



Planning Commission Meeting

Thursday, September 22, 2016

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

AGENDA

Commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Marina Pump Station Site Plan and Conditional Use Permit, Located 156 E. Harbor Parkway. City Initiated. – Presented by Senior Planner Sarah Carroll.
5. Public Hearing: Saratoga Springs 4 Church Major site plan amendment, located at 49 W Tanner Lane, Chad Spencer applicant. - Presented by City Planner Kara Knighton.
6. Public Hearing: HADCO Rezone from Agriculture to Industrial and Master Development Agreement, Parcels 58:022:0121, 58:022:0114, and 58:022:0115 (west of Wildflower and north of SR 73, JD V and JD VI applicant. – Presented by Planning Director Kimber Gabryszak.
7. Public Hearing: Wildflower Village Plan Area 1, located West & North of Harvest Hills and North of SR 73. Nathan Shipp, DAI Utah applicant. – Presented by Planning Director Kimber Gabryszak.
8. Work Session: Code Amendments to Title 19.04, Mixed Waterfront and Buffer Overlay. – Presented by City Planners Kara Knighton and Sarah Carroll
9. Approval of Minutes:
 - a. September 8, 2016
10. Reports of Action
11. Commission Comments
12. Director's Report:
 - a. Council Actions
 - b. Applications and Approval
 - c. Upcoming Agendas
 - d. Other
13. 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.
14. Adjourn.

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

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



**Site Plan and Conditional Use Permit
Marina Pump Station
Thursday, September 22, 2016
Public Hearing**

Report Date:	Thursday, September 15, 2016
Applicant:	City Initiated
Owner:	City of Saratoga Springs
Location:	~156 East Harbor Park Way
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	45:228:0058, 5.25 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, Low Density Residential
Current Use of Parcel:	Marina, undeveloped future park
Adjacent Uses:	Single family residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The applicant is requesting Site Plan and CUP approval for the purpose of constructing a secondary irrigation pump station at the Marina. The pump station will use water from the Lake for irrigation purposes in the southern part of the City.

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: The City of Saratoga Springs is preparing to construct a new pump station at the Marina. The pump station will collect water from Utah Lake and pump into the existing secondary water irrigation system. See additional details in the attached description from the applicant. The elevations are attached. The materials and colors will match the existing structures at the Marina (photo attached).

C. Specific Request: The applicant is requesting Site Plan and CUP approval for the Marina Pump Station prior to construction.

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. 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.”

Staff conclusion: *Consistent. The application is for a public utility which is allowed as a Conditional Use in all land use zones.*

G. Code Criteria:
Compliance of the application to Title 19 is outlined below:

- **19.04, Land Use Zones – Complies.**
 - Conditional/permitted use: The site is within an existing parcel in the R-3 zone that has been dedicated as open space for the Marina Park. Public Utilities require a conditional use permit in this zone.
 - Lot size: The subject property complies with minimum lot size requirements of 10,000 square feet.
 - Setbacks: The building is set in the middle of the site and complies with building setback requirements of 25’ front, 8’/20’ sides, 25’ rear.

- Lot Width/Lot Frontage/Height of structures/lot coverage/dwelling size: This is an existing parcel that complies with width and frontage requirements. The structure is approximately 26' tall. The structure does not cover more than 50% of the lot. This is not a dwelling, thus minimum dwelling size does not apply; the structure is 2,347 square feet.
- Open Space/sensitive lands: opens is not required with this application as the pump station is being constructed on a parcel dedicated for open space. Sensitive lands are not being counted towards density.
- **19.05, Supplemental Regulations – Complies.**
- **19.06, Landscaping – Can Comply.** The plans do not include a landscaping plan.
 - Staff recommends some planter beds around the building with some tall shrubs.
 - No grass or trees are recommended at this time.
 - A draft landscape plan is attached; a landscape and irrigation plan is needed.
- **19.09, Parking – Can Comply.** The parking requirements shall be determined by the Planning Commission. Staff does not recommend any parking stalls for this site as it will be accessed from the adjacent parking lot.
- **19.11, Lighting – Complies.** The proposed wall lights comply with code; they are full cutoff, 4000k lumens or less, directed downward, no taller than 16' , .
- **19.12, Subdivision – Complies.** The pump house is proposed on an existing lot.
- **19.13, Process – Complies.** The process is outlined in Section D of this report.
- **19.14, Site Plan – Complies.**
 - The site plan and elevations were reviewed by the UDC on 9/12/16 and the following recommendations were made and then added to the plans:
 - There should be a sidewalk to the beach area now that there will be a building in this location.
 - A sidewalk has been added from the crosswalk to the existing sidewalk and a 36" curb cut has been noted at the low point of the access.
 - Provide a landscape plan with some xeriscaping and some trees.
 - A draft plan is attached; a final plan will be presented at the meeting.
 - It was noted that this is a tall building.
 - The height complies with the R-3 zone and is the height is needed for the equipment.
 - No screening of the building is recommended
 - Access will be from the existing parking lot
 - Interconnection is not applicable to this site plan
 - All utility lines will be underground
 - Grading and drainage shall be approved by the City Engineer
- **19.15, Conditional Use – Complies.** 19.15.05 outlines standards for additional conditions. However, no additional considerations are recommended.

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 **recommendation of approval** for the Marina Pump Station Site Plan and Conditional Use Permit 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. A landscape and irrigation plan shall be submitted that includes planter beds around the building with tall shrubs and possibly trees and xeriscape.
3. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Marina Pump Station Site Plan and Conditional Use Permit 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 recommendation for denial of the application. “I move to forward a **recommendation for denial** of the Marina Pump Station Site Plan and Conditional Use Permit 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. Engineering staff report
2. Location and Zone Map
3. Project Description

4. Elevations and Photo of colors/materials
5. Proposed Site Plan
6. Draft landscape plan
7. Lighting plan

Planning Commission Staff Report

Author: Gordon Miner, City Engineer
Subject: Marina Pump Station
Date: September 8, 2016
Type of Item: Site Plan Approval



Description:

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

B. Background:

Applicant: City of Saratoga Springs
Request: Site Plan Approval
Location: Approximately 250 E Harbor Park Way (4000 S)
Acreage: Approximately 1 acre

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

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- C. Submit easements for all public utilities not located in the public right-of-way.
- D. Final plans shall include a Stormwater Pollution Prevention Plan (SWPPP) that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- E. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- F. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

City of Saratoga Springs Marina Pump Station

The City of Saratoga Springs (City) is preparing to construct a new pump station at the marina located at approximately 250 East Harbor Park Way. The pump station will collect water from Utah Lake and pump into the existing secondary water irrigation system. A submerged intake screen will take water from the lake through the screens and pipeline to a wet well below the building. Vertical turbine pumps located in the pump station will have column pipe extending into the wet well.

The pump station will be constructed with concrete masonry unit (CMU) blocks with a standing seam metal roof. The blocks will be natural tone colors similar to the existing restroom building at the marina. The metal roofing will also match the green roof of the restrooms. Skylights will be included above each of the pumps for installation and removal for maintenance and replacement.

The pump station will be located as close to the lake as practical without encroaching into the state owned lands. The location of the pump station will provide for better hydraulic operation of the pumps and will reduce the amount of excavation required to construct the wet well.

For normal day to day operation of the pump station all activities will be inside the building. Small trees and shrubs will be planted mainly on the north and south sides of the building. The west side of the building site will be mostly open and landscaped with decorative gravel to allow for access of cranes to install the pumps and remove them for maintenance.

Access to the pump station will be by an asphalt pavement access road to a small parking area on the east side of the building. Access will be restricted by a gate or removable bollards. Storm water runoff will be controlled by concrete curb and gutter around the access road and parking area. Traffic to the pump station will on the order of one vehicle every 4 to 8 hours during the irrigation season (April 15 to October 15). Additional traffic can be expected for start-up and shut-down of the pump station before and after the irrigation season.

The pump station will mostly be unmanned during operation. A supervisory control and data acquisition (SCADA) system will be included on the design of the pump station to allow operators to control the pump station remotely. The pump station will be operated 24 hours a day during the irrigation season. The pump station construction will include acoustical drywall, acoustical noise panels, and acoustical insulated doors to reduce the noise level outside of the building. Lighting will be provided around the building and will be downward facing fixtures similar to the existing lights on the jetty and park. The building will be locked will not have any exterior features that will be a hazard to the public. The location of the pump station adjacent to the lake is necessary to reduce construction costs to the public, will provide for more efficient operation of the pumps, and will provide for easier maintenance of the system.

The special standards and considerations governing particular uses per Section 19.15.06 do not apply to this project.

The pump station floor elevation will be approximately 6.5 feet above the 100-year flood level of Utah Lake. Therefore flooding should not be a concern for this project. There are not any geologic hazards, faults, flood plains, or landslide areas in the vicinity of the pump station. There will not be any outdoor signs or advertising for the project.

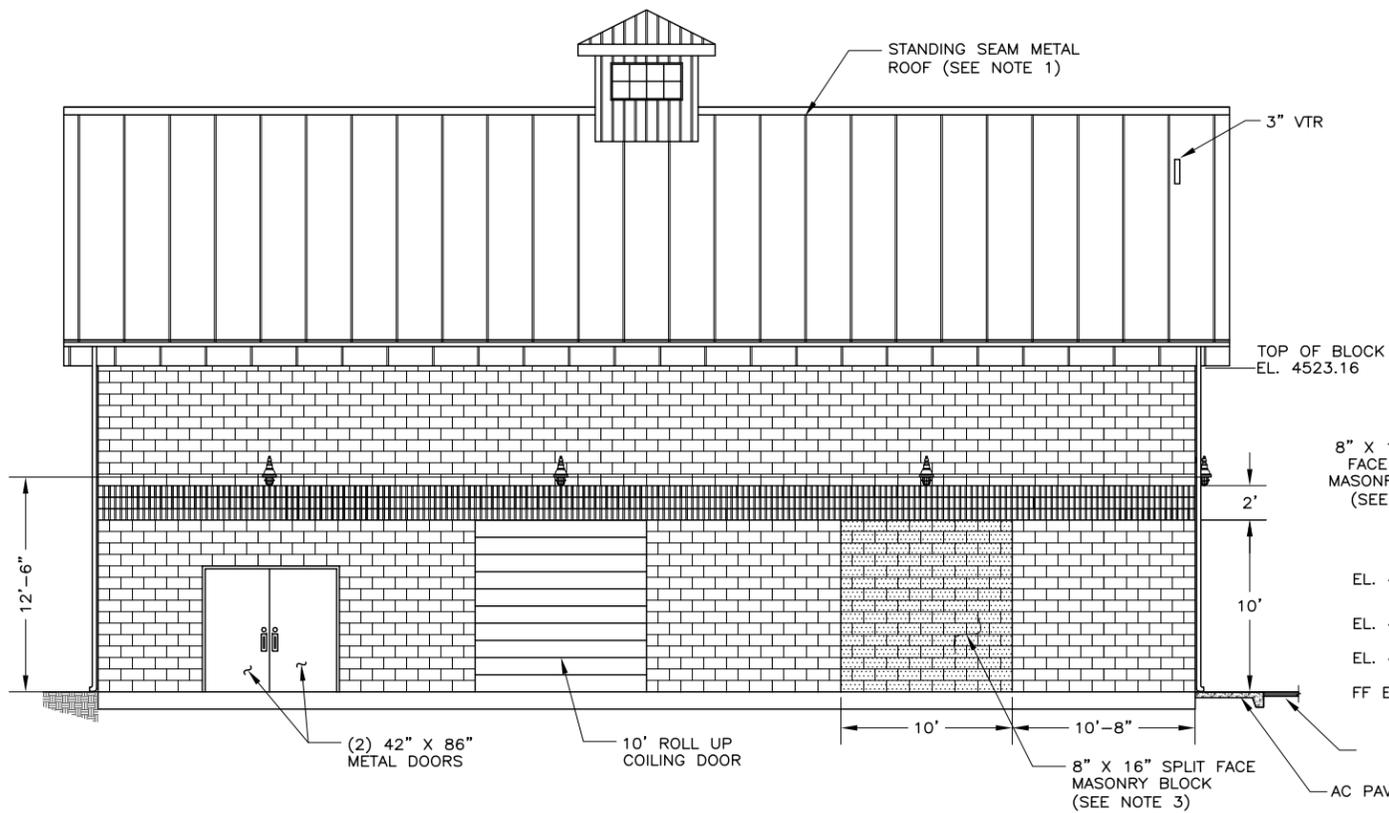
There will be limited culinary water use at the pump station for wash down and cooling systems. Wastewater will flow by gravity from the pump station to the existing lift station adjacent to the existing restrooms. One existing storm drain pipe will be relocated to allow for construction of the building. The pump station is located at the end of the storm drain system and should therefore not impact any existing users in the vicinity.

A storm detention pond is not recommended for this project. The existing site is mostly gravel with very little vegetation. Increased runoff due to the project will be minimal compared to existing conditions. Storm water from the roof will be collected in gutters and diverted to a buried collection pipe that will be connected to the existing storm drain pipe on the site. A detention pond would delay discharge and would therefore combine with upstream flows creating higher flows in the system. By not having a detention pond, flows would almost immediately be discharged into the receiving stream which is Utah Lake and would be less of a strain on the storm drain system.

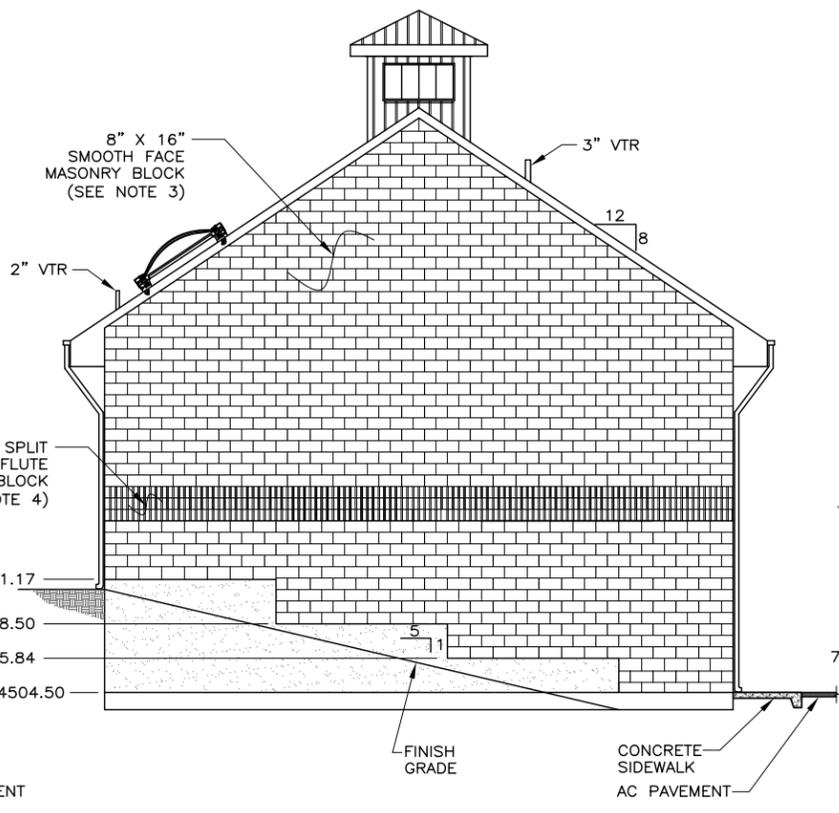
The pump station is not located in any sensitive areas and will be constructed on a site that has been previously disturbed by other construction activities. The site has about 4 to 6 feet of fill from previous construction that will need to be removed during the construction of the pump station.

There will be minimal changes to the existing contours at the site and therefore little impact to erosion. The site will be landscaped similar to the existing marina park area with trees, shrubs, and grass areas. The site will remain open without any fencing.

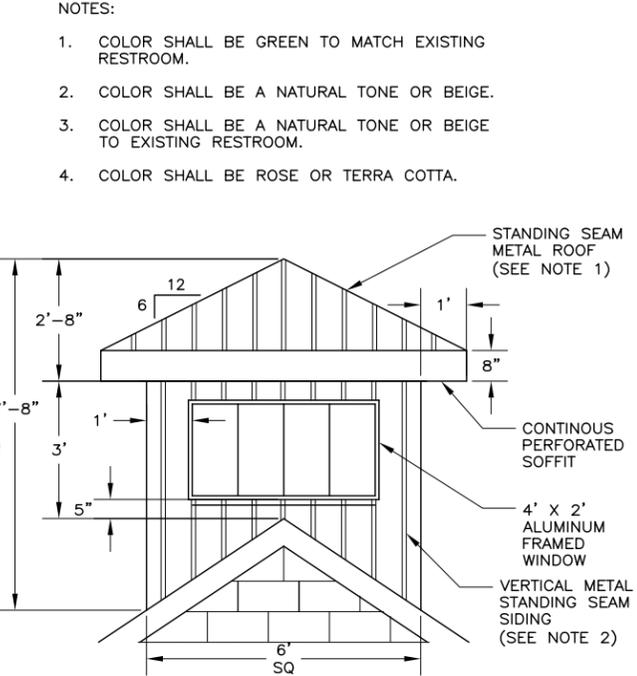
FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\10.100 HARBOR MARINA PUMP STATION\CAD\WORKING\A-1 ELEVATIONS.DWG
 FILE DATE: 8.25.2016 10:10:37 (BKC)



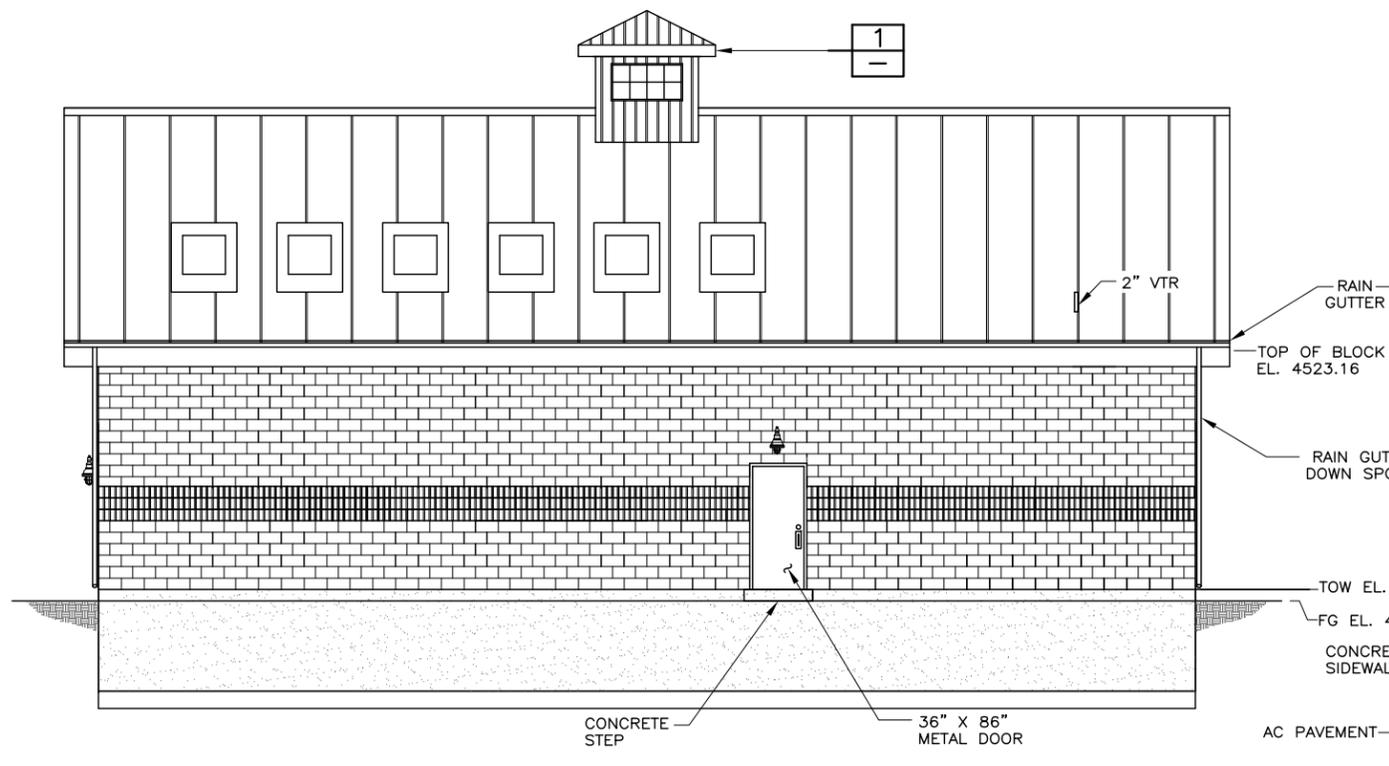
EAST ELEVATION



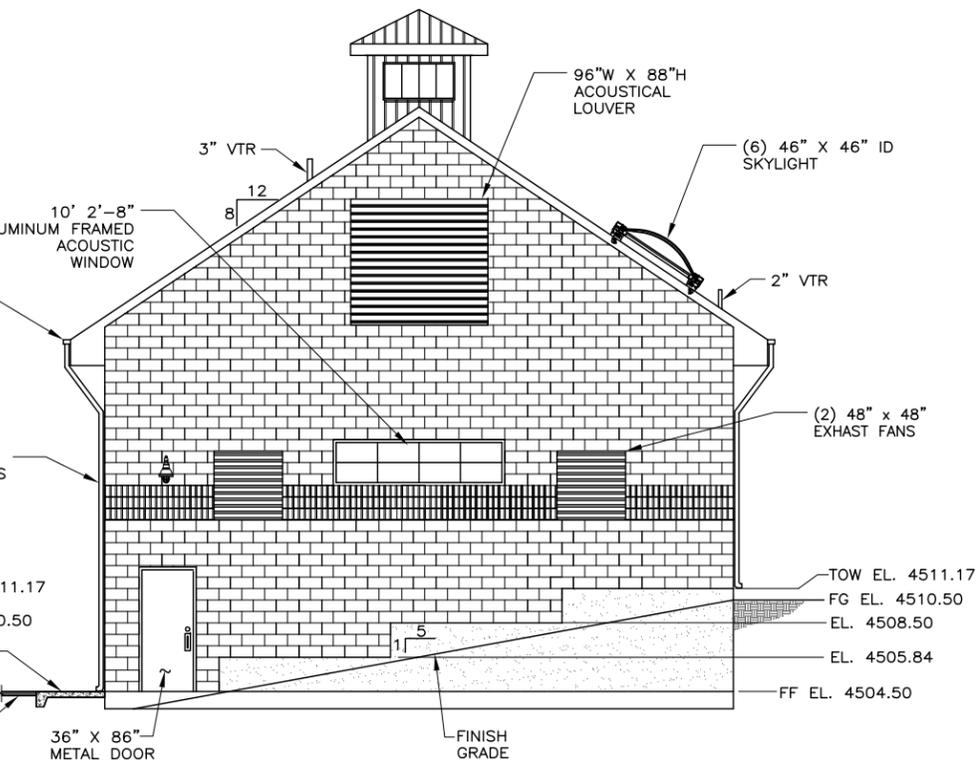
SOUTH ELEVATION



CUPOLA DETAIL 1



WEST ELEVATION



NORTH ELEVATION

- NOTES:
1. COLOR SHALL BE GREEN TO MATCH EXISTING RESTROOM.
 2. COLOR SHALL BE A NATURAL TONE OR BEIGE.
 3. COLOR SHALL BE A NATURAL TONE OR BEIGE TO EXISTING RESTROOM.
 4. COLOR SHALL BE ROSE OR TERRA COTTA.

PROGRESS PRINT
 DATE: 9.02.2016
 Not to be used for construction.
 Hansen, Allen, & Luce, Inc.
 Consultants/Engineers

	DESIGNED	MMC	3			SCALE $\frac{3}{16}'' = 1'$		MARINA PUMP STATION ARCHITECTURAL ELEVATIONS	SHEET
	DRAFTED	BKC	2						A-1
	CHECKED		1						360.10.100
PROJECT ENGINEER	DATE	AUGUST 2016	NO.	DATE	REVISIONS	BY	APVD.		



COORDINATE TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	7274857.30	1536912.91	4504.50	NE BLDG CORNER
2	7274811.81	1536957.93	4504.50	SE BLDG CORNER
3	7274786.01	1536931.86	4510.50	SW BLDG CORNER
4	7274831.51	1536886.85	4510.50	NW BLDG CORNER
5	7274832.49	1536867.10	4509.78	TBC PC R=24'-6"
6	7274867.07	1536864.85	4507.98	TBC PT
7	7274870.13	1536867.54	4507.66	TBC PC R=24'-6"
8	7274871.21	1536903.37	4505.06	TBC PT
9	7274862.96	1536911.53	4504.83	TBC
10	7274815.32	1536961.48	4504.50	TBC
11	7274825.52	1536971.79	4503.97	TBC PC R=10'
12	7274839.66	1536971.86	4503.66	TBC PT
13	7274884.88	1536927.12	4503.34	TBC PC R=50'-6"
14	7274882.67	1536853.26	4507.32	TBC PT
15	7274879.63	1536850.59	4507.18	TBC PC R=24'-6"
16	7274877.42	1536815.97	4508.75	TBC PT
17	7274854.92	1536841.55	4508.91	ACCESS ROAD BEGIN CL
18	7274875.55	1536859.66	4507.42	ACCESS ROAD CL PC R=38'-8"
19	7274877.27	1536917.06	4504.07	ACCESS ROAD CL PT
20	7274825.18	1536968.60	4504.20	ACCESS ROAD CL END

NOTES

- DEMOLISH EXISTING 36" HDPE AND DISPOSE OF MATERIAL OFF-SITE AT AN APPROVED LANDFILL.
- SLOPE SIDEWALK 0.02 FT/FT AWAY FROM BUILDING.
- SAWCUT EXISTING 36" HDPE AND INSTALL NEW 60" DIAMETER PRECAST CONCRETE MANHOLE.
- CONNECT RAINGUTTER DOWNSPOUTS TO DRAINAGE PIPES WITH 4" SDR 35 PIPE AT 2% SLOPE.
- REMOVE AND RESTORE EXISTING LIGHT POLE AND PAVILLION.
- 4 FT WIDE BY 12 INCH DEEP BY 7 INCH HIGH CONCRETE STEP WITH SAFETY NOSING.
- CONTRACTOR SHALL COORDINATE WITH THE CITY TO DETERMINE EXIST 2-INCH PIPE LOCATION AND MATERIAL. CONNECT TO EXISTING PIPE WITH NEW TEE AND BURIED CORP STOP WITH VALVE BOX
- INSTALL 2 FT LONG 24" DIP SPOOL AND CAP END AND RESTRAIN WITH MEGA-LUG AND THRUST BLOCK.
- SURGE TANK TO BE INSTALLED WHEN PUMP STATION IS EXPANDED TO 10,000 GPM MAXIMUM CAPACITY. MINIMUM ANTICIPATED SURGE TANK SIZE IS 200 CUBIC FEET.



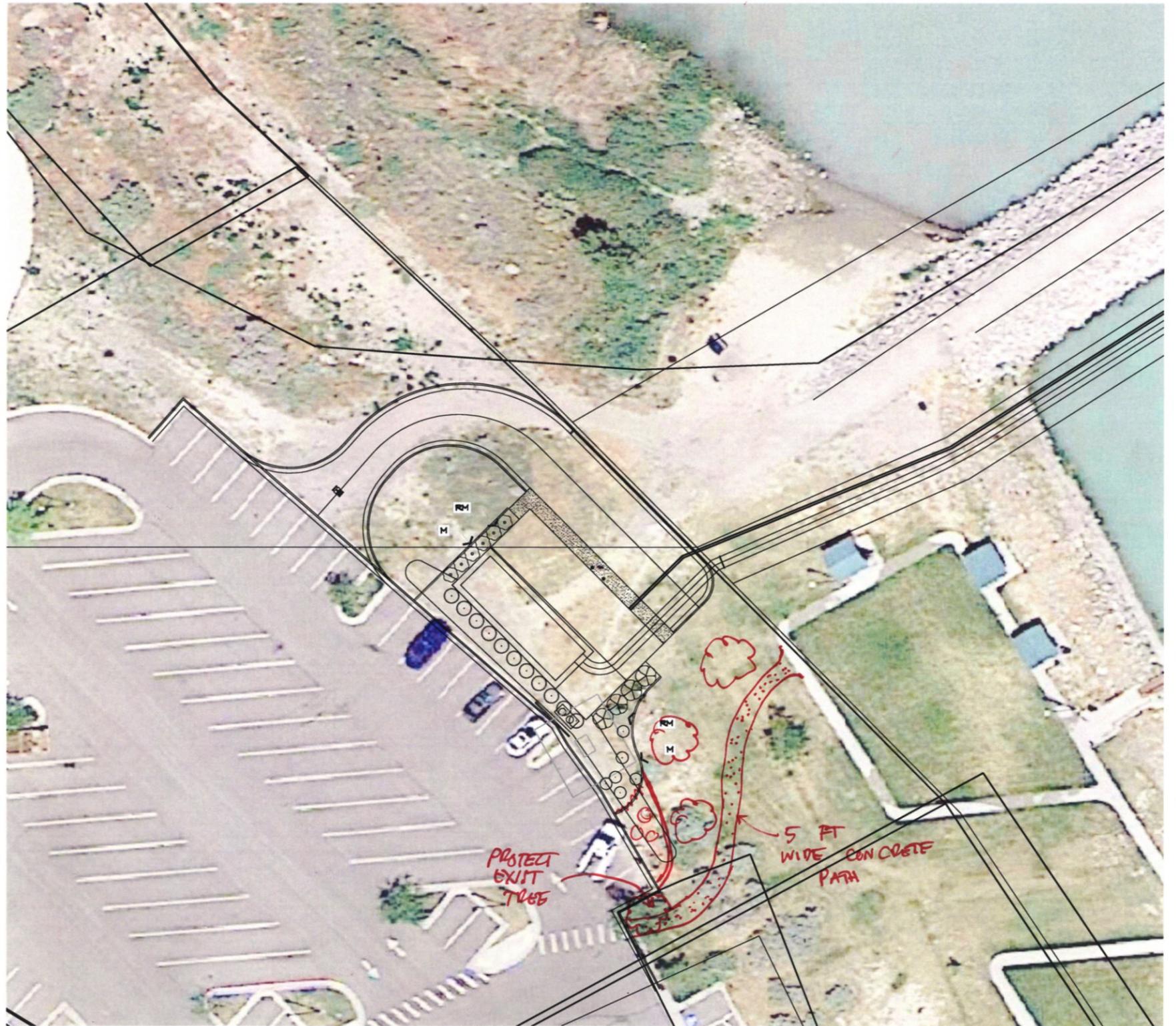
PROGRESS PRINT
 9.14.2016
 DATE
 Not to be used for construction.
 Hansen, Allen, & Luce, Inc.
 Consultants/Engineers

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\10:100 HARBOR MARINA PUMP STATION\CAD\WORKING\C-2_PUMP STATION SITE PLAN.DWG
 FILE DATE: 9/14/2016 10:02:10 (JRB)

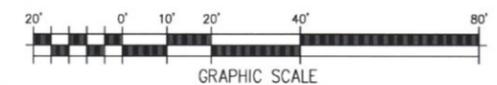
	DESIGNED MMC	3				SCALE AS SHOWN 	MARINA PUMP STATION CIVIL PUMP STATION SITE PLAN	SHEET	C-2
	DRAFTED JRB	2						360.10.100	
PROJECT ENGINEER	CHECKED TBT	1							
DATE SEPTEMBER 2016	NO.		DATE		REVISIONS	BY	APVD.		

PLANT SCHEDULE						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3
	6	Cornus alba 'Elegantissima'	Silveredge Dogwood	Container	5 gal	
	4	Hibiscus syriacus	Rose Of Sharon	Container	5 gal	
	6	Perovskia atrypicifolia 'Filigran'	Russian Sage	Container	2 gal	1 GPM Emittter
	11	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	Container	5 gal	

MISC	
	6'x6' Cast-in-place Concrete Mowstrip
	Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble (Utah Landscape Product) OR 3" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over DeWitt Pro-5 Weed Barner.
NOTES:	1. See details and specifications for additional information.



Landscape Plan



MARINA PUMP STATION

FILE NAME:
FILE DATE:

**HANSEN
ALLEN
& LUCE**
ENGINEERS

DESIGNED	EAL	3	
DRAFTED		2	
CHECKED	EAL	1	
PROJECT ENGINEER	DATE	SEPTEMBER 2016	NO. DATE

REVISIONS

BY: APD.

SCALE
AS
SHOWN

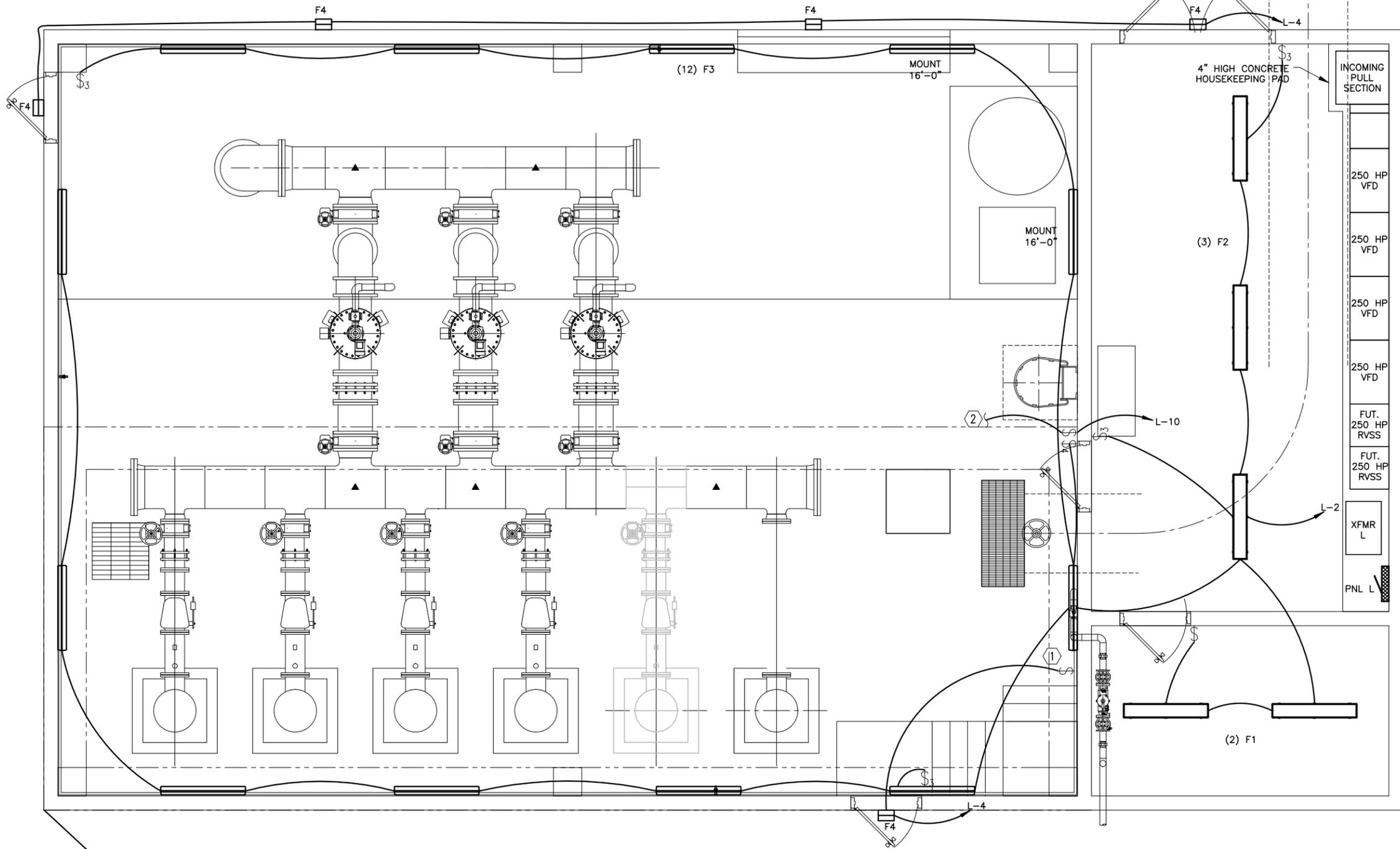
SHEET
L1.1
380.10.100

GENERAL NOTES:

1. REFER TO ONE-LINE/PANEL SCHEDULES AND THE CABLE/CONDUIT SCHEDULE FOR WIRE AND CONDUIT REQUIREMENTS.
2. REFER TO BUILDING EXTERIOR PLANS FOR MOUNTING HEIGHT OF OUTSIDE FIXTURES.

SHEET KEYNOTES:

1. PHOTOCELL IN LIGHT FIXTURE TO CONTROL ALL OUTSIDE LIGHTS DUST TO DAWN. SWITCH TO OVERRIDE PHOTOCELLS.
2. UP TO LIGHTS IN ATTIC.



1 PUMP STATION LIGHTING PLAN
 3/8" = 1'-0"

FILE NAME:
 FILE DATE:



PROJECT ENGINEER

DESIGNED	KBH	3
DRAFTED	GDS	2
CHECKED	KBH	1
DATE	AUGUST 2016	NO.

NO.	DATE	REVISIONS	BY	APVD.

SCALE
 1 IN.



MARINA PUMP STATION
 ELECTRICAL
 PUMP STATION LIGHTING PLAN

SHEET
E6.3
 360.10.100

FIXTURE SCHEDULE

TYPE	DESCRIPTION	NAME	MANUFACTURER	CATALOG NO.	FDX VA	LAMP	MOUNTING	NOTES:
F1	4' LED ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING, DAMP LOCATION, MVOLT, 4,000 LUMENS	METALUX	4VT2LED-LD1-4-DR-UNV-L840-CD-1-U		38	FURNISHED	SURFACE	CHAIN HANG 10'-0" AFF
F2	4' LED ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING, DAMP LOCATION, MVOLT, 6,000 LUMENS	METALUX	4VT2LED-LD1-6-DR-UNV-L840-CD-1-U		56	FURNISHED	SURFACE	CHAIN HANG 10'-0" AFF
F3	4' LED ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING, DAMP LOCATION, MVOLT, 11,000 LUMENS	METALUX	4VT4LED-LD1-11-DR-UNV-L840-CD-1-U		102	FURNISHED	WALL	MOUNT 10'-0" AFF EXCEPT WHERE NOTED
F4	LED WALL MOUNTED CYLINDER CUTOFF MINI AREA WALL PACK FOR WET LOCATIONS LED WALL PACK	SPECTRUM	SPC06091LED-14W-MD-E2-F5-CBA-WM-CBA		12	INCL	WALL	
F5	LED ATTIC STRIP LIGHT	METALUX	4SLSTP4040DD-LRV		43	FURNISHED	CEILING	
F6	LED POST TOP MOUNTED DECORATIVE PEDESTRIAN FIXTURE FOR WET LOCATIONS WITH PHOTO CELL	CYCLONE LIGHTING	SS-CL52T4-44LED 6390TF-BK (FIXTURE HEAD) 14EFA-5.0-TT-3X3-AB (DECORATIVE POLE) 16" VIRG(NAME)-BK (DECORATIVE BASE)		45	FURNISHED	POST TOP	MOUNT ON 14'-0" EXTRUDED ALUM. DECORATIVE POLE & BASE

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	EQUIPMENT RATING						DISCONNECT					STARTER		REMARKS	
		VOLTS	PH	HP	WATTS	FLA	MCA	AMPS	VOLTS	POLES	NEMA	FUSE	CONNECTION	TYPE		NEMA SIZE
AB-01	AIR BLAST UNIT & AIR COMPRESSOR	480	3	10		11	-	-	-	-	-	-	HARD-WIRED	INCL.	-	
AC-02	FUTURE AIR COMPRESSOR	480	3	5		7.6	-	30	600	3	1	-	HARD-WIRED	INCL.	-	
G-001	GRINDER (FUTURE)	480	3	5	6311	7.6	-	SUPPLIED WITH GRINDER PANEL					HARD-WIRED	INCL.	-	
BC-01	BRIDGE CRANE	480	3	2	6393	7.7	-	30	600	3	1	-	HARD-WIRED	INCL.	-	
P-101	IRRIGATION PUMP	460	3	200		240	-	400	600	3	1	N/A	HARD-WIRED	VFD	250 HP	NOTE 1.
P-102	IRRIGATION PUMP	460	3	200		240	-	400	600	3	1	N/A	HARD-WIRED	VFD	250 HP	NOTE 1.
P-103	IRRIGATION PUMP	460	3	200		240	-	400	600	3	1	N/A	HARD-WIRED	VFD	250 HP	NOTE 1.
P-104	IRRIGATION PUMP	460	3	200		240	-	400	600	3	1	N/A	HARD-WIRED	VFD	250 HP	NOTE 1.
P-105	FUTURE IRRIGATION PUMP	460	3	250		291	-	400	600	3	1	N/A	HARD-WIRED	RVSS	250 HP	
P-106	FUTURE IRRIGATION PUMP	460	3	250		291	-	400	600	3	1	N/A	HARD-WIRED	RVSS	250 HP	
P-107	WET WELL DRAIN PUMP	460	3	7.5		11	-	30	600	3	1	-	HARD-WIRED	FVNR	1	
P-201	INTAKE STRUCTURE DEBRIS PUMP	460	3	5		7.6	-	30	600	3	3R	-	HARD-WIRED	FVNR	0	

NOTES: 1. REFER TO TYPICAL VFD CONTROL DIAGRAM ON E2.4.
2.

MECHANICAL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	EQUIPMENT RATING						DISCONNECT					STARTER		REMARKS	
		VOLTS	PH	HP	WATTS	FLA	MCA	AMPS	VOLTS	POLES	NEMA	FUSE	CONNECTION	TYPE		NEMA SIZE
EF.1	EXHAUST FAN	208	3	.5	899	2.5							HARD-WIRED	FVNR	0	STARTERS BY MECH. CONTR.
UH.2	UNIT HEATER	480	3	-	10,000	12		30	240	3	1	-	HARD-WIRED	INCL.	-	
UH.1	UNIT HEATER	480	3	-	5,000	6							HARD-WIRED	INCL.	-	NOTE 1.
BBH.1	BASEBOARD HEATER	208	3	-	3,000	8.34							INCL.			
AH.1	AIR HANDLER	208	3	-	-	-	17	30	240	3	1	30	HARD-WIRED	INCL.	-	
AH.2	AIR HANDLER	480	3	-	-	-	22	60	600	3	1	35	HARD-WIRED	INCL.	-	
CU.1	CONDENSING UNIT	480	3	-	-	-	47	60	600	3	3R	60	HARD-WIRED	INCL.	-	

NOTES: 1. NO DISCONNECT REQUIRED AS PANELBOARD IS WITHIN SITE OF LOAD.



COMMERCIAL / INDUSTRIAL CUSTOMER INFORMATION SHEET

Please complete this form and return to the Estimator assigned to your job

Business Information

Name of Customer's Business: Saratoga Springs Marina PS Phone No: Request Number:
Address: Fax No:
Person responsible for advance and contract billing (if different than monthly billing customer):
Address: Street Address City, State, Zip E-mail Address:
Building Square Footage: Note: Please breakdown into warehouse, office and manufacturing if applicable
Hours of Operation (include days & hours):

Service Description

Desired Secondary Voltage: 3 Phase 277/480 V If 'other' list here Note: Not all voltages may be available
Panel Size (in Amps): 2,000 Number of Meters: 1 List addresses for each above
Nearest Pole or Equipment number: Type of Service Desired: Underground
Electrical Contractor: Phone #:

Load List (attach additional sheets if necessary)

Description	Phase and Voltage	New Load to be added	Load to be removed	Total Connected Load after changes	Unit
HVAC (name plate rating)	3 Phase 277/480 V	5	-	5	Tons*
Refrigeration Equipment	1 Phase 120/240 V	-	-	-	Tons*
Total connected Tons				5 Tons	
Exhaust Fans	1 Phase 120/240 V	2	-	2	HP
Gas/Fuel/Sump Pump	1 Phase 120/240 V	0.75	-	0.75	HP
Small Motors (include motor codes)	3 Phase 277/480 V	600	-	600	HP
Air Compressor	3 Phase 277/480 V	10	-	10	HP
Swimming Pool	1 Phase 120/240 V	-	-	-	HP
Largest Motor (not included above) & code	1 Phase 120/240 V	200	-	200	HP
Total connected HP				812.75 HP	
Electric Heat	3 Phase 277/480 V	20	-	20	kW
Water Heating	1 Phase 120/240 V	-	-	-	kW
Lighting	1 Phase 120/240 V	1.5	-	1.5	kW
Outlets	1 Phase 120/240 V	1.6	-	1.6	kW
Office Equipment	1 Phase 120/240 V	-	-	-	kW
Kitchen Equipment	1 Phase 120/240 V	-	-	-	kW
Computers, Magnetic Power Supplies	1 Phase 120/240 V	1.3	-	1.3	kW
Machinery	3 Phase 277/480 V	-	-	-	kW
Thermoplastic Injection Equipment	1 Phase 120/240 V	-	-	-	kW
Elevators	1 Phase 120/240 V	-	-	-	kW
Boiler	1 Phase 120/240 V	-	-	-	kW
Snow Melting	1 Phase 120/240 V	-	-	-	kW
Signs	1 Phase 120/240 V	-	-	-	kW
X-Ray Equipment	1 Phase 120/240 V	-	-	-	kW
Washer/Dryer	1 Phase 120/240 V	-	-	-	kW
Miscellaneous	3 Phase 277/480 V	15	-	15	kW
Heat Exchanger	1 Phase 120/240 V	-	-	-	kW
Humidifier	1 Phase 120/240 V	-	-	-	kW
Future	3 Phase 277/480 V	-	-	-	kW
Total connected kW				739.4 kW	

It is important to provide the most accurate information available, as it is used by the Estimator to design PacifiCorp's facilities and determine the customer's costs. Please sign and date this form before giving it to your estimator.

Customer Signature _____ Date _____
Note:
• You may wish to consult a trained professional (electrician, engineer, etc.) prior to providing the information to your estimator.
• Commercial metering can have many restrictions that should be discussed with the estimator prior to the purchase and installation of your metering.



COMMERCIAL / INDUSTRIAL CUSTOMER INFORMATION SHEET

Please complete this form and return to the Estimator assigned to your job

Business Information

Name of Customer's Business: Saratoga Springs Marina PS Phone No: Request Number:
Address: Fax No:
Person responsible for advance and contract billing (if different than monthly billing customer):
Address: Street Address City, State, Zip E-mail Address:
Building Square Footage: Note: Please breakdown into warehouse, office and manufacturing if applicable
Hours of Operation (include days & hours):

Service Description

Desired Secondary Voltage: 3 Phase 277/480 V If 'other' list here Note: Not all voltages may be available
Panel Size (in Amps): 2,000 Number of Meters: 1 List addresses for each above
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Load List (attach additional sheets if necessary)

Description	Phase and Voltage	New Load to be added	Load to be removed	Total Connected Load after changes	Unit
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Refrigeration Equipment	1 Phase 120/240 V	-	-	-	Tons*
Total connected Tons				5 Tons	
Exhaust Fans	1 Phase 120/240 V	2	-	2	HP
Gas/Fuel/Sump Pump	1 Phase 120/240 V	0.75	-	0.75	HP
Small Motors (include motor codes)	3 Phase 277/480 V	1250	-	1250	HP
Air Compressor	3 Phase 277/480 V	10	-	10	HP
Swimming Pool	1 Phase 120/240 V	-	-	-	HP
Largest Motor (not included above) & code	1 Phase 120/240 V	250	-	250	HP
Total connected HP				1512.75 HP	
Electric Heat	3 Phase 277/480 V	20	-	20	kW
Water Heating	1 Phase 120/240 V	-	-	-	kW
Lighting	1 Phase 120/240 V	1.5	-	1.5	kW
Outlets	1 Phase 120/240 V	1.6	-	1.6	kW
Office Equipment	1 Phase 120/240 V	-	-	-	kW
Kitchen Equipment	1 Phase 120/240 V	-	-	-	kW
Computers, Magnetic Power Supplies	1 Phase 120/240 V	1.3	-	1.3	kW
Machinery	3 Phase 277/480 V	-	-	-	kW
Thermoplastic Injection Equipment	1 Phase 120/240 V	-	-	-	kW
Elevators	1 Phase 120/240 V	-	-	-	kW
Boiler	1 Phase 120/240 V	-	-	-	kW
Snow Melting	1 Phase 120/240 V	-	-	-	kW
Signs	1 Phase 120/240 V	-	-	-	kW
X-Ray Equipment	1 Phase 120/240 V	-	-	-	kW
Washer/Dryer	1 Phase 120/240 V	-	-	-	kW
Miscellaneous	3 Phase 277/480 V	15	-	15	kW
Heat Exchanger	1 Phase 120/240 V	-	-	-	kW
Humidifier	1 Phase 120/240 V	-	-	-	kW
Future	3 Phase 277/480 V	-	-	-	kW
Total connected kW				739.4 kW	

It is important to provide the most accurate information available, as it is used by the Estimator to design PacifiCorp's facilities and determine the customer's costs. Please sign and date this form before giving it to your estimator.

Customer Signature _____ Date _____
Note:
• You may wish to consult a trained professional (electrician, engineer, etc.) prior to providing the information to your estimator.
• Commercial metering can have many restrictions that should be discussed with the estimator prior to the purchase and installation of your metering.

FILE NAME: _____
FILE DATE: _____



DESIGNED	KBH	3	
DRAFTED	JKH	2	
CHECKED	KBH	1	
DATE	AUGUST 2016	NO.	DATE

REVISIONS

SCALE
1 IN.



MARINA PUMP STATION
ELECTRICAL
ELECTRICAL SCHEDULES, SHT. 1

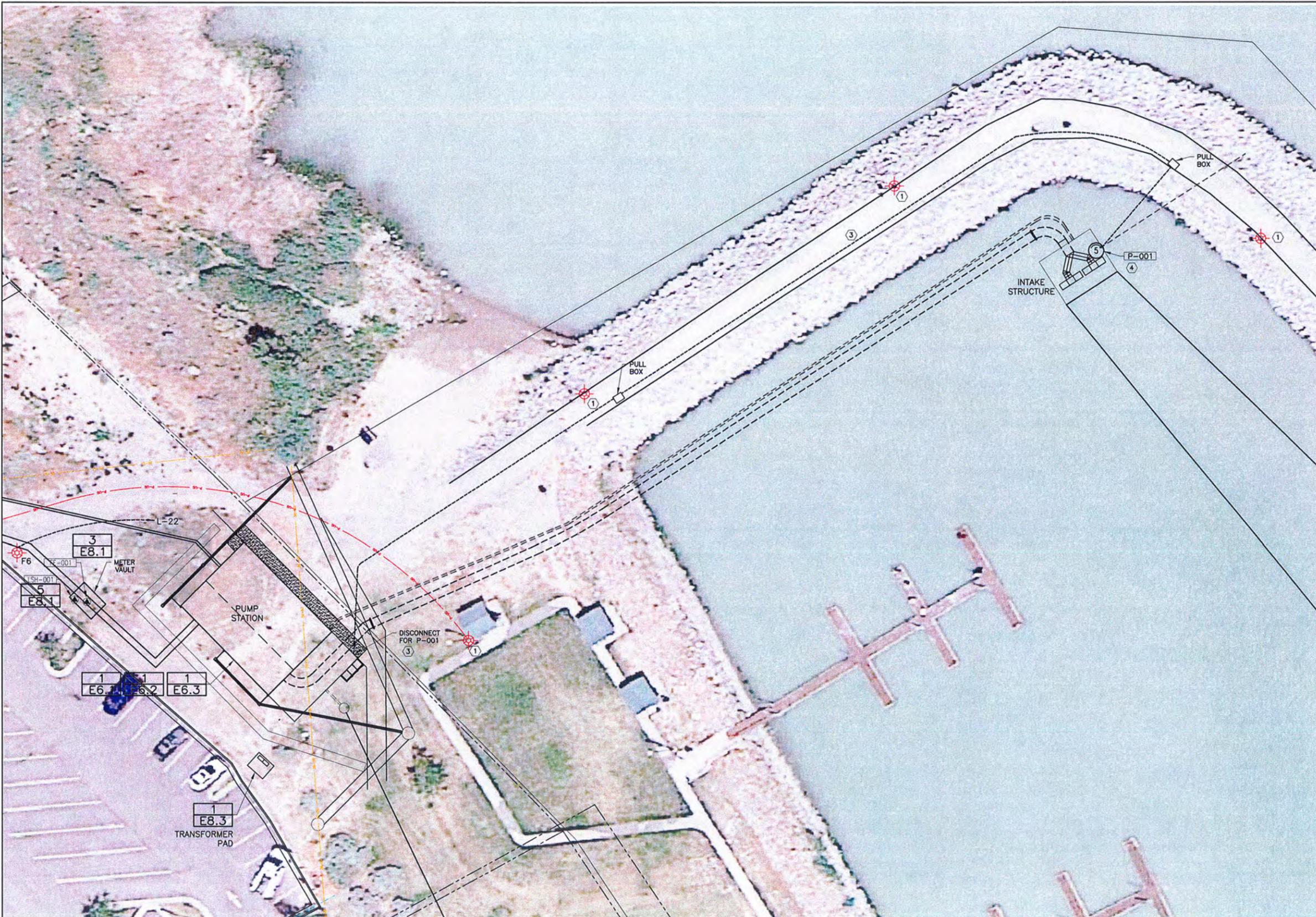
SHEET
E3.1
360.10.100

GENERAL NOTES:

- REFER TO ONE-LINE DRAWINGS AND CONDUIT/CONDUCTOR SCHEDULE FOR WIRE AND CONDUIT REQUIREMENTS.
- INSTALL ALL CONDUCTORS FROM INTAKE STRUCTURE TO PUMP BUILDING WITHOUT SPLICING.

SHEET KEYNOTES:

- EXISTING POLE LIGHTS TO REMAIN. MAINTAIN CIRCUIT INTEGRITY.
- MODIFY DISCONNECT SO IT CAN BE LOCKED IN THE ON POSITION.
- CONDUITS TO INTAKE STRUCTURE:
 - 1-1", 3#12, 1#12G MOTOR P-001
 - 1-1", PULL STRING (FUTURE LAKE LEVEL TRANSMITTER)
 - 1-1", PULL STRING SPARE
TWO FUTURE 1" CONDUITS TERMINATE IN LAST PULL BOX.
- P-001 IS A SUBMERSIBLE PUMP. COORDINATE INSTALLATION WITH PUMP SUPPLIER AND INTAKE STRUCTURE CIVIL DRAWINGS.



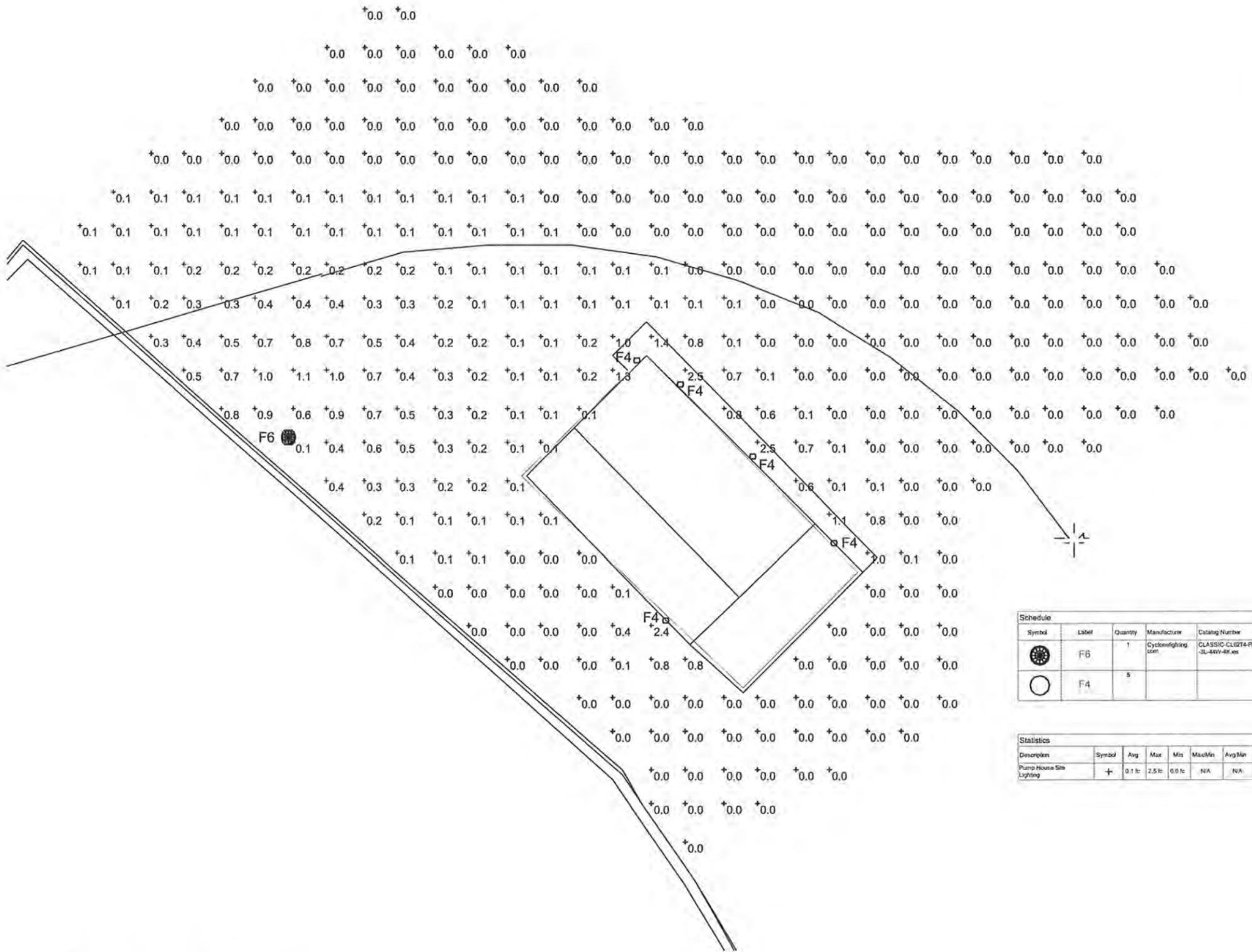
1 OVERALL SITE PLAN
 0 4' 8' 16' 24'
 1/8"=1'-0"
 N

FILE NAME:
 FILE DATE:



DESIGNED	KBH	3						
DRAFTED	JKH	2						
CHECKED	KBH	1						
PROJECT ENGINEER	DATE	AUGUST 2016	NO.		DATE		REVISIONS	BY
								APVD.

SCALE
 1 IN.
 SARATOGA SPRINGS



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	F6	1	Cyclom Lighting Corp	CLASSIC CL02T4-FLAP-3L-44V-4K-es	Series Post-top		1	CLASSIC-CL02T4-FLAP-3L-44V-4K-ES	3363	1	45
	F4	5			7" ADJUSTABLE PAR38 AR7500	100W PAR38 SPOT	1	SPC0609ADJ_1_00PAR38_6110.ws	1500	1	100

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pump House Site Lighting	+	0.1 fc	2.6 fc	0.0 fc	NA	NA

1 SITE PHOTOMETRIC ANALYSIS
 - NTS

FILE NAME: FILE DATE:



DESIGNED	KBH	3					
DRAFTED	JKH	2					
CHECKED	KBH	1					
DATE	AUGUST 2016	NO.		DATE		BY	APVD.

SCALE
1 IN.



MARINA PUMP STATION
 ELECTRICAL
 SITE PHOTOMETRIC ANALYSIS

SHEET
E4.2
360.10.100



Planning Commission Staff Report

Major Site Plan Amendment Saratoga Springs 4 Church Thursday, September 22, 2016 Public Hearing

Report Date:	Thursday, September 15, 2016
Applicant:	Evans & Associates Architecture (Chad Spencer)
Owner:	Corporation of Presiding Bishop Church of Jesus Christ of LDS
Location:	49 W. Tanner Lane
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	53:537:0001; 5.07 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, PC
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Single family residential
Previous Meetings:	Rezone and General Plan Amendment (PC 7/9/15) and (CC 7/21/15) Preliminary Plat, Site Plan, CUP (PC 12/10/15) and (CC 1/5/2016)
Previous Approvals:	Rezone and General Plan Amendment, PC to R-3 (CC 7/21/15) Preliminary Plat, Site Plan, CUP (CC 1/5/2016) Final Plat (PD 4/4/16)
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the property owner, is requesting approval of a Major Site Plan Amendment for a 21,918 sq. ft. chapel on a 5.07 acre parcel at 49 West Tanner Lane, to add 875 square feet of building space and 9,185 square feet of landscaping.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Saratoga Springs 4 church major site plan amendment, take public comment, review and discuss the

proposal, and vote to approve the proposal as outlined in Section “H” of this report.

Alternatives include denial or continuation of the item.

B. Background:

The proposed property was originally part of the City Center District Area Plan (DAP), which was approved in 2010 following annexation of just under 3,000 acres into the City, until a Rezone and General Plan Amendment was approved by the City Council on July 21, 2015. The Concept plan was reviewed at the time of the Rezone and General Plan Amendment.

A Preliminary Plat, Site Plan, and Conditional Use Permit were submitted to the City on September 1, 2015 and were approved by the City Council on January 5, 2016.

Final Plat approval was granted by the Planning Director on April 4, 2016 and the Tanner Lane Church Subdivision plat was later recorded with Utah County on May 12, 2016. A building permit was issued May 12, 2016 and a 4-way inspection (plumbing, mechanical, and framing) was done by the building department on September 14, 2016.

The Major Site Plan Amendment application was received by the City on August 10, 2016.

C. Specific Request:

The request is for a Major Site Plan Amendment to enlarge the building to the south by 875 sq. ft. The expansion is to the rear portion of the chapel resulting in the loss of 9 parking stalls and the adjustment of open space around the proposed building. The amendment proposes a 21,918 sq. ft. chapel, 190 sq. ft. storage building, 89,695 sq. ft. of landscape area (increased by 9,185 sq. ft. from original approval), and 246 parking stalls including 5 accessible stalls and 2 van accessible stalls.

D. Process:

Section 19.13 summarizes the processes for site plan major amendments, and 19.14 outlines the requirements for site plan major amendments. The development review process for major site plan amendment approval involves a formal review of the request by the Planning Commission in a public hearing. The Planning Commission is the Land Use Authority for site plan major amendments and may approve, deny, or continue the decision.

E. Community Review:

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

F. General Plan:

The site is designated as Low Density Residential on the Future Land Use Map. The goal and intent of this designation is below.

- b. **Low Density Residential.** 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. Planned unit developments may be permitted within this designation.

Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces.

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 church is a Conditional Use in the Low Density Residential zone and is a typical use in residential areas.

G. Code Criteria: For full analysis please see the attached Planning Review Checklist, Exhibit "6".

- 19.04, Land Use Zones: Complies
- 19.05, Supplemental Regulations: Complies
- 19.06, Landscaping and Fencing: Can comply with conditions
- 19.09, Off Street Parking: Complies
- 19.11, Lighting: Complies
- 19.12, Subdivisions: Complies
- 19.13, Process: Complies
- 19.14, Site Plans: Complies
- 19.18, Signs: Complies

H. Recommendation and Alternatives:

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

Recommended Motion – Approval with conditions

"I move to **approve** the Saratoga Springs 4 Major Site Plan Amendment as outlined in exhibit 3 with the Findings and Conditions in the Staff Report dated September 13, 2016:"

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 complies with the criteria in section 19.04 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
3. The application complies with the criteria in section 19.05 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.

4. With modifications as conditions of approval the application complies with the criteria in section 19.06 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
5. The application complies with the criteria in section 19.09 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
6. The application complies with the criteria in section 19.11 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
7. The application complies with the criteria in section 19.12 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
8. The application complies with the criteria in section 19.13 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
9. The application complies with the criteria in section 19.14 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
10. The application complies with the criteria in section 19.18 of the 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. The Saratoga Springs 4 Major Site Plan Amendment is approved as shown in the attachment to the Staff report in Exhibit 3.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission:

_____.

Alternative 1 - Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Saratoga Springs 4 Major Site Plan Amendment 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. _____

Alternative 2 – Denial

The Planning Commission may also choose to deny the application. “I move to **deny** the Saratoga Springs 4 Major Site Plan Amendment with the Findings below:

1. The Saratoga Springs 4 Major Site Plan Amendment is not consistent with the General Plan, as articulated by the Planning Commission:

_____, and/or,

2. The Saratoga Springs 4 Major Site Plan Amendment is not consistent with Section 19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.18 of the Code, as articulated by the Planning Commission:
-

I. Exhibits:

1. City Engineer's Report (page 6-7)
2. Location & Zone Map (page 8)
3. Site Plan Amendment (page 9-11)
4. Landscape Plan (page 12-13)
5. Elevations (page 14-15)
6. Planning Review Checklist (page 16-20)
7. Planning Commission minutes (12/10/2015) (page 21-22)
8. City Council minutes (1/5/2016) (page 23-24)

Planning Commission Staff Report

Author: Gordon Miner, City Engineer
Subject: Saratoga Springs Church 4
Date: September 8, 2016
Type of Item: Amended Site Plan Approval



Description:

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

B. Background:

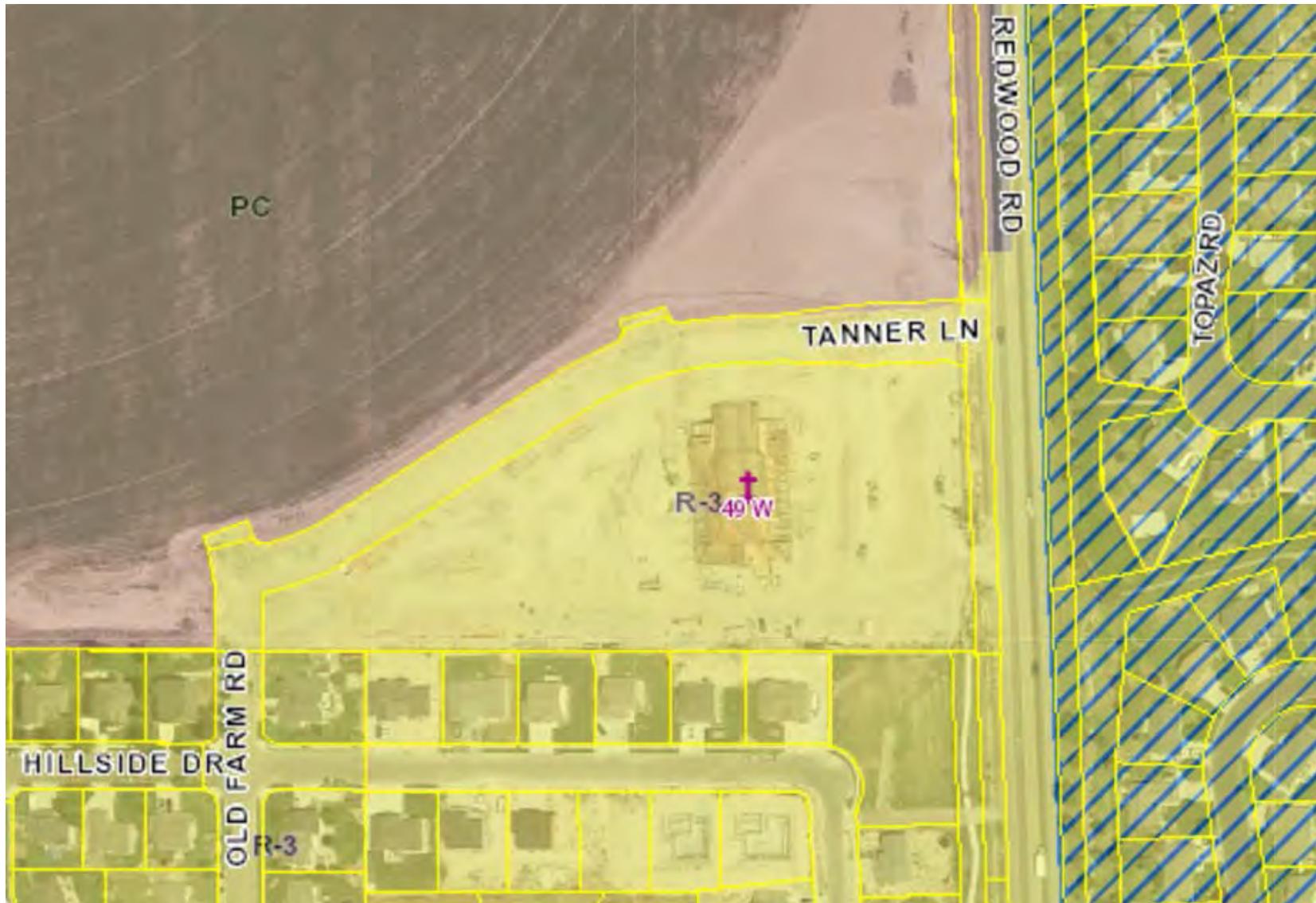
<i>Applicant:</i>	<i>Evans & Associates Architecture</i>
<i>Request:</i>	<i>Amended Site Plan Approval</i>
<i>Location:</i>	NW Corner Redwood Road and Old Farm Road
<i>Acreage:</i>	6.16 Acres

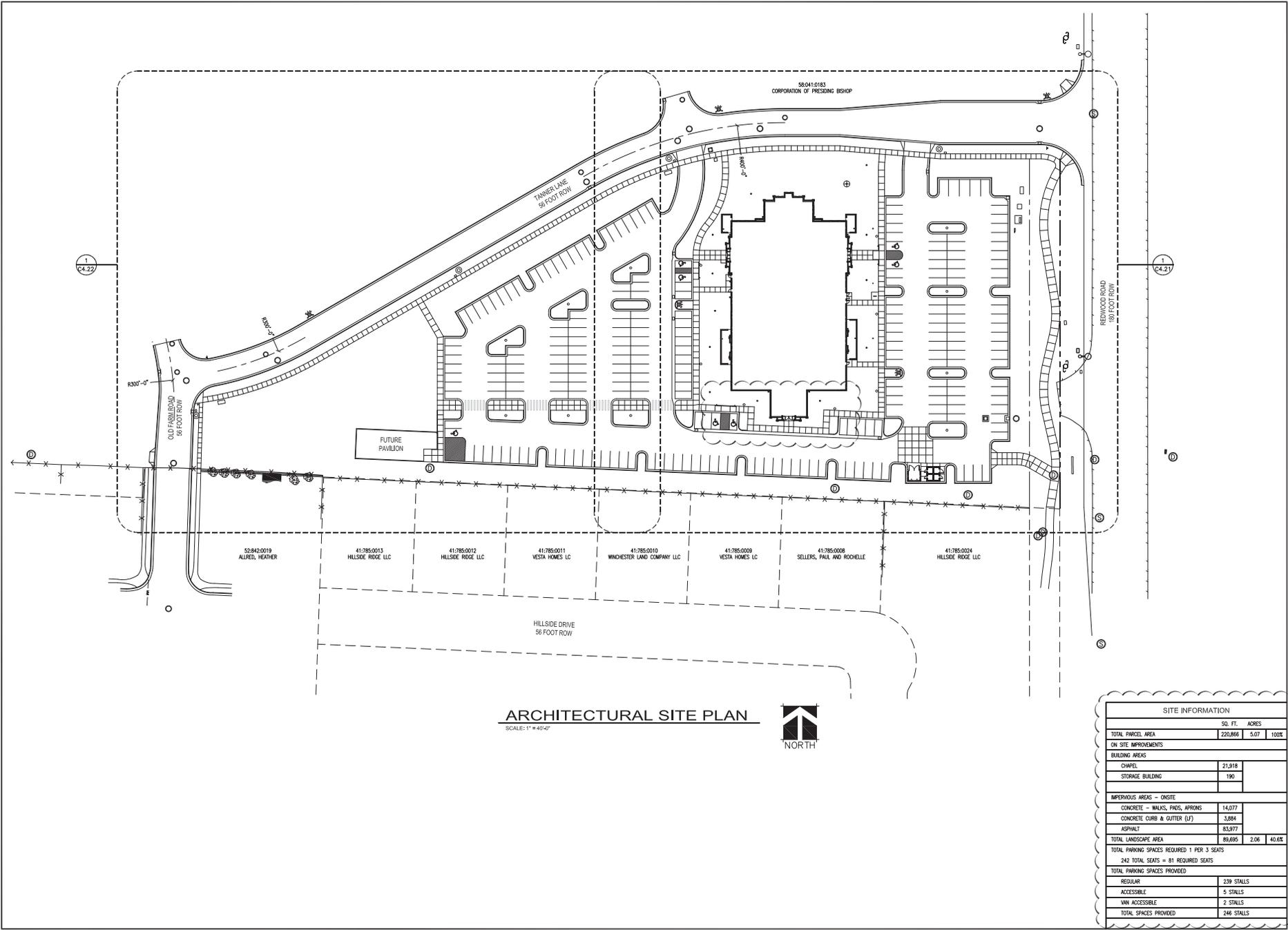
C. Recommendation: Staff recommends the approval of the Site Plan Amendment subject to the following conditions:

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all public utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.
- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- G. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.





ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"



SITE INFORMATION	
	SQ. FT. ACRES
TOTAL PARCEL AREA	220,866 5.07 100%
ON SITE IMPROVEMENTS	
BUILDING AREAS	
CHapel	21,918
STORAGE BUILDING	190
IMPERVIOUS AREAS - ON SITE	
CONCRETE - WALKS, PATHS, APRONS	14,077
CONCRETE CURB & GUTTER (LT)	3,864
ASPHALT	83,977
TOTAL LANDSCAPE AREA	89,695 2.00 40.6%
TOTAL PARKING SPACES REQUIRED 1 PER 3 SEATS	
242 TOTAL SEATS = 81 REQUIRED SEATS	
TOTAL PARKING SPACES PROVIDED	
REGULAR	239 STALLS
ACCESSIBLE	5 STALLS
VAN ACCESSIBLE	2 STALLS
TOTAL SPACES PROVIDED	246 STALLS



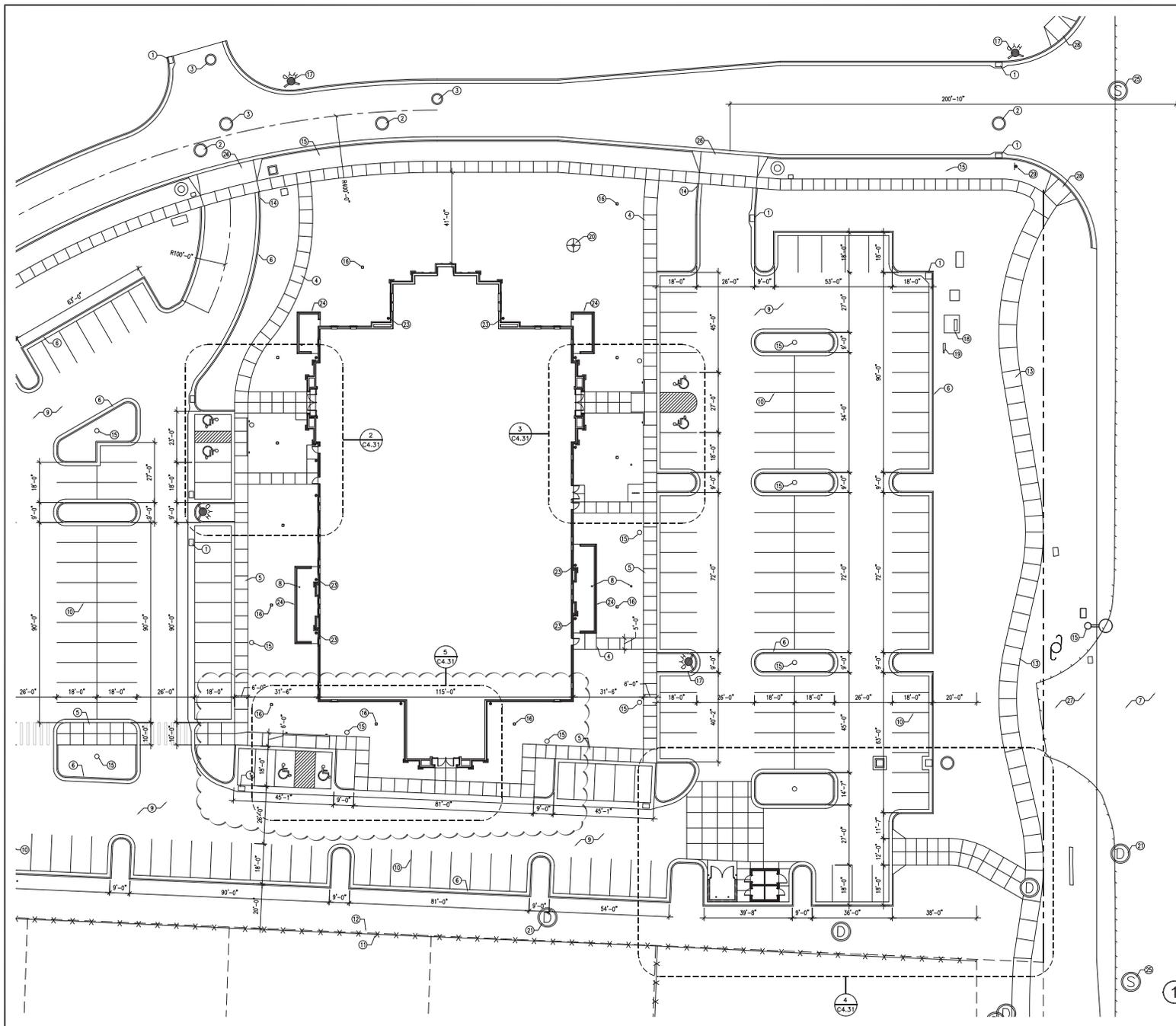
A New Meetinghouse for
Saratoga Springs 4
 Saratoga Springs UT Stake
 49 West Tanner Lane
 Saratoga Springs, Utah

Project for
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revision	Date	Description
1	9/29/2015	Engineering ReSubmitted
2	11/23/2015	Engineering ReSubmitted
3	1/27/2016	Engineering ReSubmitted
4	08/09/2016	S&E Office Addition

Project Number
 K-531
 Plan Series
 Property Number
 901-1333
 Date
 June 1, 2015
 Sheet Title
 ARCHITECTURAL SITE PLAN

Sheet
C4.11



KEYED NOTES

1. CATCH BASIN - SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. STORM DRAIN MANHOLE - SEE SITE GRADING AND DRAINAGE PLAN
3. SANITARY SEWER MANHOLE - SEE UTILITY PLAN
4. CONCRETE WALK - SEE D/C5.12
5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER - SEE B/C5.11 AND C/C5.11
6. CONCRETE CURB AND GUTTER - SEE E/C5.11 AND F/C5.11
7. EXISTING ASPHALT ROAD TO REMAIN - PROTECT DURING CONSTRUCTION
8. CLEAN OUT TO GRADE - SEE E/C5.12 AND GRADING AND DRAINAGE PLAN - PROVIDE A 1'-0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
9. ASPHALT PAVEMENT - SEE C/C5.12
10. 4" WIDE PAINTED PARKING STRIPS - TYPICAL
11. PROPERTY LINE
12. EXISTING VINYL FENCE TO REMAIN - PROTECT DURING CONSTRUCTION
13. MEANDERING 8'-0" WIDE, 5" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE
14. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES - TYPICAL BOTH SIDES - SEE F/C5.13
15. LIGHT POLE - SEE ELECTRICAL
16. YARD DRAIN - SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
17. FIRE HYDRANT - SEE UTILITY PLAN
18. TRANSFORMER - SEE ELECTRICAL
19. CT CABINET - SEE ELECTRICAL
20. FLAGPOLE WITH A 6'-0" DIAMETER CONCRETE PAD - SEE L/C5.11
21. EXISTING STORM DRAIN MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
22. BICYCLE RACK WITH A 7'-0" x 8'-0" CONCRETE PAD - SEE K/C5.12
23. DOWNSPOUT CATCH BASIN - SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
24. MECHANICAL ENCLOSURE - SEE B/C5.21
25. EXISTING SANITARY SEWER MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
26. CONCRETE DRIVE APPROACH - SEE ST-4/C6.11
27. SAWCUT AND REMOVE EXISTING ASPHALT ACCESS POINT
28. ADA ACCESS RAMP - PER SARATOGA SPRINGS CITY STANDARDS
29. STOP SIGN - PER SARATOGA SPRINGS CITY STANDARDS

GENERAL NOTES

1. CONCRETE RADI ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

1 SITE PLAN
SCALE: 1" = 20'-0"



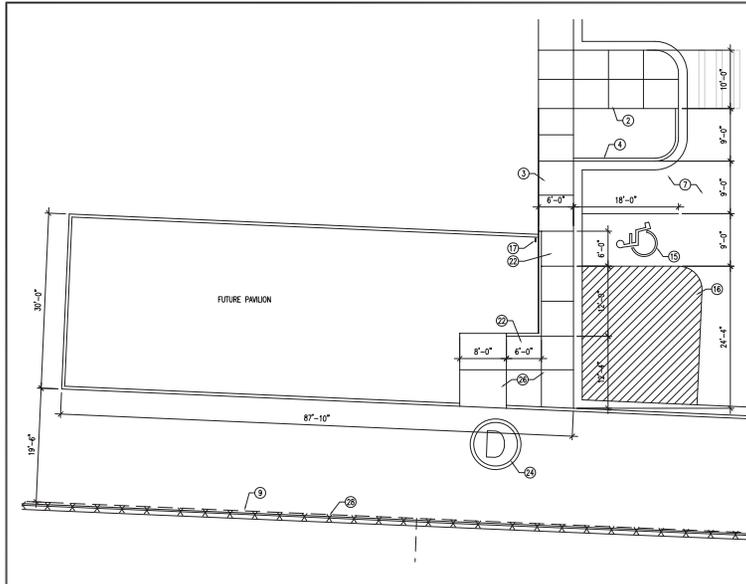
A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
 49 West Turner Lane
 Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

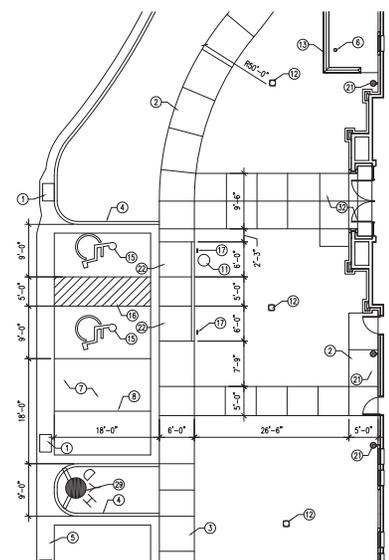
Month	Date	Revision	Description
	9/02/2005		Engineering Reamendment
	11/27/2005		Engineering Reamendment
	1/27/2006		Engineering Reamendment
	08/09/2006		S&E Office Addition

Project Number	15231
Plan Series	
Property Number	501-1333
Date	June 1, 2015
Sheet Title	ARCHITECTURAL SITE PLAN

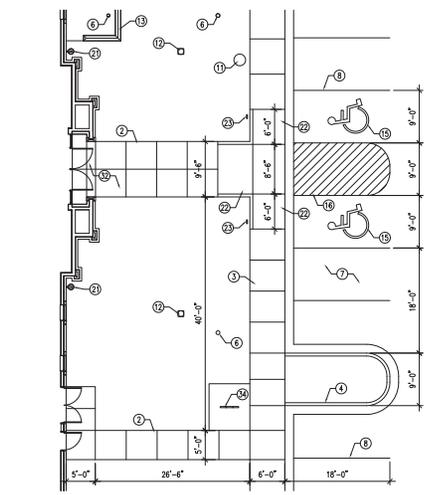
Sheet
C4.21



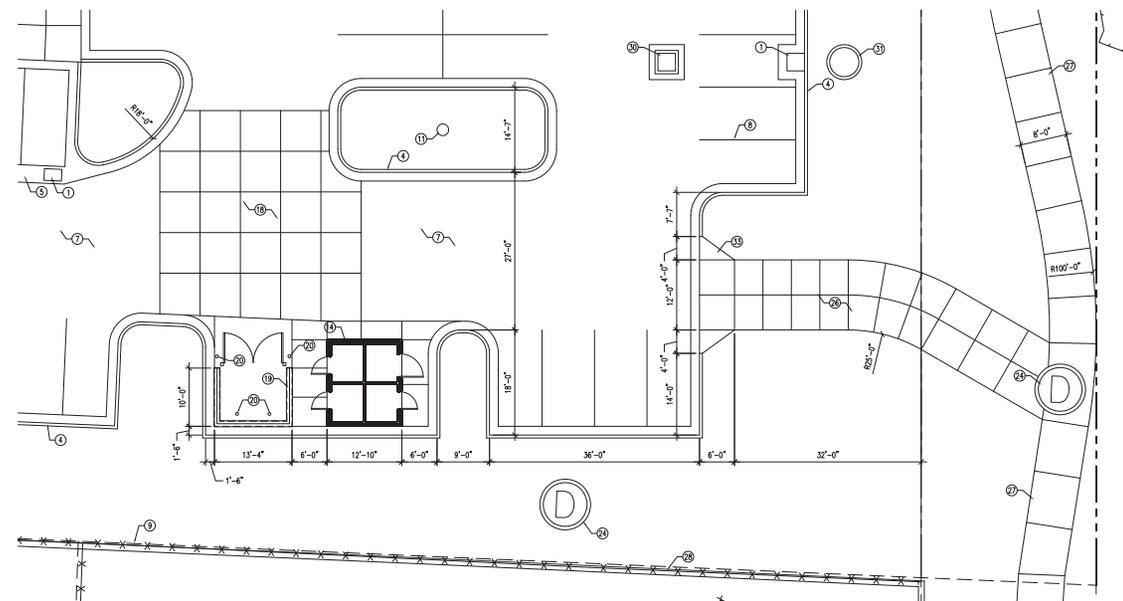
1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



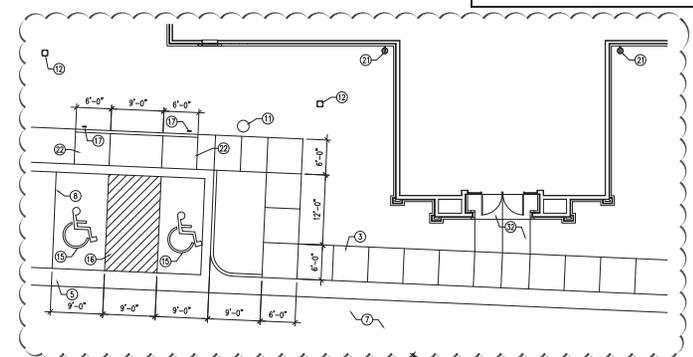
2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



3 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



4 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



5 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

- KEYED NOTES
- CATCH BASIN - SEE SITE GRADING AND DRAINAGE PLAN AND C/CS.13
 - CONCRETE WALK - SEE D/CS.12
 - COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER - SEE B/CS.11 AND C/CS.11
 - CONCRETE CURB AND GUTTER - SEE E/CS.11 AND F/CS.11
 - CONCRETE WATERWAY - SEE H/CS.11 AND GRADING AND DRAINAGE PLAN
 - CLEAN OUT TO GRADE - SEE E/CS.12 AND GRADING AND DRAINAGE PLAN
 - ASPHALT PAVEMENT - SEE C/CS.12
 - 4" WIDE PAINTED PARKING STRIPES - TYPICAL
 - PROPERTY LINE
 - DRINKING FOUNTAIN
 - LIGHT POLE - SEE ELECTRICAL
 - YARD DRAIN - SEE D/CS.13 AND GRADING AND DRAINAGE PLAN
 - MECHANICAL PAD AND ENCLOSURE - SEE B/CS.21
 - STORAGE BUILDING
 - PAINTED ACCESSIBLE PARKING SYMBOL
 - ADA PARKING SIGNAGE WITH CONCRETE APRON - SEE A/CS.12
 - CONCRETE PAVEMENT - SEE L/CS.12
 - DUMPSTER ENCLOSURE - SEE A/CS.21 AND C/CS.21
 - BOLLARD - SEE G/CS.12
 - DOWNSPOUT CATCH BASIN - SEE K/CS.13 AND GRADING AND DRAINAGE PLAN
 - CURB RAMP - SEE E/CS.13
 - VAN ADA PARKING SIGNAGE WITH CONCRETE APRON - SEE A/CS.12
 - EXISTING STORM DRAIN MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
 - CONCRETE DRIVE APPROACH PER SARATOGA SPRINGS CITY STANDARDS - SEE STA/CS.11
 - 6" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE TO MEET H-20 LOADING
 - MEANDERING 8'-0" WIDE, 5" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE
 - EXISTING VINYL FENCE TO REMAIN - PROTECT DURING CONSTRUCTION
 - FIRE HYDRANT - SEE UTILITY PLAN
 - CLEANOUT BOX - SEE SITE GRADING AND DRAINAGE PLAN AND A/CS.13 SIMILAR
 - WORKSITENRY HYDRAULIC TREATMENT SYSTEM - SEE SITE GRADING AND DRAINAGE PLAN
 - CONCRETE ENTRY - SEE B/CS.12
 - CONCRETE DRIVE APPROACH - SEE ST-4/CS.11
 - BICYCLE RACK WITH A 7'-0" x 8'-0" CONCRETE PAD - SEE K/CS.12
- GENERAL NOTES
- CONCRETE RADI ARE 4'-0" UNLESS NOTED OTHERWISE
 - COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
 - ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
 - PARKING STALLS ARE 9'-0" x 18'-0" UNLESS NOTED OTHERWISE.
 - ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.



A New Neighborhood for:
Saratoga Springs 4
Saratoga Springs UT Stake

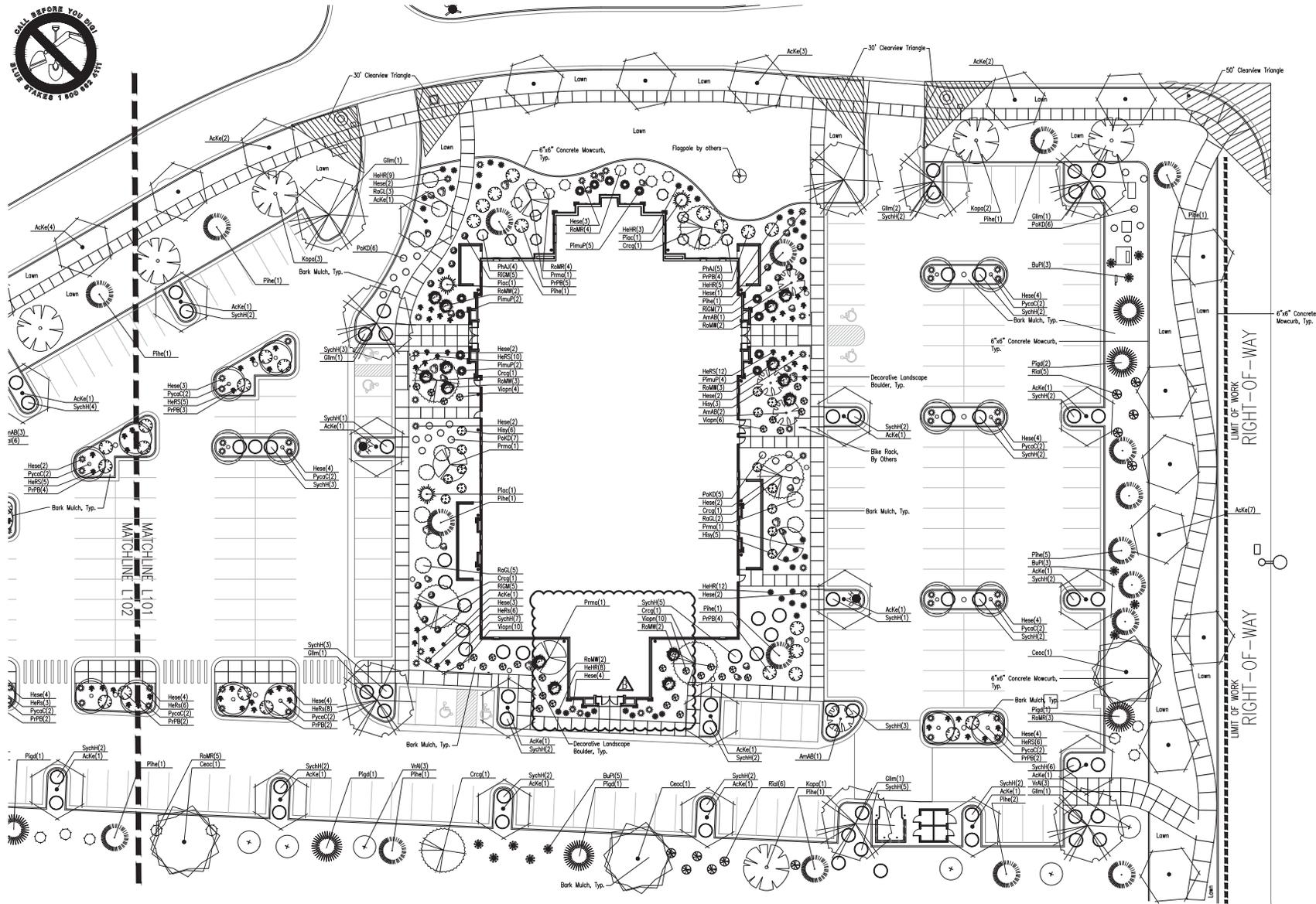
49 West Turner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Month	Date	Description	Engineer	Resubmitted	Engineer	Resubmitted	Engineer	Resubmitted	SM Other Address
	9/9/2015								
	11/23/2015								
	1/27/2016								
	08/09/2016								

Project Number: 15231
Plan Series:
Property Number: 501-1333
Date: June 1, 2015
Sheet Title: ENLARGED ARCHITECTURAL SITE PLANS

Sheet: **C4.31**



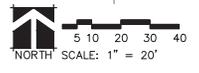
MATCHLINE L101
MATCHLINE L102

LIMIT OF WORK
RIGHT-OF-WAY



CHANGE ORDER 5-8/8/16

- ▲ REVISION DATES UPDATED
- ▲ BUILDING & LANDSCAPE ADDITION
- ▲ PLANT QUANTITY ADJUSTMENTS



A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revision	Description	Date
1	Engineering Reaminal	9/16/2015
2	Engineering Reaminal	11/03/2015
3	Engineering Reaminal	1/27/2016
4	SEE OTHER ADDITION	09/09/2016

Project Number: 416-31
Plan Series:
Property Number: 801-1333
Date: June 1, 2015

Sheet Title:
LANDSCAPE PLAN

Sheet:
L101

PLANTING SCHEDULE

Broadleaf Deciduous					
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
AmAB	Amalanchier	'Autumn Brilliance' (multi-stem)	Atrn. Brilliance Serviceberry(clump)	6'-8' Ht.	8
AckE	Acer	x truncatum 'Warrenred'	Pacific Sunset Maple	2"-Cal	41 (-1)
Ceoc	Celtis	occidentalis	Common Hackberry	2"-Cal	5
Crag	Crataegus	crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2"-Cal	6
Glim	Gleditsia	triancanthos 'Imperial'	Imperial Honeylocust	2"-Cal	9
Kopa	Koeleruteria	paniculata	Golden Raintree	2"-Cal	7
Prma	Prunus	mackii	Amur Chokecherry	2"-Cal	4
PycaC	Pyrus	calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal	22
Conifer Evergreen					
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
Piac	Picea	abies 'Cupressina'	Columnar Norway Spruce	6' Ht.	3
PigD	Picea	glauca 'Densata'	Black Hills Spruce	6' Ht.	9
PiHe	Pinus	heldrichii leucodermis	Bosnian Redcone Pine	6' Ht.	21
Pini	Pinus	nigra	Austrian Pine	6' Ht.	1
Perennial					
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
HeRS	Hemerocallis	'Ruby Stella'	Ruby Stella Daylily	1-Gal	66
HeHR	Hemerocallis	'Happy Returns'	Happy Returns Daylily	1-Gal	37 (-1)
Grass					
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
Hese	Helictotrichon	sempervirens	Blue Oat Grass	1-Gal	63 (+2)
Shrub					
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
BuPi	Buddleia	davidii 'Petite Indigo'	Petite Indigo Butterfly Bush	5-Gal	19
Hisy	Hibiscus	syriacus 'Antong Two'	Lil' Kim Rose of Sharon	5-Gal	14
PhAJ	Physocarpus	opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	5-Gal	14
PimuP	Pinus	mugo 'Pumilio'	Dwarf Mugo Pine	5-Gal	13
PoKD	Potentilla	fruticosa 'Kathryn Dykes'	Kathryn Dykes Potentilla	5-Gal	35
PrPB	Prunus	bessyei 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5-Gal	32
RaGL	Rhus	aromatica 'Grow Low'	Grow Low Sumac	5-Gal	10
Rial	Ribes	alpinum	Alpine Currant	5-Gal	22
RIGM	Ribes	alpinum 'Green Mound'	Green Mound Currant	5-Gal	17
RoMR	Rosa	'Meidiland Red'	Meidiland Red Rose	5-Gal	24
RoMW	Rosa	'Meidiland White'	Meidiland White Rose	5-Gal	14
SychH	Symphoricarpos	x chenaultii 'Hancock'	Hancock Coralberry (Low-Spreading)	5-Gal	77 (-4)
Viopn	Viburnum	opulus nanum	Dwf. European Cranberry	5-Gal	26 (-3)
VRAI	Viburnum	x rhytidophloides 'Alleghany'	Leatherleaf Viburnum	5-Gal	6

NOTES:

- Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
- Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
- 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
- Shredded bark mulch to be a natural, non-dyed bark, 2"-3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
- Bark Mulch to be clean and free of dirt and debris, placed at uniform depth, and raked smooth.
- DeWitt 4.1 oz. Landscape Fabric to be implemented in all shrub beds prior to bark mulch implementation. Follow manufacturer's installation instructions.
- Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
- Landscape Boulders to be 2.5"-4" size 'McGuire' Boulders from Staker Parsons in Willard, Utah. Bury boulders minimum 6" in ground. (25 total)
- No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.



STRATTON & BRATT
Landscapes, LLC
754 WEST 700 SOUTH PLEASANT GROVE, UTAH 84062
(801) 785-8011 WWW.STRATTONANDBRATT.COM

DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	44% of Total Landscape (39,912 sq. ft.)*

* Park Strip landscape of 9,808 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	5.01 acres* **
Shrubs/Groundcover	48,714 sq. ft.
Total Landscape Area	89,695 sq. ft. (45%)* **
Trees On Site	136

* Park Strip landscape of 9,808 sq. ft. NOT included in this total

** Right-of-way landscape of 8,040 sq. ft. NOT included in this total

CHANGE ORDER 5-8/8/16

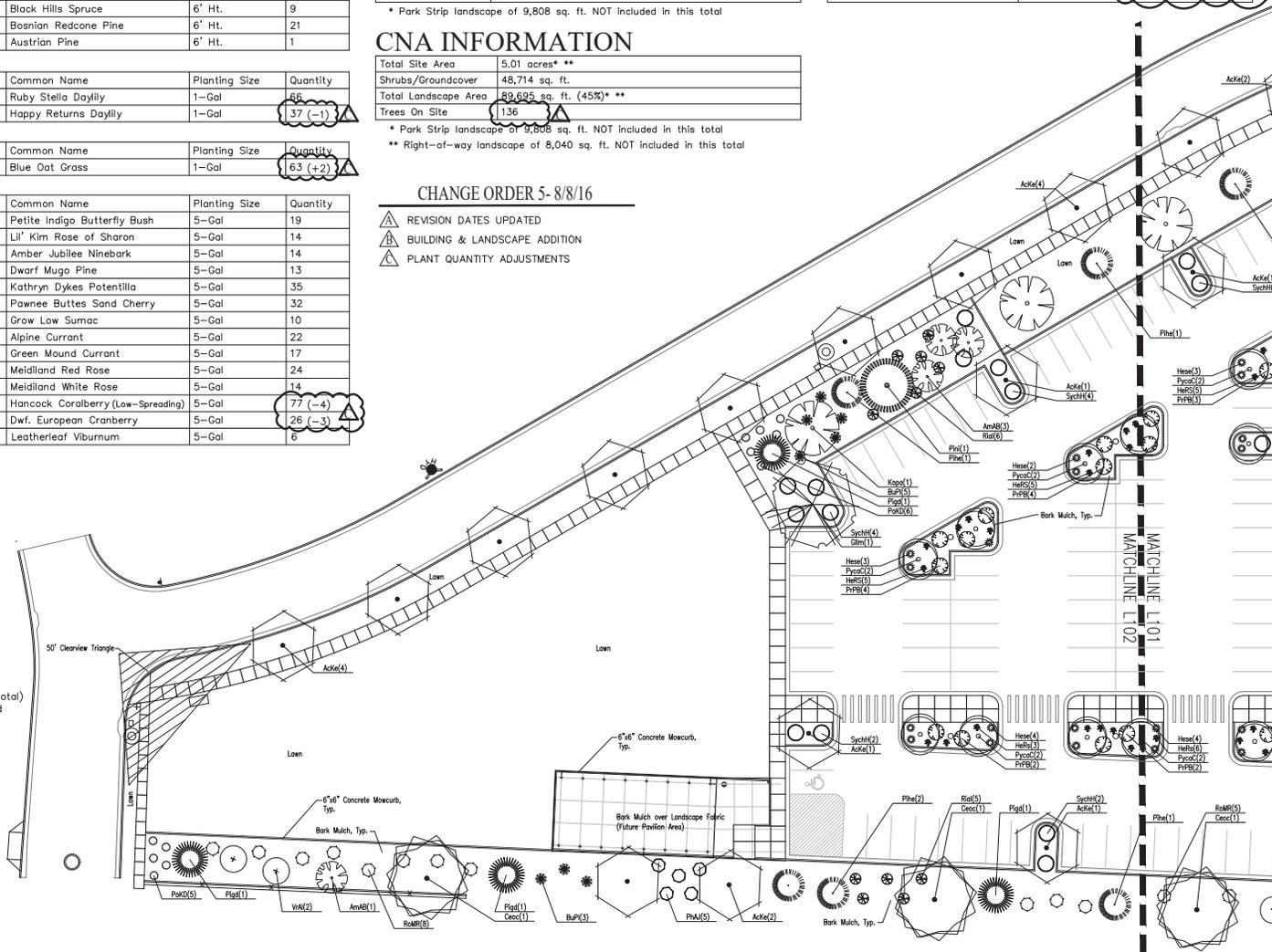
- REVISION DATES UPDATED
- BUILDING & LANDSCAPE ADDITION
- PLANT QUANTITY ADJUSTMENTS

PLANT COVERAGE TABLE

Street Frontage	Shrub-Mature Coverage	Tree-Coverage Intent
Primary Entries	11% (25%-50%)	Frame Building
Building Perimeter	19% (25%-45%)	Accent Building
Site Perimeter	8% (5%-15%)	Screen Lot

CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	32	102
Evergreen Trees	30	34
Shrubs (incl. Grasses & Perennials)	50	489
Drought Tolerant	50%	447 Total Plants (71%)



A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
145 West Truman Lane
Saratoga Springs, Utah

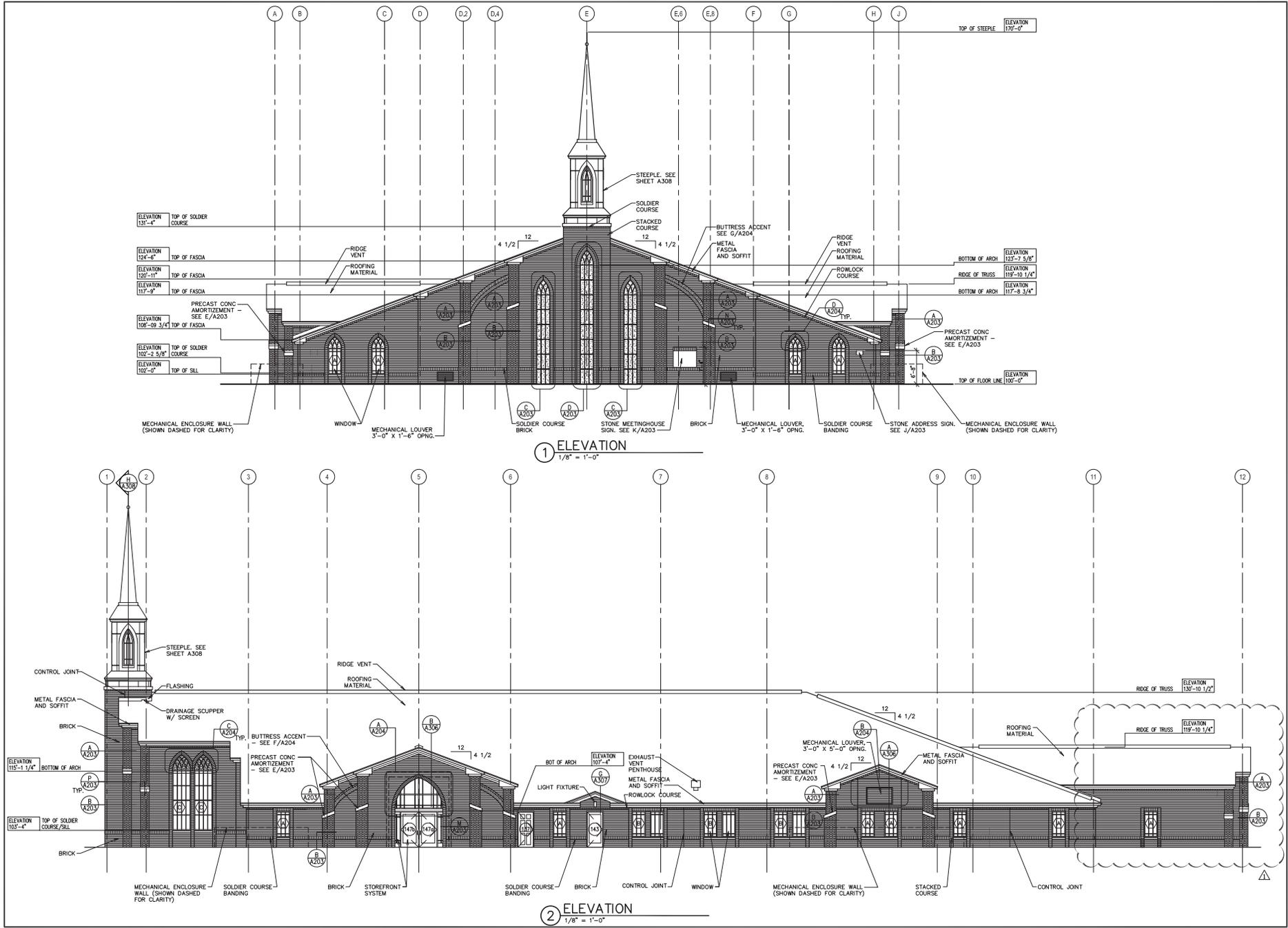
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revision	Description	Date
1	Engineering Re-submittal	9/16/2015
2	Engineering Re-submittal	11/02/2015
3	Engineering Re-submittal	1/07/2016
4	5th Office Addition	09/09/2016

Project Number: 16-37
Plan Series:
Property Number: 801-1333
Date: June 1, 2015

Sheet Title:
LANDSCAPE PLAN

Sheet:
L102



A New Meetinghouse for
Saratoga Springs 4
Saratoga Springs UT Stake
 49 West Turner Lane
 Saratoga Springs, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revision	Description
1	SM Office Address

Project Number	15631
Plan Series	NET-SAS-18-05
Project Number	501-1333
Date	November 1, 2015

Sheet Title:
BUILDING ELEVATIONS

Sheet
A201



A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
 49 West Turner Lane
 Saratoga Springs, Utah

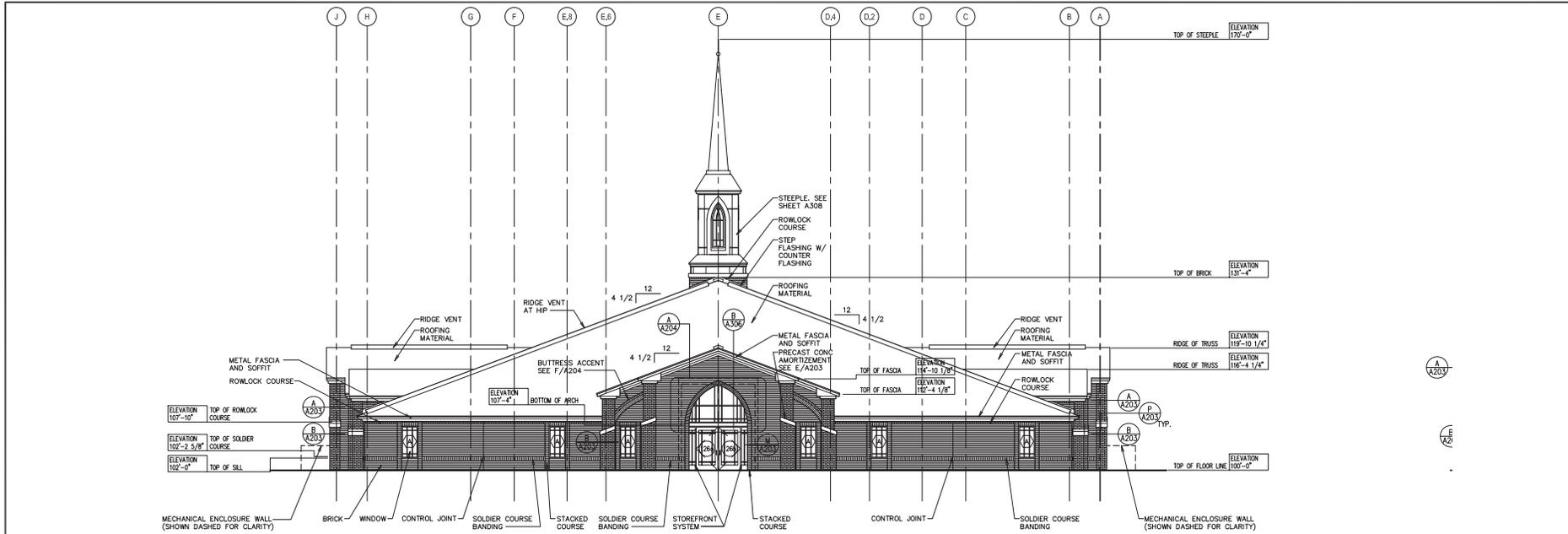
Project No.:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Rev.	Date	Description
1	08/29/2016	SM Office Address

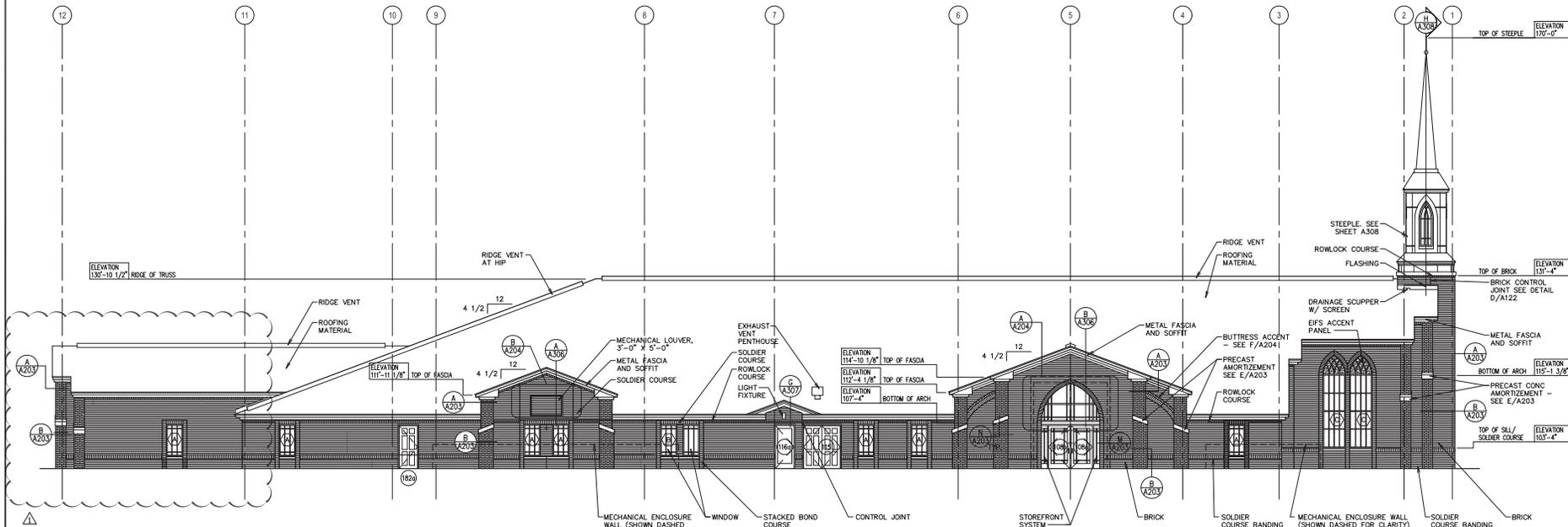
Project Number:
 15631
 Plan Series:
 HET-SAS-16-05
 Project Number:
 501-1333
 Date:
 November 1, 2015

Sheet Title:
BUILDING ELEVATIONS

Sheet
A202



1 ELEVATION
 1/8" = 1'-0"



2 ELEVATION
 1/8" = 1'-0"

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	August 10, 2016
Date of Review:	August 16, 2016
Project Name:	Saratoga Springs 4 Church
Project Request / Type:	Site Plan Amendment – Major
Meeting Type:	Public Hearing at Planning Commission
Applicant:	Chad Spencer – Evans & Associates Architecture
Owner (if different):	Corporation of the Presiding Bishopric
Location:	Tanner Lane
Major Street Access:	Redwood Road
Parcel Number(s) and size:	53:537:0001 – 5.03 acres
General Plan Designation:	Planned Community
Zone:	R-3
Adjacent Zoning:	PC, R-3
Current Use:	Church
Adjacent Uses:	Agriculture, Single Family Residential
Previous Meetings:	PC – 12/10/2015 – Preliminary Plat/Site Plan/ CUP CC – 1/5/2016 – Preliminary Plat/ Site Plan/ CUP
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Future Routing:	None
Planner:	Kara Knighton, Planner I

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 8/15/2016 – No Comments, 9/12/2016
- UDC: 9/12/2016
- Neighborhood Meeting: N/A
- PC: 9/22/2016
- CC: N/A

General Review

Building Department

- Setback detail
- Lot slope and need for cuts and fills

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
- Third party review required for sprinkler systems

GIS / Addressing

- None

Code Review

- 19.04, Land Use Zone: **Complies.**
 - Zone: R-3 Low Density Residential
 - Density: The density of the use is not being altered.
 - Minimum lot size: Complies. The lot size is not being altered.
 - Setbacks: Complies.
 - Front: Complies. 25' required; 55' provided
 - Sides: Complies. 8' minimum/ 20' combined; 180' provided to the east and 170' to the west at the nearest point.
 - Rear: Complies. 25' required; 76' provided
 - Lot width: Complies. The lot width is not being altered.
 - Lot coverage: Complies. The lot is 220,866 sq. ft. and the proposed chapel is 21,918 sq. ft. with a storage building of 190 sq. ft. for a combined total of 22,108 sq. ft. The lot coverage is 10%.
 - Open Space/landscaping: 15% min. Complies. The amendment changes the open space calculation from 80,510 sq. ft. (36%) to 89,695 sq. ft. (45%).
- 19.05, Supplemental Regulations: **Complies.**
 - Flood plain: Complies. The proposed building is not in a flood plain.
 - Water & sewage: Complies. Will connect to City infrastructure.
 - Transportation Master Plan: Complies. There are no proposed roads within the site.
 - Property access: Complies. The proposed development will have access to a public road.
 - Specific uses: Complies.
 - Accessory building: 5' setback, shall not be taller than the primary structure, not exceed 30% of any rear or side yard. Complies. The proposed accessory storage building meets

the required accessory building setbacks, is ~11' in height, and covers less than 30% of the rear yard area.

- 19.06, Landscaping and Fencing: **Can comply.**
 - General Provisions: Complies.
 - Automatic irrigation required. The irrigation plans propose pressure regulating sprinkler heads and rain sensors.
 - Sight triangles must be protected.
 - All refuse areas (including dumpsters) must be screened.
 - Tree replacement required if mature trees are removed.
 - Landscaping Plan: Complies. Provided.
 - Completion – Assurances: All landscaping shall be completed before the issuance of a Certificate of Occupancy. Landscaping improvements shall be guaranteed for 1 year after final acceptance by warranty bond and warranty bond agreement. Will comply; will be handled through the building permit process.
 - Planting Standards & Design: Complies.
 - Required Trees: Complies.
 - Deciduous: Complies. 2" caliper required; 2" caliper provided.
 - Evergreens: Complies. 6' in height required; 6' provided.
 - Tree base clearance: Complies. A 36" ring is provided around trees in lawn areas. All other trees are in bark mulch beds.
 - Shrubs: Complies. At least 25% shall be in 5 gallons and the rest shall be in 1 gallons. 66% of the proposed shrubs are in 5 gallon containers and the rest are in 1 gallon containers.
 - Turf: Complies. May not exceed 70% of the proposed landscaped area. The turf comprises 44% of the overall landscaped area.
 - Drought tolerant plants: Complies. 50% of the trees and shrubs shall be drought tolerant. The plan has 624 trees and shrubs, of which, 447 (71%) are drought tolerant.
 - Rock: Complies. No rock mulch is proposed.
 - Shrub beds: Complies. Weed barrier, bark mulch, edging, and drip lines are proposed.
 - Artificial turf: Complies. No artificial turf is proposed.
 - Evergreens: Complies. Evergreens are incorporated into the landscape.
 - Softening of walls and fences: Complies. Vegetation is placed around the building to soften the appearance.
 - Placement: Complies. Vegetation is placed along the building.
 - Amount: Complies. 15% of the 220,866 sq. ft. is 33,129 sq. ft. of required landscaping.
 - Deciduous trees: Complies
 - 13 deciduous trees required ($33,129 - 15000 = 18,129 / 3000 = 6 + 7 = 13$)
 - 102 provided
 - Evergreen trees: Complies
 - 12 evergreen trees required
 - 34 provided
 - Shrubs: Complies
 - 31 required

- 489 provided
 - Turf: Complies. Minimum of 25%. The proposed turf area is 44% of the overall landscaped area.
 - Shrub beds: Complies. Maximum of 75%. The proposed shrub bed area is 56% of the overall landscaped area.
 - Fencing & Screening: Can comply. Proposed Code Amendment going forward that would only require fencing along open spaces, parks, and trails in residential developments.
 - Clear Sight Triangle: Complies. There are no trees, berms, or fencing in the clear sight triangles.
- 19.09, Off Street Parking: Complies (reduction of 9 stalls)
 - General Provisions: Complies. The parking lot is proposed as asphalt.
 - Parking Requirements / Design: Complies. No on-street parking is being counted toward meeting the required number of parking stalls.
 - Dimensions: Complies. 90 degree parking shall have a 9'x18' parking stall with a 24' aisle. The proposed stalls measure 9'x18' with a 25' aisle.
 - Accessible: Complies. The project proposes 246 parking stalls of which 7 must be ADA. There are 7 ADA stalls proposed of which 2 are van accessible.
 - Landscaping: Complies.
 - Parking areas adjacent to public streets: Complies. Landscape strips of not less than 10' wide shall be bermed or a screen wall 3' in height shall be placed to minimize light intrusion from headlights. Deciduous and evergreen trees shall be placed in the strip. The area is bermed with deciduous and evergreen trees.
 - Curbs: Complies. Curbs are used to separate paving from landscaped areas.
 - Parking Islands: Complies.
 - Double rows: Complies. One 9x36 landscape island is provided every 20 stalls and each contains 2 trees.
 - Single rows: Complies. One 9x18 landscape island is provided every 10 stalls and each contains 1 tree.
 - End of rows: Complies. Parking islands at the end of the parking rows are shaped to help direct traffic through the parking lot.
 - Pedestrian Walkways & Accesses: Complies. The parking lot is larger than 75,000 sq. ft. and a ten foot wide pedestrian walkway is provided.
 - Shared Parking: Complies. No shared parking is proposed.
 - Minimum Requirements: Complies. 1 stall is required for every 3 seats. The plan indicates a total of 242 seats which would require 81 parking stalls. The project proposes 246 parking stalls.
- 19.11, Lighting – The amendment does not create any additional impacts on site lighting.
- 19.12, Subdivisions – The plat has been recorded and the amendment does not alter the lot.
- Section 19.13, Process: **Complies.**
 - General Considerations: Complies.
 - Notice / Land Use Authority: Public hearing with the Planning Commission. Planning Commission is the land use authority.

- 19.14, Site Plans: **Complies.**
 - Institutional
 - Development Standards: Complies.
 - Site plan standards: Complies. The entire parcel is proposed to be built upon.
 - Buffering and Screening requirements: Complies. The proposed lot is not commercial.
 - Access requirements: Complies.
 - Dimensions: Complies. 40' maximum; 26' proposed.
 - Interconnection: Complies. The project fronts a road, backs up to homes, and there are no parcels to the west or east thus no interconnection with adjacent properties is possible.
 - Utilities: See Engineer's report.
 - Grading and Drainage: See Engineer's report.
 - Secondary water: See Engineer's report.
 - Design requirements: Complies.
 - Process: Complies. The DRC reviewed the proposed elevations on September 12, 2016.
 - Mechanical Equipment: Complies. The mechanical equipment is screened.
 - Windows: Complies. The majority of the windows are rectangular with some nonrectangular windows used as accents.
 - Building lighting: Complies. Building lighting is shielded and directed downward.
 - Trash storage: Complies. No change is proposed to the trash enclosure.
 - Exterior materials: Complies. No change is proposed to the exterior materials.
 - Special Provisions: Complies. The project is not in a commercial, office warehouse, business park, or industrial zone.
 - Maps and Drawings Required: Complies. Provided.
 - Approval process: The proposed site plan amendment changes the amount of open space which requires a major amendment. Major site plan amendments may be approved by the Planning Commission following a public hearing.

- 19.18, Signs – No signs are affected by the amendment.

- Fiscal Impact – No fiscal impact to the City.

**City of Saratoga Springs
Planning Commission Meeting
December 10, 2015**

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

Planning Commission Minutes

Present:

Commission Members: Kirk Wilkins, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham,
Brandon MacKay

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Mark Christensen, Janelle Wright,
Kara Knighton, Jamie Baron, Owen Jackson

Others: Paul Sellers, H. Ronald Johnston, Shelly Johnston, Richard Veasey, Peter Staks, Mark Victor, Morgan
Humphries, Nathan Hite, Sean Dowdle, Mike Wagstaff, Mike Baley, Brian McElligott, Karen McElligott,
Chad Spencer, Charlie Meyers, Bob Krejci, Jeremiah Johnson, Deborah Johnson, Chris Porter, Wade
Williams, Lamonte Wilcox, Callae Wilcox.

Excused:

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

Pledge of Allegiance - led by Shelly Johnston

Roll Call – A quorum was present

Mark Christensen introduced Kayla Moss as the new City Recorder to the Planning Commission.

Public Input Open by Chairman Kirk Wilkins

Paul Sellers spoke about the new development in his area, they allow the weeds to grow high and all the
weeds and tumble weeds will end up in his yard.

Public Input Closed by Chairman Kirk Wilkins

Kimber Gabryszak responded to public comment to clarify the area Mr. Sellers was concerned about.

**4. Public Hearing: Preliminary and Final Plat, Site Plan and Conditional Use Permit for Saratoga Springs 4
Church located at approximately 1150 S Redwood Road between Redwood Road and Old Farm Road,
Evans & Associates Arch. Chad Spencer, applicant.**

Jamie Baron presented the plat. The Preliminary Plat is for a one lot subdivision for the church and to dedicate
Tanner Lane (which connects to Redwood Road) to the City.

The Applicant was present.

Public Hearing Open by Chairman Kirk Wilkins

Paul Sellers lives south of this and was concerned because he heard the church west of here caused
damage to homes when they put pilings 20ft. in the ground. He was told they did not repair the
damage. He was concerned it would do the same thing it did before and wanted assurance that if
something happens again that it will be taken care of. He reminded them about the water drainage
issue he spoke about a few months ago.

Public Hearing Closed by Chairman Kirk Wilkins

Kimber Gabryszak said they turned the water drainage issue over to the City Engineer. Concerning the
construction process she requested the applicant speak to that.

Chad Spencer noted the church up the hill had very bad soils with 18 ft. of collapsible soils they had to
excavate out. This site does not have the bad soils and will not be over excavated, just typical grading and
footings. They shouldn't have any substantial dirt work. He noted they had one letter from one home

owner; the problem was turned over to the contractor to work out with the homeowner. Since there was prior cracking on the house before this took place it was hard to prove what happened when, so there was no resolution. For this project they will go to all the homes this time and walk their homes and take photos and note existing damage so they will have a record of them for any disputes that come up.

Kevin Thurman suggested that with engineering items, we don't typically address those at this stage; it is usually later with a preconstruction meeting. This is good feedback that the engineers can discuss at the construction meeting when all the plans will be looked at in more detail.

Ken Kilgore asked for clarification on the trees along Tanner Lane.

Chad Spencer and staff noted trees on the plans.

Troy Cunningham asked about lights on the plans.

Jamie Baron commented on the plans where there is a condition noting the 16 ft. height of the lights. There is a 26 ft. arterial street light on Redwood Road which is City Standard.

Hayden Williamson had no concerns at this time.

David Funk asked why the pavilion was being built late.

Chad Spencer said the Stake that will be occupying this building will be responsible for donating labor or cost for 20% of that and until they make the decision on whether it will be labor or cost then the Church won't move forward, it will be sometime down the road.

David Funk is concerned that it may be put off and never get done. He asked about sprinklers or lawn in the area.

Chad Spencer said as of now it's not in the plans. They have blocked out that area and will put bark in, in anticipation of doing construction then it will be part of the permit set.

David Funk is concerned that he has seen too many projects when things are not completed and it would be easier to get things done at the same time.

Hayden Williamson asked if they could put a condition that they would put grass in.

Kimber Gabryszak said they could not leave it as unfinished ground indefinitely but could put other material down. The bark is allowed by code.

Brandon MacKay had no additional comments.

Motion made by Hayden Williamson to forward a positive recommendation for the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit to the City Council as outlined in exhibits 4, 5, & 6 with the Findings and Conditions in the Staff Report dated December 3, 2015. Seconded by Troy Cunningham. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.

5. Public Hearing: Site Plan Amendment for Lakeview Academy, located at 527 West 400 North, Rick Veasey, applicant.

Sarah Carroll presented the amendment. This is a request to amend the Lakeview Academy site plan to add 11,860 square feet to the existing building which will allow for the addition to a gym, restrooms, 4 classrooms, a multimedia room and associated control rooms, and ship rooms for the space program. The applicant has stated that they will not increase their student body with this request. The depth of the detention basin will also be increased slightly. No other site changes are proposed. There were no concerns with bulk. She noted they have enough parking for staff with several for guest stalls. Pick Up and Drop off are the peak traffic times.

The applicant was present for questions.

Public Hearing Open by Chairman Kirk Wilkins

No comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Brandon MacKay had no major concerns at this time.

David Funk understands they aren't adding programs per se, but now having a place to have events such as concerts, he would think in the evenings they may have quite a bit of need for parking.

376 Councilwoman Baertsch thinks that residential sign needs to be renamed to entrance signs. There is also a
 377 typo in 1b. That needed to be changed to 2. Height of signs also needs to be looked at. Entrance signs can
 378 be 20 feet which is different than everywhere else in the code. She would like to see that come down. If
 379 there is something higher it could be artwork or a statue instead of an actual sign.

380 Councilman McOmber likes the idea of allowing artwork for developments.

381 Kevin Thurman mentioned that one thing to think about with allowing larger signs for larger developments is
 382 that the City would indirectly be regulating content.

383 Councilwoman Baertsch thinks that multifamily signage needs to be looked at. They are allowed more
 384 signage than anything else by far. Under the duration of signs for active development it says upon release
 385 of the final development improvement bond. She thinks allowing a sign for a year after occupancy is
 386 excessive and that should be removed. Institutional and civic zones get more signage size than
 387 commercial and that seems a little odd to her. She also had a question about where the code talks about
 388 banner signs and why they have to be displayed at a minimum of 7 consecutive days. She wondered why
 389 they couldn't put up a sign for just 3 days.

390 Kimber Gabryszak advised that this is actually less restrictive than what it is now. Right now the minimum is
 391 two weeks. The minimum could be removed but it should still only be allowed four times a year.

392 Councilman McOmber thinks that there shouldn't be a minimum number of days.

393

394 **Motion made by Councilman McComber to move the code amendments to the Saratoga Springs Land**
 395 **Development Code (Section 19.18) to work session of the next meeting and then a policy decision**
 396 **be made at the regular meeting on January 19, 2016. Seconded by Councilwoman Baertsch.**

397

398 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter,**
 399 **Councilman Poduska. Motion passed 5 - 0.**

400

401 ACTION ITEMS:

402 **The council moved items out of order and started with action item 6.**

403

404 **6. Preliminary Plat, Site Plan, and Conditional Use Permit for Saratoga 4 Church located at** 405 **approximately Old Farm Road & Redwood Road, Chad Spencer-Applicant.**

406 Jamie Baron advised that this is for a site plan, conditional use and preliminary plat. The zoning is R-3 and is
 407 adjacent to the Hillside Ridge subdivision. Staff is recommending approval with conditions in the staff
 408 report.

409 Councilwoman Baertsch advised that one of the comments in the conditions was about what to do with the
 410 ERU's. She thinks that those should be subtracted from the total ERU's for the church property. She
 411 would like to see that come out of residential and not commercial. She also wondered about timing of
 412 construction. There will be construction on Redwood Road in this area already. She would like this done
 413 at the same time to not extend traffic issues.

414 Chad Spencer advised that they will start construction depending on the snow around March 15, 2016. The
 415 construction will take about a year.

416 Councilwoman Baertsch asked that he work with staff and UDOT to not extend traffic issues.

417 Councilman Poduska advised that his only concern was regarding the street exiting onto Redwood Road.
 418 Normally there are just arteries. He wondered how the traffic congestion was addressed.

419 Chad Spencer advised that Hales Engineering did a couple of traffic studies. They didn't look at just the
 420 current traffic but also did a projection of what it would be with the development. They accommodated
 421 turning lanes to try and clear up possible congestion on Tanner Lane.

422 Councilman McOmber appreciates the turf exceeding requirements. It is a great design and he appreciates
 423 the trees. He thinks it's amazing how much the City is growing.

424 Councilman Willden thinks that this looks good.

425 Councilman Porter agrees that this looks good.

426 Mayor Miller thinks that this is a good use next to Redwood Road and it is a good buffer for the
 427 neighborhood.

428

429 Motion made by Councilwoman Baertsch to approve the preliminary plat and findings in the staff
 430 report and that the ERU's be taken out of the overall residential ERU's. Seconded by Councilman
 431 Willden. Motion passed 5 - 0.
 432

433 Aye:, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter,
 434 Councilman Willden. Motion passed 5 - 0.
 435

436 **7. Multiple Preliminary Plats for Legacy Farms Village Plan, 2C, 2D, &2E, located at 400 S.**
 437 **Redwood Road, D.R. Horton Inc., Applicant.**
 438

439 Kara Knighton did a quick run through on this because it was discussed in depth at the previous meeting. She
 440 advised that Plat 2D had a change from when they last saw it. There used to be a pedestrian connection
 441 but that has been changed. It is part of the pedestrian plan for Village Plan 2 so that will need to be
 442 discussed.

443 Krisel Travis explained that on Plat 2D the open space was eliminated because the engineer did not engineer
 444 it correctly. They do want the open space eliminated but they do not want the product change that would
 445 be created because of it. She showed what it should be changed to instead. The utilities have driven the
 446 change because of some issues that have arisen previously. The utility corridors will be on the top and
 447 bottom of the streets to allow for the setbacks required by Questar Gas. The removal of this open space
 448 reduced the open space by 2,200 square feet. The overall open space is still in compliance because the
 449 percentage this reduces it by is minimal.

450 Councilman McOmber is concerned about the elimination of open space because of connectivity, not
 451 because of the open space itself. He thinks that where the open space is in the development is what
 452 creates the value. The whole point of allowing higher density is trail connectivity. He wants to see that
 453 open space added back to the plat. He appreciates the changes being made that were discussed at the last
 454 meeting. He also would like to see color coding for what was changed from last time.

455 Councilman Poduska likes the easements and wishes that FEMA would work faster for them. He had a
 456 question about access and roads. He wondered if that has been resolved.

457 Krisel Travis advised that Plat 2C has a "permanently temporary" road and they are going to hold off on
 458 building the lot until FEMA makes their decision.

459 Councilman Poduska is okay with the elimination of open space on Plat 2D.

460 Councilwoman Baertsch wondered about visitor parking along the parkway.

461 Krisel Travis advised that on Plat C you don't see some of it because it is actually on Plat 2D. The parking on
 462 the top is rear loaded. She pointed out which homes those are servicing. The homes on the south do not
 463 have as much parking. The clubhouse has a lot of parking that helps to accommodate the homes to the
 464 south.

465 Councilwoman Baertsch pointed out that none of the drawings have the wrap around the corner, with the
 466 entrance to the home on one side and the driveway on the other. She was sold on that layout for the
 467 homes and she doesn't see it in what is being presented.

468 Krisel Travis clarified that townhomes don't have a side loaded option. The twin homes do allow for that
 469 side loaded option. Those aren't shown on the plat but will come at the architectural review.

470 Councilwoman Baertsch is concerned about High Pointe drive not being finished through 400 South before
 471 there is occupancy in the homes.

472 Krisel Travis advised that there is not a connection to 400 South, all of the connections are to Redwood
 473 Road. There are two connections at Redwood Road. They will be done with construction and they are
 474 applying to FEMA the beginning of February. FEMA then has until April to respond. Then there is a six
 475 month waiting period.

476 Councilwoman Baertsch is worried about the traffic with the school that is going in. She would like to not
 477 allow for building permits of houses until the road is completed.

478 Councilman McOmber agreed but also mentioned another development that only has one access point that is
 479 doing better than what was expected. He thinks this is a UDOT problem more than the developer's
 480 problem. He would be okay with the horizontal improvements being done before the six month waiting
 481 period is over.



HADCO Rezone and Master Development Agreement
Thursday, September 22, 2016
Public Hearing

Report Date:	Wednesday, August 31, 2016
Applicant:	JD V and JD VI
Owner:	JD V and JD VI
Location:	Approx. 1800 N. 1000 West (W of Harvest Hills, S of The Springs)
Major Street Access:	State Road 73, 800 West; in the future: Mountain View Corridor
Parcel Number(s) & Size:	58:022:0114, 6.66 acres 58:022:0115, 16.66 58:022:0121, 17.67 acres Total: approx. 40.99 acres
Parcel Zoning:	Agriculture
Adjacent Zoning:	A, Multiple
Current Use of Parcel:	Vacant, Mining
Adjacent Uses:	Vacant, pending Residential
Previous Meetings:	The Springs Annexation and MDA, 2014-2015
Previous Approvals:	The Springs Annexation and MDA 4/21/2015
Land Use Authority:	Council
Type of Action:	Legislative
Future Routing:	City Council
Author:	Kimber Gabryszak, AICP

A. Executive Summary:

The applicant is requesting approval of a Rezone and Master Development Agreement (MDA) for property previously annexed as part of The Springs Annexation in 2015. The applicant is requesting a rezone from Agriculture to Industrial. (A public hearing was originally scheduled for September 8, 2016, but had to be renoticed for this meeting due to mistakes in the original notice.)

RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, take public comment, review the proposal, and choose from the options in Section H of this report.

Options include approval as presented or with modifications, continuance to a future meeting, or denial.

B. Background:

In September 2013, the Interpace Annexation application was submitted. After initial review, it was determined that the application was incomplete and it was returned to the applicants for modification. After numerous meetings between Staff and the applicants concerning required information and revisions, a revised application was submitted on November 24, 2014.

The application was renamed “The Springs” and the annexation of 596.72 acres of property within the northwest portion of the City’s annexation declaration area was approved in April, 2015.

Of the annexed acreage, 479.112 acres became the development known as “The Springs”; ~117.6 acres contain high-voltage transmission lines and are owned by Utah Power and Light; the remaining parcels are owned by JD V and JD VI (HADCO), and the United States of America.

The current MDA and Rezone are specific to the JD V and VI properties. As part of the 2015 annexation these properties were zoned Agriculture; following this annexation, extensive discussions with the applicant occurred. The proposed MDA and Rezone to Industrial will allow the property owner to continue mining activity that was approved while still in Utah County prior to the annexation.

C. Specific Request:

The owners of the JDV and JDVI properties have requested the Industrial Zone to facilitate the expansion of mining activity to the annexed property, and potentially develop the property in the future when mining is completed.

D. Process: Section 19.13.08 of the Code outlines the process for a Master Development Agreement, which includes a public hearing and recommendation by the Planning Commission and final action by the City Council. Section 19.17 of the Code outlines the process for a rezone, which requires a public hearing and recommendation by the Planning Commission, followed by a public hearing and final decision by the City Council.

Rezoning is also required to be accompanied by a Concept Plan, and the proposed MDA satisfies this requirement.

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

F. General Plan:

Land Use Designation: The Future Land Use Map of the General Plan has identified this property as Industrial, which includes the Industrial zone and anticipates mining activities.

Staff analysis: the Rezone is consistent with the General Plan intentions for this area.

G. Code Criteria:

Rezoning is a legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone

19.17, General Plan, Ordinance, and Zoning Map Amendments

- Planning Commission/City Council Review
 - The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of the Title.

***Staff Finding: Consistent.** The proposed zone is Industrial and is consistent with the General Plan Future Land Use Designation. There is currently no property zoned Industrial in the City, and the zone is contemplated for economic benefit to the City therefore the amendment is necessary to fulfill the purposes of the Title.*

- Consideration of General Plan, Ordinance, or Zoning Map Amendment
 - The Planning Commission and City Council shall consider, but are not bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:
 1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
 2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
 3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Staff Finding: Consistent.** The proposed zone is Industrial and is consistent with the General Plan, is the continuation of previous activities and is located away from existing residential development, is consistent with the City Code, and will eventually allow for future economic development when mining activities cease, and impacts will be mitigated through the constraints of a Master Development Agreement.*

MDA

The purpose of the MDA is to allow existing grandfathered uses of mining to continue, which is consistent with the General Plan and the Industrial Zone, and mitigate impacts to the City. Any future development on the property, including new buildings, site plans, signage, subdivisions, or any other new development, will be subject to the Land Development Code and other applicable City standards in place at the time they choose to develop. Compliance with specific code criteria will be verified when detailed plans are submitted at a later date.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss any public input received, and choose from the following options:

Staff Recommendation: approvals

The PC may choose to recommend conditional approval of one or both of the applications: “I move to forward a positive recommendation for approval of the HADCO Rezone of ~40.99 acres from Agriculture to Industrial with the Findings and Conditions in the staff report dated September 8, 2016, below:

Findings:

1. The Rezone is consistent with the Land Development Code articulated in Section G of the Staff report, which Section is incorporated herein by reference.
2. The Rezone is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. The Rezone shall not be final until the associated MDA is approved and signed.
 2. Any other conditions articulated by the Planning Commission: _____
-

“I also move to forward a positive recommendation to the City Council for the HADCO MDA, in generally the form outlined in Exhibit 2 and including necessary changes, with the Findings and Conditions in the staff report dated September 8, 2016, below:”

Findings:

1. The MDA complies with Land Development Code articulated in Section G of the Staff report, which Section is incorporated herein by reference.
2. The MDA is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. The MDA shall not be approved by the City Council unless the Rezone is approved.
2. The MDA shall be edited as directed by the Planning Commission _____.
3. All other Code requirements shall be met.
4. Any other conditions as required by the Planning Commission _____.

ALTERNATIVES:

Continuance

The Planning Commission may instead choose to continue both or one of the applications:

Potential motion: “Based on the analysis of the Planning Commission and information received from the public, I move to **continue** the HADCO [Rezone / MDA] to the [October 13, 2016] meeting, with the following direction on additional information or changes needed to render a decision:

1. _____
2. _____
3. _____

Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation on one or both of the applications:

Potential motion: “Based on the analysis of the Planning Commission and information received from the public, I move to forward a **negative recommendation** to the City Council for the HADCO [Rezone/MDA] with the following findings:

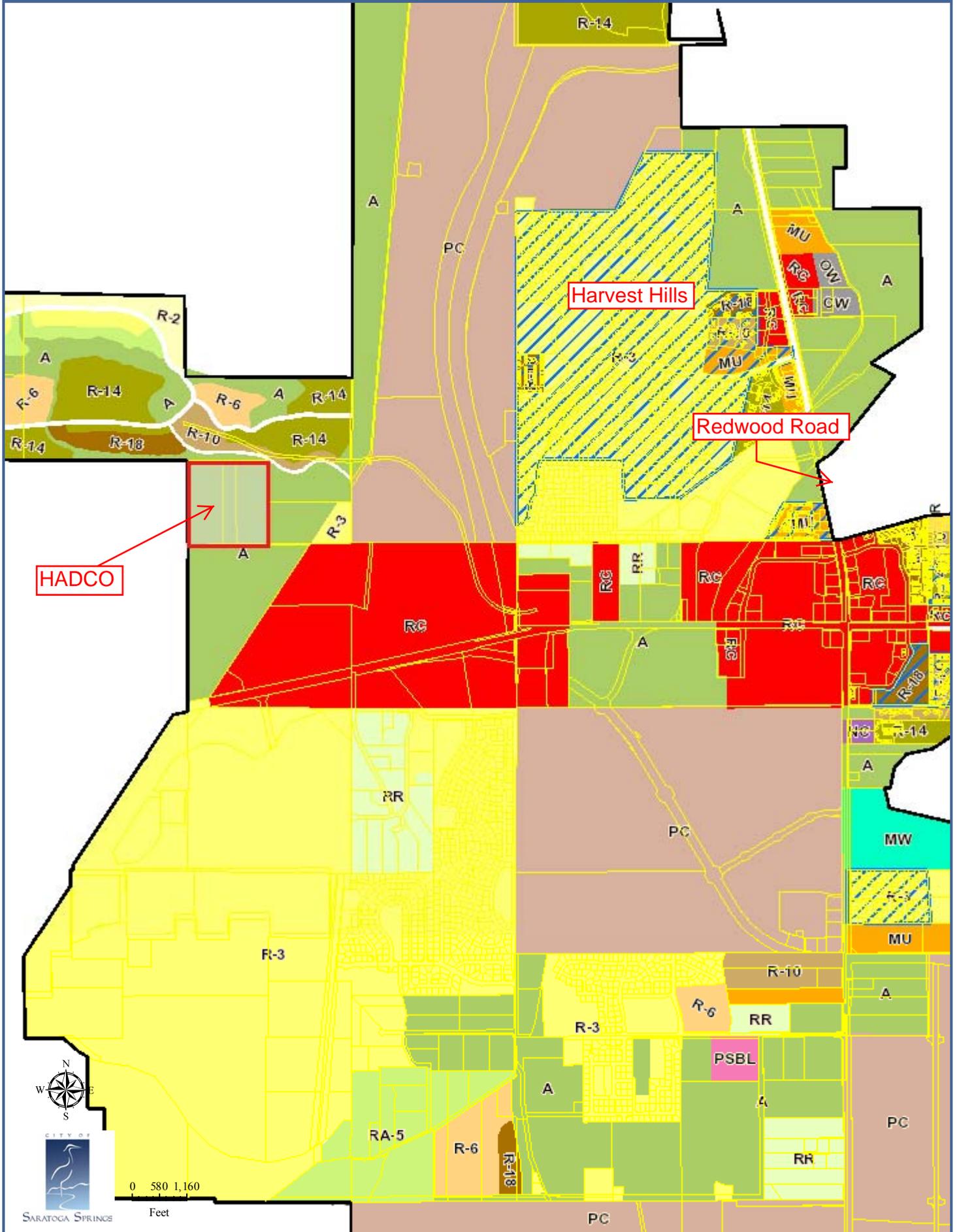
Potential Findings:

1. The [Rezone/MDA] does not comply with the Land Development Code, Section [??] as articulated by the Council: _____, or
2. The [Rezone/MDA] is not consistent with the General Plan, as articulated by the Council: _____.

I. Exhibits:

1. Location & Area to Be Rezoned (page 6)
2. HADCO Draft MDA (pages 7-32)

HADCO Rezone Location



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered into as of the Effective Date (defined below), by and between the **City of Saratoga Springs**, Utah, a Utah municipal corporation (“**City**”) on the one hand, and **JD V, LLC**, a Utah limited liability company; **JD VI, LLC**, a Utah limited liability company; **TM Crushing, LLC**, a Utah limited liability company; and **Hadco Construction, LLC**, a Utah limited liability company, on the other hand (collectively “**Developer**”).

RECITALS:

A. Developer is the owner and developer of approximately 40 acres of land located in Saratoga Springs, Utah (“**Property**”), and is more particularly described in **Exhibit 1** to this Agreement.

B. The Property is part of a larger parcel that, according to Developer, for more than 50 years, has been operated as a gravel pit and clay pit.

C. On or about April 21, 2015, the Property theretofore located in Utah County was annexed into the City and rezoned agricultural. Prior to the annexation and rezone, the Property was zoned by Utah County for mining and grazing that included mining of earth products and industrial operations.

D. A dispute thereafter arose between Developer and the City concerning the annexation and zoning of the Property, which resulted in the filing of litigation before the Fourth Judicial District Court of Utah County, State of Utah, styled: *JD V, LLC, a Utah limited liability company; JD VI, LLC, a Utah limited liability company; TM Crushing, LLC, a Utah limited liability company, and Hadco Construction, LLC, a Utah limited liability company, Plaintiffs, vs. Saratoga Springs City, a Utah municipal corporation, Defendant, Civil No. 150400729* (“**Zoning Litigation**”).

E. By the Zoning Litigation, the Developer sought an order of the court (i) vacating the annexation and rezoning of the Property; (ii) declaring that the City was estopped to rezone the Property agricultural; and (iii) declaring that the City’s actions allegedly resulted in a taking of the Property and awarding Developer just compensation.

F. Large Mine Permit #M0490029, issued by the Utah Division of Oil, Gas & Mining, covers the Property. Developer asserts that before and since the issuance of this mine permit, clay mineral deposits have been and continue to be mined within the Property.

G. The Property is currently zoned agricultural.

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H. Developer plans to develop a project consisting of completing mining activities and operations on the Property and, once mining is completed on the Property, developing industrial and commercial improvements and uses within the Property (“**Project**”). Currently, the Project does not meet the agriculture zone and only nonconforming, vested and grandfathered

uses would be allowed to continue. Therefore, in order to develop the Project, Developer wishes to place the Property in the industrial zone, as provided in Title 19 of the City Code, as amended (“**Zoning Request**”) and wishes to be bound voluntarily by this Agreement in order to be able to develop the Project.

I. To resolve the Zoning Litigation and assist the City in its review of the Zoning Request and to ensure development of the Property, Developer and City desire to enter voluntarily into this Agreement, which sets forth the processes and standards whereby Developer may develop the Property.

J. The City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property and the Project.

K. After holding a duly noticed public hearing, City’s Planning Commission recommended approval of Developer’s Zoning Request and this Agreement and forwarded a positive recommendation to the City Council for approval of the Zoning Request and this Agreement.

L. After holding a duly noticed public hearing, the Saratoga Springs City Council (“**City Council**”), approved Developer’s Zoning Request and this Agreement.

M. To allow development of the Property for the benefit of Developer, to ensure that the development of the Property and Project will conform to the applicable ordinances, regulations, and standards, Developer and City are each willing to abide by the terms and conditions set forth herein.

N. Pursuant to its legislative authority under Utah Code § 10-9a-101, *et seq.*, and after all required public notice and hearings, in exercising its authority, the City Council has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City’s General Plan, and the City Code (collectively, “**Public Purposes**”). As a result of such determination, City has elected to process the Zoning Request and authorize the subsequent development of the Property and Project thereunder in accordance with the provisions of this Agreement, and the City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

AGREEMENT:

24208856 Now, therefore, in consideration of the recitals above, incorporated herein, and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Effective Date. This Agreement is effective upon approval by the City Council (“**Effective Date**”). Upon the Effective Date, this Agreement shall be recorded against the Property in the Utah County Recorder’s Office, with the Developer to pay all recording fees.

2. Affected Property. The property ownership map, vicinity map, and legal descriptions for the Property are attached as **Exhibit 1**. In the event of a conflict between the legal description and the property ownership map, the legal description controls. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Vested Rights and City Regulations. Subject to the terms of this Agreement, the future development of the Property (including, but not limited to, the Project) shall be subject to the provisions of the industrial zone as they exist in the version of Title 19 of the Land Development Code of the City in effect on the Effective date and in accordance with this Agreement with respect to zoning; density; and permitted and conditional uses including the matters set forth in **Exhibit 2** to the Agreement (hereinafter “**Vested Rights**”). Except for requirements that conflict with or restrict the Vested Rights, Developer shall be required to follow requirements of the industrial zone in the City Land Development Code in effect on the date that a completed preliminary plat or site plan application is filed with the City and all application fees are paid (hereinafter “**City regulations**”). City regulations may include any amendment by the City that is beneficial to Developer, the Vested Rights, or the development and use of the Property and the Project.

4. Rights and Obligations under this Agreement. Provided the Zoning Request is granted, and subject to the terms and conditions of this Agreement, Developer has Vested Rights specified in Section 3 hereof. Developer’s vested Rights are expressly conditioned upon substantial compliance with this Agreement.

5. Reserved Legislative Powers. Except as otherwise provided in this Agreement, this Agreement shall not limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the Effective Date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police powers, such legislation shall not modify Developer’s rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988). Any such proposed change affecting Developer’s rights shall be of general applicability to all development activity in City. Developer shall be entitled to prior written notice and a hearing on any such proposed change and its applicability to the Project.

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6. Installation of Improvements Prior to Building Permits. Building permits will not be issued until all applicable fees have been paid and all improvements required in this Agreement and City regulations are (a) installed in accordance with City regulations, (b)

accepted by the City in writing, and (c) guaranteed by a warranty bond to guarantee that the improvements remain free from defects and continue to meet City standards for a period of one year as allowed in Utah Code § 10-9a-604.5. Concurrent with posting the warranty bond, Developer shall be required to enter into a warranty bond agreement on a form mutually acceptable to the City and the Developer. The City may allow issuance of building permits prior to installation of all improvements in accordance with City regulations.

7. Water Infrastructure, Dedications, and Fees.

a. Dedication of Water. Developer shall convey to or acquire from the City water rights sufficient for the development of the Property pursuant to the Project according to City regulations. Water rights to meet culinary and secondary water requirements must be approved for municipal use with approved sources from City owned wells or other sources at locations approved by the City. Prior to acceptance of the water rights from Developer, the City shall evaluate promptly the water rights proposed for conveyance and may refuse to accept any right that the City reasonably determines to be insufficient in annual quantity or rate of flow, has not been approved for change to municipal purposes within the City or for diversion from City owned wells by the Utah State Engineer, or does not meet City regulations.

b. Water Facilities for Development. Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to water sources and storage and distribution facilities, sufficient for the development of Developer's Property in accordance with City regulations. The required improvements for each plat shall be determined by the City Engineer at the time of plat submittal and may be adjusted in accordance with City regulations and this Agreement.

c. City Service. City shall provide public culinary and secondary water service to the property and maintain the water system improvements intended to be public upon Developer's installation of such improvements, Developer's dedication of the improvements to the City, and acceptance in writing by the City at the end of the warranty period so long as the improvements meet City regulations and the requirements of any applicable special service district.

8. Sewer, Storm Drainage, and Roads. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite sewer, storm drainage, and road improvements sufficient for the development of Developer's Property in accordance with City regulations and this Agreement. The required improvements for each plat shall be determined by the City Engineer at the time of plat submittal and may be adjusted in accordance with City regulations and this Agreement. City shall provide service to Developer's property and maintain the improvements upon dedication to the City and acceptance in writing by the City at the end of the performance bond period (as specified in City regulations), so long as the improvements meet the requirements of City regulations and any applicable special service district.

9. Landscaping. Developer shall install landscaping improvements required by City regulations. Developer or a property association shall maintain the landscaping improvements in perpetuity.

10. Street Lighting SID. At the time of plat recordation, the Property shall be added to the City's Street Lighting Special Improvement District ("SID") for the maintenance of street lighting, unless the City Council finds that inclusion of the property within each plat will adversely affect the owners of properties already within the SID. Developer shall consent to the Property being included in the SID as a condition to final plat approval. The SID is not for the installation of street lights but for maintenance by the City. In all cases, Developer shall be responsible for installation of street light improvements in accordance with the City regulations and this Agreement. In addition, should the Property be included in the SID, Developer shall be responsible for dedication to the City of the street lighting improvements, after which the City shall maintain the improvements.

11. Capacity Reservations. Any reservations by the City of capacities in any facilities built or otherwise provided to the City by or for the Developer shall be determined at the time of plat recordation in accordance with City regulations.

12. Title – Easement for Improvements. Developer shall acquire, improve, dedicate, and convey to the City all land, rights of way, easements, and improvements for the public facilities and improvements required to be installed by Developer pursuant to this Agreement. The City Engineer shall determine the alignment of all roads and utility lines and shall approve all descriptions of land, rights of way, and easements to be dedicated and conveyed to the City under this Agreement. Developer shall also be responsible for paying all property taxes including rollback taxes prior to dedication or conveyance and prior to acceptance by City. Developer shall acquire and provide to the City, for review and approval, a title report from a qualified title insurance company covering such land, rights of way, and easements. Developer shall consult with the City Attorney and obtain the City Attorney's approval of all instruments to convey and dedicate the land, rights of way, and easements hereunder to the City.

13. Sewer Fees. Timpanogos Special Service District ("TSSD") requires payment of a Capital Facilities Charge, which is subject to change from time to time. The Capital Facilities Charge is currently collected by the City but may hereafter be collected directly by TSSD and may hereafter be collected as a Capital Facilities Charge or an impact fee by the City. Developer acknowledges and agrees that said Capital Facilities Charge or impact fee by TSSD is separate from and in addition to sewer connection fees and sewer impact fees imposed by the City and that payment of the Capital Facilities Charge and the impact and connection fee imposed by the City for each connection is a condition to the providing of sewer service to the lots, residences, or other development covered by this Agreement.

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14. Other Fees. The City may charge, on the same basis charged other owners of property within the City's municipal boundaries, other fees that are generally applicable to development in the City, including but not limited to subdivision, site plan, and building permit

review fees, connection fees, impact fees, taxes, service charges and fees, and assessments. These fees are in addition and not in lieu of the consideration, promises, terms, and requirements in this Agreement. Developer reserves its rights to challenge impact fees pursuant to the Utah Impact Fees Act, Utah Code Ann. §§ 11-36a-101 *et seq.* or any other fees imposed by the City or any other service provider.

15. Plat, Site Plan, or Development Plan Approval. Developer shall submit preliminary plat and/or site plan applications for all or a portion of the Property. Each application shall include project plans and specifications (including site and building design plans) (referred to in this Section as “**Plans**”) for the portion of the Property being developed.

a. In particular, the Plans shall meet the following requirements:

- i. be in sufficient detail, as reasonably determined by City, to enable City to ascertain whether the project meets the City regulations (including the size, scope, composition of the primary exterior components, on- and off-site vehicular and pedestrian access, and general project design) and in accordance with the terms and conditions of this Agreement;
- ii. comply with City regulations applicable to drainage, utilities, and traffic;
- iii. comply with conditions imposed on the project by the Planning Commission and the City Council during the plat approval process as set forth in the adopted staff reports and official written minutes; and

b. Developer shall:

- i. comply with this Agreement and the Zoning Request;
- ii. comply with City regulations;
- iii. provide other information as City may reasonably request; and
- iv. note any requirement herein on all final plans and final plats for the project on the body of the plan or plat along with all other notes required by City; provided, however, that a condition need not be placed on a final plan or plat as a note if such plan clearly illustrates the substance and requirements of the condition.

c. Standards for Approval. The City shall approve the Plans if the Plans meet the standards and requirements enumerated herein and substantially conform to City regulations. Developer shall be required to proceed through the preliminary plat and final plat approval process as specified in Title 19 of the City Code, record a Final Plat with the Utah County Recorder, pay all recording fees, and comply with City regulations.

d. Commencement of Site Preparation. Developer shall not commence site preparation or construction of any project improvement on the Property until such time as the

Plans have been approved by City in accordance with the terms and conditions of this Agreement and City regulations; provided, however, that nothing herein stated shall prevent, or be deemed to limit or modify, any use of the Property by Developer which has hitherto been in practice, including (but not limited to) mining activities thereon.

e. Project Phasing and Timing. Upon approval of the Plans, subject to the provisions of this Agreement, Developer may proceed by constructing the Project all at one time or in phases as allowed in City regulations.

f. Wildland-Urban Interface Code. To the extent applicable to the Property and the Project and in accordance with City regulations, prior to or concurrent with the approval of any site plan or subdivision plat for the Property or a portion thereof, Developer shall demonstrate compliance with the version of the Wildland-Urban Interface Code in effect on the Effective Date.

16. Time of Approval. Any approval required by this Agreement may not be unreasonably withheld, conditioned or delayed and shall be made in accordance with the Agreement and City regulations.

17. Successors and Assigns.

a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developers. If any portion of the Property is transferred (“**Transfer**”) to a third party (“**Transferee**”), the Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as a Developer under this Agreement and the persons and/or entities executing this Agreement as Developer of the transferred property shall be released from any further obligations under this Agreement as to the transferred property. In all events, this Agreement shall run with and benefit the Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of subsection 17.a., a transfer by a Developer of a lot or condominium dwelling unit located on the Property within a City approved and recorded plat is not a Transfer as set forth above so long as the Developer’s obligations with respect to such lot or dwelling unit have been completed. In such event, the Developer is released forever from any further obligations under this Agreement pertaining to such lot or dwelling unit.

18. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default (“**Default**”) under this Agreement:

- i. a warranty, representation, or statement made or furnished by Developer under this Agreement are intentionally false or misleading in any material respect when it was made;
- ii. a determination by City made upon the basis of substantial evidence that Developer has not complied with one or more of the material terms or conditions of this Agreement; or
- iii. any other event, condition, act, or omission, either by City or Developer, that violates the terms of, or materially interferes with, the intent and objectives of this Agreement.

b. Procedure Upon Default.

- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days prior written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default within such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, and subject to the following paragraph, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in subsection 18.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
- ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, economic or market conditions, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

19. Rights of Access. After providing written notice to Developer not less than 48 hours prior to each investigation event, the City Engineer and other representatives of the City shall have a reasonable right of access to the Property and all areas of development or construction pursuant to this Agreement during development and construction to inspect or observe the work on the improvements and to make such inspections and tests as are allowed or required by City regulations.

20. Duration. This Agreement shall continue in force and effect for an initial term of ten (10) years from the date of this Agreement. Taking into account economic market conditions, so long as Developer is using commercially reasonable efforts to complete the mining of the Property and thereafter the development of the Project and is not in breach of any material term herein, the term of this Agreement shall automatically be extended for up to two (2) successive periods of five (5) years each. The Parties may mutually agree in writing to extend the duration of this Agreement beyond the foregoing terms. Upon the termination or expiration of this Agreement, the Parties shall, at the request of either Party, execute a recordable instrument in form acceptable to both Parties confirming that this Agreement has been fully performed or terminated.

21. Entire Agreement. Except as provided herein, this Agreement supersedes all prior agreements with respect to the development of the Property including but not limited to development agreements, site plan agreements, subdivision agreements, and reimbursement agreements not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement.

22. Voluntary Agreement. Developer agrees to be voluntarily bound by the requirements of this Agreement and City regulations.

23. Exhibits. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit 1 Property Ownership Map, Vicinity Map, and Legal Descriptions

Exhibit 2 2016 Code

24. General Terms and Conditions.

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

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers, owners, and interested parties on notice as to the terms and provisions hereof. Developer shall be responsible for ensuring that this Agreement is recorded and shall not hold the City liable for failure to record.

c. Severability. Each and every provision of this Agreement shall be separate, severable, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect the health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce City regulations and the terms of this Agreement by seeking an injunction to compel compliance or any other remedy at law or equity.

h. No Waiver. Failure of a party hereto to exercise any right hereunder is not a waiver of any such right and does not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by electronic emailed copies of executed originals; provided, however, if executed in counterparts and delivered by email, then an original shall be provided to the other party within seven days.

n. Limitation on Damages. Any breach of this Agreement shall not give rise to monetary damages but shall be enforceable only by resort to an action for specific performance and injunctive relief. The Parties agree that any breach of this Agreement will result in irreparable harm and cannot be adequately compensated by monetary damages and on this basis, hereby consent to entry of preliminary and permanent injunctive relief to resolve any breach.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has substantially failed to comply with the terms hereof, City may declare Developer to be in Default as provided in section 18 hereof. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement, to enjoin any threatened or attempted violation of this Agreement, or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth Judicial District Court, State of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or

individual other than to Developer. As of the Effective Date, Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Obligations Run With the Land. The agreements, rights and obligations contained in this Agreement shall: (i) inure to the benefit of the City and burden the Developer; (ii) be binding upon all parties and their respective successors, successors-in-title, heirs and assigns; and (iii) touch, concern and run with the Property.

t. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the Effective Date.

CITY:

ATTEST:

CITY OF SARATOGA SPRINGS, a political
subdivision of the State of Utah

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

JD V, LLC, a Utah limited liability company

JD VI, LLC, a Utah limited liability company

By: _____
Its: _____

By: _____
Its: _____

Hadco Construction, LLC, a Utah limited
liability company

TM Crushing, LLC, a Utah limited liability
company

24208856

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, the _____ of **City of Saratoga Springs**, a political subdivision of the State of Utah.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____ of the **City Recorder’s Office of City of Saratoga Springs**, a political subdivision of the State of Utah.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, the _____ of **JD V, LLC**, a Utah limited liability company, on behalf of the company.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, the _____ of **JD VI, LLC**, a Utah limited liability company, on behalf of the company.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, the _____ of **TM Crushing, LLC**, a Utah limited liability company, on behalf of the company.

NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, the _____ of **Hadco Construction, LLC**, a Utah limited liability company, on behalf of the company.

NOTARY PUBLIC

Exhibit Summary

Exhibit 1 Property Ownership Map, Vicinity Map, and Legal Description

Exhibit 2 2016 Code

Exhibit 1
to Development Agreement
(Property Ownership Map, Vicinity Map, and Legal Description)

Property Legal Description:

The land referred to herein is located in Utah County, State of Utah and described as follows:

Parcel 1 (6 2/3 acre parcel a portion of said boundary being described as):

Beginning at a point which is North 89°46'48" East 566.11 feet from the South Quarter corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07'32" West 1345.39 feet to the sixteenth Section line; thence South 89°41'34" East 216.01 feet; thence South 00°07'32" East 1343.41 feet the Section line; thence South 89°46'48" West 216.01 feet to the point of beginning.

Tax Parcel No. 58-022-0114

Property Legal Description:

The land referred to herein is located in Utah County, State of Utah and described as follows:

Parcel 2 (16 2/3 acre parcel a portion of said boundary being described as: ("The Exchange Parcel")):

Beginning at a point which is North 89°46'48" East 782.12 feet from the South Quarter corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07'32" West 1343.41 feet to the sixteenth Section line; thence South 89°41'34" East 541.43 feet; thence South 00°07'32" East 1338.42 feet to a found monument at the sixteenth corner; thence South 89°46'48" West 541.42 feet to the point of beginning.

Tax Parcel No. 58-022-0115

Property Legal Description:

The land referred to herein is located in Utah County, State of Utah and described as follows:

Parcel 3 (Remainder parcel a portion of said boundary being described as: (“The Deed of Trust Parcel”)):

Beginning at the Southwest corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North $0^{\circ}32'58''$ East 1364.90 feet; thence South $89^{\circ}36'23''$ East 2634.37 feet to a found monument at the sixteenth corner; thence South $89^{\circ}41'34''$ East 576.41 feet; thence South $0^{\circ}07'32''$ East 1345.39 feet; South $89^{\circ}46'48''$ West 566.11 feet to a found brass cap monument at the South Quarter corner; thence North $89^{\circ}54'57''$ West 2660.60 feet to the point of beginning.

Tax Parcel No. 58-022-0121

**Exhibit 2
to Development Agreement
(2016 Code)**

19.04.24. Industrial (I).

1. **Purpose.** The purpose of the Industrial Land Use Zone is to allow for large lot industrial and manufacturing development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial and industrial operations in a business park setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.
2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Industrial Zone.
3. **Conditional Uses.** The Industrial Zone allows the Conditional Uses identified in 19.04.07.3.
4. **Child Care Center Services.**
 - a As an ancillary component of the above listed Permitted and Conditional Uses, employers in this zone may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.
 - b Due to the inherent dangers of some Industrial uses and environments, the City Council reserves the right to preclude or restrict the ancillary provision of Child Care services within a building.
5. **Minimum Development Size and Lot Size.**
 - a The minimum size requirement for developments in this zone is ten acres. Lots within a ten acre development may be created based upon an approved Master Development Agreement as described herein; however, in no case shall any parcel in this zone be smaller than 20,000 square feet.
 - b All developments in this zone are required to submit a Master Development Plan as part of the Master Development Agreement that includes maps and descriptions of how the entire ten acres is anticipated to be developed. See Chapters 19.13 and 19.14 for details regarding how to process developments under these regulations.
 - c All uses, lots or parcels in this zone shall be of sufficient size to assure compliance with the City's parking, landscaping, utilities, Site Plan, and other land development regulations that may govern all or a portion of each project.
6. **Setbacks and Yard Requirements.**
 - a The yard requirements in this Subsection are intended to describe the amount of space required between buildings and property lines.
 - b All buildings in this zone are required to maintain minimum setbacks as follows:

- i Front: Not less than fifty feet.
- ii Sides: Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process.
- iii Rear: Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of fifty feet.
- iv Exceptions: The City Council may reduce no more than one setback requirement by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property. The City Council may consider the quality of the proposed building materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.
- v Other general requirements: In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

7. **Maximum Height of Structures.** No structure in this zone shall be taller than fifty feet.

8. **Lot Coverage.** Buildings shall not cover more than fifty percent of the total lot area.

9. **Development Standards.** The following development standards shall apply to this zone:

- a **Architectural Review.** The Development Review Committee shall review the Site Plan and building elevations. The Development Review Committee shall offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
- b **Landscaping Buffers.** Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than fifteen feet as approved through the Site Plan review process. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. See Chapter 19.09, Off-street Parking Requirements.
- c **Landscaping Required.** All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of

Occupancy for the building. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

10. Uses Within Buildings.

- a All uses in the Industrial Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside. Such uses include, automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.
- b Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customarily and appropriately conducted outside.

11. Trash Storage. All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

12. Buffering/Screening Requirements.

- a A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the City Council as part of a Site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon.
- b All developments shall have a minimum number of both deciduous and evergreen trees and shall further comply with the requirements of Chapter 19.06, Landscaping.

13. Landscaping Requirements

- a A minimum of twenty percent of the gross area of land to be developed in the Industrial zone shall be devoted to use as parks, recreation areas, open space, planting or other public purposes other than rights-of-way, utility easements, and parking areas.
- b Public and private trails and any natural or man-made floodways, lakes, or storm water retention areas may be used to satisfy the requirement in Subsection a.

(Ord. 16-01; Ord. 14-13)

[Exhibit 2 to Development Agreement continues onto next page]

3. Permitted and Conditional Uses by Zone-Commercial:

The following table lists the Permitted and Conditional uses for the Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted C= Conditional

	NC	MU	RC*	OW	I	MW	BP	IC	PSBL
Alcoholic Beverage, Package Agency					C				
Alcoholic Beverage, State Liquor Store					C				
Animal Hospital, Large/Large Veterinary Office	C	C	P	P					
Animal Hospital, Small/Small Veterinary Office	C	C	P	P					
Arts & Crafts Sales	C	P	P			P			
Automobile Refueling Station		C	C	C	C				
Automobile Rental & Leasing Agency			C	C	P		C ^A		
Automobile Repair, Major				C	C				
Automobile Repair, Minor			C	C	C		C ^E		
Automobile Sales			C		C				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			C	C	P				
Bakery, Commercial				C	C				
Bakery, Retail	P	P	P			P	C		
Bed and Breakfast		C				C			
Bookstore	P	P	P			P	P ^A C ^E		
Building Material Sales (with outdoor storage)			C	C	P				
Building Material Sales (without outdoor storage)			C	C	C				
Bus Lot									P
Car Wash (full service)			C				C ^A		
Car Wash (self service)			C	C	C				
	NC	MU	RC*	OW	I	MW	BP	IC	PSBL

Child Care Center	C	C	C			C ^A	C ^A		
Churches	C	C				C		P	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C ^E		
Convenience Store/Fast Food Combination			C				C ^E		
Copy Center	C	P	P	C			C ^A		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P				C ^{E/A}		
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C			C	P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P				C ^A		
Equipment Sales & Services			C		P				
Financial Institution		P	P				P ^A		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	P ^A		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C			C ^A		
Floral Sales	P	P	P			P	P ^A		
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C						
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
	NC	MU	RC*	OW	I	MW	BP	IC	PSBL

	NC	MU	RC*	OW	I	MW	BP	IC	PSBL
Hardware & Home Improvement Retail		C	P						
Home Occupations	See §19.08	See §19.08	See §19.08	See §19.08					
Hospital			P				C	P	
Hotels			C	C	C	C	C		
Ice Cream Parlor	P	P	P			P	C ^A		
Impound Yard					C				
Kennel, Commercial			C	C	P				
Laundromat			C	C	C				
Library		P	P					P	
Light Manufacturing				C	C		C		
Marina						P			
Mining					C				
Mixed Use		P				P			
Neighborhood Grocery Store		P				P			
Motels			C	C	C	C			
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	C ^A	
Office, Professional	C	P	P	P	C	P	P		
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C ^A		
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C			P ^A	P	
Preschool	C	C	C			C ^A	C ^A		
Printing, lithography & publishing establishments				C	C		P		
Public & private utility building or facility			C	C	C	C		C	C
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	
Reception Centers	C	C	P			P	C		

Recreation Center			C		C	C			
Recreation Rentals			P			P			
	NC	MU	RC*	OW	I	MW	BP	IC	PSBL

	NC	MU	RC*	OW	I	MW	BP	IC	PSBL
Recreational Vehicle Sales			C						
Recycling Facilities					C				
Research & Development			C	C	C		P	C ^A	
Residential facilities for elderly persons		C				C			
Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		C ^E	C ^E		
Restaurant, Deli	P	P	P			P	C ^A		
Restaurant, Sit Down	P	P	P	P		P	P ^E		
Retail Sales	P	P	P	P		P	C ^A		
Retail, Big Box			C						
Retail, Specialty	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public	P	P	P	P	P	P	P	P	P
School, Trade or Vocational				P	P		P	P	
Sexually Oriented Businesses					P				
Shooting Range, indoor or outdoor				C	C				
Storage, Self-Storage, or Mini Storage Units				C	C				
Storage, Outdoor					C				
Storage, Vehicle					C				
Tattoo Parlor					C				
Temporary Sales Trailer		T							
Theater			C			C			
Transit-Oriented Development (TOD)		P				P	C		
	NC	MU	RC*	OW	I	MW	BP	IC	PSBL

^A The noted Uses shall be allowed in the listed zones as an ancillary use only.
24208856

^E The noted Uses shall be allowed in the listed zones as an edge use only.

*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.



**Wildflower
Village Plan Area 1
Thursday, September 22, 2016
Public Hearing**

Report Date:	Wednesday, September 14, 2016
Applicant:	Nathan Shipp, DAI Utah
Owner:	Sunrise 3, LLC; WFR 3, LLC, Easy Peasy LLC
Location:	1 mile west of Redwood Road; West and North of Harvest Hills
Major Street Access:	State Road 73, future: Redwood Road and Mountain View Corridor
Parcel Number(s) & Size:	58:021:0143, 157.137 acres 58:022:0133, 2.068 acres 58:021:0024, 4.50 acres Total: 163.185 acres (application describes 168.59)
Parcel Zoning:	PC
Adjacent Zoning:	RC, A, R-3, R-14, R-18
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	Gilead Rezone/Master Plan application submitted 2011; not finalized. PC and CC Hearings & Meetings, 2014 and 2015
Previous Approvals:	Community Plan Approval, February 24, 2015
Land Use Authority:	Council
Type of Action:	Administrative
Future Routing:	City Council
Author:	Kimber Gabryszak, AICP

A. Executive Summary:

The applicant is requesting approval of Village Plan Area 1 (VP1), pursuant to Section 19.26 of the Land Development Code (Code) and the Wildflower Community Plan (CP). VP1 consists of approximately 168 acres, and proposes allocating 571 Equivalent Residential Units (ERUs), consisting of 569 single family units and two non-residential ERUs to be applied to a church site.

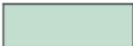
Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the CP Amendment request, and choose from the options in Section I of this report.

Options include a positive recommendation with or without modifications, continuance, or a negative recommendation.

B. Background: The property is currently zoned PC. The Wildflower CP was approved in February, 2015 with a maximum density of 1468 ERUs. While the CP includes both single-family and multi-family residential development, all of the multi-family units are planned for the west side of the future Mountain View Corridor (MVC), with all of the residential development east of the future MVC consisting of single family lots.

The approved CP entitlements are shown in the table below:

LAND USE	AREA*	ERUs*
 RESIDENTIAL	±287 ACRES (84.2%)	1,026
 MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442
 NEIGHBORHOOD PARKS	±92 ACRES	--
 MOUNTAIN VIEW CORRIDOR	±145 ACRES	--
 TRAIL	--	--
 MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±10 ACRES	--
TOTAL	±595 ACRES	1,468

*ALL AREAS SHOWN ARE APPROXIMATE, FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR. ERU COUNT FIXED AT 1,468 ERUs.

- C. **Specific Request:** The applicants have requested approval of the first Village Plan, subject to the requirements of the CP and Section 19.26 of the Code, which governs the Planned Community (PC) zone.

The breakdown of the proposal is outlined in the table below:

LAND USE	AREA*	ERUs*
 RESIDENTIAL VILLAGE 1	±143 ACRES	569
 CHURCH SITE VILLAGE 1	±5 ACRES	2
 NEIGHBORHOOD PARKS VILLAGE 1	±15 ACRES	--
MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±5 ACRES	--
TOTAL	±168 ACRES	571

*ALL AREAS SHOWN ARE APPROXIMATE, FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR.

The VP also outlines specific standards that will be applied to future individual subdivision plats. These standards are outlined in detail in the full VP in the exhibits, and include:

- Setbacks, height, and other development standards
- Design guidelines for architecture
- Fencing
- Phasing and maintenance of open space
- Landscaping and plant palette
- Utility plans
- Vehicular, bicycle, and pedestrian plans

- Signage
- Neighborhood theming, names, grading, natural resources inventory, sensitive lands, wildlife, fire protection, traffic, and other mitigation plans

Code Deviations

Under the PC zone, applicants have the ability to design standards specific to individual developments, rather than fully following the standards in the Code. Where the CP and VP do not provide standards, the project will revert to the Code, but where the CP and VP do provide standards, the CP and VP will govern.

The applicants are requesting deviations from Code standards in several areas. These include setbacks and lot sizes (already approved in the CP), road cross sections and standards (also approved in the CP), and the size / number / height of signs (not approved in the CP, requesting approval in the VP).

Type of Sign	City Code Standard	Proposed Wildflower Standard
Entry Feature	Max height 20’, 1 per primary entrance, max text height 10’	Max height 30’, 2 per community, max text height 5’2”
Entry Feature	Same as above	Max height 6’, 1 per neighborhood entrance, max text height of 5’
Builder Directional Sign	Max height 12’, area up to 96 sq.ft. cumulative per development parcel, temporary for up to 12 months	Max height unclear (10’ typical), 1 per neighborhood entrance in addition to entry feature(s)

Open Space / Parks

Off-site open space

The applicants are proposing a mixture of native and improved open space, both within this Village Plan and in future Village Plans to the west of the MVC. VP1 will not have the required 30% of open space, so the applicants propose the dedication of the difference on the west side of the MVC.

Such a dedication will include recordation of a subdivision plat, dedication of water and payment of water fees, and payment of other related platting fees. While a large portion of this off-site open space will remain native, some improvements / amenities are intended. As a result, the applicants will also have to enter into an agreement with the City to guarantee improvement of these improvements. Notes on the plat will also be required to clearly restrict the use of this property as open space.

City Acceptance and Maintenance

The applicants are requesting that the City accept ownership and maintenance of a “Public Community Park”, identified as Open Space D on page S14-12 of the Village Plan. The City Parks Department has reviewed the request, and has the following requirements should the City Council agree to accept this open space:

- The plans must be designed to City standards. Particularly:
 - Add an 8’ -10’ walkway to the playground. This is to help with service trucks and allow access for the fall material delivery trucks.
 - The trees must not be planted in turf and irrigated with turf. It is best for the trees to have separate landscaping and irrigation zones.
 - Plantings must comply with all City standards.
 - Mow strips are required along fences.
- More xeriscape options are needed.

- Specific manufacturers are required due to the excessive maintenance, repairs, and less than desired service from other manufacturers. Specifically, the requested manufacturers for the playground structures are Play World, Landscape Structures, or Gametime.
- No City maintenance will occur for signs, entry features, or other similar items.
- Public Works / Parks must be involved with the actual park construction plans of all City maintained areas during the plat approval to ensure compliance with City specifications

The final decision to accept open space is a legislative decision that must be made by the City Council, however Planning Commission input will be helpful in their deliberation.

D. Process:

A. PROCESS / HOW IT WORKS

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

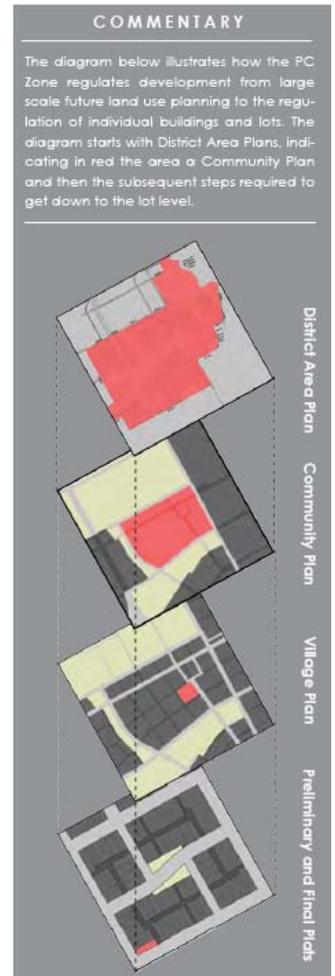
1. For a large-scale planned community district, an overall governing document is first approved, known as the District Area Plan (Section 19.26.13).
 - *The size requirement for a District Area Plan (DAP) is 2000 acres; as this project is less than 2000 acres, there is no DAP.*
2. A Community Plan is then proposed and approved (Sections 19.26.03-19.26.08). The Community Plan lays out the governing guidelines for the entire CP area.
 - *The Wildflower CP was approved in February, 2015 and contains the governing guidelines as required.*
3. Following and / or concurrently with the Community Plan, a Village Plan is proposed and approved (Sections 19.26.09 – 19.26.10). The Village Plan is the final stage in the Planned Community process before final plats, addressing such details specific to the sub-phase as open space, road networks, and lots for a sub-phase of the Community Plan.
 - *The applicants are currently proposing a VP for the easternmost ~168 acres of the Community Plan.*

The approval process for the VP includes:

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

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

F. General Plan:



Land Use Designation

The property is designated as Planned Community. The Planned Community Land Use Designation is described in the General Plan below:

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

The overall Wildflower property exceeds 500 acres in size, and thus qualified for consideration under the PC zone and designation, and the CP identified regulations for the development of the property. There is no minimum size for VPs within a Community Plan; VP 1 is subject to the CP and is consistent with the CP standards.

Staff analysis: **consistent.** The CP was found consistent with the General Plan during the approval process, and the overall approval is not up for review. The VP reflects the open space, guiding standards, and density outlined in the CP, and contains the specific development standards, design guidelines, infrastructure plans, recreation and landscaping, and other elements as appropriate. The VP is therefore also consistent with the General Plan.

G. Code Criteria:

d) 19.26.03.2 – Additional Village Plan Requirements

Additional requirements for a Village Plan are summarized below:

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

e) 19.26.09 – Village Plan Approval

The criteria for a Village Plan approval are summarized below:

- a. is consistent with the adopted Community Plan;
Staff finding: complies. The Village Plan appears to be consistent with the allowed densities, uses, and standards in the Community Plan.
- b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;
Staff finding: complies. The proposed ERUs are consistent with the CP.
- c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;
Staff finding: complies. The ERUs have been provided are consistent with the CP.

- d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
Staff finding: complies with conditions. See Engineering Report dated September 8, 2016 outlining related conditions. Numerous items cannot be met until time of preliminary plat, and will be verified at that time.
- e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and
Staff finding: complies. Utility plans, pedestrian plans, and trail/sidewalk cross sections have been provided.
- f. contains the required elements as dictated in Section 19.26.10.
Staff finding: complies. See below. All required topics have been included.

19.26.10 – Contents of a Village Plan

The required contents of a Village Plan are summarized below:

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

Staff review of VP Contents

Staff has provided the applicants with numerous corrections, most of which have been made in this iteration. Several items remain outstanding and are included in the recommended conditions:

- Add a maximum number of development information signs that can be up at any one time so that not all predicted locations have signs at one time.
- Clarify that the typical builder sign height graphic showing 12’ is also referring to the maximum height.
- Correct typos regarding OS percentage (24.15 should be 23.92)

- Clarify verbiage regarding OS percentages
- Add the \$2000/unit math to the OS improvement page so it is easier to follow

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application, conduct a public hearing and take public comment, and choose from the options below.

OPTION 1: POSITIVE RECOMMENDATION

“Based upon the information and discussion tonight, I move to forward a **positive** recommendation to the City Council for the Wildflower Village Plan Area 1 with the Findings and Conditions below:”

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. With appropriate modifications, the application complies with Section 19.26.05 of the Development Code as outlined in Section G of the Staff report, which section is incorporated by reference herein.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All requirements of the Public Works and Park departments shall be met.
3. The Village Plan shall be edited as directed by Staff to correct typos and provide clarification as outlined below:
 - a. Add a maximum number of development information signs that can be up at any one time so that not all predicted locations have signs at one time.
 - b. Clarify that the typical builder sign height graphic showing 12’ is also referring to the maximum height.
 - c. Correct typos regarding OS percentage throughout the plan (24.15 should be 23.92)
 - d. Clarify verbiage regarding OS percentages
 - e. Add the \$2000/unit math to the OS improvement page so it is easier to follow
4. The Village Plan shall be edited as directed by the Planning Commission:
 - a. _____
5. All other CP and Code requirements shall be met.
6. Any additional conditions articulated by the Planning Commission:
 - a. _____

OPTION 2: CONTINUANCE

The Planning Commission may instead **continue** the request.

“I move to **continue** the Village Plan for Wildflower Area 1 to the [October 13, 2016] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

OPTION 3: NEGATIVE RECOMMENDATION

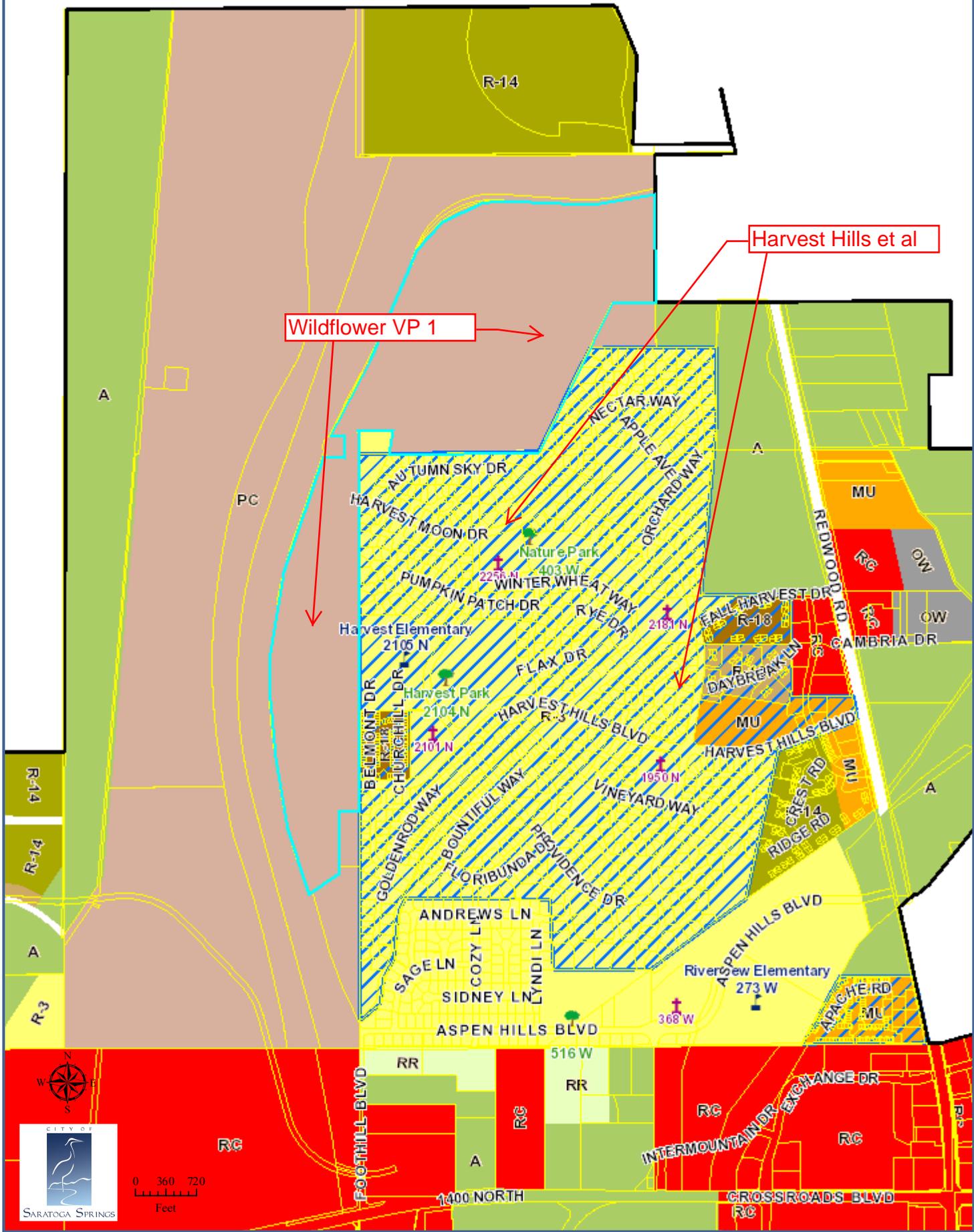
The Planning Commission may instead choose to forward a negative recommendation.

“Based upon the information and discussion tonight, I move to forward a **negative** recommendation on the Wildflower Village Plan Area 1 with the Finding(s) below:

1. The application does not comply with Section 19.26 of the Development Code, as articulated by the Planning Commission:
 - a. _____
2. The application does not comply with the Wildflower Community Plan, as articulated by the Planning Commission:
 - a. _____
3. Any additional findings articulated by the Planning Commission:
 - a. _____

J. Exhibits:

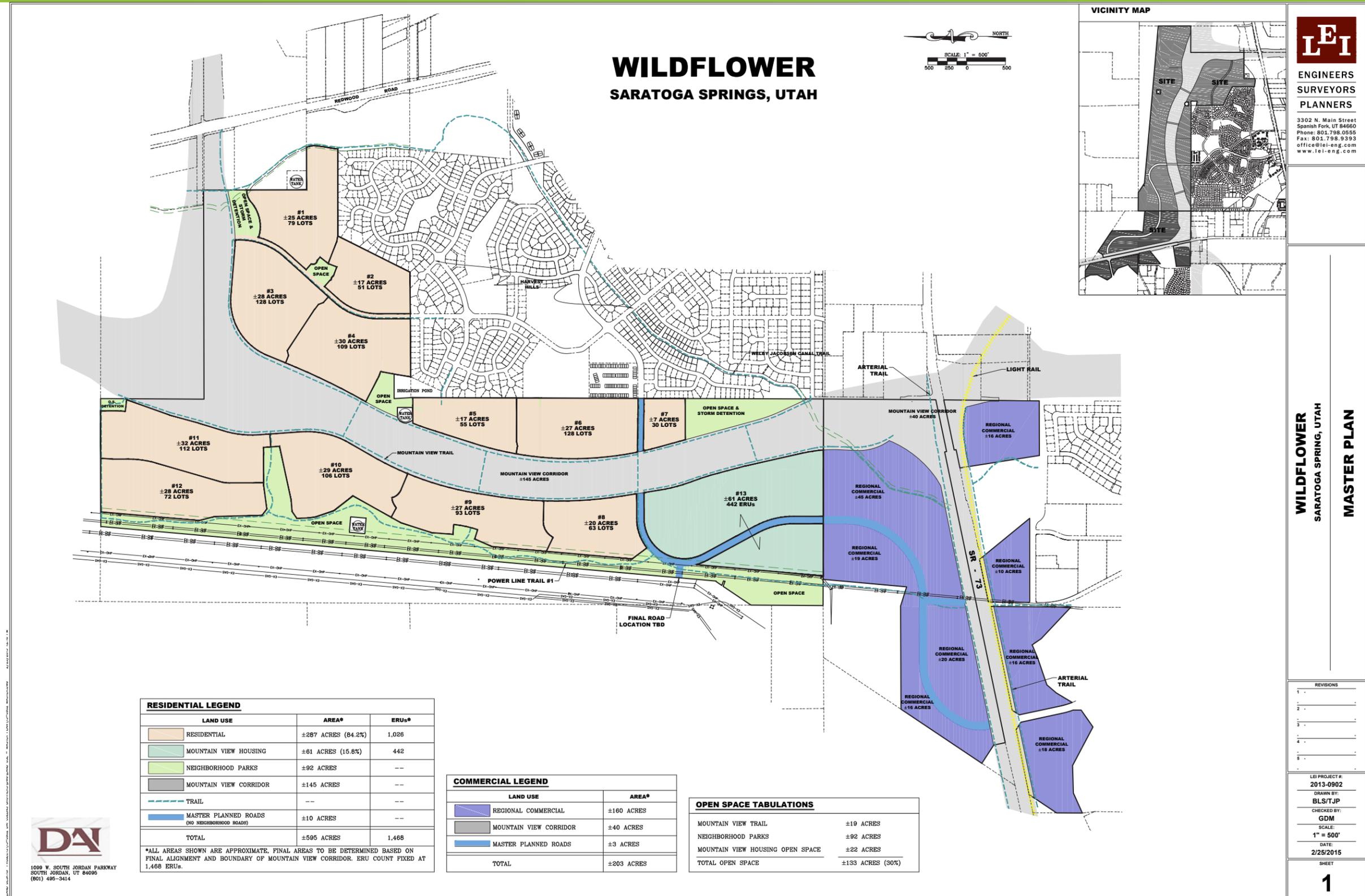
1. Location Map (page 9)
 2. Approved CP Layout (page 10)
 3. Proposed VP Layout (pages 11-12)
 4. City Engineer Report (pages 13-14)
 5. Entire VP (pages 15-109)
- (also online at www.SaratogaSpringsCity.com/Planning under Pending Applications)



CITY OF
SARATOGA SPRINGS

0 360 720
Feet

EXHIBIT TWO: Land Use Master Plan



LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

WILDFLOWER
SARATOGA SPRING, UTAH
MASTER PLAN

RESIDENTIAL LEGEND		
LAND USE	AREA*	ERUs*
RESIDENTIAL	±287 ACRES (84.2%)	1,026
MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442
NEIGHBORHOOD PARKS	±92 ACRES	---
MOUNTAIN VIEW CORRIDOR	±145 ACRES	---
TRAIL	---	---
MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±10 ACRES	---
TOTAL	±595 ACRES	1,468

*ALL AREAS SHOWN ARE APPROXIMATE. FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR. ERU COUNT FIXED AT 1,468 ERUs.

COMMERCIAL LEGEND	
LAND USE	AREA*
REGIONAL COMMERCIAL	±160 ACRES
MOUNTAIN VIEW CORRIDOR	±40 ACRES
MASTER PLANNED ROADS	±3 ACRES
TOTAL	±203 ACRES

OPEN SPACE TABULATIONS	
MOUNTAIN VIEW TRAIL	±19 ACRES
NEIGHBORHOOD PARKS	±92 ACRES
MOUNTAIN VIEW HOUSING OPEN SPACE	±22 ACRES
TOTAL OPEN SPACE	±133 ACRES (30%)

REVISIONS	
1	
2	
3	
4	
5	
6	

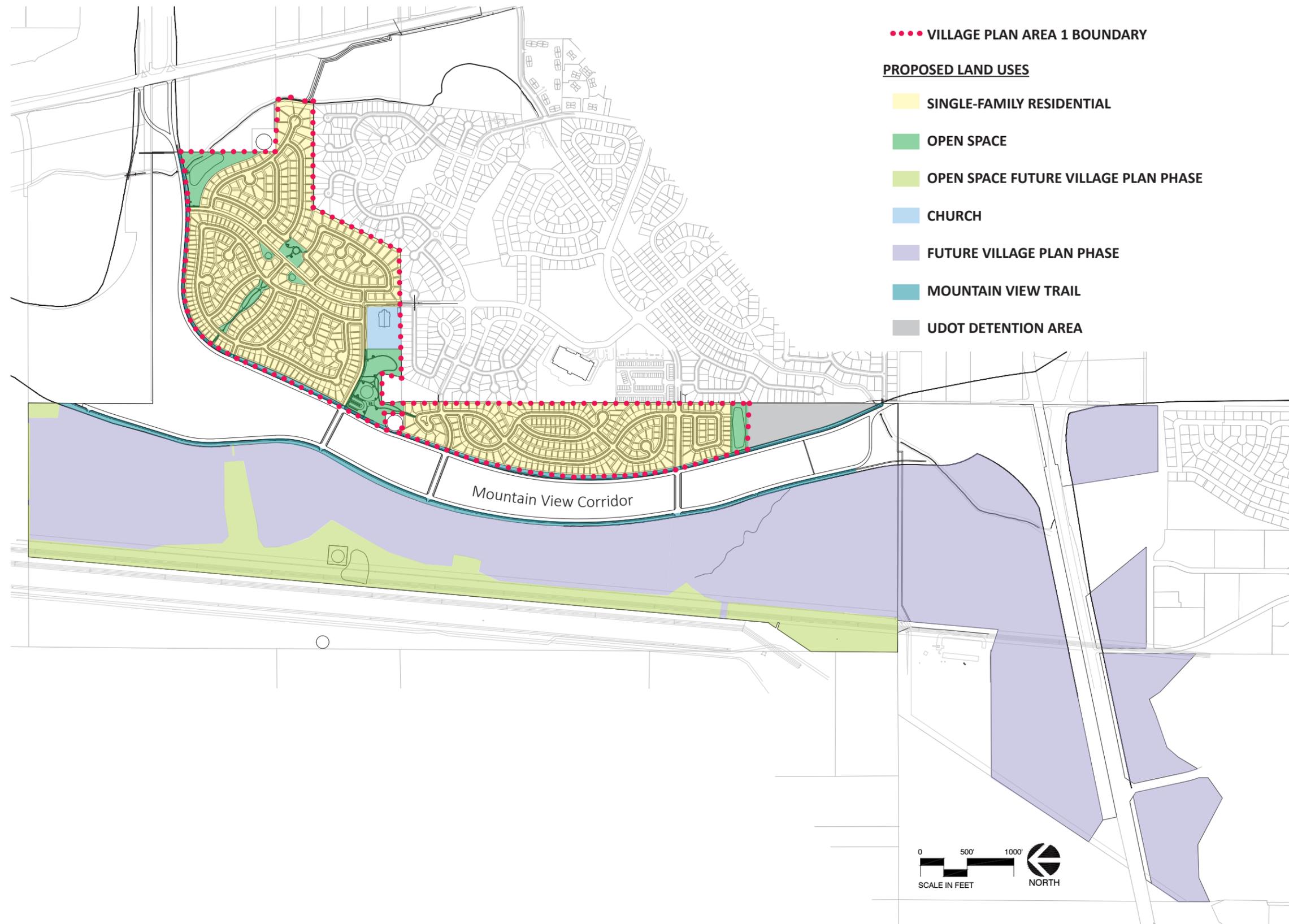
LEI PROJECT #
2013-0902
DRAWN BY:
BLS/TJP
CHECKED BY:
GDM
SCALE:
1" = 600'
DATE:
2/25/2015

1



SECTION 2: Detailed Use Map





Planning Commission Staff Report

Author: Gordon Miner, City Engineer
Subject: Wildflower Village Plan
Date: September 8, 2016
Type of Item: Village Plan Approval



Description:

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

B. Background:

Applicant: Wildflower
Request: Village Plan Approval
Location: Area West of Harvest Village
Acreage: 175.4 acres

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

D. Conditions:

1. The project shall comply with the recommendations of the Traffic Impact Study from Hales Engineering.
2. Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' paved access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes.
3. Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).
4. Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
5. Open Space areas that will maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.
6. Park strips less than 9' in width shall only be planted with trees appropriate for narrow areas and that will not damage the sidewalk as they grow
7. Project shall comply with the City's adopted Parks, Recreation, Trails, and Open Space Master Plan. Trail and open space designs shall comply with all City standards and

specifications.

8. Road names and coordinates shall comply with current city ordinances and standards.
9. Harvest Hills Blvd. shall be dedicated before Feb. 2017
10. A new culinary and secondary water source must be online before this development is allowed online.
11. An 8-in. culinary water connection is required through an easement out of the most eastern cul-de-sac #1 Primrose.
12. Developer shall update existing culinary pipe sizes to be accurate. The culinary pipe from tank 4 is 12" according to the City Masterplan and City GIS Map .
13. A 6-inch secondary water connection is required through an easement out of the most eastern cul-de-sac #1 Primrose.
14. The Zone 2 secondary water pipe network for Wildflower shall connect to the existing 14" pipe exiting from the east side of pond 6.
15. The proposed Zone 3 secondary pump station and transmission line to the Zone 3 pond must be placed on the North side of Pond 6.
16. The proposed Zone 3 proposed secondary pipe shall be sized appropriately to connect to the 6" existing pipes in Harvest Hills Blvd and Providence Dr.
17. The pipe network for the Zone 3 secondary system shall be displayed in its entirety for Village Plan Area 1, including points of connection to the proposed Zone 3 pond and points of connection to existing zone 3 piping.
18. On Sheet S10-9 the N4 sewer trunk line from the City's Sewer Masterplan shall be discussed in a note. The Technical Memorandum from Bowen & Collins mentions on page 5 "if the Aspen Hills Blvd and Golden Rod Way sewer mains are upgraded to accommodate future flows, it may be possible to eliminate the future N4 trunk line.
19. Provide a callout that the northeastern detention basin in Primrose is catching runoff from both watersheds upstream.
20. The canal shall be piped.
21. Show and label the runoff route for south detention basins. The overland runoff route shall convey the flood water to a stormwater facility (usually a street) and not flood homes.
22. Manage the runoff of the 100-yr. storm event.
23. Drainage into the canal shall not be permitted.
24. On the sheet titled "Capital Facility Upgrade Plan" include the following note, "This document is for reference only. The City's Capital Facilities Plan and Impact Fee Facilities Plans stand alone."
25. The Traffic Impact Study will be discussed and referenced on the Vehicular Plan sheet.
26. On the sheet titled "Vehicular Plan" indicate whether Wildflower will build Frontage Rd. If not, include a note that mentions the Frontage Rd. typical section is shown for illustrative purposes only and refer to UDOT for actual typical section.
27. Provide the following note on the Grading Plan sheet: "The grading contours are for illustrative purposes only. All grading will be subject to the City's final plat engineering design acceptance process."
28. In the Traffic Impact Study (pg. S 14-37), clarify improvements required for the Harvest Hills Blvd/Mountain View corridor intersection.

VILLAGE PLAN AREA 1



August 16, 2016

DRAFT



WILDFLOWER

AT SARATOGA SPRINGS



VILLAGE PLAN

Prepared By:

DAI

Landmark Design

LEI

Hales Engineering

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SECTION 1: Legal Description



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION PREPARED FOR DAI Job No. 13-0902 (April 27, 2016)

VILLAGE PLAN LEGAL DESCRIPTION

A Portion of the West Half of Section 10 and the South Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence $S0^{\circ}11'02''W$ along the Quarter Section Line 3688.23 feet; thence $N89^{\circ}48'58''W$ 491.89 feet; thence $N15^{\circ}21'47''W$ 459.85 feet; thence along the arc of a 4440.00 foot radius curve to the right 2668.32 feet through a central angle of $34^{\circ}26'00''$ (chord: $N1^{\circ}51'13''E$ 2628.34 feet); thence $N19^{\circ}04'13''E$ 684.52 feet to the southerly line of that real property described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder; thence along said real property the following six (6) courses: $S18^{\circ}26'38''E$ 1.65 feet; thence $S25^{\circ}22'31''E$ 60.27 feet; thence $N89^{\circ}45'50''E$ 164.03 feet; thence $N0^{\circ}02'37''E$ 198.17 feet; thence $S89^{\circ}57'58''W$ 121.39 feet; thence $S64^{\circ}33'09''W$ 20.59 feet to the proposed easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following eight (8) courses: along the arc of a 3000.00 foot radius non-tangent curve to the right (radius bears: $S67^{\circ}52'05''E$) 409.38 feet through a central angle of $7^{\circ}49'07''$ (chord: $N26^{\circ}02'28''E$ 409.06 feet); thence along the arc of a 8140.00 foot radius curve to the left 1433.58 feet through a central angle of $10^{\circ}05'27''$ (chord: $N24^{\circ}54'18''E$ 1431.73 feet); thence along the arc of a 750.00 foot radius curve to the right 974.95 feet through a central angle of $74^{\circ}28'49''$ (chord: $N57^{\circ}06'00''E$ 907.74 feet); thence $S85^{\circ}39'35''E$ 665.49 feet; thence along the arc of a 1500.00 foot radius curve to the left 438.11 feet through a central angle of $16^{\circ}44'05''$ (chord: $N85^{\circ}58'22''E$ 436.56 feet); thence $N77^{\circ}36'20''E$ 298.85 feet to the East Line of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence $S0^{\circ}05'10''E$ along the Section Line 1023.87 feet; thence $N89^{\circ}51'58''E$ 547.97 feet to the East Bank of the Jacob Welby Canal; thence along the said East Bank the following six (6) courses: $S16^{\circ}33'17''E$ 43.07 feet; thence $S9^{\circ}58'30''E$ 53.91 feet; thence $S6^{\circ}37'28''W$ 103.89 feet; thence $S9^{\circ}27'03''W$ 107.43 feet; thence $S8^{\circ}32'21''W$ 53.31 feet; thence $S6^{\circ}29'17''W$ 48.17 feet; thence $N89^{\circ}58'51''W$ 1118.84 feet to the Northwest Corner of Plat "W", Harvest Hills Subdivision; thence $S26^{\circ}33'37''W$ along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence $S89^{\circ}36'29''W$ along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence $N9^{\circ}35'01''E$ 216.50 feet; thence West 315.47 feet; thence $S3^{\circ}19'17''E$ 215.67 feet to the point of beginning.

Contains: ±168.69 Acres

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

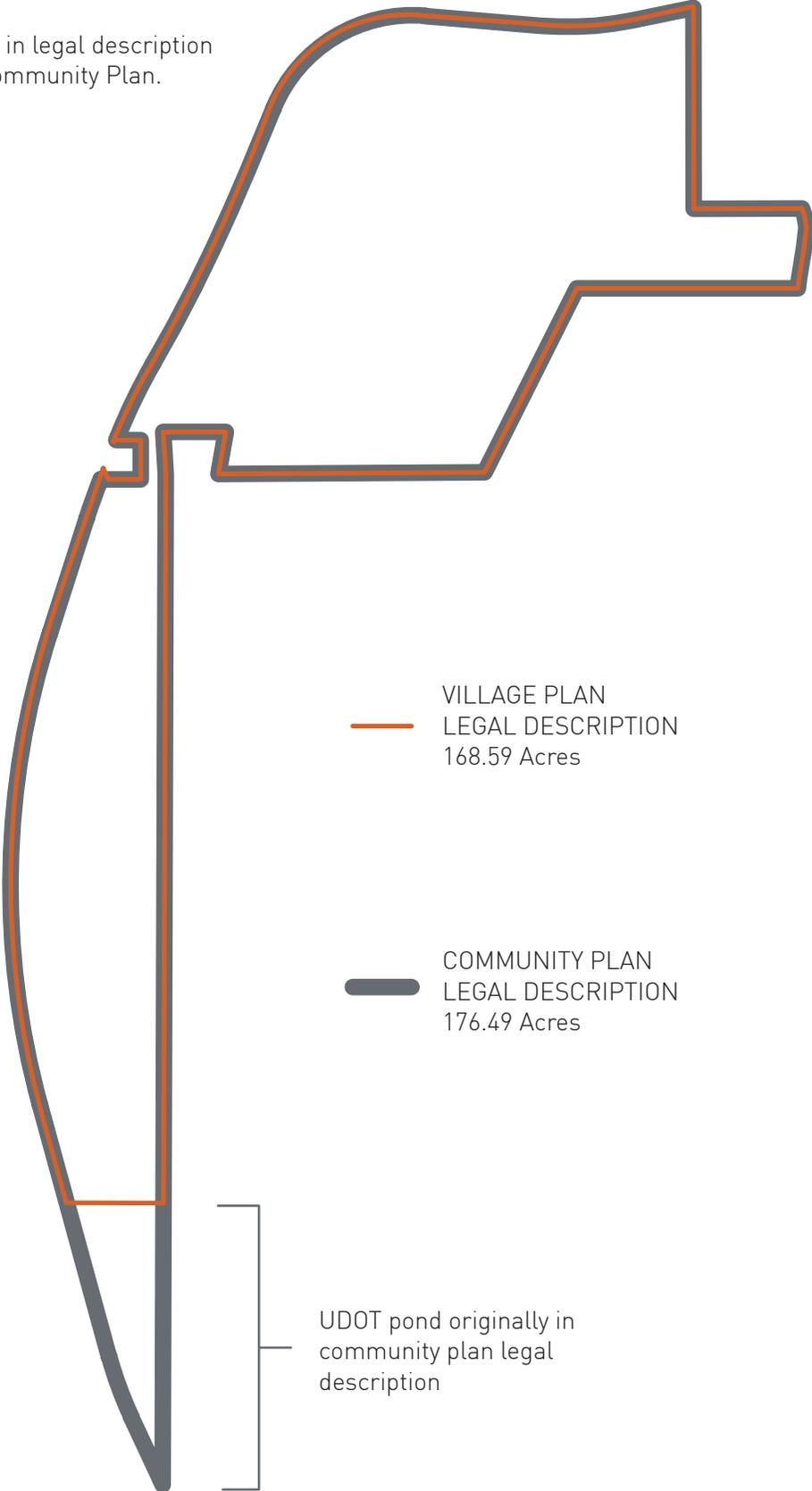
Note: Acreage in legal description varies from Community Plan. See exhibit on page S1-2.

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

☎ 801.798.0555 📠 801.798.9393
☎ 801.495.2844 📠 801.495.2847
☎ 208.846.9600



Note: Acreage in legal description varies from Community Plan.





SECTION 2: Detailed Use Map



Uses within a Planned Community District shall be guided but not limited to the following section of the Land Development Code (19.04.13):

R-3 Permitted Uses: Apiary; Chickens; Church; Dwelling, Single Family; Production of Fruit and Crops; Public Parks, Playgrounds, Recreation Areas, or Other Park Improvements; Residential Facilities for Persons with a Disability; School, Charter; School, Public; and Temporary Sales Trailer.

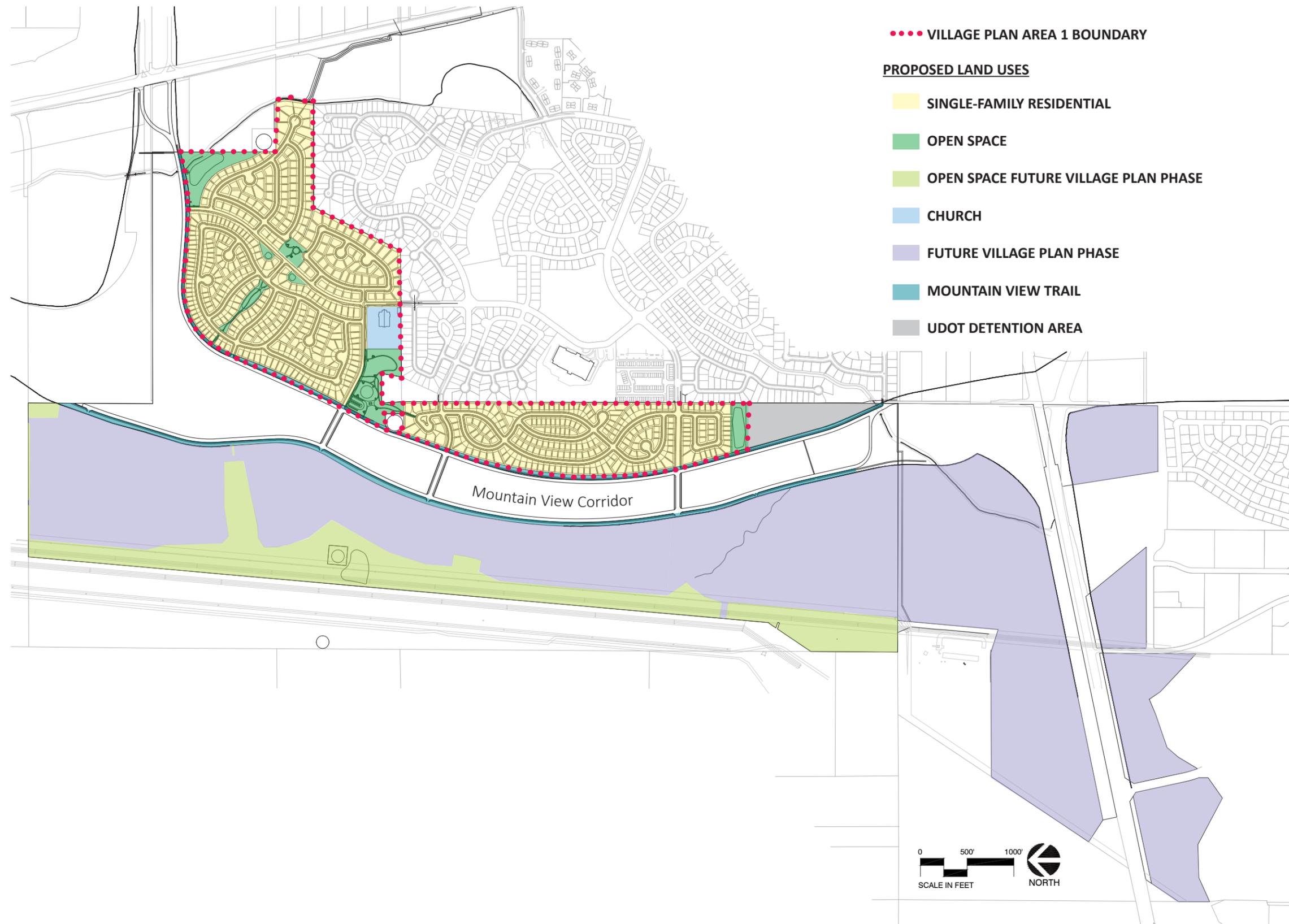
R-3 Conditional Uses: Bed & Breakfast; Cemetery; Child Care Center; Educational Center; Golf Course; Preschool; Public & Private Utility Building or Facility; Public Building or Facilities (City-Owned); Residential Facilities for Elderly Persons.

Buffering: Proposed land uses are compatible with neighboring land uses, including uses within and outside of Village Plan Area 1. Fencing will be used to buffer between residential areas, open space, and the church site (see the Fencing Plan in Section 5.)





SECTION 2 (cont'd): Detailed Use Map





SECTION 3: Detailed Buildout Allocation

The following information details the allocation of all acreage within Village Plan Area 1 (Refer to Phasing and Maintenance Plan in Section 7).

Area	Land Use	Acres	ERUs Assigned in the Community Plan	ERUs in Village Plan Area 1	Percent Change	ERUs/Gross Acre
Neighborhood 1	Single Family Residential	19.33	79	80	+1.0%	2.64
	Open Space	5.03				
	ROW	5.85				
Neighborhood 2	Single Family Residential	13.24	51	51	0%	2.84
	Open Space	0.68				
	ROW	4.03				
Neighborhood 3	Single Family Residential	19.93	128	125	-2.4%	4.44
	Open Space	1.67				
	ROW	6.56				
Neighborhood 4	Single Family Residential	17.55	109	94 (2 of these for the church)	-12.8%	2.71
	Open Space	6.39				
	Church	3.76				
	ROW	7.39				
Neighborhood 5	Single Family Residential	10.58	55	47	-14.6%	2.32
	Open Space	0.15				
	ROW	9.92				
Neighborhood 6	Single Family Residential	22.43	128	138	+7.8%	4.66
	ROW	7.16				
Neighborhood 7	Single Family Residential	5.71	30	36	+1.2%	3.77
	Open Space	1.82				
	ROW	2.01				
Village Plan Area 1	Master Planned Roads	4.57	N/A	N/A	N/A	N/A
Total ERUs Village Plan Area 1			580	571	-2.1%	

Note: See Lotting Plan for Neighborhood Breakdown in Section 8.

Future Population Projections

According to the City's Parks, Recreation, Trails, and Open Space Master Plan (2011), the average household size in Saratoga Springs is 4.05 persons. The total number of new housing units in Village Plan Area 1 is 571. Multiplying the number of new housing units by the average household size of 4.05 persons provides a future population projection of 2,316.6 for Village Plan Area 1.

Employment Levels

The land uses within Village Plan Area 1 are single family residential, open space, church, and right-of-way; therefore no employment will be provided in Village Plan Area 1.



SECTION 4: Development Standards

Building Form — Single Family Residential

Disclaimer: If any requirements in the Development Standards conflict with City or State Codes, the City or State codes take precedence over the Development Standards.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1 + outbuilding
Height — Principal Building	35' maximum height measured at vertical distance from established finished grade surface at the building wall to the mean highest level between eaves and ridge for gable, hip, or gambrel roofs.
Height — Outbuilding	Equal to or less than 20 feet
Lot Coverage	50% maximum
Lot Frontage	45' minimum measured at front setback
Lot Size	Varies by neighborhood (see S8-1). Minimum lot size on corner lots shall be increased by 10%
SETBACKS — SINGLE FAMILY DWELLINGS	
Front Yard*	15' minimum
Front Access Garage	20' minimum (to garage)
Side Access Garage	24' minimum (subject to standard driveway approach widths)
Rear Yard	10' minimum
Side Yard*	Varies by lot size measured at front setback (see Section 8-1)
Corner Front Yard	15' minimum
Corner Front & Side Access Garages	20' minimum
Corner Side Yard Facing Street	15' minimum
SETBACKS — ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT	
Front Yard	Same as principal building
Side Yard	5' minimum
Rear Yard	5' minimum

* All subdivisions in Wildflower Village Plan 1 that utilize a 15' front setback shall be required to include a note placed on the plat as notification that proper buffering shall be required to meet Questar Gas Standards. Failure to meet proper buffering between the private utilities and public right-of-way may result in additional setback requirements and/or removal of foundations to meet this requirement.



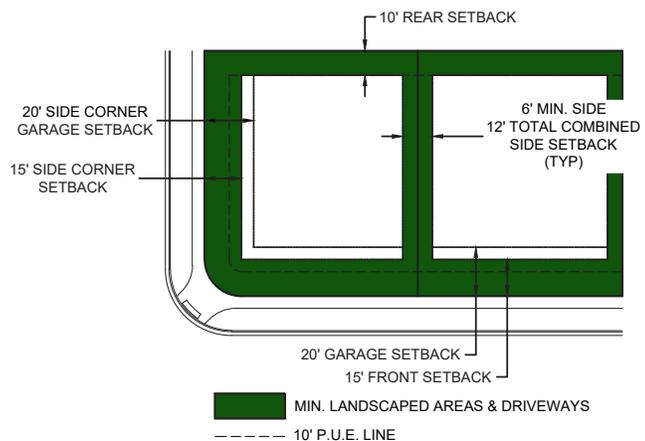
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 1 - Primrose



Building Setback Detail



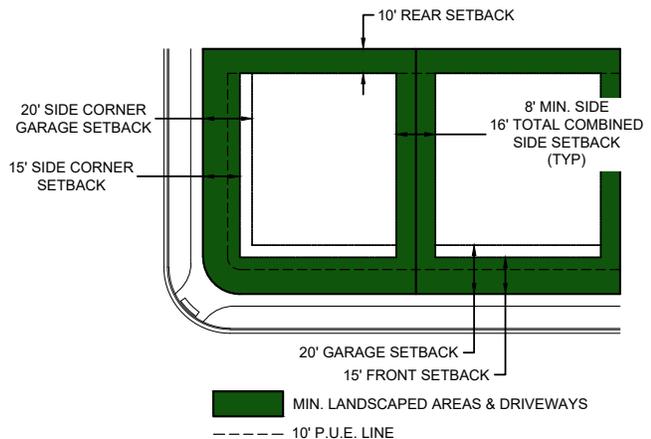
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 2 - Primrose



Building Setback Detail



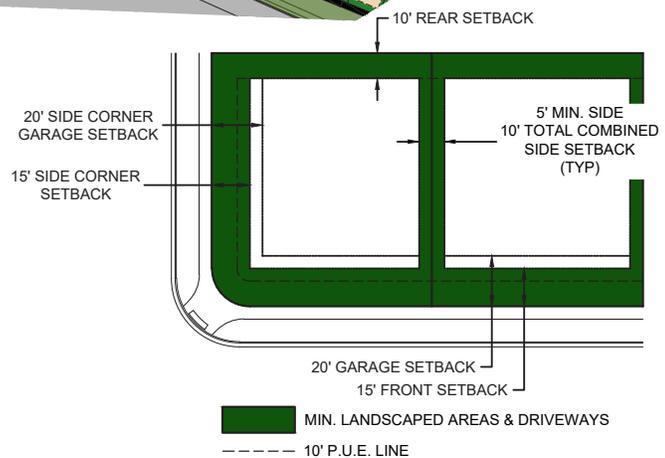
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 3 - Sego Lily



Building Setback Detail



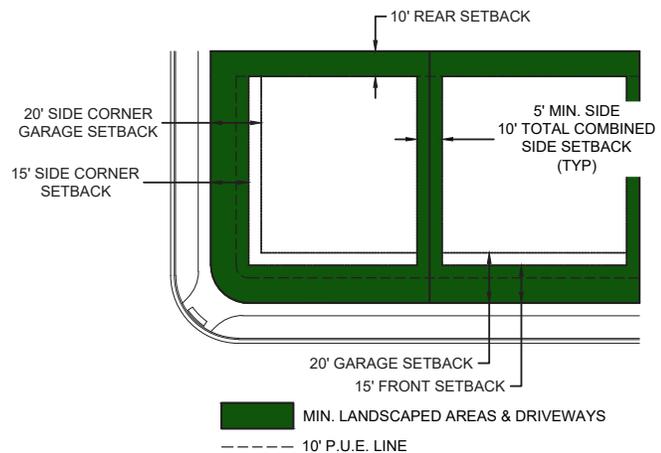
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 4 - Segó Lily



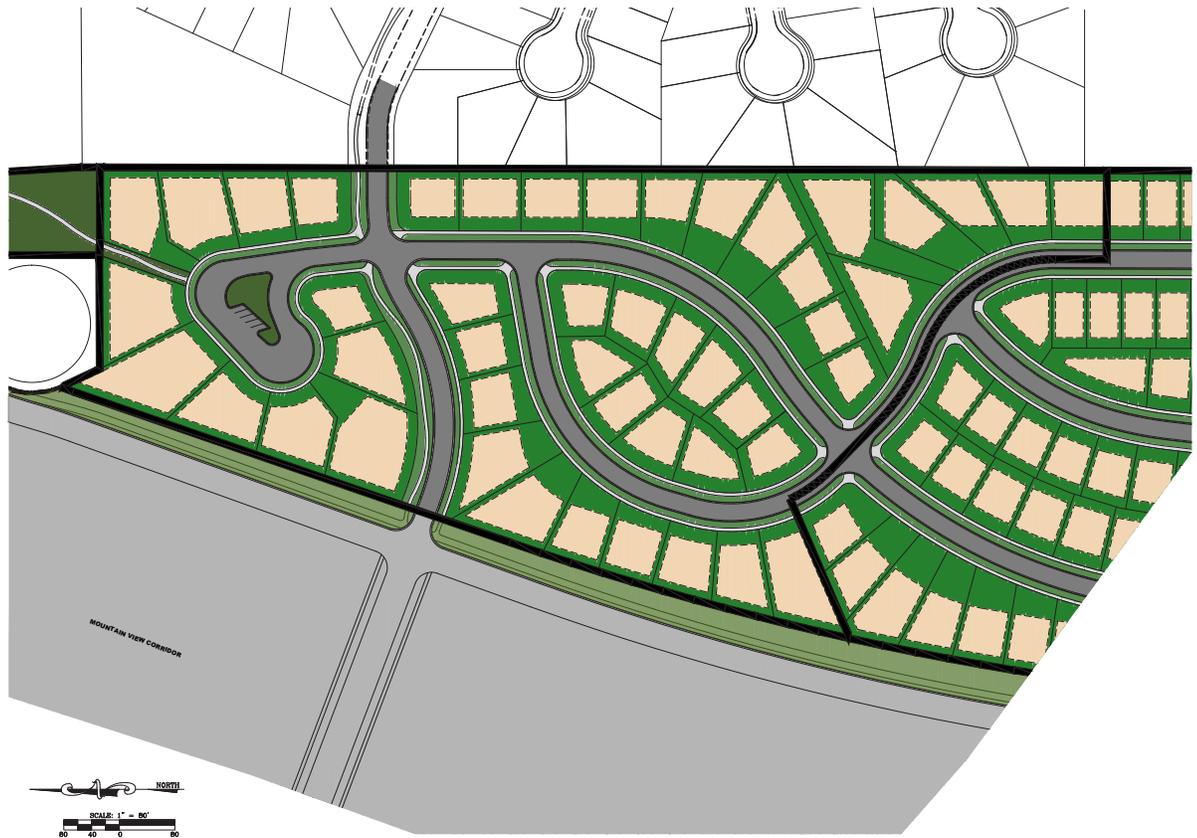
Building Setback Detail



SECTION 4: Development Standards (cont'd)

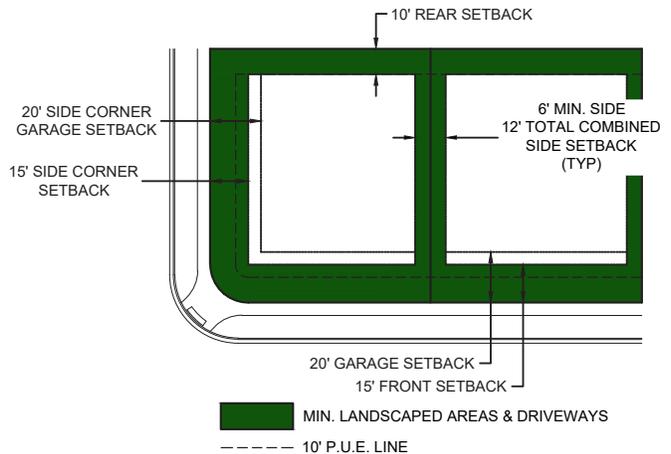
Building Form — Single Family Residential

Neighborhood 5 - Daisy



Note: The landscaped island and parking area associated with it are subject to change or deletion.

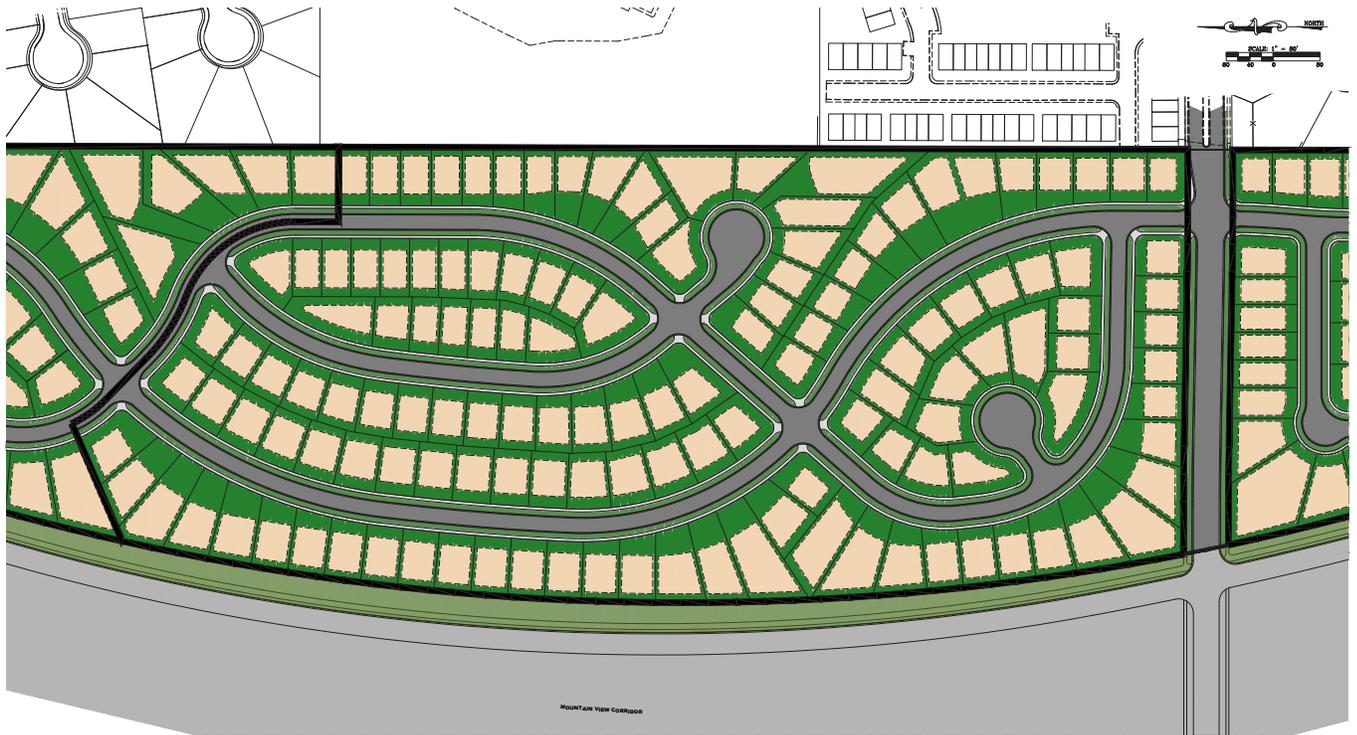
Building Setback Detail



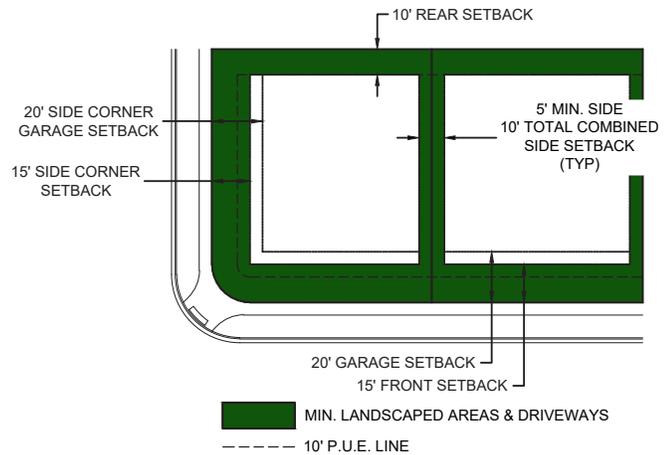
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 6 - Daisy



Building Setback Detail



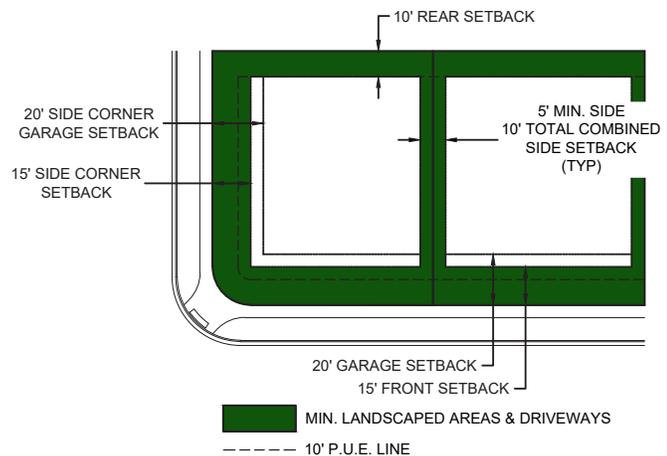
SECTION 4: Development Standards (cont'd)

Building Form — Single Family Residential

Neighborhood 7 - Wild Rose

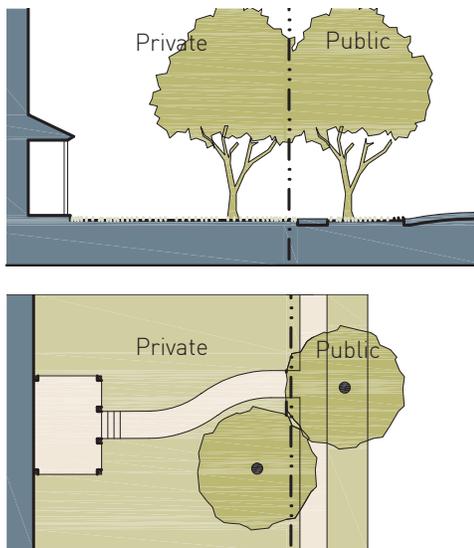


Building Setback Detail



SECTION 4: Development Standards (cont'd)

Private Open Space — Single Family Residential



* Lawn, patio, and garden areas are subject to approval by the Wildflower Design Review Committee (WDR).

PRIVATE YARD*	
Permitted Elements	Front Yard: Fences, hedges, & masonry walls (4' max. height/3' max. height inside clear-view triangle); outdoor furniture to stay within porch. Rear & Side Yard: 6' fences.
Surface Treatments	Groundcover, lawn, trees, flower gardens, vegetable gardens, & small shrubs. Stone mulch limited use with approval of WDR. Landscape boulders are allowed. Artificial turf not allowed in front yard.
Special Requirements	Fences, hedges, & walls must be parallel with facade of principal building or placed along the front lot line.
Decks	Decks may not extend into setback. Deck must stay within the setbacks as described above.
Schedule	All residential lots in single family areas shall have the front yard and side yards landscaped within one year, and interior side and back yards within two years after receiving a certificate of occupancy. Please reference City Code "Section 19.06.05 Completion of Landscape Improvements; Adequate Assurances" for exceptions to this requirement due to weather conditions.

Parking — Single Family Residential

Two off-street parking spaces are required per single family residential unit. Driveways for single family residential units meet this requirement. Please reference City Code "Section 19.12.06 General Subdivision Improvement Requirements" for standards on garages and covered parking.

Subdivision Access — Single Family Residential

Two separate means of vehicular access onto a collector or arterial road shall be required whenever the total number of dwelling units exceeds fifty. Please reference "Section 19.12.06 General Subdivision Improvement Requirements" for standards on placement and exceptions to this requirement.



SECTION 5: Design Guidelines

Architecture Materials

The architectural standards presented in this Village Plan document are meant to govern the selection of building material and color scheme. The matrix below contains the potential building materials and how they can be used on the included home elevations. Materials are not limited to the details below. Additional materials may be introduced once approved by the WDRC. New materials to be introduced must maintain a high level of quality similar to the products listed below, and must be shown to be appropriate to a specified architectural style.

		ARCHITECTURAL STYLES				
		Prairie	Craftsman	Farmhouse	Utah Traditional	European
EXTERIOR MATERIALS	Composite Siding	*	*	*	*	*
	Stone / Brick	*	*	*	*	*
	Stone / Brick Not Required*	*	*	*		
	Stucco	*	*	*	*	*
	Architectural Asphalt Shingles	*	*	*	*	*
	Gable Returns				*	*
	Metal Roofing	*	*	*		
	Main Body Low Pitched Roofs (Under 6/12–18" Minimum Overhang)	*	*	*		
	Exposed Rafter Tails	*	*	*		*
	Shutters	*		*	*	*
	Arched Windows				*	*

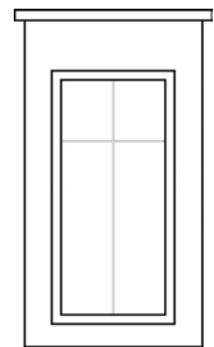


SECTION 5: Design Guidelines (cont'd)

Craftsman Elevation

The Craftsman Style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, “high-style” interpretations can be found in various locations and are sometimes called “stick houses.” The following features identify a Craftsman style home:

- » Lap siding, board and batten, and shake and shingle exteriors with limited use of stucco
- » Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
- » Exposed rafter tails under eaves
- » Decorative corbels and braces
- » Front porches with possible extensions to the side and rear of the home
- » Porch supports (columns/pillars) that are typically rectangular or tapered (not round) with masonry bases. All columns/pillars to be a minimum of 12 inches square.
- » Large roof overhangs (typically 18 to 24 inches wide)
- » Window grids
- » Heavy, thick fascia
- » Single-hung and double casement windows
- » Exposed, decorative beams
- » Garage windows



Window and Door
Casing and Trim





Craftsman Examples



SECTION 5: Design Guidelines (cont'd)

Farmhouse Elevation

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures, yet provided a place of pride to entertain important relatives and live their lives in some comfort. Today, there is a growing interest in a simple, back-to-basics lifestyle. The American Farmhouse symbolizes that ideal, and it gives today's homeowners a tangible and sentimental connection to the nation's history. The following features identify a Farmhouse style home:

- » Simple, single or double column porch supports (columns/pillars)
- » Simple, rectangular floor plan
- » Dormers
- » Large, and often wrap-around, porches
- » Window grids
- » Large flat surfaces of board and batten on front elevation (typically 1.5 to 2 stories tall)
- » Low roof pitches above porches (typically 3/12 to 5/12)
- » Steeper roof pitches recommended on all other roofs, often as steep as 10/12 to 12/12
- » Gable-style roofs (not hipped)
- » Dormers (gabled and shed dormers are appropriate)
- » Taller, more narrow windows
- » White or light-colored exterior colors (strongly recommended)
- » Dark or colored windows are common





Farmhouse Examples



SECTION 5: Design Guidelines (cont'd)

European Elevation

The Wildflower European style combines an old world and romantic charm with modern elements. This style of home showcases many European influences such as Italian influence, Tudor style design cues, Mediterranean floor plans and Spanish home designs; the European style can easily range in size to fit each individual family's needs. These homes are characterized by medium to steep roof pitches, detailed entrances, hip roof forms, arched openings and shutters. Unique elements such as multi-paneled windows of varying sizes, spacious living areas and high ceilings create the unique blend of comfort and refinement. The following features identify a European style home:

- » Moderate to high roof pitches
- » Hip roof forms
- » Arched or square openings
- » Decorative front porches
- » Shutters





European Examples



SECTION 5: Design Guidelines (cont'd)

Prairie Elevation

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space and a rhythm of vertical and horizontal planes. The following features identify a Prairie style home:

- » Low roof pitches (4/12-6/12)
- » Large modern-style windows (typically without grids)
- » Overhanging eaves, 18" to 24" recommended (Note: Eaves must be fire rated if less than 5 feet from property line)
- » Horizontal, clean lines in the detailing
- » Lap siding or stucco with masonry details
- » Open floor plans
- » Wide, rectangular columns/pillars
- » Prominent low chimneys
- » Brick as needed for masonry elements

The following features are often incorporated into traditional Prairie style homes in order to add a contemporary feel:

- » Large, tall windows
- » Modern, glass panel front door and garage
- » Wide front door (42 inches wide or larger)





Prairie Examples



SECTION 5: Design Guidelines (cont'd)

Utah Traditional Elevation

Traditional Utah architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a certain sameness from community to community. The following features identify a Utah Traditional home:

- » Roof pitches (6/12 and greater)
- » Hipped and gabled roofs are common
- » Shutters
- » Masonry (brick or stone)
- » Body materials of siding or stucco
- » Gable returns
- » Arched windows, front doors, and garages
- » Use of copper or other metal on small roof elements
- » Bay or boxed windows
- » Wide front door (42 inches wide or larger)





Utah Traditional Examples



SECTION 5: Design Guidelines (cont'd)

Exterior Color Schemes

All exterior colors will be compatible with the architectural style of each dwelling. Bright artificial colors such as pastels, neons, fluorescents, etc will not be allowed.

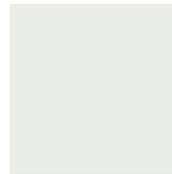
Color is a critical element for creating the ambiance of the overall community. A well-designed color palette should be based on natural elements. Appropriate use of color will bring unity to each neighborhood and help establish a sense of community. Additional colors may be added upon approval by the WDRC.



EXAMPLE COLORS - 01



Front Door
Manufacturer:
Kwal
Color:
Raccoon CL3176N



Soffit, Fascia, Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White

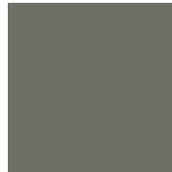


Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Boothbay Blue

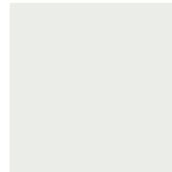


Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Sandstone Beige

EXAMPLE COLORS - 02



Front Door
Manufacturer:
Kwal
Color:
Jumpsuit CL2986A



Soffit, Fascia, Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White

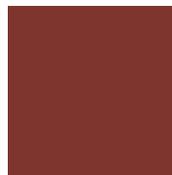


Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Heathered Moss

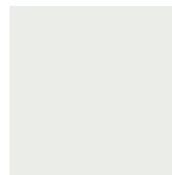


Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Sandstone Beige

EXAMPLE COLORS - 03



Front Door
Manufacturer:
Sherwin Williams
Color:
Fireweed SW6328



Soffit, Fascia, Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Timber Bark



Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Sandstone Beige



Native Regional Suitability

The color palette established for Wildflower has been based on the native flowers found at Wildflower and the surrounding area as well as a variety of hues found in the landscape. Approved colors include native and natural tones found in the Utah landscape, including earth tones and colors indicative of mountainous and prairie settlements.

Stylistic Appropriateness

The colors used at Wildflower should reflect the architectural styles being offered at Wildflower. Fewer colors are typically more appropriate than incorporating a large variety of colors on individual buildings. This keeps homes from distracting from the overall ambiance of the community.

Community Cohesiveness

The relationship of colors between neighboring homes is critical when selecting the palette for each building facade. A sense of flow is created by balancing building elements, which have similar tones across many buildings, yet incorporate a variety of color elements, making each home unique.

Main Body and Trim

Color schemes for Wildflower may have a softer contrast between the main body and trim colors for a more subtle appearance. Alternatively, some homes may have a stronger contrast between the main body and trim colors.

Roofing Colors and Materials

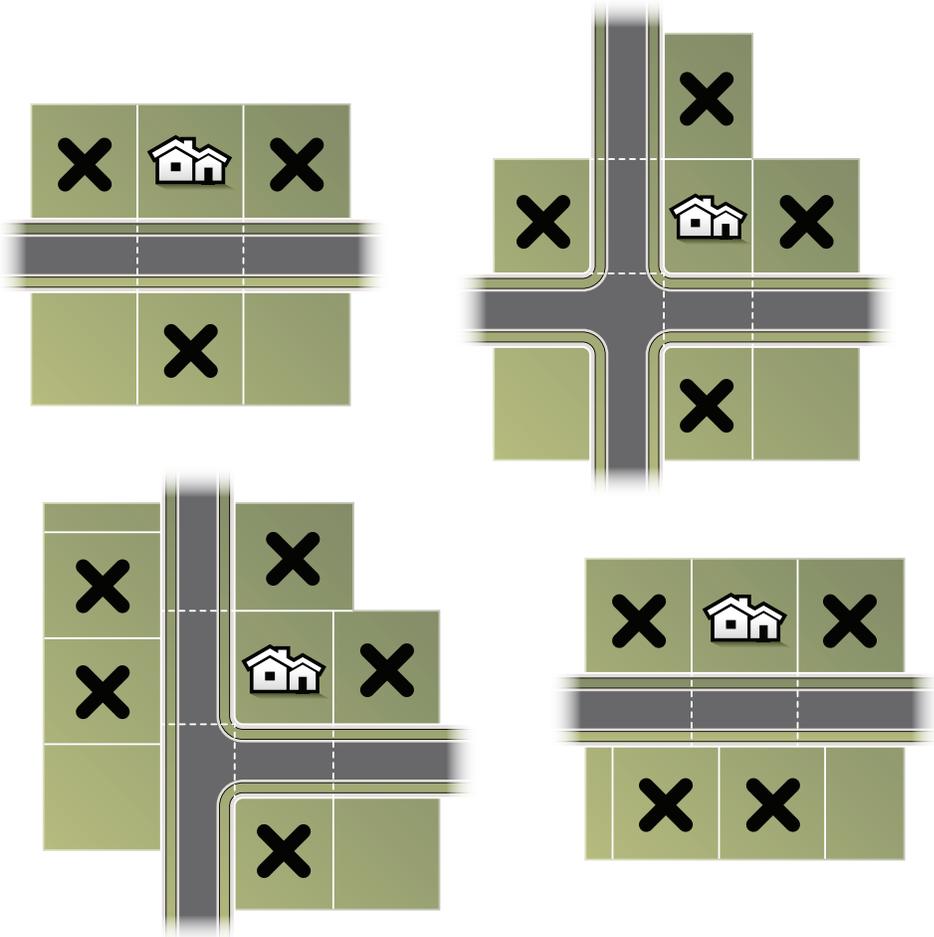
It is especially important to consider color variation with roofing materials in order to encourage diversity and architectural interest in each neighborhood and throughout the community.

Architectural Diversity

Adjacent homes or homes directly across a street from each other may not share the same elevation or the same color scheme. Refer to exhibit on page S5-14.

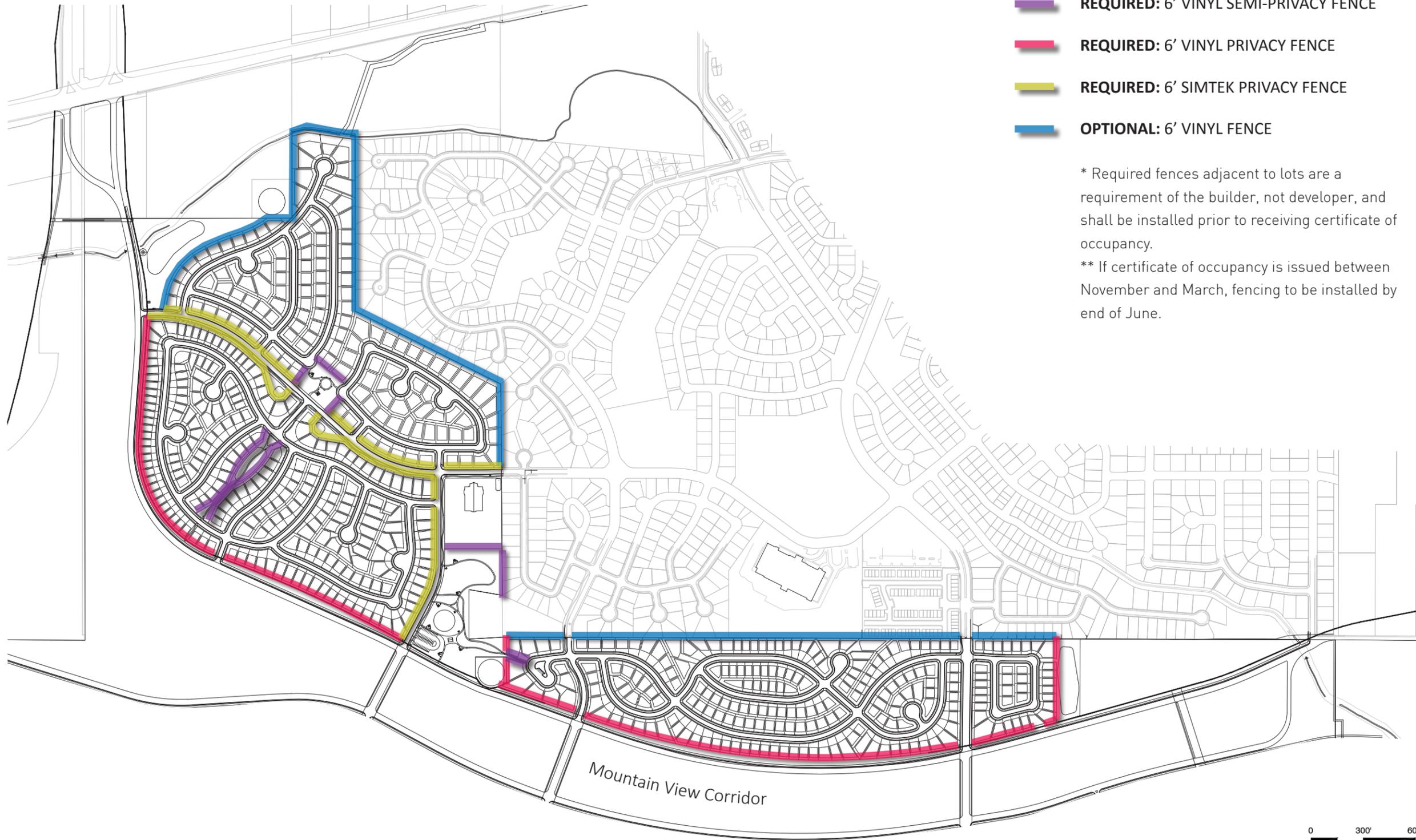


Limitation on Repetition of Design and Color



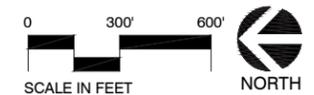


SECTION 5a: Fencing Plan



-  **REQUIRED: 6' VINYL SEMI-PRIVACY FENCE**
-  **REQUIRED: 6' VINYL PRIVACY FENCE**
-  **REQUIRED: 6' SIMTEK PRIVACY FENCE**
-  **OPTIONAL: 6' VINYL FENCE**

* Required fences adjacent to lots are a requirement of the builder, not developer, and shall be installed prior to receiving certificate of occupancy.
** If certificate of occupancy is issued between November and March, fencing to be installed by end of June.



SECTION 5: Design Guidelines (cont'd)

Fence Type Examples

6' Vinyl Semi-Privacy Fence*



6' Vinyl Privacy Fence



6' SimTek Privacy Fence



*Openings in semi-privacy fence to match the City standard of 1-inch.



SECTION 6: Associations

Home Owners Associations

In accordance with section 19.26.03,2,d of the Planned Community Zone ordinance, a Master Home Owners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Wildflower Community. Where required, typically in multi-family areas in later phases, sub-HOAs will be established to address area-specific costs.

Wildflower Design Review Committee (WDRC)

In order to create, maintain and improve the Project as a pleasant, desirable and sustainable community, and to establish and implement a consistent and harmonious design concept and to protect and promote the present and future values of Wildflower Development, all exterior, architectural building elevations and building materials, colors and usage design, site plan and landscape treatments, wall and fencing, and signage within Village Plan Area 1 shall be subject to a Design Review Process and approval by the established Wildflower Development Review Committee (WDRC).

The WDRC shall review and approve all residential site plans and building permits prior to beginning the City of Saratoga Springs submittal and review processes. The WDRC shall consist of representatives from the following: the Master Developer and a selected team of design professionals, i.e. planners, engineers, architects, contractors, etc. The Master Developer shall retain the right to retain or replace members of the WDRC at its discretion.



SECTION 7: Phasing & Maintenance Plan

Phasing

As indicated on page 15 in the Wildflower Community Plan, Wildflower Village Plan Area 1 is the first phase for the Wildflower at Saratoga Springs development. Preliminary phasing for Village Plan Area 1 is shown on the Phase Plan on the following page, including open space. Phasing for open space in future village plan areas shown in the Detailed Use Plan in Section 3 will be determined at the corresponding Village Plan stage.

Maintenance

Maintenance for all common open space areas within Wildflower Village Plan Area 1, including park strips, private parks, and developed and natural open space, will be provided by the Master Homeowners Association (HOA) described in Section 6 of this Village Plan. Any open space where ownership is transferred to the City for use as a City Park will be maintained by the City of Saratoga Springs.

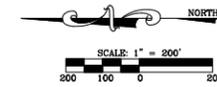




SECTION 7a: Phasing Plan

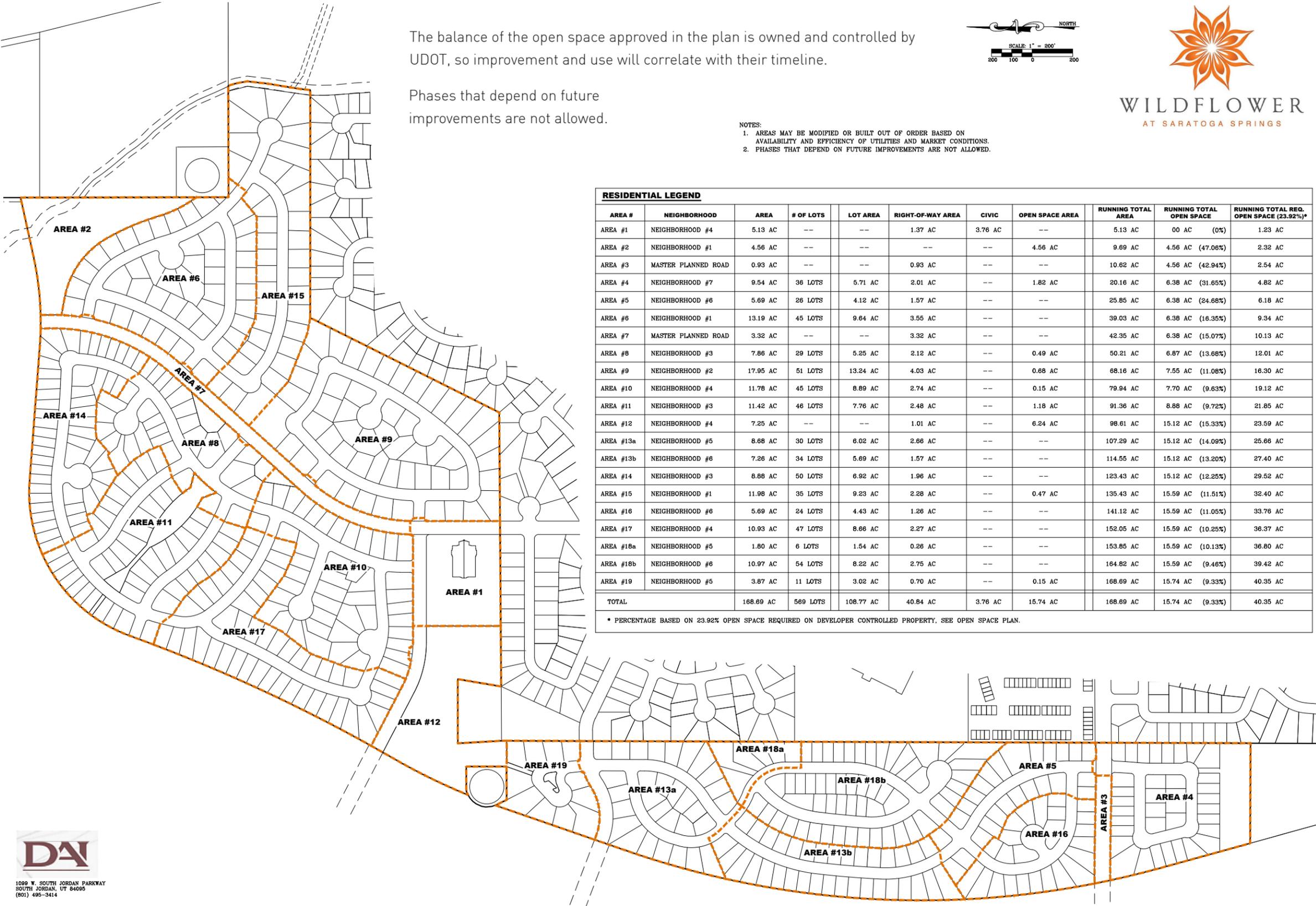
The balance of the open space approved in the plan is owned and controlled by UDOT, so improvement and use will correlate with their timeline.

Phases that depend on future improvements are not allowed.



WILDFLOWER
AT SARATOGA SPRINGS

- NOTES:
 1. AREAS MAY BE MODIFIED OR BUILT OUT OF ORDER BASED ON AVAILABILITY AND EFFICIENCY OF UTILITIES AND MARKET CONDITIONS.
 2. PHASES THAT DEPEND ON FUTURE IMPROVEMENTS ARE NOT ALLOWED.



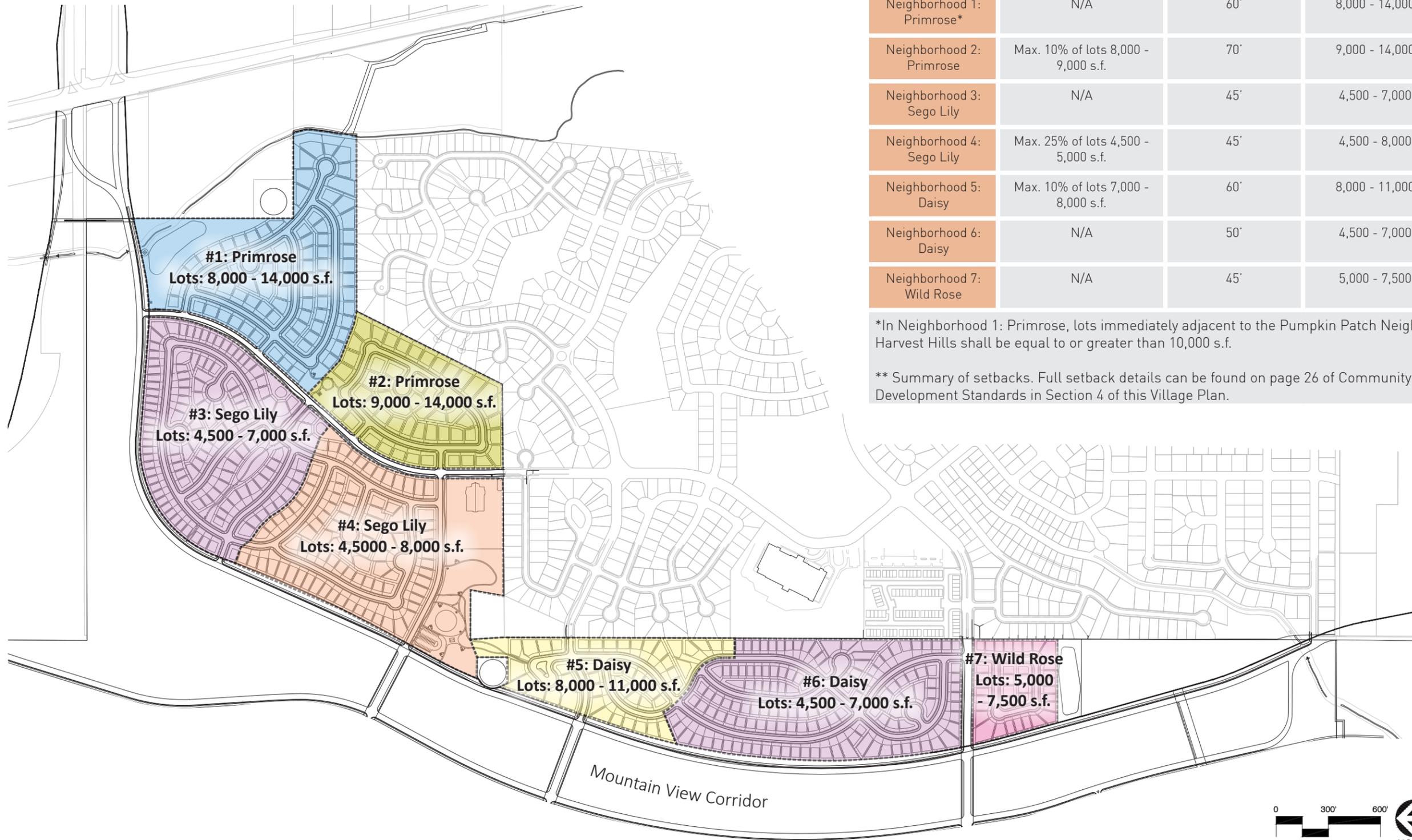
RESIDENTIAL LEGEND										
AREA #	NEIGHBORHOOD	AREA	# OF LOTS	LOT AREA	RIGHT-OF-WAY AREA	CIVIC	OPEN SPACE AREA	RUNNING TOTAL AREA	RUNNING TOTAL OPEN SPACE	RUNNING TOTAL REQ. OPEN SPACE (23.92%)*
AREA #1	NEIGHBORHOOD #4	5.13 AC	--	--	1.37 AC	3.76 AC	--	5.13 AC	00 AC (0%)	1.23 AC
AREA #2	NEIGHBORHOOD #1	4.56 AC	--	--	--	--	4.56 AC	9.69 AC	4.56 AC (47.06%)	2.32 AC
AREA #3	MASTER PLANNED ROAD	0.93 AC	--	--	0.93 AC	--	--	10.62 AC	4.56 AC (42.94%)	2.54 AC
AREA #4	NEIGHBORHOOD #7	9.54 AC	36 LOTS	5.71 AC	2.01 AC	--	1.82 AC	20.16 AC	6.38 AC (31.65%)	4.82 AC
AREA #5	NEIGHBORHOOD #6	5.69 AC	26 LOTS	4.12 AC	1.57 AC	--	--	25.85 AC	6.38 AC (24.68%)	6.18 AC
AREA #6	NEIGHBORHOOD #1	13.19 AC	45 LOTS	9.64 AC	3.55 AC	--	--	39.03 AC	6.38 AC (16.35%)	9.34 AC
AREA #7	MASTER PLANNED ROAD	3.32 AC	--	--	3.32 AC	--	--	42.35 AC	6.38 AC (15.07%)	10.13 AC
AREA #8	NEIGHBORHOOD #3	7.86 AC	29 LOTS	5.25 AC	2.12 AC	--	0.49 AC	50.21 AC	6.87 AC (13.68%)	12.01 AC
AREA #9	NEIGHBORHOOD #2	17.95 AC	51 LOTS	13.24 AC	4.03 AC	--	0.68 AC	68.16 AC	7.55 AC (11.08%)	16.30 AC
AREA #10	NEIGHBORHOOD #4	11.78 AC	45 LOTS	8.89 AC	2.74 AC	--	0.15 AC	79.94 AC	7.70 AC (9.63%)	19.12 AC
AREA #11	NEIGHBORHOOD #3	11.42 AC	46 LOTS	7.76 AC	2.48 AC	--	1.18 AC	91.36 AC	8.88 AC (9.72%)	21.85 AC
AREA #12	NEIGHBORHOOD #4	7.25 AC	--	--	1.01 AC	--	6.24 AC	98.61 AC	15.12 AC (15.33%)	23.59 AC
AREA #13a	NEIGHBORHOOD #5	8.86 AC	30 LOTS	6.02 AC	2.86 AC	--	--	107.29 AC	15.12 AC (14.09%)	25.86 AC
AREA #13b	NEIGHBORHOOD #6	7.26 AC	34 LOTS	5.69 AC	1.57 AC	--	--	114.55 AC	15.12 AC (13.20%)	27.40 AC
AREA #14	NEIGHBORHOOD #3	8.86 AC	50 LOTS	6.92 AC	1.96 AC	--	--	123.43 AC	15.12 AC (12.25%)	29.52 AC
AREA #15	NEIGHBORHOOD #1	11.98 AC	35 LOTS	9.23 AC	2.28 AC	--	0.47 AC	135.43 AC	15.59 AC (11.51%)	32.40 AC
AREA #16	NEIGHBORHOOD #6	5.89 AC	24 LOTS	4.43 AC	1.26 AC	--	--	141.12 AC	15.59 AC (11.05%)	33.76 AC
AREA #17	NEIGHBORHOOD #4	10.93 AC	47 LOTS	8.66 AC	2.27 AC	--	--	152.05 AC	15.59 AC (10.25%)	36.37 AC
AREA #18a	NEIGHBORHOOD #5	1.80 AC	6 LOTS	1.54 AC	0.26 AC	--	--	153.85 AC	15.59 AC (10.13%)	36.80 AC
AREA #18b	NEIGHBORHOOD #6	10.97 AC	54 LOTS	8.22 AC	2.75 AC	--	--	164.82 AC	15.59 AC (9.46%)	39.42 AC
AREA #19	NEIGHBORHOOD #5	3.87 AC	11 LOTS	3.02 AC	0.70 AC	--	0.15 AC	168.69 AC	15.74 AC (9.33%)	40.35 AC
TOTAL		168.69 AC	569 LOTS	108.77 AC	40.84 AC	3.76 AC	15.74 AC	168.69 AC	15.74 AC (9.33%)	40.35 AC

* PERCENTAGE BASED ON 23.92% OPEN SPACE REQUIRED ON DEVELOPER CONTROLLED PROPERTY, SEE OPEN SPACE PLAN.





SECTION 8: Lotting Map



AREA	NEIGHBORHOOD LOT SIZE PERCENTAGE EXCEPTIONS	MIN. LOT SIZE WIDTH AT FRONT SETBACK	TYPICAL RANGE OF LOT SIZES	SIDE YARD SETBACKS
Neighborhood 1: Primrose*	N/A	60'	8,000 - 14,000	6'/12'
Neighborhood 2: Primrose	Max. 10% of lots 8,000 - 9,000 s.f.	70'	9,000 - 14,000	8'/16'
Neighborhood 3: Segó Lily	N/A	45'	4,500 - 7,000	5'/10'
Neighborhood 4: Segó Lily	Max. 25% of lots 4,500 - 5,000 s.f.	45'	4,500 - 8,000	5'/10'
Neighborhood 5: Daisy	Max. 10% of lots 7,000 - 8,000 s.f.	60'	8,000 - 11,000	6'/12'
Neighborhood 6: Daisy	N/A	50'	4,500 - 7,000	5'/10'
Neighborhood 7: Wild Rose	N/A	45'	5,000 - 7,500	5'/10'

*In Neighborhood 1: Primrose, lots immediately adjacent to the Pumpkin Patch Neighborhood of Harvest Hills shall be equal to or greater than 10,000 s.f.

** Summary of setbacks. Full setback details can be found on page 26 of Community Plan and in the Development Standards in Section 4 of this Village Plan.

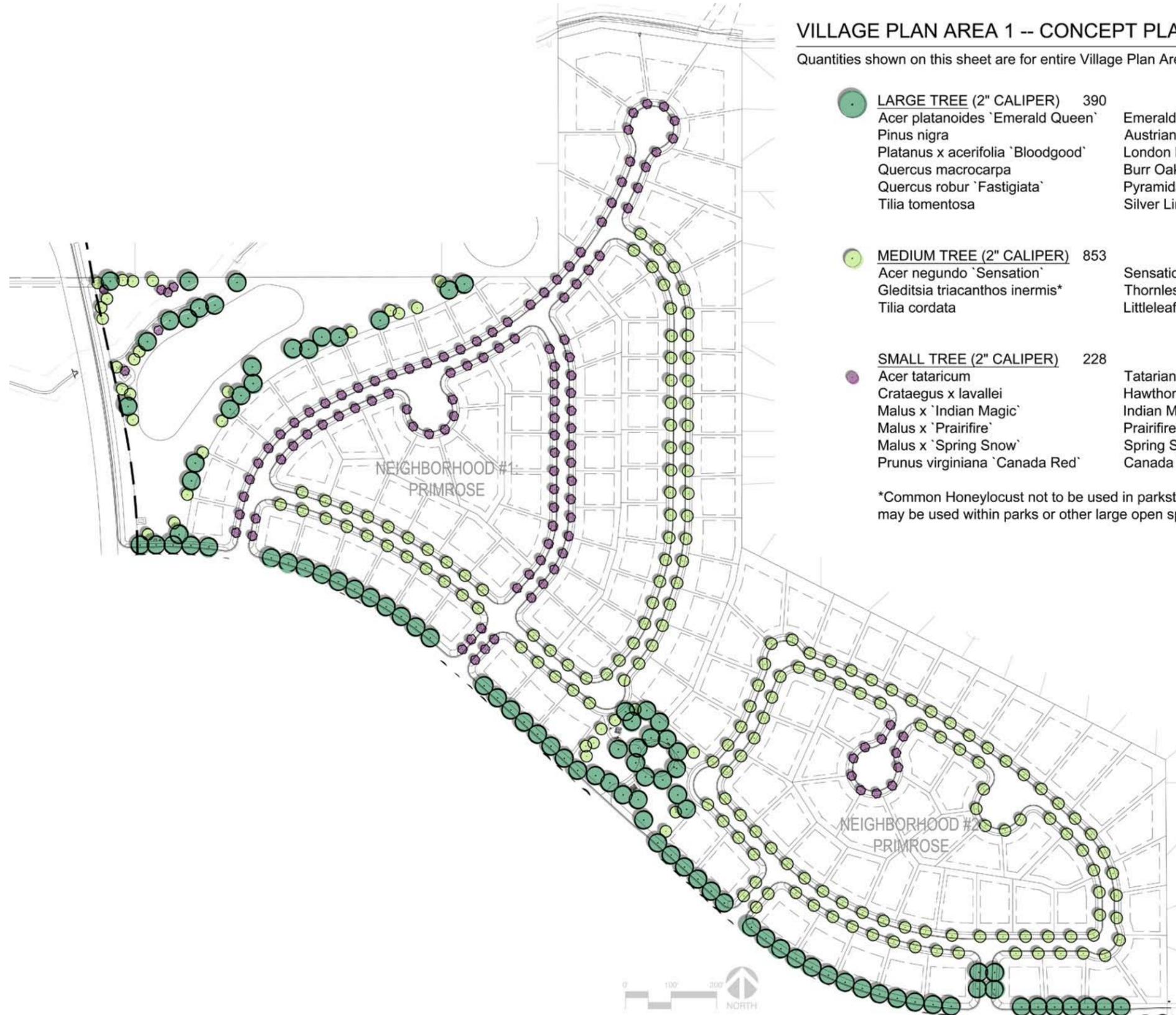




SECTION 9: Landscape Plan & Plant Palette

VILLAGE PLAN AREA 1 -- CONCEPT PLANT SCHEDULE

Quantities shown on this sheet are for entire Village Plan Area 1.

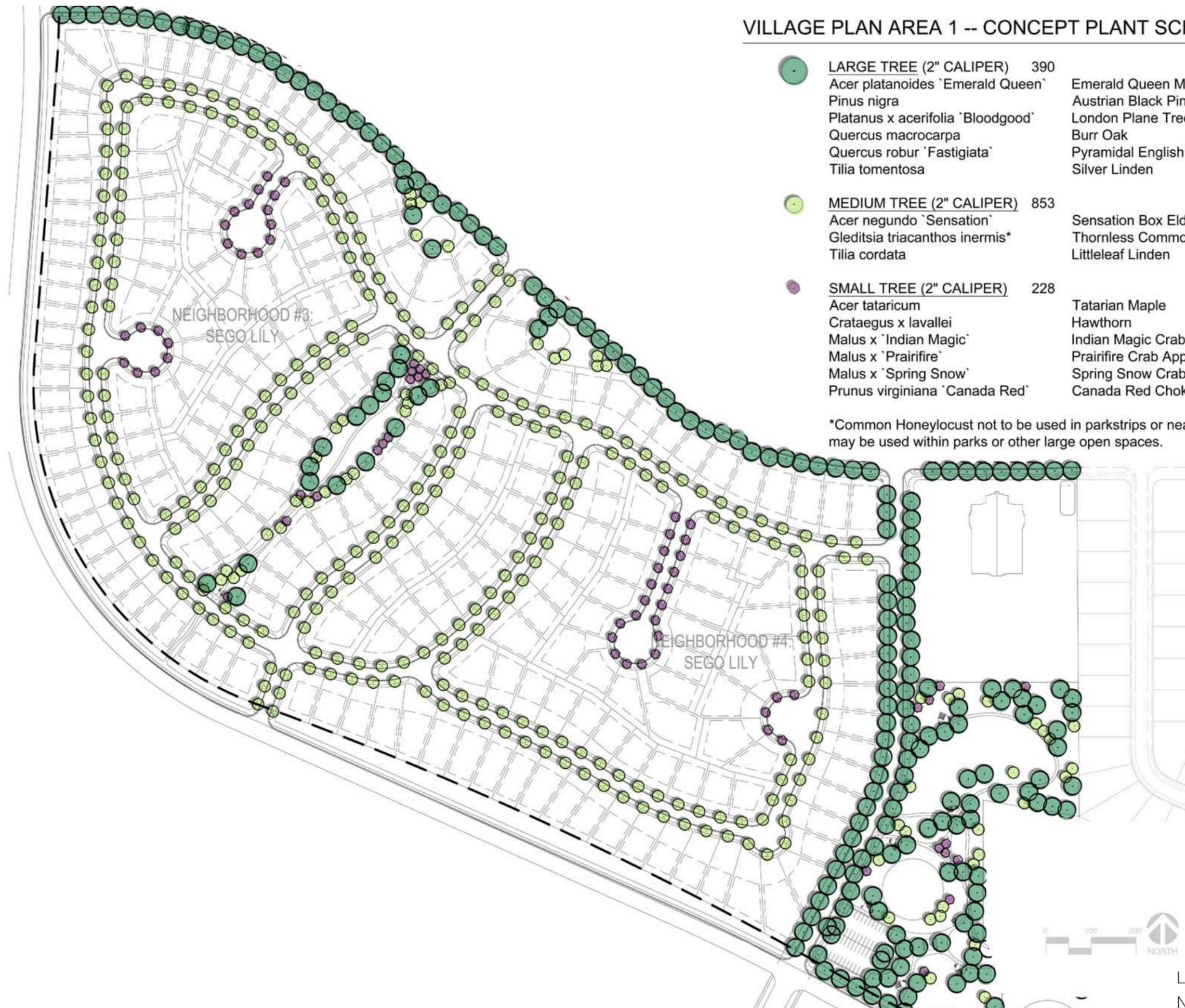


	LARGE TREE (2" CALIPER) 390	
	Acer platanoides `Emerald Queen`	Emerald Queen Maple
	Pinus nigra	Austrian Black Pine
	Platanus x acerifolia `Bloodgood`	London Plane Tree
	Quercus macrocarpa	Burr Oak
	Quercus robur `Fastigiata`	Pyramidal English Oak
	Tilia tomentosa	Silver Linden
	MEDIUM TREE (2" CALIPER) 853	
	Acer negundo `Sensation`	Sensation Box Elder Maple
	Gleditsia triacanthos inermis*	Thornless Common Honeylocust*
	Tilia cordata	Littleleaf Linden
	SMALL TREE (2" CALIPER) 228	
	Acer tataricum	Tatarian Maple
	Crataegus x lavalleyi	Hawthorn
	Malus x `Indian Magic`	Indian Magic Crab Apple
	Malus x `Prairifire`	Prairifire Crab Apple
	Malus x `Spring Snow`	Spring Snow Crab Apple
	Prunus virginiana `Canada Red`	Canada Red Chokecherry

*Common Honeylocust not to be used in parkstrips or near parking, but may be used within parks or other large open spaces.

Landscape Concept Plan
Neighborhoods 1 and 2



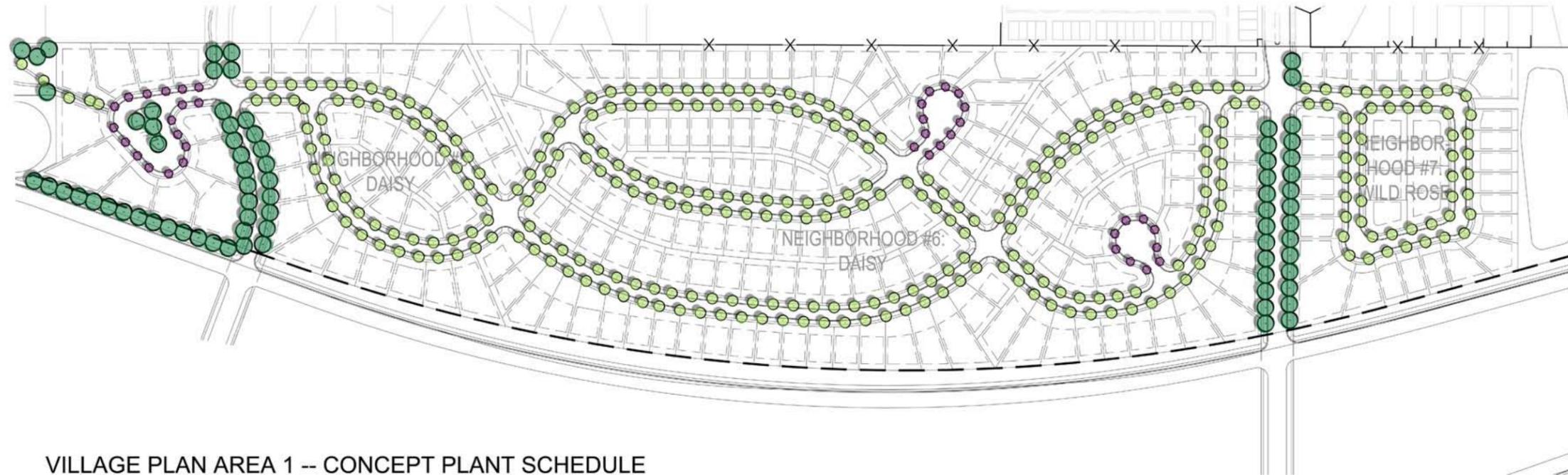


VILLAGE PLAN AREA 1 -- CONCEPT PLANT SCHEDULE

<p>LARGE TREE (2" CALIPER) 390</p> <ul style="list-style-type: none"> Acer platanoides 'Emerald Queen' Pinus nigra Platanus x acerifolia 'Bloodgood' Quercus macrocarpa Quercus robur 'Fastigiata' Tilia tomentosa 	<ul style="list-style-type: none"> Emerald Queen Maple Austrian Black Pine London Plane Tree Burr Oak Pyramidal English Oak Silver Linden
<p>MEDIUM TREE (2" CALIPER) 853</p> <ul style="list-style-type: none"> Acer negundo 'Sensation' Gleditsia triacanthos inermis* Tilia cordata 	<ul style="list-style-type: none"> Sensation Box Elder Maple Thornless Common Honeylocust* Littleleaf Linden
<p>SMALL TREE (2" CALIPER) 228</p> <ul style="list-style-type: none"> Acer tataricum Crataegus x lavallei Malus x 'Indian Magic' Malus x 'Prairifire' Malus x 'Spring Snow' Prunus virginiana 'Canada Red' 	<ul style="list-style-type: none"> Tatarian Maple Hawthorn Indian Magic Crab Apple Prairifire Crab Apple Spring Snow Crab Apple Canada Red Chokecherry

*Common Honeylocust not to be used in parkstrips or near parking, but may be used within parks or other large open spaces.





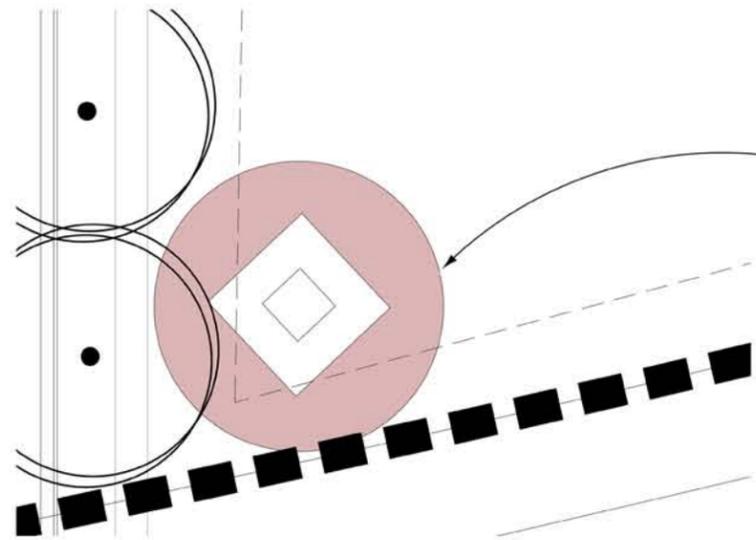
VILLAGE PLAN AREA 1 -- CONCEPT PLANT SCHEDULE

	LARGE TREE (2" CALIPER) 390	
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple
	Pinus nigra	Austrian Black Pine
	Platanus x acerifolia 'Bloodgood'	London Plane Tree
	Quercus macrocarpa	Burr Oak
	Quercus robur 'Fastigiata'	Pyramidal English Oak
	Tilia tomentosa	Silver Linden
	MEDIUM TREE (2" CALIPER) 853	
	Acer negundo 'Sensation'	Sensation Box Elder Maple
	Gleditsia triacanthos inermis*	Thornless Common Honeylocust*
	Tilia cordata	Littleleaf Linden
	SMALL TREE (2" CALIPER) 228	
	Acer tataricum	Tatarian Maple
	Crataegus x lavallei	Hawthorn
	Malus x 'Indian Magic'	Indian Magic Crab Apple
	Malus x 'Prairifire'	Prairifire Crab Apple
	Malus x 'Spring Snow'	Spring Snow Crab Apple
	Prunus virginiana 'Canada Red'	Canada Red Chokecherry

*Common Honeylocust not to be used in parkstrips or near parking, but may be used within parks or other large open spaces.

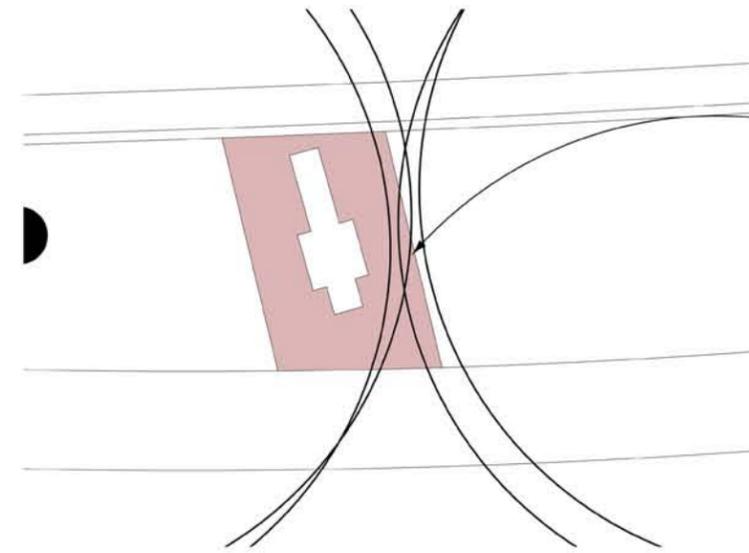
Landscape Concept Plan
Neighborhoods 5, 6, and 7





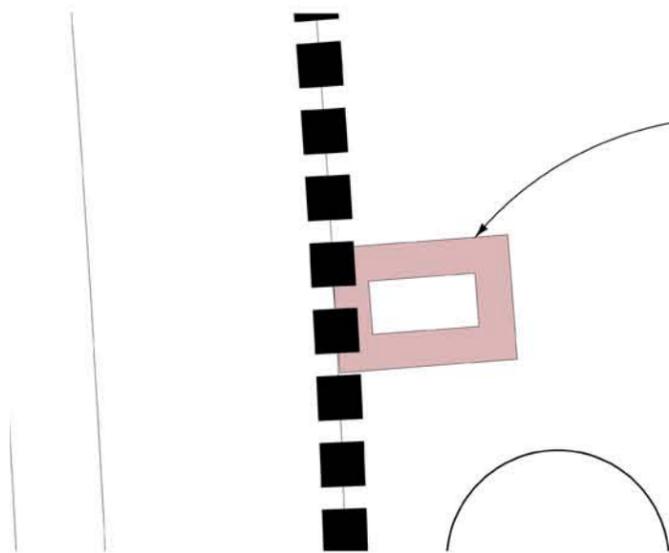
- Planting Mix**
(size - 1 gallon minimum, grouped in clusters of 3, 5, or 7 per species)
- Perennial Grasses**
(Miscanthus sp., Calamagrostis sp., Helictrotrichon sp., or Deschampsia sp.)
- Perennial Flowers**
(Leucanthemum sp., Coreopsis sp., Gaura sp., Geranium sp., Hemerocallis sp., Lavandula sp., Linum sp., Penstemon sp., Rudbeckia sp., or Sedum sp.)

LANDSCAPE CONCEPT: PRIMARY ENTRANCE SIGN



- Planting Mix**
(size - 1 gallon minimum, grouped in clusters of 3, 5, or 7 per species)
- Perennial Grasses**
(Helictrotrichon sp. or Deschampsia sp.)
- Perennial Flowers**
(Leucanthemum sp., Coreopsis sp., Gaura sp., Geranium sp., Hemerocallis sp., Lavandula sp., Linum sp., Penstemon sp., Rudbeckia sp., or Sedum sp.)

LANDSCAPE CONCEPT: SECONDARY ENTRANCE SIGN (TYPICAL)



- Planting Mix**
(size - 1 gallon minimum, grouped in clusters of 3, 5, or 7 per species)
- Perennial Grasses**
(Helictrotrichon sp. or Deschampsia sp.)
- Annual Flowers**
(As determined by WDRC)

LANDSCAPE CONCEPT: BUILDER DIRECTIONAL SIGN (TYPICAL)

Landscape Concept Plans for Typical Signage



SECTION 10: Utility Plans

The following maps provide greater detail on the utilities for Wildflower Village Plan Area 1.

Section 10a: Culinary Water Plan

Section 10b: Secondary Water Plan

Section 10c: Sewer Plan

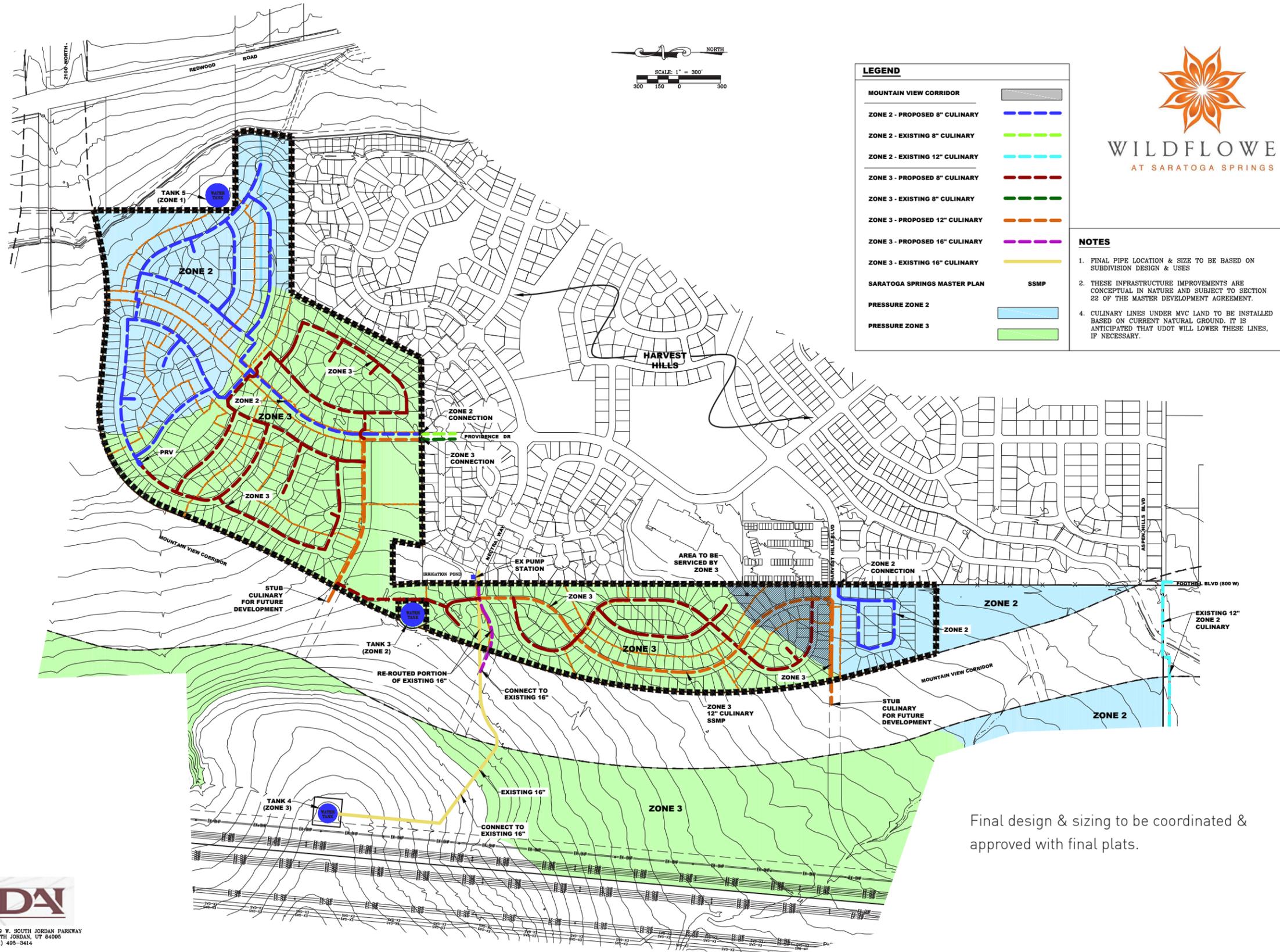
Section 10d: Stormwater Drainage Plan

Section 10e: Master CFP Plan





SECTION 10a: Culinary Water Plan



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AT SARATOGA SPRINGS

Final design & sizing to be coordinated & approved with final plats.

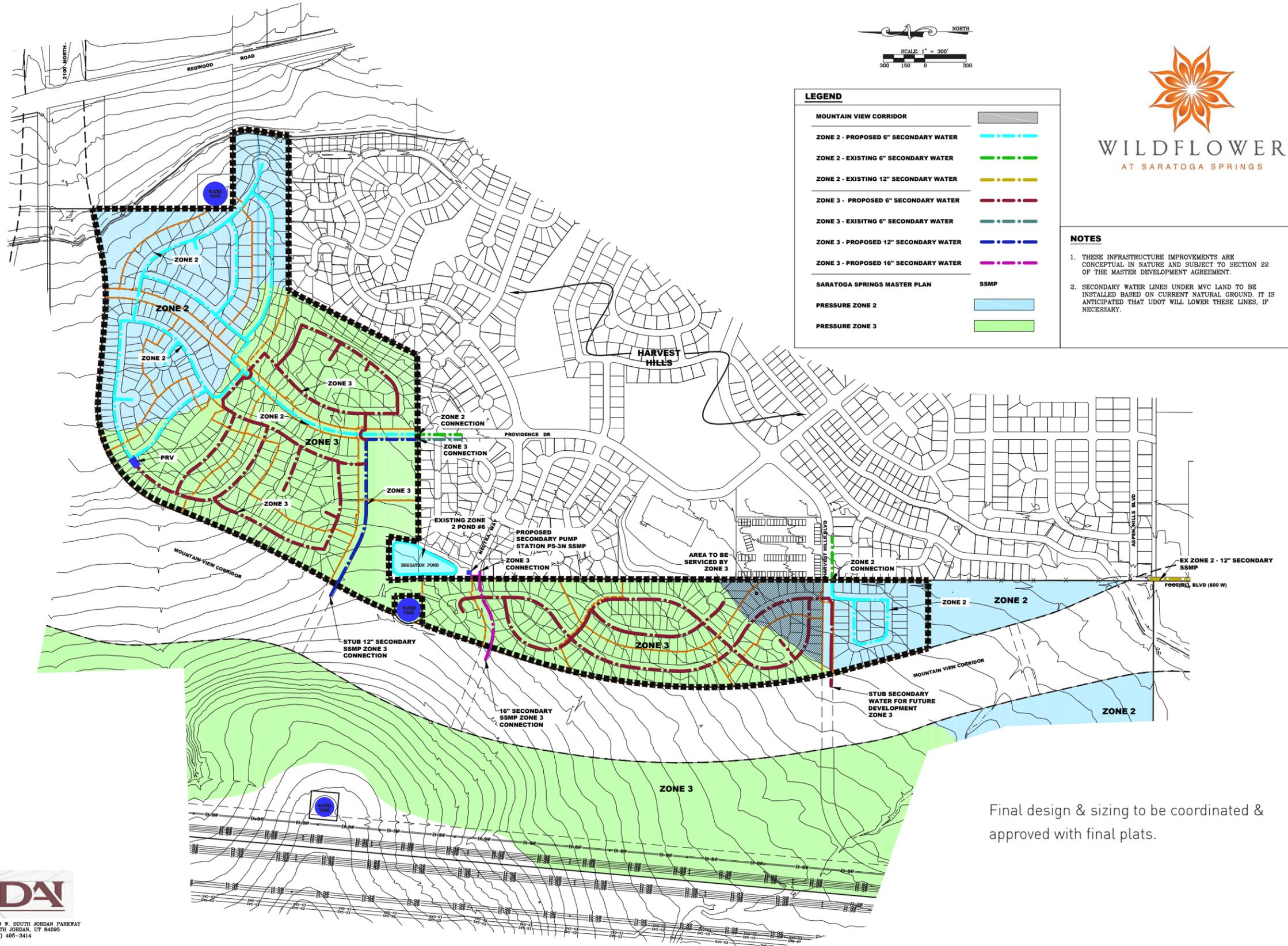


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SECTION 10b: Secondary Water Plan



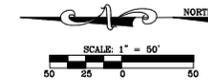
Final design & sizing to be coordinated & approved with final plats.

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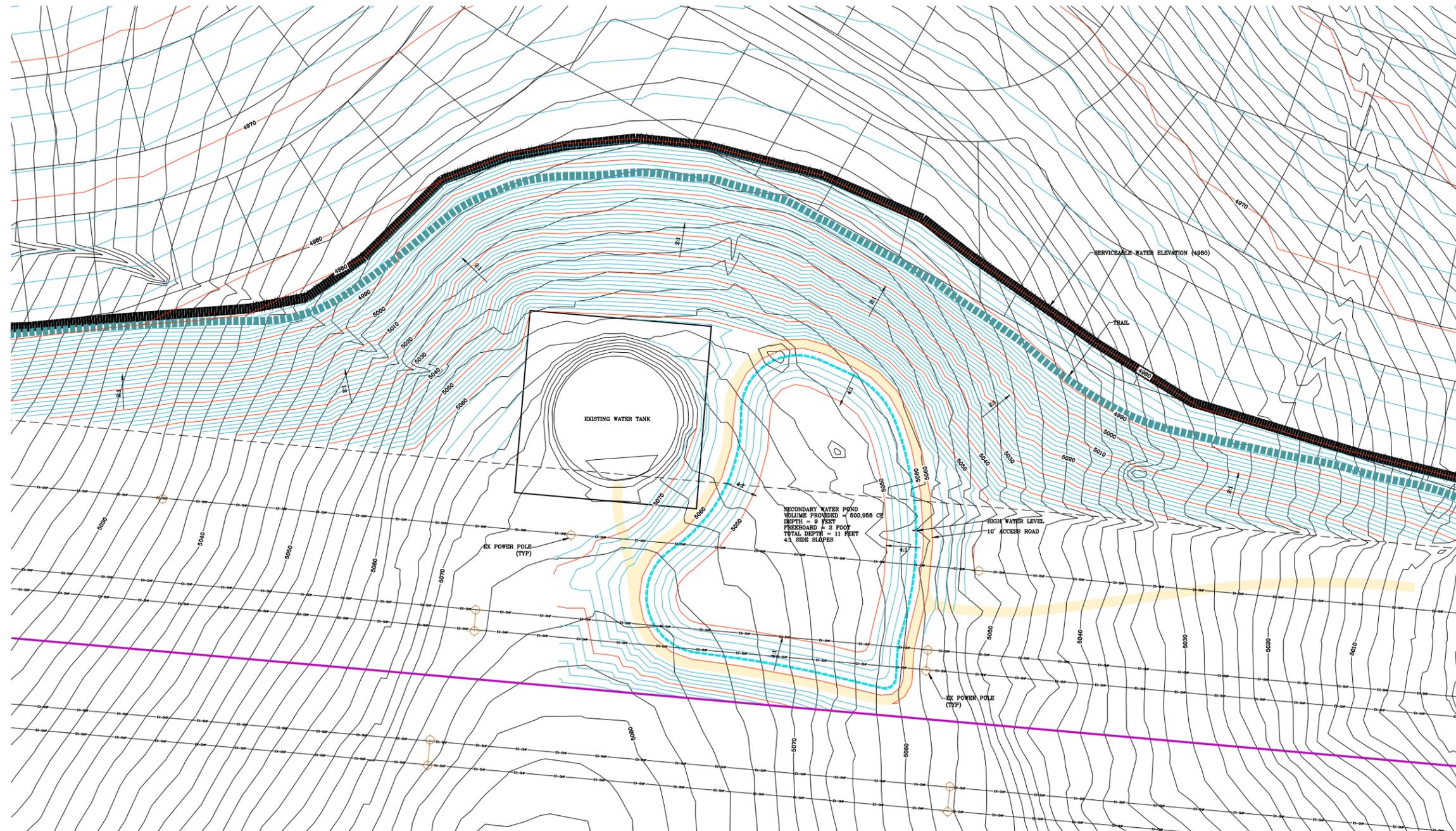


SECTION 10b (cont'd): Secondary Water Plan

Final design & sizing to be coordinated & approved with final plats.



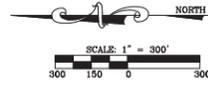
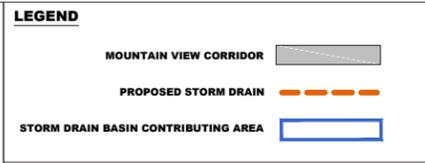
Secondary Water Pond



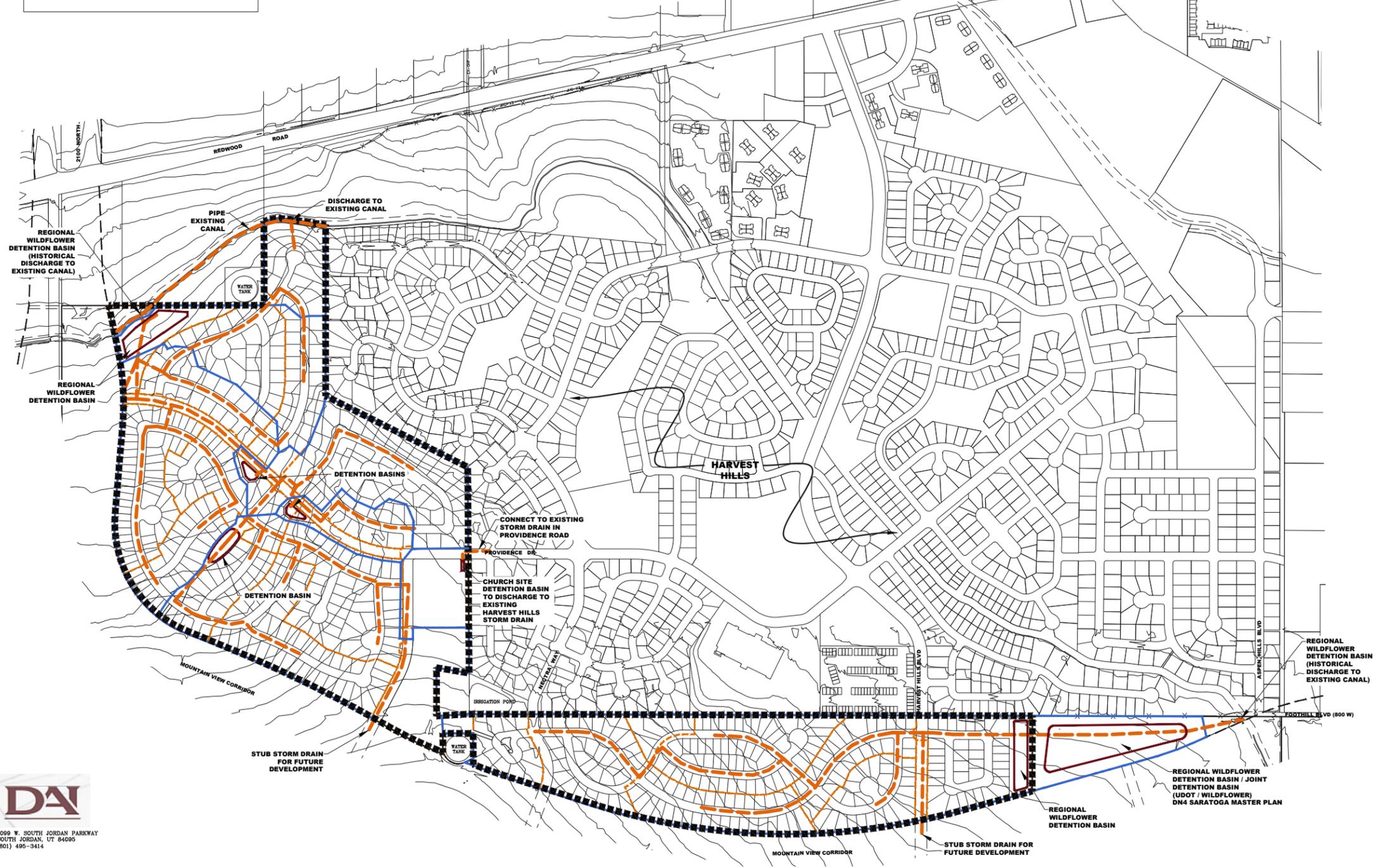


SECTION 10d: Storm Water Drainage Plan

- NOTES**
1. FINAL STORM DRAIN LINE SIZING TO BE DETERMINED WITH FINAL ROADWAY DESIGN.
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE PRELIMINARY IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 3. UDOT HAS ALLOWED THE DEVELOPER TO CO-LOCATE STORAGE WATER AREAS TO SERVE BOTH THE PROJECT AND MVC UPON THE REQUEST AND APPROVAL OF THE CITY.
 4. STORM DRAIN LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.



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Final design & sizing to be coordinated & approved with final plats.

An executed agreement between Saratoga Springs & Canal Company allowing for drainage shall be required prior to final plat approval.

If discharge is not allowed into the existing canal to manage the 100-year event, downstream storm facilities will be required according to the City's Capital Facilities Plan and Impact Fee Facilities Plan.

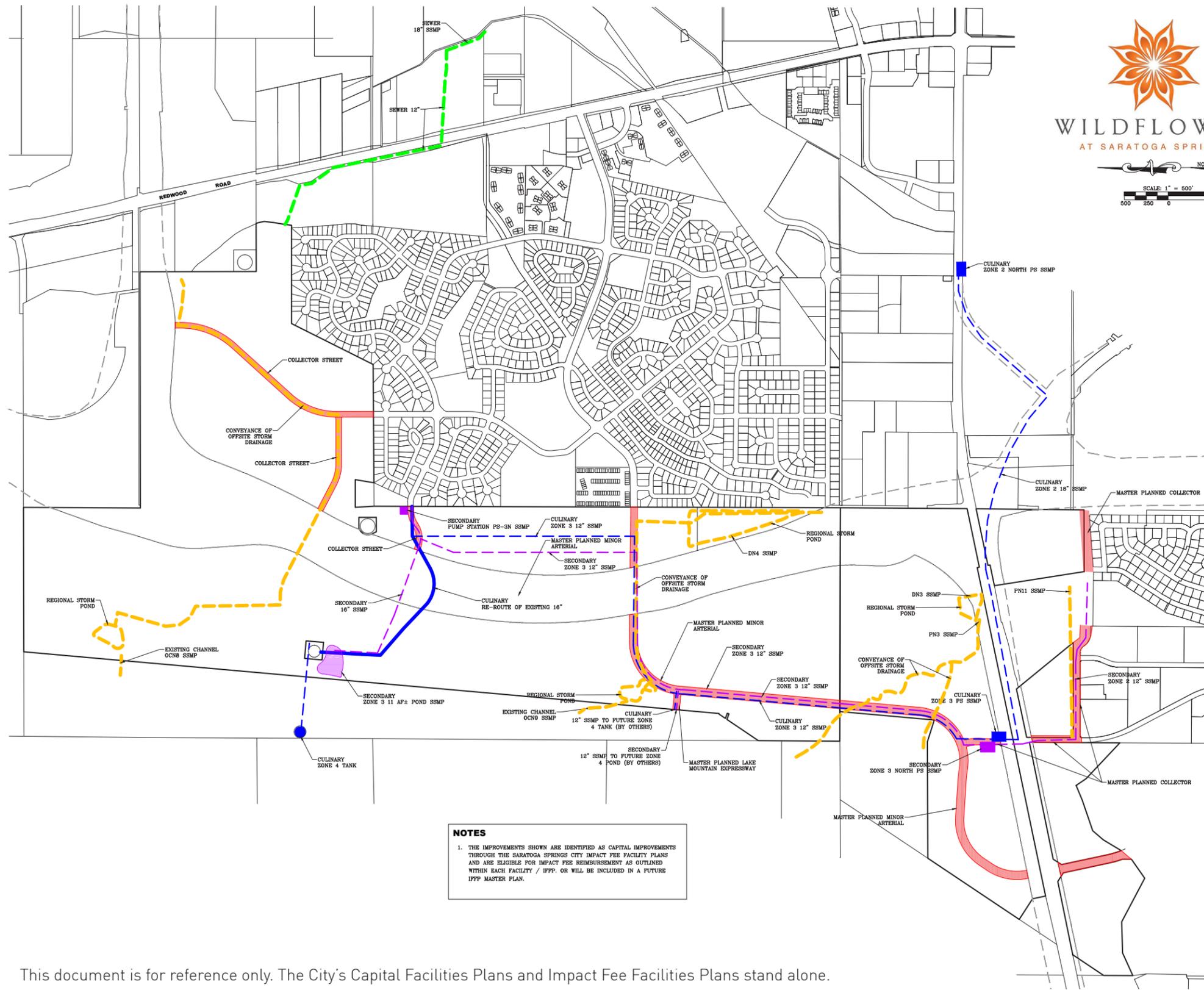


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SECTION 10e: Capital Facility Upgrade Plan



NOTES

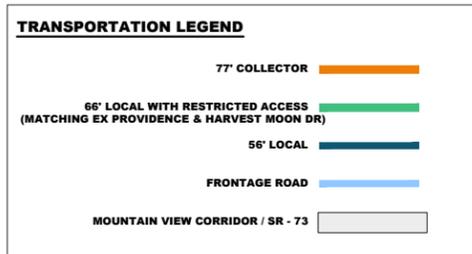
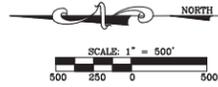
1. THE IMPROVEMENTS SHOWN ARE IDENTIFIED AS CAPITAL IMPROVEMENTS THROUGH THE SARATOGA SPRINGS CITY IMPACT FEE FACILITY PLANS AND ARE ELIGIBLE FOR IMPACT FEE REIMBURSEMENT AS OUTLINED WITHIN EACH FACILITY / IFFP. OR WILL BE INCLUDED IN A FUTURE IFFP MASTER PLAN.



This document is for reference only. The City's Capital Facilities Plans and Impact Fee Facilities Plans stand alone.



SECTION 11: Vehicular Plan

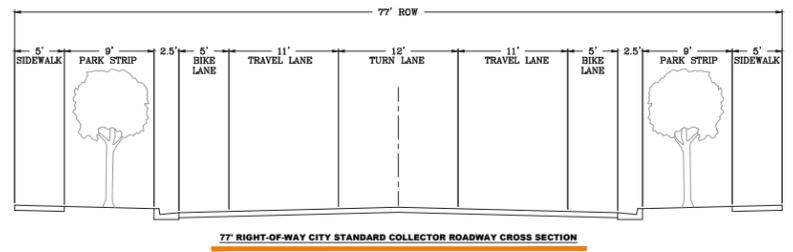
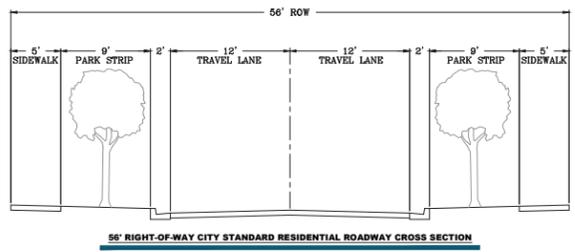
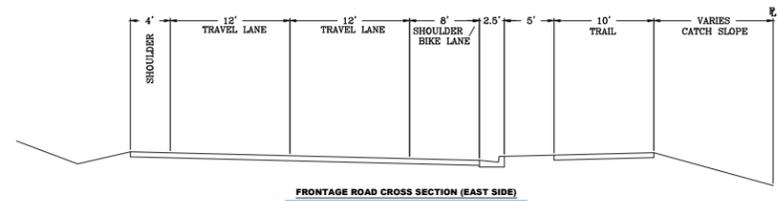
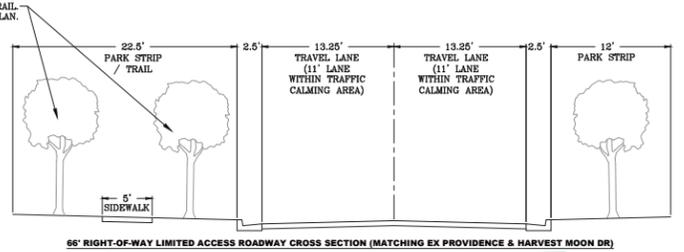
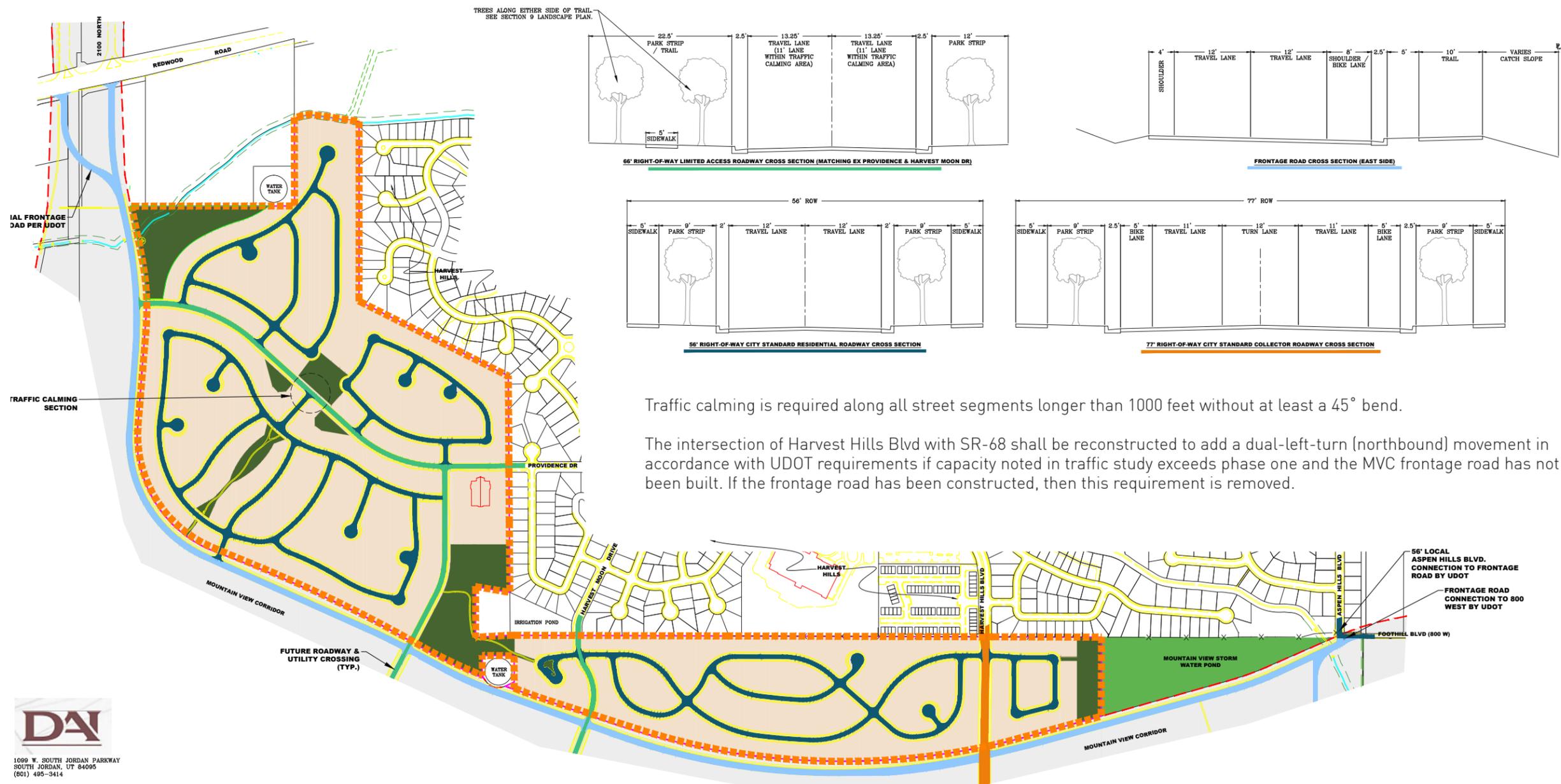


NOTES

1. TRAFFIC CALMING IS REQUIRED ALONG ALL STREET SEGMENTS LONGER THAN 1000 FEET.
2. THE INTERSECTION OF HARVEST HILLS BLVD WITH SR68 SHALL BE RECONSTRUCTED TO ADD A DUAL-LEFT-TURN (NORTHBOUND) MOVEMENT IN ACCORDANCE WITH UDOT REQUIREMENTS.



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Traffic calming is required along all street segments longer than 1000 feet without at least a 45° bend.

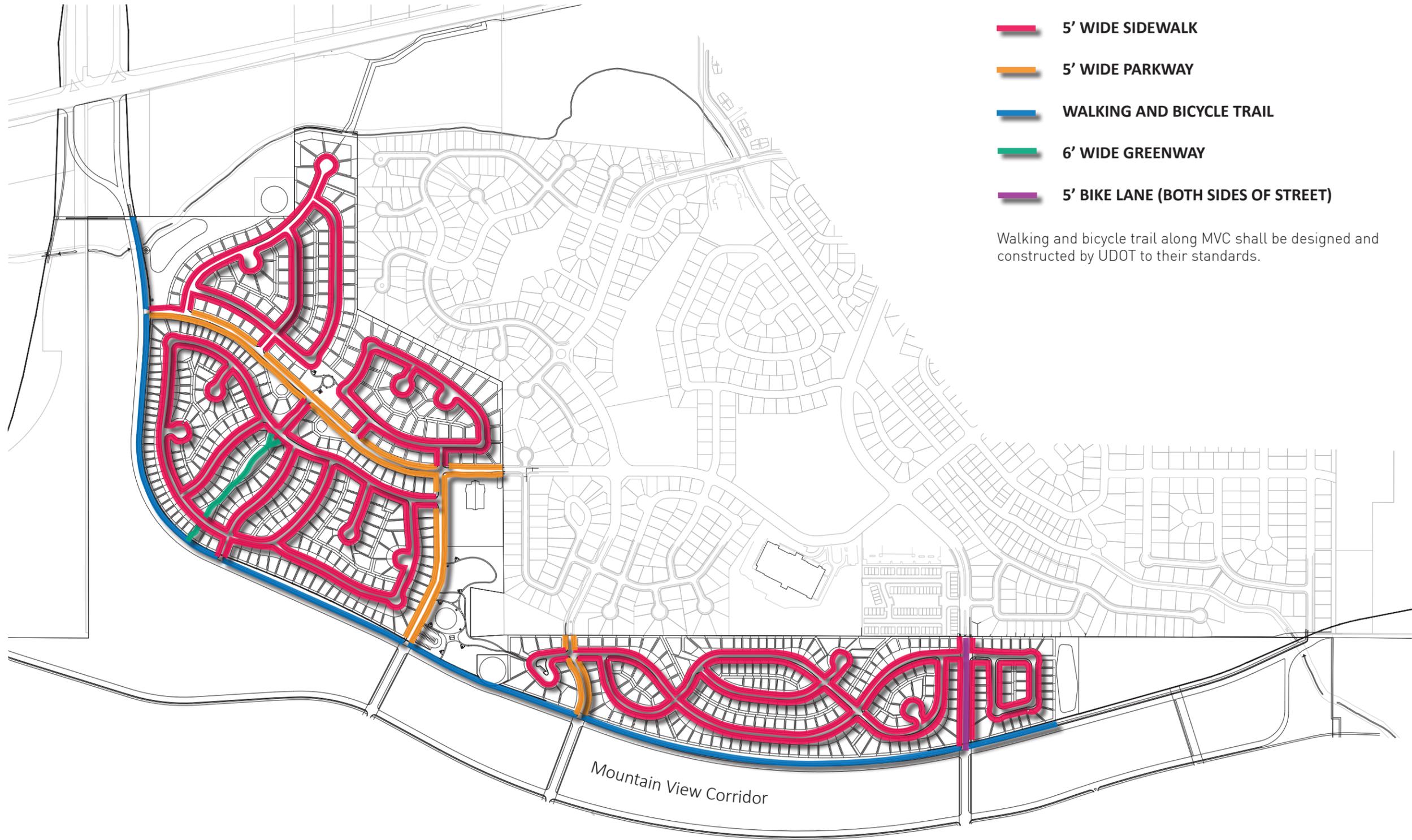
The intersection of Harvest Hills Blvd with SR-68 shall be reconstructed to add a dual-left-turn (northbound) movement in accordance with UDOT requirements if capacity noted in traffic study exceeds phase one and the MVC frontage road has not yet been built. If the frontage road has been constructed, then this requirement is removed.

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SECTION 12: Pedestrian & Bicycle Plan



SECTION 13: Density Transfers

Exhibit Two: Land Use Master Plan (page 14), Equivalent Residential Unit Transfers (page 21), and Density (page 22) of the “Wildflower Community Plan” establish the number of Equivalent Residential Units (ERUs) and density for Wildflower.

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU. Since build-out of the Wildflower development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project as necessary to improve design, accessibility, and marketability. The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- » Any transfer of ERUs into or out of any neighborhood type established in the Community Plan shall not exceed fifteen percent (15%) without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed twenty-five (25%) of that established in the Community Plan. ERU transfers shall comply with the neighborhood breakdown on page 27 of the Community Plan.
- » ERUs may not be transferred from a more intensive neighborhood into a less intensive neighborhood designated in this Community Plan located east of the identified Mountain View Corridor and bordering any portion of the Harvest Hills subdivision if such transfer would result in single family lots smaller than 4,500 square feet.
- » ERUs may not be transferred into any open space or park unless said use and acreage is replaced elsewhere within the same neighborhood.

Village Plan Area 1 is approximately 169 acres in size, and contains 571 units. See Detailed Buildout Allocation in Section 3 for density transfers within Village Plan Area 1.



SECTION 14: Additional Detailed Plans

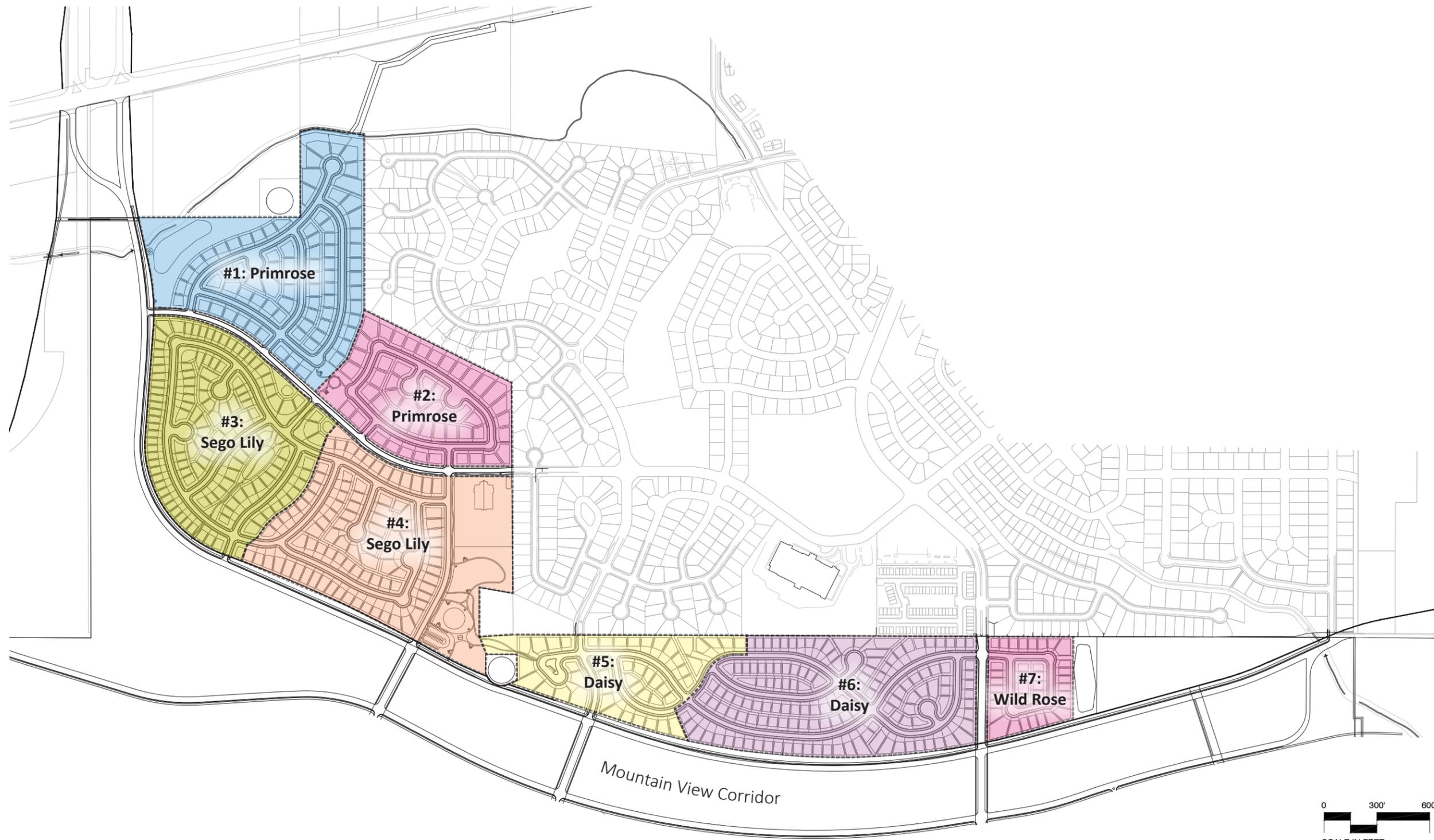
The following elements have been included to detail plans and direction contained in the Community Plan for Village Plan Area 1:

- Section 14a: Neighborhood Names
- Section 14b: Signage Plan
- Section 14c: Grading Plan
- Section 14d: Open Space Management
- Section 14e: Natural Resource Inventory Plan
- Section 14f: Wildlife Mitigation
- Section 14g: Sensitive Lands Protection
- Section 14h: Fire Protection Plan
- Section 14i: Traffic Study



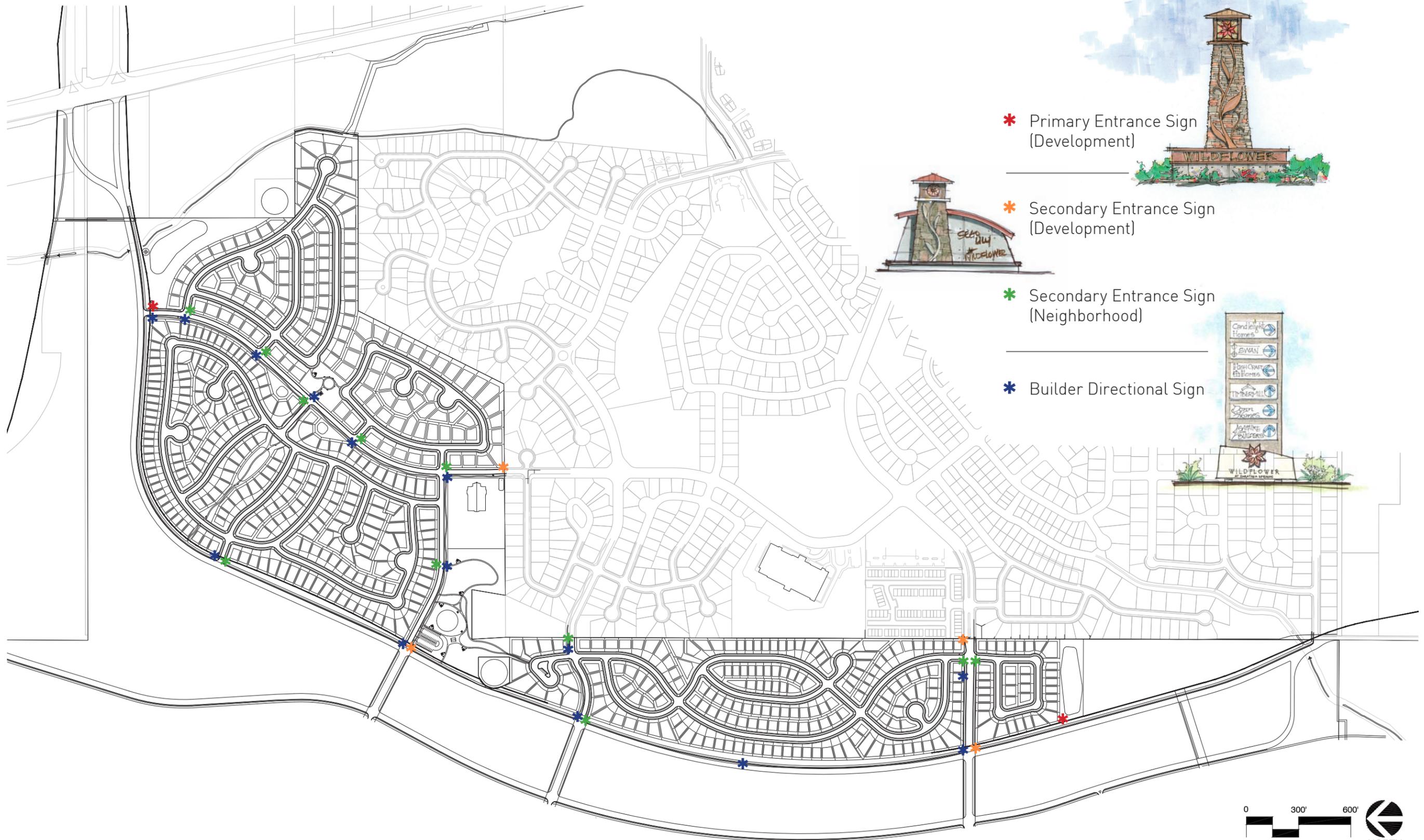


SECTION 14a: Neighborhood Names





SECTION 14b: Signage Plan



* Primary Entrance Sign (Development)

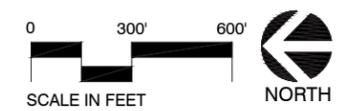


* Secondary Entrance Sign (Development)



* Secondary Entrance Sign (Neighborhood)

* Builder Directional Sign





SECONDARY ENTRANCE SIGN

(Development and Neighborhood)

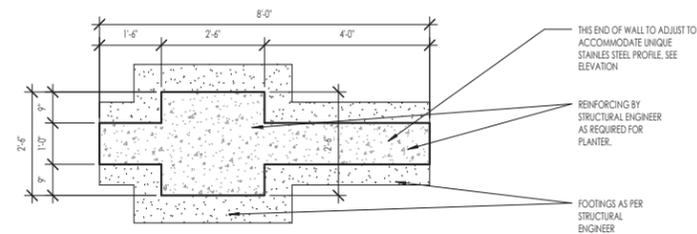


CONCEPTUAL DESIGN AND COLOR SCHEME

Secondary entrance signs have two functions:

1. The "development" version of this sign is used when a smaller sign is needed at secondary access points into the community.
2. The "neighborhood" version of this sign is used as a neighborhood entry feature announcing the name of the specific neighborhood.

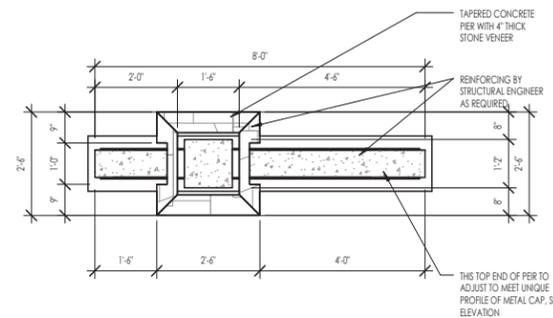
NOTE: Drawings show design intent. Contractor to provide shop drawings for owner/architect to review prior to construction. Contractor to coordinate with owner for finish selections, provide shop drawings for metal panels, and signage lettering. Coordinate with owner for additional information.



FOOTINGS AND FOUNDATION

1/2" = 1'-0"

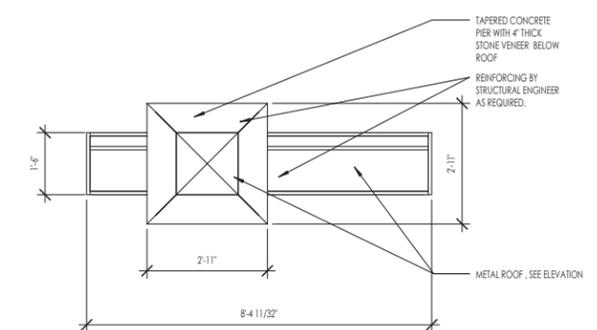
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A102



FLOOR PLAN

1/2" = 1'-0"

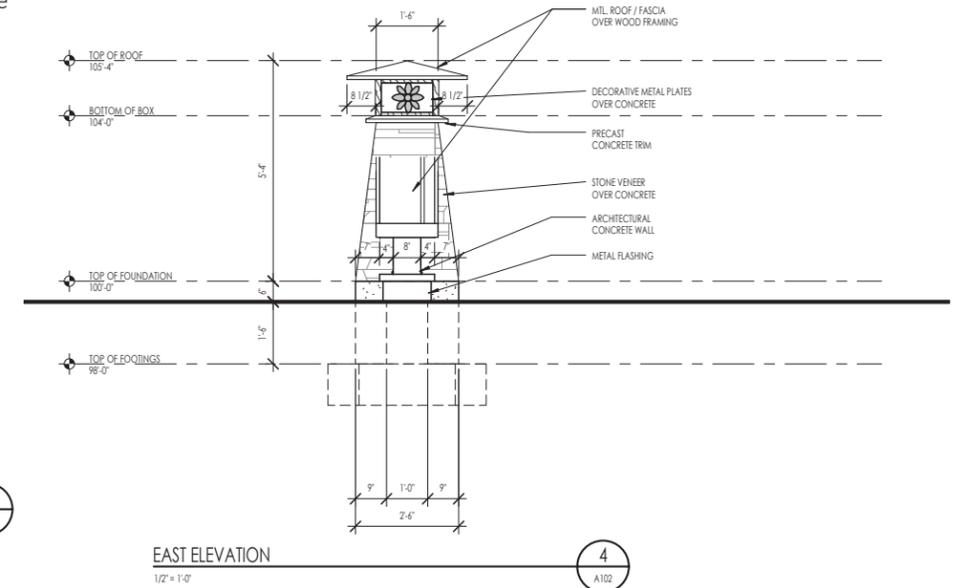
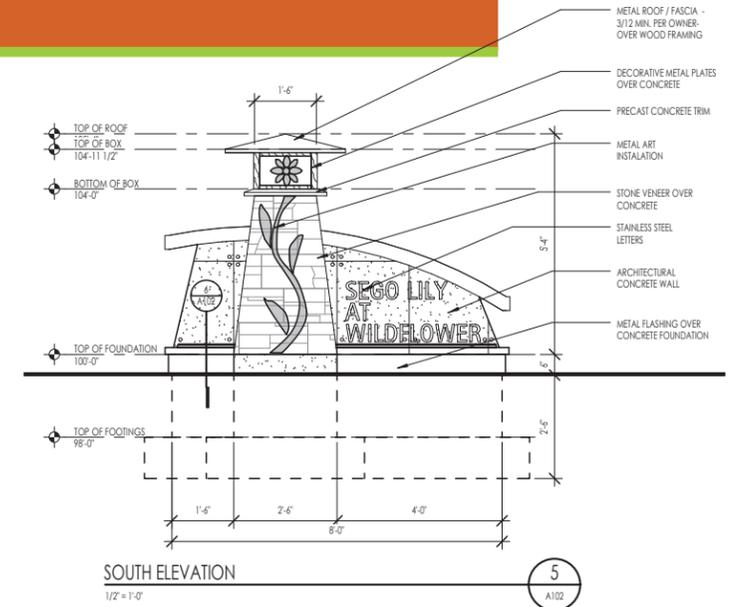
2
A102



ROOF PLAN

1/2" = 1'-0"

3
A102





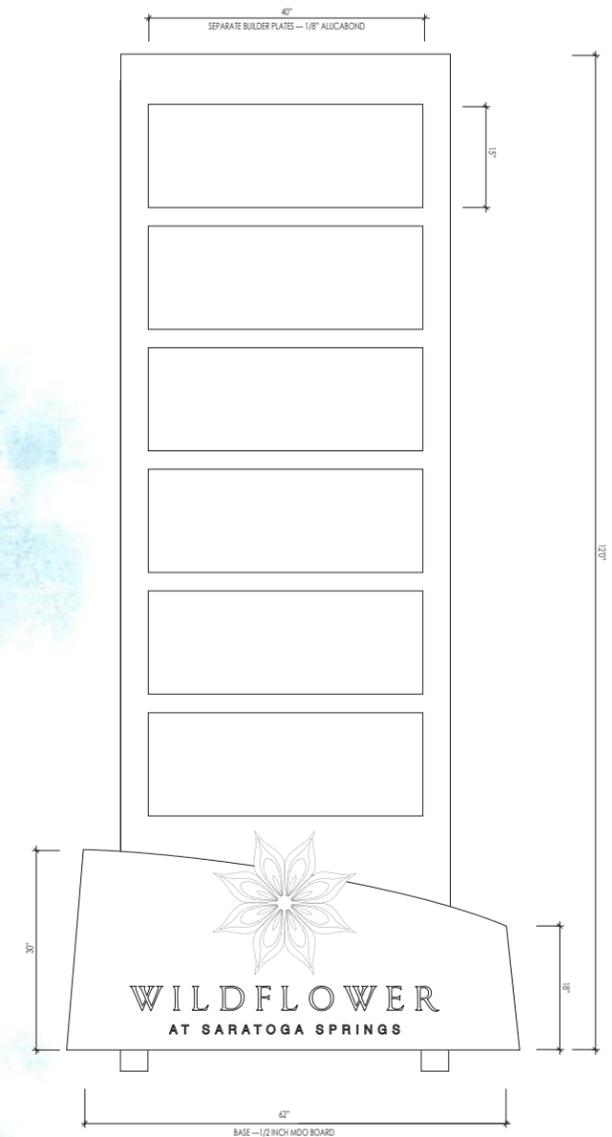
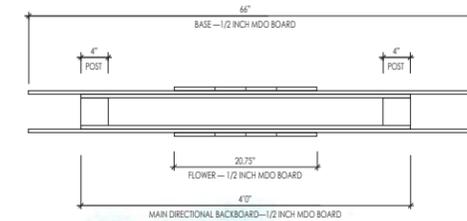
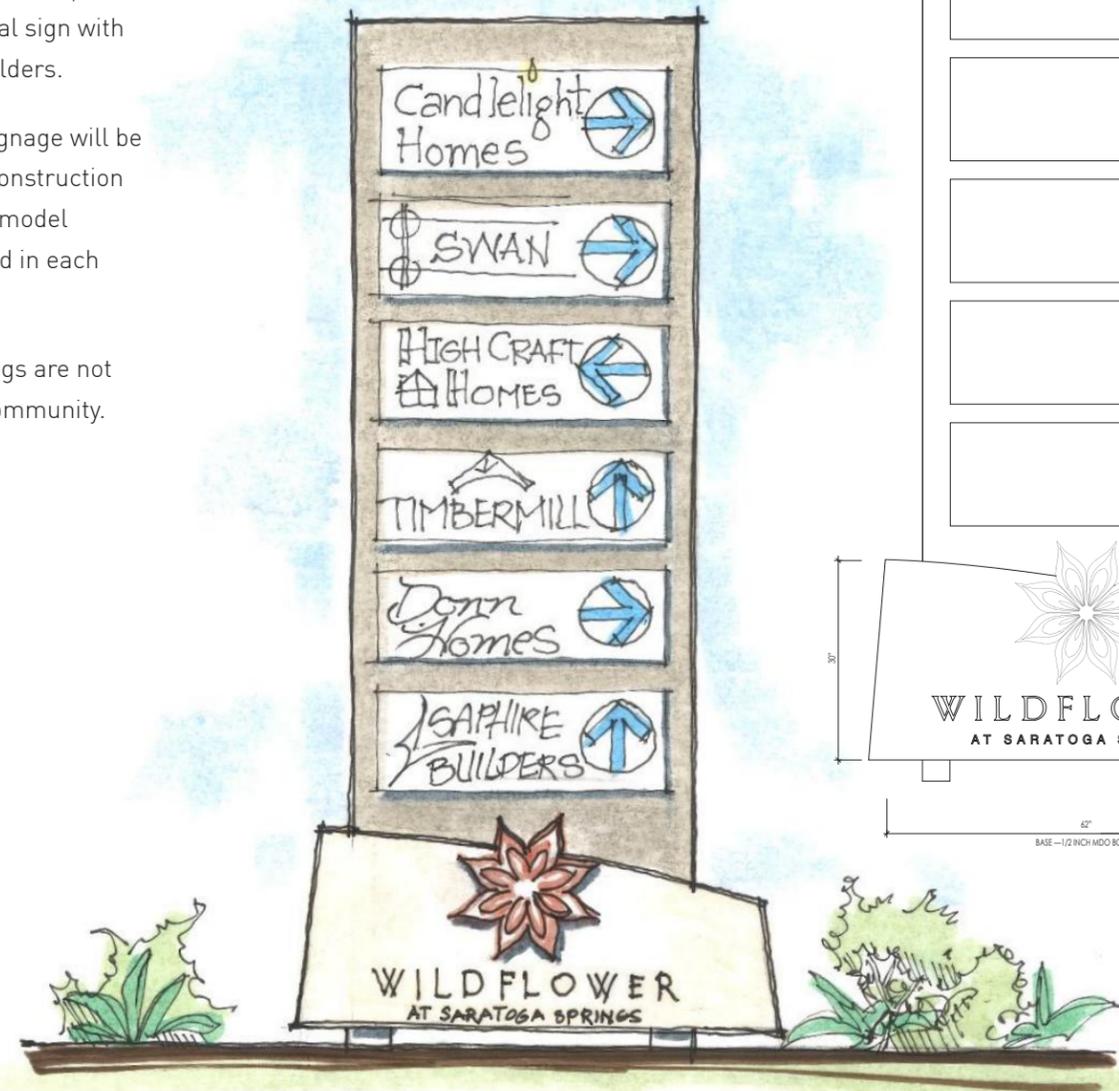
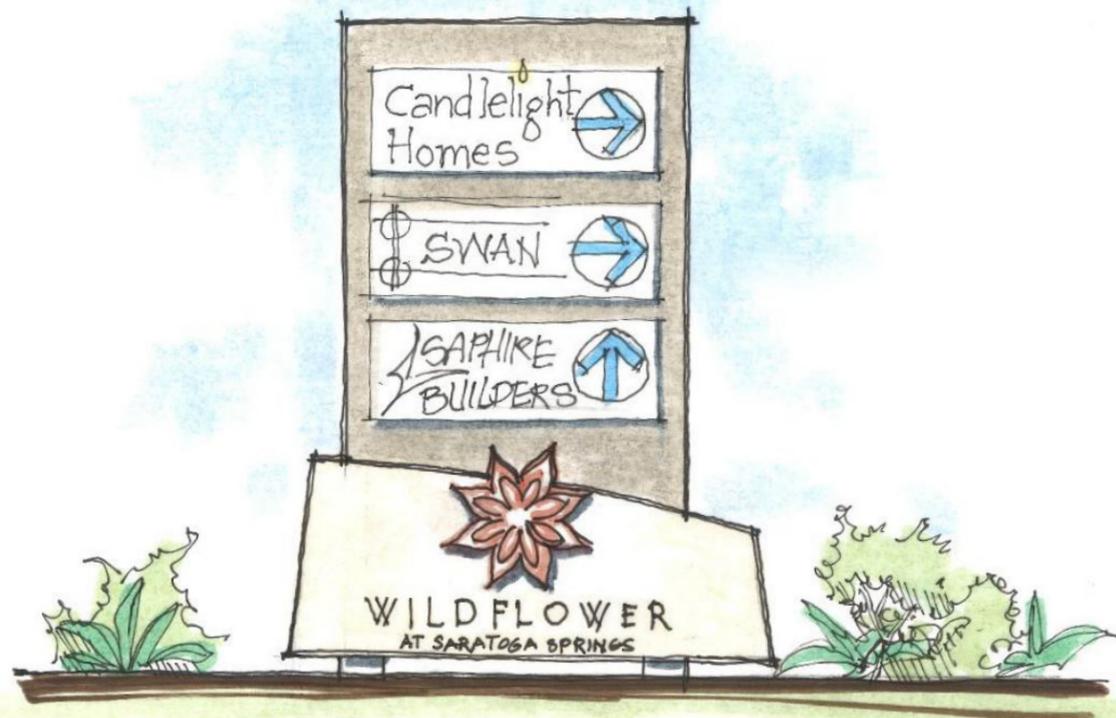
BUILDER DIRECTIONAL SIGN

Maximum Height 12 Feet

There will be 14 temporary, fixed way-finding signs in place at any given time. The height may vary depending on the number of builders in a given area. The examples show a directional sign with three and six builders.

All directional signage will be removed when construction is complete and model homes are closed in each neighborhood.

Snipe and bootlegs are not allowed in the community.

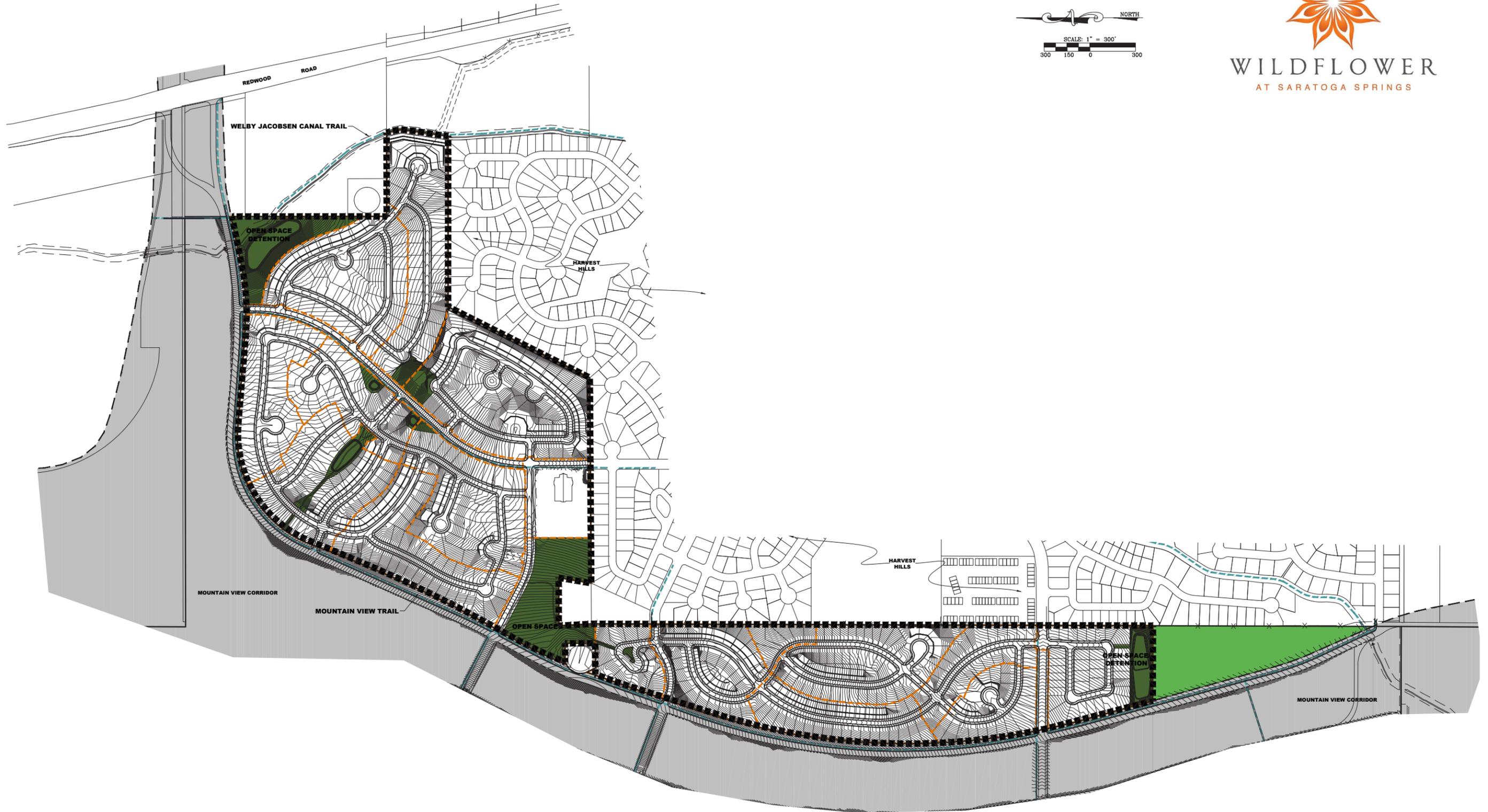
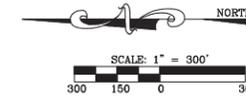




SECTION 14c: Grading Plan



WILDFLOWER
AT SARATOGA SPRINGS



SECTION 14d: Open Space Management Plan

Wildflower meets the City's requirements for a minimum of 30-percent improved and native, public and private open space within the Planned Community District area, as shown on the following table and maps, and as described below:

UDOT has a total of 26.88 acres of open space within the residential portion of the Wildflower Community Plan. This is located in the Mountain View Corridor, its trails, and the detention basin. (See the Overall Open Space Exhibit found on page S14-11 for the Community Plan.) This accounts for 6.08% open space in the project. The development requires 30%, and developer will contribute to the overall residential area an additional 106.69 acres, which is 23.92% of the total residential land. Wildflower shall be required to meet a 23.92% open space requirement on a phase-by-phase basis to stay compliant, with the remaining percentage coming through UDOT. The remaining 6.08% will be improved by UDOT in conjunction with the Mountain View Corridor.

The amount of open space provided within Village Plan Area 1 is 11.8% of the required total. On the west side of the corridor, an additional 19.95 acres of open space will be dedicated or bonded as part of platting, so that as a cumulative, the plats are always balanced at a minimum of 24.15% open space. Additionally, the developer is committed to spend \$2000/unit on improvements, which is also required to stay balanced on a cumulative basis.





SECTION 14d: Open Space Management Plan (cont'd)

Village Plan Area 1

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Neighborhoods 1-7	571	15.74	\$2,071,804	\$2,071,804	\$1,142,000	\$929,804
Additional Open Space Ground Contributed from West of Corridor Towards Village Plan Area 1 Requirement	0	19.95	\$0	\$0	\$0	\$0
Total Village 1	571	35.69	\$0	\$2,071,804	\$1,142,000	\$929,804
Carryover to Village 2	0	0	-\$929,804	\$0	\$0	-\$929,804

Future Village Plan Requirements

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Future Village Plans	897	71.31	\$864,196	\$864,196	\$1,794,000	-\$929,804
Carryover from Village Plan Area 1	0	0	\$929,804	\$929,804	\$0	\$929,804
Total Future Village Plans	897	71.31	\$1,794,000	\$1,794,000	\$1,794,000	\$0

UDOT Open Space in MVC Trails & Detention

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
UDOT MVC Trails & Detention	0	26.0	\$0	\$0	\$0	\$0
Total UDOT	0	26.0	\$0	\$0	\$0	\$0

Total Open Space Required Per Community Plan

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Village Plan Area 1	571	35.7	\$2,071,804	\$2,071,804	\$1,142,000	\$929,804
Future Village Plans	897	71.3	\$864,196	\$864,196	\$1,794,000	-\$929,804
UDOT	0	26.0	\$0	\$0	\$0	\$0
Total Village Plan Area 1	1,468	133	\$2,936,000	\$2,936,000	\$2,936,000	\$0

Total Open Space Required Per Community Plan

	Units	Acres of Open Space	% of Total Ground
Wildflower Owned (Village Plan Area 1 plus Future Village Plans)	1,468	107	24.15%
UDOT	0	26	5.85%
Total Village Plan Area 1	1,468	133	30%

The open space outside of this Village Plan shall be dedicated at the time any plat does not have the sufficient 23.92% Open Space and sufficient Open Space is not available to dedicate from within this Village Plan.

Estimates for each park and amenity to be prepared and submitted by a licensed landscape architect at time of platting toward the required values of this village plan. Construction values to count all park/open space improvements and equipment costs.

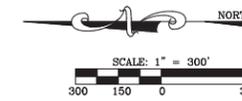




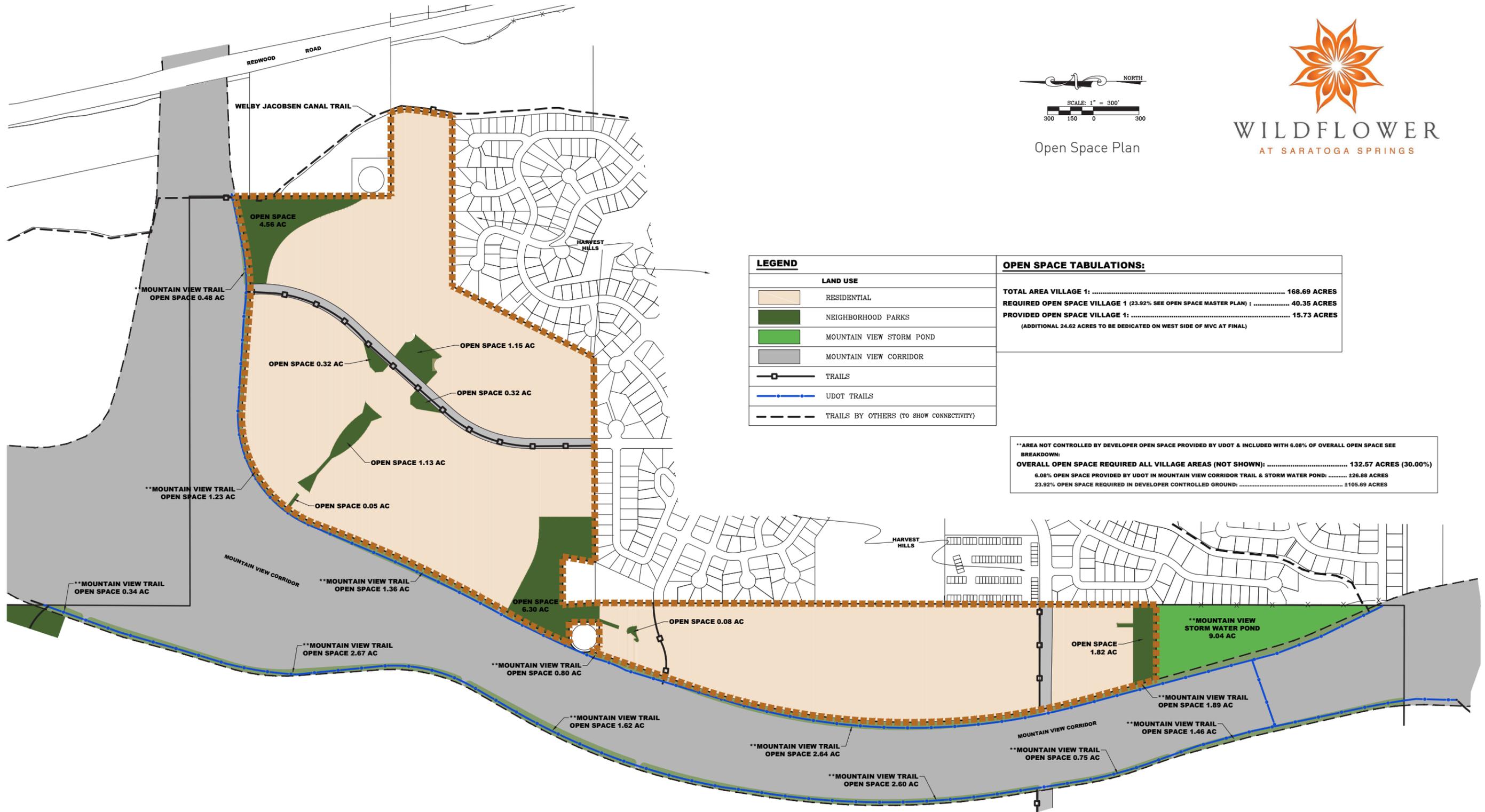
SECTION 14d: Open Space Management Plan (cont'd)



WILDFLOWER
AT SARATOGA SPRINGS



Open Space Plan



LEGEND	
LAND USE	
RESIDENTIAL	
NEIGHBORHOOD PARKS	
MOUNTAIN VIEW STORM POND	
MOUNTAIN VIEW CORRIDOR	
TRAILS	
UDOT TRAILS	
TRAILS BY OTHERS (TO SHOW CONNECTIVITY)	

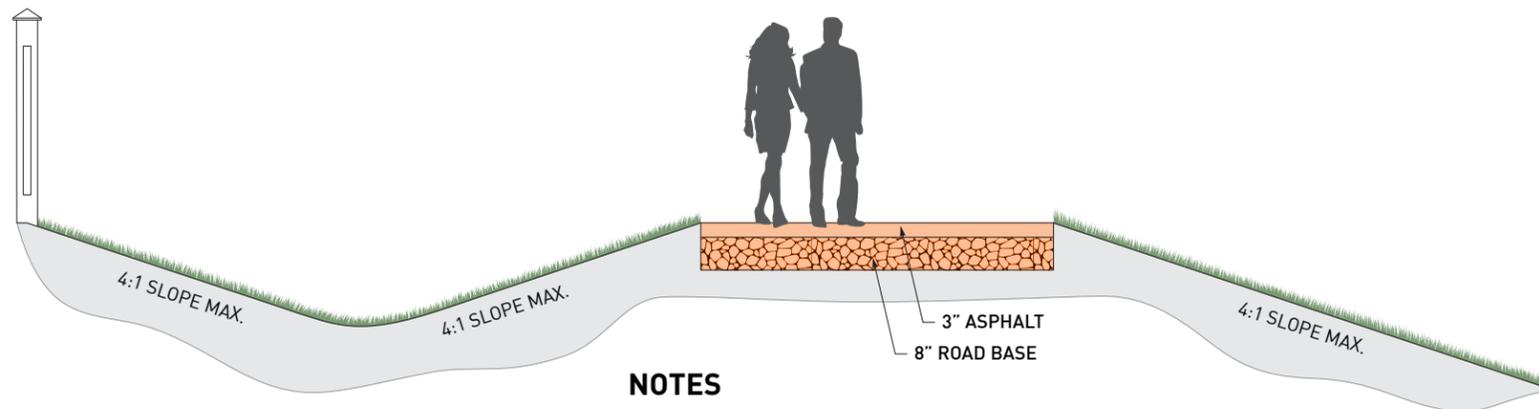
OPEN SPACE TABULATIONS:	
TOTAL AREA VILLAGE 1:	168.69 ACRES
REQUIRED OPEN SPACE VILLAGE 1 (23.92% SEE OPEN SPACE MASTER PLAN):	40.35 ACRES
PROVIDED OPEN SPACE VILLAGE 1:	15.73 ACRES
(ADDITIONAL 24.62 ACRES TO BE DEDICATED ON WEST SIDE OF MVC AT FINAL)	

**AREA NOT CONTROLLED BY DEVELOPER OPEN SPACE PROVIDED BY UDOT & INCLUDED WITH 6.08% OF OVERALL OPEN SPACE SEE BREAKDOWN:
OVERALL OPEN SPACE REQUIRED ALL VILLAGE AREAS (NOT SHOWN): 132.57 ACRES (30.00%)
 6.08% OPEN SPACE PROVIDED BY UDOT IN MOUNTAIN VIEW CORRIDOR TRAIL & STORM WATER POND: 26.88 ACRES
 23.92% OPEN SPACE REQUIRED IN DEVELOPER CONTROLLED GROUND: 105.69 ACRES





Typical Trail Sections



NOTES

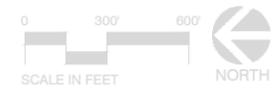
1. ALL TRAILS SHALL BE ADA ACCESSIBLE AND PROVIDE MAINTENANCE ACCESS.
2. CENTERLINE RADIUS OF MEANDERING TRAILS SHALL BE 100' MIN.





SECTION 14d: Open Space Management Plan (cont'd)

- Open Space A: Private Neighborhood Park
- Open Space B: Private Neighborhood Park
- Open Space C: Private Greenway
- Open Space D: Public Community Park
- Open Space E: Private Neighborhood Park
- Open Space F: Private Neighborhood Park



Open Space Locator Map





SECTION 14d: Open Space Management Plan (cont'd)

BUILDER
DIRECTIONAL SIGN

BENCH

IRRIGATED
SOD (TYP.)

DECIDUOUS
TREES (TYP.)



Open Space A Illustrative





Open Space B Illustrative



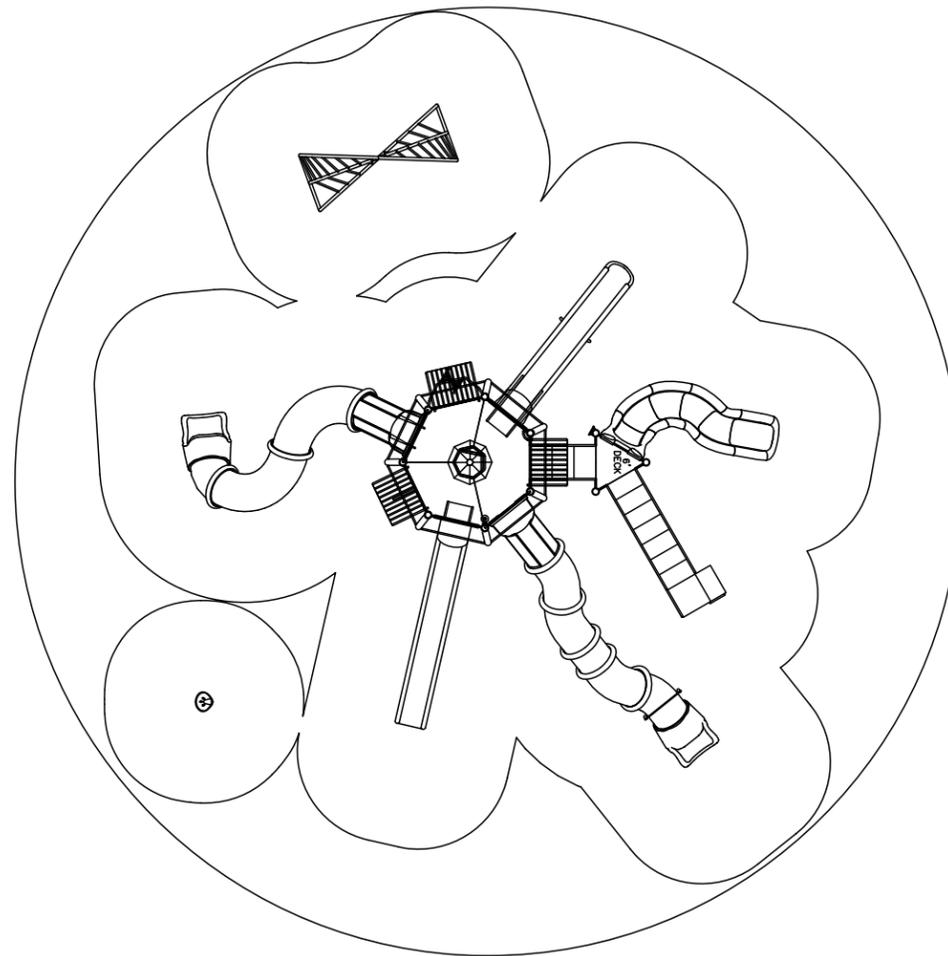


WILDFLOWER - OPTION 1 SARATOGA SPRINGS, UTAH OVER ALL SITE PLAN

AREA: 3318 SQUARE FEET
PERIMETER: 205'
The information provided is for estimation purposes only.

MEGA TOWER PLAY SYSTEM WITH ADJOINING ARCH AND CLIMBER AND SPINNER.

Play area surfacing to be engineered wood fiber and will conform to the current issue of the "Handbook for Public Playground Safety" published by the Consumer Product Safety Commission (C.P.S.C.) and ASTM F1487-11.



All materials and equipment will conform to the current issue of the "Handbook for Public Playground Safety" published by the Consumer Product Safety Commission (C.P.S.C.) and ASTM F1487-11. The manufacturer will be responsible for correcting any product violations of the C.P.S.C. Guidelines and ASTM F1487-11, to the satisfaction of the Owner, should they be found after installation.

Playground equipment must hold the International Play Equipment Manufacturers Association (IPEMA) certification.

Playground will be accessible in accordance with the latest ADA Accessibility Guidelines (ADAAG) Section 15.6 Play Areas.

Contractor will be responsible for coordinating with the State for a playground safety audit prior to opening playgrounds for use. Final payment will not be authorized until audit is complete and found to be/or is corrected to be in compliance with design standards, recommendations, and requirements.

Playground Safety Audit Certificates for each playground to be provided.

Play Area Capacity: 75-85



<p>To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.</p> <p>AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS.</p>	CD216781		✓	COMPLIES TO CPSC	DESIGNED FOR AGES 5-12 <small>ADDITIONAL GROUND LEVEL ACCESSIBLE ITEMS NEEDED FOR ADA COMPLIANCE</small>	DATE: 1/18/2016	
	GROUND SPACE: PROTECTIVE AREA:	42' X 46' 65' DIA.	✓	COMPLIES TO ASTM		SCALE: 1"=10'-0"	
				✓	COMPLIES TO ADA	TYPE: 0	QUANTITY: 0

Open Space B Playground Concept





Wildflower Option 1
Saratoga Springs, Utah

CD216781

FOR KIDS
AGES
5-12
YEARS

Miracle

www.miracle-recreation.com

Open Space B Playground Concept



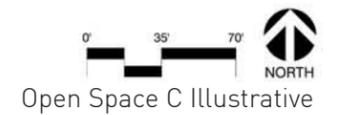
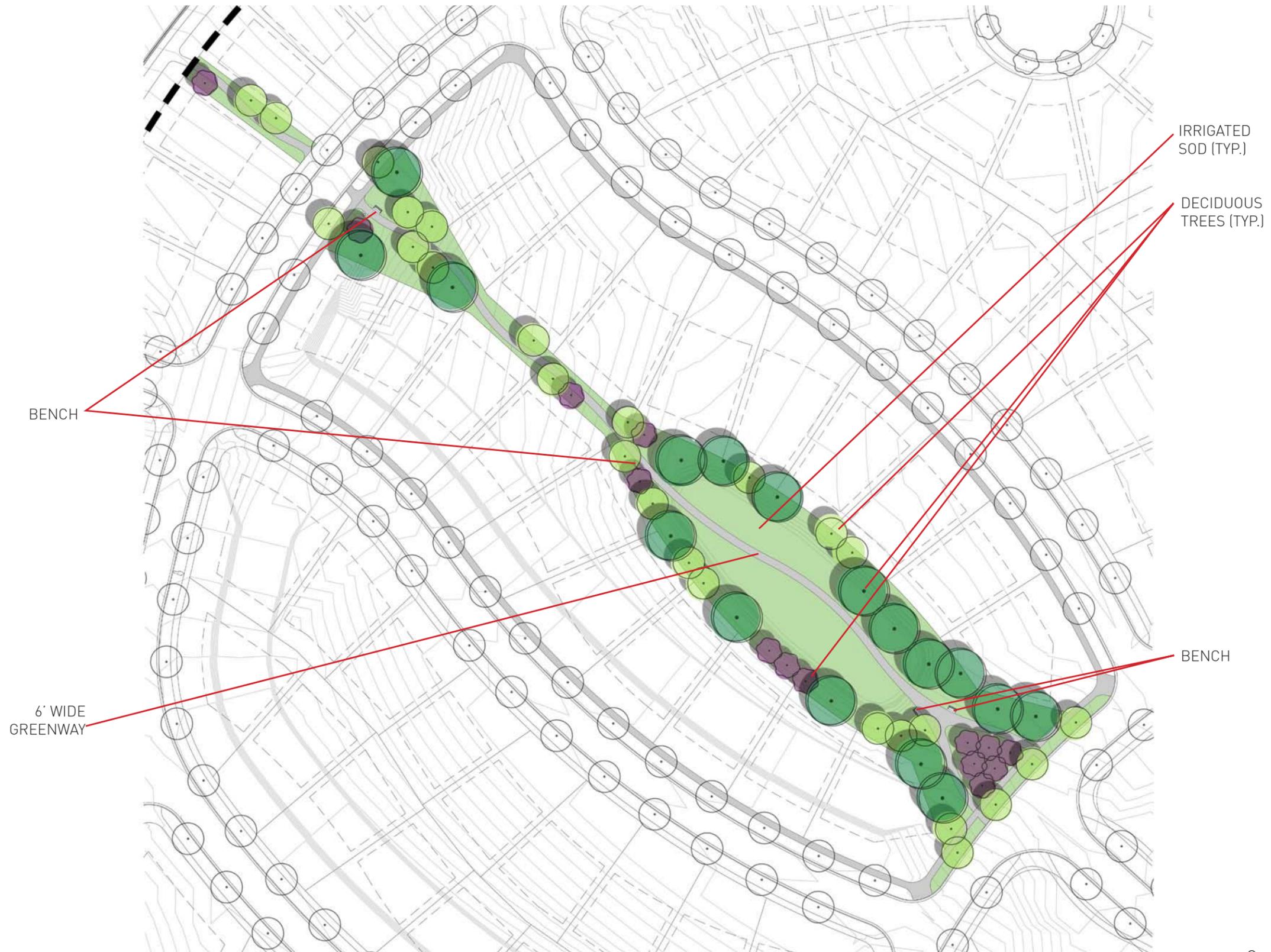


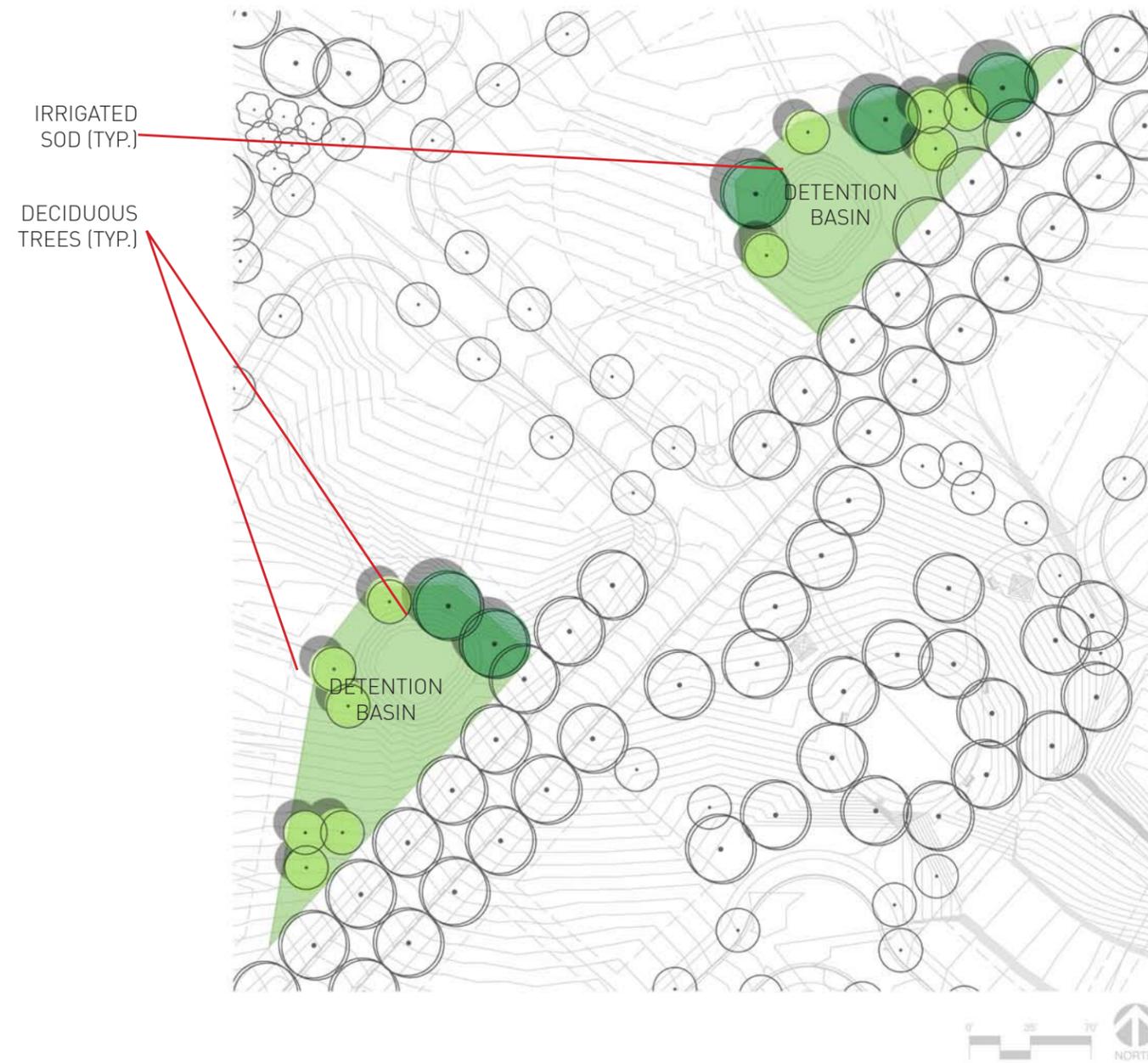
Open Space B Playground Concept





SECTION 14d: Open Space Management Plan (cont'd)



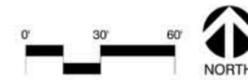


Open Space C Illustrative





SECTION 14d: Open Space Management Plan (cont'd)



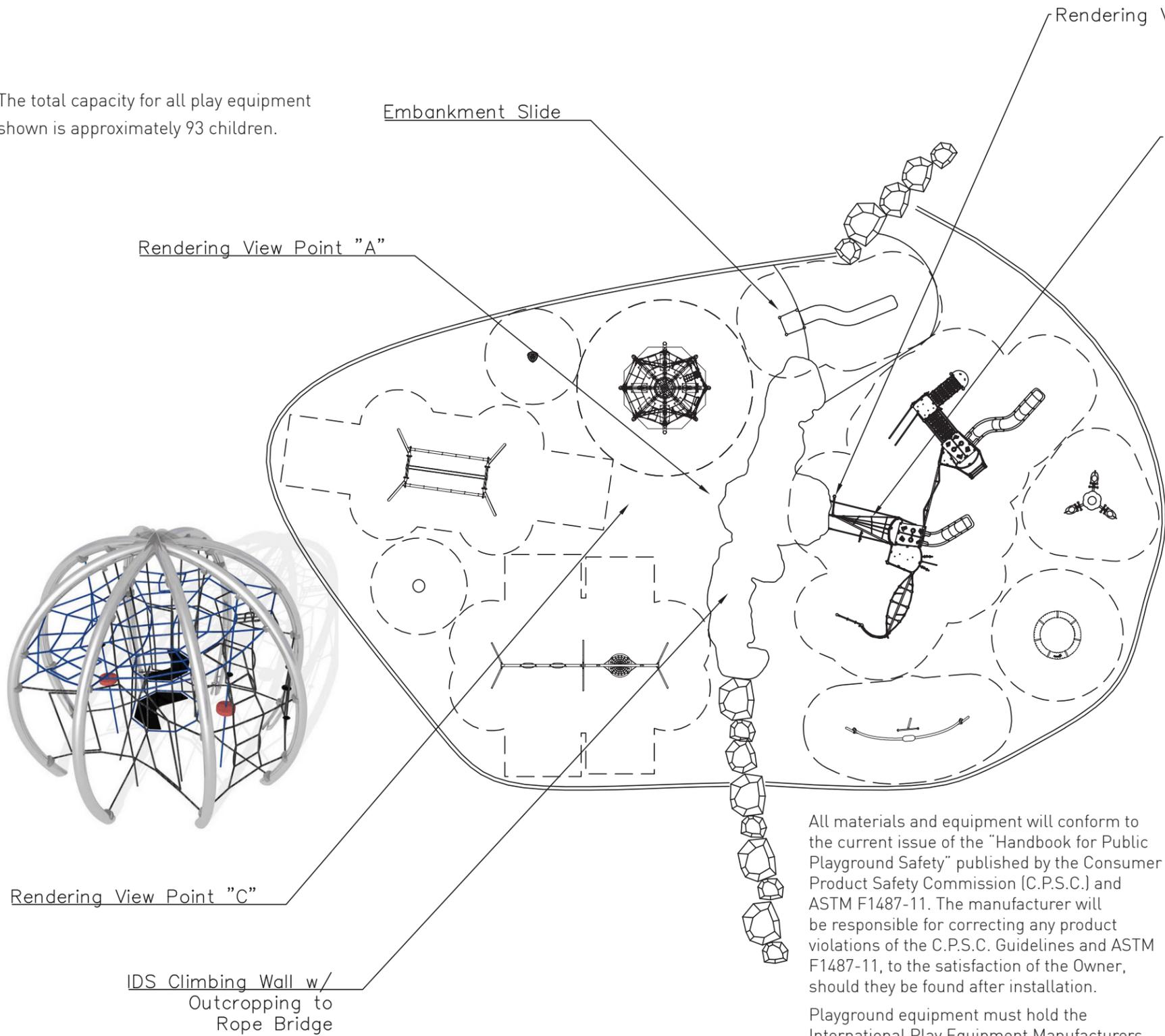
Open Space D Illustrative





SECTION 14d: Open Space Management Plan (cont'd)

The total capacity for all play equipment shown is approximately 93 children.



All materials and equipment will conform to the current issue of the "Handbook for Public Playground Safety" published by the Consumer Product Safety Commission (C.P.S.C.) and ASTM F1487-11. The manufacturer will be responsible for correcting any product violations of the C.P.S.C. Guidelines and ASTM F1487-11, to the satisfaction of the Owner, should they be found after installation.

Playground equipment must hold the International Play Equipment Manufacturers Association (IPEMA) certification.



Play area surfacing to be engineered wood fiber and will conform to the current issue of the "Handbook for Public Playground Safety" published by the Consumer Product Safety Commission (C.P.S.C.) and ASTM F1487-11.

Playground will be accessible in accordance with the latest ADA Accessibility Guidelines (ADAAG) Section 15.6 Play Areas.

Contractor will be responsible for coordinating with the State for a playground safety audit prior to opening playgrounds for use. Final payment will not be authorized until audit is complete and found to be/or is corrected to be in compliance with design standards, recommendations, and requirements.

Playground Safety Audit Certificates for each playground to be provided.



Open Space D Playground Concept





Open Space D Playground Concept





KOMPAN[®]

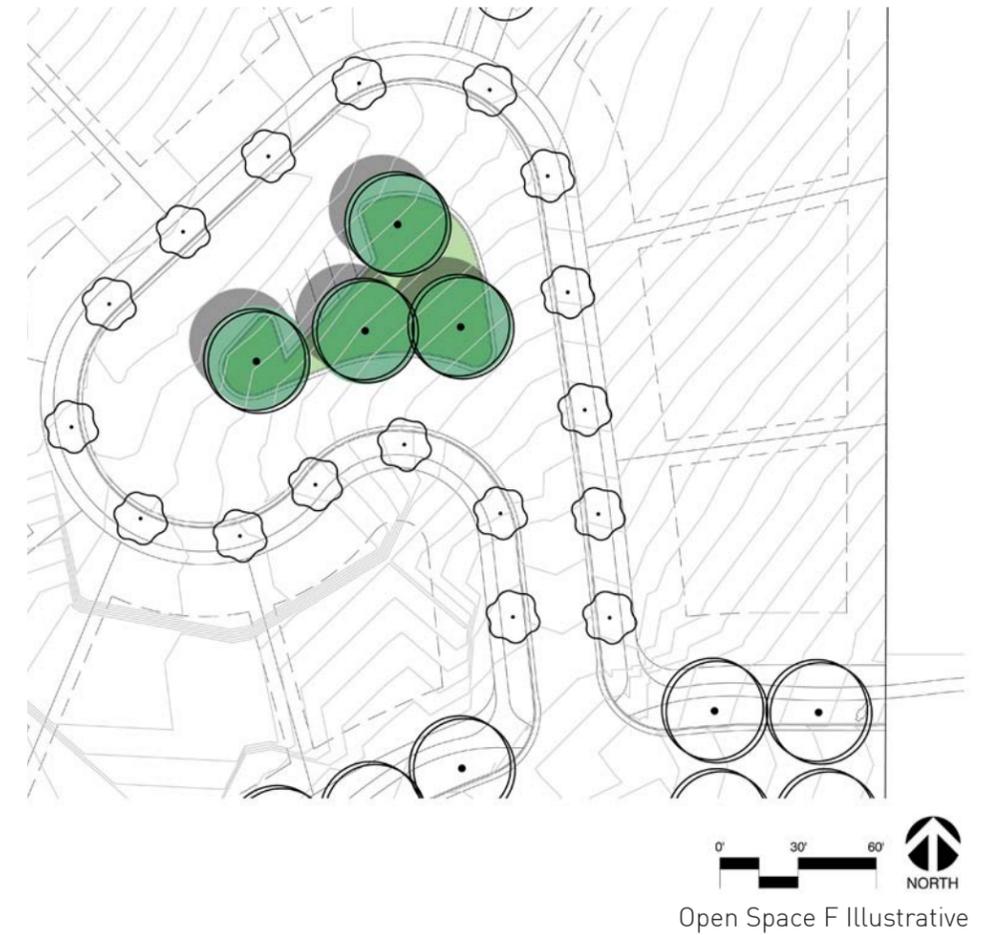
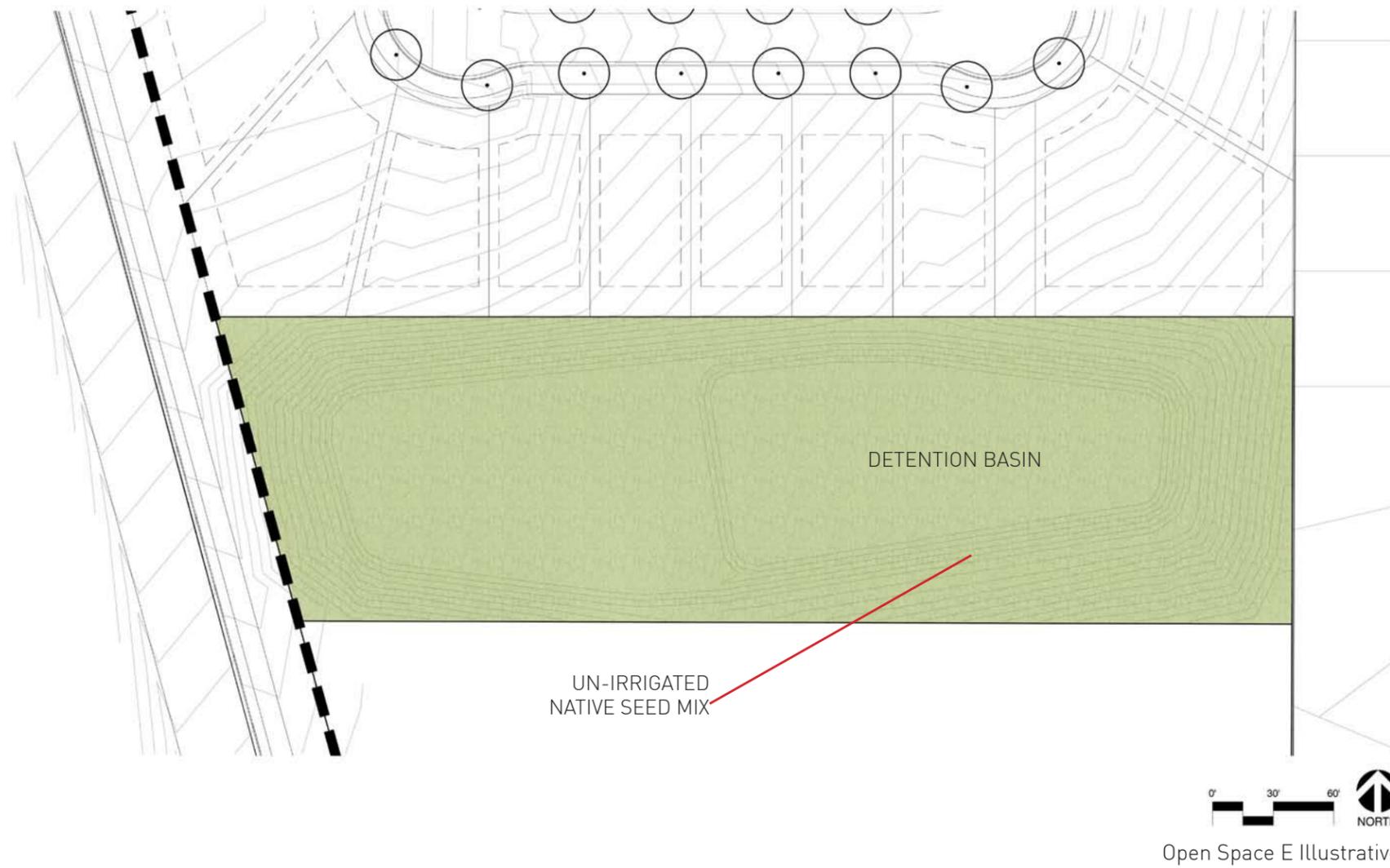


DAI WILDFLOWER



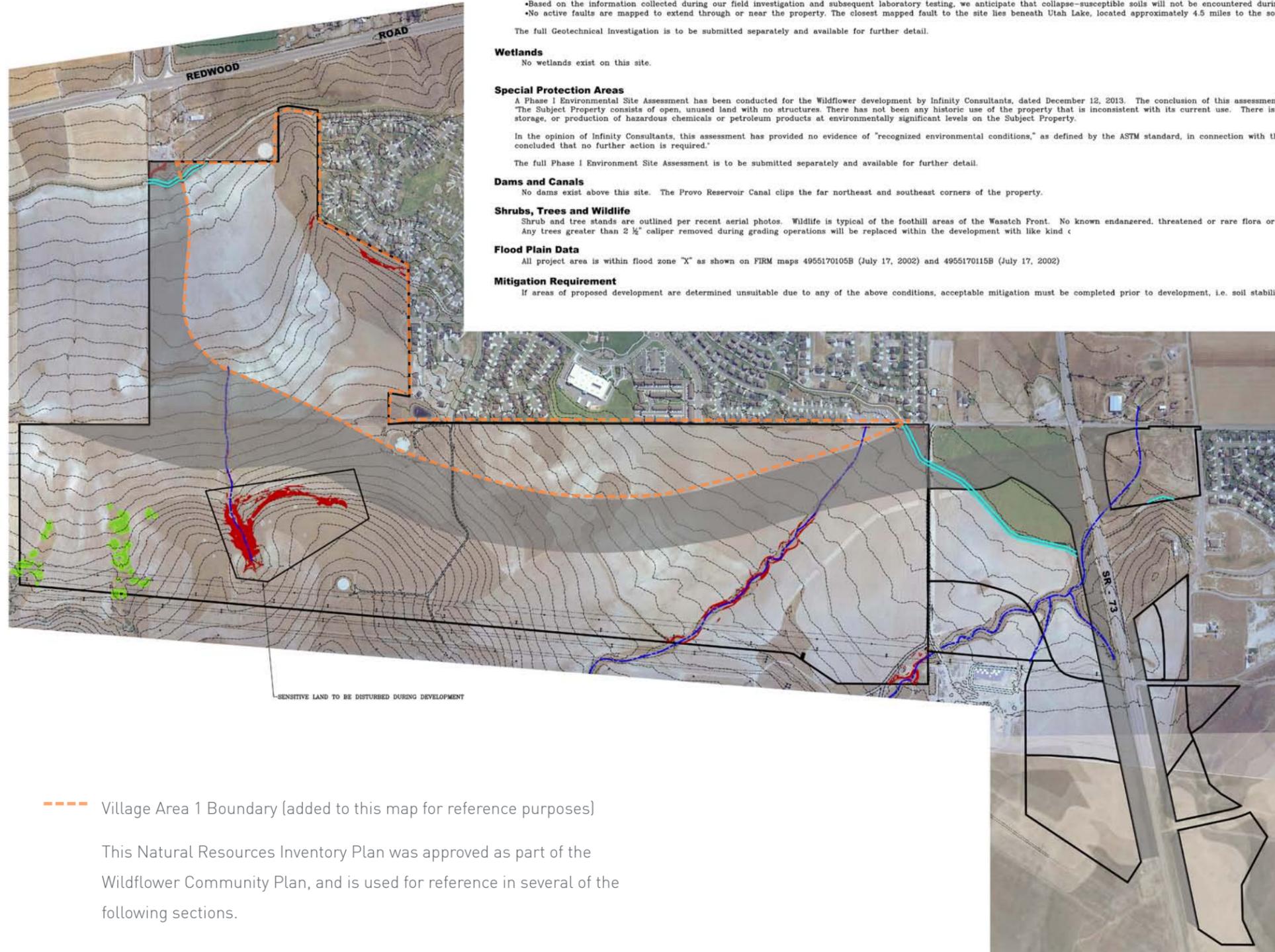
Open Space D Playground Concept







SECTION 14e: Natural Resources Inventory Plan



Slopes

Slope greater than 30% = 7.78 Acres. (for purpose of determining sensitive lands area, incidental & isolated area over 30% have not been included.)

Soils

A Geotechnical Investigation has been conducted for the eastern portion of the Wildflower development by Infinity Consultants, dated January 17, 2014. It is anticipated that the additional parcels within the Wildflower development will have similar soil characteristics. Excerpts from the investigation include:
•The subsurface soils encountered at the site consist of primarily of sandy clays (CL) and silty clays (CL-ML). Silty sands (SM) and clayey sands (SC) were found interspersed with clayey soils on the ridge and in its near vicinity. Cobbles and boulders are frequently found in the near surface soils and topsoil, layers of gravel are frequently found in the subsurface soils.
•No subsurface water was encountered to the maximum depth investigated, approximately 16 feet in the test pits and 50 feet in the borings along the northern ridge lines.
•It is our opinion that the site is suitable for the proposed construction. The buildings supported on shallow spread footings bearing on the undisturbed natural silt or clay soils should be designed for a net allowable pressure of 1,250 pounds per square foot. Shallow footings bearing on natural undisturbed well graded sands, gravels or at least 1 foot of compacted structural fill may be designed for a net allowable bearing pressure of 1,500 psf. Basement footings that are embedded a minimum of 6 feet deep from the native ground surface and are bearing on the undisturbed natural silt or clays may be designed for a net allowable pressure of 1,500 psf. Basement footings embedded more than 6 feet and bearing on undisturbed natural well graded sands or gravels may be designed for a net allowable pressure of 1,800 psf.
•At the time of the site investigation was conducted, vegetation at the site consisted primarily of sage brush, with farmed and fallow fields, native grasses and weeds were present around the perimeter of the fields.
•Based on the information collected during our field investigation and subsequent laboratory testing, we anticipate that collapse-susceptible soils will not be encountered during construction.
•No active faults are mapped to extend through or near the property. The closest mapped fault to the site lies beneath Utah Lake, located approximately 4.5 miles to the south. (Machette, 1992).

The full Geotechnical Investigation is to be submitted separately and available for further detail.

Wetlands

No wetlands exist on this site.

Special Protection Areas

A Phase I Environmental Site Assessment has been conducted for the Wildflower development by Infinity Consultants, dated December 12, 2013. The conclusion of this assessment states:
The Subject Property consists of open, unused land with no structures. There has not been any historic use of the property that is inconsistent with its current use. There is no evidence of current or past use, storage, or production of hazardous chemicals or petroleum products at environmentally significant levels on the Subject Property.

In the opinion of Infinity Consultants, this assessment has provided no evidence of "recognized environmental conditions," as defined by the ASTM standard, in connection with the Subject Property. Therefore, it can be concluded that no further action is required.

The full Phase I Environment Site Assessment is to be submitted separately and available for further detail.

Dams and Canals

No dams exist above this site. The Provo Reservoir Canal clips the far northeast and southeast corners of the property.

Shrubs, Trees and Wildlife

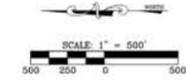
Shrub and tree stands are outlined per recent aerial photos. Wildlife is typical of the foothill areas of the Wasatch Front. No known endangered, threatened or rare flora or fauna are known to exist on the site. Any trees greater than 2 1/2" caliper removed during grading operations will be replaced within the development with like kind.

Flood Plain Data

All project area is within flood zone "X" as shown on FIRM maps 4955170105B (July 17, 2002) and 4955170115B (July 17, 2002)

Mitigation Requirement

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



Natural Resources Inventory Plan

Legend	
	Stands of Trees
	Existing Gravel Road
	Existing Drainage Channel
	Existing Canal

Existing Sensitive Land Calculations	
Sensitive area calculation:	7.78 Acres
(for purpose of determining sensitive lands area, incidental & isolated area over 30% have not been included.)	

----- Village Area 1 Boundary (added to this map for reference purposes)

This Natural Resources Inventory Plan was approved as part of the Wildflower Community Plan, and is used for reference in several of the following sections.



SECTION 14f: Wildlife Mitigation Plan

As indicated in the Natural Resources Inventory Plan in Section 14e of this document, Wildlife is typical of the foothill areas of the Wasatch Front, and no known endangered, threatened, or rare flora or fauna are known to exist on the site. Therefore, no wildlife mitigation is required for Village Plan Area 1.



SECTION 14g: Sensitive Lands Protection

Sensitive lands cannot be included within lots. However, in accordance with the mass grading plan approved with the Community Plan, areas that are graded out of sensitive lands are allowed to be included within lots. As indicated in the Natural Resources Inventory Plan in Section 14e of this document, there are several areas of sensitive lands (shown in red) within the Village Plan Area 1 boundary. These areas represent land with slopes greater than 30%, and are primarily found in neighborhoods #1 and #2 Primrose, with a small amount found in the open space south of neighborhood #7 Wild Rose. These areas are anticipated to have slopes less than 30% after the mass grade is complete. Areas with slopes greater than 30% that remain outside of the defined building pads after mass grading of the area will be protected by means of Slope Easements. These sensitive lands shall be required to have a note placed on the plat to identify the location of the easement and the lots affected.

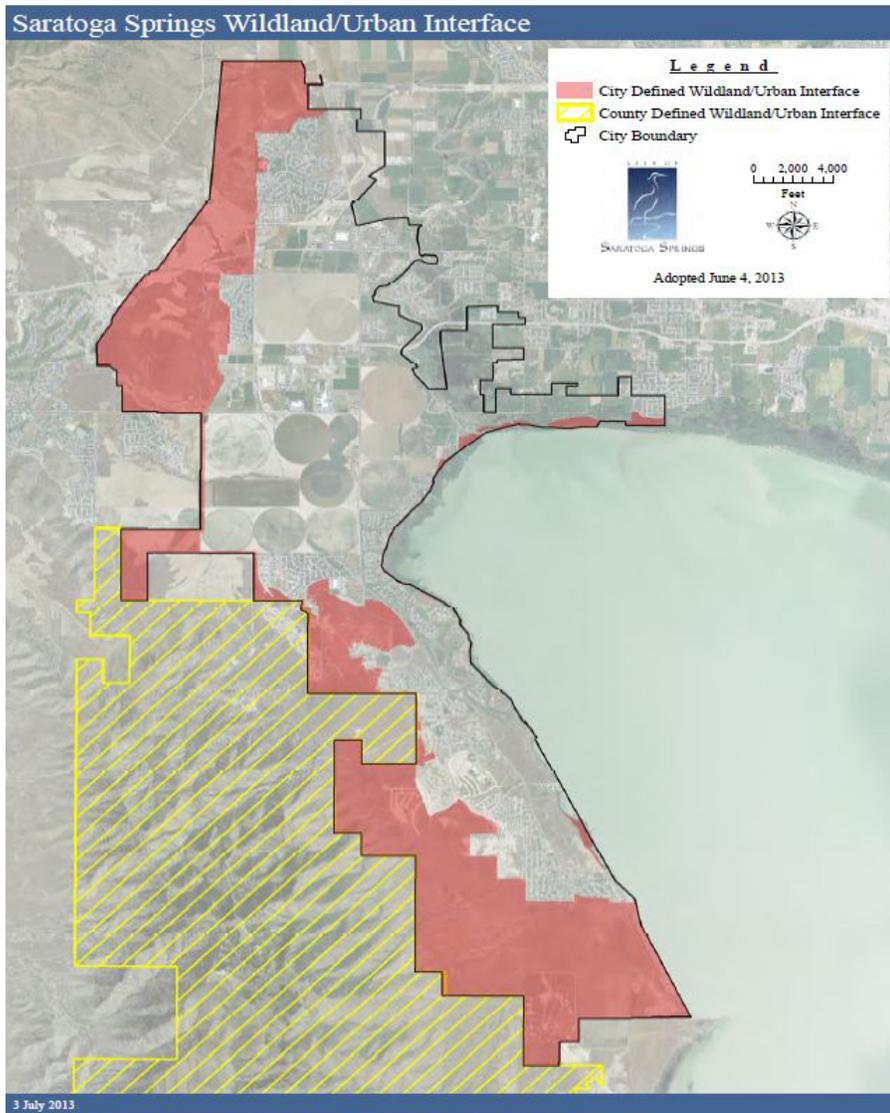
Example of Slope Easement on Plat

Special not for lots xxx – xxx: All homes and accessory buildings or structures shall be constructed only within the buildable area for such lots and outside the slope easement area identified on this plat. No changes in grade shall be permitted within the slope easement area without express written permission from the City. This prohibition shall not apply to the planting of grass, flowers and small shrubs and trees indigenous to the area, or placement of decorative rock and similar non-invasive landscaping. This exception for planting does not permit the installation of irrigation systems within the slope easement which shall require the express written permission from the City.



SECTION 14h: Fire Protection Plan

As described in the Wildflower Community Plan, The project lies entirely within the City defined Wildland/Urban Interface. At the time a preliminary plat is submitted, a Fire Protection Plan in accordance with the Utah Wildland-Urban Interface Code shall be prepared to assess site specific wildfire risk. This assessment includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management. Feasibility of the Fire Protection Plan will be reviewed at time of preliminary plat and shall be in accordance with the Utah Wildland Urban Interface Code.



SECTION 14i: Traffic Study

The revised traffic study addresses the entire Wildflower community. However, it is broken into two segments. The first is the number of units that can be developed and have an adequate capacity on current collectors. The second segment is the number of units that can be developed and have an adequate capacity on the MVC frontage roads are built.



SECTION 14i: Traffic Study (cont'd)

HALES ENGINEERING
innovative transportation solutions

Wildflower Traffic Impact Study



WILDFLOWER

AT SARATOGA SPRINGS

Saratoga Springs, Utah February 2016

UT16-841

1220 North 500 West, Ste. 202 Lehi, UT 84043 p.801.766.4343
www.halesengineering.com



SECTION 14i: Traffic Study (cont'd)



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with proposed Wildflower residential development in Saratoga Springs, Utah. The proposed development is located on the west side of Redwood Road (SR-68) and the existing Harvest Hills residential development.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future 2020 and 2040 conditions are also analyzed.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2016) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 – 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- Redwood Road (SR-68) / 2100 North (SR-85)
- Redwood Road (SR-68) / Spring Hills Drive
- Redwood Road (SR-68) / Harvest Hills Boulevard
- Providence Drive / Harvest Hills Boulevard
- Harvest Moon Drive / Spring Hills Drive
- Providence Drive / Harvest Moon Drive

These counts were performed on Wednesday, January 27, 2016. The a.m. peak hour was determined to be between the hours of 7:00 and 8:00 a.m. and the p.m. peak between 5:00 and 6:00 p.m. The afternoon volumes were approximately 17 percent higher than the morning volumes and were used for this analysis. Detailed count data are included in Appendix A.

As shown in Table ES-1, the Redwood Road (SR-68) / Spring Hills Drive intersection is currently operating at LOS F. All other study intersections are currently operating at acceptable levels of service during the p.m. peak hour. The 95th percentile queues at the Redwood Road (SR-68) / Harvest Hills Boulevard extend for several hundred feet on the north- and southbound approaches. The southbound queue, at times, blocks an upstream intersection. The queues on the eastbound approach to the Redwood Road (SR-68) / Spring Hills Drive intersection also extend for several hundred feet. No other significant queueing was observed during the p.m. peak hour.



SECTION 14i: Traffic Study (cont'd)



Project Conditions Analysis

The proposed land use for the development has been identified as follows:

- Single-Family Detached Housing: 1,069 Dwelling Units
- Residential Condominium/Townhouse: 246 Dwelling Units

The total trip generation for Phase I of the development is as follows:

- Daily Trips: 5,184
- a.m. Peak Hour Trips: 408
- p.m. Peak Hour Trips: 502

The total trip generation for both Phase I and Phase II of the development is as follows:

- Daily Trips: 6,042
- a.m. Peak Hour Trips: 471
- p.m. Peak Hour Trips: 577

Existing (2015) Plus Project Conditions Analysis

As shown in Table ES-1, all three study intersections on Redwood Road (SR-68) are anticipated to operate at LOS F with project traffic added during the p.m. peak hour. All other study intersections are anticipated to operate at LOS A. The 95th percentile queues on all three approaches to the Redwood Road (SR-68) / Harvest Hills Boulevard intersection are anticipated to extend for several hundred feet.

Future (2020) Background Conditions Analysis

As shown in Table ES-1, the Redwood Road (SR-68) / 2100 North (SR-85) and Redwood Road (SR-68) / Spring Hills Drive intersection are anticipated to operate at LOS F with future 2020 traffic conditions. All other study intersections are anticipated to operate at acceptable levels of service during the p.m. peak hour. The 95th percentile queues at the Redwood Road (SR-68) / 2100 North (SR-85) intersection are anticipated to be excessive on all three approaches during the p.m. peak hour. The 95th percentile queues on the southbound approach to the Redwood Road (SR-68) / Harvest Hills Boulevard intersection are anticipated to extend several hundred feet. The queues on the eastbound approach to the Redwood Road (SR-68) / Spring Hills Drive intersection are anticipated to be excessive due to the difficulty of executing left-turn movements at this location.

Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, the Redwood Road (SR-68) / 2100 North (SR-85) intersection is anticipated to operate at LOS F with project traffic added. All other study intersections are



SECTION 14i: Traffic Study (cont'd)



anticipated to operate at acceptable levels of service during the p.m. peak hours. Significant queuing is anticipated at the Redwood Road (SR-68) / 2100 North (SR-85) intersection on all approaches. No other significant queuing is anticipated.

Future (2040) Plus Project Conditions Analysis

As shown in Table ES-1, the Redwood Road (SR-68) / 2100 North (SR-85) intersection is anticipated to operate at LOS F, and the Southbound Mountain View Corridor Frontage Road / Harvest Hills Boulevard intersection is anticipated to operate at LOS E during the p.m. peak hour. All other study intersections are anticipated to operate at acceptable levels of service. Significant queuing is anticipated at the Redwood Road (SR-68) / 2100 North (SR-85) on the southbound approach, and at the Southbound Mountain View Corridor Frontage Road / Harvest Hills Boulevard intersection on the south- and eastbound approaches.



SECTION 14i: Traffic Study (cont'd)



**TABLE ES-1
P.M. Peak Hour
Saratoga Springs - Wildflower TIS**

Intersection	Existing 2016 Background	Existing 2016 Plus Project	Future 2020 Background	Future 2020 Plus Project	Future 2040 Plus Project
Description	LOS (Sec/Veh ¹)				
Redwood Road (SR-68) / 2100 North (SR-85)	-	-	F (>80)	F (>80)	F (>80)
Redwood Road (SR-68) / New Access Road	-	F (>50) / EB	-	C (18.6) / EB	C (18.8) / EB
Redwood Road (SR-68) / Spring Hills Drive	F (>50) / EB	F (>50) / EB	F (>50) / EB	D (26.0) / EB	C (22.2) / EB
Redwood Road (SR-68) / Harvest Hills Boulevard	D (51.7)	F (>80)	C (25.5)	B (14.3)	C (30.0)
Providence Drive / Harvest Hills Boulevard	A (2.4)	A (3.4)	A (3.0)	A (3.4)	A (6.1)
Harvest Moon Drive / Spring Hills Drive	A (7.5) / WB	A (5.6) / NB	C (15.7) / SB	A (3.4) / WB	A (3.8) / WB
Providence Drive / Harvest Moon Drive	A (2.0)	A (2.4)	A (2.1)	A (2.1)	A (2.3)
SB MVC / 2100 North (SR-85)	-	-	-	B (14.7)	-
NB MVC / 2100 North (SR-85)	-	-	-	C (23.3)	-
SB MVC / 1500 North	-	-	-	C (23.5)	C (20.9)
NB MVC / 1500 North	-	-	-	B (13.3)	A (9.8)
SB MVC / Harvest Moon Drive	-	-	-	C (21.0)	B (15.7)
NB MVC / Harvest Moon Drive	-	-	-	B (18.4)	B (13.1)
SB MVC / Harvest Hills Boulevard	-	-	-	D (49.6)	E (77.1)
NB MVC / Harvest Hills Boulevard	-	-	-	C (30.2)	C (34.7)

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
 2. This intersection is a project access and was only analyzed in "plus project" scenarios.
 3. This intersection was eliminated as part of the proposed project and was only analyzed in "background" scenarios.

Source: Hales Engineering, February 2016



SECTION 14i: Traffic Study (cont'd)



RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2016) Background Conditions Analysis

The Redwood Road (SR-68) / Spring Hills Drive intersection is a stop-controlled access onto a major highway. It is generally expected that there will be delays at these types of intersections, especially during peak traffic periods. The Redwood Road (SR-68) / Harvest Hills Boulevard intersection is currently meeting UDOT criteria for dual left-turn lanes on the northbound approach. Although this intersection is currently operating at an acceptable LOS, it is recommended that dual left-turn lanes be constructed at this location.

Existing (2016) Plus Project Conditions Analysis

As previously discussed, the Redwood Road (SR-68) / Harvest Hills Boulevard intersection is currently meeting UDOT criteria for dual left-turn lanes on the northbound approach. It is recommended that dual left-turn lanes be constructed at this location.

Future (2020) Background Conditions Analysis

Additional capacity will be required to accommodate the projected traffic on Redwood Road (SR-68). It is recommended that Redwood Road (SR-68) be expanded to a seven-lane cross section. It is recommended that the Redwood Road (SR-68) / Spring Hills Drive intersection be converted to a right-in right-out (RIRO) configuration, as it is anticipated that executing left-turn movements will continue to be difficult. It is likely that drivers will elect to utilize Harvest Hills Boulevard as an alternate access.

Future (2020) Plus Project Conditions Analysis

The Redwood Road (SR-68) / 2100 North (SR-85) intersection is a junction of two major roadways. Future plans are for 2100 North (SR-85) to become a freeway connecting I-15 to the Mountain View Corridor, and for the Mountain View Corridor to take the place of Redwood Road (SR-68) as primary north/south route through the western part of the county. When these projects are completed, east/west traffic will be grade separated and the amount of north/south traffic will be diverted to the Mountain View Corridor. Until these projects are completed, it is recommended that an innovative intersection design be implemented to accommodate the large amounts of traffic at this intersection. No other mitigation measures are recommended.



SECTION 14i: Traffic Study (cont'd)



Future (2040) Plus Project Conditions Analysis

It is anticipated that there will be a high number of right-turning vehicles on the southbound approach to the Mountain View Corridor Frontage Road / Harvest Hills Boulevard intersection. It is recommended that right-turning capacity be increased at this location with the addition of a free right-turn lane onto westbound Harvest Hills Boulevard. No other mitigation measures are recommended.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- It was assumed that the proposed project would be built in two phases: the first phase on the east side of the Mountain View Corridor right-of-way, and second on the west side. Trips generated by Phase I of the project were included in the existing (2015) background and plus project analyses. Trips from both Phase I and Phase II were included in all future (2020 and 2040) analyses.
- It was assumed for these analyses that the Mountain View Corridor frontage roads would be constructed through the project area for the future (2020 and 2040) plus project scenarios, and that the Mountain View Corridor and 2100 North freeways would be constructed for the future (2040) plus project scenario.
- The Redwood Road (SR-68) / 2100 North (SR-85) intersection is anticipated to operate at LOS F in 2020 and 2040. It is recommended that an innovative intersection design be implemented at this location.
- The Redwood Road (SR-68) / Harvest Hills Boulevard intersection currently meets UDOT criteria for dual left-turn lanes on the northbound approach. It is recommended that these turn lanes be constructed.
- It is anticipated that the Redwood Road (SR-68) / Harvest Hills Boulevard intersection will operate at LOS E with Phase I project traffic added. With only 90% of the planned 567 single-family homes completed, the intersection will operate at LOS D.
- The Redwood Road (SR-68) / Spring Hills Drive intersection is anticipated to continue to operate at LOS F through 2020. This is generally expected at stop-controlled intersections on busy roadways.
- It is anticipated that a large portion of traffic on Redwood Road (SR-68) will reroute to the new Mountain View Corridor system, alleviating some of the congestion along the corridor.
- All intersections along the Mountain View Corridor frontage roads are anticipated to operate at acceptable levels of service, with the exception of the Southbound Mountain View Corridor Frontage Road / Harvest Hills Boulevard intersection in 2040. There are a high number of right-turning vehicles anticipated on the southbound approach to this intersection. It is recommended that a free right-turn lane be constructed on this approach.



SECTION 14i: Traffic Study (cont'd)



- All existing intersections within the existing Harvest Hills residential development currently operate at acceptable levels of service, and are anticipated to continue as such through 2040 with traffic from the proposed project added.



SECTION 15: Site Characteristics

General site characteristics for Wildflower were provided in the Community Plan, page 92, first paragraph in the geotechnical investigation (text is provided below).

Wildflower is a proposed 800-acre development “located west of Redwood Road approximately 1.5 miles north of highway 73 (Lehi Main Street/Cedar Fort Road) in Saratoga Springs Utah. The project area is located on the northern and western borders of the Harvest Hills subdivision and consists of a northern region and a southern region that are joined by a narrow neck of property. The northern regional slopes generally to the east and has some steep slopes. The southern region of the property predominantly slopes to the southeast with mild slopes. Approximately 70 percent of the property was previously farmed. The remaining 30 percent of the property is undisturbed rangeland with wild grasses and sagebrush.”

General site characteristics were also provided in the Community Plan on page 89, under the summary of the Environmental Site Assessment conducted by Infinity Consultants.

- » “Surficial soils were visually inspected and appear to be sandy silts with gravel and boulders at higher elevations. The property is covered by native grasses, weeds, and plowed fields,.
- » The property slopes gradually and changes several hundred feet from its high point in the northwest to the lowest points in the northeast and south. The slope is much steeper in the northwest, in the vicinity to the western most City water tank.
- » An irrigation canal runs through the Subject Property at two locations, First in the southern part of the property just north of and then crossing Cedar Fort Road, then second in the northeast portion of the property.
- » All drainages crossing the property seem to end at the irrigation canal.
- » There are high power electrical transmission lines bordering the west boundary of the Subject Property.
- » There are no constructed structures on the entire property or evidence of past structures.”



SECTION 16: Findings

Village Plan Area 1 is the 169-acre first phase within the 800-acre Wildflower Community Plan located in Saratoga Spring, Utah. The Wildflower Village Plan Area 1 is compliant with all PC Zone Requirements for Village Plans as defined in section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 1:

- a. is consistent with the adopted Wildflower Community Plan;
 - » Village Plan Area 1 adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower Community Plan.
- b. does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
 - » The number of potential ERUs established in the Community Plan for Village Plan Area 1 is 580. Village Plan Area 1 establishes a maximum of 571 within the seven neighborhoods that comprise Village Plan Area 1.
- c. for an individual neighborhood, does not exceed the total number of ERUs established in the adopted Wildflower Community Plan;
 - » The ERUs were reduced from 109 to 95 to increase the size of the neighborhood park located in Neighborhood 4.
- d. is consistent with the utility, infrastructure, and circulation plans of the Wildflower Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
 - » Village Plan Area 1 implements the utility, infrastructure, and circulation plans as specified in the Wildflower Community Plan.
- e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
 - » Wildflower has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the property. Wildflower was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents.
- f. contains the required elements as required in section 19.26.10 of the Saratoga Springs Municipal Code.



SECTION 17: Mitigation Plans

According to the Natural Resources Inventory Plan in Section 14e:

- » Slopes greater than 30% total 7.78 acres for the entire Wildflower property;
- » No wetlands exist on this site;
- » No subsurface water was encountered to the maximum depth investigated;
- » The site is suitable for the proposed construction;
- » No active faults are mapped to extend near or through the property;
- » There is no evidence of current or past use, storage, or production of hazardous chemicals or petroleum products at environmentally significant levels on the Subject Property;
- » No dams exist above this site;
- » The Provo Reservoir Canal clips the far northeast and southeast corners of the property;
- » No known endangered, threatened or rare flora or fauna are known to exist on the site; and
- » All project area is within the flood zone "X."

Section 14e states that "if areas of proposed development are determined unsuitable due to any of the above conditions, acceptable mitigation must be completed prior to development, i.e. soil stabilization, environmental hazards, etc."

As described in Section 14g: Sensitive Lands Protection, that are several small areas of sensitive lands with slopes over 30%. The lots in Village Plan Area 1 have been laid out to ensure that the sensitive lands in these areas remain in the undeveloped rear yards. These sensitive lands will be protected from disturbance during the development process through the establishment of construction limit lines. As described in Section 14e: Natural Resources Inventory Plan, "any trees greater than 2 1/2" caliper removed during grading operations will be replaced within the development with like kind or better, 2 1/2" caliper minimum."





SECTION 18: Offsite Utilities

Wildflower Village 1 Offsite Estimates					
Saratoga Springs, UT					
Engineer's Construction Cost Estimate Per Master Development Plan Exhibits					
Project Costs					Notes
Item	Est. Quantity	Unit	Unit Price	Total Amount	
Sanitary Sewer - Offsite					
12" PVC Main	3,365	lf	\$ 40.00	\$ 134,600	
18" PVC Main	488	lf	\$ 50.00	\$ 24,400	
48" Manholes	13	ea	\$ 2,500.00	\$ 32,500	
T-Patch Repair in Ex. Asphalt	50	lf	\$ 16.00	\$ 800	
Bore Under Canal & Redwood Road	200	lf.	\$ 350.00	\$ 70,000	
Traffic Control on Redwood Road	1,064	lf	\$ 20.00	\$ 21,280	
Canal Crossing Repair	1	ls	\$ 25,000.00	\$ 25,000	
Imported Pipe Bedding	1,002	tons	\$ 12.00	\$ 12,021	
Imported Trench Backfill	5,009	tons	\$ 8.00	\$ 40,071	
Subtotal Sanitary Sewer - Offsite				\$ 360,673	
Culinary Water - Offsite					
12" PVC	2,739	lf	\$ 40.00	\$ 109,560	
8" PVC	1,072	lf	\$ 28.00	\$ 30,016	
Imported Pipe Bedding	579	tons	\$ 12.00	\$ 6,946	
Imported Trench Backfill	991	tons	\$ 8.00	\$ 7,927	
Subtotal Culinary Water - Offsite				\$ 154,448	
SUBTOTAL				\$ 515,121	
TOTAL CONSTRUCTION COST				\$ 515,121	
NOTES:			DISCLAIMER		
1. Estimates are only for OFFSITE utility improvements relative to Village 1 of the Wildflower Development. 2. Refer to the Master Development Plan Exhibits for the location of all offsite improvements.			THE DATA AND INFORMATION PRESENTED HEREIN HAVE BEEN PRODUCED CONSISTENT WITH INDUSTRY STANDARDS BY OPERATORS EXERCISING REASONABLE SKILL AND CARE. THIS DATA AND INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED IS MADE WITH RESPECT TO THE ACCURACY OF THIS DATA OR INFORMATION. IN NO EVENT WILL LEI CONSULTING ENGINEERS AND SURVEYORS INC. BE LIABLE FOR ANY LOSS OF PROFIT OR ANY OTHER COMMERCIAL DAMAGE INCLUDING BUT NOT LIMITED TO SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR OTHER DAMAGES RESULTING FROM THE USE OF THIS INFORMATION OR DATA.		



SECTION 19: Master Development Agreement

A Master Development Agreement has been approved by the City and was recorded with the County on February 24, 2015.





CITY OF
SARATOGA SPRINGS

Planning Commission Staff Report

Code Amendments

19.04, Mixed Waterfront, and Buffer Overlay

Thursday, September 22, 2016

Public Meeting (WS)

Report Date:	Thursday, September 15, 2016
Previous Meetings:	PC Public Hearing (PH) (8/27/2015) CC PH (10/6/2015) CC WS (11/17/2015) PC WS (2/11/2016) CC WS (2/16/2016) PC WS (5/12/2016) PC WS (5/26/2016) PC WS (7/28/2016)
Land Use Authority:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

Section 19.04 regulates all zones within the City. Over time it became apparent that the zones were repetitive, contained inconsistencies, and needed to be simplified and improved with some modifications. In addition certain zones including the Mixed Waterfront Zone needed to be rewritten in their entirety to achieve the goals of the General Plan. The Buffer Overlay Zone is related to the Mixed Waterfront Zone overhaul and is meant to regulate river and lake riparian setbacks, pedestrian access and experience, as well as trail standards and regulations along the entire length of the Jordan River and Utah Lake lakefront.

B. Background:

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

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

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

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

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

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

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

Minutes from the November 17, 2015 Council meeting are attached. Following that meeting staff reviewed each visited City’s code and identified key aspects that should be considered when addressing the two waterfronts in Saratoga Springs. These items and the creation of a buffer overlay proposal were presented in work sessions to the Planning Commission on February 11, 2016 and the City Council on February 16, 2016. Minutes from those meetings are attached. Since that time staff has been researching and writing the Buffer Overlay Zone for Utah Lake and the Jordan River as well as rewriting the Mixed Waterfront Zone.

During the above mentioned time frame Section 19.04 was already under review to remove redundant language, inconsistencies, and to simplify the Section. As the Mixed Waterfront Zone

is in Section 19.04 it was apparent that running both amendments at the same time was paramount.

D. Buffer Overlay Proposal

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

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

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

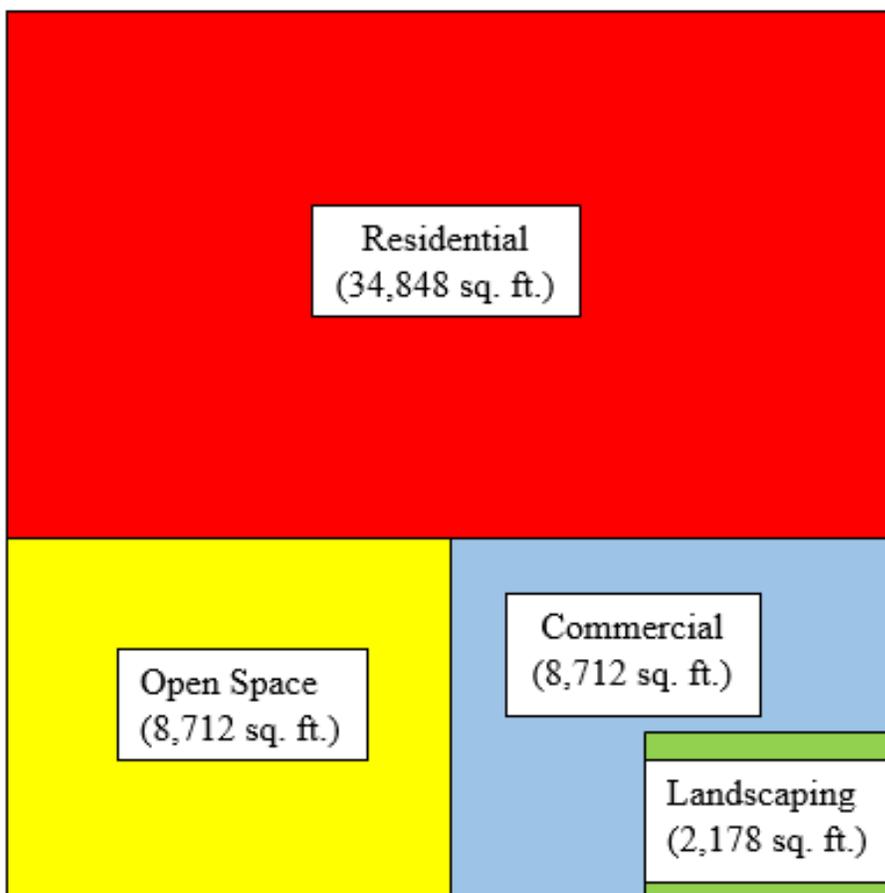
Overview of other proposed amendments:

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

Since the Planning Commission reviewed the draft last the regulations for bank stabilization have been added. Staff is currently addressing some of the comments received by the Planning Commission including fencing along restaurants, etc.

E. Mixed Waterfront Proposal

As currently written the MW zone has a minimum lot size of one acre (43,560 sq. ft.) with a land area mix of 80% residential and 20% commercial. While the goal is understandable, in practice these requirements do not always function. For example when applied to a one acre development and combined with open space and landscaping requirements, the following square footages will be applied to each category:



There are several potential issues with this breakdown. First, it may be difficult to determine the land area if the residential and commercial are intermixed in any way. Next, this results in a lack of flexibility, requiring more open space and landscaping than any other zone including the R-18, and leaves only a small amount of square footage ($8712 - 2178 = 6,534$) for commercial developments such as ice cream parlors, book stores, and other permitted uses. Most of these uses will require more square footage.

Staff recommends that the percentages be removed to allow additional commercial square footage in smaller developments as appropriate.

The MW zone has a primary goal of encouraging greater access to and use of the waterfront. To achieve this goal, staff proposes placing increased density and intensity of uses near the water's edge and decreasing the density and intensity as development moves farther away from the water's edge. This, in combination with a 25% open space requirement for all portions of a project instead of only for the residential project area, will ensure the critical mass to create a vibrant waterfront while also maintaining animal habitats and riparian vegetation to the greatest extent possible.

Overview of additional proposed amendments:

- Several proposed changes were made to match the proposed amendments to other subsections in 19.04.
- The 80%/20% residential/commercial requirement was removed.
- Setbacks specific to multifamily and other development including mixed use and commercial were added for greater clarity.
- Multiple development standard sections were added to mitigate impacts of development.
- Open space has some proposed amendments including requiring 25% for the overall project area with 10% of that 25% to be specifically applied to the residential areas.

The details of the MW zone overhaul can be found in Exhibit 1.

Since the Planning Commission last saw the Mixed Waterfront Zone an incentive program has been created and included. The Development Standards have been removed and placed into the proposed Design Standards section and the lot criteria and other regulations have been placed into a table.

F. 19.04 Proposal

The purpose of the proposed overhaul of Section 19.04 is to remove redundant language, remove inconsistencies, simplify the section, allow some flexibility within the zones for various types of developments, and modify some setbacks and other requirements. The proposal focuses on new names for the zones and lot size rather than density, therefore staff has proposed removing the use of ERU's (Equivalent Residential Units) and language that references units per acre.

The proposed changes include the following:

- Requirements such as lot coverage and square footage were combined into the existing table.
- Development standards were removed and placed in the Design Standards.
- Changes to some setbacks.
- The inclusion of footprint development standards.

G. Format Proposal

The rewriting of the MW zone has coincided with the update of Section 19.04 (Establishment of Land Use Zones). In the process of rewriting the MW zone and Section 19.04 as a whole staff realized that the Section was not only becoming long and repetitive, but several regulations proposed for the MW zone could potentially benefit other zones.

In order to avoid repetition and inconsistencies between subsections and the chart in 19.04, staff recommends that all setbacks and other number oriented items be placed in an updated chart within 19.04, and that all corresponding text in relation to development standards and design be placed in a new section of code. This new section of code would incorporate the current design standards for commercial developments and add new standards for multi-family, mixed use, and mixed waterfront developments. Staffs goal in proposing this new section is to achieve greater transparency and readability for both developers and the general public. The attached draft is included for review purposes.

H. Next Steps:

Staff is requesting feedback from the Planning Commission on the concepts, approach, zone names, and ideas of the proposed draft code amendments. Following discussion and direction from the PC staff will continue to refine the proposed amendments. Staff anticipates a follow up work session with the PC on October 13, 2016 to discuss any changes, the proposed design standards, and the open space draft.

I. Attachments:

1. Draft 19.04 Code criteria
2. Draft Mixed Waterfront Zone Code criteria
3. Draft Buffer Overlay Zone Code criteria
4. City Council 11/17/2015 minutes
5. Planning Commission 2/11/2016 minutes
6. City Council 2/16/2016 minutes
7. Planning Commission 5/12/2016 minutes
8. Planning Commission 5/26/2016 minutes
9. Planning Commission 7/28/2016 minutes

19.04.07. Summary of Land Use Regulations.

1. Purpose and Intent of Agricultural and Residential Zones:

- A. **Agricultural (A).** The purpose of the Agricultural Land Use Zone is to allow for the continuation of agricultural practices and rural residential neighborhoods where farming is allowed together with the keeping of large animals. Residential densities in this zone shall not exceed 1 ERU per five acres.
- B. **Residential Agricultural (RA-5).** The purpose of the Residential Agricultural (RA-5) Land Use Zone is to allow for the continuation of agricultural practices and the raising of livestock. It covers the portion of the City which historically has been irrigated and utilized for these purposes in Utah County along Lehi-Fairfield Road prior to annexation.
- Although this zone has been established to protect agricultural rights and the raising of livestock, certain non-farm uses, as established herein, and residences on lots large enough to minimize conflict with surrounding properties are allowed in the zone.
 - Residential densities in this zone shall not exceed one ERU per five acres.
- C. **Rural Residential (RR).** The purpose of the Rural Residential Land Use Zone is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands and that more fully preserves the rural character of Saratoga Springs. Residential densities in this zone shall not exceed one ERU per acre.
- D. ~~Low Density Residential (R-1),R1-40 (Residential Single Family 40,000).~~ The purpose of the ~~Low Density Residential (R-1)~~R1-40 Land Use Zone is to allow single family homes with a minimum lot size of 40,000 square feet per unit. ~~is to~~This zone allows for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands, and the rural character of Saratoga Springs. ~~Residential densities in this zone shall not exceed one ERU per acre.~~
- E. ~~Low Density Residential (R-2),R1-20 (Residential Single Family 20,000).~~ The purpose of the ~~Low Density Residential (R-2)~~R1-20 Land Use Zone is to allow single family homes with a minimum lot size of 20,000 square feet per unit. This zone allows for the establishment of single family neighborhoods on large lots that are characteristics of traditional suburban residential neighborhoods. ~~Residential densities in this zone shall not exceed two ERUs per acre.~~
- F. ~~Low Density Residential (R-3),R1-10 (Residential Single Family 10,000).~~ The purpose of the ~~Low Density Residential (R-3)~~R1-10 Land Use Zone is to single family homes with a minimum lot size of 10,000 square feet. This zone allows for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. ~~Residential densities in this zone shall not exceed three ERUs per acre.~~
- G. ~~Low Density Residential (R-4),R1-8 (Residential Single Family, 8,000).~~ The purpose of the ~~Low Density (R-4)~~R1-8 Land Use Zone is to allow single family homes with a minimum lot size of 8,000 square feet. This zone allows 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.~~

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H. **Low Density Residential (R-5), R2-6 (Residential Two-Family 6,000).** The purpose of the Low Density (R-5)R2-6 Land Use Zone is to allow for Residential Two-Family Units with a minimum lot size of 6,000 square feet per building (3,000 square feet per unit). This zone allows for the establishment of single two-family buildings 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 five ERUs per acre.

I. **Medium Density Residential (R-6).** The purpose of Medium Density Residential (R-6) Land Use Zone is to allow for a mix of permitted housing types. Residential densities in this zone shall not exceed six ERUs per acre.

J. **Medium Density Residential 10 (R-10).** The purpose of the Medium Density Residential (R-10) Zone is to allow for the establishment of medium density residential neighborhoods. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed ten ERUs per acre.

K. **High Density Residential 14 (R-14).** The purpose of the High Density Residential (R-14) Zone is to allow for the establishment of single family neighborhoods on small lots and to allow for a mix of single family and multi-family housing types. Residential densities in this zone shall not exceed fourteen ERUs per acre.

L. **High Density Residential (R-18).** The purpose of the High Density Residential 18 Land Use Zone is to allow for the establishment of single family neighborhoods on small lots and to allow for a mix of single family and multi-family housing types. Residential densities in this zone shall not exceed eighteen ERUs per acre.

2. **Permitted and Conditional Uses:** The following table lists the Permitted and Conditional uses for Agricultural and Residential zones in the City of Saratoga Springs. Empty boxes means that the use is prohibited in that zone. Uses not listed are also prohibited.

P = Permitted C = Conditional

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Agriculture	P	P	P									
Animal Hospital, Large/Large Veterinary Office	P	P										
Apiary (see §§ 19.05.08)	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R18
Bed and	C	C	C	C	C	C	C	C				

Public												
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
Stables	P	P	C									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18

*A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go through a Site Plan review according to the requirements within the Land Development Code.

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
	A	RA-5	RR	R1-40	R1-20	R1-10	R1-8	R2-6	R3-5	MF-10	MF-14	MF-18
Minimum Setbacks for Primary Structures:												
Front	50'	50'	35'	35'	25', An enclosed entry or porch may encroach up to 5' into the required setback				25' to garage, 20' to front plane of the building			
Street side	50'	50'	35'	35'	20'	20'	20'	20'	20'	20'	20'	20'
Interior Side	12'	12'	12'	12'	8'/20' (min/c ombin ed)	8'/20' (min/c ombin ed)	8'/16' (min/c ombin ed)	6'/12' (min/c ombin ed)	10' between buildings, 5' between exterior walls and property lines.			
Non-residential Interior Side	"	"	"	"	12'	12'	12'	12'	12'	12'	30'	30'
Rear	25'	25'	12'	25'	25'	25'	20'	20'	20' between buildings, 20' between exterior walls and property lines.			
Non-residential Rear	"	"	"	"	"	"	"	"	30'	30'	30'	30'
Minimum Setbacks for Accessory Structures:												
Front	Same as principal structure											
Street side	Same as principal structure											
Interior Side	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'
Rear	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'
Building separation	60' for structures housing animals, 5' for all other structures				5' from dwelling							

A. Lot Size Reductions: Lot size reductions may be granted by the City Council for residential development in the R-2, R-3, R-4, and R-5 zones, based on the criteria below.

- a. The City Council may approve a reduction in the lot size if such reduction serves a public or neighborhood purpose such as:
 - i. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 - ii. the creation of additional and significant amenities that may be enjoyed by all residents of the neighborhood;
 - iii. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see definition of “open space” in Section 19.02.02); or
 - iv. any other public or neighborhood purpose that the City Council deems appropriate.

- b. In no case shall the overall density in any approved project be increased above what is allowed within the underlying zone as a result of an approved decrease in lot size pursuant to these regulations.
- c. In making a determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
- d. In no case shall the City Council approve a residential lot size reduction greater than ten percent of the minimum lot size required by the underlying zone notwithstanding the amenities that are proposed.
- e. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

B. Footprint Development:

- a. The minimum project size for single family dwellings where the lot is equal to the footprint of the home shall be 5 acres. The minimum lot size shall be equal to the footprint of the unit. A minimum of 35% of the project area shall be designated as common area.
- b. For Two-Family and Three-Family Structures the minimum lot size shall be based on each building rather than each individual dwelling.
- c. For multi-family structures where each dwelling is separately owned, the minimum lot size shall be equal to the footprint of each unit.
- d. Projects containing multi-family structures shall be located on property at least five acres in size.

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4. Open Space Requirements: REPLACE WITH NEW CODE

Zone	Requirement
A, RA-5, RR, R-1	There is no minimum requirement for open space in these zones.
R-2, R-3, R-4	For residential development in these zones there shall be a minimum requirement of fifteen percent of the total project area to be installed and dedicated as open space not reserved in individual lots.
R-5, R-6, R-10, R-14, R-18	For residential development in these zones there shall be a minimum requirement of twenty percent of the total project area to be installed and dedicated as open space not reserved in individual lots.

- a. Open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (126) below.
- b. All open space ~~in this zone~~ shall have at least thirty-five feet of frontage along a public or private street.

5. Landscaping Requirements: For non-residential and non-agricultural uses, a minimum of twenty percent of the total project shall be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

6. Sensitive lands: REPLACE WITH NEW CODE

- a. 50% of sensitive lands shall not be included in the base acreage when calculating the number of ERUs units permitted in any development and no development credit shall be given for sensitive lands.
- b. All sensitive lands shall be placed in protected open space.
- c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.

7. Trash Storage: All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference

Chapter 19.04. Establishment of Land Use Zones and Official Map.

Sections:

- 19.04.01. Purpose.
- 19.04.02. Land Use Zones and Classification Established.
- 19.04.03. Gradual Transition of Uses and Density.
- 19.04.04. Application of Land Use Zone Regulations.
- 19.04.05. Official Zoning Map.
- 19.04.06. Land Use Zone Boundary Interpretation.
- 19.04.07. Summary of Land Use Regulations.
- 19.04.08. Agricultural (A).
- 19.04.09. Residential Agricultural (RA-5).
- 19.04.10. Rural Residential (RR).
- 19.04.11. Low Density Residential (R-1)
- 19.04.12. Low Density Residential (R-2).
- 19.04.13. Low Density Residential (R-3).
- 19.04.14. Low Density Residential (R-4).
- 19.04.15. Low Density Residential (R-5).
- 19.04.16. Medium Density Residential (R-6).
- 19.04.17. Medium Density Residential (R-10).
- 19.04.18. High Density Residential (R-14).
- 19.04.19. High Density Residential (R-18).
- 19.04.20. Neighborhood Commercial (NC).
- 19.04.21. Mixed Use (MU).
- 19.04.22. Regional Commercial (RC).
- 19.04.23. Office Warehouse (OW).
- 19.04.24. Industrial (I).
- 19.04.25. ~~Mixed Lakeshore (ML)~~, Mixed Waterfront (MW)
- 19.04.26. Business Park (BP).
- 19.04.27. Institutional/Civic (IC).
- 19.04.28. Public School Bus Lot (PSBL).

* * * * *

19.04.25. Mixed Waterfront (MW).

1. Purpose and Intent.

- a. The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. ~~The goal is to accomplish a mix of 80% residential land area and 20% commercial land area in this zone.~~ The goal is to accomplish a mix of residential and commercial uses with a majority being residential.
- c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed 6 ERUs per acre. Density shall be focused around the water front with density decreasing the farther from the waters edge. In an effort to incentivize commercial along the waterfront the following units per acre allotments shall apply.

<u>Percentage of land area devoted to Commercial</u>	<u>1-5 acres</u>	<u>6-50 acres</u>	<u>More than 50 acres</u>
<u>0-5%</u>	<u>2 units per acre max</u>	<u>2 units per acre max</u>	<u>2 units per acre max</u>
<u>6-10%</u>	<u>4 units per acres max</u>	<u>4 units per acre max</u>	<u>5 units per acre</u>
<u>11-25%</u>	<u>6 units per acre max</u>	<u>8 units per acre max</u>	<u>*</u>
<u>26-35%</u>	<u>8 units per acre max</u>	<u>*</u>	<u>Not permitted</u>
<u>36-50%</u>	<u>*</u>	<u>Not permitted</u>	<u>Not permitted</u>
<u>No more than 50% permitted</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

* The density may range from 6 units per acre to 14 units per acre with the allowed percentages outlined below.

- i. 11-14 units per acre may compile up to 10% of the residential units
- ii. 9-10 units per acre may compile up to 15% of the residential units
- iii. 6 -8 units per acre may compile up to 25% of the residential units
- iv. The remainder of the residential area shall not exceed 6 units per acre.
- e-v. The overall units per acre may not exceed 10 units per acre.
- d. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- e. Certain land uses have been identified as either ancillary uses or edge uses only.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Mixed Waterfront Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Mixed Waterfront (MW) Zone, with some uses identified in that section limited to edge or ancillary use only.
4. **Minimum Development Size and Lot Sizes.**
 - ~~a.—The minimum size requirement for development in this zone is one acre.~~
 - ~~b.—Lots within a one acre or larger development may be created based upon an approved comprehensive Concept Plan ~~Master Development Plan contained in a Master Development Agreement.~~~~
 - ~~e.a.~~ All developments in this zone are required to develop a ~~Master Development~~ comprehensive Concept Plan that includes maps and descriptions of how the entire property is anticipated to develop ~~(see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.~~
 - ~~d.—The minimum lot size for single family dwellings is 5,000 4,000 square feet. For multi-family structures where each unit is separately owned, the minimum lot size shall be based on each building rather than each individual unit.~~
 - ~~e.—Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.~~
 - ~~f.—Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
 - ~~1.—the maximum number individuals using the building at one time;~~
 - ~~2.—the number of required off-street parking required in this Title;~~
 - ~~3.—traffic and transportation concerns;~~
 - ~~4.—compatibility with adjacent uses;~~
 - ~~5.—adverse impacts on adjacent uses; and~~
 - ~~6.—amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.~~~~
 - ~~g.—In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.~~

5. Setbacks and Yard Requirements.

	SF	MW	
		MF	Other Development (including MU)
Development size- min	1 acre	1 acre	1 acre
Lots size - min	4,000 sq.ft.	No minimum	No minimum
Lot Coverage - maximum	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.
Lot Frontage - min	35'	100' along a public or private street. Where each unit is separately owned, the minimum lot frontage shall be based on each building.	100' along a public or private street
Primary structure height - max	40'	40'	40'
Accessory structure height - max	19.05.11	19.05.11	19.05.11
Building size/Dwelling size	1,000 sq.ft.	600 sq.ft.	
Lot width - min	50'	No minimum	No minimum
Setbacks, primary structure - min			
Front	25' to the garage, 20' to the front plane of the home.	20' to building, 25' to garage	10*
Street side	20'	20'	10*
Interior Side/ Building Separation	5'/ 10' combined	20'	5'
Rear	15' to property line or between buildings	20' between buildings, 20' between rear property lines and exterior walls	25'
Rear yard adjacent to alley	5' to detached garage, 20' to main structure	5' to detached garage, 20' to main structure	10', 20' driveway required or 5' setback to detached garage
Rear yard adjacent to street	N/A	N/A	10', 20' driveway required or 5' setback to detached garage
Setbacks, accessory structure - min			
Front	Same as principal structure	Same as principal structure	Same as principal structure
Street side	Same as principal structure	Same as principal structure	Same as principal structure
Interior Side	5'	5'	5'
Rear	5'	5'	5'
Building separation	5'	5'	5'
Comprehensive concept plan required?	Yes	Yes	Yes

** Exception: The front and street side yard setbacks may be decreased to zero feet if the sidewalk width is increased by ten feet and as long as no part of any building shall overhang the public right-of-way and no drainage shall be diverted into said public right-of-way.*

a. ~~Setbacks and yard requirements describe the amount of space required between buildings and property lines.~~

b. ~~All primary buildings in this zone are required to maintain minimum setbacks as follows:~~

i. ~~Front: Twenty five feet.~~

1. ~~For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.~~

2. ~~An unenclosed front entry or porch may encroach up to five feet into the twenty five foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.~~

ii. ~~Sides:~~

1. ~~single family structures: 5/10 feet (minimum/combined);~~

2. ~~multi family and non residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.~~

- iii. ~~_____ Rear: 15 feet~~
 - e. ~~_____ Corner Lots:~~
 - i. ~~_____ There shall be a minimum setback on corner lots as follows:~~
 - 1. ~~_____ Front: 20 feet~~
 - 2. ~~_____ Side abutting street: 15 feet~~
 - ii. ~~_____ The front setback and the street side setback abutting the street can be reversed, but in no case shall the two setbacks be less than 20 and 15 feet. In this case, encroachments shall not be permitted.~~
 - d. ~~_____ All accessory structures in this zone are subject to the standards identified in Section 19.05.~~
 - e. ~~_____ Accessory structures requiring a building permit shall be set back a minimum of 5 feet from rear and interior side property lines, and shall not be placed within any front or street-side yard area.~~
 - f. ~~_____ There shall be a five foot minimum separation between all sides of the accessory buildings and any other structure in this zone.~~
 - g. ~~_____~~
5. ~~**Minimum Lot Width.** For single family homes, the minimum lot width shall be no less than 50 feet. For multi-family structures where each unit is separately owned, the minimum lot width shall be based on each building rather than each individual unit.~~
6. ~~**Minimum Lot Frontage.** For single family homes, the minimum lot frontage shall be no less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual unit.~~
7. ~~**Maximum Height of Structures.** No structure in this zone shall exceed 40 feet in height.~~
8. ~~**Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%. For multi-family units where each dwelling is separately owned, the maximum lot coverage shall be based on each building rather than each individual unit.~~
9. ~~**Minimum Dwelling Size.** Every dwelling unit in this zone shall contain a minimum of 1,000 square feet of living space above grade.~~
10. ~~**Development Standards.** The following development standards shall apply to this zone:~~
 - a. ~~**Architectural Review.** The Design Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.~~
 - b. ~~**Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than 15 linear feet. There shall be a minimum~~

of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

6. Open Space and Landscaping Requirement. – review against Kimber’s draft open space-
add rooftop garden?

- a. There shall be a minimum requirement of 25% of the total residential-project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Open space shall meet the definition in Section 19.02.02. Open space shall include park space.???
- b. If the open space is common space, the developer shall record a public access easement at plat recordation.
- c. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.
- d. Common and private open spaces shall be provided as follows:
 - i. Up to 25% of the total open space requirement may be met by counting any private open space areas (patios and balconies) provided within the project.
 - ii. The minimum area of any private open space shall be 25 sq. ft. This may be in the form of patios or balconies accessible only to the abutting unit.
 - iii. The minimum dimension of eligible common open space areas shall be 150 square feet. These may be located at grade or above grade and may include terraces, courtyards, fitness centers for vertical mixed use and multifamily, rooftop gardens, or other similar areas. Setback areas shall not count towards the common open space requirement unless they meet the minimum dimension and contain amenities. - minimum width?
 - iv. Common and private open spaces shall be designed to limit intrusion by nonresidents.
- e. Sharing of common open space between residential and nonresidential uses may be allowed by the applicable Land Use Authority when it is clear that the open space will provide direct benefit to residents and patrons of the project subject to the following limitations.
 - i. Up to 30% of the required open space for residential uses in a horizontal mixed use project may be provided as quasi-public open space within the nonresidential component of the project; or
 - ii. Up to 50% of the required open space for residential uses in a vertical mixed use project may be provided as quasi-public open space within the nonresidential component of the project.
 - iii. The minimum area of shared common open space areas shall be 150 sq. ft. with a minimum width of 10 feet. These areas shall be accessible for use by the general public.
 - iv. Quasi-public open space areas shall not include outdoor dining areas or other outdoor activity areas for exclusive use by an individual business.
 - v. Quasi-public open space areas are areas located on private property and accessible to the general public. These areas may include pedestrian oriented

amenities, including enhanced seating, lighting, paving, landscaping, public art, water features, and other similar features deemed appropriate by the (which authority).

~~12.7.~~ **Sensitive Lands.** – coordinate with Sarah 19.04 before deleting.

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

~~c. **Timing of Open Space and Landscaping Installation.** All open space and landscaping shall be completed in accordance with the approved Site Plan or Plat Approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building. A Performance and Warranty Bond will be required in accordance with Section 19.12.05. The Planning Director may approve exceptions where weather conditions prohibit the completion of approved and required improvements in accordance with Section 19.06.05. It shall be the responsibility of the property owner to maintain all approved open space and landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.~~

~~13.~~

~~14.8.~~ **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

(Ord. 16-01, Ord. 15-29, Ord. 14-13)

Chapter 19.25 Utah Lake Buffer Overlay

Section:

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

19.00.01 Purpose

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

19.XX.02. Applicability

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

19.00.02 Waterway setbacks

1. The riparian (or development) setback shall be 50 feet from the ordinary high water mark, Jordan River Meander Corridor, or the Utah Lake Compromise line, whichever is higher.
2. Shoreline and Jordan River Trails: trail corridors shall be a minimum of 20 feet measured landward from the waterway (or development) setback.
3. A minimum of 15 feet shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses.
4. Bank Stabilization: The goal is to create a natural channel, the specific method may be determined by the developer and approved by the City Engineer/ Public Works Director. Options may include, but are not limited to bio-engineering, hydro-seeding, controlled planting, etc. The use of riprap or other hard armoring techniques are prohibited.

19.00.03 Pedestrian access & experience

1. Public access and parking:
 - a. Developments shall provide a public access to the Shoreline or Jordan River trail
 - b. Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.
 - c. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

2. Screening Requirements
 - a. Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3 feet in height.
 - b. Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.
3. Landscaping in riparian and trail setbacks shall utilize native or naturalized plant materials that provide wildlife food and shelter. Manicured landscaping and lawns are prohibited in riparian setbacks.

19.00.04 Site Coverage and Ground Level Public Access

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

**City of Saratoga Springs
City Council Meeting
November 17, 2015**

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

Work Session Minutes

Present:

Mayor: Jim Miller

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

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

Others: Chris Porter, Holly Wade, Kayla Moss

Excused:

Call to Order – 5:45p.m.

1. Discussion of Mixed Lakeshore Amendments.

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

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

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

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

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

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

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

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

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

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

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

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

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

70 71 **2. Discussion of Open Space, Landscaping, and Trails Maintenance Policy**

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

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

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

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

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

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

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

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

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

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

94 Councilman Willden noted they could appeal to City Council.

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

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

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

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

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

Kimber Gabryszak advised they can lower the number to 40 then that is five classes of eight students. We do have some grandfathered businesses that would have 100 students. She also mentioned that a day care may have ten kids all day, and they are not rotating students.

Chairman Wilkins asked how many complaints come in about traffic or parking.

Kimber Gabryszak advised that they do get an occasional complaint but more for classes that have frequent changes. Like dance studios or gymnastics turning over every hour or two.

Commissioner Williamson asked if it would be possible to put in that if they get more than three complaints in a year they could revisit their home occupation permit. It might give them the incentive to play nice.

Kimber Gabryszak advised that if the owner is not following all of the conditions the City can revoke their license. They work with businesses on a case by case basis.

Chairman Wilkins noted to an audience member that the public hearing had been closed but it will go back to the City Council.

Kimber Gabryszak noted they would like the Planning Commission to move this on and make a decision.

Quite a few business license applications have been put on hold pending these changes.

Motion made by Commissioner Williamson to forward a positive recommendation to the code amendments to Section 19.08 Home Occupations to the City Council with the changes as discussed tonight. Second by David Funk. Aye-David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham, Ken Kilgore. Nay-Sandra Steele. 5-1

Commissioner Steele advised that she voted nay because of concerns about the 40% requirement and the impacts to neighborhoods and safety to neighborhoods. Many parts are a great improvement but voting on it in its entirety, she couldn't do.

A 5 minute break was then taken.

6. Work Session: Code Amendments for Mixed Waterfront.

Kara Knighton advised that the purpose of Mixed Waterfront is to create a vibrant community that takes advantage of the scenic and recreational opportunities of the area. There are some shortcomings with the way the code is currently written. Since its adoption it has not been used in the City so they would like to take action now so that the zone does not go away. The name was changed from Mixed Lakeshore to Mixed Waterfront to be able to take advantage of Utah Lake and the Jordan River. She gave a history and noted some takeaways from their trip. She then reviewed sections of other community's code that would work well in our community. Next steps for this would be to get feedback from Planning Commission and City Council. They will begin drafting code for the Mixed Waterfront zone and the buffer overlay after receiving the feedback.

Kimber Gabryszak advised that the biggest take away they saw was that the other communities they looked at looked at the whole waterfront. In Boise they reclaimed the river from being a canal and made it good. We need to look at it holistically and make a buffer to be successful. There are the two pieces to it the mixed waterfront zone and the buffer overlay zone.

Commissioner Steele asked if they could put the overlay on existing development.

Kimber Gabryszak advised that any development already done is grandfather in. Any redevelopment down the road would be held to those requirements.

Commissioner Steele asked what a wide trail would be, 10 feet, 20 feet?

Kimber Gabryszak advised that the most successful trails were between 10-12 feet. There needs to be enough space to pass safely if there are multiple people using the trails. On trails that were 14-20+ they were seen with sections and directions. The minimum was wider than what they are installing currently

Mark Christensen noted right by Boise State University for example they were almost road width. Making a change to all our trails today may not be appropriate but existing trails will need to be resurfaced long before we have the demand. It will add to our maintenance costs. He thinks we need to preserve it and look at it but it's not the right thing to do now to require the road width.

Commissioner Steele said someone came to her that wants to put a restaurant along the water front and asked when could that happen.

Mark Christensen noted in that a couple spots on their trip they saw a restaurant in the same hotel chain in two spots. They thought it was a great amenity to add to the community. He noted also that Boise had the canal that was then reclaimed back to a River and they could get some of the universities in to help them revitalize the area.

Commissioner Funk likes the concepts. He noted that a friend of his comes from another city to use our trail and also bought a lot right by the lake so he could have a trail in his backyard. We are making some headway and appreciates what we are doing.

Commissioner Williamson asked to have the buffer explained more.

Kara Knighton advised that the buffer would regulate various things including trail regulation, building articulations, articulating the facades so they are not creating a wall and regulating pedestrian access and experience opportunities to access the river.

Mark Christensen asked if they have seen Chicago or Milwaukee and how they are designed. They want to create opportunities to invite and make it comfortable.

Commissioner Williamson noted that it would almost be a subzone.

Kimber Gabryszak advised that is correct. The existing base would be the same but with different setback requirements and other things. It could prevent a restaurant on the water but they could still be close. She noted a negative example with a deck over the river. They could still have access and views but they would not impact the water.

Commissioner Williamson noted a pier that may have some businesses on it and how it would be impacted.

Kimber Gabryszak noted that the underlying property is owned by the state and they need to work out those issues before they can build there.

Mark Christensen advised that the City is working along the high water mark from the state. They are looking at having the City maintain the area but the state would still own the water underneath the pier. A restaurant over the river kind of took away the aesthetic views of the river itself. We could still do a lot. He is thinking something like a Hermosa Beach thing that would allow for the use but not encroach on state lands.

An audience member asked if the buffers came off the state compromise level.

Kimber Gabryszak advised that they would go off the high water mark level from the river.

Commissioner Williamson asked if we had ideas on the setbacks

Kimber Gabryszak advised that they have not decided on setbacks yet they want to work with the Jordan River Commission and Utah Lake Commission. We want to make sure what we are looking at is appropriate for the scale of the water in our community.

Commissioner Cunningham thought of places he has been to over time. He wondered if we could have signs that point out historical spots. He also wondered how this would be funded.

Kimber Gabryszak advised that some funding would be from grants they can apply for. Developers would have trail requirements.

Commissioner Cunningham asked how we find out about historically significant sites.

Kimber Gabryszak noted they just had a study done with the State historical office to find if there were any sites of historic significance. They would look into that.

Commissioner Cunningham noted some areas that may have historical significance.

Commissioner Kilgore noted different uses for the different zone. He wondered about hunting and fishing access. People go wherever they can for duck hunting and fishing. It may not be a problem but if they channel it, it may create less impact to the vegetation. It could also help prevent erosion.

Mark Christensen advised that shooting within city limits is not allowed. If they are on state lands that is different. Part of the funding we get from the state is to encourage hunting and fishing e.g. boat docks. That would provide a greater opportunity to do so without disturbing vegetation.

Commissioner Kilgore advised that it may be nice to have a way to channel that traffic. Asked if they made any visits to unsuccessful communities.

Mark Christensen noted Pendleton Oregon had some amenities but the trail was uninviting and did not do the things they are talking about. Idaho Falls had some things lacking. Probably a lack of city planning and failure to create space. Even where it was good there were areas that were not set aside. Garden City also had some issues with how areas were zone along the trail. The question is how we embrace the amenities that are wanted and the things we value as a community.

Commissioner Kilgore asked they consider not just what we want to have but also what we don't want to have. Chairman Wilkins asked if they integrated this into the bike plan.

Kimber Gabryszak advised that yes the trail portion would be.

Chairman Wilkins advised that they could look at Sacramento it has miles and miles of bike trails and places for pedestrian to walk. There are areas that can become a homeless haven and he would like to figure out how to mitigate that.

Mark Christensen noted some areas in Salt Lake City that are what not to do areas.

Chairman Wilkins heard mention of access to buildings. He wondered if people would be forced to allow people to go through their buildings to get to places.

Kimber Gabryszak advised that there are two ways to address this to make sure there is access between buildings and that a portion is open towards the waterfront. The back of the buildings felt isolated and alone. Having access on the back side made it feel like you were not alone and safer.

Chairman Wilkins thought that the trail may need to go over the water.

Kimber Gabryszak advised that they will have to play it by ear in each location. Some areas we just have to deal with how they are, some areas we may need to go into sovereign lands.

Chairman Wilkins asked about removing vegetation, who decides what the right ecology for the area is.

Mark Christensen advised that Boise recommended that they work with the state and botanists and experts. Also to let the universities help decide.

Chairman Wilkins asked if there is a part of the area identified to allow boats to park.

Kimber Gabryszak advised that it is not codified in the overlay or buffer but it could be considered in Mixed Waterfront.

Kirk Wilkins asked about landowners that haven't developed.

Kimber Gabryszak advised that whatever we adopt they are subject to. If they are not in the City yet they are not subject to this.

Mark Christensen advised that the Utah Lake Commission is working with all entities on the compromise line.

The goal is to one day have a trail all around the lake. What right does the rest of the community have relative to access? Utah law states that lakes and stream beds belong to the people. How do you preserve the public lands truly are public lands. It's an issue and difficult one. We don't want to steal property rights but should we preserve access for the public. We can't use eminent domain for trails. We are working with the state to get a trail cut into the canal. Hopefully we can work with property owners.

Commissioner Steele commented that they needed to be cautious. In Eugene Oregon they put in a park that is heavily forested. There was so much crime it was scary. When you are reforesting you need to be careful about how dense it is.

Commissioner Funk asked if this would ever stop a bridge from going across the lake.

Kimber Gabryszak advised that it would not have an impact.

7. Work Session: Discussion of Code and Vision. Presented by Kimber Gabryszak – This item was not discussed at this meeting.

8. Approval of Minutes:
a. January 28, 2016

Motion made by Hayden Williamson to approve the minutes from January 28, 2016 with changes suggested from Commissioner Steele. Second David Funk. All Aye. Motion passed 6-0.

9. Reports of Action. None.

10. Commission Comments.

Commissioner Steele is concerned about how the sign code is being enforced. Legacy Farms still has a trailer sign.

Kimber Gabryszak advised that it would be taken down this weekend. They let them know.

107 zone it is their preference to make it that way. You can have conditions based on a certain plan or project
108 but it is best to make the decision now to change it to what they think it should be.

109 Councilman McOmber clarified whether there can be attached homes in an R-6 zone such as duplexes or
110 triplexes.

111 Kimber Gabryszak advised that there can be duplexes or triplexes in an R-6 zone.

112 Councilman McOmber advised that he would not be comfortable with R-6 in that area then. The zone he
113 would be most comfortable with there would be R-5. If there isn't an MDA with the development he
114 wouldn't want to go beyond and R-5.

115 Councilwoman Baertsch agrees with that. On the land use map it is marked as low density residential which
116 only goes up to R-5.

117 Councilman McOmber advised that according to the land use map they would be giving them the most
118 generous zone to allow R-5.

119 Legrand asked if the R-5 zone allows for any PUD.

120 Councilwoman Baertsch noted they don't allow PUD's anymore.

121 Legrand Wolstenhume mentioned that cul-de-sac's are hard. You cannot have an access road from Redwood
122 Road. Anything you do has to come out on Lake View Terrace or possibly a right in-right out on
123 Grandview. The planning on this is not as easy as you'd like it to be for residential. When you look at
124 land use and turn around or cul-de-sac size the lots are not as appealing because of the funny sizes and
125 shapes.

126 Councilwoman Baertsch submits that the different types or developments all come with their unique
127 challenges. She encouraged him to work with staff to work it out the best they can.

128 Legrand Wolstenhume thanked them for their time.

129

130

131 **2. Discussion of Mixed Waterfront**

132 Kara Knighton reviewed the purpose of the new code and shortcomings of the old Mixed Lakefront zone.

133 She reviewed the background of the Mixed Waterfront zone. The Mixed Lakeshore zone has not been
134 used in the city. Developers are choosing to utilize low density residential and this is not necessarily a
135 zone that they would like to see go away. They changed the name to encourage use of the zone. They did
136 research in several cities and came back with several takeaways. She noted things from the different
137 cities to take into account.

138 Councilwoman Baertsch asked if there was any need to coordinate view corridors between lots to open it up
139 completely.

140 Kara Knighton noted each lot takes the view corridor into account on its own is how they have done it in
141 Spokane. She continued with the presentation. Staff proposes a buffer/overlay zone over the Jordan River
142 and Utah Lake in addition to the Mixed Waterfront zone. Within the Mixed Waterfront zone you would
143 have things regulated such as building height or density. The buffer/overlay zone would be more of the
144 building articulation and trail regulations. She then showed the Council a conceptual drawing of what the
145 zone and overlay could look like.

146 Councilwoman Baertsch asked how the buffers would be laid out.

147 Kimber Gabryszak said that it is conceptual but they would identify a permanent line like the compromise
148 line. When someone submits a design they would need to have engineering done and submit the wetland
149 delineation showing where all the lines are. That would be the most accurate but they could have an
150 overlay that shows the approximate area.

151 Kara Knighton said staff would recommend considering the Jordan River best practices when we do they do
152 the overlay and zone. Staff would like the City Council's feedback. They will be drafting the zone and
153 overlay after receiving their feedback.

154 Councilman Poduska asked about a table in the Richland area and what the distance of 0 meant.

155 Kara Knighton advised that means they allow for multifamily uses.

156 Councilman Poduska likes the building setback aspect in Spokane. He then noted that it mentioned buildings
157 were oriented towards the water rather than the street and some had a street in between. He wondered if
158 the trail system take precedence over some of the side streets.

159 Kimber Gabryszak advised that there are places where Riverside Drive will be right by the water. There are
160 also locations where they will be facing the road. It will be a case by case analysis.

161 Councilman Porter asked what the open space requirement is for Mixed Waterfront.

162 Kimber Gabryszak advised that it is 20-25% but they are looking at overhauling it.

163 Councilman Porter doesn't know that putting an overlay that adds more restrictions would bring more
164 development. He wondered if it would be possible to give additional credit for open space to encourage
165 people to build in this zone. He thinks the credit would make it more attractive.

166 Councilwoman Baertsch advised that a lot of the areas are within sensitive areas anyway so they would only
167 have about 50% open space credit anyway. She doesn't think it is more restrictions, it's just taking the
168 restrictions and clarifying them.

169 Councilman Porter understand that but thinks that we need to do something to attract development in this
170 zone.

171 Kimber Gabryszak clarified that they are recommending a two prong approach. The buffer/overlay would
172 apply no matter what zone it was over. That way they get a consistent trail system and consistent
173 treatment. Then the things they have talked about such as building articulation and building setback
174 would apply to Mixed Waterfront and all zones. They are just looking at the Mixed Waterfront zone to
175 have an increased concentration and a mixed use in the Mixed Waterfront zone to entice development to
176 come.

177 Councilman Porter also mentioned that they want to encourage people to face the water. He suggested to
178 give them an incentive to do that rather than face Redwood Road or the commercial development.

179 Councilman Willden suggested that they look at the minimum size of one of the areas to make sure that it
180 isn't densely populated in just that area.

181 Councilman McOmber likes the idea of the consistency of the overlay, it makes sense here as it overlays all
182 the zones. He would recommend talking to Lehi about what Saratoga Springs is doing on our side of the
183 lake. They have already gone right next to the river and it looks bad. If they stop now they can fix it in
184 the future. If they keep going the way they are everyone will want to live in Saratoga Springs rather than
185 Lehi because our side will look so nice. He thinks that when it's right and when it looks good people will
186 come and develop. He doesn't think we need to give anything away to get a developer to come because
187 once it looks right that will happen anyway. He doesn't think there is a big rush to get this developed
188 very fast. Having the overlay will give them incentive to come and put a restaurant or something in.
189 More field research can also be done. Even if they don't go to the places they can call and ask other
190 city's such as San Antonio to see what they did to rehabilitate similar areas they have had. We've got
191 some beautiful things that will attract the right kinds of business. He thinks staff has done a great job on
192 this and thanked them for all of their work.

193 Councilwoman Baertsch commented that as you go over the overlay sections to be careful about landscaping.
194 She would like it to be very safety oriented with the shrubs and trees to make sure you can have an eye
195 on the trail and edges of the lakeshore and river shore.

196

197 3. Agenda Review:

198 a. Discussion of current City Council agenda staff questions.

199 b. Discussion of future City Council policy and work session agenda items.

200

201 Mark Christensen asked if they would do Action Item 7 along with item 3 in the public hearings.

202

203 **Adjourn to Policy Session 6:55 p.m.**

204

205

206

207

Date of Approval

City Recorder

Sandra Steele asked why the fence was 20' back. Peter Simmons replied that it was for drive access and would be maintained. Sandra Steele doesn't like chain link with barbed wire near residential areas. She asked about using other types of fencing. Peter Simmons replied they had done other types of fencing and have had concerns about CPTED issues where someone could hide behind the fence. The police usually prefer to keep the fences that can be seen through. He believes the chain link with barbed wire is a higher deterrent.

Kirk Wilkins noted that the current fence design was permitted in this use. He thought the slats could be a color to match the neighboring residential fence. He asked what the commissioners thought about increasing the setback; all felt it met the current qualifications as proposed.

Motion made by Hayden Williamson to forward a positive recommendation of the Pro Split Pea Site Plan and CUP as outlined in Exhibit 4 with the Findings and Conditions in the Staff Report dated May 5, 2016. With the additional condition that the color of the slats in the chain link fence be consistent with the neighboring residential neighborhood as verified by Staff. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

5. Continued Item from April 14, 2016: Bicycle & Pedestrian Study & Master Plan.

Kimber Gabryszak apprised the commission that most of the items from Planning Commission discussion have been addressed. Exceptions are Mountain Biking, which she will follow up with them on; and the Camp Williams trail which plans they don't have access to, we can show connectivity up to that future trail and to Eagle Mountain. She addressed bicycle parking; the ordinance is draft only and will be adjusted as needed by staff. It is an option that can be pulled out. There was some confusion on the bike lane for Foothill Blvd. there will be a sidewalk also but not a separate trail. In response to questions from Sandra Steele, she replied that the bus stop connections were handled by this plan and also City Council would be having their own work session on this item.

Sandra Steele was not comfortable approving until it was all correct.

Ken Kilgore noticed that this does not seem to address tricycles and that most cities have larger stalls for bikes than is being recommended here, in which case we are not accommodating for tricycles. He noted many tricycles in the Park City area.

David Funk was concerned that some trails are not marked and some trails marked are not there, it does not appear to be accurate.

Motion made by Hayden Williamson to continue the bicycle and pedestrian Master Plan to a future meeting. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

6. Work Session: Setback Code Amendments.

Sarah Carroll said they had wanted to eliminate redundancies and inconsistencies in the document. There are some specifying landscaping requirements for non-residential uses in residential zones. Other items include distinguishing requirements for different residential options in the R-6 and higher zones. She reviewed the proposed changes. She reviewed changes in each section as listed in the staff report.

In discussing Residential areas Hayden Williamson was concerned that with a minimum lot size for single family in R10 the minimum lot size would force you to do multifamily because you couldn't get 10 single family homes in that area. Staff replied that it would probably be a more practical use or a mixture could happen. Sandra Steele asked if there was anything that said they could not fence in any area that is common area. Sarah Carroll replied they did not; they would follow up with and look at differentiations.

Non-residential uses in residential zones: Sandra Steele commented that previously she had not wanted the 20,000 sq. ft. for non-residential uses; she thinks it shoe-horns things on. She thinks it should be 30-35,000 to allow for snow stacking or disabled parking, driveways and landscaping. Staff replied they were looking to build more flexibility into it. There could be smaller things like churches or day care that could fit. Just making it a larger lot doesn't solve the issue; they squish things on larger lots too. There are other requirements they would need to meet also. Mark Christensen said the critical issue is trying to squeeze too much on too small, not the size of the area to begin with.

In Accessory Units Sandra Steele commented that there should be something included that any accessory buildings that house animals should have a larger setback than 12'. David Funk noted that although it would be separated from a dwelling, it could be next to a trail.

Discussing Business/Office parks, Sandra Steele noted that business parks would look better with more green out front; perhaps there could be a build-to line. Ken Kilgore commented about the business parks that an area in So. Jordan by the river parkway was nice with offset buildings like Sandra Steele was talking about. There is limited parking in the front with workers in the back and green belts between. Kirk Wilkins liked the larger setbacks in the office parks. Brandon MacKay responded that it depends on how much parking they need; those buildings have big parking issues especially with a lot of clientele.

Sandra Steele asked if we were making a mistake in allowing Commercial projects to count parking islands as the 20% landscaping. Sarah Carroll felt sometimes they are barely able to meet it and it was good. David Funk felt it made it look nicer. Kirk Wilkins felt they should get credit. Ken Kilgore felt it was landscaping.

7. Work Session: Accessory Dwelling Units Code Amendments.

Jamie Baron advised the Planning Commission that over the last several years there have been multiple requests from residents in the city regarding the addition of accessory dwelling units (ADU's) to their homes. Additionally, code enforcement has discovered multiple illegal ADU's already in existence in the city. In an effort to provide alternative and affordable housing options in residential neighborhoods, staff has researched best practices both in the state and around the country and created a working draft of possible code for consideration.

Ken Kilgore asked for clarification on why a business license would be required. Kimber Gabryszak replied it is more of a place holder now; it could be something more like a rental dwelling license where they meet the code and follow the rules so that if someone does this they are not negatively affecting their neighbors and to make the units safer. Ken Kilgore wanted to know what triggered a safety issue with an apartment, was it that they weren't related? Was it that they paid rent? They are people regardless.

Kimber Gabryszak noted a few things that the Building Official suggested for permitting like separate air and fire separation. There would not be grandfathering as they are not legal now, they would have to retrofit. Sandra Steele noted it would be expensive to retrofit. This is a tool to help with the City's affordable housing. We are proposing owner occupancy to also minimize impacts. The alternative to this is to allow more apartments in the city.

Hayden Williamson didn't see additional people living downstairs as an additional risk to his family. He would like to see that once they got the permit it would stick with the house. He would like to make a low impact for people who are already doing this illegally to minimize their cost to meet code.

Sandra Steele thinks if people are going to do this they need to meet the building code. She noted that with a rental it is more transient and there are more safety issues to neighbors. She thought the Building Official could come to explain some of the recommendations.

noted that he was opposed to fee in lieu, in general for anyone, and was concerned that the distance between houses was smaller than normal. Planner Baron replied they would have to meet all setback requirements. Commissioner Funk asked what was going in Parcel C. Planner Baron replied that the developer would just be maintaining it until we knew if UDOT would need it for Mountain View Corridor.

Commissioner Steele received clarification that there was not a landlocked parcel being left, it was owned by Alpine District.

Commissioner Wilkins asked in the event that Parcel B was not needed, would they continue the road through there. Brian Sudweeks replied that the ponds would go in parcel B, the payment in lieu was because they needed to keep the parcel large enough to meet the City's needs. There are parks and trails already in the area that he feels meet the needs of the smaller lot.

City Engineer Miner advised that the City is very interested in that parcel there to take the water from the canal there and put it into the system.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the proposed rezone from Agricultural to R-4 for property located at approximately 700 West 400 North, based on the findings and Conditions listed in the staff report. With the additional condition that we place a note on the plat informing future owners of the use of agricultural around them. Seconded by Commissioner Kilgore. Aye: Sandra Steele, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Nay: David Funk. Motion passed 6-1.

5. **Work Session: Mixed Waterfront Code Amendments.**

City Planner Knighton advised that as currently written the zone fails to place adequate requirements to protect the environment and wildlife, while not sufficiently incentivizing the type of development that will encourage and provide public interaction with the waterfront. As currently written the Mixed Waterfront zone has a minimum lot size of one acre (43,560 sq. ft.) with a land area mix of 80% residential and 20% commercial. Staff recommends that the percentages be removed to allow additional commercial square footage in smaller developments as appropriate. Other proposed amendments were: Setbacks specific to multifamily and other development including mixed use and commercial were added for greater clarity; multiple development standard sections were added to mitigate impacts of development; Open space has some proposed amendments including requiring 25% for the overall project area with 10% of that 25% to be specifically applied to the residential areas.

Planning Director Gabryszak noted that at the time this was brought forward they had noted that the old mixed lakeshore wasn't bringing in the desired types of development. City Council asked that they compare other cities that have done this well. They are trying to make sure this zone is functional.

Commissioner Williamson would prefer to see more businesses near the waterfront instead of residential units. Planning Director Gabryszak responded they wanted to see more of the residential density and businesses by the water. It takes both residential and businesses to create the vibrancy.

Commissioner Steele asked if we take away the percentages then how do we get the commercial in there instead of just residential. Planning Director Gabryszak replied that they had been brainstorming on how to put a number on it that would help a smaller property owner and not penalize a large. They could put a matrix of densities with bonuses for certain things.

Commissioner Kilgore asked what the incentive for a developer to develop mixed waterfront would be and the incentive matrix is a good idea. In response to questions from Commissioner Kilgore staff clarified the reasoning behind some of the changes made. Home occupancy was removed because of repetition. Minimum dwelling size was changed as a 600 sq. ft. apartment is standard. 50% of the façade is dedicated to windows as along the trail corridor and you want to have pedestrian safety where there are eyes on the

trail, it also makes it friendlier. Building standards for enclosed parking for things like earthquake are in the building code and engineering standards.

Commissioner Steele asked if we would be able to maintain site triangle with the 10 feet. Planning Director Gabryszak replied they would still need to meet the site triangle. Commissioner Steele commented that we need to make some minimum dimensions. She asked if they should put something in on fencing so they get semiprivate fencing along trails. Planning Director Gabryszak replied that we have that under the fencing code, we may need to write exceptions for areas where we are ok with no fencing. We want to make sure there is some delineation between property and open space. Planning Director Gabryszak said they are also trying to see the buffer overlay on the whole length of the river and lake that will have its own set of rules as well.

Commissioner Funk received clarification that after you take out the landscaping requirements then you have a fairly small lot left for commercial, which is where incentivizing may be helpful. He commented that some of the areas on the Jordan River parkway have some nicer spots. He noted that while he enjoys the open space along a trail, if you make some kind of matrix that cuts down on landscape space, keep in mind part of the open space concept is already there because of the river and the lake. Because of that he is more inclined to be more flexible.

In response to a question by Commissioner Wilkins, Planning Director Gabryszak noted that the state is not allowing private docks; they began work on shared docks, but didn't finish with their regulations.

Commissioner Kilgore asked when a development has a zone for mixed use, why do they prefer to build more residential. Planning Director Gabryszak replied part of it is we don't provide the density needed to offset the cost. Another reason may be that some developers do only the residential because it is their market; it's less of a risk for them.

6. Work Session: Discussion of Code and Vision.

Planning Director Gabryszak went over a few proposed amendments coming up and got some feedback from the commissioners. They are recreating an open space zone and include parks. A big part of that is signage, if parks have an event they can't really put up signs. Rezoning things like churches and fire stations to institutional/civic (IC). They are looking at creating Community Commercial zone. They are working to calculate ERU's for facilities that allowed in residential zones.

Temporary Uses - look at temporary uses for things like ice-cream trucks. The commissioners discussed and agreed that ice cream trucks (drivers) should need to do back ground checks like for solicitor's licensees.

Stealth Designs for wireless/free standing towers - Planning Director Gabryszak asked how they felt about requiring stealth designs for free standing towers. Commissioner Williamson did not feel it should be required. Some designs may stand out more. The thoughts were perhaps not for taller poles but it would be easier on shorter poles. There was also a proposal staff was considering to encourage sharing poles.

Chain link fencing - recommend it only be allowed in the agriculture zone. Commissioner Steele suggested to also limiting barbed wire to agriculture only. Commissioner Kilgore suggested perhaps in the industrial zones as well. Commissioner Williamson reminded them about the cell tower discussion last meeting and that there were sometimes valid reasons for the chain link. Commissioner Kilgore asked how this code works with CPTED uses. Planning Director Gabryszak said we can still comply with other types of fencing, our code requires opaque.

Backyards – There was a suggested definition added for protective ground cover. There was some discussion to what materials should be included and weed issues. Commissioner Steele is concerned when we put something into code that doesn't get enforced. Commissioner Williamson responded that we might

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 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 11th 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

11 Aug 2016
 Date of Approval

Nicolette Fike
 Nicolette Fike, Deputy City Recorder



Kirk Wilkins
 Planning Commission Chair
 Kirk Wilkins

City of Saratoga Springs Planning Commission Meeting
September 8, 2016

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

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Troy Cunningham
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: Derek Christensen, Mark Philipp, Dan Schmidt, Luke Mendenhall, Dave Badham, Gary Peterson, Leeann Miller

Excused: Commissioner MacKay, Commissioner Kilgore

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

1. **Pledge of Allegiance** - led by Kimber Gabryszak

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

3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No input.

Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Rezone and Plat Amendment for Saratoga Springs Commercial, located generally at 1347 N Exchange Dr. Utah Valley Turf Farm, applicant.**

City Planner Kara Knighton presented the plans. The proposed Rezone and Plat Amendment is an expansion to the recently approved Saratoga Springs Commercial Development. The proposed Papa's Express carwash site plan is to be located on Lot 1 of the Saratoga Springs Commercial plat; however, the site plan is 1.39 acres while lot 1 is 0.99 acres. To expand the parcel, the west property line is proposed to be extended approximate 67' to the west into property currently zoned Agriculture, thus both a rezone and plat amendment are required to accompany the site plan.

Daniel Schmidt representing the applicant with WPI was present to answer any questions.

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Steele asked what was meant by generally consistent in the findings. Staff clarified that it should have been just consistent.

Commissioner Wilkins asked if they had to purchase additional land. Daniel Schmidt replied that it was already owned by the same landowner.

Motion made by Commissioner Williamson to forward a positive recommendation for the Rezone of approximately 0.63 acres of parcel 58:032:0166 from Agriculture to Regional Commercial, as identified in Exhibit 3, with the Findings and Conditions in the staff report dated September 9,

2016, with the change to the findings that “generally” be stricken from the general plan finding. Second Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Motion made by Commissioner Williamson that based upon the findings and conditions presented today I move that the Planning Commission approve the Saratoga Springs Commercial Plat “B” amending lots 1 and 2 of Plat “B” as identified in Exhibit 4, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Funk.

Commissioner Steele advised that the motion was correct as written that plat B is amending plat A
Commissioner Williamson corrected the motion

Motion made by Commissioner Williamson to approve the Saratoga Springs Commercial Plat “B” amending lots 1 and 2 of Plat “A” as identified in Exhibit 4, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

5. Public Hearing: Code Amendments, Directional Signage, clear site, fencing and screening, and buffering and screening. Staff initiated.

Planning Director Gabryszak presented the Code Amendments. This current Code amendment package contains primarily smaller updates to clarify and resolve missing provision and contradictions identified through a recent Site Plan application review (Papa’s Carwash), regarding commercial fencing and screening, and directional signage. The proposed changes are in 19.06 - Fencing and screening: not require along non-residential development and open space/trails. Clear sight triangle: correct language in recent code amendment for tree canopies. In 19.14.03 site plans – replace the word “and” with “or” as it is not necessary to have a wall, fence, and vegetation for screening purposes. In 19.18 signs: create allowance for directional signage in parking lots and drive-thrus.

Changes from the packet - Fencing: saying residential “development” instead of “zone,” and Screening fence, solid wall and landscaping or landscaping

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Cunningham is curious when exempting commercial areas, if it would exempt a sign on a pond for safety. Planning Director Gabryszak replied it would not and for safety the city would fence that area.

Commissioner Funk correctly assumed everything already existing would be grandfathered. In Section 19.18.10 with grand opening signs, he wondered if they could call them that. Planning Director Gabryszak commented that grand opening meant it was within the first year of a business opening, it was not referring to the content.

Commissioner Steele asked what the definition of directional sign was. Planning Director Gabryszak replied they did not have one because of it being based on content. They are creating the category and putting standards for where the signs can be located. Commissioner Steele was concerned that it was pedestaled. She didn’t see anywhere where it said monument. Planning Director Gabryszak showed the proposed definition on screen, where it has to go and what the intent is.

City Attorney Thurman commented that he looked at this with the issue of wall fencing and landscaping, the word combination was not working. It differs in other sections. We may want to reference the other sections because it addresses buffering and screening in those and we don’t want to trump the public school bus zone. The way it’s worded now would conflict with other sections and zones. Planning Director

Kimber Gabryszak noted this applies to commercial lots and we don't treat schools as commercial. We are re-writing 19.04 and trying to get everything in one location instead of having them all over. City Attorney Kevin Thurman said this would apply to any site plan. Planning Director Gabryszak said this particular one only applies to commercial. We don't want to contradict 19.04 and we are working to consolidate the other sections. The changes were amended to say commercial "use" on 2. And strike "a combination of."

Commissioner Steele asked what was meant by acceptable landscaping. Planning Director Gabryszak advised that it needed to be effectively screened so if they planted a 6 foot tall shrub that could work. It is just screening the building. Commissioner Steele noted it is also for sound, dust, odor and for residential it needs to be wall and landscaping. Planning Director Kimber Gabryszak noted that in case of the project coming up that is an example of where you wouldn't want a wall and landscaping. Right now it's next to agriculture and it will appropriately screen it now and down the road it may be more appropriate to have landscaping between improved lots instead of it walled off. Commissioner Steele said we are giving an exception here and we need to write that it's an exception. She understands in this situation it works but if you were against a preschool it would need to be different. They added the phrase that "any commercial use which abuts a residential use shall be screened per the standards of 19.06."

It was discussed that they make a condition for staff to clean up the code with regard to adjacent uses. To amend those zones that have screening and conflict.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.06, 19.14, and 19.18, with the Findings and Conditions in the Staff Report. In addition to the changes made to the staff report per our discussion today; Additionally we recommend that staff clean up the code with regards to screening in adjacent uses where screening is a conflict in 19.04. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

6. Public Hearing: Site Plan and Conditional Use Permit for Papa's Express Tunnel Car Wash, located approximately 1347 N Exchange Dr. Mark Philipp Applicant.

City Planner Kara Knighton presented the Site Plan. The Site Plan and Conditional Use Permit proposal is for a 4,646 sq. ft. full service tunnel carwash in the RC zone on a 1.39 acre parcel. She noted materials proposed and other architectural design committee recommendations. She noted on the landscaping plans that an additional planter bed was needed and another tree and also the east side needed to be bermed to block light.

Mark Philipp, applicant, was present to answer questions. He noted the staff had been great to work with. He would qualify their full service car as an express service, so no detailing would be done. He noted others present that worked on the project and could help answer questions. Derek Christensen, with the applicant, asked if the comments for windows on the south side were gone. Mark Philipp said along the south side they had an equipment room where they didn't want windows but they provided some break ups there.

Public Hearing Open by Chairman Kirk Wilkins

No public comments were made.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Cunningham asked about pg. 29 under additional requirements it said along Redwood Road. City Planner Kara Knighton replied that it should read Crossroads.

Commissioner Funk complimented them on the landscaping; they have gone over and above. He asked about the west side, Crossroads turns, would they have any light problems with the curve in the road. City Planner Kara Knighton noted it was quite a ways away, and the area is bermed and landscaped.

In response to Commissioner Steele's questions, Mr. Philipp replied that they would not have any gas pumps and you would stay in your car through the process. Also, that in the front door are opportunities to purchase passes and gift cards and restrooms but it shouldn't be heavily utilized. There should be only about 5 employees at any time and only 2-3 on site. Commissioner Steele asked staff if we have a parking overage. Planning Director Gabryszak noted some of the parking is vacuum stalls, which is a feature of the carwash as opposed to excess parking. There are 21 vacuum stalls; one of them will need to be removed. The tunnel can hold 6 cars at a time. Commissioner Steele was concerned that there needed to be an ADA accessible path to the main street. The architect Leann Miller commented on possible solutions.

Commissioner Williamson asked if there is anything that notes the vacuum stall cannot be a parking stall. Planning Director Gabryszak advised that we have a prohibition on over-parking. If we count vacuums as parking they are over-parked so we are counting them as part of the business, this way is to the applicants benefit.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the Papa's Express carwash site plan and Conditional Use Permit, located on parcels 66:513:0001 and 58:032:0166 and as shown in the exhibits, with the Findings and Conditions in the Staff Report including correction from Redwood Road to Crossroad and adding an ADA access as discussed. Second by Commissioner Cunningham.

City Planner Kara Knighton asked that they add the condition that **the monument sign base shall run the full horizontal length of the sign.**

Commissioner Williamson added the amendment. It was accepted by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Item 13 was moved forward - Motion to enter into closed session

A Motion was made by Commissioner Williamson 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. Second by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

Closed Session began at 7:33 p.m.

Present: Commissioner Wilkins, Commissioner Funk, Commissioner Steele, Commissioner Williamson, Commissioner Cunningham, City Manager Christensen, City Attorney Thurman, Planning Director Gabryszak, City Engineer Gordon Miner, Nicolette Fike Deputy Recorder.

Session was closed without objection at 7:45 p.m.

Regular Meeting resumed at 7:45 p.m.

7. Public Hearing: Master Development Agreement and Rezone from Agriculture to Industrial for HADCO, Parcels 58:022:0121 & 58:022:0114, JD IV applicant. – Item to be continued to the September 22nd 2016 Meeting.

The item will need to be continued to include a third parcel that was missed during the noticing process. It has been re-noticed.

No public was present.

8. Work Session: Discussion of Code and Vision.

Planning Director Gabryszak apprised the commissioners of upcoming code revisions.

9. Approval of Minutes:

a. August 25, 2016

Commissioner Steele made a correction that she was opposed to the sign on top of the tower and advised on a couple of typo corrections.

Motion made Commissioner Williamson by to approve the minutes of August 25, 2016 with corrections made by Commissioner Steele. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Troy Cunningham. Motion passed 4 - 0. Abstain: Commissioner Wilkins.

10. Reports of Action. – none.

11. Commission Comments. –

Commissioner Steele noted a van on private property, south east corner of Redwood Road and the Crossing with signs on it. She also commented on the signs being cleaned up on Redwood Road. Commissioner Cunningham thanked the city for mowing the train berm at Shay Park.

12. Director's Report:

- a. **Council Actions** – approved Mt Saratoga and code changes except the signs. Also improved Interlocal agreement with HUD. Madison meadows plat and pump station.
- b. **Applications and Approval**
- c. **Upcoming Agendas** - Wildflower, Marina pump, Saratoga Springs 4 Church and HADCO.
- d. **Other**

13. Item #13 was moved forward in the agenda.

14. Meeting Adjourned at 7:55 p.m. by Chairman Kirk Wilkins

Date of Approval

Planning Commission Chair
Kirk Wilkins

City Recorder



Memo

To: Mayor, City Council and/or Planning Commission
From: Planning Department
Date: September 12, 2016
Meeting Date: September 20, 2016 and September 22, 2016
Re: New Applications & Resubmittals

New Projects:

- 8.26.16 Hadco Master Development Agreement (Approx. 1800 N. 1000 W.)
- 8.26.16 Hadco Rezone (Approx. 1800 N. 1000 W.)
- 8.30.16 Harvest Heights General Plan Amendment (2200 N. Redwood Rd)
- 8.30.16 Harvest Heights Rezone (2200 N. Redwood Rd)
- 8.30.16 Harvest Heights Concept (2200 N. Redwood Rd)
- 9.06.16 Marina Pump Station Site Plan (Approx. 250 East Harbor Park Way/4000 South)
- 9.06.16 Marina Pump Station Conditional Use Permit (Approx. 250 East Harbor Park Way/4000 South)
- 9.07.16 Wildflower Community Plan Amendment (West of Harvest Hills Blvd & North of SR 73)

Resubmittals & Supplemental Submittals:

- 8.24.16 Smith's Marketplace Permanent Sign Permit (1320 Redwood Rd)
- 8.29.16 Legacy Farms VP3 A-E Preliminary Plats (400 S. Redwood Rd)
- 8.29.16 Saratoga Hills Plat 6 Preliminary (Grandview & Hillside Dr)
- 8.30.16 Catalina Bay Phase 1 Final Plat (McGregor Lane & Harbor Bay Dr)
- 9.01.16 The Villages of Hawks Estates Plat A Phase 1 of Fox Hollow N.10 Final (Hawk Dr & Swainson Ave)
- 9.01.16 The Villages of Hawk Estates N. 10 Preliminary (Wildlife Blvd & Swainson Ave)
- 9.01.16 Mt. Saratoga Community Plat & Master Development Agreement (400 N. 1500 W.)
- 9.06.16 Catalina Bay Phase 1 Final Plat (McGregor Lane & Harbor Bay Dr)
- 9.07.16 Saratoga Springs 4 Church Site Plan Amendment (Tanner Lane)

Staff Approvals:

- Smith's Marketplace Permanent Sign Permit (update to add missing signs)
- MacLachlan Temporary Sign (NE of Pioneer Crossing and Redwood Road intersection)
- Smith's Fuel Center Site Plan and Signage (building permit review underway)
- Allstate Permanent Sign Permit
- Denny's Permanent Sign Permit