



**Planning Commission Meeting  
and  
Joint City Council/Planning Commission Meeting**

**Thursday, August 11, 2016**

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

**AGENDA**

**Planning Commission Meeting 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: Madison Meadows Preliminary Plat, located approximately 700 W 400 N, Brian Sudweeks, applicant. – Presented by Jamie Baron, Planner
5. Public Hearing: 400 N Utah Lake Distribution Canal Pump Station, City initiated. – Presented by Jamie Baron, Planner.
6. Approval of Minutes:
  - a. July 28, 2016
7. Commissioner Comments.
8. Reports of Action
9. Director's Report:
  - a. Council Actions
  - b. Applications and Approvals
  - c. Upcoming Agendas
  - d. Other

**Joint Meeting Commencing at 7:00 p.m. – or as soon thereafter as items may be presented.**

1. General Plan Visioning, Goal Setting, and Joint Training. – Facilitated by Logan Simpson
2. 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.

Adjournment

***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 or Council 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.



**Preliminary Plat  
Madison Meadows  
Thursday, August 11, 2016  
Public Hearing**

Report Date:	Thursday, August 4, 2016
Applicant:	Brian Sudweeks
Owner:	Sudweeks Construction
Location:	~700 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	34:504:0002, 6.287 acres
Parcel Zoning:	R-4 (conditional)
Adjacent Zoning:	Low Density Residential, Agricultural
Current Use of Parcel:	Agriculture, undeveloped
Adjacent Uses:	Single family residential, elementary school, agricultural
Previous Meetings:	PC & CC – 2011 – Minor Subdivision 5/26/16 PC – 6/21/16 CC – Rezone
Previous Approvals:	Minor Subdivision for “Alpine School District – West Saratoga Springs” approved by CC on 7/5/2011 Rezone of Mountain View Estates II from A to R-4 approved by CC on 6/21/2016
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

**A. Executive Summary:**

The applicant is requesting Preliminary Plat approval for a single family subdivision of 9 lots with a density of 3.22 units per acre in the R-4 zone.

**Recommendation:**

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposal, and choose from the options in Section “H” of this**

**report.** Options include positive recommendation, negative recommendation, or continuing the application to a later meeting.

- B. Background:** On June 21, 2016, the City Council approved the rezone of the property from A to R-4 for the purpose of developing a 9 lot subdivision.

#### Plat

The parcel is 6.291 acres in total, however, only 2.88 acres is part of the residential subdivision. The proposed plat does create 5 parcels outside of the subdivision lots.

The trail corridor and parcel A (detention basin) are included in the total project area (2.88 acres).

Parcel B (1.156 acres) has been planned as a future secondary pond and pump station location. This parcel will be purchased by the City for the development of secondary water infrastructure.

The canal parcel (.536 acres) and parcel C (1.031 acres) have been left out of the project area for the purpose of preserving potential future right of way for the Mountain View Corridor. At this time, the actual alignment of the future road is unknown. In the event that the road does not encompass the parcels, the area may be developed in the future.

#### Open Space

The r-4 zone requires a minimum of 15% of the project area to be open space. Based on the total project area (125,888 square feet), the minimum required open space is 18,883.2 square feet. Between the detention basin and the trail parcel, the applicant is providing a total of 11,328 square feet of open space. The remaining open space requirement and fee will be determined at City Council.

- C. Specific Request:** The applicant is requesting Preliminary Plat approval for Madison Meadows; a 9 lot subdivision in the R-4 zone. The property is a 2.789 acre subdivision, with a density of 3.22 units per acre.
- D. Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the Land Use Authority.
- E. Community Review:** The application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. The City has not received any public input as of the time of the completion of this report.

- F. General Plan:** The Land Use Element of the General Plan designates the subject property for Low Density Residential use. 19.04.14 states “The purpose of the Low Density (R-4) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone are limited to minimum lot size requirements and shall not exceed four ERUs per acre.”

The General Plan describes states “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.” The General Plan also states “The Low Density Residential designation is expected to be the City’s most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.”

**Staff conclusion:** *Consistent. The proposed development includes 2.789 acres with 9 lots, equaling a density of 3.22 units per acre. 3.22 units per acres is consistent with the land use designation.*

**G. Code Criteria:**

The compliance of the application to Title 19 is outlined below. See the attached Planning Review Checklist for a full analysis.

- **19.04, Land Use Zones – Can Comply.**
  - Setbacks: **Can Comply.** The setbacks on the plat reflect the R-3 zone setbacks and not the R-4 setbacks.
  - Open Space: **Can Comply.** The project is 7,555 square feet short on open space. The applicant has proposed fee in lieu of open space.
- **19.06, Landscaping – Can Comply**
  - General Provisions. **Can Comply.** The HOA landscape area is required to have an irrigation controller with a rain sensor and water conserving sprinkler heads. The plans do not indicate either requirement.
  - Planting Standards & Design. **Can Comply.**
    - The HOA landscape area does not contain the following minimum amount of trees and shrubs.
      - 5 deciduous trees
      - 13 shrubs
    - The HOA landscape are does not meet the following design criteria.
      - 25% of shrubs shall be 5 gal in size.
      - No more than 70% turf.
      - 50% of all trees and shrubs shall be drought tolerant.
      - Shrub bed standards. No shrub beds are proposed.
- **19.09, Off Street Parking – Complies.**
- **19.11, Lighting – Complies.**

- **19.12, Subdivisions – Complies.**
- **19.13, Process – Complies.**

**H. Recommendation and Alternatives:**

Staff recommends that the Planning Commission conduct a public hearing on the application, take public input, discuss the application, and choose from the following options.

**Option 1 – Positive Recommendation**

“I move to forward a **possible recommendation** of the Madison Meadows Preliminary Plat with the findings and conditions in the staff report:”

**Findings**

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria in section 19.04 of the Land Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. All conditions of the Real Estate Purchase Agreement and Development Agreement or equivalent, shall be met.
3. The setback detail of the plat shall be consistent with the requirements of the R-4 zone.
4. The developer will pay a fee in lieu of the remaining required open space, to be determined at City Council.
5. The HOA landscape area will meet all irrigation requirements of section 19.06.
6. The HOA landscape area will meet the minimum amount of plants as identified in section 19.06.
7. The HOA landscape area will meet all requirements of Section 19.06.
8. A note shall be placed on the plat indicating the proximity of the lots to agricultural property in accordance with the City’s standard plat language.
9. A note shall be placed on the plat indicating the proximity of the lots to the future Mountain View Corridor in accordance with the City’s standard plat language.
10. The subdivision name shall be changed and cleared with the County.
11. All other code requirements shall be met.
12. Any other conditions or changes as articulated by the Planning Commission:

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**Option 2 – Continuance**

The Planning Commission may also choose to continue the item. "I move to **continue** the Madison Meadows Preliminary Plat Application to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_

**Option 3 – Negative Recommendation**

The Planning Commission may also choose to forward a negative recommendation of the application. "I move to forward a **negative recommendation** of the Madison Meadows Preliminary Plat with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The application is not consistent with Section [19.04] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**I. Exhibits:**

- |                              |               |
|------------------------------|---------------|
| 1. City Engineer’s Report    | (pages 6-7)   |
| 2. Location Map              | (page 8)      |
| 3. Preliminary Plat          | (pages 10-15) |
| 4. Planning Review Checklist | (pages 16-22) |

# City Council and Planning Commission Staff Report

**Author:** Gordon Miner, City Engineer  
**Subject:** Madison Meadows  
**Date:** August 4, 2016  
**Type of Item:** Preliminary Plat Approval



## Description:

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

## B. Background:

*Applicant:* Sudweeks Construction  
*Request:* Preliminary Plat Approval  
*Location:* 700 W 400 N  
*Acreage:* 6.291 acres – 9 lots

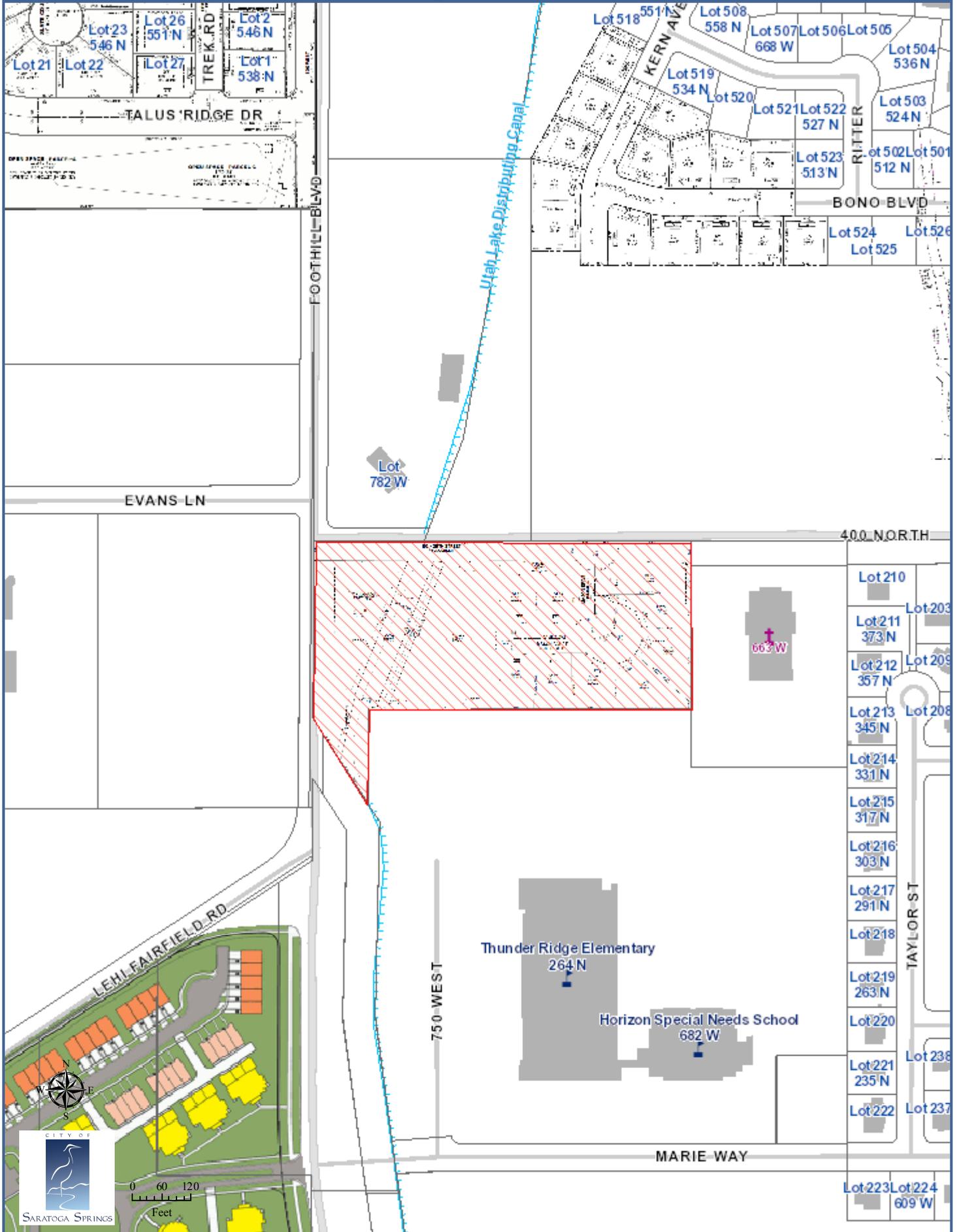
**C. Recommendation:** Staff recommends the approval of preliminary plat subject to the following conditions:

## D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. Developer shall bury and/or relocate the power lines that are within this plat.
- C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- E. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

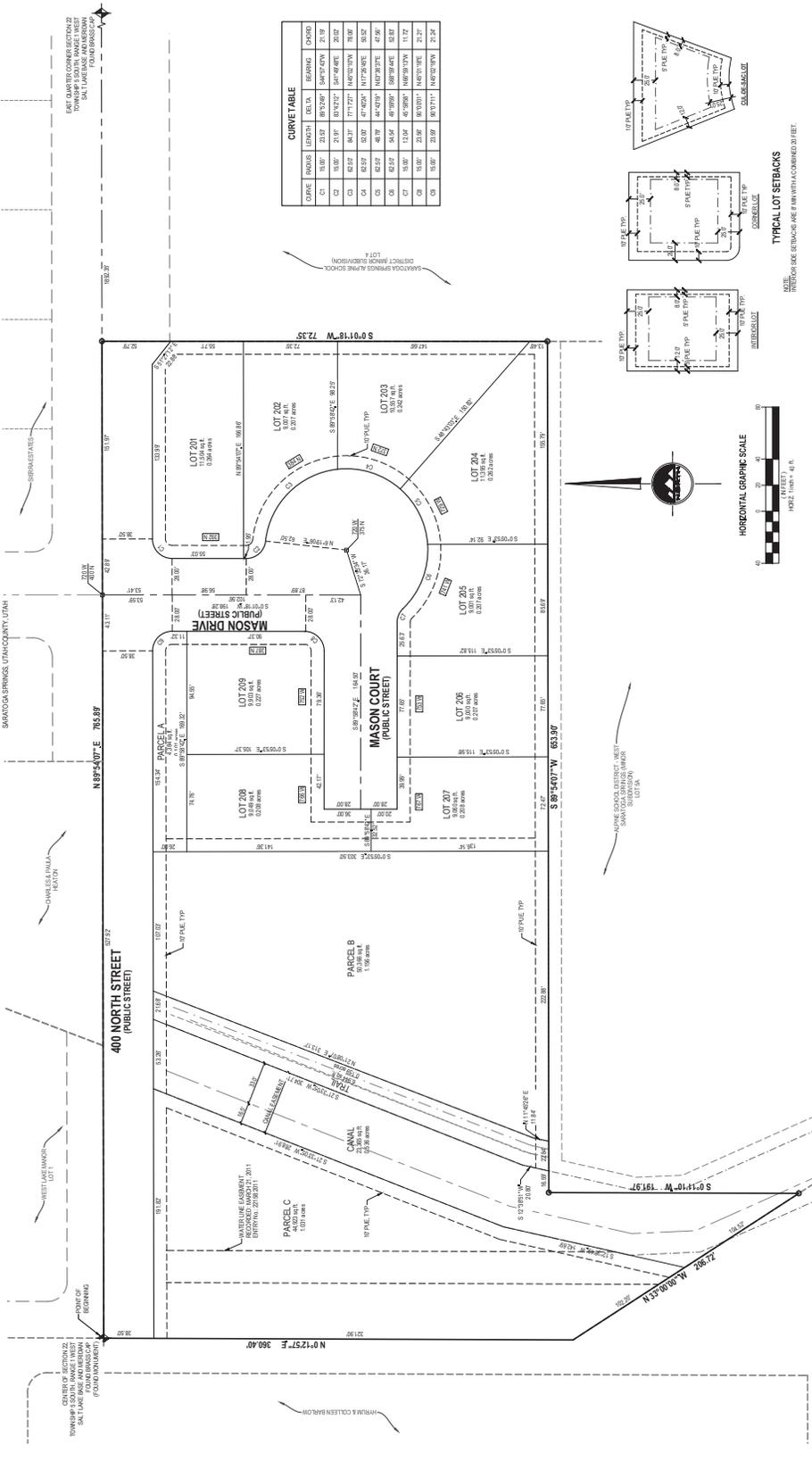
- G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- H. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- I. Project shall comply with all ADA standards and requirements.
- J. The required PUE's and setback shall be shown in plan view on the plat.

# Madison Meadows Location Map

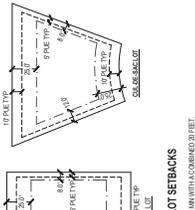


# MADISON MEADOWS SUBDIVISION AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (MINOR SUBDIVISION)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 11 WEST,  
FOURTH PRINCIPAL MERIDIAN,  
SARATOGA SPRINGS, UTAH COUNTY, UTAH.



CHORD BEARS	ARC LENGTH	CHORD BEARS	ARC LENGTH	CHORD BEARS	ARC LENGTH
10.00	1.5708	10.00	1.5708	10.00	1.5708
20.00	3.1416	20.00	3.1416	20.00	3.1416
30.00	4.7124	30.00	4.7124	30.00	4.7124
40.00	6.2832	40.00	6.2832	40.00	6.2832
50.00	7.8540	50.00	7.8540	50.00	7.8540
60.00	9.4248	60.00	9.4248	60.00	9.4248
70.00	10.9956	70.00	10.9956	70.00	10.9956
80.00	12.5664	80.00	12.5664	80.00	12.5664
90.00	14.1372	90.00	14.1372	90.00	14.1372
100.00	15.7080	100.00	15.7080	100.00	15.7080



**LAND USE TABLE**

LOT AREA	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL
10,701 SF	46.6%	2.4%	0.0%	51.0%
11,004 SF	46.6%	2.4%	0.0%	51.0%
13,346 SF	46.6%	2.4%	0.0%	51.0%
10,701 SF	46.6%	2.4%	0.0%	51.0%
10,701 SF	46.6%	2.4%	0.0%	51.0%
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10,701 SF	46.6%	2.4%	0.0%	51.0%
10,701 SF	46.6%	2.4%	0.0%	51.0%

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SETBACK LINE
- SETBACK LINE WITH 5' BUFFER
- SETBACK LINE WITH 10' BUFFER
- SETBACK LINE WITH 15' BUFFER
- SETBACK LINE WITH 20' BUFFER
- SETBACK LINE WITH 25' BUFFER
- SETBACK LINE WITH 30' BUFFER
- SETBACK LINE WITH 35' BUFFER
- SETBACK LINE WITH 40' BUFFER
- SETBACK LINE WITH 45' BUFFER
- SETBACK LINE WITH 50' BUFFER
- SETBACK LINE WITH 55' BUFFER
- SETBACK LINE WITH 60' BUFFER
- SETBACK LINE WITH 65' BUFFER
- SETBACK LINE WITH 70' BUFFER
- SETBACK LINE WITH 75' BUFFER
- SETBACK LINE WITH 80' BUFFER
- SETBACK LINE WITH 85' BUFFER
- SETBACK LINE WITH 90' BUFFER
- SETBACK LINE WITH 95' BUFFER
- SETBACK LINE WITH 100' BUFFER

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**SURVEYORS CERTIFICATE**

I, Kevin E. White, a duly licensed Professional Engineer and Licensed Land Surveyor, do hereby certify that I have personally supervised the survey and the preparation of this plat and that the same is a true and correct representation of the facts as shown on the ground and as shown on this plat. I have also personally supervised the preparation of this plat and that the same is a true and correct representation of the facts as shown on the ground and as shown on this plat. I have also personally supervised the preparation of this plat and that the same is a true and correct representation of the facts as shown on the ground and as shown on this plat.

**BOUNDARY DESCRIPTION**

The following is a description of the boundaries of the land shown on this plat, as shown on the ground and as shown on this plat. The boundaries are as follows: The north boundary is the boundary of the land shown on this plat, as shown on the ground and as shown on this plat. The south boundary is the boundary of the land shown on this plat, as shown on the ground and as shown on this plat. The east boundary is the boundary of the land shown on this plat, as shown on the ground and as shown on this plat. The west boundary is the boundary of the land shown on this plat, as shown on the ground and as shown on this plat.

**OWNERS DEDICATION**

I, Kevin E. White, do hereby dedicate to the public the land shown on this plat, as shown on the ground and as shown on this plat. The dedication is as follows: The land shown on this plat, as shown on the ground and as shown on this plat, is hereby dedicated to the public for the use of the land shown on this plat, as shown on the ground and as shown on this plat.

**MADISON MEADOWS SUBDIVISION**  
AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (MINOR SUBDIVISION)

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

I, Kevin E. White, do hereby acknowledge that I am a member of the limited liability company named in this document. I have read and understand the terms and conditions of the limited liability company agreement and I agree to be bound by the terms and conditions of the limited liability company agreement.

**APPROVAL BY LEGISLATIVE BODY**

The City Council of the City of Saratoga Springs, Utah, has approved this plat and the amendments thereto. The City Council has also approved the dedication of the land shown on this plat to the public for the use of the land shown on this plat.

**MADISON MEADOWS SUBDIVISION**  
AMENDING A PORTION OF LOT 5B OF ALPINE SCHOOL DISTRICT - WEST SARATOGA SPRINGS (MINOR SUBDIVISION)

**DEVELOPER**  
SUNMEWS CONSTRUCTION  
917 MORNING STREET, SUITE B  
SANDY, UTAH 84070

**SARATOGA SPRINGS, UTAH COUNTY, UTAH**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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**SALT LAKE CITY**  
 45 W. 1000 S. SUITE 500  
 SALT LAKE CITY, UT 84119  
 Phone: 801.456.9329

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.850.1430

**SPRINGDALE**  
 Phone: 435.888.6383

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 875 MARINE STREET, SUITE 8  
 SALT LAKE CITY, UT 84119  
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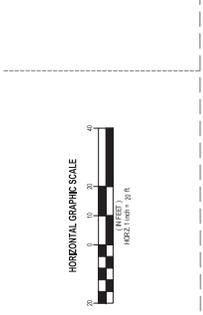
**MADISON MEADOWS**  
 11500 WEST 400 NORTH  
 SARATOGA SPRINGS, UTAH

SCALE: 1" = 20'-0"

**LANDSCAPE PLAN**

DESIGNED BY: R. FORD  
 CHECKED BY: R. ELLER  
 DATE: 11/15/18

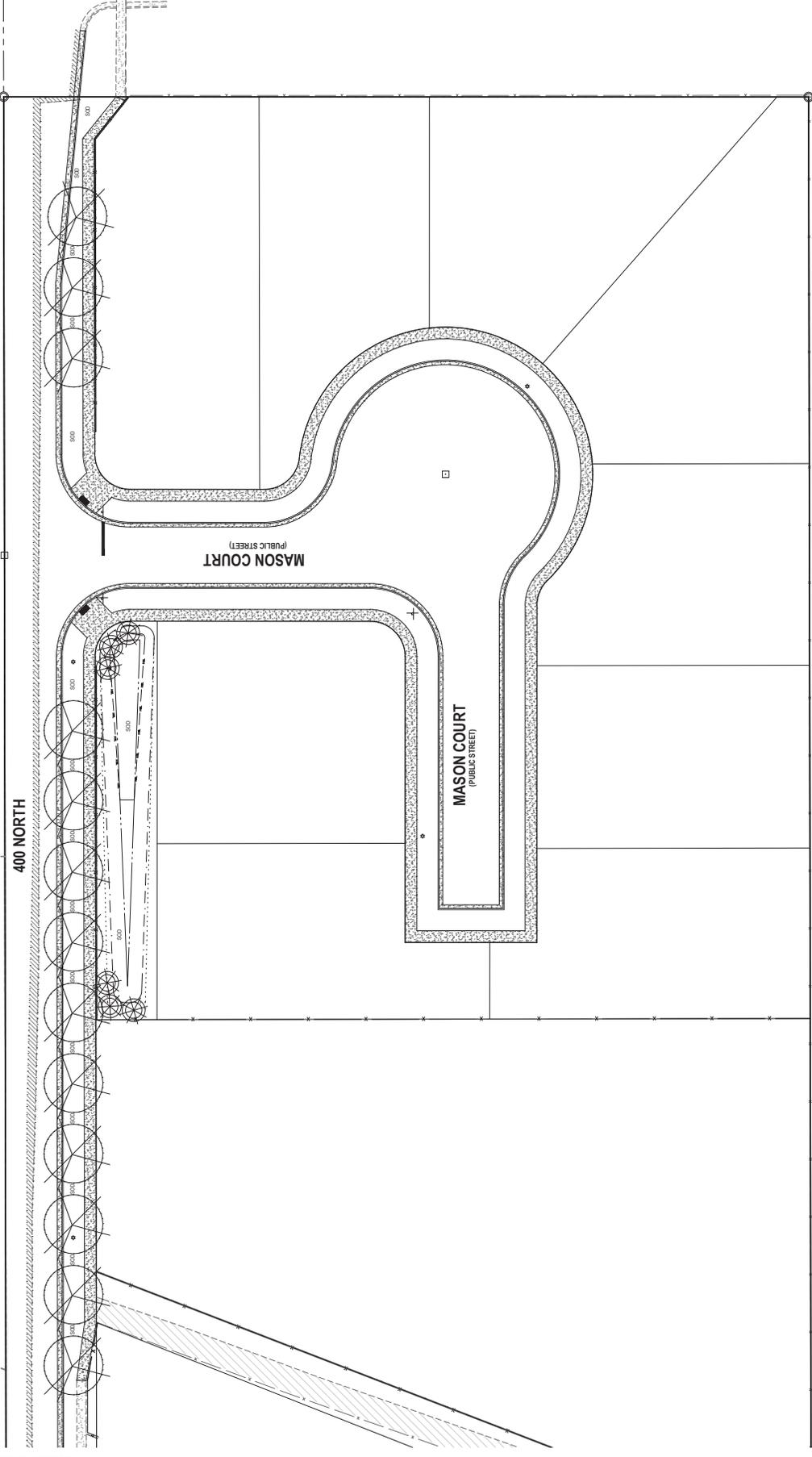
**L-100**



**Landscape**

Tree	Symbol	Common Name	Botanical Name	Plant Size
6		Spirea, Cotoneaster	Picea pungens	6' Min.
13		Redbud, Elm	Cercis canadensis	2' Cal.

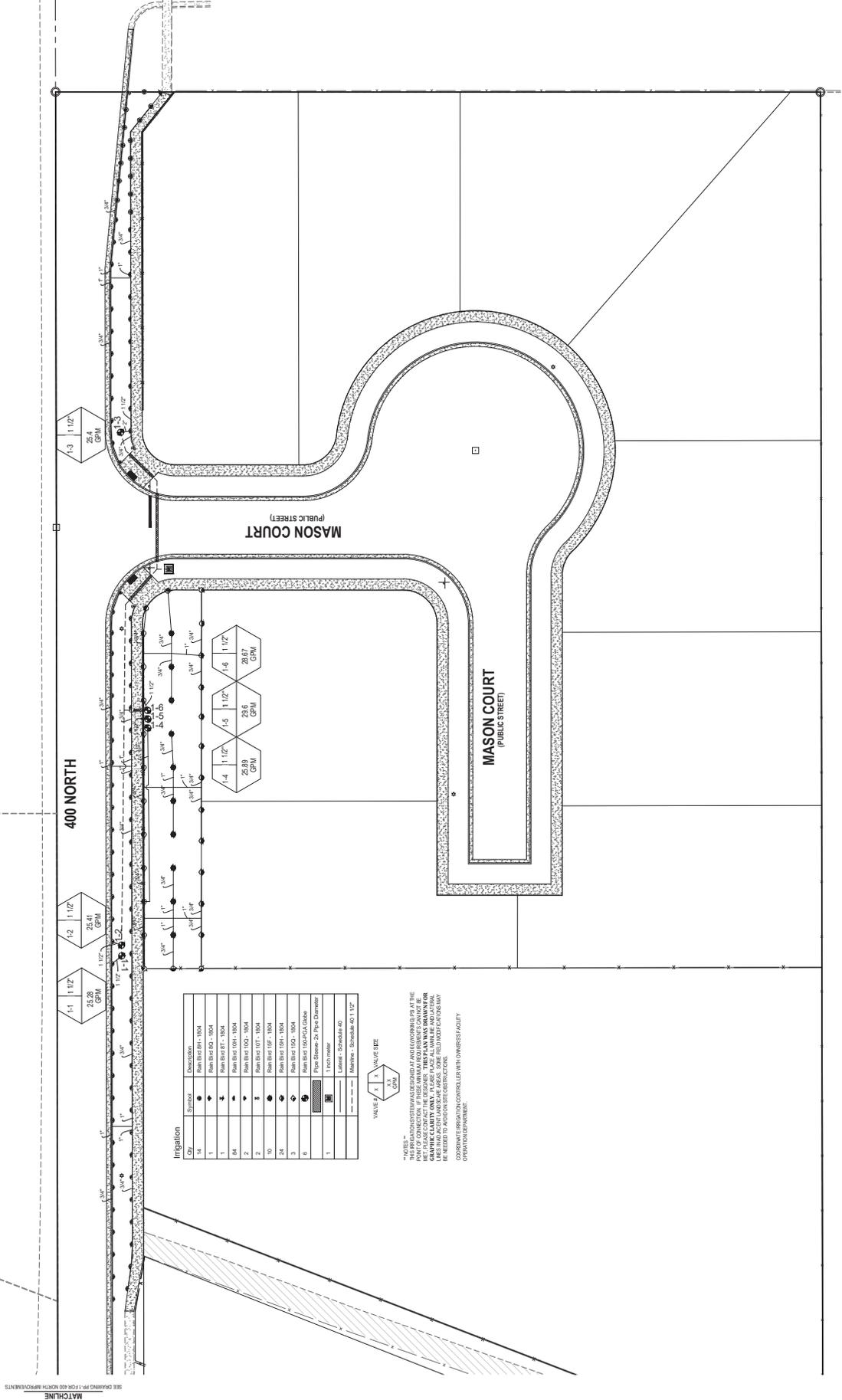
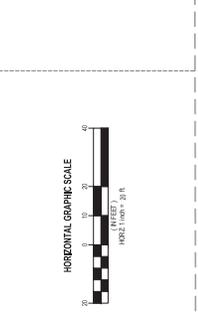
*Consulting Notes: All trees shall be planted in accordance with the notes of each tree and the notes of every tree.*



EN SIGN ENGINEERING  
 875 MARINE STREET, SUITE 8  
 SALT LAKE CITY, UT 84119  
 CIVIL ENGINEERING  
 CONSTRUCTION

**BENCHMARK**  
 50' PEAK CORNER OF SECTION 12  
 34TH PARALLEL WEST  
 34TH LANE BASE AND MAIN  
 ELEVATION: 4252.68

SEE EXHIBITS FOR POINT AND CONTROL MARKINGS



**IRIGATION**

Qty	Symbol	Description
14	◆	Main line 8" - 1004
1	◆	Main line 6" - 1004
1	◆	Main line 4" - 1004
84	◆	Main line 1.5" - 1004
2	◆	Main line 1.0" - 1004
10	◆	Main line 0.75" - 1004
24	◆	Main line 0.5" - 1004
3	◆	Main line 0.25" - 1004
6	◆	Main line 1.5" Pvc 20' Diameter
1	◆	1 inch meter
1	◆	Valve - Standard 40"
1	◆	Valve - Standard 60" 1.12"

**NOTES:**  
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF UTAH, LATEST EDITION.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FENCING.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY MEASURES.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.  
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.  
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS.  
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE MANUALS.  
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING.  
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPORT.  
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSISTANCE.  
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COOPERATION.  
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COLLABORATION.  
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERSHIP.  
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ALLIANCE.  
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERSHIP.  
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ALLIANCE.  
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERSHIP.  
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ALLIANCE.  
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERSHIP.

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**BENCHMARK**  
50' PEAK CORNER OF SECTION 12  
SARATOGA SPRINGS, UTAH  
SALT LAKE BASIN AREA  
ELEVATION 4952.86

SEE EXHIBITS P1, P2, AND P3 FOR NORTH MARKING ELEMENTS



## APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

### Application Information

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<b>Date Received:</b>	July 18, 2016
<b>Date of Review:</b>	July 20, 2016
<b>Project Name:</b>	Madison Meadows
<b>Project Request / Type:</b>	Preliminary Plat
<b>Meeting Type:</b>	Public Hearing at Planning Commission
<b>Applicant:</b>	Brian Sudweeks
<b>Owner (if different):</b>	Sudweeks Construction
<b>Location:</b>	700 W 400 N
<b>Major Street Access:</b>	400 N
<b>Parcel Number(s) and size:</b>	34:504:0002 – 6.29 acres
<b>General Plan Designation:</b>	Low Density Residential
<b>Zone:</b>	R-4 (conditionally approved)
<b>Adjacent Zoning:</b>	R-3, A
<b>Current Use:</b>	Vacant
<b>Adjacent Uses:</b>	Church, School, Agriculture
<b>Previous Meetings:</b>	5.26.16 PC – Rezone, 6.21.16 CC – Rezone
<b>Land Use Authority:</b>	City Council
<b>Type of Action:</b>	Administrative
<b>Future Routing:</b>	City Council
<b>Planner:</b>	Jamie Baron, Planner I

### Section 19.13 – Application Submittal

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- Application Complete: Yes
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: None

### Section 19.13.04 – Process

---

- DRC: dates/comments
- UDC: dates/comments
- Neighborhood Meeting: if required dates/comments
- PC: Tentatively scheduled for August 11, 2016
- CC: Tentatively scheduled for September 6, 2016

### General Review

---

### **Building Department**

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills
- Comments

### **Fire Department**

- Width adequate for engine, minimum of 26 feet
- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development
- Cul-de-sac diameter, 96' drivable surface – use current Engineering detail
- Third party review required for sprinkler systems
- Dimension street and cul-de-sac widths on plat

### **GIS / Addressing**

- comments

### **Urban Design Committee – 19.14.04**

- Mechanical Equipment
- Windows
- Building Lighting
- Trash Enclosures, Storage Areas, and External Structures
- Exterior Materials
- Landscape Requirements
- Parking Lot and Street Lighting
- Design Standards
- Comments

### **Additional Recommendations:**

- 

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## **Code Review**

- 19.04, Land Use Zones
  - Zone R-4 (conditionally approved)
  - Use: Permitted – Single Family Residential
  - Density: 4 units per acres max. **Complies.** The subdivision is a total of 2.88 acres in size. After removing the sensitive lands (detention basin) from the base acreage, the subdivision is 2.789 acres with 9 lots, equaling 3.22 units per acre.

- Setbacks – The required setbacks are as follows: **Can Comply**. The rear setback is identified as 25’ and the sides as 8/20. The setbacks need to be drawn on the lots.
    - 25’ Front
    - 20’ Rear
    - 8’/16’ min/combined Side
    - 20’ Street Side
  - Lot Width: 70’ min. Complies. All lots are 70’ or wider at the front setback.
  - Lot Size: 9,000 square feet min. **Complies**. All lots are 9,000 square feet or larger.
  - Lot Coverage: 50% max. Will be reviewed at time of building permit.
  - Lot Frontage: 35’ min. **Complies**. Each lot has at least 35’ of street frontage.
  - Dwelling size: 1,250 square foot min. Will be reviewed at time of building permit.
  - Height: 35’ max. Will be reviewed at the time of building permit.
  - Open Space: 15% min open space (18,883.2 square feet). **Can Comply**. The subdivision is 7,555 square feet short on open space. The applicant is proposing fee in lieu for the remaining open space.
  - Sensitive Lands: Sensitive lands shall be placed in protected landscaping and removed from the base acreage and sensitive lands can count toward only 50% of the required open space. **Complies**. The detention basin (4,384 square feet) is the only sensitive lands and accounts for 23.22% of the required open space.
  - Trash: Each home will have a 2 car garage with a 20’ driveway.
- 19.05, Supplemental Regulations
    - Flood Plain: No building or lot shall be recorded within the FEMA Flood Plain. Complies. The property is not located in the flood plain.
    - Water & sewage: Will connect to City Infrastructure.
    - Transportation Master Plan: No building or lots where a future road is identified on the Transportation Master Plan. Complies. There are no conflicts with the Transportation Master Plan. Lot C is preserved as a future Mountain View Corridor parcel as the Transportation Master Plan locates it near the property.
    - Property access: All lots have access to a public street.
- 19.06, Landscaping and Fencing
    - General Provisions
      - Automated water-conserving irrigation systems, including water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential development as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments. **Can Comply**. The plans do not provide information on the irrigation controller and the sprinkler heads are not water-conserving.
    - Landscaping Plan: The landscaping plan contains all the required elements.
    - Planting Standards & Design
      - Required Trees. Required trees are subject to the following standards:
        - i. Deciduous Trees. All deciduous trees shall have a minimum trunk size of two (2) inches in caliper. **Complies**. All deciduous trees are identified as 3” caliper.





- Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection as measured from edge of the arterial right of way to the nearest edge of driveway surface placed on interior roads to avoid vehicles backing into the stacking area for the arterial and for public safety. **Complies.** The subdivision entrance does not intersect an arterial.
- Access:
  - Two separate means of vehicular access onto a collector or arterial road shall be required when the following threshold is met:
    - Whenever the total number of dwelling units served by a single means of access will exceed fifty. **Complies.** There are only 9 lots and one access.
- Driveways:
  - Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt. Will be reviewed at time of building permit.
- **Lot Design.** The following provisions apply to new lots:
  - All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impracticable due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.
  - All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads. **Complies.** Each of the lots have access in accordance with the regulations and standards of the City.
  - Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: **Complies.** There are no flag lots proposed.
    - For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;
    - For subdivisions with 50 or less lots: no more than 7.5% of the total lots are allowed to be flag lots; and
    - For subdivision with more than 50 lots: no more than 5% of the total lots are allowed to be flag lots.
  - Side property lines shall be at approximately right angles to the street line or radial to the street line. **Complies.** The property lines are at approximate right angles.
  - Corner lots for residential use shall be platted ten percent larger than the required minimum lot size in each zone, not including any approved lot size reductions in order to facilitate conformance with the required street setback for both streets. **Complies.** All corner lots are 10% larger than the minimum required by the zone.
  - Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council. **Complies.** No remnants are left that do no serve a public purpose.
  - Double access lots are not permitted with the exception of corner lots. **Complies** there are no double access lots.

- Section 19.13, Process
  - Land Use Authority: City Council is the land use authority for preliminary plats.
  - Payment in Lieu of Open Space: The fee for the open space will be determined at City Council.
    - Payment in Lieu of Open Space Program. The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones, or any other development in any zone containing equal to or less than four units per acre. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following: **Complies.** The project is in the R-4 zone, is adjacent to Neptune Park, and is a 9 lot subdivision.
      - The proximity of regional parks;
      - The size of the development;
      - The need of the residents of the proposed subdivision for open space amenities;
      - The density of the project;
      - Whether the Payment in Lieu furthers the intent of the General Plan; and
      - Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.
    - Qualification for the Program. Developments that the developers or the planning staff believe would result in better projects and would meet the above described standards may qualify for the Payment in Lieu of Open Space Program. **Complies.** The staff supports a fee in lieu for this development. The City Council supported the Fee in Lieu during the Concept Review.
- 19.18, Signs – No signs proposed.
- 19.27, Addressing – Required for the Final Plat.
- Fiscal Impact
  - The trail will be dedicated to the City.
  - The maintenance cost for the trail is for the maintenance of the trail surface and spraying the rock for weeds. The estimated yearly cost is \$XXX.XX
  - The City will maintain the trail after the end of the warranty period.



**Site Plan and CUP  
400 N ULD Pump Station  
Thursday, August 11, 2016  
Public Hearing**

Report Date:	Thursday, August 4, 2016
Applicant:	City Initiated
Owner:	Sudweeks Construction
Location:	~700 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	34:504:0002, 6.287 acres
Parcel Zoning:	R-4 (conditional)
Adjacent Zoning:	Low Density Residential, Agricultural
Current Use of Parcel:	Agriculture, undeveloped
Adjacent Uses:	Single family residential, elementary school, agricultural
Previous Meetings:	PC & CC – 2011 – Minor Subdivision 5/26/16 PC – 6/21/16 CC – Rezone of Mountain View Estates II
Previous Approvals:	Minor Subdivision for “Alpine School District – West Saratoga Springs” approved by CC on 7/5/2011 Rezone of Mountain View Estates II from A to R-4 approved by CC on 6/21/2016
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

**A. Executive Summary:**

The applicant is requesting Site Plan and CUP approval for the purposed of constructing a secondary irrigation pond and pump station on 1.156 acres located at ~ 700 W 400 N.

**Recommendation:**

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposal, and choose from the options in Section “H” of this**

**report.** Options include positive recommendation, negative recommendation, or continuing the application to a later meeting.

- B. Background:** On June 21, 2016, the City Council approved the rezone of the property from A to R-4 for the purpose of developing a 9 lot subdivision and subdividing the remaining property to create a parcel for the City to build a secondary irrigation pond and pump station.

The City is currently working with the Developer to purchase the property in order to build the pond and pump station.

The Site Plan and CUP is required per title 19. With the approval of the Site Plan and CUP, the City will be able to bid out and select a contractor to build the pond and pump station.

- C. Specific Request:** The applicant is requesting Site Plan and CUP approval for the 400 N ULD Pump Station; a City owned secondary irrigation pond and pump station on 1.156 acres in the R-4 zone.

- D. Process:**

Section 19.13.04 indicates that site plans require a public hearing at the Planning Commission and that the City Council is the land use authority.

Section 19.15.02 states that all new Conditional Use Permits are required to be accompanied by a Site Plan application.

Section 19.15.03 indicates that new Conditional Use Permits require a public hearing at the Planning Commission and that the City Council is the land use authority.

- E. Community Review:** The application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. The City has not received any public input as of the time of the completion of this report.

- F. General Plan:** The Land Use Element of the General Plan designates the subject property for Low Density Residential use. 19.04.14 states “The purpose of the Low Density (R-4) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone are limited to minimum lot size requirements and shall not exceed four ERUs per acre.”

The General Plan describes states “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.” The General Plan also states “The Low Density Residential designation is expected to be the City’s most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.”

**Staff conclusion:** *Consistent. The application is for a public utility and is permitted as a Conditional Use in all land use zones. This use would be allowed in the designation of the General Plan.*

**G. Code Criteria:**

The compliance of the application to Title 19 is outlined below. See the attached Planning Review Checklist for a full analysis.

- **19.04, Land Use Zones – Can Comply.** The site shall provide 15% open space.
- **19.05, Supplemental Regulations – Complies.**
- **19.06, Landscaping – Can Comply.** The plans do not include a landscaping plan.
- **19.09, Parking – Can Comply.** The parking requirements shall be determined by the Planning Commission.
- **19.12, Subdivision – Complies.** The creation of the lot is included in the Madison Meadows subdivision application.
- **19.13, Process – Complies.**
- **19.14, Site Plan – Can Comply.** Screening will be required between the site and the residential lots to the east. The developer is working with the City to install a concrete wall.
- **19.15, Conditional Use – Complies.** The application complies to the standards of this section, however, this section permits the City Council to make additional conditions for the purpose of Safety, Health and Sanitation, Environmental Concerns, and Compliance with the General Plan and Neighborhood. The guidelines for additional conditions is outlined below:
  - **Safety**
    - Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
    - The relocation, covering, or fencing, of irrigations ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.
    - Increased setback distances from lot liens where the planning Commission determines it to be necessary to ensure the public safety and to ensure compatibility with intended characteristics of the zone.
    - Appropriate design, construction. And location of structures, buildings, and facilities in relation to any earthquake fault which may exist on the property and limitations and restrictions on the use and location of uses due to special site conditions, including geologically hazardous areas, flood plains, fault zones, and landslides areas.
    - Limitations and control of the number, location, color, size height, lighting, and landscaping of outdoor advertising signs and structures in relations to

the creation of traffic hazards and appearance and harmony with adjacent development.

- Plans for the locations, arrangement, and dimensions of truck loading and unloading facilities. – The plan indicates an access easement for access and the parking of truck that will conduct maintenance of the tower.
- Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting.
- Health & Sanitation
  - A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City.
  - A Wastewater disposal system and a solid waste disposal system meeting standards adopted by the land use authority.
  - Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land.
- Environmental Concerns
  - Limitations and restrictions on the use and location of uses in sensitive lands.
  - Processes for: the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.
  - The planting of ground cover or other surfacing to prevent dust and erosion.
  - Restructuring of the land and planting of the same as directed by the Planning Commission when the Conditional Use involves cutting or filling the land, and where such land would be adversely affected if not restructured.
- Compliance with GP and Neighborhood
  - The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this Title.
  - The screening of yards or other areas as protection from obnoxious land uses and activities.
  - Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this Title.
  - Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or unsightly development.

- The relocation of proposed or existing structures as necessary to provide for future streets on the Transportation Master Plan of Saratoga Springs, adequate sight distance for general safety, groundwater control, or similar problems.
- Provision for, or construction of, recreational facilities necessary to satisfy needs of the Conditional Use.
- Population density and intensity of land use limitations where land capability or vicinity relationships make it appropriate to do so to protect health, safety, and welfare.
- Other improvements which serve the property in question and which may compensate, in part or whole, for possible adverse impacts to the zone from the proposed Conditional Use.

**H. Recommendation and Alternatives:**

Staff recommends that the Planning Commission conduct a public hearing on the application, take public input, discuss the application, and choose from the following options.

**Option 1 – Positive Recommendation**

“I move to forward a **possible recommendation** of the 400 N ULD Pump Station Site Plan and CUP with the findings and conditions in the staff report:”

**Findings**

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria in section 19.04 of the Land Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met.
2. All conditions of the Real Estate Purchase Agreement and Development Agreement or equivalent, shall be met.
3. The subdivision plat shall be recorded prior to the issuing of a building permit.
4. The Site shall contain 15% open space.
5. The Site Plan shall meet all landscaping requirements in 19.06
6. The site shall be required to meet the parking requirements as determined by the Planning Commission: \_\_\_\_\_.
7. All public utilities for the site shall be underground.
8. All driveways shall be constructed of concrete or asphalt.
9. Screening between the parcel and the adjacent residents shall be provided in accordance with section 19.14.
10. All other code requirements shall be met.

11. Any other conditions or changes as articulated by the Planning Commission:

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**Option 2 – Continuance**

The Planning Commission may also choose to continue the item. “I move to **continue** the 400 N ULD Pump Station Site Plan and CUP to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_

**Option 3 – Negative Recommendation**

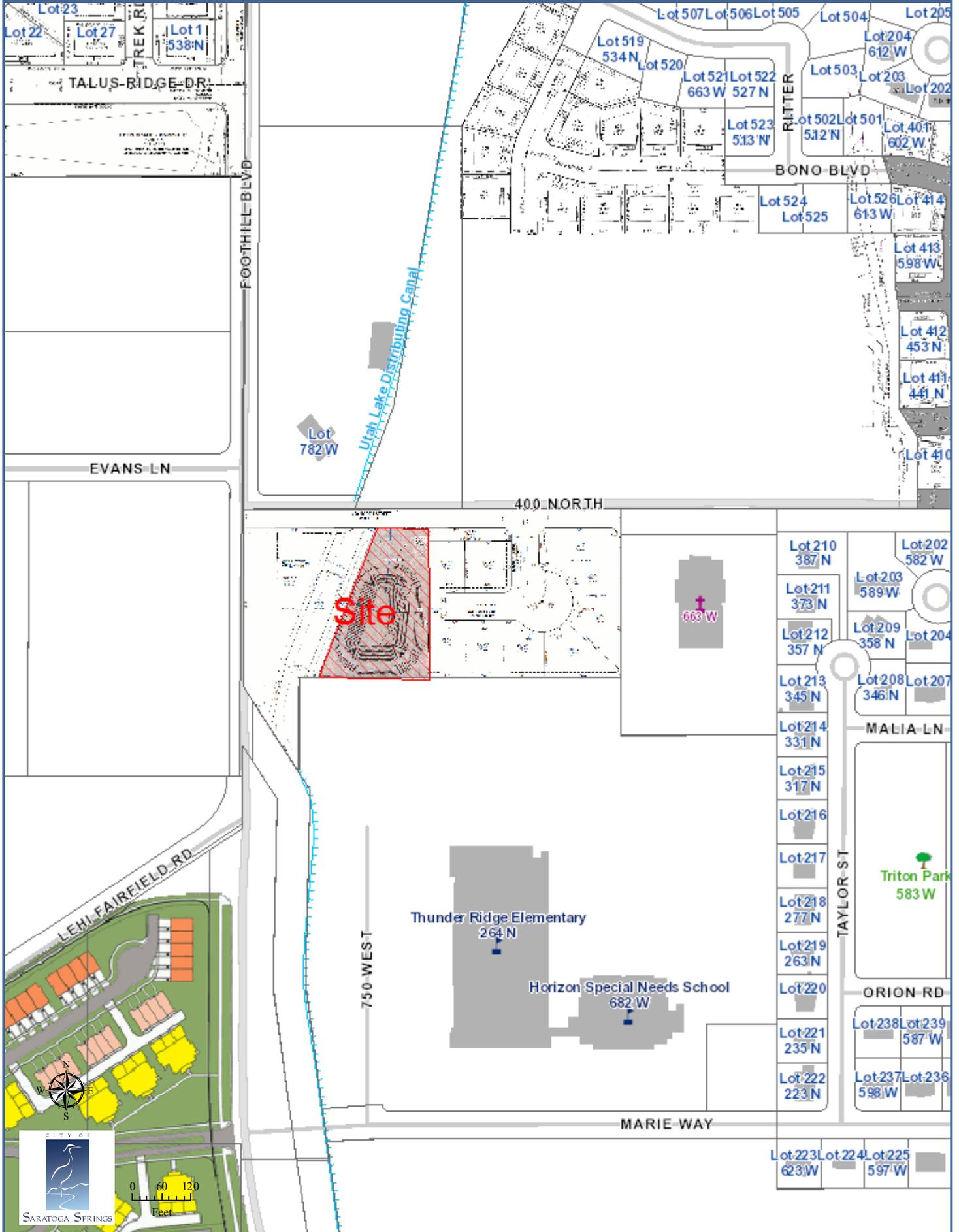
The Planning Commission may also choose to forward a negative recommendation of the application. “I move to forward a **negative recommendation** of the 400 N ULD Pump Station Site Plan and CUP with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The application is not consistent with Section [19.04] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

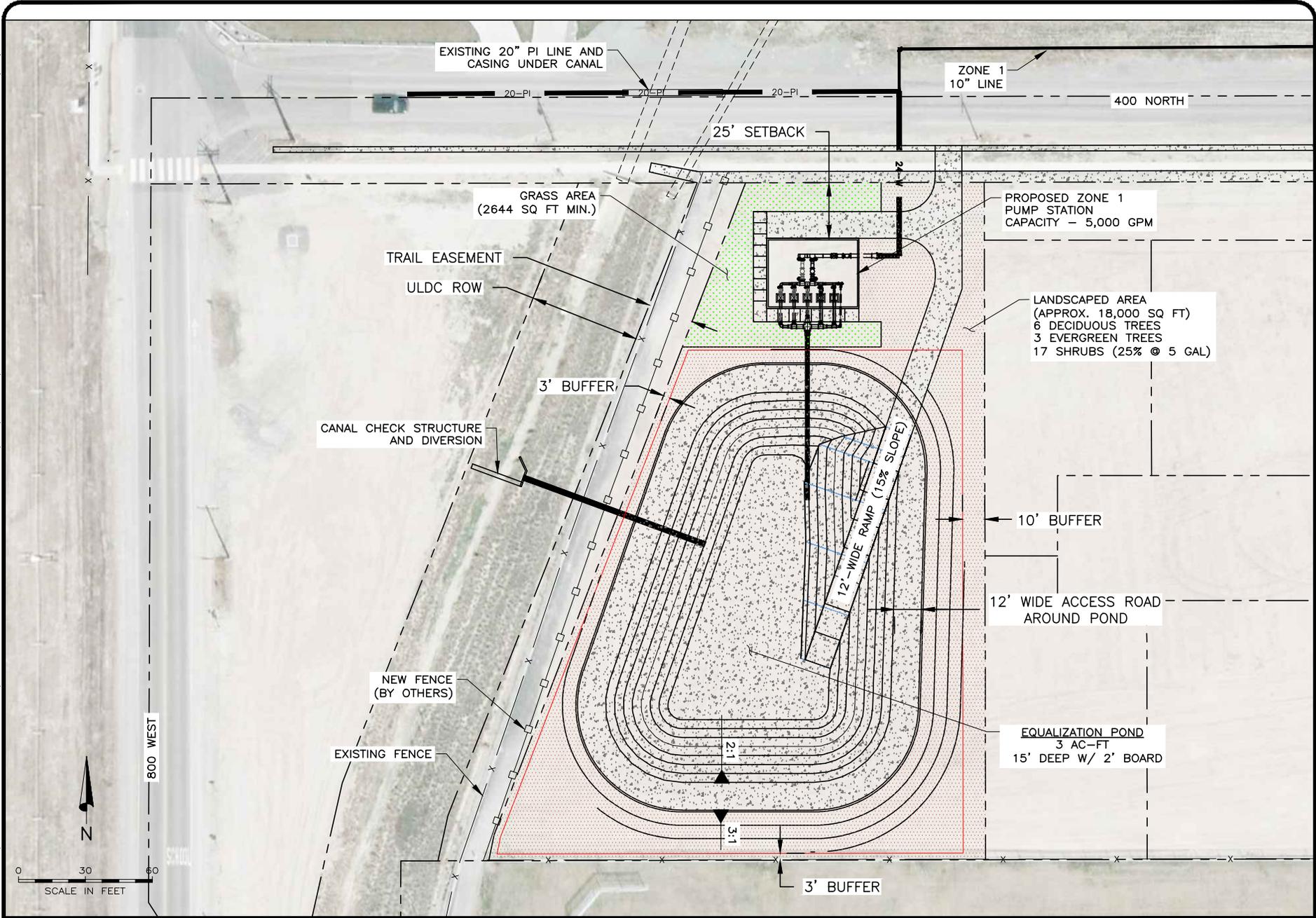
**I. Exhibits:**

- |                              |              |
|------------------------------|--------------|
| 1. Location Map              | (page 7)     |
| 2. Site Plan                 | (page 8)     |
| 3. Planning Review Checklist | (pages 9-15) |

# 400 N ULD Pump Station Location Map



10:07 FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\06.100 - ULDC PUMP STATION AND WATERLINE\CAD\WORKING\ULDC BASE DRAWING.DWG FILE DATE: 8.3.2016 12:22:12 (JEB)



CITY OF SARATOGA SPRINGS  
PROPOSED ULDC POND & PUMP STATION

FIGURE  
1



## APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

### Application Information

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<b>Date Received:</b>	July 21, 2016
<b>Date of Review:</b>	July 28, 2016
<b>Project Name:</b>	400 N ULD Pump Station
<b>Project Request / Type:</b>	Site Plan and Conditional Use Permit
<b>Meeting Type:</b>	Public Hearing at Planning Commission
<b>Applicant:</b>	City Initiated
<b>Owner (if different):</b>	Brian Sudweeks Construction
<b>Location:</b>	~700 W 400 N
<b>Major Street Access:</b>	400 N
<b>Parcel Number(s) and size:</b>	34:504:0002 – 6.29 acres
<b>General Plan Designation:</b>	Low Density Residential
<b>Zone:</b>	R-4
<b>Adjacent Zoning:</b>	R-3, A
<b>Current Use:</b>	Vacant
<b>Adjacent Uses:</b>	Church, School, Agriculture
<b>Previous Meetings:</b>	5.26.16 PC – Rezone, 6.21.16 CC – Rezone
<b>Land Use Authority:</b>	City Council
<b>Type of Action:</b>	Administrative
<b>Future Routing:</b>	City Council
<b>Planner:</b>	Jamie Baron, Planner I

### Section 19.13 – Application Submittal

---

- Application Complete: Y
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: None

### Section 19.13.04 – Process

---

- DRC: N/A
- UDC: N/A
- Neighborhood Meeting: N/A
- PC: Scheduled for August 11, 2016
- CC: Tentatively scheduled for September 6, 2016

### General Review

---

### Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills
- Comments

### Fire Department

- Width adequate for engine, minimum of 26 feet
- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development
- Cul-de-sac diameter, 96' drivable surface – use current Engineering detail
- Third party review required for sprinkler systems
- Dimension street and cul-de-sac widths on plat

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## Code Review

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- 19.04, Land Use Zones
  - Zone: R-4
  - Use: Public Utility, Conditional Use
  - Density: N/A
  - Setbacks: **Complies.** The pump house meets the required setbacks of
    - 25' front
    - 20' Rear
    - 8'/16' sides
  - Lot width: 70' minimum. **Complies.** The lot is 107.3' in width.
  - Lot size: 1 acre minimum for non-residential uses. Complies the parcel is 1.156 acres in size.
  - Lot coverage: 50% max. **Complies.** The proposed pump house is approximately 1,200 square feet in size equaling a 2.4% coverage.
  - Height: 35' Max. **Can Comply.** Elevations and height have not been provided. The pump house will not exceed 35' in height.
  - Open Space / Landscaping: 15% min. Complies. The site requires 7,550.4 square feet of landscaping. The plan indicates approximately 18,000 square feet of landscaping.
  - Sensitive Lands: Shall be located in protective landscaping. Complies. There are no sensitive lands on site.
  - Trash: N/A
- 19.05, Supplemental Regulations
  - Flood Plain: No building or lots in the flood plain. Complies. The site is not located in the flood plain.

- Water & sewage: The site is a secondary pond site and will improve the irrigation system. No connections are required to service the site.
  - Transportation Master Plan: No structure or lot that conflicts with a future planned roads. Complies. There are no conflicts with the transportation master plan.
  - Property access: The site has access to a public street.
- 19.06, Landscaping and Fencing
    - General Provisions
    - Landscaping Plan: A full landscaping plan is required.
    - Planting Standards & Design
      - The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured no less than 12 inches above the root ball: **Can Comply**. More information needed.
        - Required Trees. Required trees are subject to the following standards:
          - i. Deciduous Trees. All deciduous trees shall have a minimum trunk size of two (2) inches in caliper.
          - ii. Evergreen Trees. All evergreen trees shall have a minimum size of 6 feet in height.
          - iii. Tree Base Clearance. An area at the base of the tree a minimum of three feet in diameter shall be kept free of rock and turf. In parking lot islands and other narrow strips of landscaping where strips of turf two feet or less in width would otherwise occur, this clear area may be reduced to two feet in diameter.
      - Shrubs. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size. **Complies**. The plans indicate the requirement for 25% of the shrubs to be 5gal in size.
      - Turf. No landscaping shall be composed of more than seventy percent turf. Complies. The plan shows 15% of the entire landscaping is turf.
      - Drought Tolerant Plants. Fifty percent of all trees and shrubs shall be required to be drought tolerant species. **Can Comply**. More information is needed.
      - Rock: rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements: **Can Comply**. More information is needed.
        - a minimum of two separate colors, and a minimum of two different sizes shall be used;
        - rock shall provide contrasting color to pavement and other hard surfaces within the property, and all colors used shall be earth tones.
      - Planting and Shrub Beds. Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements: **Can Comply**. More information is needed.
        - high-quality weed barrier is used;
        - high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;

- edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability; and
      - drip lines are used for irrigation.
    - Artificial Turf. Artificial Turf is not permitted.
  - Amount: **Complies.** The plan indicates the minimum amount of landscaping. The plan indicates 15% of the total landscaping as turf, however, the turf area of 2,644 square feet is 35% of the required landscaping (7,550.4 square feet).
    - 6 deciduous trees
    - 3 evergreen trees
    - 17 shrubs
    - 35% min of turf.
  - Fencing & Screening: The site will have a Rod Iron fence that surrounds the sight. The residential developer is working with the City to install a precast concrete wall on the east property line of the site.
  - Clear Sight Triangle: No landscaping or fencing over 3' in height in clear sight triangles. **Can Comply.** More information is needed.
- 19.09, Off Street Parking: The parking requirements shall be determined by the Planning Commission.
  - 19.11, Lighting: No lighting is proposed.
  - 19.12, Subdivisions: The parcel is being created with the Madison Meadows Subdivision
  - Section 19.13, Process
    - Land Use Authority: City Council
  - 19.14, Site Plans
    - Private Utility: Site Plan Required per Conditional Use. **Complies.** A complete site plan application has been submitted.
    - Development Standards: All utilities for the site shall be underground. **Can Comply.** More information is needed.
    - Maps and Drawings Required – Can **Comply.** More drawings are required.
  - 19.15, Conditional Use Permit
    - Required accompanying data – Site Plan application required to accompany the Conditional Use Permit application. **Complies.** The applicant has submitted a complete Site Plan Application.
    - General standards
      - Siting
        - Adequacy of the site to accommodate the use. – The parcel was created based on the need for the pond. The size of the parcel was determined by the City and provided to the subdivision developer.
        - Location and screening of all outdoor activities – The Site does not have any outdoor activities. The site consist of a small pump house that will contain the access to infrastructure and a pond that will be shielded by the berming of the pond and the

landscaping. There will be a Concrete wall between the site and the adjacent residential properties.

- The relation of the proposed use to adjoining building in regards to light, air, and noise. – The pond will not create an adverse noise issue.
- Location and character of displayed goods and services. – There are no displayed goods or services.
- Size, nature, and lighting of any signs. – There are no signs proposed.
- Traffic – The use does not create additional traffic.
- Compatibility
  - Number of customers or uses and the suitability of the use with surrounding uses. – There are no customers.
  - Hours of operation. – There are no hours of operation. This is a secondary water utility site.
  - Provisions for the control of off-site effects such as noise, dust, odors, light, glare, etc.
  - Protection of the public against any special hazards.
  - Duration of the proposed use. – The proposed use is permanent.
  - Public convenience and necessity. – The pond will improve the current secondary water infrastructure that is required to service the city.
- Standards
  - The use will not be detrimental to the health, safety, or general welfare of the public in the area or injurious to property or improvements of the vicinity.
  - The use will be consistent with the intent of the land use ordinance and comply with the regulation and conditions specified in the land use ordinance for the use. – The General Plan identifies this area as Low Density Residential. The proposed use is a conditional use within residential areas. The current zoning is R-4. The location of the site on the parcel **complies** with the zoning ordinance.
  - The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use element of the General Plan. – The use is a Conditional Use in both the current zone and the future land use designation.
  - The use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection. Schools and busing, water, sewer, storm drainage, and garbage removal – The proposed use does not present any of the aforementioned situations.
  - The proposed use will conform to the intent of the City of Saratoga Springs General Plan. – The use is a Conditional Use in all zones.
- Additional conditions
  - Additional parking – There is no parking required for this site.
  - Water, sewer, and garbage facilities. – This use will improve the secondary water infrastructure.
  - Landscape screening to protect neighboring properties. – **Complies**. There will be a precast concrete wall between the site and the adjacent residential properties.
  - Requirements for the management and maintenance of the facilities

- Changes in layout or location of uses on the lot. – The layout may be required to be changed by the Planning Commission or City Council.
- Optional conditions
  - Safety
    - Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding. – Not in a flood zone or wet land.
    - The relocation, covering, or fencing, of irrigations ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property. – **Complies.** The proposed use does not include any of the aforementioned potential attractive nuisances.
    - Increased setback distances from lot liens where the planning Commission determines it to be necessary to ensure the public safety and to ensure compatibility with intended characteristics of the zone. – The planning Commission may require additional setbacks.
    - Appropriate design, construction. And location of structures, buildings, and facilities in relation to any earthquake fault which may exist on the property and limitations and restrictions on the use and location of uses due to special site conditions, including geologically hazardous areas, flood plains, fault zones, and landslides areas. – The site is not within a wetland or flood plain. The building department may require additional construction standards based on soil and other site specific issues.
    - Limitations and control of the number, location, color, size height, lighting, and landscaping of outdoor advertising signs and structures in relations to the creation of traffic hazards and appearance and harmony with adjacent development. – There are no signs proposed.
    - Plans for the locations, arrangement, and dimensions of truck loading and unloading facilities. – The plan indicates a drive access to the site that is specific to the needs of servicing the pond and the pump house.
    - Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting. – The right of way improvements will be done by the residential developer. The site drive access will not conflict with any fire hydrants.
  - Health & Sanitation
    - A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City. – This proposed use does not require culinary water services.
    - A Wastewater disposal system and a solid waste disposal system meeting standards adopted by the land use authority. The proposed use does not require sewer services.
    - Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land. – The project will increase the service to the secondary water infrastructure.
  - Environmental Concerns
    - Limitations and restrictions on the use and location of uses in sensitive lands.
    - Processes for: the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.
    - The planting of ground cover or other surfacing to prevent dust and erosion.

- Restructuring of the land and planting of the same as directed by the Planning Commission when the Conditional Use involves cutting or filling the land, and where such land would be adversely affected if not restructured.
- Compliance with GP and Neighborhood
  - The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this Title. – There is no removal of the aforementioned items required for conformability.
  - The screening of yards or other areas as protection from obnoxious land uses and activities.
  - Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this Title. – There site will comply with the landscaping requirements of the zone.
  - Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or unsightly development.
  - The relocation of proposed or existing structures as necessary to provide for future streets on the Transportation Master Plan of Saratoga Springs, adequate sight distance for general safety, groundwater control, or similar problems. – There are no conflicts with the Transportation Master Plan.
  - Provision for, or construction of, recreational facilities necessary to satisfy needs of the Conditional Use. – There are no recreational needs for the proposed use.
  - Population density and intensity of land use limitations where land capability or vicinity relationships make it appropriate to do so to protect health, safety, and welfare. – The proposed use does not increase density to the area.
  - Other improvements which serve the property in question and which may compensate, in part or whole, for possible adverse impacts to the zone from the proposed Conditional Use.
- 19.18, Signs: No signs are proposed
- Fiscal Impact
  - The site is a City owned site and will be maintained by the City.

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**July 28, 2016**

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

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**Minutes**

**Present:**

Commission Members: Kirk Wilkins, Sandra Steele, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay

Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder

Others: Steve Maddox, Melanie Jex, Amanda Yates, Jayden Yates, Christine Finlinson, Patricia Pikus, Lee Pikus, Curtis Levitt, Brandon Watson, Greg Magleby, Lisa Swearingen, Vaughn Barrett, Caral Barratt, Greg Larson, Garner Oleson, Kelsey Dean, Koren Ashknazi, Clark Layman, Jen Morrison

**Excused:** Hayden Williamson

**Call to Order - 6:32 p.m.** by Vice Chair David Funk

1. **Pledge of Allegiance** - led by Jayden Yates

2. **Roll Call** – A quorum was present

3. **Public Input**

**Public Input Open** by Vice Chair David Funk

No input tonight.

**Public Input Closed** by Vice Chair David Funk

Chairman Wilkins arrived at this time.

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.**

Senior Planner Carroll presented the plans. The application covers approximately 688 acres and proposes residential and commercial development and large amounts of open space. 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. The applicant is requesting a waiver to the 20' buffer strip in some locations. 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. The applicant will be required to install a water tank. There are some slopes they are requesting to be cut and filled. Sarah reviewed sensitive lands and hillside standards, proposed design guidelines, and architectural standards.

Applicant Steve Maddox mentioned that they have tried to employ as much labor in the front end and to understand the land and not just doing something one dimensional. The infrastructure is their biggest stumbling block as the highest point in the City. They have tried to go above what is asked by the City to enhance the community. The exceptions they have asked for are not cost saving but will make things efficient and be able to build on the hillsides. They have tried to implement their expertise along with their engineer and City staff. They are asking for setbacks based on livability and design, not because they are trying to make additional units. They have taken over 6 projects in the city that became dysfunctional

during the recession. This is one they have been able to take more of a raw canvas on. They feel their 11 miles of trails will be a tremendous asset to the community. They are trying to make it harmonious with the natural surroundings and have connectivity. They have some commercial along Pony Express; they do not have a user for that yet. They will start in the south and move north and want to be able to connect thru Talus Ridge Blvd. the first year.

**Public Hearing Open** by Chairman Kirk Wilkins

Koren Ashknazi commented that they are a rural neighborhood, and she noted their Sage Hills area doesn't have city infrastructure and they were annexed without their say to the City. They are happy to have the new neighbors but she is concerned about a connector road through Sage Hill. The cul-de-sac today is all broken because of the trucks serving Edge Homes. She is concerned about all the traffic through there. She would like to keep their area private with their 5 acres. The City hasn't given them utilities and wants to keep it rural but if they want to develop the connector then the city should give them sidewalks and lights and things.

Lisa Swearingen is a realtor for century 21. She supports this development. Everything Edge Homes has done has been well done. There is a lot of demand for these houses. She feels it brings many tax dollars to the City.

Melanie Jex is excited for all the trail development and welcomes the new homes. Her concern is for the added traffic on 800 West that feeds to Talus Ridge Blvd. She would like for a plan to be in place for a turn lane to be striped in and out of Sunrise Meadows for the increased traffic.

Amanda Yates likes the plan and welcomes the growth but is concerned for their road on Sage Hill with the road not being able to support the infrastructure and traffic. Also the road is used for exercise a lot. She is concerned with how many high density units there are planned and having them attract higher crime.

Commissioner Wilkins commented that they would try to answer all the questions after public comment.

Jen Morrison, resident of Eagle Mountain, was concerned about possible connectors to Eagle Mountain. (Senior Planner Carroll responded they tried but were not allowed to connect to Eagle Mountain.) She wanted to know what the buffer was between this and their retention pond. She wanted to know where the multifamily housing was planned and if it would affect their traffic. She would like to see a preservation plan for sensitive resources in the development.

Lee Pikus has owned 5 acres in the Sage Hills area. He wants to know what happens if the water can't get in place, and if it would be a well or piped. He is concerned about the connection to the existing cul-de-sac and that road won't be able to handle the traffic that goes through that road. He asked who would improve that road so that it could connect. Why do they need so many rentals instead of single family homes, it costs more to the police for the problems.

Christine Finlinson noted the many changes they have seen in the city since they built. She would like to urge them to change the zoning and amend the general plan and master plan, the plans that were in existence when Saratoga was adopted are no longer appropriate for the growth we see here. When they were annexed into the City they weren't given many options, they have tried to be good citizens with the City and have worked with them for roads and things. What they are asking now is to encourage them to allow Edge Homes to go forward with their development because they would also like to have the same option to develop in the future, they are not at that point yet.

Vaughn Barrett lives in the Sage Hills area, that directly borders this development on the west. He hopes they will try to hold the line on high density, he understands there is a need but it is a slippery

slope, which is his primary concern. He is concerned about water; Sage Hills has been slow to develop because of the difficulty of getting water. They were told years ago that they were in the wrong pressure zone (3) for culinary water, those west of them share that pressure designation. It's an opportunity to mesh and provide water to future development in this area. For years they enjoyed access on their western boundary as a gentleman's agreement, they request somehow that access be maintained to the western boundary of their property. He understands this is a phased plan and they have time to consider and adjust a little bit.

Greg Larsen echoed the concern about increased traffic on 800 W. especially during school season. He noted it would be good if there was some land reserved for a school and noted the overcrowding this will make in the existing school. He was concerned also about water availability and about traffic on Sage Hills. Either the access needs to change or the existing roads need to be improved greatly. He also thinks that people will want to buy homes to live and stay and they don't need so much high density. The high density will cripple the School without working with the school district. He asked if someone could go over the open space plan a little more.

Clark Layman is concerned about the added homes around his blocking views and crowding. He is concerned about the water and where it will be coming from. He is concerned about the high density housing. He has been in many different types of cities and one common thing is that crime usually finds its way into those types of communities, especially with rentals.

**Public Hearing Closed** by Chairman Kirk Wilkins

Steve Maddox addressed some of the public questions. He noted Water is their number one concern also. They have met with the Central Utah Water Conservancy District. They will pump water into a million gallon tank and in addition do a second pond which will support the zone. The infrastructure the City is committed to is well beyond capacity for 15 years of growth.

He noted the density is equivalent to what they have done at Talus Ridge. He believes the low income they refer to are the children of his generation that need to afford housing. They have created pockets of HOA open space to control people's idea of a well-groomed lawn and maintenance and longevity to increase value and livability. He doesn't build apartments for rent. He feels it will be a community to allow people to both start and retire here. The Open space is a hybrid of groomed areas, amenities, and natural space. They feel they have planned not just what is best for this community but the whole City. They have been in communication with the school district and the LDS church. There are not specific sites identified for churches yet, the church will choose their own places later. The district has already identified where they want a school and what type of school.

Steve Maddox addressed the traffic and striping on 800, they feel they can work with City to procure that. The connection on Sage is not a request of Edge homes, but of the City for connectivity. They are in support of staff's recommendation, it is many years out and they can look at connectivity for all services. They would hope people can ride trails in Nov. They hope the amenity package encourages people to get outside. They want to be harmonious and not destroy what is there. He isn't aware of another project that will have this large amount of open space. Clustering will allow for preserving some of that.

Steve Maddox commented that they are trying to protect some of the natural features of the area. There was a buffer of about 180 feet from the border to an Eagle Mountain residence. He is not building for-rent product. He noted they are building this product in many communities and it is about a 40% empty nester ratio in their products. Seniors that want to be a part of the community, but not care for a yard.

Senior Planner Carroll addressed the question of developing the connectivity to Sage Hills. They will require a traffic study and will review the loading on the road and see what improvements are required on that road. The Code does require interconnection for many reasons. There is the main road that leads out to 73 from Sage Hills and at that time they will review traffic and see what impact that has on adjacent roads. It is an old County Road that is being maintained by the City. She pointed out a footprint area for a future Elementary School.

Senior Planner Carroll noted areas for the tanks and ponds, higher in elevation than the homes. She noted the trail intended to maintain access to the power line corridor. The access road would stay. The improved trail would lend to a variety of interests like the equestrian center nearby.

Senior Planner Carroll spoke further to open space; she noted the manicured lots, darker green on the map, with amenities. Lighter green was native with trails. The darker lines are trail system. The developer will improve roads in their project traffic studies will decide if things need to be done outside the development.

City Manager Christensen feels many comments were very appropriate; right now the Sage Hills area is treated more like a rural area, it is on wells and septic systems, connection with Mt Saratoga would allow us to build infrastructure which would be available to service that area in concept. It will be Central Utah Water and will require booster stations and pumps. It will become a stronger overall system as more capital projects are added to provide a more consistent service for the City. With this application we will have access to an elevation that will allow them to build the infrastructure for the zone 3 area. It would not be connected across SR 73 on different elevations. He noted it would be able to upsize the pond servicing Sunrise Meadows. It will be addressed at the various phases of this project. The plan they have will address those problems. In order to repair the old Sage Hills road it could need a complete rebuild. It is currently on the Road Maintenance Plan based on an engineer's estimate.

City Manager Christensen touched on speaking with the school district; he has met with them several times in the last few weeks. We are actively working with them on growth issues and they are looking in the site for a future school.

City Manager Christensen addressed the question of crime and high density. If you look at the theory of development the lower densities have a higher economic cost, around 5-6 units per acre the density actually is more of a break even. Will high density equal crime? The answer is greater population equals crime; that is the better indicator. The fear of rental units is what people ascribe to crime, where this project is owner occupied it is not necessarily the factor. From a large standpoint we have seen crime increase in the City as we have seen the population increase. It's not necessarily occurring in high density areas.

City Engineer Miner commented that they will have to bring infrastructure, right now we can't service water with what we have now, and that is why they are bringing it. It will bring it not only for their development; it will have the opportunity to help other developments.

Commissioner Steele noted when you talk about the cul-de-sac and only servicing a few lots, with the connectivity there would be more traffic so that may move it up to be fixed. She thanked the public for coming. It seems counterintuitive, but the City becomes better infrastructure wise with added improvements. Development does benefit everybody. It's good to see designs that meet our code. She asked how wide the alleyways were. Brandon Watson with Edge Homes noted the alleyways were 20-24' wide banded by apron of some sort about 2 feet. Commissioner Steele was concerned with alleyways less than 24 feet. There will be garage door openers. On page 52 of the plan she is concerned about the color scheme and floor plan mixing. Steve Maddox noted there was a redundancy built into it so they are not allowed to replicate within 3 homes of each other. They self-regulate that as a matter of good business. Commissioner Steele mentioned that this developer has done things before we asked and beyond what has been asked and she is confident they will do it in the manner they say they will do it.

Commissioner Kilgore asked about percentages required for proposition 6, they didn't seem to add up correctly. Senior Planner Carroll remarked that he was correct that they added to over 100% but that was the exact wording of the proposition. Planning Director Gabryszak noted it requires no less than 73% to be single family. Of the other ranges you can have up to those numbers. We don't have any single story town homes; there are a handful of duplexes. We are still well within the guidelines regardless of the category. Commissioner Kilgore asked about the culinary water for outdoor uses. City Engineer Miner noted it was temporary. As the development and infrastructure comes online the secondary would become permanent. Steve Maddox commented they are targeting 500ish units to make sure the pond is in place ahead of time. He explained that the flex was to allow for building whichever type unit what was more needed, but it has

a cap on the amount of units. Commissioner Kilgore asked what kind of tax impact it would be to take over the 205 acres. City Manager Christensen said they budget a few thousand per manicured acre, much of this is trails which is cheaper to maintain and less water. Similar area around the benches has proved to be successful. It is a City Council decision to make if they accept it. Commissioner Kilgore asked if the engineer and fire chief were ok with filling and cutting the slopes. City Engineer Miner replied that it can be done. City Manager Christensen said there are engineering standards they are required to meet. Commissioner Kilgore mentioned lighting was not mentioned in the plan. Senior Planner Carroll replied as it stands they are subject to our Code. He also mentioned that there was nothing about ADU's, which would then also be subject to City Code. Commissioner Kilgore noted they were asking for waiver on some of the borders and if staff had any issues. Senior Planner Carroll replied in those locations there wasn't a concern.

Commissioner MacKay asked about the concession on the 205 acres. Senior Planner Carroll replied that every home pays a park impact fee. Because the developer is installing the amenities and improved areas they are asking they not pay that credit for each building permit. It would have to be discussed further; there are some state law criteria. City Manager Christensen mentioned that a lot of open space may not qualify, it may require amendments, but some others that would qualify for park credit. We try to find a balance what is proposed meets the intent of our Master Plan. Commissioner MacKay asked what amenities they have for disabled or elderly. Steve Maddox noted that many of the buyers they have coming are an older demographic. Everything they do will be ADA compliant. Each Village will be part of independent HOA's, individual pods would be HOA controlled with the accessible items and tot lots and things.

Commissioner Cunningham commented about Utah Rock coming in to help with preservation, whatever method they do he is hoping for some sort of markers to explain about native features. Steve Maddox welcomed any input he may have for preservation.

Commissioner Funk thanked the community for their comments. He also shares some of their concerns. He thanked the developer for their plans and wasn't sure we could get another developer that would go to the lengths they did and develop the plans like they did. He suggested to the residents of Sage Hills, if they truly wanted to be rezoned that they request that of the City. He knows that the City doesn't always do things as fast as the citizens want them to. He knows the City is strapped on time and money. One thing he didn't hear was about people that head up that way with 4 wheelers and what impact that would have on them or on the developer. It may be something they want to look into. Talus Ridge Dev. has caused a large amount of increased traffic on 800 W. and it's already being impacted and he isn't sure if the City has looked it or not yet but they may want to look at it for restriping. He is very pleased with what they are doing; he is a little concerned about some of the slight changes from our normal code. One is the 18 foot setback of the garage rather than the 20 feet, the covered vs. the enclosed parking, should probably be allowed, question on the buffer zone waiver on the east side. Senior Planner Carroll responded that the Community Plan Zone allows it and specifically requires the applicant to request a waiver.

Commissioner Wilkins asked about impact fees, what the decision hinges on and what the City leans toward. City Manager Christensen noted it is up to City Council. Things we want to look at are if we need to amend our parks master plan to include trails and things. Commissioner Wilkins is concerned about the 18' driveways as well especially with larger vehicles. With the parking he is ok with that. He is ok with the waiver on the buffer on the east side.

Commissioner Steele would ask if they vote tonight if they could separate the Master Development Agreement out. Planning Director Gabryszak noted they have worked to make sure the relevant code changes are in the Community Plan not the Master Development Agreement, they can break them up. Senior Planner Carroll noted the Master Development Agreement solidifies everything they have gone over tonight with legal language. The attorneys are still working on some fine details. There is a condition that it is in draft format and still needs finalized and they can forward the draft to City Council. If it was

postponed it would postpone the project considerably. City Manager Christensen noted that conditions of the rezone are tied up in it; if they table it will prevent them for taking action on the rezone. Commissioner Kilgore noted he had reviewed it and it appeared to have been based on the previous Master Development Agreement that was approved. He asked the applicant what he thought about the new amenity point system. Steve Maddox thinks it's fantastic, transparent and fair.

**Motion made by Commissioner Funk that 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 for the MT Saratoga project, as identified in the Community Plan, with the findings and conditions in the staff report. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.**

**Motion made by Commissioner Steele that Based upon the information and discussion tonight, I move to forward a recommendation for approval of the Community Plan for the MT Saratoga project, as identified in the Community Plan, with the Findings and Conditions in the staff report. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.**

**Motion made by Commissioner Funk that Based upon the information and discussion tonight, I move to forward a recommendation for approval of the Master Development Agreement for the MT Saratoga project, as identified in the Community Plan, with the Findings and Conditions in the staff report. Seconded by Commissioner Kilgore. Aye: David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 5 - 0. Abstain: Sandra Steele.**

Commissioner Steele would like the record to show she abstained due to not having enough time to review the document.

A short break was taken at this time.

##### **5. Work Session: Accessory Dwelling Units Code Amendments.**

Planner I Baron presented the proposed amendments. He reviewed some of the revisions due to feedback. There was a recommendation to look at Provo City definition, which was included in the Staff report. There was a revision bringing lot size up to 8000 sq. ft. The parking was changed to a min. of 2 parking spaces. There was a table prepared of subdivisions CC&R's that may or not allow Accessory Dwelling Units (ADU).

Commissioner Wilkins asked what the process would be for a neighborhood to go through if their CCR's don't address it. Planning Director Gabryszak replied they could form an HOA and go through process to allow it. HOA's could amend their own CCR's to allow it. There can be a difference between those that are part of a Master Development Agreement or those that are only the subdivision. Those would not be allowed to have ADU's because they were not allowed in the Master Development Agreement the City agreed to. Staff is no longer recommending an overlay zone based on CCR's and where they are allowed. They recommend a citywide program, allowed regardless of CCR's, and put in place enough requirements so you don't see them pop up everywhere. They are trying to keep it minimal so you can do it and retrofit to meet the requirements but not make it so low that it's unsafe and have too many impacts on neighborhoods. We feel those protection are going to be enough. As developers come though the City they can choose whether they want to allow it in their CCR's, anything they are silent about defaults to City Code. If they are in a Master Development Agreement that clearly says single family they can't allow it. They would have to amend the Master Development Agreement.

Commissioner Kilgore asked about max size for an ADU, 1000 sq. ft. or 1/3 of the main home whichever is larger. A 1200ft. home could have a 1000 ft. Apartment. He thinks a minimum makes sense for lot size.

He referred to what was allowed for temporary leave of absence, what about a school grad program, maybe that should be allowed, it's like a sabbatical. Planning Director Gabryszak noted they could add sabbatical or just Education.

Planning Director Gabryszak followed up on building requirements. The Building Official is recommending separate air. She noted the value of separate heating and air systems in circumstances of contagion. She gave examples of ways to comply that were less expensive.

Commissioner Steele is concerned about the size of the ADU's especially with larger homes. Planning Director Gabryszak noted the potential for a lot of 2-3000 sq. ft. ADU's is very few, and most of the homes that size would not want an ADU. Commissioner Steele thought there was a way to word it differently to lessen the impacts to the neighborhoods. She believes 1000 sq. ft. is fair. It ought to be capped. Planning Director Gabryszak responded that they didn't want to have to have people wall off part of the basement to comply. Planner I Baron commented that there is a requirement that any detached has to have 3000 above the minimum for that zone but are also bound by the 50% lot coverage. City Manager Christensen noted there are extremes but you may want to consider it and gave an example that worked very well.

Commissioner Funk suggested putting a 2000 sq. ft. cap. Planning Director Gabryszak thought that would be good for detached and leave it the way it was for attached.

The separation of utilities was discussed. They didn't necessarily need separate meters. City Manager Christensen would say keep the heating, air, building code fire separation, if they want to go beyond like an on demand water heater or whatever they could. He noted a lot of this is discussed with the good landlord program that discusses all these issues.

Commissioner Wilkins asked if the staff had gotten any public opinion on this. He wanted to make sure people were properly noticed. Planning Director Gabryszak replied we would public notice it through the normal public process. City Manager Christensen noted it is time to update our Affordable Housing Survey and this will help us in our reporting issues.

City Planner Jamie Baron mentioned that in the discussion about capping detached they proposed they could go with 1250 as the min. If they cap it at that for detached then they are not permitting anything larger than the minimum for a new house in that zone.

## **6. Work Session: Buffer Overlays, City Initiated.**

City Planner Kara Knighton presented the proposed amendments. 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. They are meeting with SLC watershed restoration and planning division to help with the bank stabilization portion.

Planning Director Gabryszak noted the most successful river fronts had a buffer. It protects the corridor and the ability for the waterway to exist naturally. The trail way setback is low impact. The patio area setback has no impactful structure so there is a combined 85ft. that helps protect the area. They propose increasing densities to help make up for other standards they are required to meet. They are just looking at a few locations for mixed waterfront areas, the buffer would exist along the whole waterfront. They are hoping that Lehi might consider something like this. The best waterways they saw were when communities worked together.

Commissioner Wilkins asked what you could do in the 50' buffer. Planning Director Gabryszak replied basically only stabilization and removal of invasive species.

Commissioner Steele noted on Item #6 shall provide parking, what kind of development, residential or commercial required that. Staff replied Non-residential.

Commissioner Funk asked looking at the patio and lawn area, would they be allowed to put up a fence. Planning Director Gabryszak would recommend that they allow a fence but not a 6 foot fence, more like a 3 foot decorative fence so people could see out. Commissioner Wilkins mentioned that they had to build fences along trails. Planning Director Gabryszak noted in this location perhaps they may not require a fence in some areas along the trail.

**7. Approval of Minutes:**

**a. July 14, 2016**

**Motion made by Commissioner Steele to approve the minutes of July 14, 2016. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.**

**8. Reports of Action.** – No reports of Action.

**9. Commission Comments.** – No comments

**10. Director’s Report:**

**a. Council Actions** – approved Annexation Policy Plan, Discount Tire with reduction in parking, amendment to River Heights D.

**b. Applications and Approval**

**c. Upcoming Agendas** – on the 11<sup>th</sup> it will be a joint meeting with City Council. They will be talking about updates to the General Plan.

**d. Other**

**11. Motion to enter into closed session.** - No closed session was held.

**12. Meeting Adjourned at 9:53 p.m. by Chairman Kirk Wilkins**

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Planning Commission Chair  
Kirk Wilkins

\_\_\_\_\_  
Nicolette Fike, Deputy City Recorder



## Memo

**To:** Mayor, City Council and/or Planning Commission  
**From:** Planning Department  
**Date:** August 3, 2016  
**Meeting Date:** August 11, 2016  
**Re:** New Applications & Resubmittals

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### **New Projects:**

- 7.15.16 Ruston Concept Plan (Approx. Near The Benches)
- 7.15.16 Papa's Car Wash Conditional Use Permit (1347 NW Commerce Dr. Lot 1 Plat A)
- 7.18.16 Smokin Star BBQ Food Trailer (Mobile- Food Truck)
- 7.18.16 Madison Meadows Preliminary Plat (700 W. 400 N.)
- 7.18.16 Madison Meadows Final Plat (700 W. 400 N.)
- 7.21.16 400 N. ULD Pump Station Site Plan (Approx. 700 W. 400 N.)
- 7.21.16 400 N. ULD Pump Station Conditional Use Permit (Approx. 700 W. 400 N.)
- 7.21.16 Civic Events Food Truck Monday Temporary Use (Neptune Park)
- 7.21.16 Civic Events Food Truck Neptune Events Temporary Use (Neptune Park)
- 7.21.16 Civic Events Food Truck Pumpkin Festival Temporary Use (Shay Park)
- 7.26.16 Harvest Village MDA Major Amendment (164 W. 2000 N.)
- 7.26.16 Harvest Village Preliminary Plat (164 W. 2000 N.)
- 7.26.16 Harvest Village Site Plan (164 W. 2000 N.)
- 7.28.16 Saratoga Springs 2 Church Site Plan (School House Rd in Legacy Farms)
- 7.29.16 Saratoga Animal Hospital Concept Plan (154 West Commerce Dr.)
- 08.2.16 Construction Consulting Management LLC Home Occupation (2254 Western Dr.)

### **Resubmittals & Supplemental Submittals:**

- 7.11.16 Mt. Saratoga Community Plan (400 N. 1500 W.)
- 7.20.16 Heron Hills Plat C Final Plat (200 E. 3300 S.)
- 7.20.16 Sierra Estates Plat F Final Plat (Bono Blvd & Kern Ave.)
- 7.22.16 Mt. Saratoga Community Plan (400 N. 1500 W.)
- 7.22.16 Enterprise Rent a Car Permanent Sign Permit (2178 N. Stagecoach Dr.)
- 7.26.16 Papa's Express Car Wash Site Plan Amendment (1347 NW Commerce Dr Lot 1 Plat A)
- 7.27.16 Denny's Minor Site Plan Amendment (1516 N. Redwood Dr.)
- 7.29.16 Saratoga Animal Hospital Concept Plan (154 West Commerce Dr.)
- 8.01.16 Fox Hollow N.6 Village Parkway Irrigation Plan (Approx. 3200 S. Village Parkway)

### **Staff Approvals:**

- Smokin Star BBQ Food Trailer (Mobile- Food Truck)

