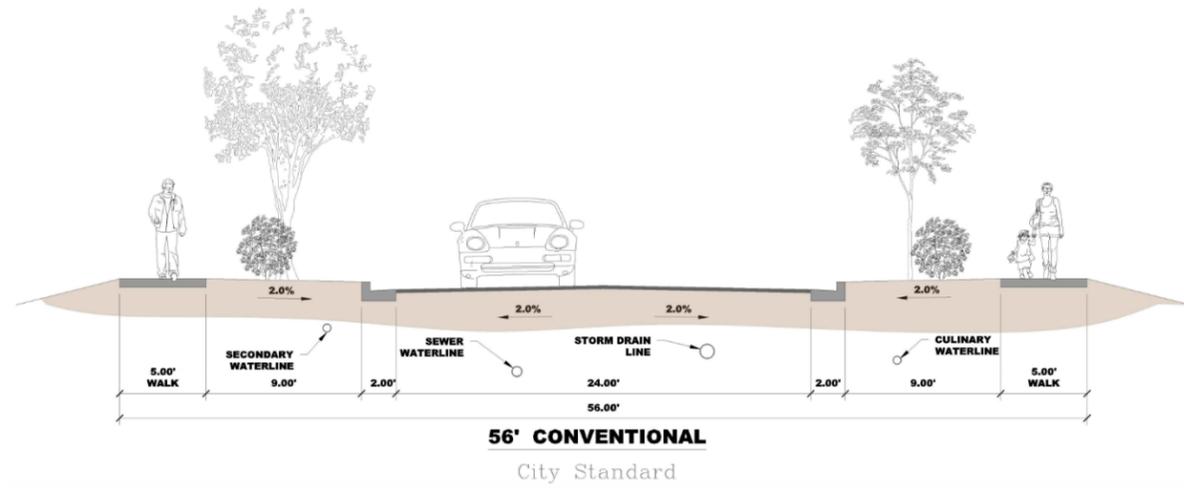
EXHIBIT 17

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Mt. Saratoga
EXHIBIT 18 - STREET CROSS SECTIONS MASTER PLAN

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GDM
SCALE:
N.T.S.
DATE:
7/20/2016

EXHIBIT
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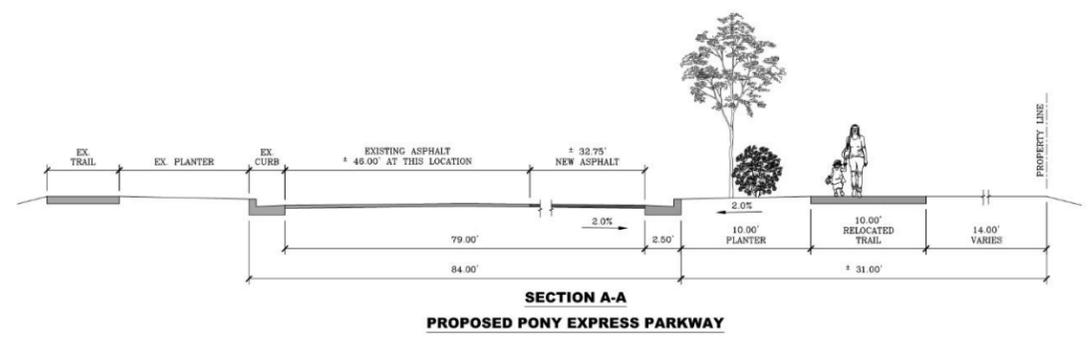
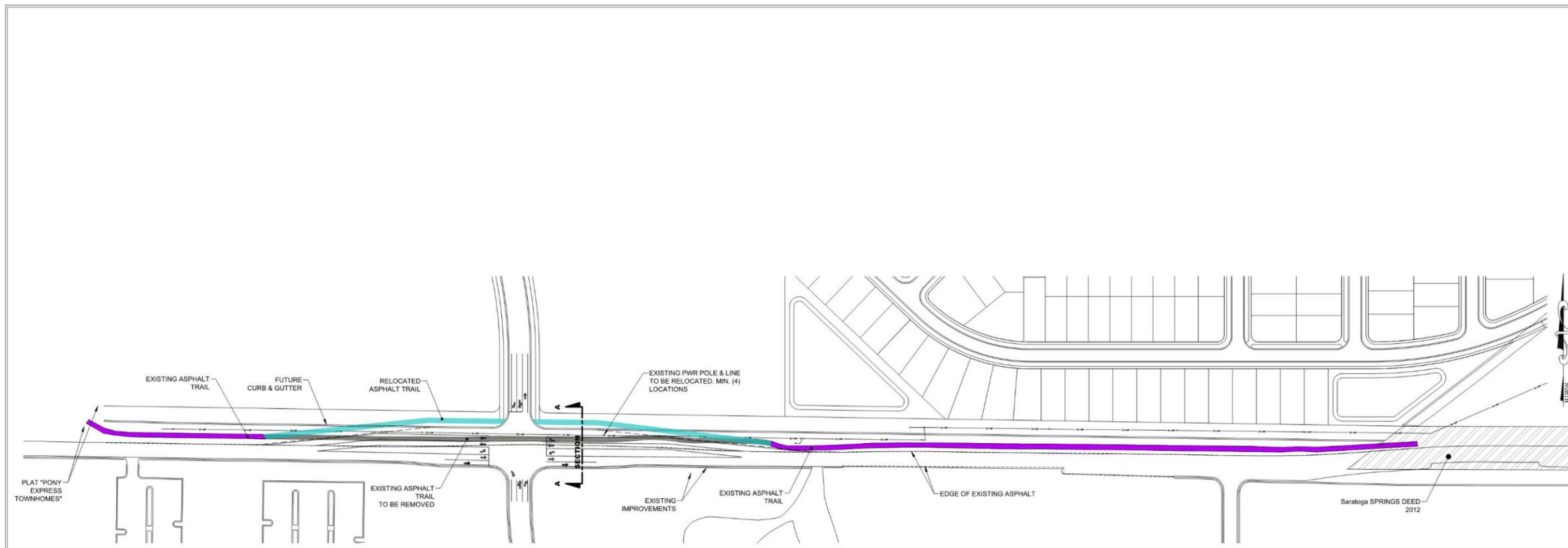
NOT FOR
CONSTRUCTION

Mt. Saratoga
SARATOGA SPRINGS, UTAH
EXHIBIT 19 - PONY EXPRESS PARKWAY DETAILS

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DATE:
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NOTE
THIS PLAN IS CONCEPTUAL IN NATURE AND FURTHER DETAILED DESIGN TO BE COMPLETED WITH VILLAGE 1

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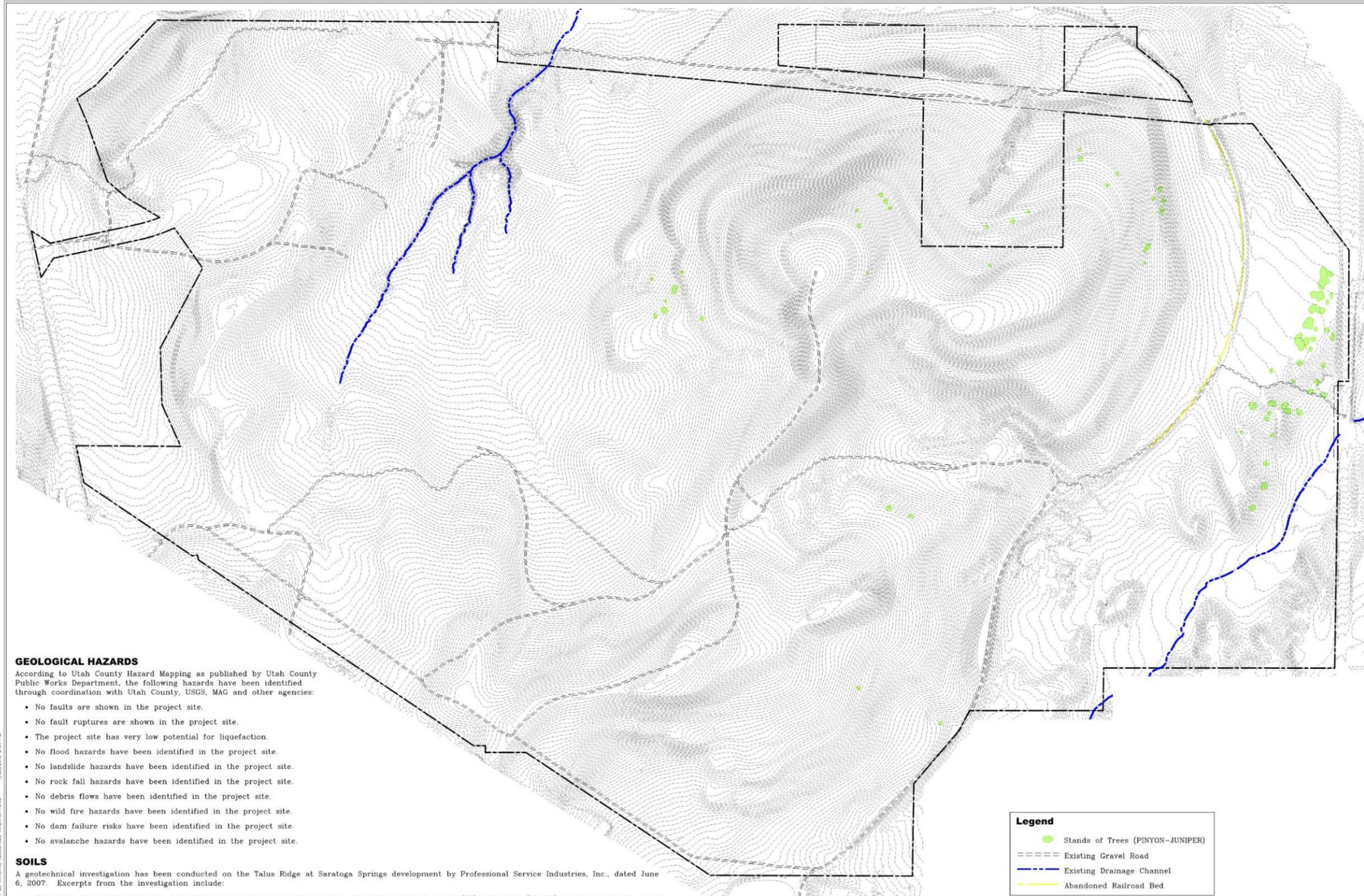
ADDITIONAL ELEMENTS

The Natural Resources Inventory Map contains information regarding specific site elements such as:

- **Waterways.** An un-named tributary of the overall Tickville Wash traverses the property at the southwest corner. This wash is dry with the exception of a storm event. Previous studies have been done on the overall Tickville Wash basin which has determined a maximum flow of 42.6 cfs for this wash during a 100 year storm event. This capacity will be maintained through any improvements, re-routing or regrading of the area.
- **Geological Information.** Geological information has been obtained from Utah County Hazards Mapping as published by Utah County Public Works Department, in coordination with USGS, MAG and other applicable agencies:
 - The project site has very low potential for liquefaction.
 - No flood hazards have been identified. The project area is within flood zone “X” according to FIRM map 4955170115B, dated July 17, 2002.
 - No landslide hazards have been identified in the project site.
 - No rock fall hazards have been identified in the project site.
 - No wild fire hazards have been identified in the project site.
 - No dam failure risks have been identified in the project site.
 - No avalanche hazards have been identified in the project site.
- **Fault Lines.** According to Utah County Hazards Mapping as published by Utah County Public Works Department, no fault lines or fault ruptures are identified within the project.
- **General Soils Data.** A geotechnical investigation has been conducted on the development by Professional Service Industries, Inc., dated June 6, 2007. Excerpts from the investigation include:
 - The subsurface soils encountered at the site consist primarily of lean clay with sand and gravel (CL), silty clay (CL-ML), clayey sand with gravel (SC), loose poorly graded sand with gravel (SP), medium dense to very dense poorly graded gravel with sand (GP), silty sand (SM), silty gravel (GM) and bedrock. Collapsible soils were encountered in limited areas of the project site to depths ranging from 0-5 feet below existing site grades.
 - No subsurface water was encountered to the maximum depth investigated, approximately 14 feet in the borings and six feet in the test pits.
 - Footings bearing on undisturbed native soils may be designed using a maximum allowable bearing pressure of 1,500 psf. Footings bearing on properly placed on compacted structural fill may be designed using a maximum allowable bearing pressure of 2,000 psf. Footings should bear a minimum depth of 30 inches below final grade for frost protection. Foundations should have a minimum lateral dimensions of 18 inches for continuous footings and 24 inches for isolated column footings. All building footprints should be established entirely on uniformly undisturbed native materials or a minimum of thickness of 3 feet of structural fill. Foundations or floor slabs located within areas of collapsible areas should remove all or a portion of the potentially collapsible soils beneath foundations, floors, slabs and pavements and replace them with properly placed and compacted less permeable fill consisting of the on-site materials moisture conditioned to near optimum moisture content. Implement measures to limit surface water from wetting supporting

soils beneath foundations, floor slabs, and pavements. These measures include designing and maintaining positive surface drainage away from structures. See the geotechnical report for more site specific detail and information.

- **Slopes.** A slope analysis has been conducted for the development and areas of greater than 30 percent slope are identified within Exhibit “M”, Natural Resources Inventory Map. The existing contours at 2 foot intervals are also shown within this exhibit.
- **Statement of Findings.** The Statement of Findings can be found within the MDA.
- **Environmental Issues.**
 - **Wetlands.** No wetlands or sources of surface or shallow groundwater have been identified in the project site.
 - **Historical Sites.** Through the cooperation of Saratoga Spring’s citizens, three petroglyph locations have been identified within the project site. These rare finds are important to preserve. Unfortunately, preservation of these individual stones in their current locations is problematic. It is the intent of Edge Homes to work with the Utah Rock Art Research Association to determine the best methods of preservation. Whether it is placement within the common area of the development or donation to a suitable museum.
 - **Existing Trees.** Existing trees are very limited on the Mt. Saratoga site. In fact, only about 75 pinyon-juniper trees existing on the entire site. These types of trees are generally not preserved and will be replaced through the addition of street trees.
- **Compliance Assurance.**
 - **Architectural Standards.** The architectural standards for the development will be discussed in further detail in the Design Guidelines section later in this document.
 - **Common Area Maintenance.** Common area within the overall Mt. Saratoga will be limited to monumentation, isolated detention basins and areas within the multi-family land uses. A Home Owners Association (HOA) will be established for ownership and maintenance of these common areas. The HOA will be established under applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance for the future. The community park area and amenities will be dedicated in phases to the City for ownership and maintenance.



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Mt. Saratoga
 SARATOGA SPRINGS, UTAH
EXHIBIT 20 - NATURAL RESOURCES INVENTORY MAP

GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has very low potential for liquefaction.
- No flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

SOILS

A geotechnical investigation has been conducted on the Talus Ridge at Saratoga Springs development by Professional Service Industries, Inc., dated June 6, 2007. Excerpts from the investigation include:

- The subsurface soils encountered at the site consist of primarily of lean clay with sand and gravel (CL), silty clay (CL-ML), clayey sand with gravel (SC), loose poorly graded sand with gravel (SP), medium dense to very dense poorly graded gravel with sand (GP), silty sand (SM), silty gravel (GM) and bedrock. Collapsible soils were encountered in limited areas of the project site to depths ranging from 0-5 feet below existing site grades.
- No subsurface water was encountered to the maximum depth investigated, approximately 14 feet in the borings and six feet in the test pits.
- Footings bearing on undisturbed native soils may be designed using a maximum allowable bearing pressure of 1,500 psf. Footings bearing on properly placed on compacted structural fill may be designed using a maximum allowable bearing pressure of 2,000 psf. Footings should bear a minimum depth of 30 inches below final grade for frost protection. Foundations should have a minimum lateral dimensions of 18 inches for continuous footings and 24 inches for isolated column footings. All building footprints should be established entirely on uniformly undisturbed native materials or a minimum of thickness of 3 feet of structural fill. Foundations or floor slabs located within areas of collapsible areas should remove all or a portion of the potentially collapsible soils beneath foundations, floor slabs and pavements and replace them with properly placed and compacted less permeable fill consisting of the on-site materials moisture conditioned to near optimum moisture content. Implement measures to limit surface water from wetting supporting soils beneath foundations, floor slabs, and pavements. These measures include designing and maintaining positive surface drainage away from structures. See the geotechnical report for more site specific detail and information.
- At the time of the site investigation, the project site consisted of vacant land, sparsely vegetated with weeds, shrubs, and various grasses.

The full geotechnical investigation is to be submitted separately and available for further detail. Additional site specific geotechnical investigations will occur over the course of the development to provide more site specific detail.

WETLANDS

No wetlands exist on this site.

Legend

- Stands of Trees (PINYON-JUNIPER)
- Existing Gravel Road
- - - Existing Drainage Channel
- Abandoned Railroad Bed

DAMS, CANALS, AND CHANNELS

No dams exist above this site. The Tickville Gulch traverses the southwest corner of the site project.

SHRUBS, TREES AND WILDLIFE

Shrubs and trees are very limited within the project site. Vegetation consists of a few pinyon-juniper trees, sparse weeds, shrubs and various grasses. Wildlife is typical of the foothill areas of the Wasatch Front. No known endangered, threatened or rare flora or fauna are known to exist on the site.

FLOOD PLAIN DATA

All project area is within flood zone "X" or areas determined to be outside 500 year flood plain as shown on FIRM map 490250015A (July 17, 2002)

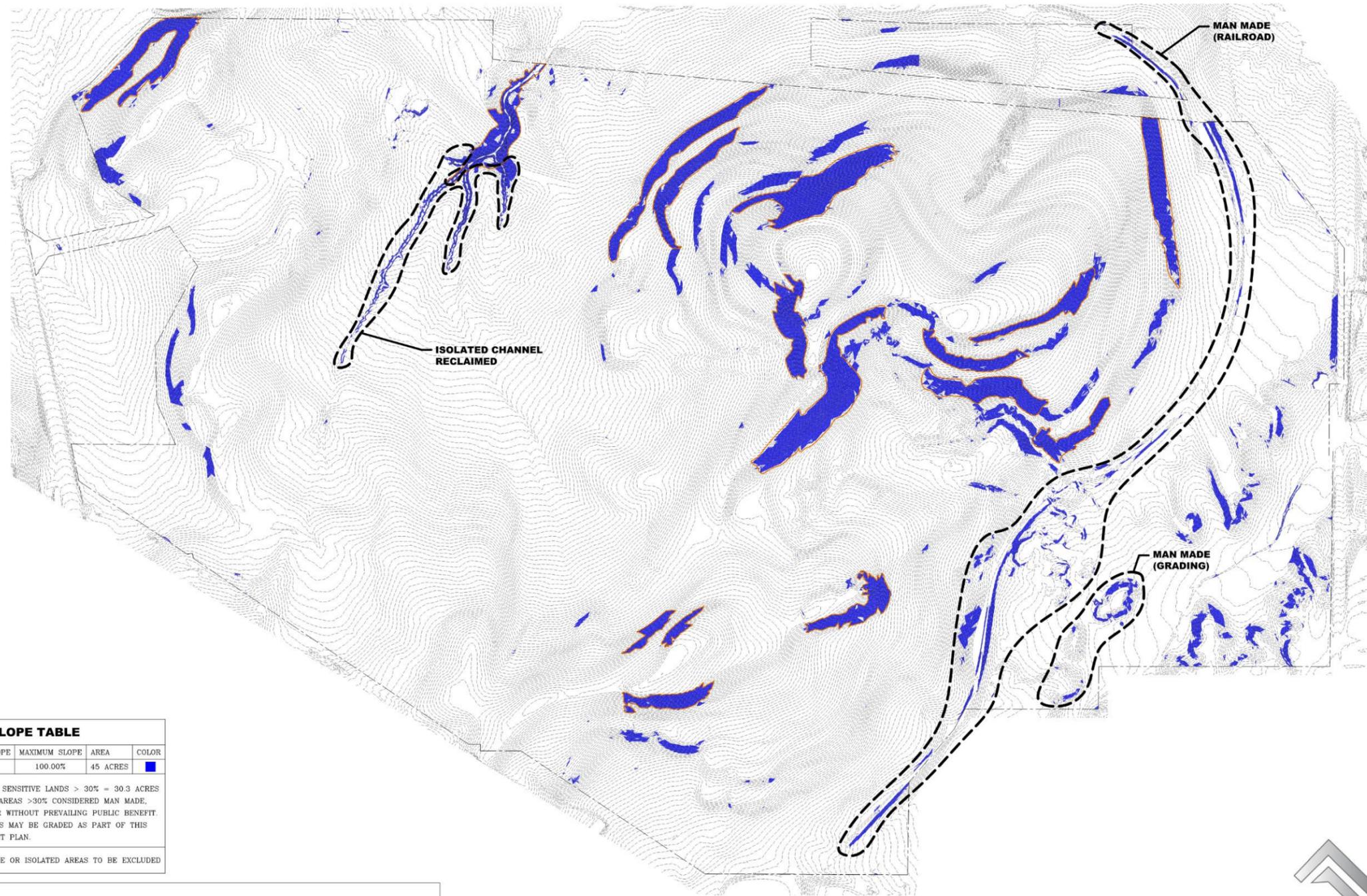
MITIGATION REQUIREMENT

If areas of proposed development are determined unsuitable due to any of the above conditions, acceptable mitigation must be completed prior to development, i.e. soil stabilization, historical sites, environmental hazards, etc.

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Mt. Saratoga
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EXHIBIT 21 - SENSITIVE LANDS ANALYSIS

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SLOPE TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	30.00%	100.00%	45 ACRES	■

DESIGNATED SENSITIVE LANDS > 30% = 30.3 ACRES
 ALL OTHER AREAS >30% CONSIDERED MAN MADE,
 ISOLATED OR WITHOUT PREVAILING PUBLIC BENEFIT.
 THESE AREAS MAY BE GRADED AS PART OF THIS
 DEVELOPMENT PLAN.

--- MAN MADE OR ISOLATED AREAS TO BE EXCLUDED

NOTE

1. AREAS WITH CONTIGUOUS SLOPES EQUAL TO OR GREATER THAN THIRTY (30) PERCENT. CONTIGUOUS SLOPE IS DEFINED AS AN AREA GREATER THAN ONE-HALF (0.50) ACRE WITH A MINIMUM DIMENSION OF ONE HUNDRED (100) FEET IN ANY DIRECTION. AREAS WITH SLOPES IN EXCESS OF THIRTY PERCENT MAY BE PROPOSED FOR DISTURBANCE IF THEY ARE ISOLATED, NOT PART OF A PROMINENT RIDGE LINE AND THEIR DISTURBANCE OR REMOVAL WILL NOT CREATE A HAZARD.

2. THIS EXHIBIT IS CONCEPTUAL IN NATURE. SLOPES AND GRADING WILL BE REVIEWED AS PART OF THE FINAL PLAT PROCESS.



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CONCEPTUAL PLANS

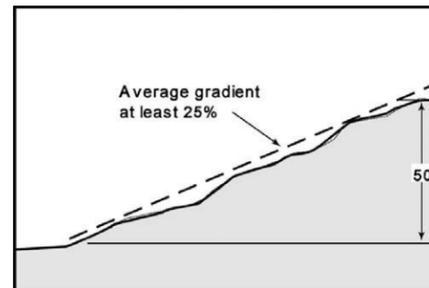
- **Wildlife Mitigation Plans.** The Division of Natural Resources has been contacted to determine whether there are any endangered species or wildlife that needs to be mitigated at this time. This document is forthcoming.
- **Open Space Management Plans.** The vast majority of the open space within Mt. Saratoga will be incorporated into the Community Park and be owned and maintained by the City. Parkstrips within Mt. Saratoga Boulevard and portions of Talus Ridge Boulevard to be maintained by Saratoga Springs with the exception of areas where landowners front along Talus Ridge Boulevard. The extent and amenities associated with the Community Park are included within the Open Space portion of this document. Open Space outside the Community Park and parkstrips, as identified within the Opens Space Master Plan, will be owned and maintained by an HOA.
- **Hazardous Material Remediation Plans.** No hazardous materials have been identified within the site. Should any hazardous materials be identified through further geotechnical investigation or site observation, acceptable mitigation must be completed prior to development.

SENSITIVE LANDS AND HILLSIDE STANDARDS

These standards are enacted for the Mt. Saratoga development in order to provide standards, guidelines, and criteria in order to minimize erosion, slope hazards and other environmental hazards that may result from development of hillsides in Saratoga Springs. In addition, these standards are intended to protect the natural scenic character of hillsides and to identify especially sensitive areas that may not be suitable for development.

The scope and application of the hillside standards are as follow:

1. Grading, filling, or excavating shall not result in risk of erosion, flooding, landslide, or any other unsafe condition.
2. These standards apply to all areas and projects that contain slopes on sites with an average gradient of at least twenty five percent (25%) and vertical elevations of at least 50 feet.
 - a. The measurement of the vertical elevation of the steep hillside shall consider the entire slope system and not only the individual portions of the slope with at least twenty-five percent (25%) gradient. That is, the measurement of the vertical elevation may include some areas with less than twenty-five percent (25%) gradient as long as the overall, predominant slope gradient is twenty-five percent (25%).
3. These standards are intended to supplement those set forth in the Subdivision Ordinance and other Chapters of the Land Development Code. In the event of conflict, these standards shall apply.
4. Detailed reports and plans are required, as outlined, which must be approved by the City before any construction will be permitted in designated sensitive land and hillside areas.



HILLSIDE DEVELOPMENT PROCESS AND STANDARDS

The following plans shall be submitted as part of the Preliminary Plat or Site Plan application in addition to all other requirements of Title 19. All reports and plans submitted herein shall be prepared by persons or firms licensed or certified to practice their specialty in the State of Utah.

1. Project Physical Constraint Requirements

- a. A project will not consist of any building envelopes on natural or manmade slopes over thirty percent (30%).
- b. The project will not show any structures within fifty feet (50') of any fault line.
- c. The project will not consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers.
- d. The project will not contain any platted lot within any landslide hazard areas, unless approved by the planning staff, Planning Commission or legislative body as part of the open space area.
- e. The project will not consist of any development within any flood hazard area.
- f. The project will not consist of any development within any shallow groundwater hazard areas, areas of springs, or seeps or surface water areas.
- g. The project will not consist of any development within any areas that are recommended locations for detention basins or established road and utility corridors.
- h. The project will avoid any development that will protrude above any ridgelines except as provided in the Design Guidelines in this document.

- i. Full geotechnical evaluation of the site.
- j. All proposed density for projects shall be approved by the county legislative body, after recommendation for or against from the Planning Commission.

2. Sensitive Area Identification and Protection Plan. This plan shall identify all areas within the project that are sensitive land and are to be protected from disturbance. These areas should generally be placed in protected open space. The following standards shall be applied during the preparation of the Sensitive Area Protection Plan:

- a. A map shall be prepared identifying the existing slopes on the property with classifications of slope in five percent (5%) increments (i.e. 0-5%, 5-10%, etc.)
- b. Identification of prominent ridge lines. Prominent ridge lines are those ridges in which all or part of a permanent structure would be visible against the skyline, ie., it would extend higher than the highest landform located behind the structure when viewed from the intersection 800 West and Pioneer Crossing, 800 West and Talus Ridge Blvd, and 800 West and Pony Express Parkway.
- c. Areas with contiguous slopes equal to or greater than thirty percent shall be considered sensitive areas and are to be protected. Contiguous slope is defined as an area greater than one-half (0.50) acre with a minimum dimension of one hundred (100) feet in any direction and shall be subject to the following conditions:
 - i. Areas with slopes in excess of thirty percent may be proposed for disturbance if they are isolated, not part of a prominent ridge line and their disturbance or removal will not create a hazard to public or private property.
 - ii. In those cases where the disturbance of slopes equal to or greater than thirty percent, disturbance shall be limited to only that area necessary for the construction of a road, trail or other approved structure. These structures shall be designed to minimize impacts on these slopes.
 - iii. Man-made slopes equal to or greater than thirty percent may be amended if it is determined by the City that the change in grade will restore the area to a more natural condition or if it will improve the stability of a previously disturbed area.
- d. Filling, piping or dredging of historic drainage channels shall be prohibited unless approved by the City based on determination that the affected portion is either no longer functioning as a drainage channel, is not necessary to capture storm water flows, or will not result in any increased potential flood risks. Drainage channels shall be identified and include, at a minimum, those drainage channels with tributary areas that extend outside the boundary of the proposed project.
 - i. Natural drainage courses should be retained where feasible, with historical flows being maintained.
 - ii. In those cases where either pedestrian or vehicular access over a major drainage channel is found to be necessary or desirable, disturbance shall be limited to only that area necessary for the construction of a bridge, culvert, or other approved structure. Bridges, culverts, or other structures crossing water courses, gullies, stream beds, or storm water runoff channels shall be designed to minimize impacts on these natural drainage corridors.
 - iii. Tickville Wash tributary located in the southwest corner of Mt. Saratoga may be piped, based on an approved hydrogeologic study.
- e. A geological report shall be prepared by a geotechnical engineer or geologist licensed by the State of Utah. The Geology Report shall contain, at a minimum, the following:

- i. Identification of any zones of deformation with respect to active faults or other mass movements of soil and rock.
- ii. Identification and mapping of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
- iii. Active or inactive landslide areas.
- iv. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.

3. Grading Plan. Project areas may be proposed for disturbance if they fall outside of the protected areas identified in the Sensitive Land Protection Plan or meet the conditions outlined within the Sensitive Land Protection Plan. The grading plans for such areas shall comply with the following standards:

- a. Slopes 50% or greater within residential lots shall be supported by a geotechnical report prepared and certified by a qualified professional, that such slopes will be stable and will not create a hazard to public or private property. The report shall provide recommendations on the methods and procedures for the creation of such slopes.
- b. All cut, filled, and graded slopes shall be re-contoured to blend into the natural grade of surrounding land.
- c. All permanent cuts and fills shall be constructed and stabilized to minimize settlement, sliding, or erosion damage to streets, curbs, gutters, sidewalks, or buildings.
- d. When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.
- e. The transition between manufactured slopes and natural topography should be blended to avoid harsh angular lines.
- f. Cutting and grading to create benches or pads for building sites shall be minimized where possible.
- g. Steep hillside areas should not be mass graded to create a large flat pad. Instead, smaller stepped pads should be used that follow the existing topography
- h. Berms, interceptor drains, swales or other devices shall be provided at the top of retaining walls and cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of a slope or adjacent properties.
- i. A Grading Plan may not be used solely for the purposes of mining of materials.

4. Development on Slopes. Development should be concentrated in the least steep areas of the site in order to preserve as much of the natural terrain as possible.

- a. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms.
- b. Building pads shall be located in order to preserve as much of the natural terrain as possible.
- c. Lots shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type.
- d. Large flat pads shall be avoided in favor of stepped, or split-level structures that follow the general contours of the site.
- e. Structure designs and foundation types shall be utilized that are compatible with the existing steep hillside conditions and require less grading.
- f. Retaining walls shall be constructed with the following criteria:
 - i. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
 - ii. When the overall retained height would exceed ten feet or materials other than rock are to be utilized, the retaining wall shall be broken into a maximum of three stepped walls with

- no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of wall.
- iii. The width of the terrace between any two vertical retaining walls shall be at least half the height of the highest wall as measured from the face of each wall with a minimum horizontal distance of 3 feet.
- iv. All retaining walls greater than two feet must be designed by an engineer licensed by the State of Utah.
- v. Retaining walls shall be located a minimum of 4' from primary structures. Walls shall not be located within PUE's unless a release is obtained from all applicable utility companies.
- vi. Terraces created between retaining walls shall be permanently landscaped.
- vii. The color of retaining walls shall blend with the natural terrain.

5. Landscaping Preservation and Revegetation Plan - The Landscaping Plan shall be prepared by a licensed Landscape Architect and consist of a survey identifying existing vegetation and a revegetation plan showing both how disturbed areas will be restored and how the proposed grades will be stabilized.

- a. Vegetation Survey – A survey of the existing site shall show the location of existing vegetation and identification of plant species existing on the development site.
- b. Vegetation Preservation Plan – Existing Vegetation shall be preserved to the maximum extent practical.
 - i. All existing vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent possible.
 - ii. Riparian areas shall be protected. If already disturbed, these areas shall be restored with additional native or adapted planting.
 - iii. Areas of significant trees and vegetation may not be disturbed unless specifically approved by the City. This includes large trees of six-inch caliper or greater, groves of five or more smaller trees, or clumps of shrubs covering an area of fifty square feet or more measured at the drip lines.
 - iv. In areas determined to be highly susceptible to fire hazards (including areas determined to be part of the Wildland Urban Interface), vegetation may be selectively pruned, thinned, and regularly maintained to help minimize the risk of property damage from wildfire and to provide space for fire-fighting equipment and personnel.
- c. Revegetation Plan - All areas of the site that will be cleared of natural vegetation in the course of development shall be replanted with native or adapted trees and other plant material vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed. The revegetation plan shall also specify slope stabilization and erosion control measures that will be implemented.
 - i. The revegetation plan shall include a plant schedule listing the plant species and seed mixes to be used for stabilization and revegetation. Revegetation species shall follow city standards.
 - ii. All disturbed areas shall be stabilized no later than thirty days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim.
 - iii. Any areas with existing vegetation disturbed according to an approved Grading Plan shall be revegetated. To the maximum extent practical, existing vegetation shall be replaced in kind.
 - 1. Any slope 3:1 or steeper shall have control matting, tackifier fabric or other approved erosion control method installed in addition to reseeding or revegetation.
 - 2. New or disturbed ditches and swales in excess of 1 percent slopes shall have straw wattles installed at 100' intervals to minimize scour and reduce flow velocities.

- iv. Use of fire-resistant plants for revegetation is required in areas identified as a Wildland-Urban Interface.
- v. Should existing trees need to be replaced, an area of revegetation must be identified and similar number and species of trees with a minimum 2-1/2" caliper planted.

DESIGN GUIDELINES

The development standards established in the Community Plan are intended to act as guidelines for the subsequent Village Plans. Therefore, minimum standards have been established at the community wide level and more appropriate site specific standards will be established at the Village Plan level.

1.1 Single Family Residential:

- Lot Regulations:
 1. Lot Size. The following minimum lot size shall be provided and maintained for each dwelling and uses accessory thereto:
 - b. Village 1 - An area of not less than 4,000 square feet.
 - c. Village 2 – An area of not less than 5,000 square feet.
 - d. Village 3 – An area of not less than 3,500 square feet.
 - e. Village 4 – An area of not less than 4,500 square feet.
 - f. Village 5 – An area of not less than 3,500 square feet.
 2. Width. The minimum width for any residential lot shall be 45 feet at the designated front setback. The minimum lot frontage along a public right-of-way shall be 20 feet.
 3. Front Yard Requirements. The minimum front yard setback shall be 20 feet as measured from a public right-of-way to the garage, and 16 feet measured to foundation of living space, a covered front porch or patio, if present.
 4. Side Yard Requirements. All dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5 feet. Setbacks shall be measured to the foundation.
 5. Rear Yard Requirements. All dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation. Uncovered decks, patios and accessory buildings requiring a building permit shall be set back from the rear property line a minimum of 5 feet.
 6. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be 20 feet as measured from a public right-of-way to the garage and 16 feet measured to foundation of living space, a covered porch or patio, if present.
 7. The minimum lot size as outlined above shall not contain slopes above 30%. Slopes designed to accommodate daylight or walkout basements are excluded from this requirement.
- Cluster Housing and Other Non-Traditional Single Family Lots:
 - All design criteria for Cluster Housing and other non-traditional single family lots will be established with each Village Plan, if applicable. Design criteria changes will include setbacks and shared driveways.
- Size of Buildings:
 1. Height of Buildings. All single family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.
 2. Minimum Square Feet. The following requirements apply to dwelling sizes in single-family development areas:
 - One-Story Dwellings. The minimum finished square footage shall be 1,000 square feet of living space above grade.
 - Multi-Story and Split Level Dwellings. The minimum finished square footage shall be 1,200 square feet of living space above grade.

- Multi-Story and Split Level Dwellings. The minimum finished square footage shall be 1,200 square feet of living space above grade.
- 3. Maximum Lot Coverage. The maximum lot coverage shall be fifty-five percent.

1.2 Two and Three Family Residential

- Lot Regulations:
 1. Lot Size. The following minimum lot size shall be provided and maintained for each dwelling and uses accessory thereto:
 - a. Two Family Residential – An area of not less than 6,000 square feet.
 - b. Three Family Residential – An area of not less than 8,000 square feet.
 2. Width. The minimum lot frontage along a public right-of-way shall be 20 feet. The minimum width for any residential lot at the designated front setback shall be:
 - a. Two Family Residential – 70 feet.
 - b. Three Family Residential – 80 feet.
 3. Front Yard Requirements. The minimum front yard setback shall be 20 feet as measured from a public right-of-way to the garage, and 16 feet measured to foundation of living space, a covered front porch or patio, if present.
 4. Side Yard Requirements. All dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5 feet. Setbacks shall be measured to the foundation.
 5. Rear Yard Requirements. All dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation. Uncovered decks, patios and accessory buildings requiring a building permit shall be set back from the rear property line a minimum of 5 feet.
 6. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be 20 feet as measured from a public right-of-way to the garage and 16 feet measured to foundation of living space, a covered porch or patio, if present.
- Mansion Housing and Other Non-Traditional Lots:
 - All design criteria for Mansion Housing and other non-traditional lots will be established with each Village Plan, if applicable. Design criteria changes will include setbacks and shared driveways.
- Size of Buildings:
 1. Height of Buildings. All single family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.
 2. Minimum Square Feet. The following requirements apply to dwelling sizes in single-family development areas:
 - One-Story Dwellings. The minimum finished square footage shall be 1,000 square feet of living space above grade.
 - Multi-Story and Split Level Dwellings. The minimum finished square footage shall be 1,200 square feet of living space above grade.
 3. Maximum Lot Coverage. The maximum lot coverage shall be fifty-five percent.

1.3 Attached Multi-Family Residential:

- Lot Regulations:

1. Front Yard Requirements.
 - Front Load Units: The minimum front yard setback shall be 18 feet, as measured from the back of sidewalk or curb to the garage, and 12 feet measured to foundation of living space, a covered front porch or patio, if present.
 - Alley Load Multifamily Units: There is no minimum setback from alley to foundation of garage and living space.
2. Side Yard Requirements. Side yard setbacks shall be a minimum of 10 feet measured from property line to foundation. The side yard setback requirements shall not apply to any internal property lines; distances between buildings shall govern side yard requirements for buildings adjacent to internal property lines.
3. Rear Yard Requirements. Rear yard setbacks shall be a minimum of 15 feet measured from property line to foundation.
4. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be a minimum of 15 feet to foundation.
5. Distances between buildings. The minimum distance between side yards of buildings is 10 feet measured from foundations. The minimum distance between rear yards of buildings is 20 feet measured from foundations.

- Size of Buildings:

1. Height of Buildings. All attached multi-family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.
2. Minimum Square Feet. The minimum finished square footage shall be 800 square feet above grade.

- Parking Requirements:

1. Two parking stalls to be provided for each unit, one which must be covered. Tandem parking of garage of driveway shall be allowed. In addition, 0.25 visitor stalls shall be provided per unit.

1.4 Multi-family Residential:

- Lot Regulations:

1. Setback Requirements. All multi-family residential buildings shall have a minimum setback of 10 feet from property line to foundation from any public or private right-of-way. The side yard setback requirements shall not apply to any internal property lines; distances between buildings shall govern side yard requirements for buildings adjacent to internal property lines.
2. Distances between buildings. The minimum distance between side yards of residential dwellings is 15 feet measured from foundations. The minimum distance between front and rear yards of residential dwellings is 15 feet measured from foundations.
3. Accessory Buildings. The minimum distance between main buildings and accessory buildings shall be 10 feet measured to foundation. All detached garages shall have no minimum setback requirement when adjacent to non-residential zones and shall have a minimum setback of 5 feet from property lines adjacent to residential zones, any public right-of-way, and the peripheral property line of the Talus Community boundary.

- Size of Buildings:

1. Height of Buildings. All multi-family buildings in the multi-family residential development area shall be no higher than 45 feet as measured per Saratoga Springs Land Development Code.
2. Minimum Square Feet. The minimum finished square footage shall be 600 square feet for a single bedroom dwelling unit and 800 square feet for a two or more bedroom dwelling unit.

- Parking Requirements:

1. Two parking stalls to be provided for each unit, one which must be covered. Tandem parking of garage of driveway shall be allowed. In addition, 0.25 visitor stalls shall be provided per unit.

2.0 Architectural Standards:

The architectural standards in this section are intended to establish general guidelines for the Mt. Saratoga Community Plan and more detailed standards will be established within each Village Plan. Listed in this section are examples of architectural styles that will be acceptable in any of the subsequent Village Plans. Architectural styles that include extreme colors, construction materials, or styling will not be allowed within the Mt. Saratoga Community Plan. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the market place. All variations in style and material require formal approval from the Mt. Saratoga Architectural Review Committee (MARC).

2.1 Floorplan and Exterior Color Scheme Mixing:

In an effort to promote the design of subdivisions with a variety of floorplans, the following community wide restriction will be enforced:

- No single family homes may be built on lots next door to or directly across the street from a previously selected single family home with the same floorplan unless the following criteria are met:
 - The home must be a Contemporary elevation, in the event that the home conflicting is any other elevation.
 - Traditional, Craftsman, and Bungalow are considered the same elevation.
- No main body exterior color can be built next door or directly across the street from a previously selected main body exterior color.

2.2 Traditional Architecture:

- Square columns wrapped in stucco with stone wainscot
- Arched beam above front porch wrapped in stucco
- Stucco covering main sections of home with fiber cement siding (FCS) accents in gables
- Eyebrows on all gable ends

2.3 Craftsman Architecture:

- Square front porch beams wrapped in FCS
- Hardie siding covering main portions of home with accents of FCS in gables
- Square front porch columns wrapped in FCS

2.4 Bungalow Architecture:

- Tapered front porch columns wrapped in FCS with stone wainscot
- Square front porch beams wrapped in FCS
- Occasional clipped gable (Dutch hip) on front gables in front elevation
- Corbels placed in gables
- Triangle soffit Vents accents

2.5 Contemporary Architecture:

- Front porch columns range from 3/4 height stone, full height stone, and wider tapered style.
- Beam above front porch are square wrapped in FCS.
- FCS elements on lower portions of home building upward into stucco.
- Lower pitch roof ranging from 5/12 – 7.5/12
- Hip roofs for all roof lines
- Roof overhang at 1'-6"
- Varying heights on stone wainscoting across front elevation

2.6 Additional Architectural features:

- Metal Roofing Accents
- Window Grids
- Shed Roofs Over Windows
- Shed Roof Over Garage

3.0 Perimeter Buffers and Fencing:

- Perimeter Buffering: No structure (excluding signs, entry features, and accessory buildings) may be closer than ten feet to the peripheral property line of Mt. Saratoga Community boundary.
 1. The area within this ten foot area is to be used as a buffer strip and may be counted toward open space requirements and required building setbacks.
- Fencing: All fencing to be installed as per Saratoga Springs City ordinance.

4.0 Architectural Review Committee:

In order to create, maintain and improve the integrity of the community, and to establish and implement a consistent and harmonious design concept and to protect and promote the present and future values of the Mt. Saratoga Community, all exterior, architectural building elevations and building materials, colors and usage design, site plan and landscape treatments, wall and fencing, and signage within the Project shall be subject to a design review process and approval by the established Mt. Saratoga Architectural Review Committee (the "MARC"). The MARC shall review and approve all residential site plans and building permits prior to beginning the City of Saratoga Springs submittal and review processes. The MARC shall consist of representatives from the following: Developer and a selected team of design professionals, i.e. planners,

engineers, architects, contractors, etc. Developer shall retain the right to retain or replace members of the MARC at its discretion.

5.0 Ridgeline Development

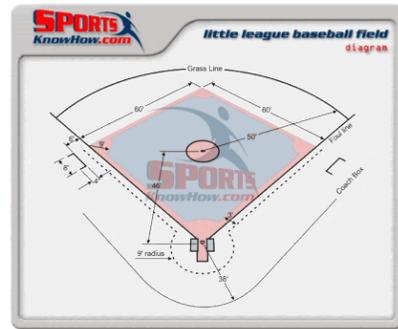
- Lots and associated building pads located on a prominent ridgeline of Mt. Saratoga within Village 5 shall incorporate the following guidelines in order to limit the adverse effects of structures:
 - Exterior wall colors and roof surfacing materials must be based on earth tone colors found most commonly in the land and vegetation around the structure.
 - Reflective materials and bright colors that create dramatic contrast shall not be used.
 - The use of trees and other appropriate landscape improvements to be used to mitigate the visual impact of the structure.
 - Exterior lighting to be shielded from direct point source view.
 - Exposed basement foundations to be screened with vegetation or stepped foundations utilized to a minimum of one-half (1/2) of its height.

Purpose. These standards establish minimum open space requirements for Talus Ridge at Saratoga Springs to ensure that parks and open space meet the recreational and scenic needs of the new residents.

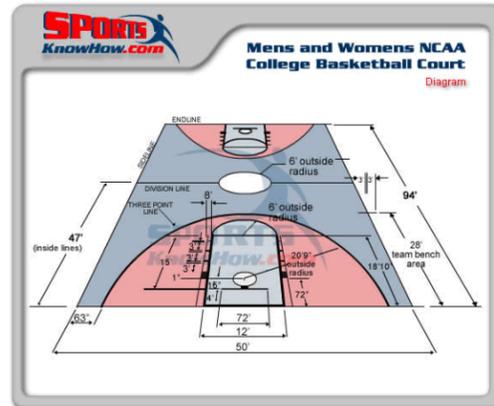
Definitions.

1. "Amenities" means an improvement for use by park patrons, such as playground equipment, play fields, trails, benches, and restrooms.
2. "Amphitheater" means a curved open-air venue for entertainment, with tiered seating or upward-sloped turfed area suitable for seating surrounding a central level area for performances. Seating capacity is calculated on nine square feet per person on the tiered or turf seating area.
3. "ASTM" means the American Society of Testing Materials.
4. "Baseball Diamond" means a play field improved with turf except for the skinned infield, and striped with paint to support the play of baseball or softball, with each diamond supporting one game at a time. Minimum dimensions by type are shown in the following graphics:

"Little League®" diagram:



5. "Basketball Court" means a hard-surfaced area with amenities to support the playing of basketball.
 - a. "Half court" means a court a minimum of 47 feet by 50 feet in area and containing one standard (pole and net).
 - b. "Full court" means a court a minimum of 50 feet by 94 feet in area and containing a minimum of two standards, with the option of four standards creating two smaller full courts within the main court and perpendicular to the main court.

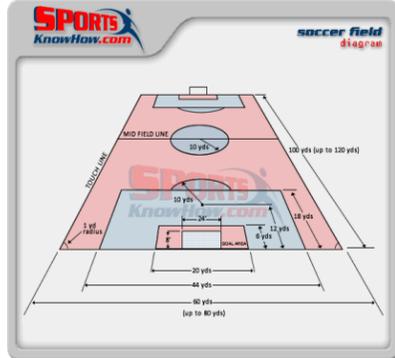


6. "BBQ Grill" means an outdoor appliance for grilling and cooking, constructed of industrial cast iron and permanently mounted on concrete.
7. "Bike Rack, 4-bike capacity" means a ridged one-piece structure to which bicycles can be locked, permanently mounted on concrete. May be substituted by multiple single-bike racks or poles with capacity for four bikes.

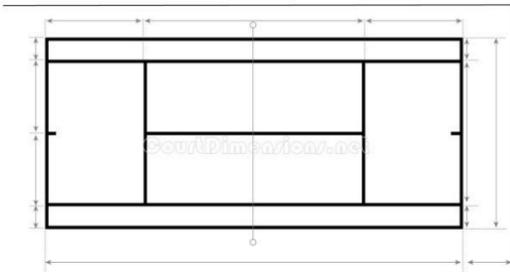
8. "Detention basin – limited access" means a detention basin that is improved to provide access for recreational use when not storing water.
9. "Detention basin – no access" means a detention basin that is not accessible for recreational use.
10. "Drinking Fountain" means an industrial or commercial grade outdoor drinking facility, with proper drainage.
11. "Equivalent Acres" means the number of acres of different types of land it takes to equal one acre of fully improved park space.
12. "Fully Improved" means open space completely improved with turf, non-native landscaping, and amenities.
13. "Fully Improved with limited access" means fully improved open space with limitations to access, such as a pay-for-use golf course, limited hours for a cemetery, or similar limitation.
14. "Fully Improved with full access" means fully improved open space with no limitations on user access.
15. "Horseshoes, tetherball, similar" means an outdoor recreation area designed for the playing of horseshoes, or tetherball, or other permanently installed outdoor game.
16. "Improvements" means any addition or enhancement to open space, such as landscaping, recreational amenities, trails, and grading. See also "Partially Improved", "Fully Improved", and "Unimproved".
17. "Native" means the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape could include the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch.
18. "Park Bench" means an industrial or commercial grade outdoor seat, permanently mounted on concrete.
19. "Partially Improved" means open space left in a native state, such as existing or new native grasses instead of turf, and with recreational amenities provided.
20. "Pavilion" means a free-standing structure with an open frame and covered by a roof to provide shade for a table or sitting area or other similar use.
 - a. "Small" means a pavilion of up to 150 square feet covering at least one table and related seating, one BBQ grill, or similar facilities.
 - b. "Medium" means a pavilion of up to 400 square feet covering at least two tables and related seating, several BBQ grills, or similar facilities.
 - c. "Large" means a pavilion of up to 1000 square feet covering at least four tables and related seating, or two tables and several BBQ grills, or similar facilities.
 - d. "Extra-large" means a pavilion of over 1000 square feet covering eight to ten tables and related seating, or a combination of tables and BBQ grills of similar amount.
21. "Play Field" means a level grass field that is useable for the play of various sports such as football, lacrosse, soccer, or other field. May or may not be striped with paint for a specific sport.
22. "Play structures" means a structure containing any of the following: swings, post and platform, slides, climbers, rockers, rotational, and interactive features. A single-platform refers to one elevated platform containing multiple features. All playground structures must have a certificate of compliance with current CPSC and ATSM standards.
23. "Restroom" means a room containing a wash basin, toilet, and other facilities for use. Where a restroom is provided, at least one cleaning/maintenance closet shall be included. May consist of a unisex lockable-from-inside restroom, or separate men and women's restrooms. May include a single or multiple stalls. Restrooms shall comply with ADA requirements, including percentage of stalls that are accessible in design.
24. "Sensitive Lands, limited access" means open space consisting of wetlands, steep slopes, or other sensitive lands with some user access provided such as trails, boardwalks, or pavilions.
25. "Sensitive Lands, no access" means open space consisting of wetlands, steep slopes, or other sensitive lands with no user access provided.

OPEN SPACE STANDARDS

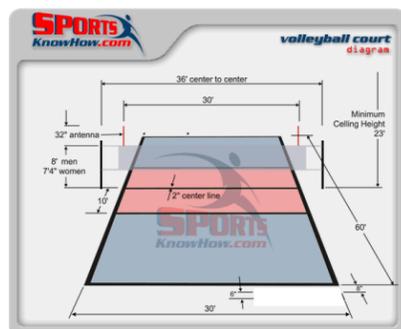
26. "Soccer Field" means a play field a minimum of 180 feet by 300 feet in area, and striped with paint to support the play of soccer as shown in the graphic below:



27. "Splash Pad" means a recreation area for water play with little to no standing water. May include fixed or movable spray or drip features and nozzles.
28. "Swimming Pool" means a man-made structure or tank constructed to hold water deep enough to permit swimming and other water based recreation. Minimum depth of six feet where diving is permitted; does not include wading pools. Minimum dimensions of 80 feet by 16 feet for a two-lane lap pool, or 50 feet by 25 feet for a non-lap pool.
29. "Tennis Court" means a level rectangular area for the playing of tennis. Minimum dimensions of 27 feet by 78 feet for a singles court; minimum dimension of 38 feet by 78 feet for a doubles court, striped in the following manner:



30. "Trash Can" means a waste receptacle for either trash or recyclables, minimum capacity of 50 gallons, permanently mounted on concrete.
31. "Unimproved" means open space left or planted in a native state, without the addition of amenities.
32. "User" means a person accessing open space for recreation, relaxation, or other purpose. Refers to residents of a development for privately maintained open space, or to the public for publicly maintained open space.
33. "Volleyball Court or Pit" means a level rectangular area with a net structure for the playing of volleyball. Minimum area of 1800 square feet. May be a lowered or level sand surface, or a hard level surface. Minimum dimensions as shown in the graphic below:



34. "Wading Pool" means a man-made structure or tank constructed to hold a small amount of water for water play that is not deep enough to permit swimming.
35. "Workout Station" means an industrial or commercial grade fitness components or devices designed to offer exercise opportunities to users, permanently mounted and meeting ASTM standards.

Equivalent Acres.

1. **Equivalent Open Space.** As used in these standards, open space requirements are calculated based on Equivalent Open Space acres, where different types of open space qualify as more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined:

- a. **Method:** Multiply each acre or portion thereof, for each category provided, by the multiplier to determine the Equivalent Open Space acreage:

EQUIVALENT ACRE FORMULA	
Category of Open Space Provided:	Multiplier:
Unimproved, not Sensitive Lands	0.30
Sensitive Lands - no access	0.15
Sensitive Lands - limited access	0.45
Improvement of existing City owned open space	0.67
Detention basin - limited access	0.67
Detention basin - no access	0 - no credit
Partially Improved	0.75
Fully improved with limited access	0.75
Fully Improved with full access	1

- b. **Compliance:** The overall Community Plan and subsequent Village Plans must show calculations based on the method outlined above to demonstrate adequate Equivalent Open Space acreage. Village Plans must meet the minimum Equivalent Open Space acreage on a cumulative basis.

2. **Community Plan Calculation:** The Equivalent Open Space requirement for the Community Plan for Talus Ridge at Saratoga Springs is calculated as follows, resulting in 117.8 Equivalent Acres:

EQUIVALENT ACRE FORMULA				
Category:	Multiplier:	Actual Acres provided	Equivalent Acre Formula:	Equivalent Acres Provided:
Unimproved, not Sensitive Lands	0.30	148.7	148.7 x 0.30	44.6
Sensitive Lands - no access	0.15			
Sensitive Lands - limited access	0.45	30.5	30.5 x .45	13.7
Improvement of existing City owned open space	0.67			
Detention basin - limited access	0.67	14.0	14.0 x .67	9.4
Detention basin - no access	0 - no credit			
Partially Improved	0.75			
Fully improved with limited access (Within Multi-Family)	0.75	13.0	13.0 x 0.75	9.7
Fully Improved with full access (Community Park)	1	29.7	29.7 x 1	29.7
TOTALS		235.9		107.2

Minimum Required Open Space.

- Open Space Required.** A minimum of one Equivalent Acre of park space is required for every 40 residential units within the overall Community Plan or subsequent Village Plan. With a proposed number of residential units of 2,688, the required Equivalent Open Space requirement is 67.2 acres.
- Minimum percentage.** In addition to meeting the minimum Equivalent Open Space requirement, to ensure a livable community, in no case shall the percentage of total actual acres provided for open space within the overall Community Plan be less than 30% as defined by City Code.
- Other Limitations.** In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.
 - Unimproved, not Sensitive Lands
 - Sensitive Lands - no access
 - Detention basin – no access

Minimum Required Amenities.

- Minimum Points.** In order to meet the needs of new residents in each Community Plan or Village Plan, amenities equaling a minimum of **50** points per **required** Equivalent Open Space acre must be provided. The amenities may be distributed across all provided acres, but the point requirement is based only on the required Equivalent Open Space acres. For the overall Community Plan, the minimum point requirement is 3,360 (50 x 67.2).
- Points Per Amenity.** Each recreational amenity is worth a number of points. For appropriate spacing of amenities, each item also has a minimum square footage requirement.
- Mixture of Amenities and Required Amenities.**
 - The Community Plan must show the locations of an adequate mixture of amenities.
 - Each Village Plan must incorporate a mixture of amenities, including at least one separate item each from Categories A, B, C, D, E, and F. Village Plans must meet this requirement on a cumulative basis.
 - All park areas over 5 contiguous acres of improved open space are required to provide a minimum 1-toilet restroom.
 - When an amenity is proposed that is not listed, Planning Director shall compare the cost and capacity of the amenity with amenities in this table to determine a comparable point value and category.

Item	Min sq.ft per item	Category	Points
Amphitheater (100 person capacity)	2500	A	500.0
Pedestrian Underpass	9' x 12'	A	150.0
Clubhouse	1,000	A	150.0
Skate Park - one pit	10000	A	144.1
Swimming Pool, 2 lane equivalent	3000	A	137.5
Restroom 3+ Toilets	400	B	92.8
Pavilion - extra large	1250	B	75.0
Splash Pad (25 people)	2250	B	62.5
Play Field - full size (soccer, football, etc.)	56000	B	55.0
Pavilion - large	900	B	50.0
Frisbee Golf	3 Acres	B	50.0
Pavilion – (group)	650	C	42.4

OPEN SPACE STANDARDS

Tennis Court	7200	C	40.1
Additional Equivalent Open Space	1 Acre	C	40.0
Restroom 1-2 Toilets	200	C	37.4
Play field – half size	28000	C	27.5
Zipline, per 75 linear feet of rideable line	600	C	27.5
Playground Structure (1-platform)	250	C	26.0
Play or skate features – eg rock wall or kicker	200	C	25.0
Dog Park	1 Acre	C	25.0
Trail, hard surface, per 1000 linear feet	10000	D	20.6
Swingset	100	D	12.5
Basketball 1/2 court	2350	D	8.3
Pickleball court	2350	D	8.3
Pavilion (picnic shelter)	350	D	5.7
Horseshoes, tetherball, or similar	250	D	5.0
Baseball Diamond - Little League© size	56000	E	4.4
Bleachers - per section	450	E	2.8
Trail, soft surface, per 1000 linear feet	5000	E	1.5
Art - 1 statue, sculpture, or other single piece	50	E	1.3
Volleyball pit	1800	E	1.3
Drinking fountain	9	F	1.1
Table	75	F	0.8
Trash Can – Required w/ Pavilion or park	25	F	0.7
Bike Rack, 4-bike capacity	30	F	0.6
Workout station	100	F	0.5

Bench	50	F	0.4
BBQ Grill	25	F	0.3
Parking - 1 space (hard surface)	200	P	0.7
Parking - 1 space (soft surface)	200	P	0.1

Phasing.

1. If the construction of various portions of the project is proposed to occur in stages, then the following standards shall be met.
 - a. All Village Plans shall contain a Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
 - b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given Village Plan. The Developer may install open space in excess of the proportionate amount for each Village and bank open space credits towards later Villages; however the open space installed must be a part of the open space shown in the Phasing Plan.
 - c. A perpetual instrument running with the land shall be recorded against the entire Village Plan prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

Maintenance and City Acceptance.

1. **General Maintenance.** All open space shall be maintained regularly, by the property owner or HOA as appropriate, to maintain a clean, weed-free, and healthy appearance.
2. **Turf and Plantings.**
 - a. Turf shall be maintained at a maximum height of 3-4 inches.
 - b. Turf and plantings shall be fully established and kept free of broadleaf weeds and other invasive species.
 - c. Fertilizer shall be applied as necessary.
3. **Irrigation.**
 - a. Irrigation shall comply with all City watering restrictions and guidelines, and shall begin no earlier than April 15th and shall end no later than October 15th of every year.
 - b. Irrigation systems shall be maintained to operate efficiently, with leaks and malfunctions repaired promptly.
 - c. Components and nozzles shall be utilized to keep a uniform distribution of spray per irrigation zone.
 - d. Water shall be limited to irrigable areas and shall not cross onto hardscape such as sidewalks and streets.

- e. Water-saving devices, including smart timers and rain sensors, shall be utilized to ensure efficient use of water, and to prevent watering during precipitation.
4. **Amenities.**
- a. Amenities shall be maintained in clean, safe, working order. Rust shall be removed annually.
 - b. Broken or malfunctioning amenities shall be repaired or replaced promptly.
 - c. Proper maintenance schedules as recommended by the manufacturer or industry for each amenity shall be followed.
5. **City Acceptance:** the City shall be responsible for the maintenance of all open space dedicated to and accepted by the City for public ownership and use, or where a permanent public use and City maintenance agreement has been recorded. The City may only accept dedication or easements for open space that meets one or more of the following criteria:
- a. Regional trail corridors that are identified on the City Trails Master Plan and built to City standards, as well as crucial connections between such corridors.
 - i. Trail corridors dedicated to the City shall have a minimum width of fifteen feet.
 - ii. Public access trail easements through privately owned open space shall include only the area from exterior edge of trail surface to exterior edge of trail surface with adjacent landscaping maintained by the owner of the adjacent property.
 - b. Public parks over 5 Equivalent Acres with a minimum average of [125] points of amenities per **partially or fully improved** Equivalent Acre.
 - c. Public parks of less than 5 Equivalent Acres only when offering a major public benefit such as trailhead parking or other need identified in the City Parks and Trails Master Plan, and containing a minimum average of [150] points of amenities per **partially or fully improved** Equivalent Acre.

DEVELOPMENT AGREEMENT

A Master Development Agreement has been prepared for this Community Plan and is contained within a separate document.

Planning Commission Memorandum

Author: Jamie Baron
Memo Date: Thursday, July 21, 2016
Meeting Date: Thursday, July 28, 2016
Re: Work session on Accessory Dwelling Units

Background:

On June 9, 2016, the Planning Commission discussed Accessory Dwellings and provided feedback on the potential code. The Planning Commission discussed the possibility of an overlay zone and had a question regarding each subdivision's CC&R's.

Staff has made changes to the potential code to reflect the feedback that was provided, finished research on subdivision CC&R's, and provided a potential overlay map based on current CC&Rs.

Recommendation

Staff recommends that the Planning Commission continue the discussion on the proposed Code amendment, and provide feedback on the amendment in preparation for future public hearing(s).

Attachments:

- A. Potential Accessory Dwelling Code and Standards
- B. CC&R Research Table

Exhibit A

19.05.16. Accessory Dwellings.

Potential Definition:

“ Dwelling, Accessory ” means a secondary dwelling unit established in conjunction with and clearly subordinate to a single family dwelling, and which may be wholly contained within the single family dwelling, or may be detached from but on the same lot as the single family dwelling. Such a dwelling is an accessory use to a single family dwelling.

Provo City Definition:

“ Accessory Apartment ” means a subordinate residential living area created within a one family dwelling which:

- (a) Meets the requirements of the applicable zone where the accessory apartment is located: and
- (b) Has an interior connection between the one family dwelling and accessory apartment.

Process:

Staff is looking at changing/creating the process for this, however these applications would follow the staff approval Conditional Use process until that change.

1. **Purpose and Intent.** The purpose and intent of the Accessory Dwelling section is to allow for secondary housing options in Single Family Neighborhoods, which would provide a variety of housing stock, affordable housing, and enable families to age within the City of Saratoga Springs.
2. **General Requirements.** All Accessory Dwellings are subject to the following requirements: (look at parking, landscaping...)
 - a. **Zones.** Accessory Dwellings are only permitted in the following zones; A, RA-5, RR, R-1, R-2, R-3, R-4, R-5 (minimum lot size of 8,000 sqft?)
 - b. **Number.** A single family dwelling is limited to one (1) accessory dwelling unit.
 - c. **Occupancy.**
 - i. Owner occupancy of either unit is required, except where a valid temporary leave of absence has been approved by the City, as outlined in 19.05.16(6).
 - ii. Occupancy of each unit is limited to a “family” as defined in Section 19.02
 - iii. A Certificate of Occupancy shall be obtained from the City prior to any occupancy of the accessory dwelling unit.
 - d. **Business License.** A business license is required at all times. (Rental Dwelling License, yearly, proof of tenants, for discussion...)
 - e. **Living Area.** Accessory dwellings shall have a minimum area of living space based on the number of bedrooms:
 - i. 400 square feet for a Studio
 - ii. 600 square feet for a 1 bedroom
 - iii. 800 square feet for a 2 bedroom
 - f. **Size.**
 - i. No accessory dwelling shall exceed 1,000 square feet or 1/3 of the main home square footage of living space, whichever is greater.

- ii. The maximum number of bedrooms in accessory dwellings shall be 2.
- g. Type
 - i. Internal Accessory Dwelling – An internal dwelling is located within the footprint of the primary dwelling.
 - ii. Attached Accessory Dwelling – An attached dwelling shares at least one, but no more than 2, common walls and/or ceiling/floor with the primary dwelling and is at or above grade.
 - iii. Detached Accessory Dwelling – Detached accessory dwellings are not connected to the primary single family dwelling.
- h. Appearance. The appearance of a Single Family Home shall be maintained.
- i. Addressing. Accessory dwellings shall have the same address as the primary building and referred to as unit B.
- j. Entrances
 - i. All accessory dwellings shall have a private entrance.
 - ii. External entrances for Internal and Attached dwellings shall be located on the side or rear of the single family home.
 - iii. External entrances for Detached dwellings shall have a covered porch integrated into the architecture of the building.
- k. All accessory dwellings shall have a 4 foot wide hard surfaced pedestrian access from the entrance to the street or driveway.
- l. The property owner shall be the party responsible for compliance with all City ordinances, and shall be the named party for all City utility accounts
- m. The property shall remain in compliance with all City ordinances; business license may be revoked upon noncompliance

3. **Detached Accessory Dwellings.** Detached accessory dwellings are subject the following standards:

- a. Detached accessory dwellings are only permitted on lots in the A, RA-5, RR, R-1, R-2, and R-3 zones that are 13,000 square feet or larger.
- b. All detached accessory dwellings shall comply with the accessory building standards of the zone and Section 19.05.
- c. Detached accessory dwellings shall be located behind the primary building.

4. **Business License / RDL.**

5. **Temporary Leave of Absence.** A temporary leave of absence may be approved based on the following requirements:

- a. Application: A Temporary Leave of Absence application shall be submitted to the Planning and Business License Departments prior to the absence. The following shall be required to be submitted with the application:
 - 1. Fees (if any)
 - 2. Documentation of ownership
 - 3. Documentation of purpose and term for absence

4. Contact information of Property Manager/Responsible Party during absence.
 5. Proof of owner occupancy for 1 year prior to application.
 - b. Qualifying reasons of Absence. A Temporary Leave of Absence may be approved for the following reasons:
 - i. Temporary job assignment
 - ii. Sabbatical
 - iii. Military Service
 - iv. Volunteer Service
 - v. Medical leave
 - c. Duration of absence. In no case shall a leave of absence extend beyond 3 years, after which the owner must return to occupy the residence. The owner shall occupy the residence for a period of 1 year before an additional leave of absence may be granted. An exception to the additional application requirements may be approved by the Planning Director if the application is associated with either Medical leave or Military Service.
 - d. Property management – All property managers or responsible parties shall be located within the state of Utah.
6. **Home Occupations in Accessory Dwellings.** Class 1 Home Occupations are permitted in accessory dwellings and shall comply with all requirements of Section 19.08.
7. **Good Landlord Program.** *this is for a possible future program associated with rental properties. There are requirements that have to be met prior to implementation of a Good Landlord Program and would not be able to be implemented at this time.
 - a. All property owners of accessory dwellings are eligible for participation in the City Good Landlord Program.
 - b. The requirements of the program are as follows:
 - i. Attendance to Good Landlord Program training.
 - ii. Screening tenants through Credit and Background checks.
 - iii. Maintaining property that is free from criminal activity, code violations, and other public nuisances.
 - iv. Maintain current business licensing and fees.
 - c. Any lapse in Business licensing, code violations, criminal activity, or public nuisance may result in the disqualification of the property owner from the program for a period of 1 year.
8. **Parking** *this is for discussion and will be added to the Required Parking Table in Section 19.09
 - a. In no case shall the required parking for the primary dwelling count toward the parking requirements for the accessory dwelling.
 - b. 2 parking stalls shall be required.
 - c. Tandem parking is permitted for no more than 2 stalls.

Subdivision CC&R Research - ADU's

Date			
Subdivision	Permitted	Language	Recorded
Sunrise Meadows	May be Restricted	No building shall be permitted on any lot other than 1 Single family dwelling	2002
Talus Ridge	May be Restricted	Dwelling shall mean the detached single family residence on a lot	2015
Harvest Hills	May be Restricted	Each lot shall be occupied as a permanent single-family residence	2000
Aspen Hills	May be Restricted	Homes in Aspend hills may be used only for single family residences	
Western Hills	Possible	In the Planning Process	N/A
Harvest Heights	Possible	In the Planning Process	N/A
Dalmore Meadows	May be Restricted	No building shall be erected, altered, or permitted to reman on any lot other than 1 single family dwelling	2006
Sierra Estates	May be Restricted	No building shall be erected, altered, or permitted to reman on any lot other than 1 single family residence	2008
Mountain View Estates	Possible	N/A	N/A
Mountain View Estates II	Possible	In the Planning Process	N/A
Sunset Haven	Possible	N/A	N/A
Just 6 Lots	Possible	N/A	N/A
Mt. Saratoga		Per MDA/Community Plan	N/A
SSD	May be Restricted	No Lot shall be improved except with one (1) dwelling unit.	1997
Hillside Ridge	May be Restricted	Each single-family dwelling shall house only one residing family in accordance with City ordinance.	2014
Saratoga Hills	May be Restricted	Each single-family dwelling shall house only one residing family in accordance with City ordinance.	2004
The Benches	May be Restricted	One detached single family dwelling	2005
Parkside	Possible	All dwellings in this subdivison are for single-family occupancy, in accordance with local zoning ordinance.	2006
Parkside Estates	Possible	N/A	N/A
Lake View Terrace	Possible	None	2013
Landrock Connection	Possible	N/A	N/A
Landrock Estates	Possible	None	2013
Jacobs Ranch	May be Restricted	Each lot is permitted to hold (1) single family dwelling.	2006
Summerhill	Possible	No lot shall be used except for residential puposes.	2005
Stillwater	Possible	All of the propertyties, which are subject to this declaration, are hereby restricted to redisenial dwellings.	2005
Lakeside 25,26,27	Possible	None	2016
Fox Hollow	May be Restricted	No building shall be permitted on any lot other than 1 Single family dwelling	2007
Mallard Bay	May be Restricted	Each of the lots in the project is limited to single-family, residential use only. The use is further defined by Saratoga Springs City zoning code.	2016
Heron Hills	Possible	The declaration limits residency in a dwelling unit to a single family and the Association shall have the power to limit the total number of occupants permitted in each dwelling unit on the basis of the size and facilities of the dwelling unit.	2015
Catalina Bay	May be Restricted	Only 1 dwelling per lot	Draft
Lake Cove	May be Restricted	Only one single family, not to exceed two stories in height in addtion to the basement, may be constructed on any lot.	2015
Harbor Bay	May be Restricted	Only one dwelling may be constructed on any lot.	2012
Lake Mountain Estates	May be Restricted	There may be erected on any one lot not more than one Single Family Residence.	2000
Lake Mountain	Possible	In the Planning Process	N/A
Pelican Bay	May be Restricted	There may be erected on any one lot not more than one Single Family Residence.	2000
Beacon Point	Possible	In the Planning Process	N/A
Tequayo		Per MDA/Community Plan	N/A
Sail House	Possible	In the Planning Process	N/A
Legacy Farms		Per MDA/Community Plan	N/A

* This is a possible interpretation of the CC&R's of each subdivision. The Planning Department will reach out to the HOA's and discuss Accessory Dwelling Units within their neighborhood.



**Buffer Overlay Zone
Tuesday, July 28, 2016
Public Meeting (WS)**

Report Date:	July 21, 2016
Previous Meetings:	PC Public Hearing (PH) (8/27/2015) CC PH (10/6/2015) CC WS (11/17/2015)
Land Use Authority:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The Buffer Overlay Zone is related to the Mixed Waterfront Zone overhaul and is meant to regulate river and lake riparian setbacks, pedestrian access and experience, as well as trail standards and regulations along the entire length of the Jordan River and Utah Lake lakefront.

B. Background:

The Mixed Lakeshore Land Use Designation was created in 2005, and the Mixed Lakeshore (ML) Zone in 2013. The Mixed Lakeshore Zone was modified in 2015 to apply to both the lake and river frontages in the City.

Since its adoption, the ML/MW zones have not been utilized anywhere in the City, with developers choosing instead to pursue low density residential development. The zone has the potential to be an amenity to the City and its residents as it highlights the natural resources the area has to offer; it is not an amenity the City can afford to lose.

In the General Plan the goal of the Mixed Waterfront is to “accommodate a wide range of land-uses so long as those land-uses are combined and arranged to create destination oriented developments that take full advantage of the scenic and recreational opportunities . . .”

During the process of broadening the ML to the MW zone, staff was encouraged to contact other municipalities that abut a river and/ or lake, especially those that have experienced success through their regulations.

Through research and discussion, staff identified several cities throughout Idaho, Oregon, and Washington to visit. In each city, staff met with city officials and staff members to discuss where they started, how the trails and amenities developed, and what has worked-not worked along their various waterways. Among the cities visited Boise, Spokane, Coeur d'Alene, and Richland were of greatest interest and value. Boise was chosen due to its proximity to the Boise River. Richland is bordered by the Columbia River to the east and the Yakima River to the West offering development scenarios for both large and small scale bodies of water. The Spokane River runs through the heart of Spokane offering various types of development from commercial to residential. The Spokane River also runs along the southwest part of Coeur d'Alene until it empties into Lake Coeur d'Alene at the southern end of the City, similar to Saratoga Springs' situation.

Following that trip staff presented their findings to the City Council on November 17, 2015 with several key takeaways for a successful waterfront, including the following:

1. Involve multiple key agencies with a shared goal.
2. Involve a biologist
3. Preserve continuous swatches of land
4. Preserve vegetation
5. Ensure permeable building orientation
6. Ensure access to the waterway
7. Include un-programmed space
8. Provide wider trails
9. View trails as an asset
10. Consider first floor parking and other creative solutions
11. Know that historically it is possible to undo what has been done wrong(e.g. canal turned back into a river)

Minutes from the November 17, 2015 Council meeting are attached. Following that meeting staff reviewed each visited City's code and identified key aspects that should be considered when addressing the two waterfronts in Saratoga Springs. These items and the creation of a buffer overlay proposal were presented in work sessions to the Planning Commission on February 11, 2016 and the City Council on February 16, 2016. Minutes from those meetings are attached. Since that time staff has been researching and writing the Buffer Overlay Zone for Utah Lake and the Jordan River. Staff has reached out and is working with several federal, state, and local agencies for their advice and input including FFSL, MAG, Utah Lake Commission, Jordan River Commission, Army Corps of Engineers, and a few others.

D. Buffer Overlay Zone Proposal

The purpose of the Buffer Overlay Zone is to regulate River and riparian setbacks, trail standards, and pedestrian access and experience. The attached proposal is a very rough draft that is currently being reviewed by the above agencies.

The proposal is to apply the buffer overlay to all properties and zones within 250' of the ordinary high water mark or the compromise line for Utah Lake and 200' from the high water mark or the meander corridor for the Jordan River.

A 50' riparian setback is proposed between the waterway and the Shoreline or Jordan River trail corridor. The proposed riparian setback is limited to native or naturalized vegetation that will promote a healthy bank and shoreline; no manicured lawns are permitted within the riparian setback. A 20' trail corridor is proposed from the riparian setback landward which will allow for a trail and native or naturalized vegetation. From the trail corridor landward a 15' area is proposed for lawns, restaurant eating areas, patios and other similar uses. The trail corridor and 15' lawn and patio area are meant to provide a transition between the riparian setback and development. Clear graphics to help illustrate these setbacks and relationships are pending and will be included in the code.

Overview of other proposed amendments:

- Regulation of pedestrian access and experience by requiring developments to provide the following
 - Public access to the Shoreline or Jordan River trail
 - Public bicycle and vehicular parking
 - Screening between the Jordan River or Shoreline trail and parking areas
 - Landscaping within riparian and trail corridors
- Site Coverage and Ground Level Public Access
 - Regulating width of structures in relation to the parcel or lot for access
 - Visual and physical penetration from the development to the waterways

E. Next Steps:

Staff is requesting feedback from the Planning Commission on the concepts and ideas of the proposed draft code amendments. Following discussion and direction from the PC staff will continue to work with federal, state, and local agencies to create a more complete draft. Staff anticipates a follow up work session with the PC on August 28, 2016 to discuss any changes.

F. Attachments:

1. City Council 11/17/2015 minutes
2. Draft Buffer Overlay Zone Code criteria
3. Example Buffer Maps

Chapter 19.25 Utah Lake Buffer Overlay

Section:

- 19.00.01 Purpose
- 19.00.02 Setbacks
- 19.00.03 Pedestrian access & experience
- 19.00.04 Site coverage and ground level public access

19.00.01 Purpose

This chapter promotes the health, safety, and general welfare of the public by enhancing the natural features of the City including the Utah Lake, preserving trail connections and corridors, enhancing the pedestrian experience, and articulating building facades within the overlay area of the Utah Lake.

19.XX.02. Applicability

1. Utah Lake Buffer:
 - a. The buffer overlay shall apply to all properties and zones within 250' of the ordinary high water mark or the compromise, whichever is higher.
2. Jordan River Buffer
 - a. The buffer overlay shall apply to all properties and zones within 200' of the ordinary high water mark or the Jordan River Meander Corridor boundary, whichever is higher.

19.00.02 Waterway setbacks

1. The riparian (or development) setback shall be 50 feet from the ordinary high water mark, Jordan River Meander Corridor, or the Utah Lake Compromise line, whichever is higher.
2. Shoreline and Jordan River Trails: trail corridors shall be a minimum of 20 feet measured landward from the waterway (or development) setback.
3. A minimum of 15 feet shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses.
4. **Bank stabilization**

19.00.03 Pedestrian access & experience

1. Public access and parking:
 - a. Developments shall provide a public access to the Shoreline or Jordan River trail
 - b. Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public.
 - c. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.
2. Screening Requirements
 - a. Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3 feet in height.

- b. Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.
- 3. Landscaping in riparian and trail setbacks shall utilize native or naturalized plant materials that provide wildlife food and shelter. Manicured landscaping and lawns are prohibited in riparian setbacks.

19.00.04 Site Coverage and Ground Level Public Access

- 1. Purpose and Applicability. The intent of these standards is to ensure that new buildings and other constructed objects do not create barriers that wall off the river. These standards shall be applied in addition to the Design Standards in Section XX.
 - a. The more restrictive standards of the underlying zone, the design standards, or this section shall apply.
- i. Maximum structure width
 - a) The on sites with a width greater than 100 feet that is generally parallel to the river corridor, structures shall not be allowed to exceed 70 percent of the width of the site. (combine this with 1b below)
 - b) On sites with a 50 to 80 foot width that is generally parallel to the river, structures shall not be allowed to exceed 50 feet or seventy percent of the width of the site, whichever is greater.
 - c) On sites with a width of less than 50 feet that generally runs parallel to the river, structures shall not be required to comply with subsection ????
- ii. Pedestrian views and access for large buildings
 - a) At a maximum interval of 300 feet of structure that is generally parallel to the river, there shall be a clear visual and pedestrian penetration at the ground level from a public street to the river corridor.
 - b) The visual and pedestrian penetration shall not be less than 30 feet wide.

1 City of Saratoga Springs
2 City Council Meeting
3 November 17, 2015

4 Regular Session held at the City of Saratoga Springs City Offices
5 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045
6

7
8 Work Session Minutes

9 **Present:**

10 Mayor: Jim Miller

11 Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

12 Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
13 Kara Knighton

14 Others: Chris Porter, Holly Wade, Kayla Moss

15 **Excused:**

16 **Call to Order – 5:45p.m.**
17

18 **1. Discussion of Mixed Lakeshore Amendments.**

19 Kimber Gabryszak presented some key take-a-ways from their riverwalk tour. They started with Twin Falls
20 and saw interesting things with docks. They saw some good ADA access areas. In Boise they noted the
21 aggregate put-ins. (Councilwoman Call noted that Forestry Fire and State Lands would not let us pave to
22 the river.) Most cities with successful areas had biologists involved. Some interesting features, large
23 separations to create viable space. There was some innovative park space. Higher densities along the
24 river but no huge open parking areas visible; the first floor is parking.

25 Councilwoman Baertsch attended a seminar on water conservation in Eagle Mountain and learned some
26 things that will help. She will pass that information along.

27 Councilwoman Call would love to leverage things already done so we don't spend as much on biologists.
28 Such as the blueprint Jordan River and Utah Lake Master plans. With the setbacks on restaurant area,
29 consider low impact areas, to let certain uses encroach within the wide right-of-way area.

30 Mark Christensen had some great examples of narrow areas. Boise about 4 years ago was about what our
31 Jordan River is today. They worked with the biologists and got plantings going and now they have a
32 beautiful corridor.

33 Kimber Gabryszak noted that was a key take away, how they were much like us and worked up to this. She
34 continued with the presentation. The parkway became a draw and they got better businesses to the area.
35 We need to work with adjacent communities. She noted places where buildings were done before the
36 amenity was in place.

37 Councilman McOmber commented on what could be done with front or back of buildings that may face the
38 river.

39 Kimber Gabryszak said they are recommending the permeability, not necessarily a front door. They went to
40 Pendleton. Open spaces in key locations help in usability. They stopped in Richland, They heard over
41 and over to try to conserve as much of a consistent swath as they can.

42 Mark Christensen said they are doing a river front study that should be done in February that we will receive
43 a copy of.

44 Kimber Gabryszak said they are purchasing property along the river and leasing to commercial for 99 years.
45 In Spokane they had to do some reclaiming of property and had to do creative work to make it a
46 functional river. There were a few examples of restaurants taking advantage of the riverfront.

47 Mark Christensen commented on a large sculpture/play feature that they may be able to take advantage of
48 something similar.

49 Kimber Gabryszak said they found that on the wider trails they saw more usage. People felt safer and bikes
50 and joggers and walkers could all fit. Make sure the trails are wide enough that as plants fill in they don't
51 encroach so much. She noted more network trails in Coeur d'Alene. She noted a dog park, and to not do
52 just dirt. A key item everyone said was to obtain as much waterfront as they could. Also, have un-
53 programmed space next to programmed space. It is possible to undo what has been done. In Bear Lake

54 they had homes going in long before they had access or trails and they are trying to recover access to the
 55 lake. Vegetation Preservation was needed. They need to find a balance between protecting the
 56 environment and allow access and usability. The trail is an asset that increases desirability for businesses.
 57 They can look at first floor parking and other creative solutions. They also had some key take-a-ways
 58 from City Offices and customer service such as meeting areas out front with kiosks that were convenient.
 59 Low counter type desks for people to sit while staff is helping them. Some other things were a River
 60 Walk bicycle repair stand, water fountains, bag recycle center to be reused as doggy dropping bags.
 61 Unique decorative usable features such as drains. Historical features and art was good. There was bike
 62 parking and adopt a tree programs. Next steps are to obtain copies of code from the good communities.
 63 Outline initial potential changes to Mixed Waterfront and potential changes to all waterfront
 64 development. Discuss these and other strategies during the Council Retreat. Schedule additional site
 65 visits as necessary in the spring. Move forward with adoption of Code amendments beginning in
 66 January.

67 Councilman McOmber would also encourage them to see San Antonio. They are probably the most
 68 successful. They really captured nice things and also generated revenue for the city. He thanked them for
 69 this and liked that we are creating relationships outside of Utah.
 70

71 2. Discussion of Open Space, Landscaping, and Trails Maintenance Policy

72 Kevin Thurman noted that we've had the need for a uniform policy for a while. It makes more sense to have
 73 this as Policy rather than Code because things change regularly and having to go through the process to
 74 change code takes a lot of time. Having something that City Council can approve that we administer that
 75 is flexible and can change with 24 hour notice makes more sense. This helps make things absolutely
 76 clear and closes loop holes. It discusses purposes that can guide policy.

77 Councilman Willden asked how do developers become aware of this as opposed to code and how binding
 78 would it be.

79 Kevin Thurman said it is binding; Council would adopt it by ordinance.

80 Mark Christensen said they would include it when they gave other material to developers.

81 Councilwoman Call asked about Regional Trails, she is concerned that they are forcing HOAs to take care of
 82 all of it. She wants there to be parks next to trails To If there are regional parks next to trails, that would
 83 enable the city to take care of the trails also, as they have done in the past.

84 Kevin Thurman said as staff it's hard to make those decisions administratively. It's up to the Council for
 85 discussion.

86 Councilwoman Call would say that trails may be maintained by the city, if landscaped trails are developed in
 87 conjunction with 5 acres of park dedicated to the city. We encourage them to develop the trail adjacent to
 88 a park and if it is 5 acres or more we may take it.

89 Kevin Thurman commented that they want it to be as black and white as possible. If the Council is ok with
 90 maintaining some of the regional trails with landscaping we can proceed in that direction

91 Councilwoman Baertsch said it would depend on where it is. There are areas where they will have them in an
 92 HOA anyway. She is nervous about saying they would take anything over 5 acres.

93 Councilwoman Call would say the Council may opt to take, leave it discretionary.

94 Councilman Willden noted they could appeal to City Council.

95 Councilwoman Call noted that Forestry Fire and State Lands will not allow concrete along the canal line, on
 96 their land.

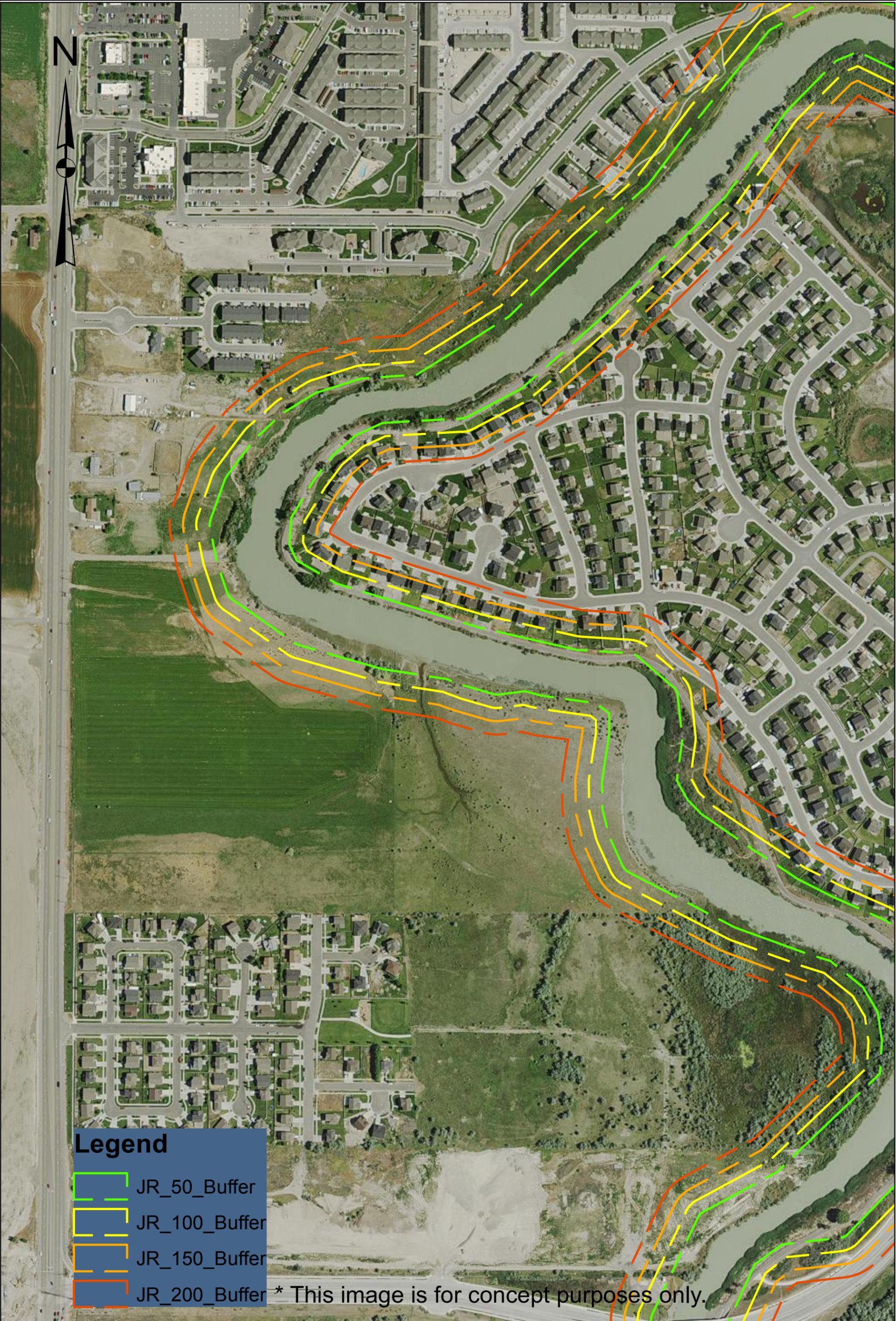
97 Kevin Thurman asked if they had some direction on maintaining the landscaping in regional trail areas

98 Councilman McOmber commented that if it's adjacent to a park he would be more open to it. He likes that
 99 people in those areas are maintaining their trails. For him it is more an all or nothing type of thing. If it's
 100 next to a park it makes more sense. Similar to what they did with Regal and Neptune Parks.

101 Kevin Thurman said they need a way to make it fair for both sides. They can set a high standard for
 102 themselves and have developers maintain those standards. There is a factor of the long term cost of this
 103 as well.

104 Councilman Poduska said as we expand and our trails expand maintenance is going to become a large part of
 105 our budget so he would not encourage the city maintaining landscaping. He would like it to be more
 106 flexible as far as not forcing HOAs.

Mixed Water Front - Jordan River Buffers



Mixed Water Front - Jordan River North Buffers ⁹



- Legend**
- JR_50_Buffer
 - JR_100_Buffer
 - JR_150_Buffer
 - JR_200_Buffer

* This image is for concept purposes only.

Mixed Water Front - Utah Lake Middle Buffers



Legend

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* This image is for concept purposes only.

Mixed Water Front - Utah Lake North Buffers

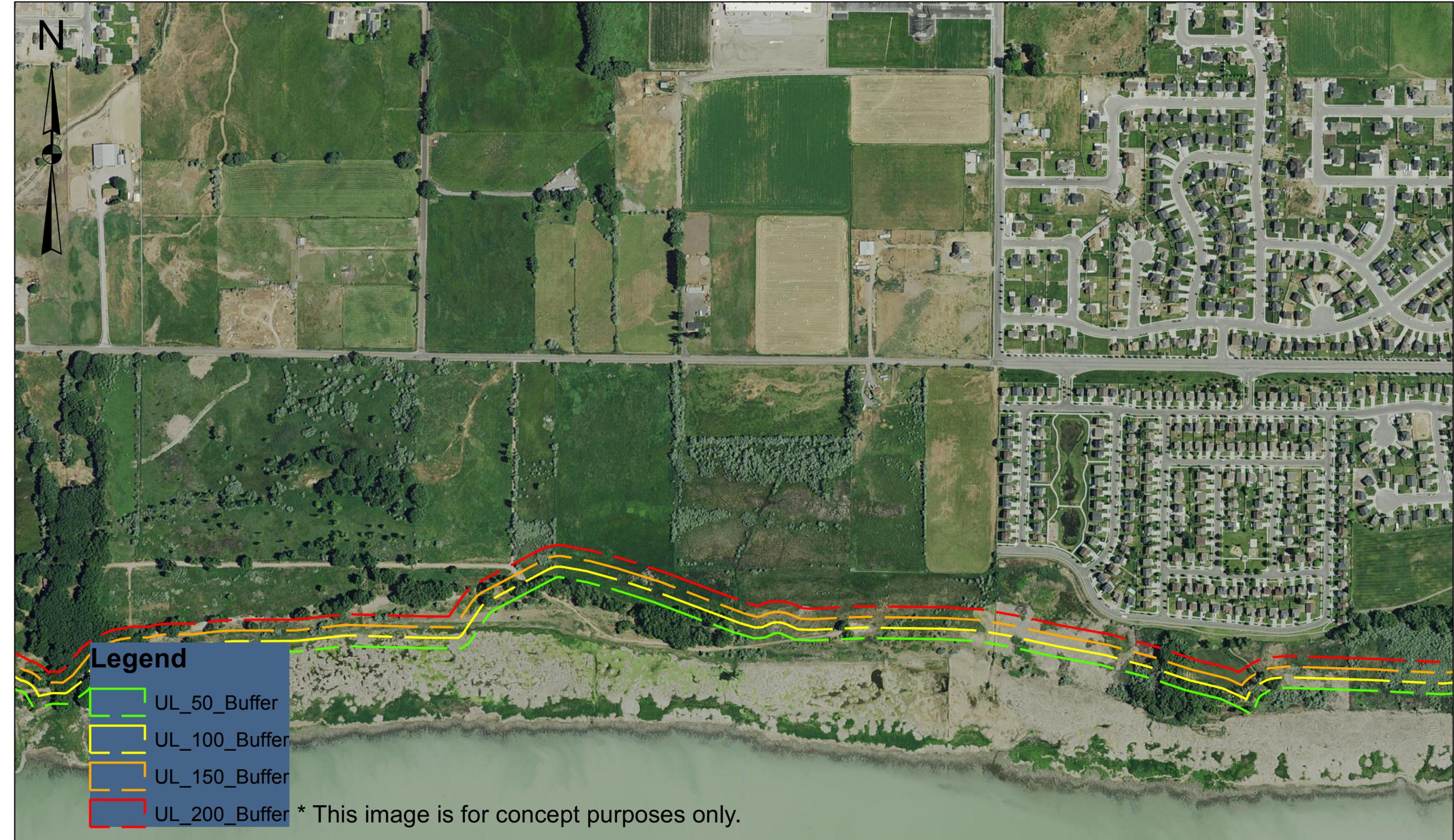
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City of Saratoga Springs
Planning Commission Meeting
July 14, 2016

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

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham

Staff: Kimber Gabryszak, Planning Director; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder

Excused: Brandon MacKay

Others: Stan Steele, Rod Eichelberger, Brian Flamm, Jennifer Chamberlain, Mindy Dansie, Mindy Thatcher, Rob Thatcher

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

1. Pledge of Allegiance - led by Commissioner Steele

2. Roll Call – A quorum was present

3. Public Input

Public Input Open by Chairman Kirk Wilkins

No input was given.

Public Input Closed by Chairman Kirk Wilkins

4. Public Hearing: proposed Code Amendments, Title 19, including changes to Open Space, Zoning, Supplementary Regulations, Landscaping and Fencing, Parking, Conditional Uses, Signs, and other changes, City initiated.

Planning Director Gabryszak presented the proposed Code Amendments. The changes remove several inconsistencies, clarify several standards, correct unintended consequences from previous amendments, reduce requirements for homeowners, and add standards for electronic and special event signage.

19.02. Definitions - Add definition for “protective ground cover” to accompany changes to 19.06.

19.04. Zone Districts – Postponed.

19.05. Supplementary Regulations - Clarify that Ice Cream Trucks are allowed in residential zones, and Clarify standards for wireless telecommunications towers.

19.06. Landscaping (And 19.02, definitions) - Clarify landscaping requirements for backyards, to reduce requirements, and Clarify parallel fencing prohibition.

19.09. Parking - Clarify requirements for covered parking for multi-family development, and Correct parking requirements for Mixed Use and similar zones that the parking requirement for commercial uses is based on square footage, but the parking requirement for residential uses is based on the number of dwellings.

19.14. Site Plans - Clarify access width language.

19.15. Conditional Uses - Remove requirement to protect view sheds

19.18. Signs - Create provision for electronic signs in limited circumstances; Create provision for directional signage for approved special events; and Create signage standards for parks and along trails.

Commissioner Kilgore received clarification that snipe sign rules were not changing and also that balloon signs or adornments were prohibited.

Planning Director Gabryszak, in response to queries, explained that most election signs wouldn't fall under this section it would fall under private property signs. If it were for a special permit event like a debate that would fall under this. There is an option to put up snipe signs for one-time events every 90 days. It makes it a little easier by having a process in place.

Public Hearing Open by Chairman Kirk Wilkins

Rod Eichelberger wanted to make sure there wasn't something excluding HAM Radio towers. Commissioner Wilkins responded that those are regulated by the FCC, HOA's can further restrict them. Rod had a comment on fencing, his lot had no fencing but had animals he needed to maintain and wanted to clarify the use. Planning Director Gabryszak showed the phrase that allowed for keeping of animals with wire fencing. Rod wanted to open the dialogue that landscaping would be open for more xeriscaping.

Mindy Thatcher is in favor of the electronic sign changes but for backyard landscaping she doesn't think residents should have to be put into circumstances where we have to choose between some needed expense like adopting a child or finishing the backyard.

Rob thatcher commented that they are not looking for exception for themselves. They see so many families struggle these days and he doesn't think there should be undue pressure put on families that may not be able to afford landscaping.

Jennifer Chamberlain addressed the Neon lights on private business, she feels that it attracts business and owners need to attract businesses the way they feel best. She is not worried about our city becoming a "Las Vegas." With back yards, until they put theirs in she didn't realize how much it cost. There are circumstances where people feel they need the money for something more serious like adopting a child. If people could just be required to keep the weeds cut down it may suffice. It's important to protect property rights. She moved from the Saratoga Springs Development neighborhood because of obnoxious behavior from people that would turn in neighbors. We should see if our neighbors need service first rather than deciding they are a nuisance and turning them in right away.

Rob thatcher noted they came here because they love the people they live around, as a city we want to be the kind of people that look out for each other.

Public Hearing Closed by Chairman Kirk Wilkins

Planning Director Gabryszak addressed some of the public comment. She noted these new amendments reduce some of the landscaping requirements. The city does not require sod for residential development. If they want to do xeriscaping they can but at least 25% of a front yard or street side yard needs to include vegetation coverage. This is for shade. For backyards there is not a requirement for a certain amount of vegetation, this amendment is trying to make it clearer that they don't need fancy landscaping. The current code talks more about vegetation and aesthetic purposes and was confusing. Last year they added more about bare ground. This further adds clarification that the ground needs to be stabilized, not necessarily formally landscaped. Planning Director Gabryszak clarified that chain link or wire fencing could be used to keep animals or something like a dog run inside your yard. Commissioner Steele commented that section (1) of the fencing needs to be restored so they couldn't fence the whole yard with wire.

Planning Director Gabryszak advised that the towers they are talking about do not include HAM radio; it is a separate standard not subject to the City's height limits. Neon lights are not being discussed with this change; they are permitted in limited amounts already.

Commissioner Steele noted that we allow pole signs in the trails but in other areas it is prohibited. Planning Director Gabryszak corrected the code to include the exception. Commissioner Steele wondered

if there was a way we can really hold down the exceptions that we grant. Someone would want a 12' then the next person will want a 15'. We are worried about the height causing the most problems for residents. Planning Director Gabryszak responded that when we see the plans, developers bringing their own code in, we can recommend that they comply with our current code. Commissioner Steele noted that we want to control water runoff and dust with landscaping and can we do that sufficiently with just weeds being mowed. She questioned inorganic matter being acceptable, if someone decided to do all rock it will raise the temperature and cost more in water for a neighboring green lawn. Installing just a few trees would solve that. Maybe this doesn't need fixing we already allow xeriscaping maybe that is enough. Planning Director Gabryszak clarified that they are not required to do the vegetation in backyards now. Commissioner Kilgore noted that xeriscaping includes rocks so you couldn't really prohibit them. Commissioner Steele feels that if you are going to do all rock or inorganic then you need to put some kind of vegetation, like trees, in to keep the heat down and minimize the effect it will have on the neighbors.

Commissioner Funk would like to make sure when we grant a sign exception that it is spelled out well that it is an exception. He commented on 19.06.08.1.f , and that by saying this there is a problem, we want fewer restrictions and this is restricting us more. It is prejudice to those few homes that have this problem with a power pole. There are poles and guidelines that utility companies don't have to get into and it's not a power line to cause problems. He noted that we are starting a development that has a lot of high power lines. It is not a problem to require it when there is an overhead line, a lot of it is common sense. We aren't the utility co. and we shouldn't be regulating for them.

City Attorney Thurman noted that if they would like to remove it and defer to state law that was under their purview.

Commissioner Williamson likes the direction we have gone with landscaping in talking about impacts. Regarding heat with rocks he doesn't see that will be a concern its common to have lots surrounded by heat sinks like parking lots; it would be minimal, if anyone, that would do that. He thinks this simplifies the code and makes it easier to read.

Commissioner Cunningham is concerned about too much inorganic material. He noted that he put rocks in his flower beds and the grass next to that is harder to keep green. So it would be a concern if a neighbor did that. He also agrees with allowing exceptions to the signs. Even if we restrict them, someone is going to come along and say can I have one that's bigger, and eventually they will be granted bigger and bigger. He doesn't see why we need to do electronic signs and is opposed to them.

Commissioner Kilgore shares Commissioner Steele's concerns about heat sinks. It was a major issue when he lived in Tokyo. He doesn't see how the City could go into someone's back yard and claim it is a heat sink; we don't have a way to measure and really enforce it. He thinks the way it stands now is good and we can evolve it later if needed.

Commissioner Wilkins would like to have the least amount of restrictions.

Motion made by Commissioner Williamson that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.02, 19.05, 19.09, 19.12, 19.15, with the changes made during discussion today and with the Findings and Conditions in the Staff Report. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham.
Motion passed 6 - 0.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the proposed amendments to section 19.06 with changes made during discussion and the findings and conditions in the staff report. Seconded by Commissioner Funk.

Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham.
Nay: Sandra Steele.
Motion passed 5-1.

Motion made by Commissioner Williamson that based upon the evidence and explanations today to forward a positive recommendation to the City Council for the proposed amendments to section 19.18 with findings and conditions in the staff report. Seconded by Commissioner Funk.

Aye: David Funk, Hayden Williamson, Kirk Wilkins, Troy Cunningham.
Nay: Sandra Steele, Ken Kilgore.
Motion passed 4-2.

A short break was taken at this time.

5. Work Session: Wildflower Village Plan 1, located west of Harvest Hills, DAI applicant.

Planning Director Gabryszak presented the item. The applicant, DAI, has submitted a request for Village Plan 1 as part of the Wildflower development west of Harvest Hills. Village Plan 1 contains all of the property to the east of the future Mountain View Corridor excepting ~7 acres to be used for a Mountain View Corridor stormwater pond. Village Plan 1 assigns 571 ERUs to this property, as anticipated by the Community Plan.

Mindy Dansie and Brian Flamm, representing the applicant, were present.

Commissioner Kilgore noted the minimum setbacks were less than required. Planning Director Gabryszak said they were discussed in the community plan and already granted. He asked if the front yard maximum height in the fencing of 4' was granted. Planning Director Gabryszak responded that regardless they would have to comply with the clear site triangle requirement. She will verify if it is an exception or granted. He was concerned that the primary entrance sign is a lot higher than our code allows. Planning Director Gabryszak noted that was not granted yet, they are requesting that. It was decided at the community plan level to hold off on granting any sign exceptions until the Village Plan level. Planning Director Gabryszak noted the code for a residential entrance feature is 20 feet. The sign portion can be up to 10 feet with more than 100 dwelling units.

Commissioner Wilkins doesn't think we should allow something to much bigger than our code currently allows.

Brian Flamm mentioned that they have explored using this design for the community on things like mail boxes etc. that would fall outside of signs. One thing here is that they are on a slope and this is below the hill. They feel this will add value and they want to make this a solid community with a nice feel.

Commissioner Cunningham noted that before C/O would be granted that the front yards had to be completed, he asked how they would address that in the winter. Brian Flamm noted they would address that in the plans. City Attorney Thurman noted they could allow them to post a bond for that.

Commissioner Cunningham asked how they would address water pressure issues. City Engineer Miner said they would not plat lots that were not serviceable. Commissioner Cunningham noted park amenities for kids but he didn't see any plans for very small children. Brian Flamm said the larger park would have different equipment for different ages.

Commissioner Williamson doesn't feel this entrance feature is an eyesore and if we would allow it without a sign on it what is the difference if they add a sign to the bottom. He noted the only buffer between the homes on the west side and Mountain View Corridor is a vinyl fence, he is concerned about sound. City Engineer Miner advised that he didn't think UDOT would build a wall where it wasn't already developed so it's a question of timing of which comes first. Brian Flamm added that upfront UDOT will be building a

frontage road and the corridor will be well below grade. They want fencing required along the main corridors so it gives a clean look to the community.

Commissioner Wilkins didn't want an entrance feature much higher than what we already allow. He noticed along existing Mountain View Corridor there are fences. Brian Flamm replied portions of it are just frontage roads and they are not all fenced.

Commissioner Funk was concerned about sidewalks not being on both sides of the road. Brian Flamm replied they are trying to match Harvest Hills as previously requested. Commissioner Funk noted there was no sidewalk in the park area; he thinks they need them on both sides of the street especially if it's a busy street or in front of a church or park. It's going to be a busy street and doesn't think it needs to match with Harvest Hills. He thought the home designs looked nice.

Commissioner Steele echoed the need for sidewalks on both sides; we don't need to make the mistakes of Harvest Hills again. She asked the City Engineer how they would transition the sidewalks. City Engineer Miner responded that there wasn't much of a transition other than width. They could create some sort of crosswalk.

Brian Flamm pointed out that the layout is different than typical roads; there aren't typical long roads and grids. It helps with safety, slows down traffic. He noted the varied setbacks to help open up the feel of the streets and looks nice. Commissioner Wilkins thought it might help with reducing the people using the roads for shortcuts.

Commissioner Steele asked if the trail along Mountain View Corridor would be the grade of the homes. She asked the width of the trail. Brian replied it would be up at the grade of the homes. The width is noted at 10' estimate but it's ultimately up to UDOT. The frontage road is an arterial so won't need semiprivate fencing. Commissioner Steele noted she had a problem with the entrance sign being that high. If they allow it for them the next developer will want them to allow it. She understands what they are doing and that there is a hillside but they can't codify that. On the builder directional signs, they show additional signage. Brian clarified which signs that referred to, they were not snipe signs. With this they are minimizing every single builder from having their own signs, it's organized and clean. It has been well taken in other cities. He will look at the language to ensure the intent.

Commissioner Steele commented that on parks she noticed some number discrepancies. She asked about the maintenance. Brian said the small parks would be HOA maintained the larger hopefully a city park. She asked what kind of surfacing for the play area, she noted the equipment may be ADA accessible but the ground cover isn't always. If you are going to the trouble of making equipment ADA compliant she would request that the surface follow ADA standards. She asked about state sensitive lands and that it was noted they would be in the back yards. In the past they put a condition on the plats to be clear it was not to be disturbed. Brian said at plat it would either stay sensitive or be addressed through the code that was put in place. She has problems with two of the street trees that have problems with berries and roots, locust and Hackberry.

Commissioner Wilkins was concerned with separation between the residents and the Mountain View Corridor. He hopes there would be something not just for sound but physically restrictive for safety. He hopes they would do their best to approximate their code to City Code.

6. Approval of Minutes:
a. June 23, 2016

Commissioner Steele made a few changes to clarify her comments.

Motion made by Commissioner Williamson to approve the minutes of June 23, 2016. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

7. Reports of Action. None

8. Commission Comments.

Commissioner Steele asked about a “car lot” that pops up especially on the weekends along Redwood Road and if there was something that could be removed. She commented Redwood Road has been looking better with removal of signs and code enforcement. She wondered if we should contact the local republican and democrat committees to let them know that snipe signs are not allowed in the public right-of-way. (Commissioner Williamson doesn’t believe that will be very helpful.) She asked for one code correction from parking by zone to parking by use that needs to be fixed online. She also mentioned that she went to the UDOT open house tonight for Redwood Road. She asked them about a light on Fairway and that it wasn’t warranted now but it may be by the time the project finishes.

9. Director’s Report:

- a. Council Actions** – There was a retreat earlier this week.
- b. Applications and Approval** – noted in packet material. Also to this date of the year we have received more applications than in any other total year but one.
- c. Upcoming Agendas** – July 28 no Bike/Ped. Work sessions and Mt. Saratoga. Aug 11th at 7:00 joint meeting with City Council and general plan consultants.
- d. Other** – She noted that newer delegation of projects has helped to keep manage the load even though applications have increased.

10. Motion to enter into closed session. No closed Session.

11. Meeting Adjourned at 8:55 p.m. by Chairman Kirk Wilkins

Date of Approval

Nicolette Fike, Deputy City Recorder

Planning Commission Chair
Kirk Wilkins