



# AGENDA – Planning Commission Meeting

Planning Commissioner Troy Cunningham, Chair  
Planning Commissioner Ken Kilgore – Vice Chair  
Planning Commissioner Bryce Anderson  
Planning Commissioner Audrey Barton  
Planning Commissioner Bryce McConkie  
Planning Commissioner Reed Ryan  
Planning Commissioner Josh Wagstaff

## CITY OF SARATOGA SPRINGS

Thursday, March 25, 2021 6:00 pm

City of Saratoga Springs 1307 North Commerce Drive, Saratoga Springs, UT 84045

<https://www.youtube.com/c/CityofSaratogaSprings>

Pursuant to State and Federal Guidelines concerning COVID-19,  
this meeting will be conducted electronically.

Questions and comments to Staff and/or Commissioners may be submitted to  
[comments@saratogaspringscity.com](mailto:comments@saratogaspringscity.com)

I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. This written declaration expires 30 days from the date signed.

Signed: *Troy Cunningham*, Saratoga Springs Planning Commission Chair

Dated: *March 18, 2021*

## AGENDA

1. Pledge of Allegiance.
2. Roll Call.
3. Public Hearing: Major Amendment for Wildflower Community Plan. Approximately Mountain View Corridor and Harvest Hills Blvd., Nate Shipp-DAI as applicant.
4. Public Hearing: Wildflower Village Plan 2, Approximately Mountain View Corridor and Harvest Hills Blvd. Nate Shipp-DAI as applicant.
5. Public Hearing: Wildflower Village Plan 7, Approximately Mountain View Corridor and Harvest Moon Dr. Nate Shipp-DAI as applicant.
6. Approval of Minutes: March 11, 2021.
7. Commission Comments.
8. Director's Report.
9. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
10. 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 801.766.9793 at least one day prior to the meeting.



SARATOGA  
SPRINGS  
PLANNING

## Planning Commission Staff Report

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### Major Community Plan Amendment Wildflower Thursday, March 25, 2021 Public Meeting

Report Date:	March 18, 2021
Applicant:	Nate Shipp, DAI
Owner:	Sunrise 3 LLC; Tanuki Investments, LLC; WF 2 Utah LLC; CLH Holdings LLC; Wildflower Master Homeowner's Association Inc.
Location:	Mountain View Corridor & Harvest Hills Boulevard
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:021:0152, 58:022:0123, 58:021:0176, 58:022:0138, 58:021:0143, 58:022:0134, 58:033:0308, 58:033:0346, 58:033:0327, 58:033:0183, 58:033:0398; 58:022:0160; 58:022:0159; approximately 1,201 acres
Parcel Zoning:	Planned Community (Wildflower)
Parcel General Plan:	Planned Community Residential, Planned Community Mixed Use, Office Warehouse, Low Density Residential, and Medium Density Residential
Adjacent Zoning:	RC, A, R1-10
Current Use of Parcel:	Vacant, Single-Family Residential
Adjacent Uses:	Single-family residential, vacant, UDOT roads, Camp Williams, Hadco operations
Previous Approvals:	4/14/20 – Wildflower CP Amendment approved (combined with the Springs) 12/17/19 – Wildflower MDA Amendment approved 2/24/2015 – Wildflower Community Plan, Master Plan Agreement, General Plan Amendment, and Rezone approved 4/21/2015 – Springs Annexation, General Plan Amendment, and Rezone approved 11/15/2016 – Wildflower Community Plan Amendment approved
Land Use Authority:	City Council
Author:	Tippe Morlan, AICP, Senior Planner

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**A. Executive Summary:**

The applicant requests an updated Community Plan (CP) as summarized in Exhibit A, including a density transfer and amending standards of the existing Community Plan. The proposed Wildflower Community Plan does not change the overall size of the project, which still consists of approximately 1,202 acres and 3,238 Equivalent Residential Units (ERUs) entirely within the PC zone.

**Recommendation:**

Staff recommends the Planning Commission review the proposal, consider the application, and forward a positive recommendation to the City Council for the Wildflower Community Plan Major Amendment, with conditions as outlined in Section I. Alternatives include continuation of the item, or denial.

**B. Background:**

February 24, 2015 – The original Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone was approved conditionally by the City Council subject to a Master Development Agreement (Exhibit C). This approval was for 1468 equivalent residential units (ERUs) with a maximum of 442 units of multi-family housing limited to approximately 53 acres on the west side of the future Mountain View Corridor. The Wildflower property was rezoned to Planned Community with this approval.

April 21, 2015 – The City Council approved the annexation, General Plan amendment, and rezone of The Springs, approximately 479 acres, with 1770 ERUs subject to a Master Development Agreement.

November 15, 2016 – The City Council approved an amendment to the Wildflower Community Plan relocating multi-family housing to the west side of the Mountain View Corridor and reducing multi-family units from 442 to 425 ERUs. 15 of those units were transferred to single-family units and 2 units were reserved for a church parcel.

December 17, 2019 – The City Council reviewed and approved a Master Development Agreement major amendment. This agreement includes an allowance of 14 added units in exchange for an agreement with Camp Williams to purchase 20 acres of the Springs area for a cemetery within the next 5 years.

April 14, 2020 – The City Council approved a major amendment to the Wildflower Community Plan incorporating The Springs into the Wildflower community, amending and restating all standards within the CP. Hillside standards were approved and added on August 18, 2020 as a condition of this approval.

**C. Specific Request:**

The subject property encompasses approximately 1,202 acres in total with 3,238 residential units. This area includes a 166-acre business park area and a total of 328.4 acres of open space as shown on Page 4-13 of the proposed plan (Exhibit C).

**D. Process:**

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for major community plan amendments following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items.

**E. Community Review:**

This item has been noticed as a public hearing in the *Daily Herald* and mailed notices were sent to all property owners within 300 feet on March 13, 2021. As of the date of this staff report, no public comment has been received by the City.

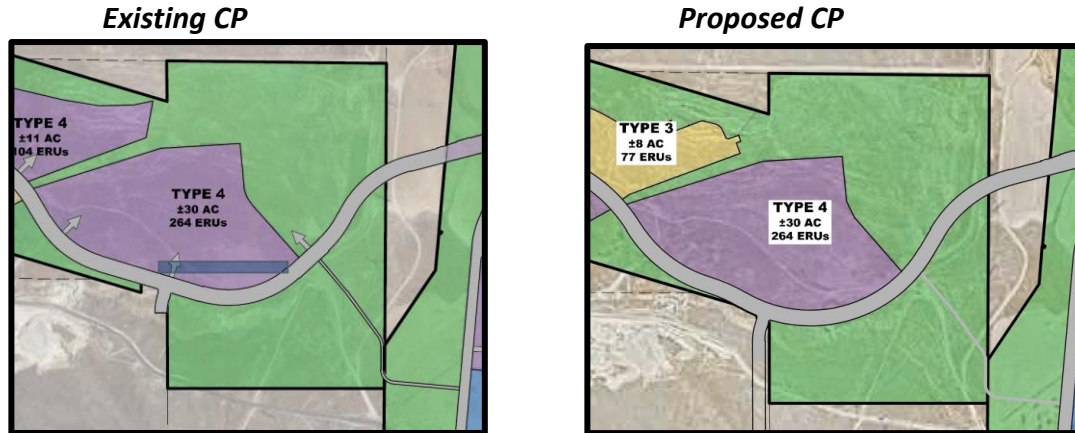
**F. Staff Review:**

With this application, the applicant has proposed several text amendments as summarized by the applicant in Exhibit A and excerpted below:

- » **Additional Acreage** — Change the total acreage to include the John Hadfield property (.51 acres). No additional ERUs are requested.
- » **Density transfers** — Update the total number of expected village plan ERUs in village plans 7 through 10. Also, change the Type 2 neighborhood in Village Plan 10 to Type 4. This change affects all base drawings throughout the document.
- » **Updated Village Plan Phasing and Open Space** — Update phasing, including open space, to reflect new village plan boundary lines.
- » **Revised Fencing Requirements** — Add language to allow chain link fencing to be used in the open space areas around the off-leash dog park and lake. Take out specificity from Simtek to composite, concrete-like fencing allowed in the community, so that different brands may be used.
- » **Addition of Street Tree language** — Add language to clarifying street tree standards and that Hackberry and Honey Locust would not be used in park strips.
- » **Clarification to Master Transportation Plan** — Add memorandum to the master transportation plan to address changes in street locations.
- » **Removal of Conceptual Neighborhood Breakdown** — Remove detailed exhibits and numbers because it was only conceptual in nature and provided no value.
- » **Request for Zone Change** — Requesting a zone change to 9 acres of Type 5 to an OW zone to accommodate self-storage units.

**Additional Acreage**

The applicant is requesting to add approximately one half acre of property purchased from Hadco to the south to accommodate a road. This will not count toward or change the density assigned to this project.



### Density Transfers

The City Council has allowed a transfer of up to 63 units displaced by a proposed Camp Williams cemetery site along with 14 added units, contingent upon the sale of the 20 acre site in the northwest corner of the western Wildflower area (formerly the Springs) from DAI to Camp Williams. In planning for this transfer, DAI intends to keep the density within the western area, and as a part of accommodating the units, the applicant is requesting a transfer of unit types to increase the number of allowed Type 4 (multi-family) units. This layout would distribute the units along the southern neighborhoods and preserve the larger single-family lots in the areas closest to Camp Williams.

City Code Section 19.26.06.02 identifies density unit transfers as a component of the PC zone and Community Plans. The proposed density changes are in compliance with the existing approved transfer standards. Overall, 328 units are affected by the proposed changes. This amounts to 10.1 percent of all Wildflower units, and falls within the 15 percent density transfer allowance on Page 3-01 of the current approved Community Plan. Staff recommends that this calculation be added to the Community Plan document to account for this in the case that future density transfers are proposed. Within the East Side of Wildflower (Page 2-02), 14 units are changing from Type 1 (single-family 5,000+ SF) to Type 2 (single-family <5,000 SF), and the other 314 units are changing in the West Side as summarized by the applicant below:

LEGEND					
Type*	Description	Approx. Acres	Current ERUs	Proposed ERUs	ERU Change
1	Single Family (5,000+ SF)	172	511	550	39
2	Single Family (<5,000 SF)	24	474	160	-314
3	Single Family (<5,000 SF), 3-Story	28	137	252	115
4	Townhomes / Apartments / Condos	106	648	808	160
Total		330	1,770	1,770	0

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-11.

### Village Plan Phasing and Open Space

The phasing of each village has changed to accommodate updated open space phasing while also maintaining the required 30 percent open space within each individual village. Staff is supportive of this change to ensure that each Village meets open space requirements individually.

The applicant is also proposing a change to the definition of Native Open Space on Page 4-02 as shown below. Staff recommends maintaining the existing definition which is consistent with the City's engineering standards.

#### **Current CP:**

5. Native [non-irrigated] means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape includes the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch. A vegetative survey, in addition to a restoration plan, is required for all areas labeled as "native open space" and shall include the following information:
  - a. Survey and identify what is existing
  - b. Identify what is good and worth keeping and what is invasive or noxious and needs to be removed
  - c. Specify what types of plants will be used to fill in area to achieve 70% vegetative coverage once invasive and noxious items are removed
  - d. Identify means and methods for revegetation

#### **Proposed CP:**

5. Native [non-irrigated] means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape includes the restoration of disturbed areas.

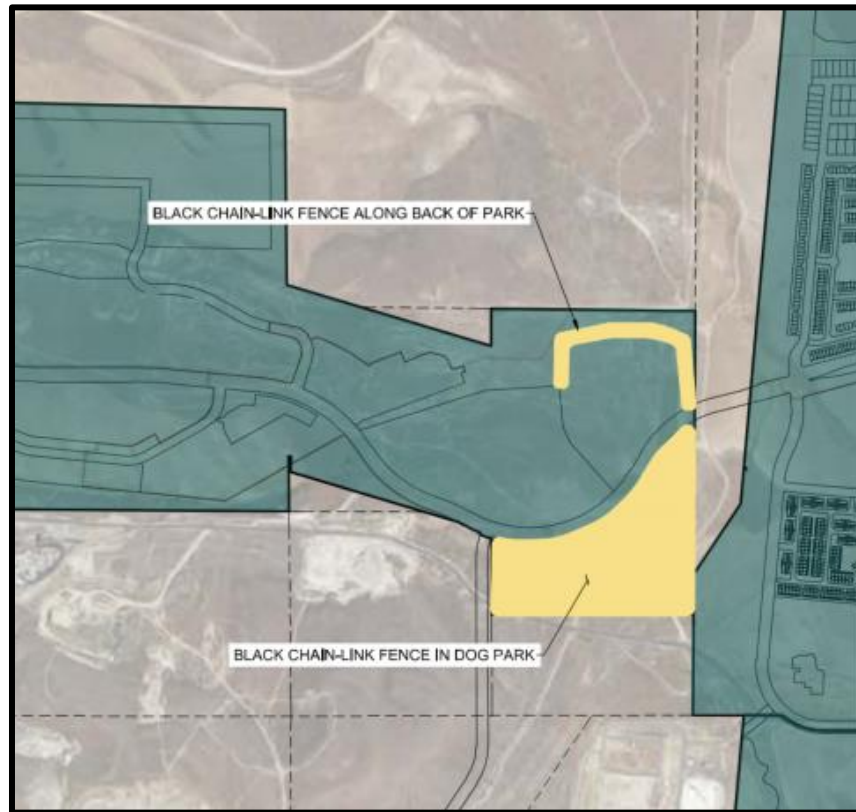
Staff also recommends that the applicant show conceptual open space trail connections through the larger parks that were removed in the Community Open Space Exhibit on Page 4-13 and the Community Trail Exhibit on Page 4-20. This exhibit is already conceptual, and trail connections are important to the usability of the open space areas.

On Pages 4-13 and 4-20, the applicant also specifies that all paved trails are to be asphalt. This includes trails which double as sidewalks along roads like Wild Blossom Boulevard, the main thoroughfare in the western area. Staff recommends having a concrete sidewalk/trail along at least one side main roads which are public, continuing what was installed in the first portion of Wild Blossom Boulevard.

Additionally, staff is recommending that the applicant identify a minimum standard for Type 4 (multi-family) open space. The Community Plan only states "Future internal open space to be determined," however, this vague language has made it difficult to determine what is appropriate for the number of residents living in these areas, particularly in terms of amenities. Staff has added a condition of approval that the applicant work with staff to propose a minimum standard, even if the individual Village Plans meet overall open space and landscaping requirements.

### Fencing Requirements

The applicant is requesting an exception to the fencing requirements in City Code in order to install chain link fencing around their dog park and their lake. These two areas are the only portions of the entire Village Plan for which the applicant is requesting a fencing exception, as shown on the Fencing Exhibit on Page 5-03:



### Street Trees

The applicant has added street tree standards on Pages 4-04 to 4-10. This change is consistent with the City Code which discourages the use of Hackberry or Honey Locust trees in park strips.

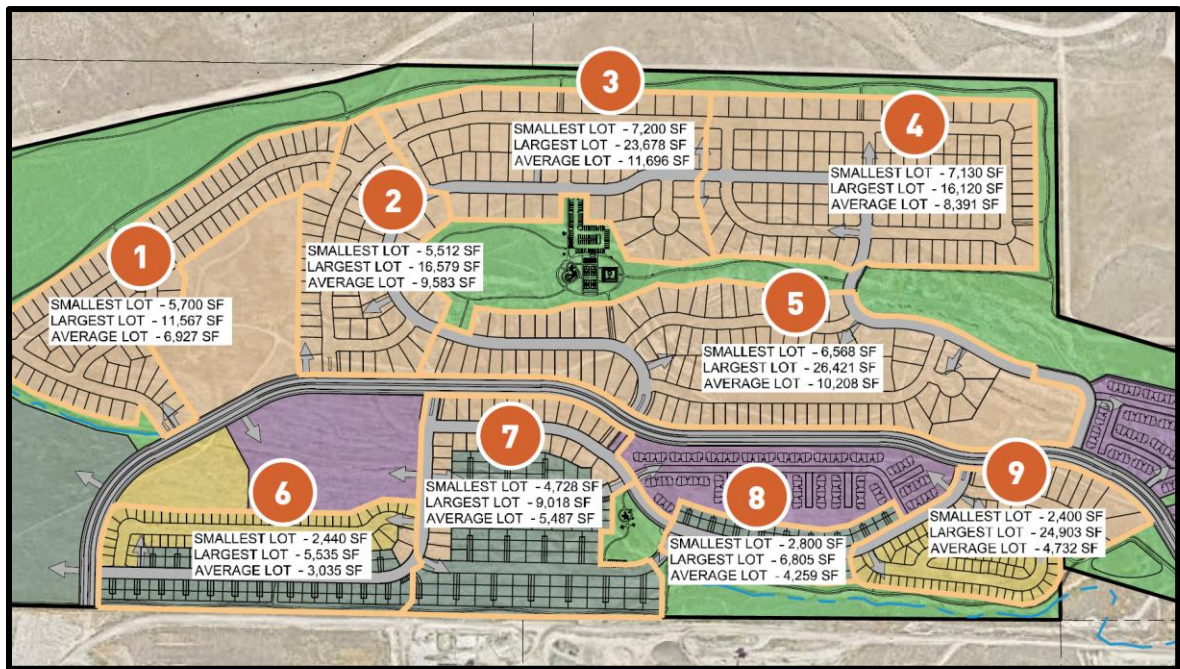
### Master Transportation Plan

The applicant is requesting the ability to coordinate with Staff (Engineering Department) on minor changes to street locations in the Master Transportation Plan. It also appears that the applicant is proposing not to extend Aster Drive to SR-73. Staff is not in favor of this given that this connection provides direct access to Mountain View Corridor. This could also push more traffic through residential areas (north vs east), which would also not be ideal.

### Neighborhood Breakdown

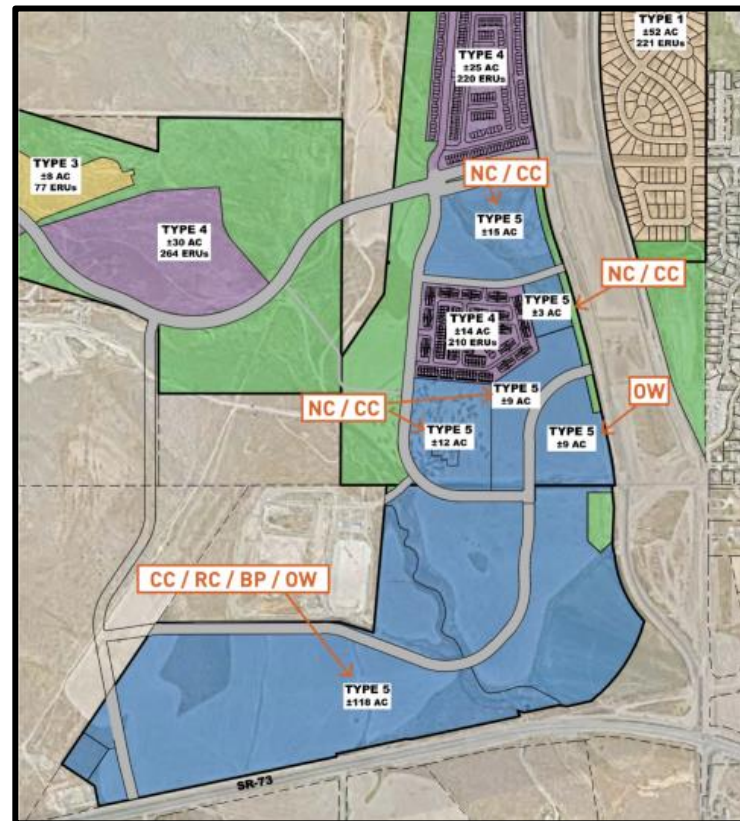
The Conceptual Neighborhood Breakdown Exhibit was removed from the Community Plan, previously located on Page 5-14. This exhibit was useful to see the approximate densities of different subareas of Wildflower in the review of the last amended and restated Community Plan, especially the single-family units adjacent to Camp Williams. While this exhibit is useful and Staff appreciates the detail previously provided, it is not required as a part of a Community Plan.





### Commercial Zoning

Staff does not recommend changing the zone from Planned Community (PC) to Office Warehouse (OW) to accommodate storage units. The entirety of the Community Plan should remain within the PC zone, and determinations on uses and restrictions should be made at Village Plan. The intent of the general zoning designations was to delineate which areas should follow specific zones at the time of Village Plan, not to allow all zones in the commercial Type 5 area, as shown on Page 5-27. Staff cannot recommend industrial type uses to be allowed in this commercial area, and Planning Commission should decide if they are willing to entertain the applicant's request for storage units as an allowed use either now or at the time of Village Plan.



**G. General Plan:**

The General Plan designation for this property is Planned Community-Residential for the residential portion of Wildflower, and Planned Community-Mixed Use for the commercial portion. These designations are described as follows:

Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Planned Community Mixed Use	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, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies

**Staff conclusion: Consistent.** The proposed community plan and associated general plan and zoning designation of Planned Community are consistent with these Land Use Designations.

#### H. Code Criteria:

##### 19.26.06 Guiding Standards of Community Plans.

- Development Type and Intensity.** The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the community plan.

**Finding: Complies.** The proposed community plan maintains the intensity of development that has previously been established within the existing Wildflower CP and Springs MDA, taking into account the transfers allowed for the Camp Williams cemetery property.
- Equivalent Residential Unit Transfers.** Since build-out of a Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, after approval of a Community Plan, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability. Guiding transfer provisions shall be provided in the Community Plan and detailed transfer provisions shall be established in the Village Plans.

**Finding: Complies.** The Community Plan establishes ERU transfers on Page 3-01 and proposes a transfer of 10.1 percent of ERUs (328 units). Staff has included a condition of approval to document this transfer toward the maximum transfer allowance of 15 percent of units.
- Development Standards.** Guiding development standards shall be established in the Community Plan.

**Finding: Complies.** Guiding development standards are provided on Pages 5-11 to 5-31 of the community plan and has not changed.
- Open Space Requirements.** Open space, as defined in Section 19.02.02, shall comprise a minimum of 30 percent of the total Planned Community District area.

**Finding: Complies.** The applicant is proposing minor changes to the open space requirements, and no significant changes to the overall percentages or amenity packages (Page 4-13).



5. No structure (excluding signs and entry features) may be closer than 20 feet to the peripheral property line of the Planned Community District boundaries.

**Finding: Complies.** No structures are proposed within 20 feet of the peripheral property line with the exception of the properties immediately adjacent to the Harvest Hills development. A landscape buffer has been provided as shown on the Land Use Exhibit on Page 2-01 of the proposed plan.

#### **19.26.07 Contents of Community Plans.**

Community Plans are general and conceptual in nature; however, they shall provide the community-wide structure in enough detail to determine the size, scope, intensity, and character of subsequent and more detailed Village Plans.

1. **Description.** A metes and bounds legal description of the property and a vicinity map

**Finding: Complies.** Shown on Pages 1-01 to 1-07 of the proposed plan.

2. **Use Map.** A map depicting the proposed character and use of all property within the Planned Community District. This map shall be of sufficient detail to provide clear direction to guide subsequent Village Plans in terms of use and buildout. This map is not required to specify the exact use and density for each area and instead, to allow flexibility over the long-term, may describe ranges of buildout and ranges of uses.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 of the proposed plan.

3. **Buildout Allocation.** An allocation of all acreage within the Planned Community District by geographic subarea or parcel or phase with ranges of buildout levels calculated based on the City's measure of equivalent residential units, including residential and nonresidential density allocations and projections of future population and employment levels.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 and 3-01 of the proposed plan.

4. **Open Space Plan.** A plan showing required open space components and amenities
- Finding: Complies.** Shown on Pages 4-01 to 4-23 and A3-01 to A3-33 of the proposed plan with no significant changes since the last approval.

5. **Guiding Principles.** A general description of the intended character and objectives of the Community Plan and a statement of guiding land use and design principles that are required in subsequent and more detailed Village Plans and are necessary to implement the Community Plan.

**Finding: Complies.** Shown on Pages 5-01 to 5-32 of the proposed plan.

6. **Utility Capacities.** A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.

**Finding: Complies.** Shown on Pages A2-01 to A2-26 of the proposed plan.

7. **Conceptual Plans.** Other elements as appropriate including conceptual grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, and fire protection plans.

**Finding: Complies.** See Pages 6-01 to 6-06 and A2-25 of the proposed plan.

8. **Development Agreement.** A Master Development Agreement, as described in Section 19.26.11.

**Finding: Complies.** The amended and restated Master Development Agreement has not changed since it was approved last.

9. **Additional Elements.** The following shall be included in the Community Plan or submitted separately in conjunction with the Community Plan:

- a. description of and responses to existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and slopes (two foot contour intervals);
- b. a statement explaining the reasons that justify approval of a Community Plan in relation to the findings required by Section 19.26.05;
- c. an identification and description of how environmental issues, which may include wetlands, historical sites, and endangered plants, will be protected or mitigated; and
- d. the means by which the Applicant will assure compliance with the provisions of the Community Plan, including architectural standards and common area maintenance provisions, and a specific description of the means by which phased dedication and improvement of open space will occur to assure the adequate and timely provision and improvement of open spaces.

**Finding: Can Comply.** The applicant identifies the elements above, explaining what the conditions are that necessitate the updated community plan.

10. **Application and Fees.** The following shall be submitted in conjunction with the Community Plan: a. completed Community Plan application; b. fees as determined by the City Recorder; and c. copies of submitted plans in the electronic form required by the City.

**Finding: Complies.**

**I. Recommendation and Alternatives:**

Staff recommends the Planning Commission discuss the application and issue a recommendation to the City Council for the major amendment to the Wildflower Community Plan, choosing from the following options:

**Approvals with Conditions**

"I move that the Planning Commission forward a **positive** recommendation to the City Council for the major amendment to the Wildflower Community Plan, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

**Findings**

1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. No changes are proposed to the allowed densities for the overall site.
4. The City Council has approved the allowance of 14 additional lots which are not allocated in this community plan.
5. With appropriate modifications, the application complies with Section 19.26.05 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein. Particularly:
  - a. The application is consistent with the goals, objectives, and policies of the General Plan, through particular emphasis placed upon policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
  - b. The proposed 3,238 residential units are consistent with the existing density for the overall site;
  - c. The application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
  - d. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
  - e. The application includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
  - f. The application is consistent with the guiding standards listed in Section 19.26.06;
  - g. The application contains the required elements as dictated in Section 19.26.07.

**Conditions:**

1. Guiding development standards have been included in this Community Plan and are not to be duplicated in any future Village Plan.
2. The Community Plan shall be edited as follows:
  - a. Add documentation of the ERU Transfers occurring with this amendment on Page 3-01.
  - b. Include conceptual trail connections previously shown on Page 4-13 and 4-20.
  - c. Add clarifying language on Page 5-02 to indicate that chain link fencing is only allowed in the identified areas and is not otherwise allowed.
  - d. The definition of Native Open Space on Page 4-02 shall reflect the language in the previous approval.
  - e. For paved trails along public streets, at least one side of the road shall have a concrete sidewalk.
  - f. Add a minimum standard for Type 4 (multi-family) open space amenities.
  - g. Show Aster Drive connecting to SR-73.

3. This approval does not include an approval of a zone change from Planned Community to Office Warehouse.
  - a. The Planning Commission recommends that storage units be [allowed/not allowed/deferred to Village Plan].
4. The Community Plan shall in all respects be consistent with the ARMDA.
5. If there are any discrepancies between this document and the already-approved Master Utility Plan, the Master Utility Plan shall supersede.
6. All other code criteria shall be met.
7. Any other conditions or changes as articulated by the Planning Commission:
  - a. \_\_\_\_\_.

**Option 2 - Continuance**

"I move to ***continue*** the Wildflower major community plan amendment to the [April 22, 2021] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

**Option 3 – Denial**

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for the Wildflower Community Plan Amendment based on the following findings:

1. The Wildflower community plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Wildflower community plan is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**Exhibits:**

Exhibit A: Applicant Summary of Changes

Exhibit B: Applicant Letter to the City Council

Exhibit C: Proposed Community Plan (Redlined)



SARATOGA  
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PLANNING

## Planning Commission Staff Report

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### Major Community Plan Amendment Wildflower Thursday, March 25, 2021 Public Meeting

Report Date:	March 18, 2021
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Owner:	Sunrise 3 LLC; Tanuki Investments, LLC; WF 2 Utah LLC; CLH Holdings LLC; Wildflower Master Homeowner's Association Inc.
Location:	Mountain View Corridor & Harvest Hills Boulevard
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Parcel Zoning:	Planned Community (Wildflower)
Parcel General Plan:	Planned Community Residential, Planned Community Mixed Use, Office Warehouse, Low Density Residential, and Medium Density Residential
Adjacent Zoning:	RC, A, R1-10
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Land Use Authority:	City Council
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**Recommendation:**

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**E. Community Review:**

This item has been noticed as a public hearing in the *Daily Herald* and mailed notices were sent to all property owners within 300 feet on March 13, 2021. As of the date of this staff report, no public comment has been received by the City.

**F. Staff Review:**

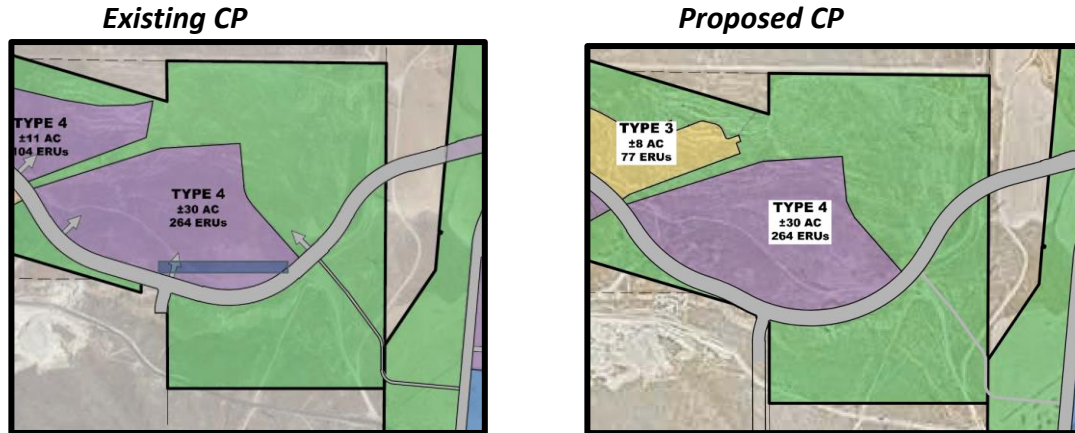
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- » **Additional Acreage** — Change the total acreage to include the John Hadfield property (.51 acres). No additional ERUs are requested.
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City Code Section 19.26.06.02 identifies density unit transfers as a component of the PC zone and Community Plans. The proposed density changes are in compliance with the existing approved transfer standards. Overall, 328 units are affected by the proposed changes. This amounts to 10.1 percent of all Wildflower units, and falls within the 15 percent density transfer allowance on Page 3-01 of the current approved Community Plan. Staff recommends that this calculation be added to the Community Plan document to account for this in the case that future density transfers are proposed. Within the East Side of Wildflower (Page 2-02), 14 units are changing from Type 1 (single-family 5,000+ SF) to Type 2 (single-family <5,000 SF), and the other 314 units are changing in the West Side as summarized by the applicant below:

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#### **Current CP:**

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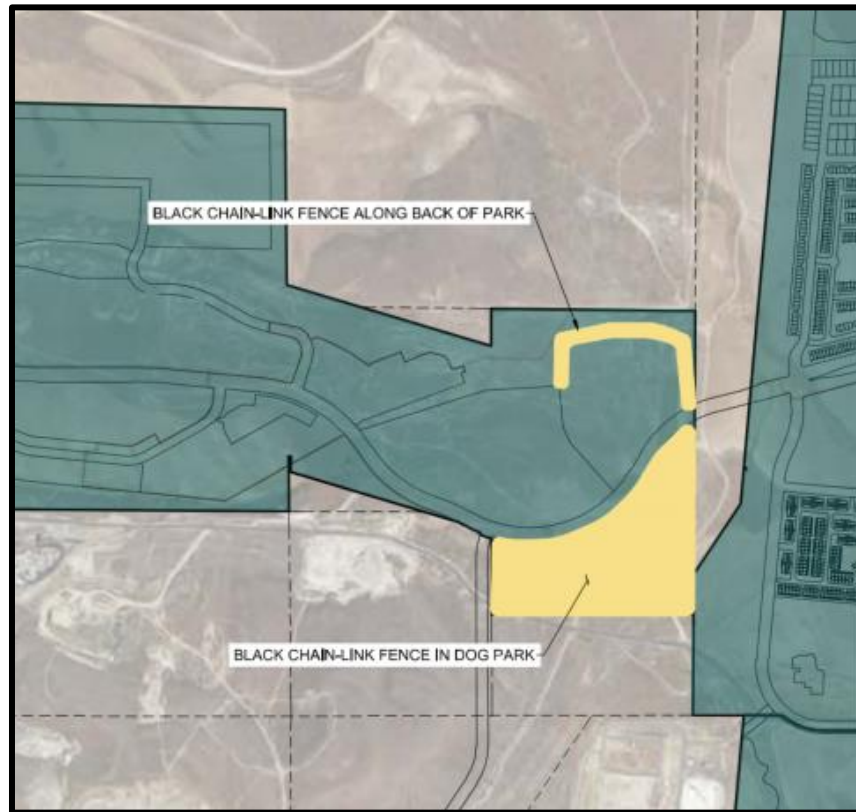
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### Fencing Requirements

The applicant is requesting an exception to the fencing requirements in City Code in order to install chain link fencing around their dog park and their lake. These two areas are the only portions of the entire Village Plan for which the applicant is requesting a fencing exception, as shown on the Fencing Exhibit on Page 5-03:



### Street Trees

The applicant has added street tree standards on Pages 4-04 to 4-10. This change is consistent with the City Code which discourages the use of Hackberry or Honey Locust trees in park strips.

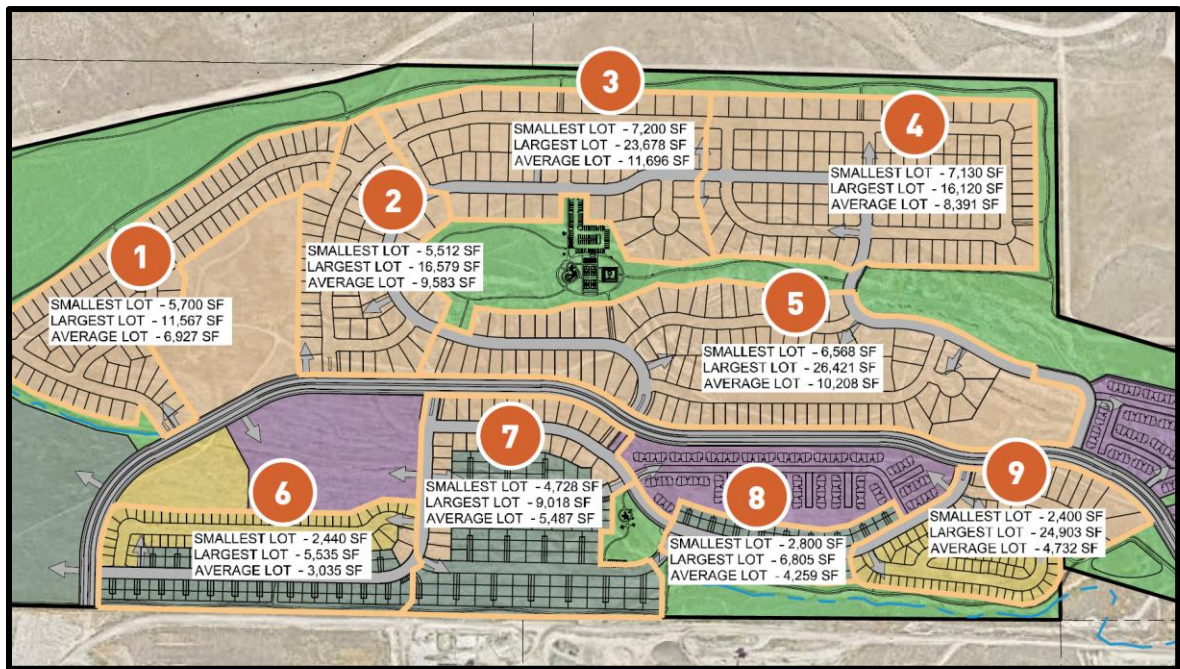
### Master Transportation Plan

The applicant is requesting the ability to coordinate with Staff (Engineering Department) on minor changes to street locations in the Master Transportation Plan. It also appears that the applicant is proposing not to extend Aster Drive to SR-73. Staff is not in favor of this given that this connection provides direct access to Mountain View Corridor. This could also push more traffic through residential areas (north vs east), which would also not be ideal.

### Neighborhood Breakdown

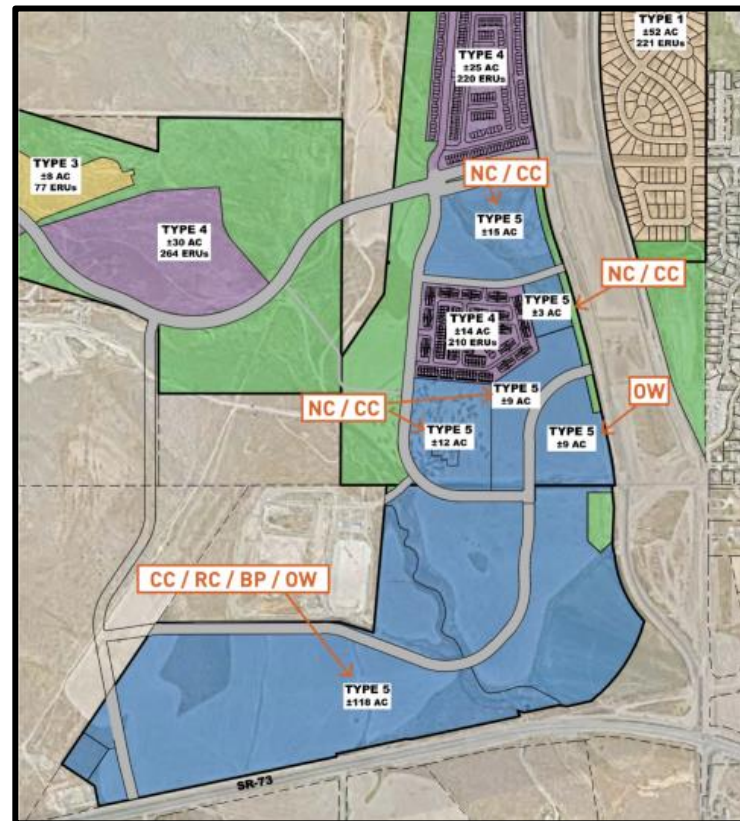
The Conceptual Neighborhood Breakdown Exhibit was removed from the Community Plan, previously located on Page 5-14. This exhibit was useful to see the approximate densities of different subareas of Wildflower in the review of the last amended and restated Community Plan, especially the single-family units adjacent to Camp Williams. While this exhibit is useful and Staff appreciates the detail previously provided, it is not required as a part of a Community Plan.





## Commercial Zoning

Staff does not recommend changing the zone from Planned Community (PC) to Office Warehouse (OW) to accommodate storage units. The entirety of the Community Plan should remain within the PC zone, and determinations on uses and restrictions should be made at Village Plan. The intent of the general zoning designations was to delineate which areas should follow specific zones at the time of Village Plan, not to allow all zones in the commercial Type 5 area, as shown on Page 5-27. Staff cannot recommend industrial type uses to be allowed in this commercial area, and Planning Commission should decide if they are willing to entertain the applicant's request for storage units as an allowed use either now or at the time of Village Plan.



**G. General Plan:**

The General Plan designation for this property is Planned Community-Residential for the residential portion of Wildflower, and Planned Community-Mixed Use for the commercial portion. These designations are described as follows:

Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Planned Community Mixed Use	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, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies

**Staff conclusion: Consistent.** The proposed community plan and associated general plan and zoning designation of Planned Community are consistent with these Land Use Designations.

#### H. Code Criteria:

##### 19.26.06 Guiding Standards of Community Plans.

- Development Type and Intensity.** The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the community plan.

**Finding: Complies.** The proposed community plan maintains the intensity of development that has previously been established within the existing Wildflower CP and Springs MDA, taking into account the transfers allowed for the Camp Williams cemetery property.
- Equivalent Residential Unit Transfers.** Since build-out of a Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, after approval of a Community Plan, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability. Guiding transfer provisions shall be provided in the Community Plan and detailed transfer provisions shall be established in the Village Plans.

**Finding: Complies.** The Community Plan establishes ERU transfers on Page 3-01 and proposes a transfer of 10.1 percent of ERUs (328 units). Staff has included a condition of approval to document this transfer toward the maximum transfer allowance of 15 percent of units.
- Development Standards.** Guiding development standards shall be established in the Community Plan.

**Finding: Complies.** Guiding development standards are provided on Pages 5-11 to 5-31 of the community plan and has not changed.
- Open Space Requirements.** Open space, as defined in Section 19.02.02, shall comprise a minimum of 30 percent of the total Planned Community District area.

**Finding: Complies.** The applicant is proposing minor changes to the open space requirements, and no significant changes to the overall percentages or amenity packages (Page 4-13).

5. No structure (excluding signs and entry features) may be closer than 20 feet to the peripheral property line of the Planned Community District boundaries.

**Finding: Complies.** No structures are proposed within 20 feet of the peripheral property line with the exception of the properties immediately adjacent to the Harvest Hills development. A landscape buffer has been provided as shown on the Land Use Exhibit on Page 2-01 of the proposed plan.

#### **19.26.07 Contents of Community Plans.**

Community Plans are general and conceptual in nature; however, they shall provide the community-wide structure in enough detail to determine the size, scope, intensity, and character of subsequent and more detailed Village Plans.

1. **Description.** A metes and bounds legal description of the property and a vicinity map

**Finding: Complies.** Shown on Pages 1-01 to 1-07 of the proposed plan.

2. **Use Map.** A map depicting the proposed character and use of all property within the Planned Community District. This map shall be of sufficient detail to provide clear direction to guide subsequent Village Plans in terms of use and buildout. This map is not required to specify the exact use and density for each area and instead, to allow flexibility over the long-term, may describe ranges of buildout and ranges of uses.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 of the proposed plan.

3. **Buildout Allocation.** An allocation of all acreage within the Planned Community District by geographic subarea or parcel or phase with ranges of buildout levels calculated based on the City's measure of equivalent residential units, including residential and nonresidential density allocations and projections of future population and employment levels.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 and 3-01 of the proposed plan.

4. **Open Space Plan.** A plan showing required open space components and amenities
- Finding: Complies.** Shown on Pages 4-01 to 4-23 and A3-01 to A3-33 of the proposed plan with no significant changes since the last approval.

5. **Guiding Principles.** A general description of the intended character and objectives of the Community Plan and a statement of guiding land use and design principles that are required in subsequent and more detailed Village Plans and are necessary to implement the Community Plan.

**Finding: Complies.** Shown on Pages 5-01 to 5-32 of the proposed plan.

6. **Utility Capacities.** A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.

**Finding: Complies.** Shown on Pages A2-01 to A2-26 of the proposed plan.

7. **Conceptual Plans.** Other elements as appropriate including conceptual grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, and fire protection plans.

**Finding: Complies.** See Pages 6-01 to 6-06 and A2-25 of the proposed plan.

8. **Development Agreement.** A Master Development Agreement, as described in Section 19.26.11.

**Finding: Complies.** The amended and restated Master Development Agreement has not changed since it was approved last.

9. **Additional Elements.** The following shall be included in the Community Plan or submitted separately in conjunction with the Community Plan:

- a. description of and responses to existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and slopes (two foot contour intervals);
- b. a statement explaining the reasons that justify approval of a Community Plan in relation to the findings required by Section 19.26.05;
- c. an identification and description of how environmental issues, which may include wetlands, historical sites, and endangered plants, will be protected or mitigated; and
- d. the means by which the Applicant will assure compliance with the provisions of the Community Plan, including architectural standards and common area maintenance provisions, and a specific description of the means by which phased dedication and improvement of open space will occur to assure the adequate and timely provision and improvement of open spaces.

**Finding: Can Comply.** The applicant identifies the elements above, explaining what the conditions are that necessitate the updated community plan.

10. **Application and Fees.** The following shall be submitted in conjunction with the Community Plan: a. completed Community Plan application; b. fees as determined by the City Recorder; and c. copies of submitted plans in the electronic form required by the City.

**Finding: Complies.**

**I. Recommendation and Alternatives:**

Staff recommends the Planning Commission discuss the application and issue a recommendation to the City Council for the major amendment to the Wildflower Community Plan, choosing from the following options:

**Approvals with Conditions**

"I move that the Planning Commission forward a **positive** recommendation to the City Council for the major amendment to the Wildflower Community Plan, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

**Findings**



1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. No changes are proposed to the allowed densities for the overall site.
4. The City Council has approved the allowance of 14 additional lots which are not allocated in this community plan.
5. With appropriate modifications, the application complies with Section 19.26.05 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein. Particularly:
  - a. The application is consistent with the goals, objectives, and policies of the General Plan, through particular emphasis placed upon policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
  - b. The proposed 3,238 residential units are consistent with the existing density for the overall site;
  - c. The application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
  - d. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
  - e. The application includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
  - f. The application is consistent with the guiding standards listed in Section 19.26.06;
  - g. The application contains the required elements as dictated in Section 19.26.07.

**Conditions:**

1. Guiding development standards have been included in this Community Plan and are not to be duplicated in any future Village Plan.
2. The Community Plan shall be edited as follows:
  - a. Add documentation of the ERU Transfers occurring with this amendment on Page 3-01.
  - b. Include conceptual trail connections previously shown on Page 4-13 and 4-20.
  - c. Add clarifying language on Page 5-02 to indicate that chain link fencing is only allowed in the identified areas and is not otherwise allowed.
  - d. The definition of Native Open Space on Page 4-02 shall reflect the language in the previous approval.
  - e. For paved trails along public streets, at least one side of the road shall have a concrete sidewalk.
  - f. Add a minimum standard for Type 4 (multi-family) open space amenities.
  - g. Show Aster Drive connecting to SR-73.

3. This approval does not include an approval of a zone change from Planned Community to Office Warehouse.
  - a. The Planning Commission recommends that storage units be [allowed/not allowed/deferred to Village Plan].
4. The Community Plan shall in all respects be consistent with the ARMDA.
5. If there are any discrepancies between this document and the already-approved Master Utility Plan, the Master Utility Plan shall supersede.
6. All other code criteria shall be met.
7. Any other conditions or changes as articulated by the Planning Commission:
  - a. \_\_\_\_\_.

**Option 2 - Continuance**

"I move to ***continue*** the Wildflower major community plan amendment to the [April 22, 2021] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

**Option 3 – Denial**

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for the Wildflower Community Plan Amendment based on the following findings:

1. The Wildflower community plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Wildflower community plan is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**Exhibits:**

Exhibit A: Applicant Summary of Changes

Exhibit B: Applicant Letter to the City Council

Exhibit C: Proposed Community Plan (Redlined)



SARATOGA  
SPRINGS  
PLANNING

## Planning Commission Staff Report

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### Major Community Plan Amendment Wildflower Thursday, March 25, 2021 Public Meeting

Report Date:	March 18, 2021
Applicant:	Nate Shipp, DAI
Owner:	Sunrise 3 LLC; Tanuki Investments, LLC; WF 2 Utah LLC; CLH Holdings LLC; Wildflower Master Homeowner's Association Inc.
Location:	Mountain View Corridor & Harvest Hills Boulevard
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:021:0152, 58:022:0123, 58:021:0176, 58:022:0138, 58:021:0143, 58:022:0134, 58:033:0308, 58:033:0346, 58:033:0327, 58:033:0183, 58:033:0398; 58:022:0160; 58:022:0159; approximately 1,201 acres
Parcel Zoning:	Planned Community (Wildflower)
Parcel General Plan:	Planned Community Residential, Planned Community Mixed Use, Office Warehouse, Low Density Residential, and Medium Density Residential
Adjacent Zoning:	RC, A, R1-10
Current Use of Parcel:	Vacant, Single-Family Residential
Adjacent Uses:	Single-family residential, vacant, UDOT roads, Camp Williams, Hadco operations
Previous Approvals:	4/14/20 – Wildflower CP Amendment approved (combined with the Springs) 12/17/19 – Wildflower MDA Amendment approved 2/24/2015 – Wildflower Community Plan, Master Plan Agreement, General Plan Amendment, and Rezone approved 4/21/2015 – Springs Annexation, General Plan Amendment, and Rezone approved 11/15/2016 – Wildflower Community Plan Amendment approved
Land Use Authority:	City Council
Author:	Tippe Morlan, AICP, Senior Planner

Tippe Morlan, AICP, Senior Planner  
[tmorlan@saratogaspringscity.com](mailto:tmorlan@saratogaspringscity.com)

1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045  
801-766-9793 x116 • 801-766-9794 fax

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**A. Executive Summary:**

The applicant requests an updated Community Plan (CP) as summarized in Exhibit A, including a density transfer and amending standards of the existing Community Plan. The proposed Wildflower Community Plan does not change the overall size of the project, which still consists of approximately 1,202 acres and 3,238 Equivalent Residential Units (ERUs) entirely within the PC zone.

**Recommendation:**

Staff recommends the Planning Commission review the proposal, consider the application, and forward a positive recommendation to the City Council for the Wildflower Community Plan Major Amendment, with conditions as outlined in Section I. Alternatives include continuation of the item, or denial.

**B. Background:**

February 24, 2015 – The original Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone was approved conditionally by the City Council subject to a Master Development Agreement (Exhibit C). This approval was for 1468 equivalent residential units (ERUs) with a maximum of 442 units of multi-family housing limited to approximately 53 acres on the west side of the future Mountain View Corridor. The Wildflower property was rezoned to Planned Community with this approval.

April 21, 2015 – The City Council approved the annexation, General Plan amendment, and rezone of The Springs, approximately 479 acres, with 1770 ERUs subject to a Master Development Agreement.

November 15, 2016 – The City Council approved an amendment to the Wildflower Community Plan relocating multi-family housing to the west side of the Mountain View Corridor and reducing multi-family units from 442 to 425 ERUs. 15 of those units were transferred to single-family units and 2 units were reserved for a church parcel.

December 17, 2019 – The City Council reviewed and approved a Master Development Agreement major amendment. This agreement includes an allowance of 14 added units in exchange for an agreement with Camp Williams to purchase 20 acres of the Springs area for a cemetery within the next 5 years.

April 14, 2020 – The City Council approved a major amendment to the Wildflower Community Plan incorporating The Springs into the Wildflower community, amending and restating all standards within the CP. Hillside standards were approved and added on August 18, 2020 as a condition of this approval.

**C. Specific Request:**

The subject property encompasses approximately 1,202 acres in total with 3,238 residential units. This area includes a 166-acre business park area and a total of 328.4 acres of open space as shown on Page 4-13 of the proposed plan (Exhibit C).

**D. Process:**

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for major community plan amendments following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items.

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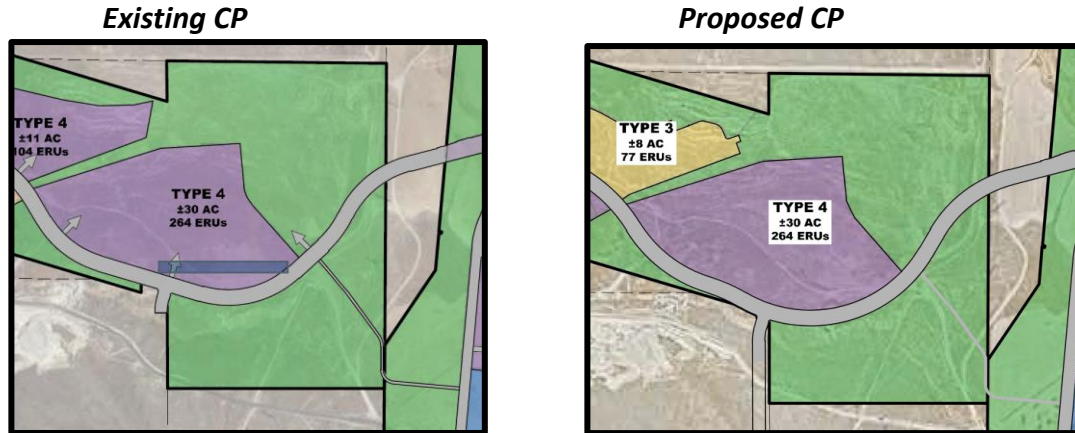
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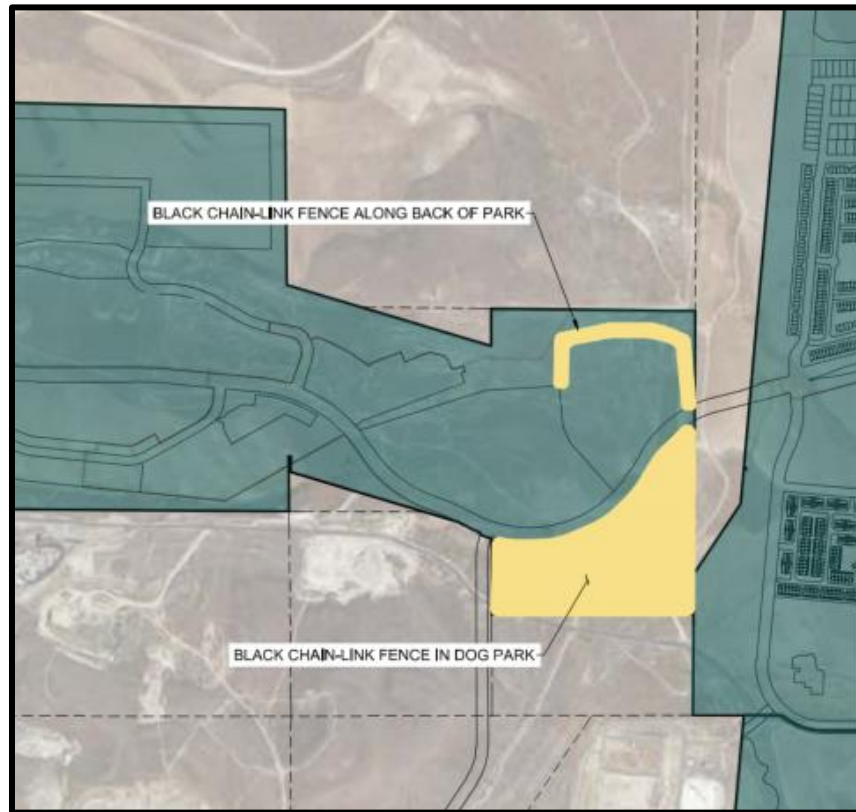
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Additionally, staff is recommending that the applicant identify a minimum standard for Type 4 (multi-family) open space. The Community Plan only states "Future internal open space to be determined," however, this vague language has made it difficult to determine what is appropriate for the number of residents living in these areas, particularly in terms of amenities. Staff has added a condition of approval that the applicant work with staff to propose a minimum standard, even if the individual Village Plans meet overall open space and landscaping requirements.



### Fencing Requirements

The applicant is requesting an exception to the fencing requirements in City Code in order to install chain link fencing around their dog park and their lake. These two areas are the only portions of the entire Village Plan for which the applicant is requesting a fencing exception, as shown on the Fencing Exhibit on Page 5-03:



### Street Trees

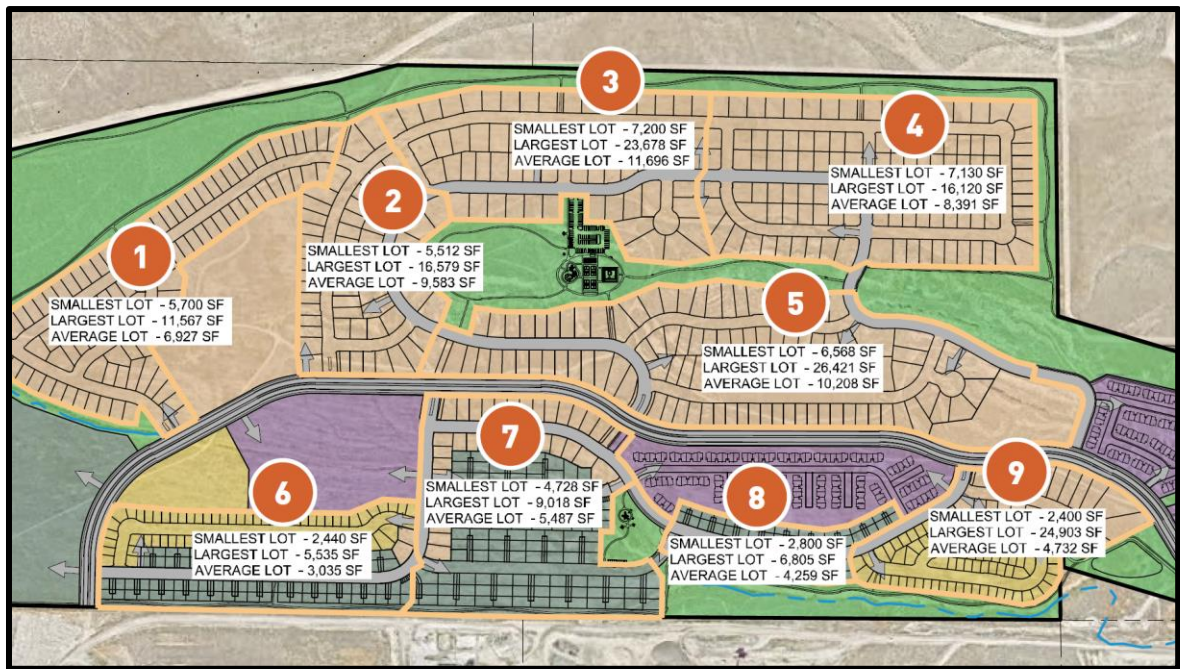
The applicant has added street tree standards on Pages 4-04 to 4-10. This change is consistent with the City Code which discourages the use of Hackberry or Honey Locust trees in park strips.

### Master Transportation Plan

The applicant is requesting the ability to coordinate with Staff (Engineering Department) on minor changes to street locations in the Master Transportation Plan. It also appears that the applicant is proposing not to extend Aster Drive to SR-73. Staff is not in favor of this given that this connection provides direct access to Mountain View Corridor. This could also push more traffic through residential areas (north vs east), which would also not be ideal.

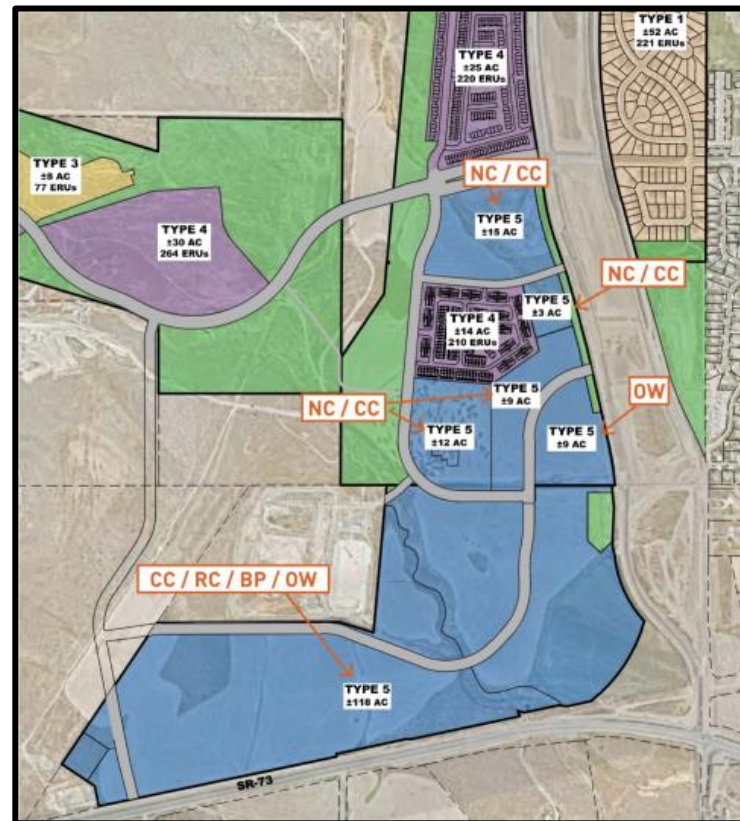
### Neighborhood Breakdown

The Conceptual Neighborhood Breakdown Exhibit was removed from the Community Plan, previously located on Page 5-14. This exhibit was useful to see the approximate densities of different subareas of Wildflower in the review of the last amended and restated Community Plan, especially the single-family units adjacent to Camp Williams. While this exhibit is useful and Staff appreciates the detail previously provided, it is not required as a part of a Community Plan.



### Commercial Zoning

Staff does not recommend changing the zone from Planned Community (PC) to Office Warehouse (OW) to accommodate storage units. The entirety of the Community Plan should remain within the PC zone, and determinations on uses and restrictions should be made at Village Plan. The intent of the general zoning designations was to delineate which areas should follow specific zones at the time of Village Plan, not to allow all zones in the commercial Type 5 area, as shown on Page 5-27. Staff cannot recommend industrial type uses to be allowed in this commercial area, and Planning Commission should decide if they are willing to entertain the applicant's request for storage units as an allowed use either now or at the time of Village Plan.



### G. General Plan:

The General Plan designation for this property is Planned Community-Residential for the residential portion of Wildflower, and Planned Community-Mixed Use for the commercial portion. These designations are described as follows:

Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Planned Community Mixed Use	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, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies

**Staff conclusion: Consistent.** The proposed community plan and associated general plan and zoning designation of Planned Community are consistent with these Land Use Designations.

#### H. Code Criteria:

##### 19.26.06 Guiding Standards of Community Plans.

- Development Type and Intensity.** The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the community plan.

**Finding: Complies.** The proposed community plan maintains the intensity of development that has previously been established within the existing Wildflower CP and Springs MDA, taking into account the transfers allowed for the Camp Williams cemetery property.
- Equivalent Residential Unit Transfers.** Since build-out of a Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, after approval of a Community Plan, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability. Guiding transfer provisions shall be provided in the Community Plan and detailed transfer provisions shall be established in the Village Plans.

**Finding: Complies.** The Community Plan establishes ERU transfers on Page 3-01 and proposes a transfer of 10.1 percent of ERUs (328 units). Staff has included a condition of approval to document this transfer toward the maximum transfer allowance of 15 percent of units.
- Development Standards.** Guiding development standards shall be established in the Community Plan.

**Finding: Complies.** Guiding development standards are provided on Pages 5-11 to 5-31 of the community plan and has not changed.
- Open Space Requirements.** Open space, as defined in Section 19.02.02, shall comprise a minimum of 30 percent of the total Planned Community District area.

**Finding: Complies.** The applicant is proposing minor changes to the open space requirements, and no significant changes to the overall percentages or amenity packages (Page 4-13).

5. No structure (excluding signs and entry features) may be closer than 20 feet to the peripheral property line of the Planned Community District boundaries.

**Finding: Complies.** No structures are proposed within 20 feet of the peripheral property line with the exception of the properties immediately adjacent to the Harvest Hills development. A landscape buffer has been provided as shown on the Land Use Exhibit on Page 2-01 of the proposed plan.

#### **19.26.07 Contents of Community Plans.**

Community Plans are general and conceptual in nature; however, they shall provide the community-wide structure in enough detail to determine the size, scope, intensity, and character of subsequent and more detailed Village Plans.

1. **Description.** A metes and bounds legal description of the property and a vicinity map

**Finding: Complies.** Shown on Pages 1-01 to 1-07 of the proposed plan.

2. **Use Map.** A map depicting the proposed character and use of all property within the Planned Community District. This map shall be of sufficient detail to provide clear direction to guide subsequent Village Plans in terms of use and buildout. This map is not required to specify the exact use and density for each area and instead, to allow flexibility over the long-term, may describe ranges of buildout and ranges of uses.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 of the proposed plan.

3. **Buildout Allocation.** An allocation of all acreage within the Planned Community District by geographic subarea or parcel or phase with ranges of buildout levels calculated based on the City's measure of equivalent residential units, including residential and nonresidential density allocations and projections of future population and employment levels.

**Finding: Complies.** Shown on Pages 2-01 to 2-05 and 3-01 of the proposed plan.

4. **Open Space Plan.** A plan showing required open space components and amenities
- Finding: Complies.** Shown on Pages 4-01 to 4-23 and A3-01 to A3-33 of the proposed plan with no significant changes since the last approval.

5. **Guiding Principles.** A general description of the intended character and objectives of the Community Plan and a statement of guiding land use and design principles that are required in subsequent and more detailed Village Plans and are necessary to implement the Community Plan.

**Finding: Complies.** Shown on Pages 5-01 to 5-32 of the proposed plan.

6. **Utility Capacities.** A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.

**Finding: Complies.** Shown on Pages A2-01 to A2-26 of the proposed plan.



7. **Conceptual Plans.** Other elements as appropriate including conceptual grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, and fire protection plans.

**Finding: Complies.** See Pages 6-01 to 6-06 and A2-25 of the proposed plan.

8. **Development Agreement.** A Master Development Agreement, as described in Section 19.26.11.

**Finding: Complies.** The amended and restated Master Development Agreement has not changed since it was approved last.

9. **Additional Elements.** The following shall be included in the Community Plan or submitted separately in conjunction with the Community Plan:

- a. description of and responses to existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and slopes (two foot contour intervals);
- b. a statement explaining the reasons that justify approval of a Community Plan in relation to the findings required by Section 19.26.05;
- c. an identification and description of how environmental issues, which may include wetlands, historical sites, and endangered plants, will be protected or mitigated; and
- d. the means by which the Applicant will assure compliance with the provisions of the Community Plan, including architectural standards and common area maintenance provisions, and a specific description of the means by which phased dedication and improvement of open space will occur to assure the adequate and timely provision and improvement of open spaces.

**Finding: Can Comply.** The applicant identifies the elements above, explaining what the conditions are that necessitate the updated community plan.

10. **Application and Fees.** The following shall be submitted in conjunction with the Community Plan: a. completed Community Plan application; b. fees as determined by the City Recorder; and c. copies of submitted plans in the electronic form required by the City.

**Finding: Complies.**

**I. Recommendation and Alternatives:**

Staff recommends the Planning Commission discuss the application and issue a recommendation to the City Council for the major amendment to the Wildflower Community Plan, choosing from the following options:

**Approvals with Conditions**

"I move that the Planning Commission forward a **positive** recommendation to the City Council for the major amendment to the Wildflower Community Plan, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

**Findings**

1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. No changes are proposed to the allowed densities for the overall site.
4. The City Council has approved the allowance of 14 additional lots which are not allocated in this community plan.
5. With appropriate modifications, the application complies with Section 19.26.05 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein. Particularly:
  - a. The application is consistent with the goals, objectives, and policies of the General Plan, through particular emphasis placed upon policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
  - b. The proposed 3,238 residential units are consistent with the existing density for the overall site;
  - c. The application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
  - d. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
  - e. The application includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
  - f. The application is consistent with the guiding standards listed in Section 19.26.06;
  - g. The application contains the required elements as dictated in Section 19.26.07.

**Conditions:**

1. Guiding development standards have been included in this Community Plan and are not to be duplicated in any future Village Plan.
2. The Community Plan shall be edited as follows:
  - a. Add documentation of the ERU Transfers occurring with this amendment on Page 3-01.
  - b. Include conceptual trail connections previously shown on Page 4-13 and 4-20.
  - c. Add clarifying language on Page 5-02 to indicate that chain link fencing is only allowed in the identified areas and is not otherwise allowed.
  - d. The definition of Native Open Space on Page 4-02 shall reflect the language in the previous approval.
  - e. For paved trails along public streets, at least one side of the road shall have a concrete sidewalk.
  - f. Add a minimum standard for Type 4 (multi-family) open space amenities.
  - g. Show Aster Drive connecting to SR-73.

3. This approval does not include an approval of a zone change from Planned Community to Office Warehouse.
  - a. The Planning Commission recommends that storage units be [allowed/not allowed/deferred to Village Plan].
4. The Community Plan shall in all respects be consistent with the ARMDA.
5. If there are any discrepancies between this document and the already-approved Master Utility Plan, the Master Utility Plan shall supersede.
6. All other code criteria shall be met.
7. Any other conditions or changes as articulated by the Planning Commission:
  - a. \_\_\_\_\_.

**Option 2 - Continuance**

"I move to ***continue*** the Wildflower major community plan amendment to the [April 22, 2021] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

**Option 3 – Denial**

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for the Wildflower Community Plan Amendment based on the following findings:

1. The Wildflower community plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Wildflower community plan is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**Exhibits:**

Exhibit A: Applicant Summary of Changes

Exhibit B: Applicant Letter to the City Council

Exhibit C: Proposed Community Plan (Redlined)



March 1, 2021

Tippe Morlan  
Saratoga Springs Senior Planner  
1307 North Commerce Dr. #200  
Saratoga Springs, UT 84045

This letter is to inform you that DAI is requesting the following major changes to the Wildflower Amended and Restated Community Plan, recorded on March 25, 2020:

- » **Additional Acreage** — Change the total acreage to include the John Hadfield property (.51 acres). No additional ERUs are requested.
- » **Density transfers** — Update the total number of expected village plan ERUs in village plans 7 through 10. Also, change the Type 2 neighborhood in Village Plan 10 to Type 4. This change affects all base drawings throughout the document.
- » **Updated Village Plan Phasing and Open Space** — Update phasing, including open space, to reflect new village plan boundary lines.
- » **Revised Fencing Requirements** — Add language to allow chain link fencing to be used in the open space areas around the off-leash dog park and lake. Take out specificity from Simtek to composite, concrete-like fencing allowed in the community, so that different brands may be used.
- » **Addition of Street Tree language** — Add language to clarifying street tree standards and that Hackberry and Honey Locust would not be used in park strips.
- » **Clarification to Master Transportation Plan** — Add memorandum to the master transportation plan to address changes in street locations.
- » **Removal of Conceptual Neighborhood Breakdown** — Remove detailed exhibits and numbers because it was only conceptual in nature and provided no value.
- » **Request for Zone Change** — Requesting a zone change to 9 acres of Type 5 to an OW zone to accommodate self-storage units.

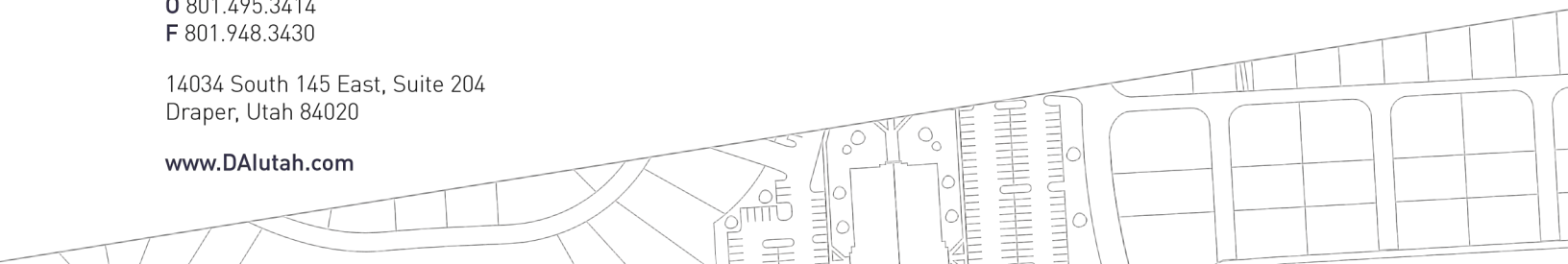
Regards,

Nathan D. Shipp  
Partner

—  
O 801.495.3414  
F 801.948.3430

14034 South 145 East, Suite 204  
Draper, Utah 84020

[www.DAIutah.com](http://www.DAIutah.com)





March 10, 2021

Saratoga Springs City Council  
1307 N. Commerce Drive Ste 200  
Saratoga Springs, UT 84045

To Whom it May Concern:

We are requesting to change the unit types from single-family to multi-family units, according to the attached exhibit, in order to accommodate the shifting density with the sale of the cemetery property. This will allow for attached product in this area. The impact to the city is the same. The change is within the parameters of the allowed ERU transfers identified in Section 3-01, subsection number 2, of the approved community plan.

It is our understanding that the sale of the first portion of the cemetery property is ready to close. We appreciate the prompt response of the City in this matter. Please don't hesitate to call and ask any questions.

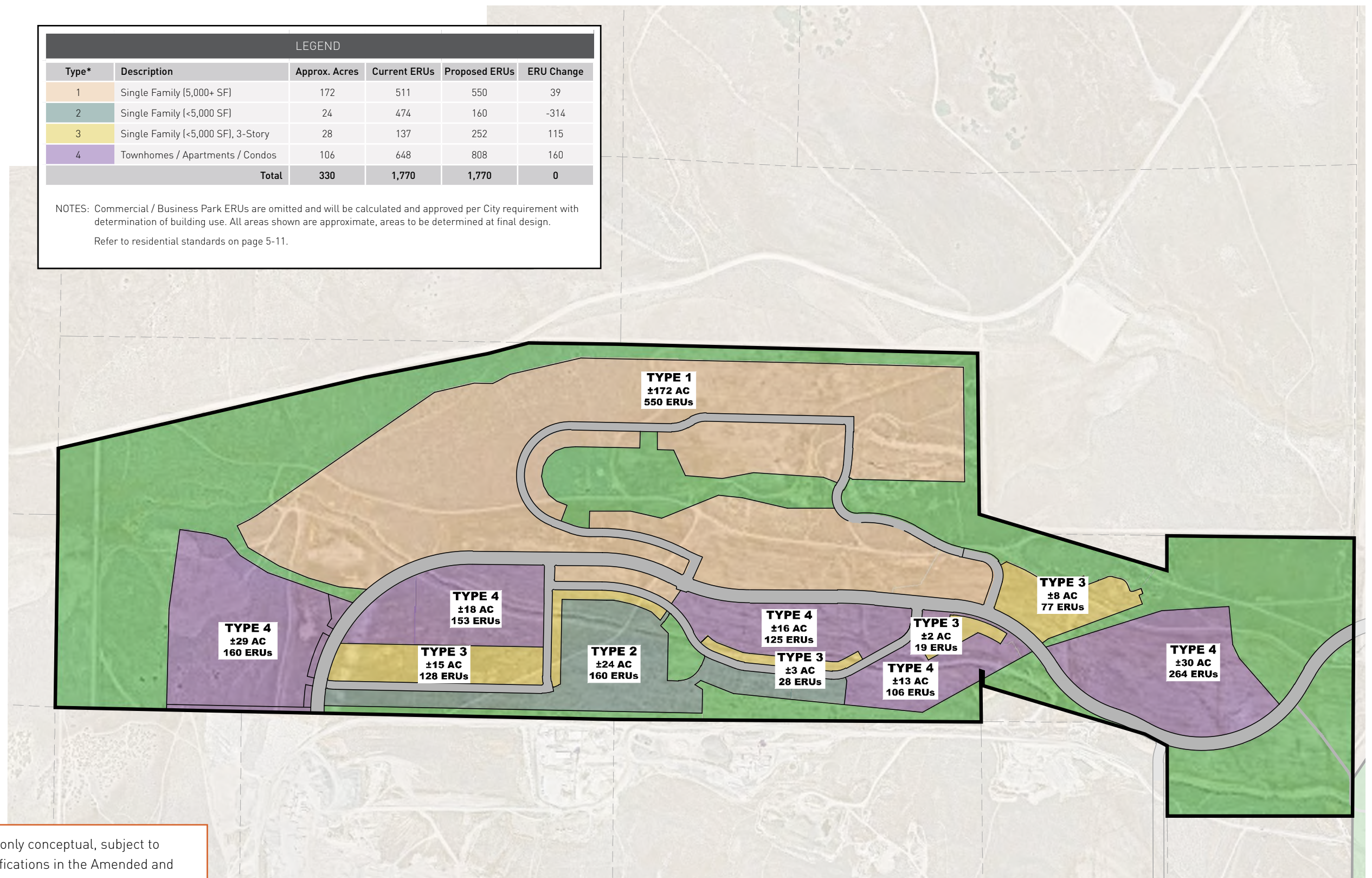
Sincerely

Nate Shipp



LEGEND					
Type*	Description	Approx. Acres	Current ERUs	Proposed ERUs	ERU Change
1	Single Family (5,000+ SF)	172	511	550	39
2	Single Family (<5,000 SF)	24	474	160	-314
3	Single Family (<5,000 SF), 3-Story	28	137	252	115
4	Townhomes / Apartments / Condos	106	648	808	160
Total		330	1,770	1,770	0

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.  
Refer to residential standards on page 5-11.



**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.







# AMENDED AND RESTATED COMMUNITY PLAN

FOR THE WILDFLOWER  
MASTER-PLANNED COMMUNITY

February 24, 2021

DRAFT



## WILDFLOWER

AT SARATOGA SPRINGS

---

A **DAI** Community



# COMMUNITY PLAN

## Prepared By

---

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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# Project Introduction

## Why an Amended and Restated Community Plan is Needed

---

Individual Plans for Wildflower and The Springs were originally prepared by two separate groups. Wildflower purchased The Springs and is now combining the two Plans into one. Two master-planned communities, The Springs and Wildflower—encompassing 1,202 acres, 3,238 ERUs, 158 acres of future commercial, and 312 acres of open space (including type 4 residential area open space)—are being combined under one comprehensive master plan. With the continuity of one plan, master infrastructure and utilities are shared, which reduce long-term costs to the City and the Residents. Combining Wildflower and The Springs Plans will also improve the design of both projects, provide economies of scale for improvements, eliminate redundant utilities and infrastructure, create a synergistic open space plan, and eliminate entity confusion. As an added bonus, the combined design of parks, trails, and open space under this new plan helps establish Wildflower as Utah's first Active Family Community.

## About Wildflower

---

The Wildflower community consists of approximately 1,202 acres and is located in northern Saratoga Springs, Utah. It is anticipated that the overall community will consist of 3,238 housing units, and it will consist of a mixture of residential types as defined by the four types (1, 2, 3, and 4) listed in this community plan. Wildflower will now combine open space and amenities with designs that allow for the first “Active Family” community in Utah.

As Utah's first official Active Family Community™, Wildflower appeals to a wide range of buyers with varied price points. The focus is to provide a variety of outdoor recreational opportunities for families through a network of parks, trails, and open space. Programmed community events and activities will make it easy to engage family and friends to spend quality time together. There will also be plenty of opportunities to participate in sports such as pickleball, basketball, and soccer. With more family time, more fitness, and definitely more fun, there's more to love at Wildflower. The parks will be developed in multiple phases and buildout timing will be based on growth and demand.

The theme for this community is based around Wildflowers. The local, indigenous flowers symbolize the integrity of the area—uncultivated and untouched. In the spirit of the Wildflower and all it represents, the project aims to maintain the natural beauty of the site and restore some of the natural topography, with amenities thoughtfully designed to integrate into the terrain. Throughout the community, the Wildflower theme is reinforced by incorporating native wildflower seed mixes into the landscaped areas around the parks, trails, and entrance nodes. In addition to the native areas, more formal types of landscaping will be interspersed within the project to create distinctive spaces and park areas.



## Challenges

---

One of the unique challenges with the development of Wildflower is the location and inherent impact of Mountain View Corridor (MVC), which bisects the project. Because of this, only low-impact residential uses have been designed east of MVC, which is adjacent to the existing Harvest Hills neighborhood. Higher density residential and commercial uses have been allocated to the west and south end of the development where connecting roadways will provide easy access. On the west side of the project, almost two-hundred acres have been set aside as a business park for the purpose of job creation. The property furthest west will extend the community up the valley, creating a unique blend of connectivity and active lifestyle amenities.

Wildflower consists of building on very unique hillside topography. Overall, the project has been designed to have minimal impact on the mountain, while improving access to the area with a combination of pedestrian and cycling trails.

Another unique challenge has been planning the community next to a military installation. A large portion of Wildflower is adjacent to Camp Williams.

## Density and Open Space

---

The Wildflower Community Plan is vested with 3,238 ERUs (Springs ERUs 1,770 and Wildflower ERUs 1,468) over approximately 1,202 acres for an average gross density of 2.69 ERUs per acre. Excluding the commercial land and Mountain View Corridor area, the density for residential ground has been calculated at 3.7 ERUs per acre (Total ERUs / Total Net Residential Area. See *Open Space Tabulation Exhibit* on Page 4-05). There are 312.38 total acres of open space, including Mountain View Corridor allotment, bringing the total percentage of open space to 35.56%. Wildflower was allowed to transfer ERUs from the Mountain View Corridor area to the west and increase the density in order to allow MVC to bisect the area and take property.

## Findings Statement

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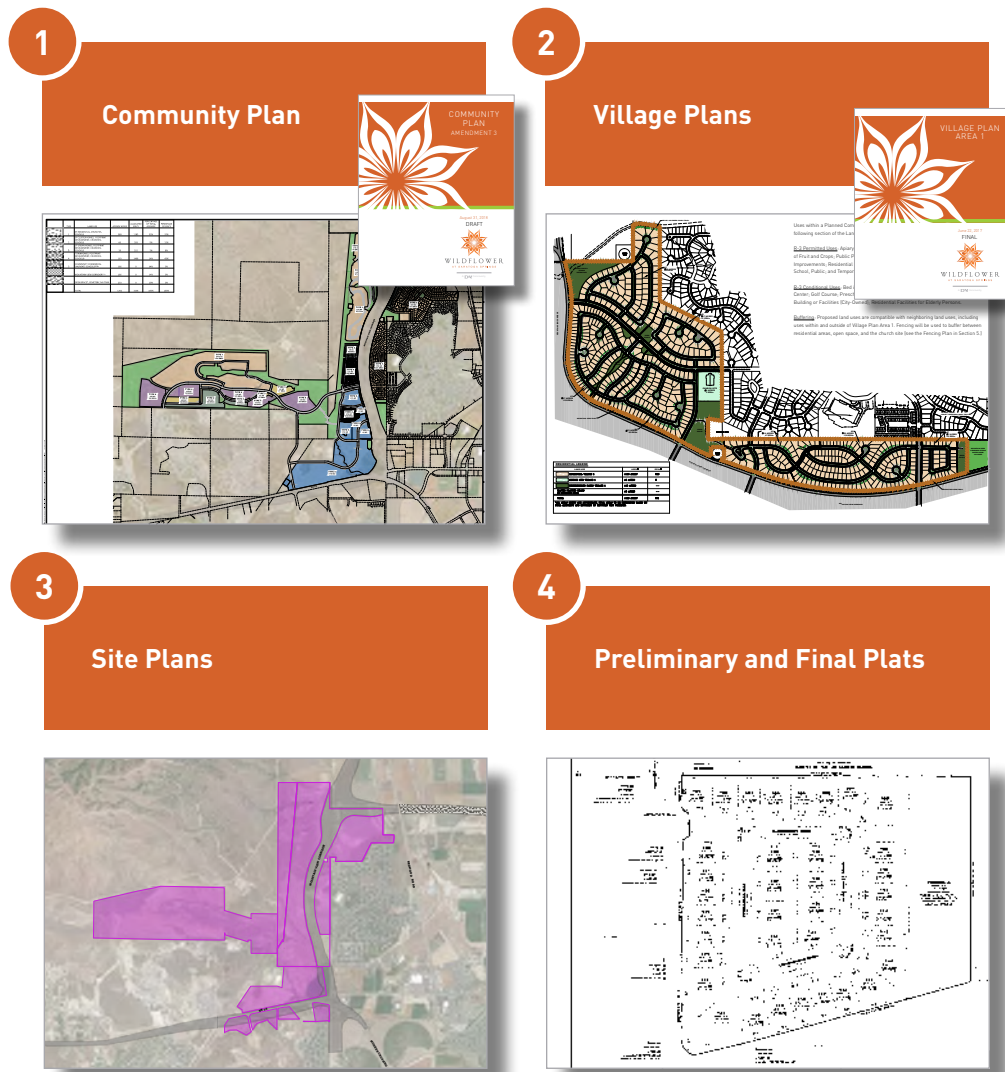
1. Wildflower is consistent with goals, objectives, and policies of the City's General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.
2. Wildflower Community Plan is a combination of two previously approved and recorded plans, Wildflower and The Springs.
3. Wildflower does not exceed the number of equivalent residential units and square footage of nonresidential uses of the City's General Plan.
4. Wildflower contains sufficient standards to guide the creation of innovative design that responds to unique conditions. The entire project caters to the Mountain View Corridor and reserving property to encourage job creation.
5. Wildflower is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties.



6. Wildflower includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation. See Utility and Roadway exhibits.
7. Wildflower is consistent with the guiding standards listed in ***The City's Vested Laws*** unless otherwise outlined in the appendix.
8. Wildflower contains the required elements as dictated in ***The City's Vested Laws*** unless otherwise outlined in the appendix.
9. All exhibits illustrate the intended goals for the Wildflower Community Plan.



## The Submittal Process



### Planned Community Zone

The Planned Community Zone establishes a process to enable the developer and the City to plan for future development while allowing the flexibility to respond to changes in the market over long build-out periods. The goal is to provide a project with unique identity and character, establish an innovative integration of uses, and preserve open space. In order to provide innovative design patterns, a variety of development and use standards needs to be established. In large developments, the PC zone allows greater flexibility compared to traditional zoning.



## Community Plan

The Wildflower Community Plan provides a structure that determines the size, scope, intensity, and character of subsequent Village Plans. The Wildflower Community Plan addresses the following elements consistent with the Guiding Standards found in *The City's Vested Laws* that has been adopted by ordinance. Any standard set forth in the Wildflower Community Plan will override any Village Plan dependencies.

1. Development types and intensity
2. Equivalent residential unit (ERU) transfers
3. Development standards
4. Open space requirements

The Community Plan addresses the following elements pertaining to the overall development of the project:

1. Property legal description and vicinity plan
2. Land use map
3. Build-out allocations
4. Open space plan
5. Guiding principles
  - » Community and business identifiers
  - » Landscape concepts
  - » Residential and commercial development standards
6. Description of current and future utility capacities
7. Conceptual plans
  - » Mass grading plan
  - » Natural resources inventory
  - » Open space management plan
  - » Fire protection plan
8. Additional elements submitted in conjunction with the community plan
  - » Geological reports
  - » Environmental site assessment
  - » Traffic study



### **Village Plan**

A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit detailed standards to assure compliance with the Guiding Principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles to individual phases or sub-areas of a Community Plan. Refer to the *Village Plan Phasing Exhibit* on page 2-05. Multiple Village Plans may be submitted concurrently and may be submitted out of order.

### **Site Plans**

Site Plans pertain to developments which contain multi-family or commercial development. Site Plans may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan submittal.

### **Preliminary and Final Plats**

Preliminary and Final Plats pertain to individual lots and establish building placement, form, materials, sitework, landscaping, and other elements required for permitting. Preliminary and Final Plats may be approved administratively by staff when it follows an approved lotting plan provided with the Village Plan submittal.





# 01 Legal Descriptions

## Legal Descriptions

### Parcel #1 — Residential Area East of Mountain View Corridor

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:  $\pm 168.69$  Acres

### Parcel #2 — Residential Area West of Mountain View Corridor

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

Beginning at the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence  $N0^{\circ}20'24''E$  along the Section Line 928.72 feet; thence  $N33^{\circ}57'04''E$  556.57 feet; thence  $N5^{\circ}03'04''E$  230.08 feet; thence  $S69^{\circ}16'00''E$  15.42 feet; thence  $N20^{\circ}44'00''E$  10.00 feet; thence  $N69^{\circ}16'00''W$  18.23 feet; thence  $N5^{\circ}03'04''E$  7709.11 feet; thence  $N89^{\circ}52'43''E$  1644.05 feet; thence  $S0^{\circ}17'28''W$  304.24 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following twelve (12) courses: thence southwesterly along the arc of a



1000.00 foot radius non-tangent curve to the left [radius bears: S69°02'57"E] 21.43 feet through a central angle of 1°13'41" [chord: S20°20'12"W 21.43 feet]; thence S19°43'22"W 600.87 feet; thence S15°24'52"W 391.36 feet; thence S17°09'12"W 330.78 feet; thence along the arc of a 1229.50 foot radius curve to the left 452.55 feet through a central angle of 21°05'21" [chord: S6°36'32"W 450.00 feet]; thence S3°56'09"E 560.76 feet; thence along the arc of a 1085.00 foot radius curve to the right 643.69 feet through a central angle of 33°59'29" [chord: S13°03'36"W 634.29 feet]; thence S30°03'20"W 320.30 feet; thence along the arc of a 4000.00 foot radius curve to the left 1453.26 feet through a central angle of 20°48'59" [chord: S19°38'51"W 1445.28 feet]; thence S9°14'21"W 197.23 feet; thence along the arc of a 5312.50 foot radius curve to the left 1686.05 feet through a central angle of 18°11'03" [chord: S0°08'50"W 1678.98 feet]; thence S8°56'42"E 494.69 feet; thence along the arc of a 2074.50 foot radius curve to the left 426.55 feet through a central angle of 11°46'52" [chord: S14°50'08"E 425.80 feet]; thence along the arc of a 3400.00 foot radius curve to the right 353.95 feet through a central angle of 5°57'53" [chord: S17°44'37"E 353.79 feet]; thence S14°45'41"E 361.44 feet; thence S12°37'19"E 764.34 feet; thence along the arc of a 1800.00 foot radius curve to the right 268.03 feet through a central angle of 8°31'54" [chord: S8°21'22"E 267.78 feet] to the South Line of said Section 10; thence N89°52'02"W along the Section Line 1999.77 feet to the point of beginning.

Contains: ±274.17 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

All of that real property owned by the City of Saratoga Springs as described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder.

Contains: ±0.92 Acres

Net Area of Parcel #2 Contains: ±273.25 Acres

### Parcel #3 — The Springs Revised

A portion of Sections 8 and 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the East 1/4 Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°20'24"W along the section line 1993.85 feet to a BLM aluminum pipe and cap monument marking the southeast corner of the north half of the southeast quarter of the southeast quarter of said Section 9; thence N89°59'41"W along the south line of said north half 1328.72 feet to a BLM aluminum pipe and cap monument marking the southwest corner of said north half; thence N0°06'28"W along the west line of said north half 494.86 feet; thence N69°50'21"W 80.07 feet; thence Northwesterly along the arc of a 12.00 foot radius non-tangent curve to the left [radius bears: N73°22'28"W] 17.59 feet through a central angle of 84°00'02" [chord: N25°22'29"W 16.06 feet] to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 112.52 feet through a central angle of 7°26'57" [chord: N63°39'01"W 112.45 feet] to a point of reverse curve; thence along the arc of a 1004.50 foot radius curve to the left 34.33 feet through a central angle of 1°57'29" [chord: N60°54'17"W 34.33 feet]; thence N73°21'20"W 1157.00 feet to a BLM aluminum pipe and cap monument marking Corner No. 2 of Belle Spring Mine No. 1; thence N0°17'40"E 100.52 feet to Corner No. 3 of Belle Spring No. 6 [monument not found]; thence N73°21'20"W 17.98 feet to the intersection with the Quarter Section Line; thence S0°33'34"E along the Quarter Section Line 365.10 feet to a BLM aluminum pipe and cap monument marking the Center South 1/16 Corner of said Section 9; thence N89°36'37"W along the south line of the north half of the southwest quarter of said Section 9, [defined in Deed Entry



No. 43758:2011 in the official records of the Utah County Recorder) 2634.36 feet to the southeast corner of the north half of the southeast quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°46'35"W along said south line (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 2674.42 feet to the southeast corner of the northeast quarter of the southwest quarter of said Section 8; thence N88°45'57"W along the south line of said northeast quarter (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 1335.65 feet to the southwest corner of the northeast quarter of the southwest quarter of said Section 8; thence N0°47'51"E along the west line of said northeast quarter 1339.46 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the northeast quarter of the southwest quarter of said Section 8; thence N0°20'25"E along the west line of the southeast quarter of the northwest quarter of said Section 518.47 feet to a BLM aluminum pipe and cap monument marking the intersection with the south line of that real property owned by the United States of America as defined on that dependent resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002 (said real property is purported to be that real property described Deed Entry No. 178437:2007 in the official records of the Utah County Recorder); thence along the south line of that real property the following three (3) courses: N76°58'20"E 2259.24 feet to a BLM aluminum pipe and cap monument; thence N79°06'11"E 896.49 feet to a BLM aluminum pipe and cap monument; thence N75°14'36"E 302.99 feet to a BLM aluminum pipe and cap monument marking the intersection with the north line of the southeast quarter of the northeast quarter of said Section 8; thence S89°09'23"E along said north line 634.92 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the south half of the northwest quarter of said Section 9; thence S88°33'27"E along the north line of said south half 2587.47 feet to a BLM aluminum pipe and cap monument marking the northeast corner of the south half of the northwest quarter of said Section 9; thence S0°34'00"E along the quarter section line 1154.58 feet to a BLM aluminum pipe and cap monument marking to the intersection with the north line of Belle Spring Claim No. 4 as defined on that dependent resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002; thence S73°21'20"E along the north line of said claim 501.14 feet to a BLM aluminum pipe and cap monument marking the intersection with the quarter section line; thence S73°21'20"E 104.97 feet to a BLM aluminum pipe and cap monument marking Corner No. 2 of Belle Spring Mine No. 5; thence S73°21'20"E 799.24 feet to the intersection of the north line of Belle Spring Mine No. 5 and the east line of the northwest quarter of the southeast quarter of said Section 9; thence N0°06'28"W along said east line 248.56 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the northeast quarter of the southeast quarter of said Section 9; thence S89°18'02"E along the quarter section line 1344.44 feet to the point of beginning.

Contains: ±474.29 Acres

#### **Parcel # 4 — Collins South, North of Hwy 73**

A portion of Sections 15 and 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S89°52'02"E along the Section Line 335.82 feet from the Northwest Corner of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°52'02"E along the Section Line 1917.75 feet to the westerly right-of-way line of that Utah Department of Transportation project described in Deed Entry No. 73384:2011 in the official records of the Utah County Recorder; thence along said right-of-way line the following two (2) courses: southeasterly along the arc of a 9847.77



foot radius non-tangent curve to the right (radius bears: S77°12'23"W) 797.51 feet through a central angle of 4°38'24" (chord: S10°28'25"E 797.29 feet); thence S7°43'59"E 674.43 feet to the north line of that real property described in Deed Entry No. 21976:2010 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: S78°20'40"W 376.37 feet; thence S78°40'44"W 220.46 feet; thence S11°47'40"E 4.41 feet to the north right-of-way line of Highway 73 according to the official right-of-way maps thereof; thence S78°12'05"W along said right-of-way line 3743.84 feet to the east line of that real property described in Deed Entry No. 62164:2006 in the official records of the Utah County Recorder (defined on the record of survey No. 16-084); thence along said real property the following two (2) courses: N11°37'02"W 161.64 feet; thence N56°36'44"W 287.21 feet to the easterly line of that real property described in Deed Entry No. 3081:1970 which line is defined by that survey described in Deed Entry No. 78520:2002 in the official records of the Utah County Recorder; thence N33°57'47"E along said easterly line 1240.27 feet; thence along the extension of and that real property described in Deed Entry No. 115645:2009 and Entry No. 30217:2014 in the official records of the Utah County Recorder the following three (3) courses: N89°46'14"E 1332.78 feet; thence S72°20'32"E 258.56 feet; thence N5°04'59"E 1078.18 feet to the point of beginning.

Contains: ±133.46 Acres

### Parcel #9-Mountain View Corridor

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

Beginning at a point located S0°11'02"W along the Quarter Section Line 3688.22 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 1630.93 feet to the South 1/4 Corner of said Section 10; thence N89°52'02"W along the Section Line 656.16 feet to the westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following seventeen (17) courses: northwesterly along the arc of a 1800.00 foot radius non-tangent curve to the left (radius bears: S85°54'35"W) 268.03 feet through a central angle of 8°31'54" (chord: N8°21'22"W 267.78 feet); thence N12°37'19"W 764.34 feet; thence N14°45'41"W 361.44 feet; thence along the arc of a 3400.00 foot radius curve to the left 353.95 feet through a central angle of 5°57'53" (chord: N17°44'37"W 353.79 feet); thence along the arc of a 2074.50 foot radius curve to the right 426.55 feet through a central angle of 11°46'52" (chord: N14°50'08"W 425.80 feet); thence N8°56'42"W 494.69 feet; thence along the arc of a 5312.50 foot radius curve to the right 1686.05 feet through a central angle of 18°11'03" (chord: N0°08'50"E 1678.98 feet); thence N9°14'21"E 197.23 feet; thence along the arc of a 4000.00 foot radius curve to the right 1453.26 feet through a central angle of 20°48'59" (chord: N19°38'51"E 1445.28 feet); thence N30°03'20"E 320.30 feet; thence along the arc of a 1085.00 foot radius curve to the left 643.69 feet through a central angle of 33°59'29" (chord: N13°03'36"E 634.29 feet); thence N3°56'09"W 560.76 feet; thence along the arc of a 1229.50 foot radius curve to the right 452.55 feet through a central angle of 21°05'21" (chord: N6°36'32"E 450.00 feet); thence N17°09'12"E 330.78 feet; thence N15°24'52"E 391.36 feet; thence N19°43'22"E 600.87 feet; thence along the arc of a 1000.00 foot radius curve to the right 21.43 feet through a central angle of 1°13'41" (chord: N20°20'12"E 21.43 feet); thence S0°17'28"W 1029.41 feet to the east-west Quarter Section Line; thence N89°53'51"E along the Quarter Section Line 2688.30 feet to the East 1/4 Corner of said Section 3; thence S0°05'10"E along the Section Line 302.52 feet to the easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following sixteen (16) courses: S77°36'20"W 298.85 feet; thence



along the arc of a 1500.00 foot radius curve to the right 438.11 feet through a central angle of 16°44'05" (chord: S85°58'23"W 436.56 feet); thence N85°39'35"W 665.48 feet; thence along the arc of a 750.00 foot radius curve to the left 974.95 feet through a central angle of 74°28'49" (chord: S57°06'00"W 907.74 feet); thence along the arc of a 8140.00 foot radius curve to the right 1433.58 feet through a central angle of 10°05'27" (chord: S24°54'18"W 1431.73 feet); thence along the arc of a 3000.00 foot radius curve to the left 409.38 feet through a central angle of 7°49'07" (chord: S26°02'28"W 409.06 feet); thence S57°47'12"W 19.57 feet; thence S48°30'04"W 19.49 feet; thence S37°28'54"W 20.32 feet; thence S24°08'37"W 30.20 feet; thence S9°30'34"W 20.23 feet; thence S5°22'50"E 29.35 feet; thence S18°26'38"E 18.67 feet; thence S19°04'13"W 684.52 feet; thence along the arc of a 4440.00 foot radius curve to the left 2668.32 feet through a central angle of 34°26'00" (chord: S1°51'13"W 2628.34 feet); thence S15°21'47"E 459.85 feet; thence S89°48'58"E 491.89 feet to the point of beginning.

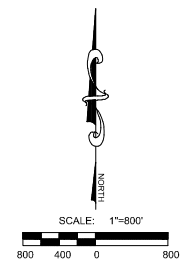
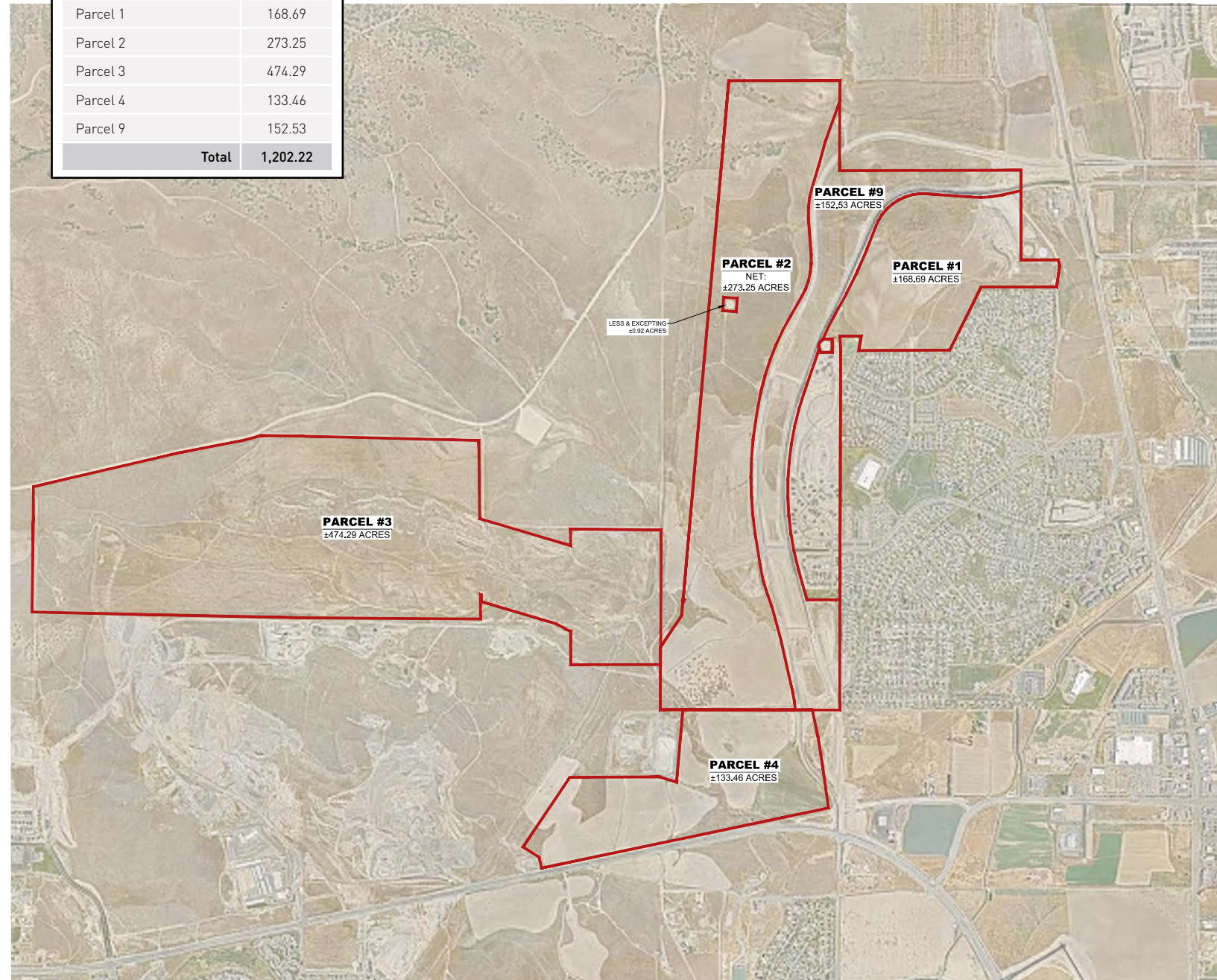
Contains: ±152.53 Acres







Wildflower Parcels	
PARCELS	ACRES
Parcel 1	168.69
Parcel 2	273.25
Parcel 3	474.29
Parcel 4	133.46
Parcel 9	152.53
Total	1,202.22



**LEI**  
• A Utah Corporation •  
**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 SPRINGS, UTAH  
PARCELS EXHIBIT**

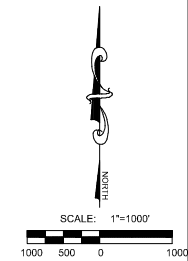
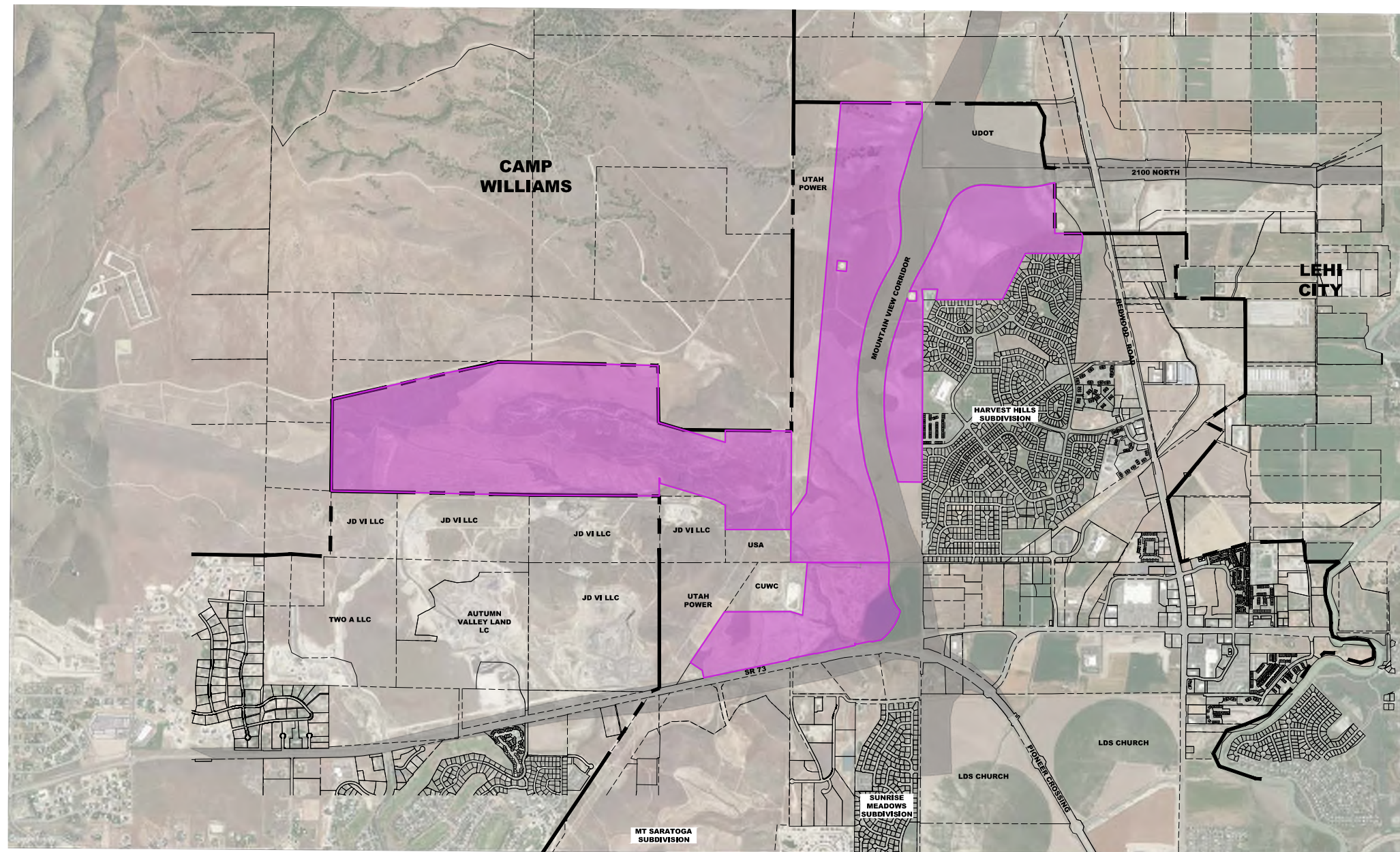
REVISIONS	
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LEI PROJECT #	2013-0902
DRAWN BY:	BLS
DESIGNED BY:	GDM
SCALE:	1"=800'
DATE:	1/21/2021
SHEET	1

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.







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PLANNERS**  
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Spanish Fork, UT 84660  
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Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**WILDFLOWER**  
SARATOGA SPRINGS CITY, UTAH  
**VICINITY MAP**

REVISIONS	
1.	
2.	
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LEI PROJECT #	2017-0032
DRAWN BY:	BDS
DESIGNED BY:	GDM
SCALE:	1"=1000'
DATE:	1/21/2021
SHEET	

1

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.







## 02 Land Use Map Exhibit

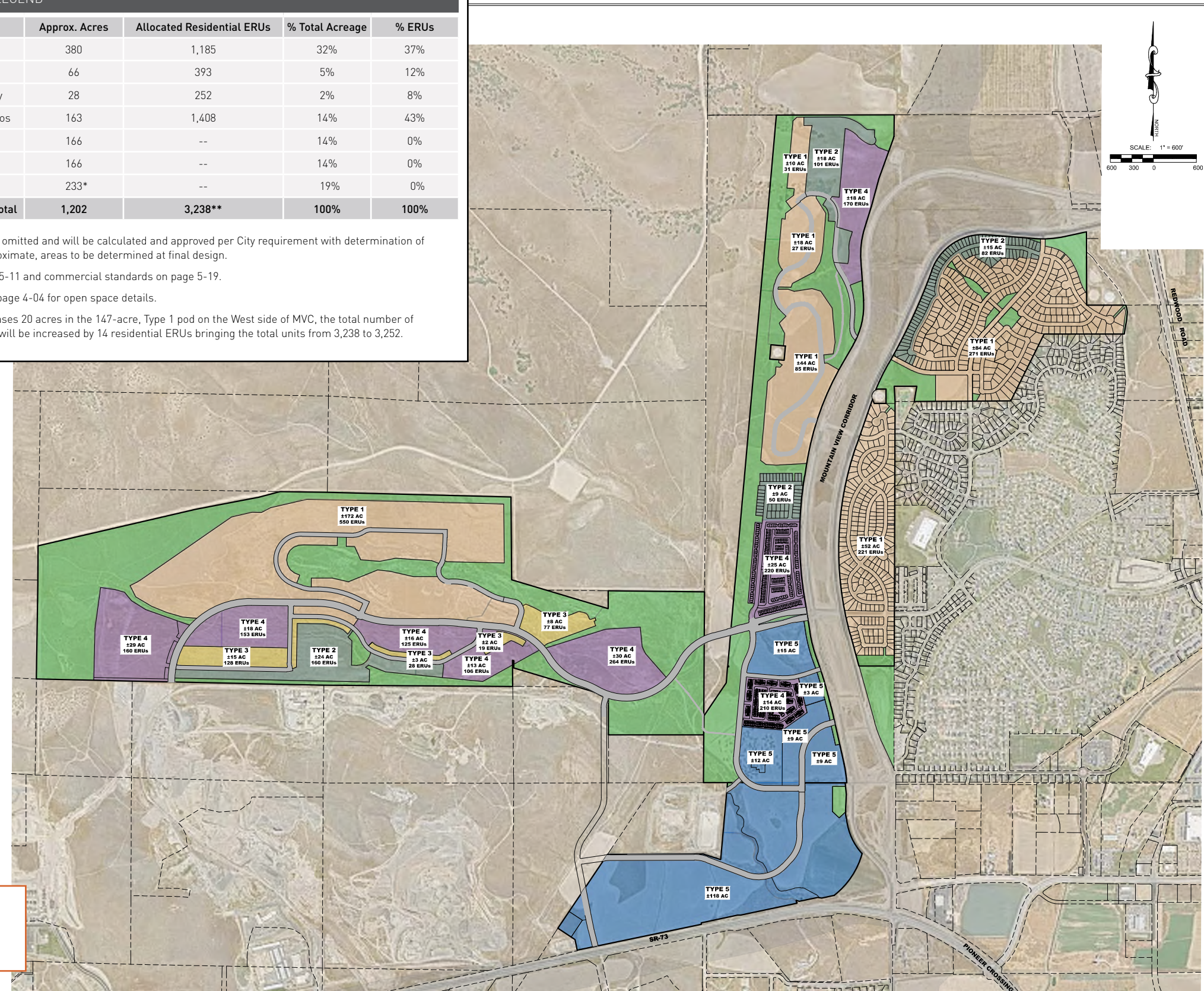
LEGEND					
Type*	Description	Approx. Acres	Allocated Residential ERUs	% Total Acreage	% ERUs
1	Single Family (5,000+ SF)	380	1,185	32%	37%
2	Single Family (<5,000 SF)	66	393	5%	12%
3	Single Family (<5,000 SF), 3-Story	28	252	2%	8%
4	Townhomes / Apartments / Condos	163	1,408	14%	43%
5	Commercial / Business Park	166	--	14%	0%
	Mountain View Corridor (MVC)	166	--	14%	0%
	Open Space (OS)	233*	--	19%	0%
Total		1,202	3,238**	100%	100%

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-11 and commercial standards on page 5-19.

\* See Community Open Space Exhibit on page 4-04 for open space details.

\*\* In the event that Camp Williams purchases 20 acres in the 147-acre, Type 1 pod on the West side of MVC, the total number of residential units allowed in Wildflower will be increased by 14 residential ERUs bringing the total units from 3,238 to 3,252.



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**WILDFLOWER**  
SARATOGA SPRINGS CITY, UTAH  
**MASTER PLAN**

REVISIONS  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
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10. \_\_\_\_\_

LEI PROJECT #  
2013-0902  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 600'  
DATE:  
1/21/2021  
SHEET

**1**

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.





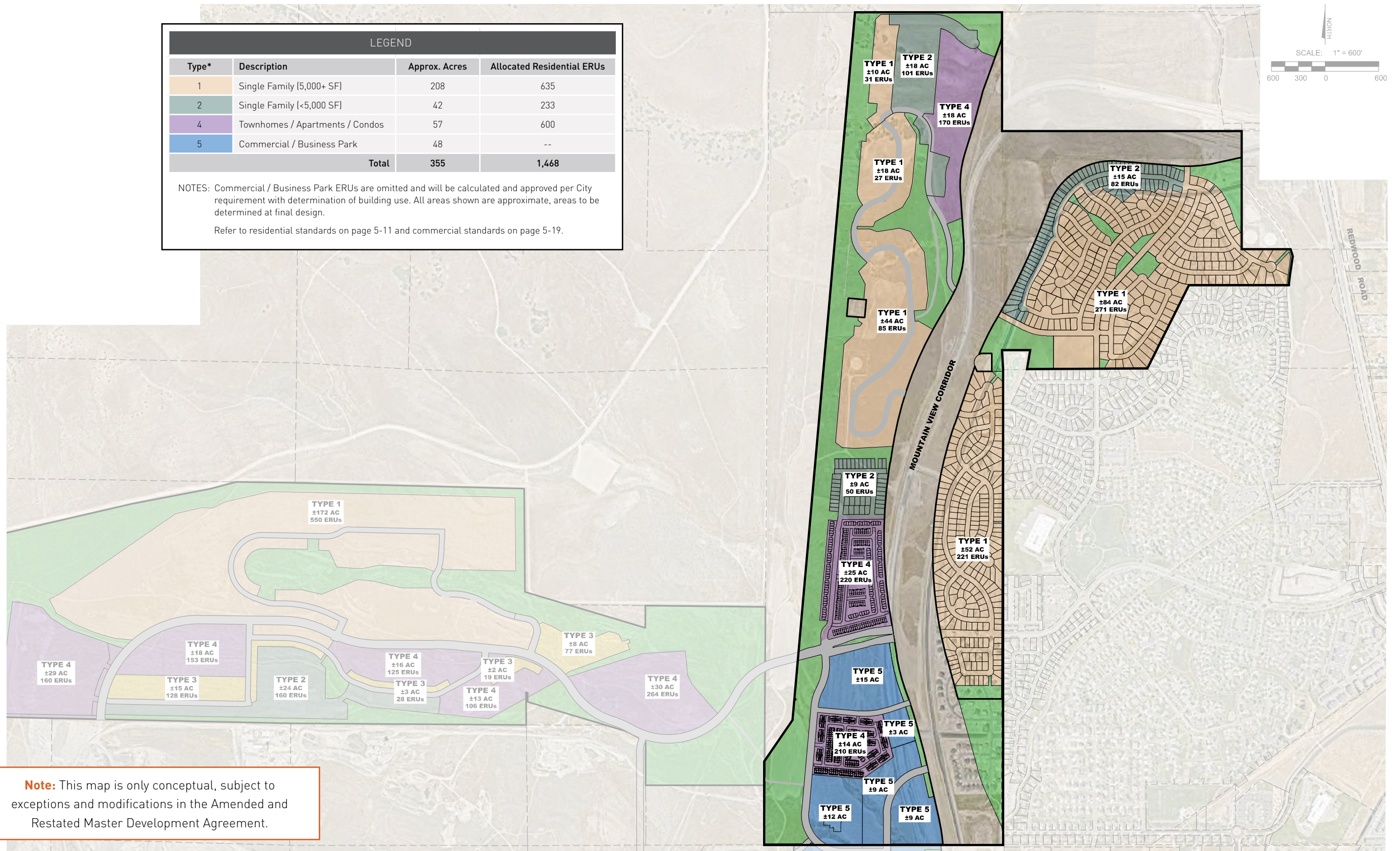
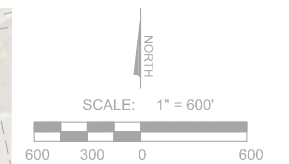


# Land Use Map Exhibit—East Side

LEGEND			
Type*	Description	Approx. Acres	Allocated Residential ERUs
1	Single Family (5,000+ SF)	208	635
2	Single Family (<5,000 SF)	42	233
4	Townhomes / Apartments / Condos	57	600
5	Commercial / Business Park	48	--
Total		355	1,468

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-11 and commercial standards on page 5-19.

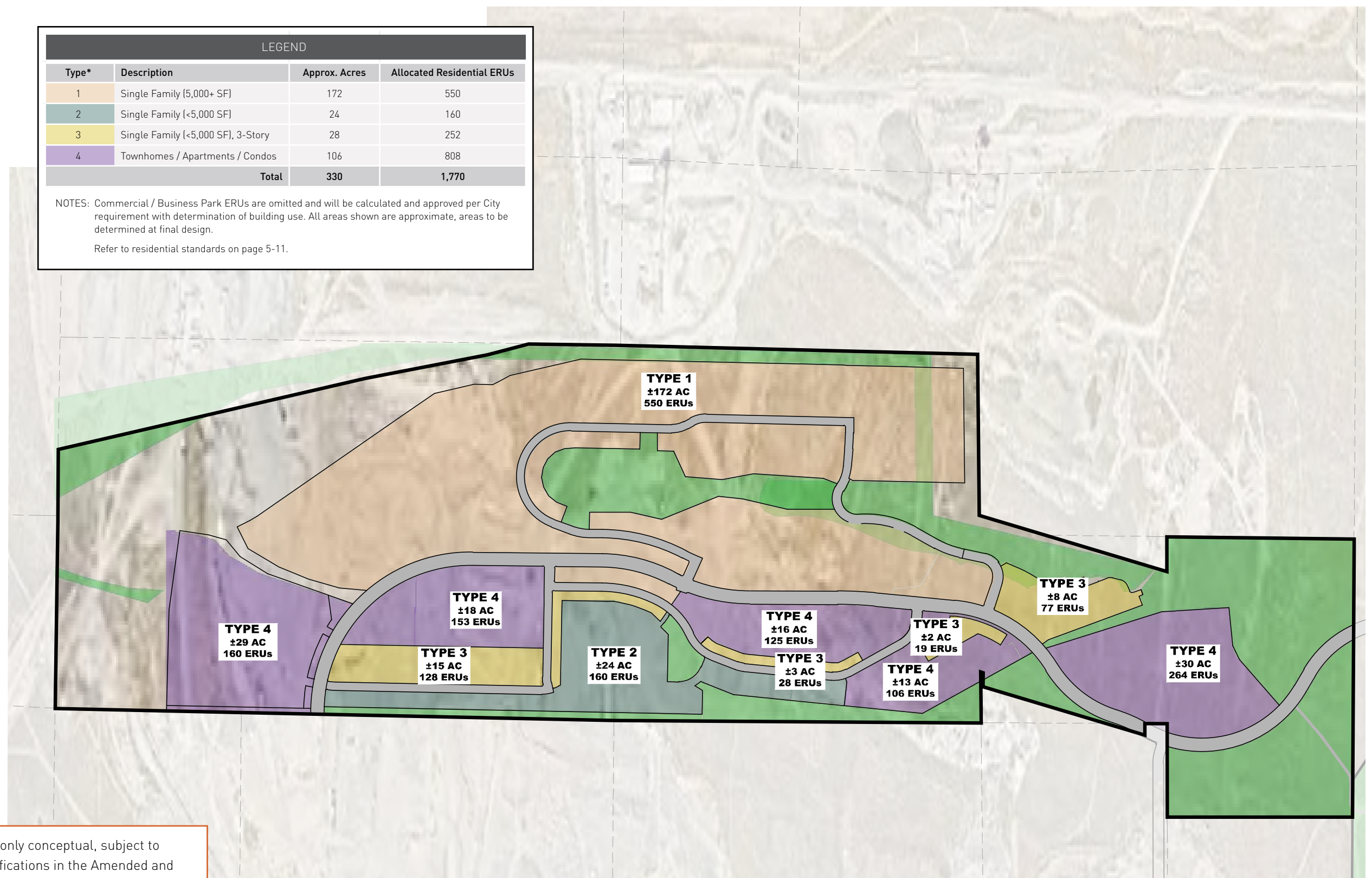






LEGEND			
Type*	Description	Approx. Acres	Allocated Residential ERUs
1	Single Family (5,000+ SF)	172	550
2	Single Family (<5,000 SF)	24	160
3	Single Family (<5,000 SF), 3-Story	28	252
4	Townhomes / Apartments / Condos	106	808
Total		330	1,770

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.  
Refer to residential standards on page 5-11.

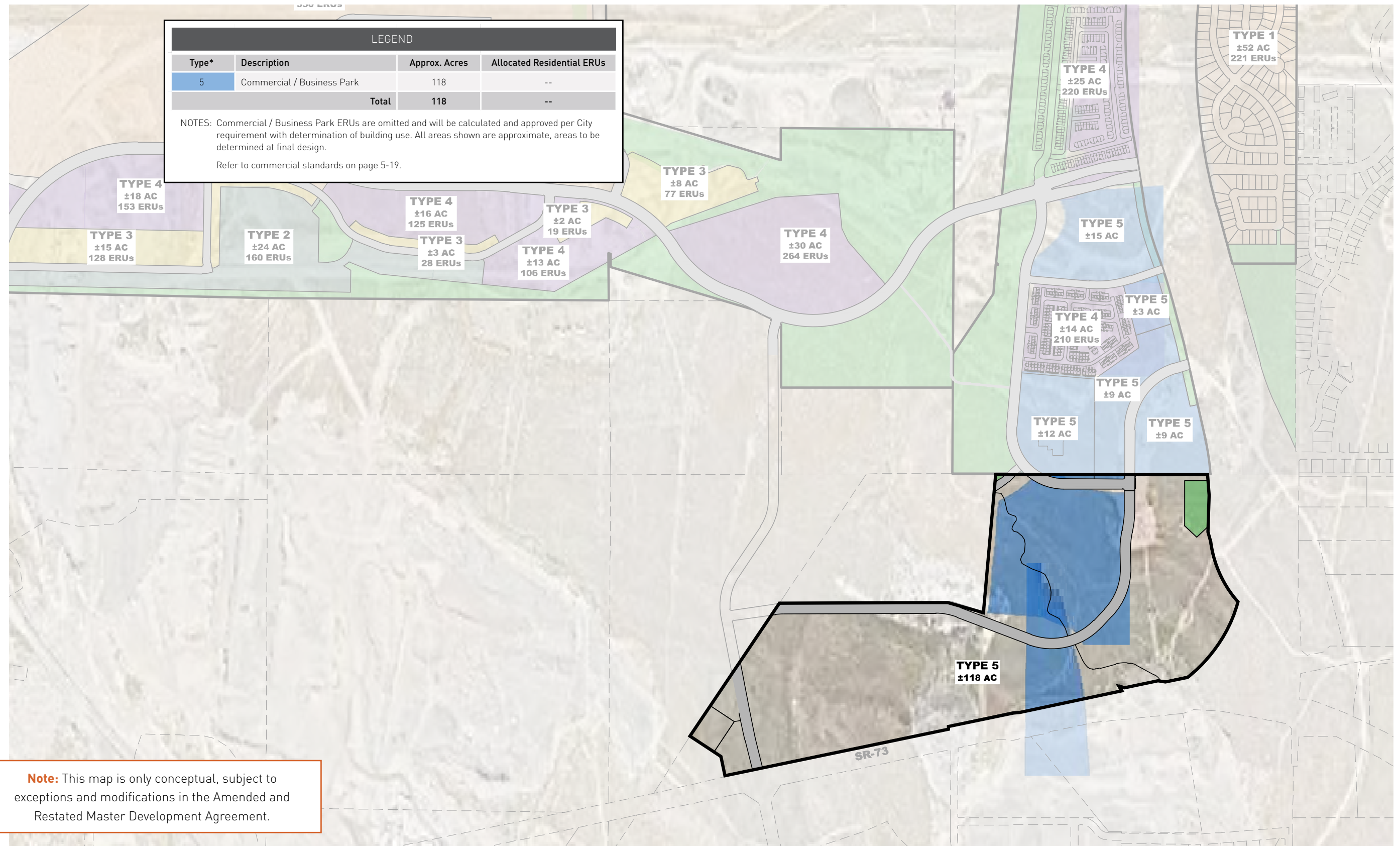


**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.





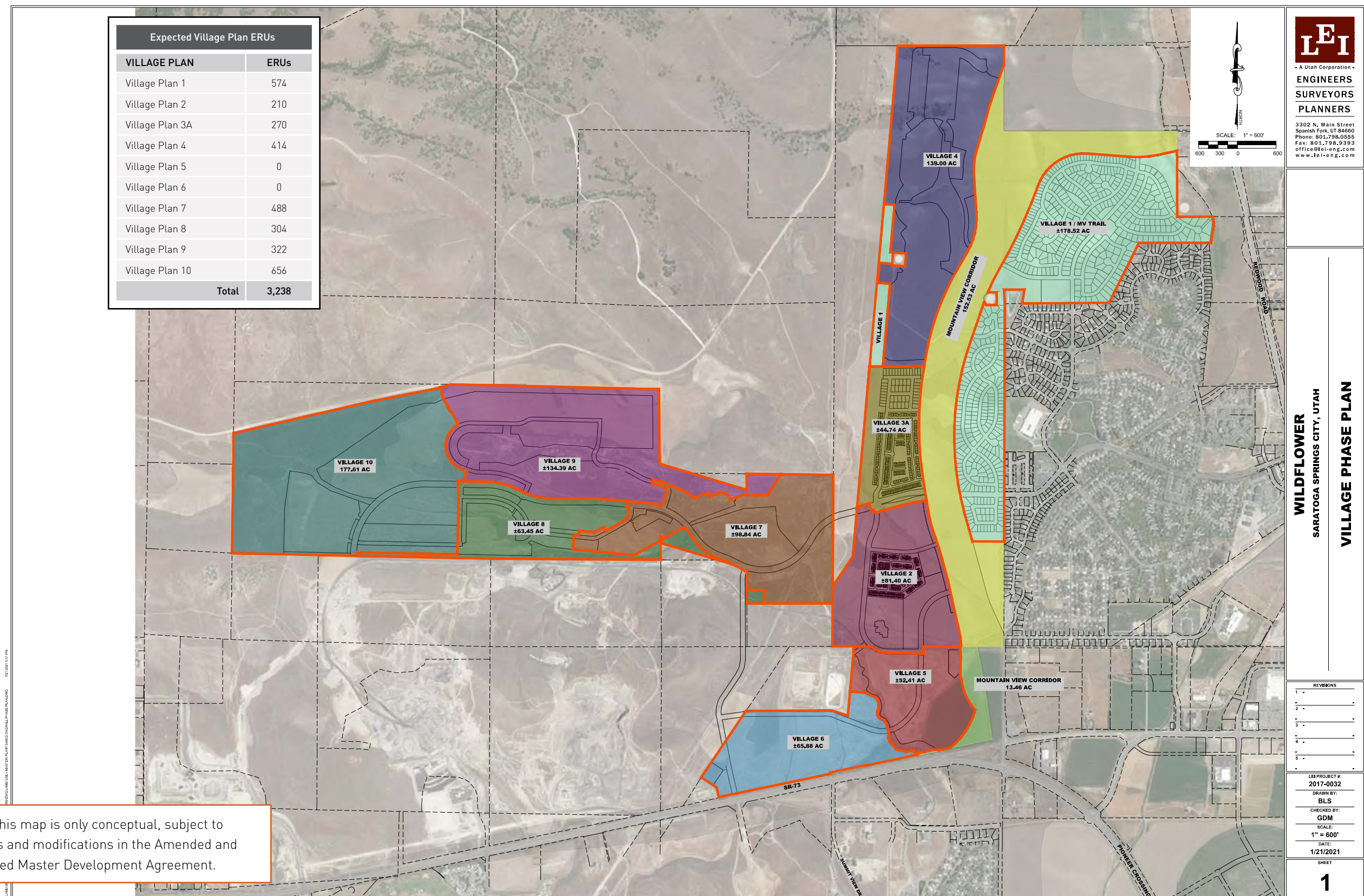
## Land Use Map Exhibit—South Side







# Village Plan Phasing Exhibit



## 03 Buildout Allocation

The Wildflower Community Plan allocates single-family and multi-family housing into four different types with a variety of lot sizes which will accommodate a mix of income levels, age ranges, and lifestyles. Housing types will vary based on the location within the community. Lower density single-family types have been designed near the existing neighborhoods of Harvest Hills and in areas where view lots will be available. Higher density housing types are interspersed throughout the community near Mountain View Corridor and in areas where connecting roadways will provide easy access.

### Equivalent Residential Unit Transfers (ERUs)

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An Equivalent Residential Unit (ERU) is defined by ***The City's Vested Laws*** as a unit of measurement to evaluate development impacts of proposed residential land uses on public infrastructure including water, sewer, storm drainage, parks, roads, and public safety. Each residential 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 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:

1. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 3,238 as shown in the Land Use Master Plan.
2. Up to 15% of ERUs may be transferred into or out of any residential type or Village Plan.
3. Commercial ERUs to be determined at Village Plan, but will not count against any vested residential ERUs.
4. Any transfer of ERUs into or out of any residential 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 shall exceed twenty-five (25%) of that established in the Community Plan.
5. ERUs may not be transferred from a more intensive neighborhood into a less intensive neighborhood as designated in this Community Plan, specifically, lots 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. Single-family lots less than 4,500 square feet are permitted in Type 2 and Type 3 areas as shown on the Land Use Map Exhibits.
6. Density transfers will be finalized at time of Village Plan or through a Village Plan amendment.
7. ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere.





## 04 Open Space Plan

As illustrated in the Density and Open Space section in the Project Introduction, the Wildflower Community Plan will provide a minimum of 30% open space on a cumulative basis across the Community Plan area.

### Landscaping Philosophy

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The landscaping and open space of the Wildflower Community shall meet the requirements of ***Saratoga Springs Municipal Code Section 19.06 and 19.26*** respectively. The objective is to preserve and generally enhance the area's natural features as well as character of homes, buildings, streetscapes, trails, and open space areas, to strengthen and frame vistas and provide areas of shade intermittently.

Homeowners' lawn, patio, and garden areas are subject to approval by the Wildflower Design Review Committee (WDRC). Owners are encouraged to plant trees and shrubs to enhance the natural beauty of the area and improve erosion control within the Project.

Landscaping will be in line with ***City Code 19.06 and 19.26***. Fully irrigated and landscaped front yards are required before occupancy is allowed, or if occupancy occurs during winter months, by the following June 1st. This includes full irrigation and sod installation of park strips adjacent to or in front of the property. It is required that back yard landscaping is complete within two years from the time Certificate of Occupancy is received. Approval of landscaping plans shall be subject to the Wildflower Home Design Guidelines.

Landscaping may include a combination of lawn, trees, shrubs, mulch, rock or ground cover. Ground cover may include vegetative vines, low-spreading shrubs, annual or perennial flowering plants, or foliage plants, subject to general standards in the Wildflower Home Design Guidelines. The Wildflower Design Review Committee (WDRC) or applicable Homeowners Association will enforce the landscaping requirements.

### Open Space Objectives

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1. To improve parks and open spaces to meet the recreational needs of residents as per ***The City's Vested Laws***.
2. Design a network of private parks and open spaces using a variety of recreation types such as neighborhood parks, community demonstration gardens, greenways, connector trails, and pocket parks.
3. Create a short walking distance to open space/trails network for every home. Locate developed open space venues in areas of high visibility that are conducive to a variety of recreational uses, appropriate for the various areas and conditions.
4. Plan improvements will help meet the goals in the City's Parks, Trails and Open Space Master Plan.



## Definition of Open Space

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The term *Open Space* within the Wildflower Community Plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet one or more of the following criteria:

1. Includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, or other amenities that facilitate the creation of more attractive neighborhoods.
2. Includes entry features and any portion of park strip or landscaped median that exceeds City standards.
3. May include land set aside for a cemetery, as long as additional ERUs are not vested in lieu of this use.
4. Includes improved, native (non-irrigated), and passive areas.
5. Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape includes the restoration of disturbed areas.

The space may not include the following:

1. Surplus open space located on another lot unless previously approved as part of an overall site plan, development agreement, or plat approval.
2. Lands occupied by residential or commercial buildings, parking areas, and other hard surfaces with no recreational value.
3. Setbacks and spaces between multi-family structures that are no larger than 5,000 square feet, are not part of a community trail system, and are not developed as a recreational or community amenity.

## Edge Conditions and Buffers

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Edge conditions and buffers will be in line with City code.

## General Street Tree Standards

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A Master Street Tree Plan will be submitted at Village Plan to show the plant schedule for the street trees within the village boundaries. Generally, the standard for street trees is to plant one tree every 50 linear feet in park strips along streets. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. Park strips must be irrigated and landscaped in full prior to Certificate of Occupancy being issued.



## Park Standards

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All park areas, open space, greenways, and park strips not fronted by homes will be private and maintained by the HOA. Fronted park strips will be maintained by the private homeowner. Townhome open space will be managed by the HOA. All park areas, open space, greenways, natural open space and park strips will be private and maintained by the HOA or adjacent home owner. City will not be required to maintain any of the Wildflower open space.

Parks shall be developed for both active and passive recreation activities, taking into consideration the demographic profile of residents. Wildflower open space is thoughtfully designed with interconnecting neighborhood trails, sidewalks, and low-volume residential streets. Benches, shade areas, picnic tables, and neighborhood trail access will be included as park enhancements, where appropriate. Wildflower will exceed the typical standards where possible, and introduce additional amenities like a dog park, off-leash dog trails, and dog wash station for residents to use.

Open space areas presented in the Community Plan are conceptual in nature. Details will be addressed in the individual Village Plans. Concept plans are included in the appendix. Examples of the various types of parks and open space in Wildflower are following:

1. **Entrance Nodes**—Formal nodes serve as entrances into the community and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.
2. **Pocket Parks**—These small parks allow for people to gather, relax and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders and lawn berms. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.
3. **Neighborhood Parks**—These larger parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for the community's residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents.
4. **Greenways**—Greenways are linear open spaces with passive and sometimes active recreational elements. They may be designed around or integrated within natural open space, or they may take the form of linear developed parks. Greenways often serve as trail corridors, connecting key open spaces and providing critical connections from neighborhoods to larger parks and open space.
5. **Connector Trails**—Connector trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and open space network. See Typical Trail Section Exhibit in section 4.
6. **Demonstration Community Gardens**—Demonstration gardens are individual planting beds that feature collections like a pollinator garden, kitchen/herb garden, sensory garden, waterwise garden, succulent garden, woodland garden, etc. Demonstration gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.

On the *Community Amenity Exhibit* found on page 4-09, open space areas are labeled with one of the six types described above. Additional details and descriptions will be determined at Village Plan.



## Suggested Plant List

The following is a suggested list of plant materials provided to builders and homeowners as part of the Wildflower Design Guidelines. This does not mean that all the listed plants and trees are guaranteed to thrive. It is the responsibility of each builder and/or homeowner to consult with appropriate professionals for installation and maintenance advice. Each homeowner is instructed to consult with their builder or landscaper regarding any issues or concerns they have with the types of plants on their landscaping plan.

Honey Locust and Hackberry will not be used in park strips.

LARGE TREES					
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Decorative	Sugg. by City
<i>Cedrus atlantica argentea</i> 'Fastigiata'	Columnar Blue Atlas Cedar	40' x 10'	Evergreen		
<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	40' x 35'	Deciduous		yes
<i>Ginkgo biloba</i> 'Magyar' (males only)	Magyar Ginkgo	50' X 30'	Deciduous		Yes
<i>Ginkgo biloba</i> 'Shangra La' (males only)	Shangra La Ginkgo	55' x 40'	Deciduous		Yes
<i>Gleditsia tricanthos inermis</i> 'Skyline'	Skyline Honeylocust	40' x 35'	Deciduous		yes
<i>Pinus nigra</i>	Austrian Black Pine	50' x 30'	Evergreen		Yes
<i>Pinus sylvestris</i>	Scotch Pine	40' x 30'	Evergreen		Yes
<i>Quercus bicolor</i> 'Bonnie and Mike' Beacon	Columnar Oak	40' x 15'	Deciduous		
<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	60' x 15'	Deciduous		Yes
<i>Quercus robur</i> 'Skinny Genes'	Skinny Genes Columnar Oak	45' x 10'	Deciduous		
<i>Quercus robur fastigiata</i> 'Skyrocket'	Columnar English Oak	40' x 15'	Deciduous		
<i>Quercus robur x alba</i> 'Crimschmidt' Crimson Spire	Columnar English Oak	45' x 20'	Deciduous		
<i>Quercus robur x bicolor</i> 'Long' Regal Prince'	Columnar English Oak	40' x 15'	Deciduous		
<i>Quercus robur x bicolor</i> 'Nadler' Kindred Spirit	Columnar English Oak	30' x 6'	Deciduous		
<i>Quercus x 'Adeline'</i> Castle Green'	Columnar Oak	40' x 12'	Deciduous		
<i>Quercus x 'Scarlet Letter'</i>	Columnar Oak	40' x 15'	Deciduous		
<i>Tilia americana</i> 'Redmond'	Redmond American Linden	60' x 35'	Deciduous		
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	50' x 35'	Deciduous		Yes
<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	60' x 30'	Deciduous		Yes
<i>Ulmus x 'Accolade'</i>	Accolade Elm	50' x 25'	Deciduous		Yes
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	50' x 35'	Deciduous		



MEDIUM TREES					
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Decorative	Sugg. by City
Acer glabrum	Rocky Mountain Maple	25' x 15'	Deciduous		
Acer truncatum x acer platanoides 'Crimson Sunset'	Crimson Sunset	35' x 25'	Deciduous		
Acer truncatum x acer platanoides 'Norwegian Sunset'	Norwegian Sunset	35' x 25'	Deciduous		
Acer truncatum x acer platanoides 'Ruby Sunset'	Ruby Sunset	25' x 20'	Deciduous		
Acer truncatum x acer platanoides 'Urban Sunset'	Urban Sunset	35' x 20'	Deciduous		
Acer truncatum x acer platanoides Pacific Sunset'	Pacific Sunset	30' x 25'	Deciduous		
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25' x 20'	Deciduous		
Cedrus atlantica glauca	Blue Atlas Cedar	30' x 20'	Evergreen		
Celtis occidentalis	Common Hackberry	40' x 30'	Deciduous		Yes
Chamaecyparis nootkatensis 'Pendula Green Arrow'	Weeping Alaskan Cedar	25' x 3'	Evergreen	Yes	
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	30' x 25'	Deciduous		Yes
Juniperus scopulorum	Rocky Mountain Juniper	30' x 30'	Evergreen		Yes
Malus x 'Marilee'	Marilee Flowering Crabapple	24' x 10'	Deciduous	Yes	
Prunus maackii	Amur Chokecherry	30' x 30'	Deciduous		Yes
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	25' x 20'	Deciduous	Yes	
Ulmus x 'Frontier'	American Elm	30' x 25'	Deciduous		Yes
Zelkova serrata 'City Sprite'	Zelkova	24' x 18'	Deciduous		
SMALL TREES					
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Decorative	Sugg. by City
Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	20' x 15'	Deciduous		Yes
Acer tataricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	25' X 20'	Deciduous		Yes
Cedrus atlantica glauca 'Pendula'	Weeping Blue Atlas Cedar	15' x 15'	Evergreen	Yes	
Cedrus libani 'Beacon Hill'	Weeping Cedar of Lebanon	10' x 6'	Evergreen	Yes	
Cercis Canadensis 'Pink Heartbreaker'	Eastern Redbud	15' x 10'	Deciduous	Yes	
Chamaecyparis lawsoniana 'Pinpoint'	Pinpoint Blue False Cypress	20' x 7'	Evergreen		
Malus 'Amberina'	Amberina Flowering Crabapple	12' x 10'	Deciduous	Yes	
Malus x 'April Showers'	Weeping Flowering Crabapple	10' x 6'	Deciduous	Yes	
Malus x 'Cardinal's Robe'	Cardinal's Robe Flowering Crabapple	15' x 20'	Deciduous	Yes	
Malus x 'Harvest Gold'	Harvest Gold Flowering Crabapple	22' x 18'	Deciduous	Yes	
Malus x 'Indian Magic'	Indian Magic Crabapple	20' x 15'	Deciduous	Yes	Yes



SMALL TREES					
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Decorative	Sugg. by City
Malus x 'Leprechaun'	Leprechaun Flowering Crabapple	8' x 8'	Deciduous	Yes	
Malus x 'Little Troll'	Little Troll Weeping Flowering Crabapple	16' x 16'	Deciduous	Yes	
Malus x 'Orange Crush'	Orange Crush Flowering Crabapple	15' x 15'	Deciduous	Yes	
Malus x 'Prairie Fire'	Prairie Fire Crabapple	20' x 20'	Deciduous	Yes	Yes
Malus x 'Raspberry Spear'	Raspberry Spear Crabapple	20' x 8'	Deciduous	Yes	
Malus x 'Red Barron'	Red Barron Crabapple	20' x 12'	Deciduous	Yes	
Malus x 'Red Jade'	Red Jade Weeping Crabapple	15' x 15'	Deciduous	Yes	
Malus x 'Red Jewel'	Red Jewel Crabapple	15' x 12'	Deciduous	Yes	
Malus x 'Snowdrift'	Snowdrift Crabapple	20' x 20'	Deciduous	Yes	
Malus x 'Sparkling Sprite'	Sparkling Sprite Crabapple	12' x 12'	Deciduous	Yes	
Picea abies 'Pendula'	Weeping Norway Spruce	10' x 15'	Evergreen	Yes	
Pinus densiflora umbraculifera 'Compacta'	Tanyosho Pine	6' x 6'	Evergreen	Yes	
Prunus subhirtella pendula	Weeping Flowering Cherry	20' x 20'	Deciduous	Yes	
Prunus subhirtella pendula 'Snow Fountain'	Weeping Flowering Cherry	15' x 8'	Deciduous	Yes	
Quercus gambelii	Gamble Oak	25' x 20'	Deciduous		Yes

SHRUBS				
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Sugg. by City
Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry	15' x 4'	Deciduous	
Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	3' x 3'	Deciduous	Yes
Corylus avellana 'Red Dragon'	Red Leafed Filbert	8' x 5'	Deciduous	
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	4' x 4'	Semi-Evergreen	
Ephedra viridis	Mormon Tea	2' x 4'	Evergreen	Yes
Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	3' x 6'	Deciduous	Yes
Forsythia x 'Show Off Sugar Baby'	Sugar Baby Dwarf Forsythia	3' x 3'	Deciduous	Yes
Hesperaloe parviflora 'Red Yucca'	Red Yucca	3' x 4'	Evergreen	
Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	12" x 6'	Evergreen	
Juniperus horizontalis 'Hughes'	Hughes Creeping Juniper	12" x 6'	Evergreen	
Juniperus horizontalis 'Wiltonii'	Wilton's Creeping Juniper	8" x 8'	Evergreen	
Juniperus procumbens 'Green Mound'	Japanese Garden Juniper	6" x 6'	Evergreen	
Juniperus scopulorum 'Blue Arrow'	Blue Arrow Upright Juniper	15' x 3'	Evergreen	
Juniperus scopulorum 'Moonglow'	Moonglow Upright Juniper	20' x 10'	Evergreen	
Juniperus scopulorum 'Wichita Blue'	Wichita Blue Upright Juniper	15' x 6'	Evergreen	





SHRUBS				
Botanical Name	Common Name	Mature Size	Deciduous or Evergreen	Sugg. by City
Lonicera x xylosteoides 'Clavy's Dwarf'	Honeysuckle Shrub	5' x 5'	Deciduous	
Magnolia soulangiana 'Susan'	Magnolia	12' x 12'	Deciduous	
Magnolia stellata 'Royal Star'	Magnolia	20' x 15'	Deciduous	
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3' x 4'	Evergreen	
Perovskia atriplicifolia 'Blue Steel'	Russian Sage	3' x 2'	Deciduous	
Perovskia atriplicifolia 'Little Lace'	Russian Sage	2' x 1'	Deciduous	
Philadelphus x virginialis 'Miniature Snowflake'	Mock Orange	4' x 4'	Deciduous	Yes
Pinus mugo var. pumilio	Dwarf Mugo Pine	5' x 6'	Evergreen	
Pinus sylvestris 'Hillside Creeper'	Creeping Scotch Pine	2' x 8'	Evergreen	
Prunus besseyi 'Pawnee Buttes'	Sand Cherry	1' x 6'	Deciduous	
Rhamnus frangula 'Fine Line'	Fern Leaf Buckthorn	7' x 3'	Deciduous	
Rhamnus frangula columnaris	Tallhedge Buckthorn	15' x 4'	Deciduous	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3' x 8'	Deciduous	
Rhus trilobata 'Autumn Amber'	Three Leaf Sumac	2' x 8'	Deciduous	Yes
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3' x 3'	Deciduous	
Rosa Meidiland series 'Red'	Red Meidiland Rose	4' x 6'	Deciduous	
Rosa Meidiland series 'White'	White Meidiland Rose	2' x 6'	Deciduous	
Sambucus nigra 'Laced Up'	Laced Up Elderberry	10' x 3'	Deciduous	
Symphoricarpos oreophilus	Mountain Snowberry	4' x 4'	Deciduous	
Symphoricarpos orbiculatus	Coralberry	5' x 8'	Deciduous	
Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2' x 8'	Deciduous	
Symphoricarpos x doorensbosii 'Kolman'	Kolman Coralberry	3' x 3'	Deciduous	
Symphoricarpos x doorensbosii 'Magic Berry'	Magic Berry Coralberry	5' x 5'	Deciduous	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5' x 7'	Deciduous	
Syringa x 'Bloomerang'	Dwarf Reblooming Lilac	3' x 3'	Deciduous	
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5' x 4'	Deciduous	
Viburnum opulus 'Compactum'	Compact European Cranberry	6' x 6'	Deciduous	
Viburnum opulus 'Nanum'	Dwarf European Cranberry	2' x 3'	Deciduous	Yes
Viburnum trilobum 'Alfredo'	American Cranberry	6' x 6'	Deciduous	
Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	3' x 2'	Evergreen	



ORNAMENTAL GRASSES		
Botanical Name	Common Name	Mature Size
Bouteloua gracilis	Blue Grama Grass	2' x 2'
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	2.5' x 1.5'
Calamagrostis acutiflora 'Eldorado'	Feather Reed Grass	4' x 2'
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5' x 3'
Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	4' x 2'
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	3' x 2'
Deschampsia cespitosa	Tufted Hairgrass	2' x 2'
Deschampsia cespitosa 'Schottland'	Tufted Hairgrass	3' x 2'
Festuca mairei	Atlas Fescue	3' x 3'
Festuca ovina glauca 'Boulder Blue'	Boulder Blue Fescue	8" x 12"
Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	3' x 2'
Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	4' x 4'
Miscanthus sinensis 'Dixieland'	Maiden Grass	3' x 4'
Miscanthus sinensis 'Gracillimus Nana'	Gracillimus Nana Maiden Grass	4' x 4'
Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	5' x 2'
Pennisetum alopecuroides	Dwarf Fountain Grass	4' x 2'
Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 x 1.5'
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3' x 2'
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1' x 1'
Pennisetum alopecuroides 'Red Head'	Red Head Dwarf Fountain Grass	4' x 2.5'
Schizachyrium scoparium	Little Bluestem Grass	3' x 2'
Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	3' x 2'
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	4' x 4'
Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	3' x 2'



PERENNIALS			
Botanical Name	Common Name	Mature Size	Sugg. by City
Allium x 'Summer Beauty'	Summer Beauty Allium	20" x 18"	
Alyssum wulfenianum 'Golden Spring'	Alpine Alyssum	6" x 18"	
Aquilegia caerulea 'Rocky Mountain Power'	Rocky Mountain Blue Columbine	18" x 15"	
Aquilegia chrysantha 'Denver Gold'	Yellow Columbine	30" x 18"	
Arabis alpinus 'Compinkie'	Rockcress	6" x 12"	
Arabis alpinus 'Snowcap'	Rockcress	6" x 12"	
Artemisia x 'Powis Castle'	Powis Castle Artemisia	36" x 30"	
Artemisia schmidtiana 'Silvermound'	Silvermound	24" x 24"	Yes
Aster alpinus 'Alpine'	Alpine Aster	12" x 16"	
Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	24" x 36"	
Aster novae-angliae 'Vibrant Dome'	Vibrant Dome New England Aster	24" x 36"	
Aster novae-angliae 'Wood's Pink'	Wood's Pink New England Aster	12" x 24"	
Aubrieta 'Audrey Purple Shades'	Audrey Purple Shades Rockcress	6" x 14"	
Aubrieta 'Red Cascade'	Rockcress	6" x 14"	
Callirhoe involucrata	Prairie Winecup	18" x 48"	
Crococsmia 'Lucifer'	Crococsmia	36" x 36"	
Echinacea purpurea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	30" x 24"	
Echinacea purpurea 'Butterfly Julia'	Butterfly Julia Coneflower	18" x 18"	
Echinacea sombrero	Coneflower	20" x 24"	
Epilobium septentrionale 'Wayne's Silver'	Wayne's Silver Zaushneria	12" x 24"	
Gaura lindheimeri	Whirling Butterflies	Varies	
Geranium 'Johnson's Blue'	Cranesbill	18" x 36"	
Geranium macrorrhizum 'Bevans'	Cranesbill	12" x 24"	
Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily	22" x 24"	
Hemerocallis x 'Apricot Sparkles'	Apricot Sparkles Daylily	15" x 24"	
Hemerocallis x 'Cosmopolitan'	Cosmopolitan Daylily	20" x 27"	
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	24" x 36"	
Hemerocallis x 'Little Grapette'	Grapette Daylily	12" x 18"	
Hemerocallis x 'Wineberry Candy'	Wineberry Candy	22" x 24"	
Heuchera sp.	Coral Bells	Varies	
Iberis sp.	Candytuft	Varies	
Kniphofia sp.	Red Hot Poker	Varies	
Lavandula angustifolia sp.	English Lavender	Varies	



PERENNIALS			
Botanical Name	Common Name	Mature Size	Sugg. by City
Mirabilis multiflora	Desert Four O'Clock	18" x 6'	
Penstemon barbatus sp.	Beardtongue	Varies	
Penstemon cyananthus	Wasatch Penstemon	36" x 24"	
Penstemon eatonii	Firecracker Beardtongue	36" x 12"	
Penstemon palmeri	Palmer's Beardtongue	60" x 24"	
Penstemon pinifolius sp.	Pineleaf Penstemon	12" x 12"	
Perovskia atriplicifolia sp.	Russian Sage	Varies	
Rudbeckia fulgida sp.	Black Eyed Susan	Varies	
Sedum spectabile 'Autumn Fire'	Showy Stonecrop	24" x 24"	
Sedum spectabile 'Autumn Joy'	Stonecrop	36" x 24"	

ORNAMENTAL GRASSES		
Botanical Name	Common Name	Suggested by City
Ajuga sp.	Bugleweed	Yes
Fragaria 'Lipstick'	Strawberry	
Galium odoratum	Sweet Woodruff	
Lamium maculatum sp.	Spotted Dead Nettle	
Lysimachia nummularia	Creeping Jenny	
Mahonia repens	Creeping Oregon Grape	
Sedum acre	Goldmoss Stonecrop	Yes
Sedum ochroleucum 'Red Wiggle'	Stonecrop	Yes
Thymus lanuginosus	Woolly Thyme	
Thymus serpyllum sp.	Thyme	
Veronica sp.	Speedwell	



## Phasing and Improvement of Open Space

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### Allocation of Points System for Open Space Amenities

Chapter 19.19 of the City's Vested Laws creates a points system for open space amenities to be provided by new development. The Parties acknowledge that the Open Space Plan as set forth in the Community Plan satisfies the City's Open Space requirements. As plats and phases in the Project are developed, Master Developer may propose substitute amenities that differ from those shown in the Amenity Plan and the City Council—if the substitute amenity is considered a major amendment per Chapter 19.26 of the City Code—may choose, in its sole and absolute legislative discretion, to approve or reject the substitute amenities. If the substitute is a minor amendment per Chapter 19.26, the Planning Director will make the decision based on the criteria for open space in the Community Plan. In exercising its sole and absolute legislative discretion, the City Council may choose, but is not obligated to consider: (i) the cost for the Master Developer to provide the substitute amenity and whether such has an equal to or greater than cost to the Master Developer; and (ii) Master Developer's showing that the proposed substitute amenity will have equal or greater appeal to and functionality for the residents of the subject phase than the amenity shown on the Amenity Plan.

### Open Space Requirements

#### ***Village by Village Approach***

Each Village in the Project will be comprised of one or more subdivision plats, and must be developed in accordance with the approved Village Plan and the Community Plan. For each Village, at least thirty percent (30%) of Open Space acreage, amenities, and associated water right dedication must be provided within the Village (the "Village Open Space Requirements"). The actual completion of the amenities will be performed pursuant to plat approvals. The required water rights shall be dedicated at the time of recordation of a plat for which water rights are required. To demonstrate that it will comply with the Village Open Space Requirements of a given Village, Master Developer shall provide a landscape and irrigation plan for each plat. For each Village, the City will issue building permits until such time as building permits have been issued for forty percent (40%) of the total allowable residential units in the Village (the "40% Threshold"). When the 40% Threshold has been reached, the City shall stop issuing building permits in the Village until Master Developer has commenced construction and development of the Village Open Space Requirements for that Village. If, and only if, Master Developer has commenced construction of the Village Open Space Requirements for the subject Village, then the City shall continue to issue building permits in the Village. All of the Village Open Space Requirements must be completed and satisfied by the time building permits have been issued for eighty percent (80%) of the total allowable residential units in the Village (the "80% Threshold"). If the construction or installation of any Village Open Space Requirements are commenced then they shall be completed within twelve (12) months excluding the winter months. The City may withhold issuance of additional building permits after the 80% Threshold has been reached until all of the Village Open Space Requirements have been completed and satisfied. Once all of the Village Open Space Requirements have been completed and satisfied, the City will resume issuing building permits for the remaining allowable residential units in the Village. The provisions of this Section are intended to allow Master Developer to commence construction of up to forty percent (40%) of the allowable residential units in a given Village before commencing work on the Village Open Space Requirements, while still providing protection and assurance to the City that the Village Open Space Requirements will be completed in their entirety before building permits will be issued for the last twenty percent (20%) of the allowable residential units in the Village. Only one (1) Village in the entire Community Plan may be deficient in meeting the Village Open Space Requirements at any given time.



The Master Developer waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to deny building permits for unfinished and unbonded (i.e. without an “improvement completion assurance” as defined by Chapter 10-9a) private landscaping and open space requirements. The Master Developer also waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to require improvement completion assurances for private landscaping.

### ***Plat by Plat Compliance***

The Parties acknowledge that the thirty percent (30%) open space acreage requirement will be satisfied on a Village Plan level, even though certain plats within the Village, when analyzed on their own, may not contain thirty percent (30%) open space. When a particular plat does not provide 30% open space on its own, an accompanying offsite Open Space Dedication Plat will also be provided, with landscape and irrigation plans and the necessary water dedication, in order to satisfy the open space requirements of the subject phase. This approach will ensure that for each phase, as a final plat is approved for the phase, will have at least a minimum of 30% open space with sufficient landscaping, irrigation, and water for the open space areas. The entire Project will still meet the overall open space requirements as set forth in the approved Community Plan.

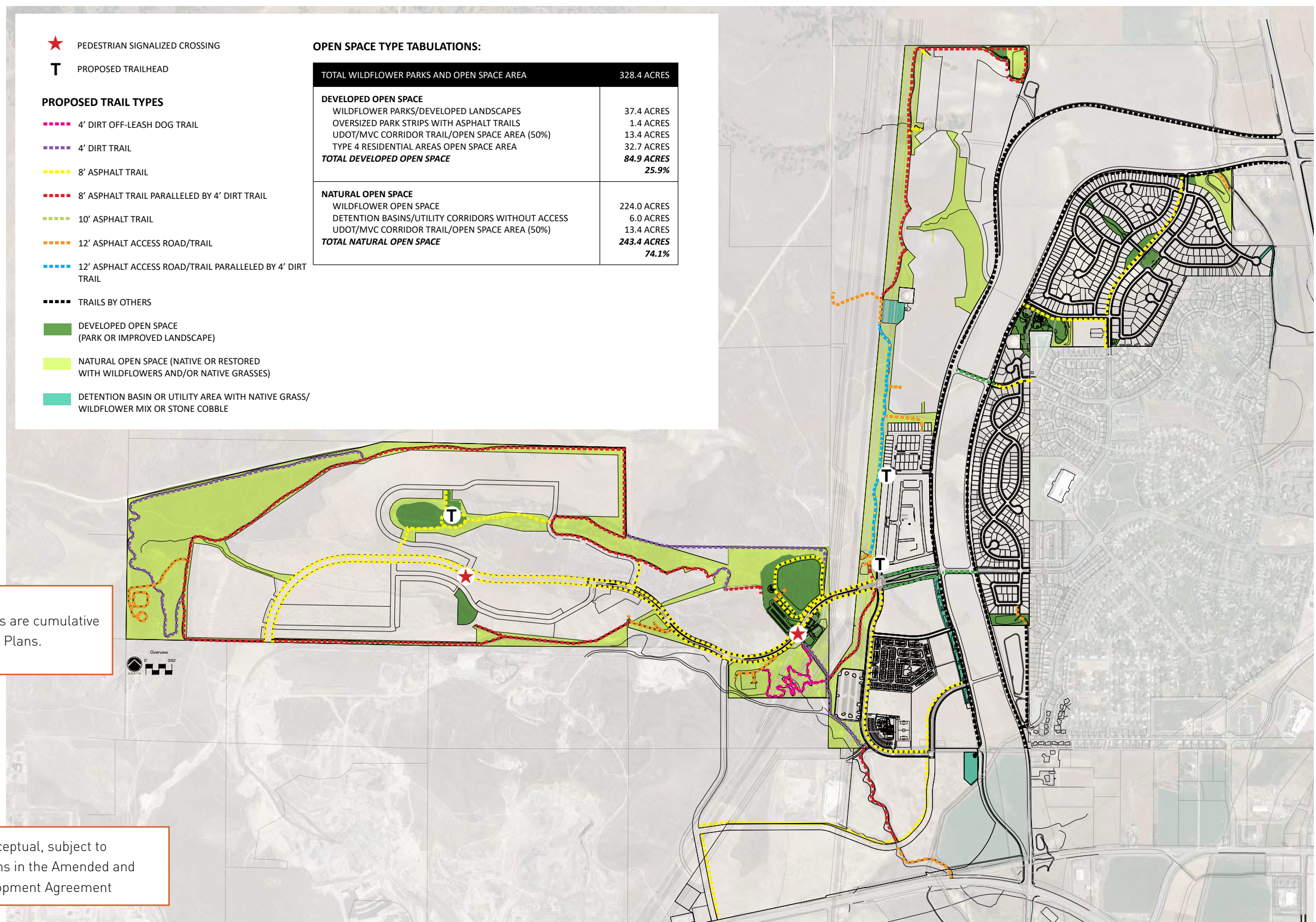
### **Open Space Improvement Completion Assurance Bonds**

To provide the City with assurances that the open space/park improvements will be completed, the Parties agree that Master Developer will provide an improvement assurance bond for open space improvements on a plat-by-plat basis with the amount of the bond based on an approved landscape and amenity plan in accordance with the standard City process and requirements. When the City inspects and approves the open space improvements for each plat the open space bond will be released consistent with standard City procedures for releasing improvement assurance bonds. The “open space” bonds (for each plat) described in this Section will be in addition to any other applicable bonding requirements for public improvements in each plat/phase.

The Master Developer waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City regarding the denial of building permits for unfinished and unbonded (i.e. without an “improvement completion assurance” as defined by Chapter 10-9a) private landscaping and open space requirements. The Master Developer also waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to require improvement completion assurances for private landscaping.



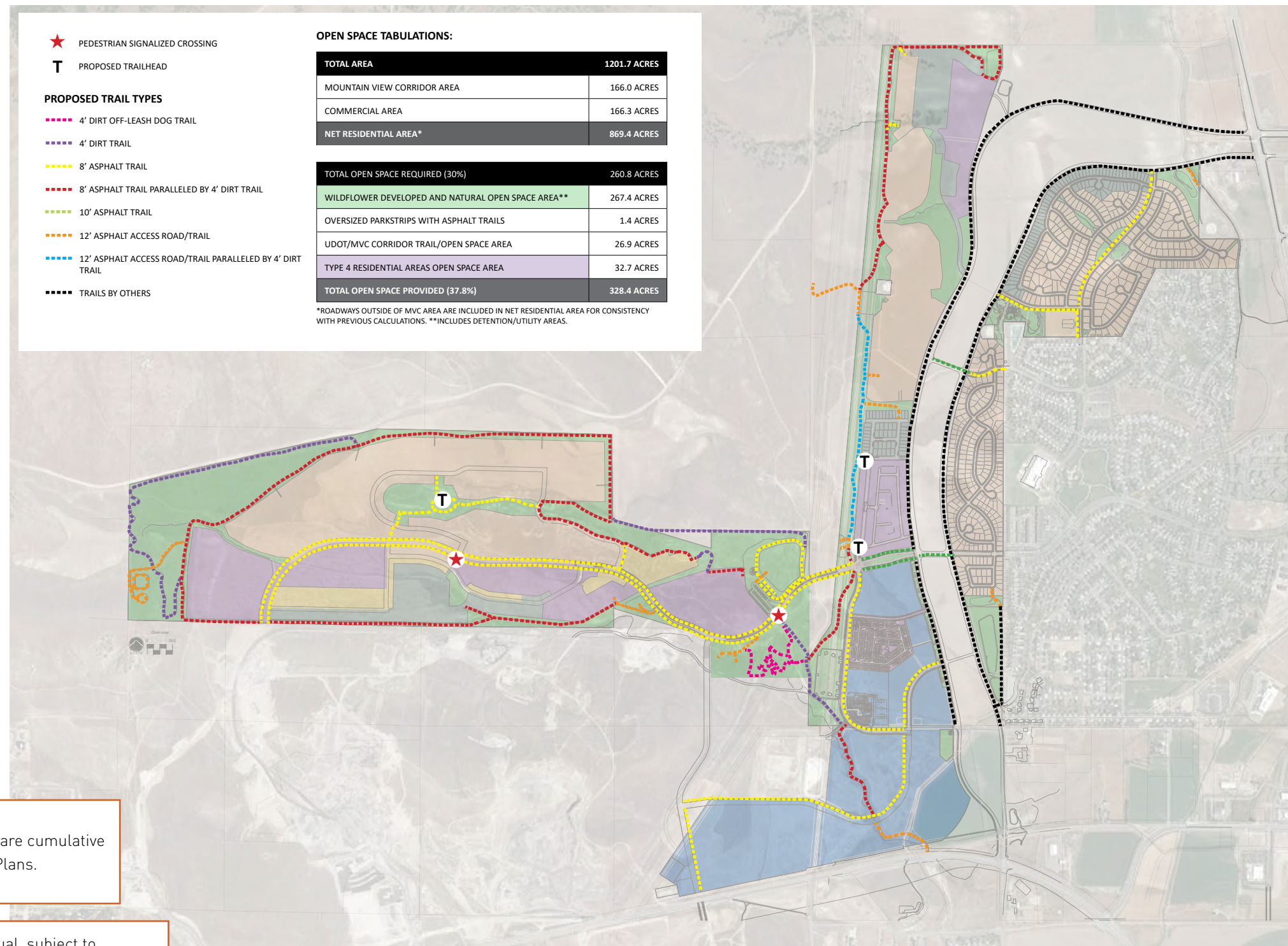








# Community Open Space Calculations



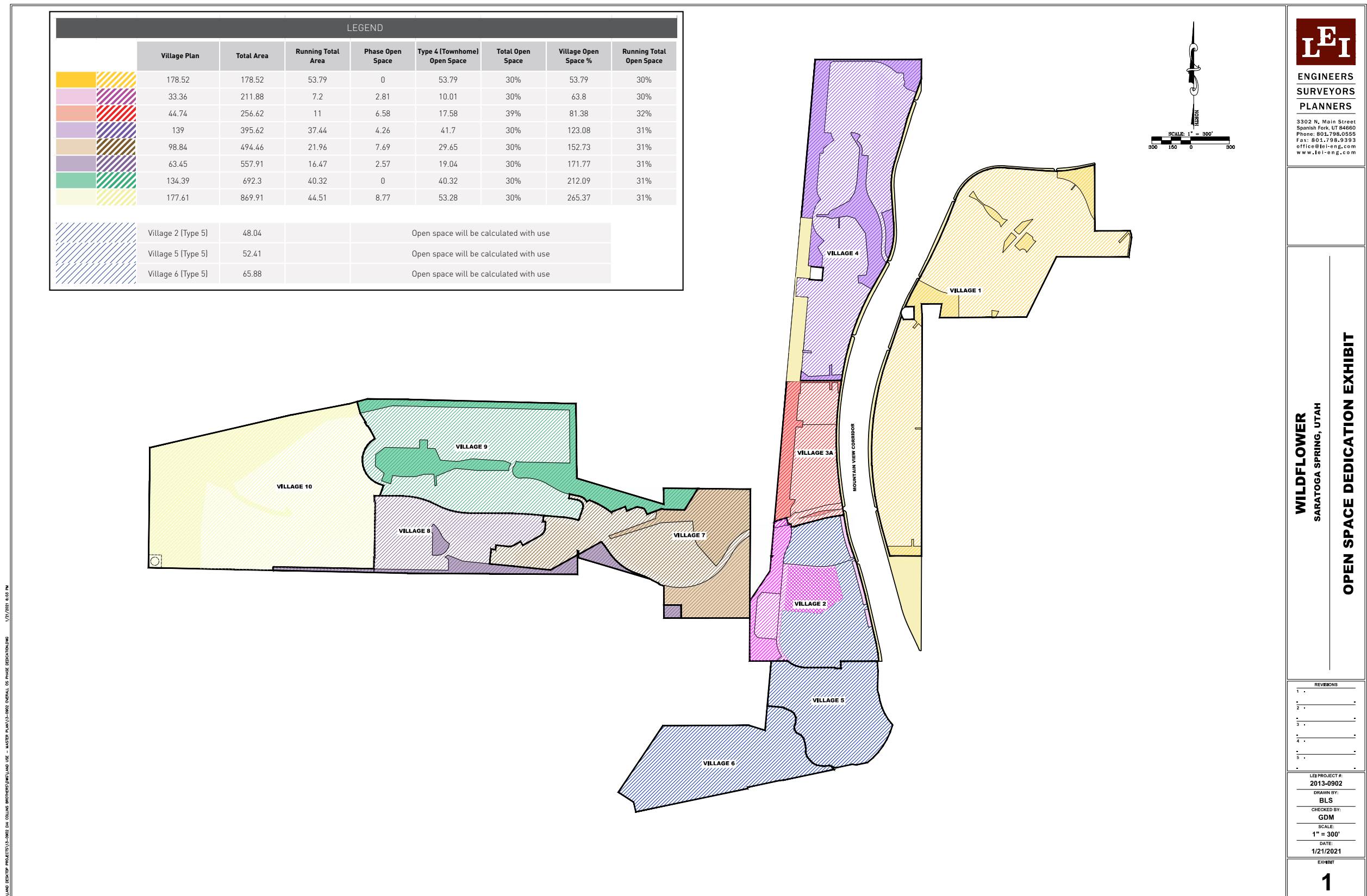
All open space percentages are cumulative across all Village Plans.

**Note:** This map is conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement





# Conceptual Open Space Dedication Exhibit



ENGINEERS  
SURVEYORS  
PLANNERS

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WILDFLOWER  
SARATOGA SPRING, UTAH  
OPEN SPACE DEDICATION EXHIBIT

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:  
2013-0902  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 300'  
DATE:  
1/21/2021

EXHIBIT  
1





# Total Units in Development	Equivalent Acres Required	Minimum # Amenity Points Required
3,238	81.0	3,238

EQUIVALENT ACRES PROVIDED			
Category	Multiplier	Actual Acres Provided	Equivalent Acres Provided
Unimproved - Not Sensitive Lands	0.15	0.0	0.0
Open Space - No Access	0.15	0.0	0.0
Sensitive Lands - Limited Access	0.33	0.0	0.0
Improvement of Existing City Open Space	0.67	0.0	0.0
Detention Basin - Limited Access	0.67	3.0	2.0
Detention Basin - No Access	0	9.6	0.0
Partially Improved	0.75	233.7	175.3
Fully Improved - Limited Access	0.75	0.0	0.0
Fully Improved - Full Access	1	21.1	21.1
Total Actual Acres Open Space		267.4	
Total Equivalent Acres			198.4
Required Amenity Points per Equivalent Acre			40.0
Total Required Amenity Points			3,238.0

“Fully Improved - Full Access” acres include Golden Hills Park a portion of Wildflower Lake since these are the only open space areas that meet the 75 point threshold requirement for this category. Aside from detention basins, the remaining open space, which includes developed open space and natural open space, have been assigned to the “Partially Improved” since these areas include developed open space that falls below the required 75 point threshold or are natural open space areas with trails.





# Open Space Amenities and Points

					Village 1		Village 2		Village 3a		Village 4		Village 5		Village 6		Village 7		Village 8		Village 9		Village 10	
Equivalent Acres Required					14.4		5.3		6.8		10.4		0.0		0.0		12.2		7.6		8.1		16.4	
Equivalent Acres Provided					12.3		10.8		8.2		30.8		0.0		0.0		50.6		4.7		21.1		49.7	
Proposed Amenity	Category	Points	Total Quantity	Total Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points	Quantity	Points
Dog Park with Dog Wash (1 acre manicured)	A	25.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0
Lake	A	681.0	1.0	681.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	681.0	0.0	0.0	0.0	0.0	0.0	0.0
Splash Pad/Creek (2,250) (25 people)	B	90.0															2.0	180.0						
Restrooms (4stalls)	B	400.0	1.0	400.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	400.0	0.0	0.0	0.0	0.0	0.0	0.0
Play Field - Full Size	B	56.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trail, paved (1000 LF)	B	41.3	71.4	2,948.8	6.3	260.2	5.8	239.5	2.4	99.1	7.2	297.4	2.3	95.0	0.0	0.0	13.9	574.1	10.6	437.8	10.8	446.0	12.1	499.7
Restrooms (2 stalls)	B	200.0	3.0	600.0	1.0	200.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	200.0	0.0	0.0	1.0	200.0	0.0	0.0
Playground Structure, 1 platform (250 SF)	C	25.0			6.0	150.0											4.0	100.0	1.0	25.0	4.0	100.0		
Pavilion, 16 x 44	C	23.0	2.0	46.1	1.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0
Pickleball Court	D	22.5	4.0	90.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	90.0	0.0	0.0
Personal Watercraft Dock (non-motorized)	D	12.5															1.0	12.5						
Sandy Beach	D	7.0															1.0	7.0						
Basketball Half Court	D	16.5	1.0	16.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	16.5	0.0	0.0
Pavilion 12 x 12	D	4.7	14.0	65.5	3.0	14.0	0.0	0.0	0.0	0.0	1.0	4.7	0.0	0.0	0.0	0.0	9.0	42.1	1.0	4.7	0.0	0.0	0.0	0.0
Pavilion 20 x 20	D	15.6	4.0	62.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	31.2	0.0	0.0	2.0	31.2	0.0	0.0
Pergola 12 x 12	D	4.0	2.0	8.0	1.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	4.0	0.0	0.0
Shade Sail	D	3.7	4.0	14.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	14.9	0.0	0.0	0.0	0.0	0.0	0.0
Trail, Soft Surface (per 1,000 LF)	D	8.3	44.2	366.9	1.7	14.1	2.3	19.1	0.2	1.7	5.7	47.3	1.5	12.5	0.0	0.0	6.9	57.3	4.7	39.0	9.9	82.2	11.3	93.8
Drinking Fountain w/pet/bottle filler	D	6.0	2.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	6.0	0.0	0.0	1.0	6.0	0.0	0.0
Picnic Table 6'	E	0.8	39.0	31.2	10.0	8.0	0.0	0.0	0.0	0.0	2.0	1.6	0.0	0.0	0.0	0.0	19.0	15.2	2.0	1.6	6.0	4.8	0.0	0.0
Soccer Goal	E	0.6	1.0	0.6	1.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trash (32 gal)	E	0.6	5.0	3.0	1.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	1.8	0.0	0.0	1.0	0.6	0.0	0.0
Bench	E	0.4	40.0	16.0	14.0	5.6	0.0	0.0	0.0	0.0	2.0	0.8	0.0	0.0	0.0	0.0	10.0	4.0	2.0	0.8	12.0	4.8	0.0	0.0
Bike Rack - 4 bikes	E	0.3	2.0	0.6	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Parking - 1 space, paved	P	0.4	385.0	154.0	41.0	16.4	0.0	0.0	30.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	226.0	90.4	0.0	0.0	88.0	35.2	0.0	0.0
Additional EA Above Requirement*	B	40.0	112.2	4,488.0	0.0	0.0	5.6	222.0	1.5	58.0	20.5	818.0	0.0	0.0	0.0	0.0	38.4	1,536.0	0.0	0.0	13.1	522.0	33.3	1,332.0
Maximum Allowed Additional EA Points*						287.0		105.0		135.0		207.0		0.0		0.0		244.0		152.0		161.0		328.0
Additional EA Points Applied*				1,103.0		0.0		105.0		58.0		207.0		0.0		0.0		244.0		0.0		161.0		328.0
Total Amenity Points				5,542.5		696.9		363.6		170.8		558.8		107.4		0.0		2,709.8		508.9		1,182.3		921.5

\*Points for Additional Equivalent Acres Above Requirement is limited to a maximum of 50% of required amenity points. Max allowed points for additional EA's = 1,619 (Equivalent to 40.5 Equivalent Acres)

ERU's	574	210	270	414	0	0	488	304	322	656
ERU's %	17.7%	6.5%	8.3%	12.8%	0.0%	0.0%	15.1%	9.4%	9.9%	20.3%
Amenity Points Required per Village	574.0	210.0	270.0	414.0	0.0	0.0	488.0	304.0	322.0	656.0
Cumulative Amenity Points Required	574.0	784.0	1,054.0	1,468.0	1,468.0	1,468.0	1,956.0	2,260.0	2,582.0	3,238.0
Cumulative Amenity Points Proposed	696.9	1,060.5	1,231.3	1,790.0	1,897.5	1,897.5	4,607.3	5,116.1	6,298.4	7,220.0
Cumulative Point Shortfall/Longfall	122.9	276.5	177.3	322.0	429.5	429.5	2,651.3	2,856.1	3,716.4	3,982.0



## Introduction to Open Space Amenities

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Wildflower has been designed to provide residents with a combination of amenities that will contribute to an active, healthy lifestyle, which promotes spending quality time with friends and family. Residents will have access to a variety of amenities focused on three major themes:

1. **Fitness.** Miles of walking, running, hiking, and biking trails offer year-round opportunities to maintain a fit and healthy lifestyle. Additional fitness classes offered by the HOA may include yoga in the park, fitness training, or mountain biking.
2. **Family.** All community parks, open space, and amenities are designed to encourage residents to spend quality time with friends and family, just right outside their back door.
3. **Fun.** Having fun is an important part of life and Wildflower's Master HOA Association will promote this theme by offering regularly programmed events and activities such as movies in the park, Easter egg hunts, food truck Fridays, as well as group sporting and fitness activities.



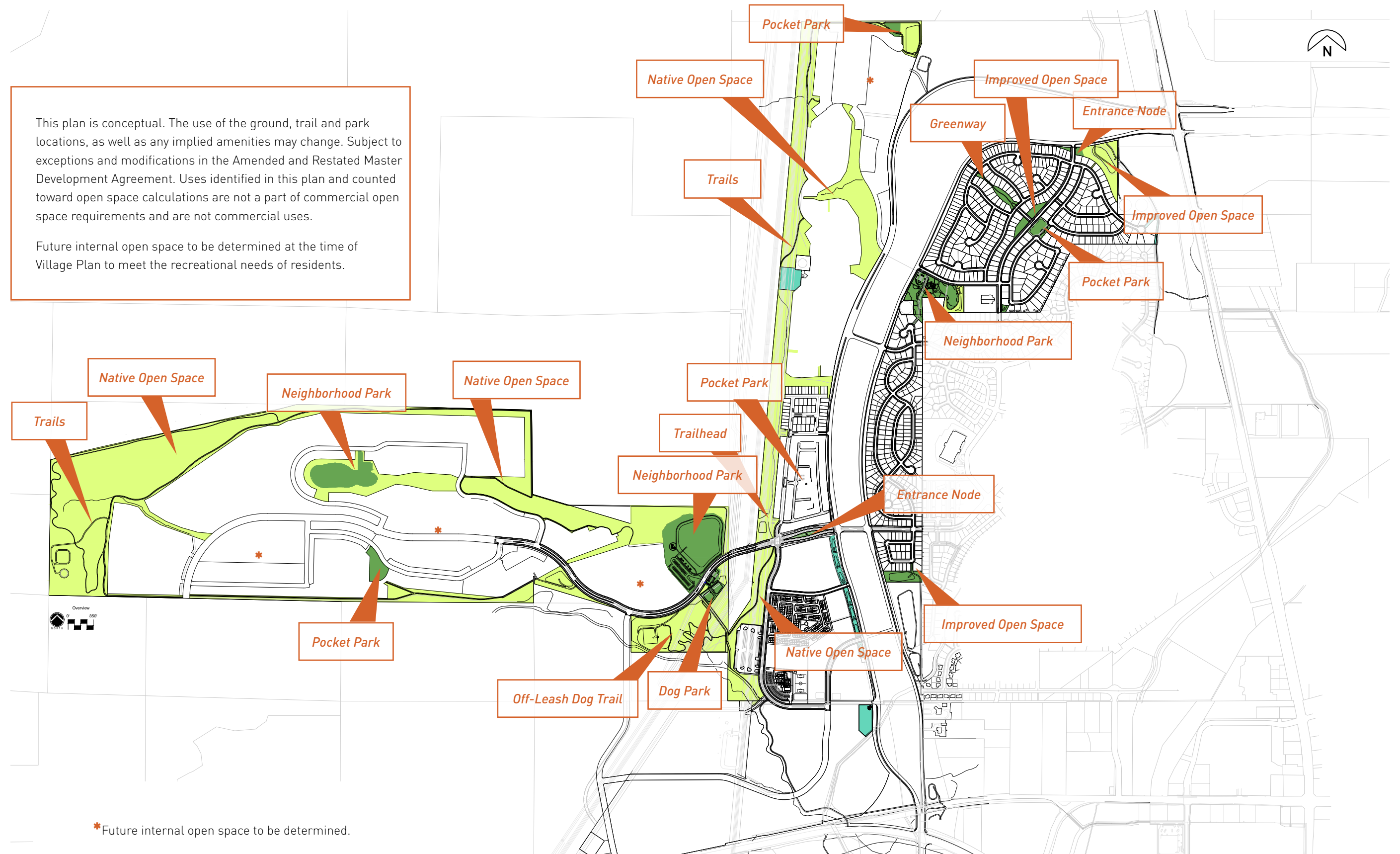




## Community Amenity Exhibit

This plan is conceptual. The use of the ground, trail and park locations, as well as any implied amenities may change. Subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Uses identified in this plan and counted toward open space calculations are not a part of commercial open space requirements and are not commercial uses.

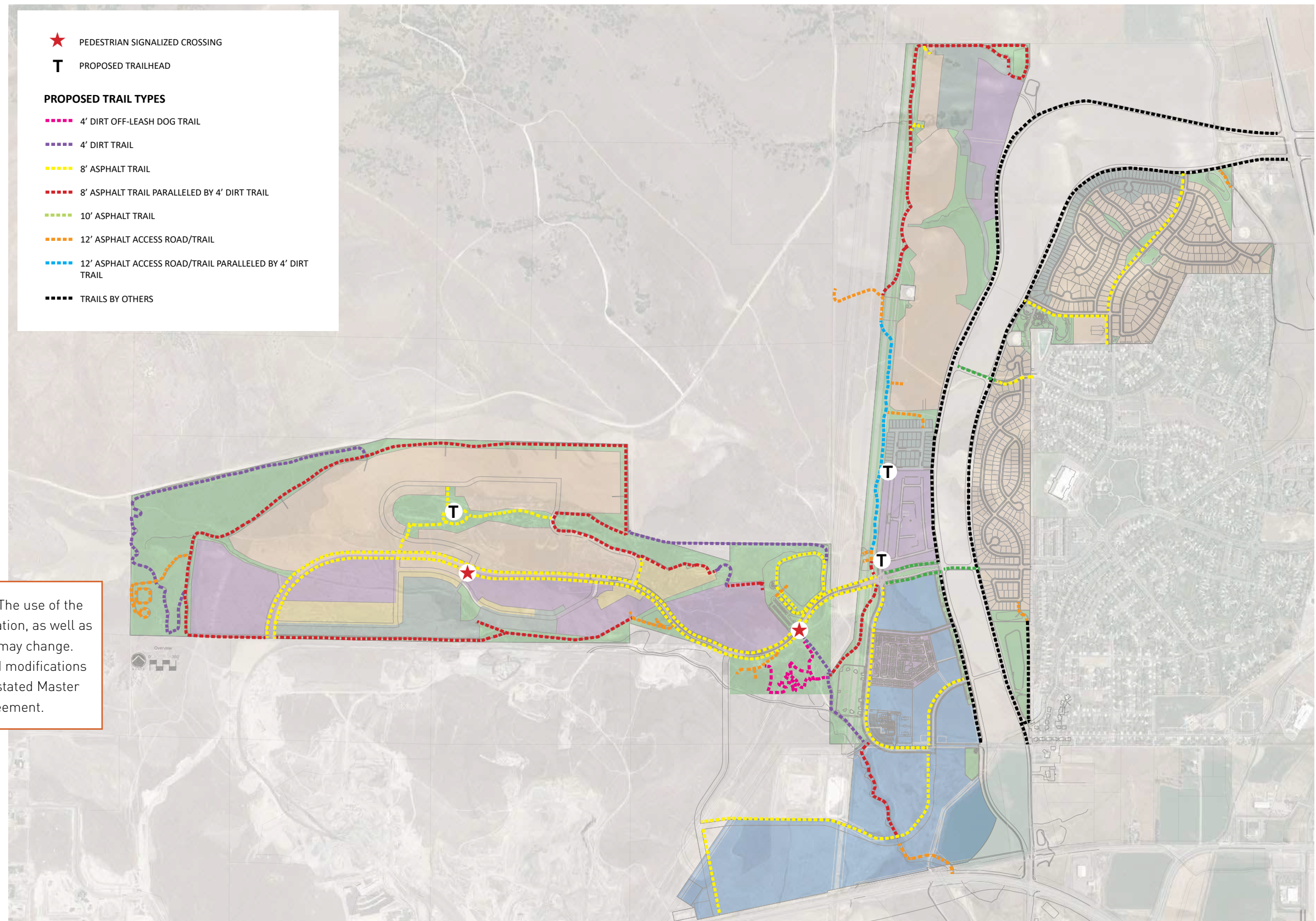
Future internal open space to be determined at the time of Village Plan to meet the recreational needs of residents.



\*Future internal open space to be determined.

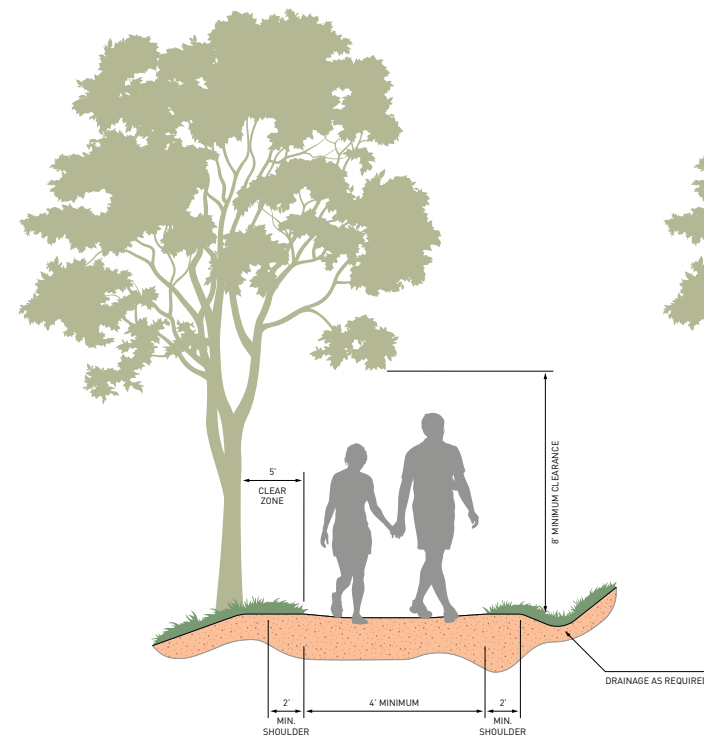




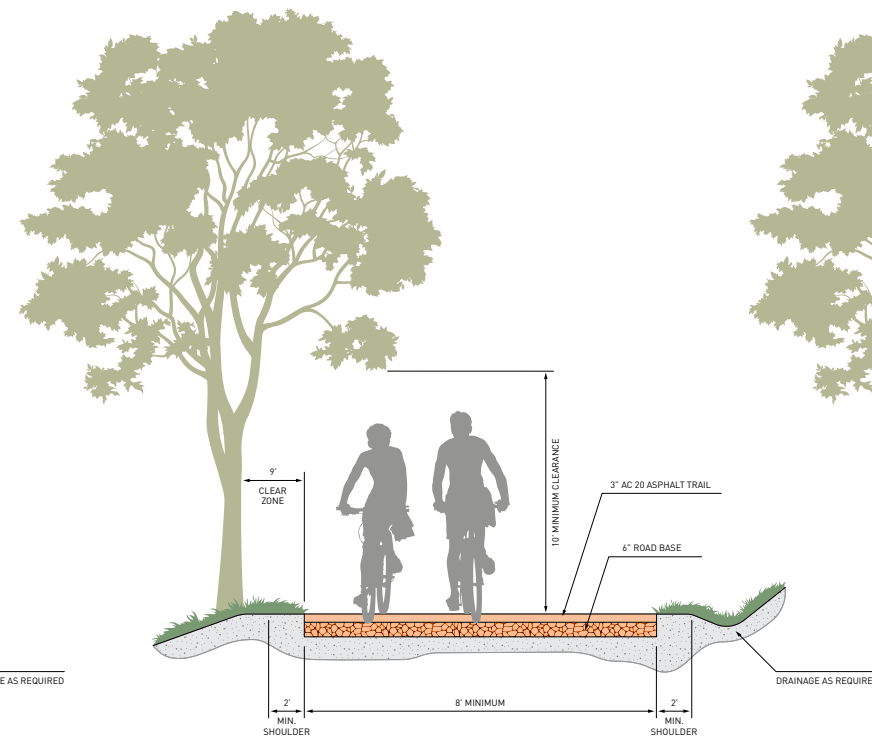




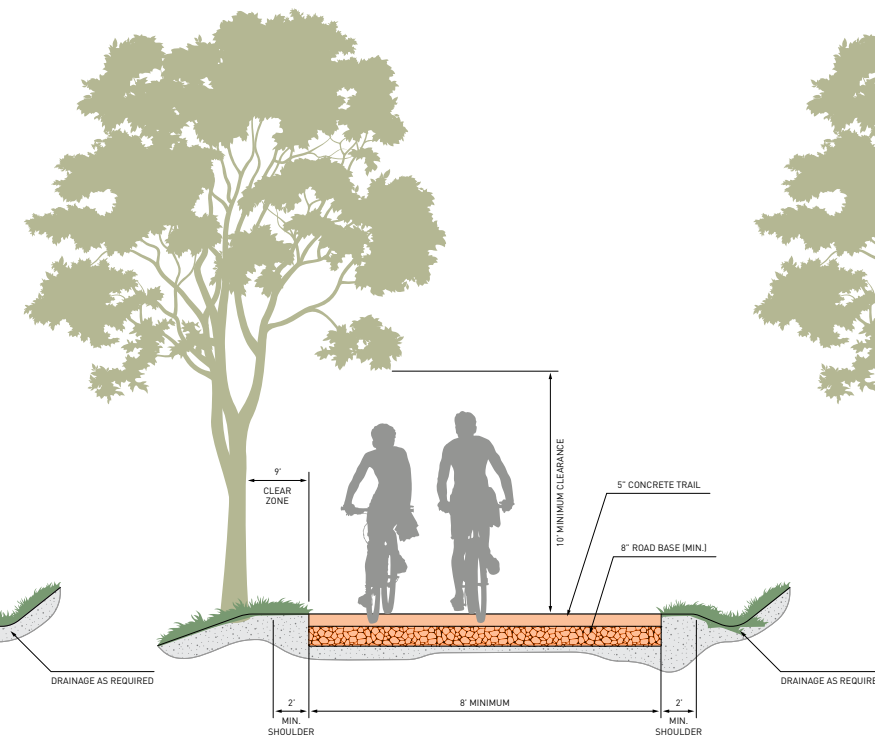
## Typical Trail Section Exhibit



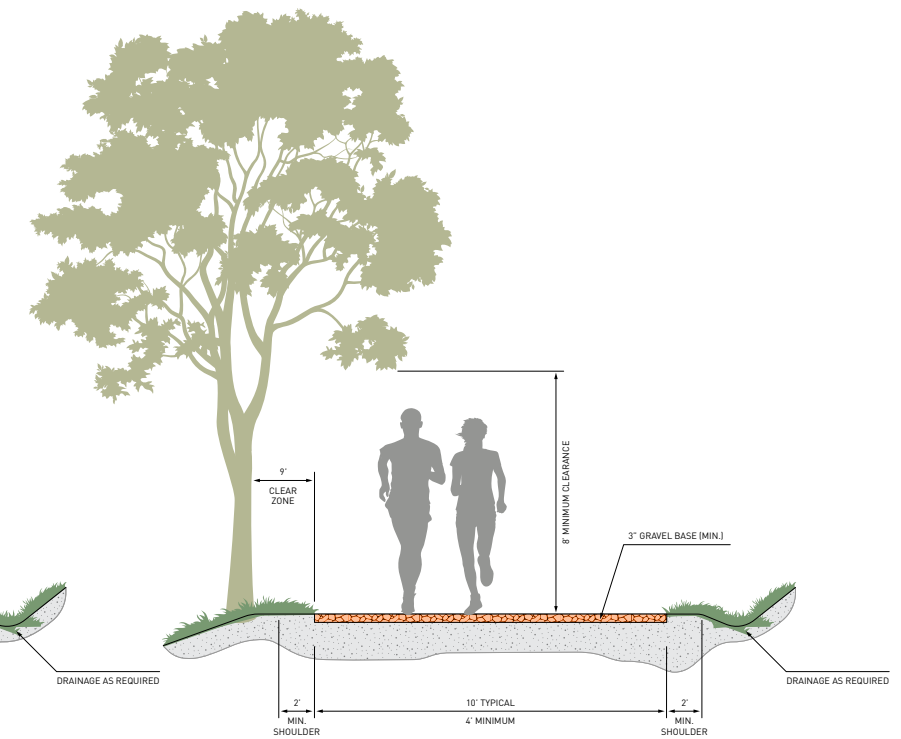
**Dirt Trail**



**Asphalt Trail**



**Concrete Trail**



**Unpaved Trail**

### Notes:

1. Centerline radius of meandering trails shall be 100' minimum.
2. All trails are private. Some may have a Public Access Easement.
3. Cross-sections of trails may be widened on any of the trail types.







## Conceptual Sports-Themed Park Amenities







## Conceptual Park Amenities





# 05 Guiding Principles

## Design Principles and Concepts

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Wildflower residents can live, work, and recreate within the project area. The community offers a variety of residential housing types and also provides for future commercial development.

In conjunction with the Community Plan document, the following guiding principles will be implemented throughout Wildflower:

**Transportation Plan:** Effective planning of street and pedestrian thoroughfares will reduce the duration and length of vehicle trips throughout the community. A variety of transportation systems have been designed, which include vehicular systems, as well as bicycle and pedestrian trail systems.

**Streetscapes:** Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful open space landscaping. Streetscapes are an important part of Wildflower that will serve many functions:

1. Project continuity contributes to the personality and brand of the community
2. Provide safety for all modes of transportation
3. Create a sense of place for residents and visitors

Street lights, outdoor furniture, trees, and other landscaping will all contribute to the character of the community. Narrowed intersections and roundabouts will be used to safely control vehicular traffic for both pedestrians and bicyclists.

**Parks and Open Space:** A network of parks and open space has been designed throughout Wildflower. This allows residents to recreate within the community and also provides connectivity through neighborhoods. See Conceptual Phasing Plan and Community Amenity exhibits in Section 4 for more information.

**Character:** A variety of housing types have been established, which will attract a range of ages, lifestyles, and income levels. Subtle variations in building materials, lot sizes, and home square footages will create unique identifying characteristics in each neighborhood, while maintaining a harmonious theme throughout the community. Creating a clear distinction between each neighborhood, yet maintaining a natural flow throughout the community, will be established by effectively designing open space and trail networks, as well as signage and landscape treatments.

**Standard Street Light Details:** Wildflower will conform to all Saratoga Springs Street Light Standards found in *The City's Vested Laws*. The guiding standards include the following:

1. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary.
2. Conserve energy and resources to the greatest extent possible.
3. Help protect the natural environment from the damaging effects of night lighting.
4. Conserve energy and resources to the greatest extent possible.
5. Promote general safety and welfare.





**Dark Sky Initiatives:** Wildflower will strive to support Saratoga Spring's efforts to create dark skies.

**Landscaping:** Wildflower will incorporate indigenous wildflowers into open space landscaping. This will enhance architectural features, commercial buildings, streetscapes, and trail systems. Landscaping plans for open space areas will include areas of intermittent shade, screening, and buffering to meet the requirements in Saratoga Spring's City code.

**Commercial:** Over 140 acres are reserved for Type 5 commercial development. These commercial uses will provide convenient proximity to shopping, as well as jobs, for Wildflower residents.

**Mountain View Corridor:** Appropriate buffering for each individual neighborhood area shall be determined at Village Plan.

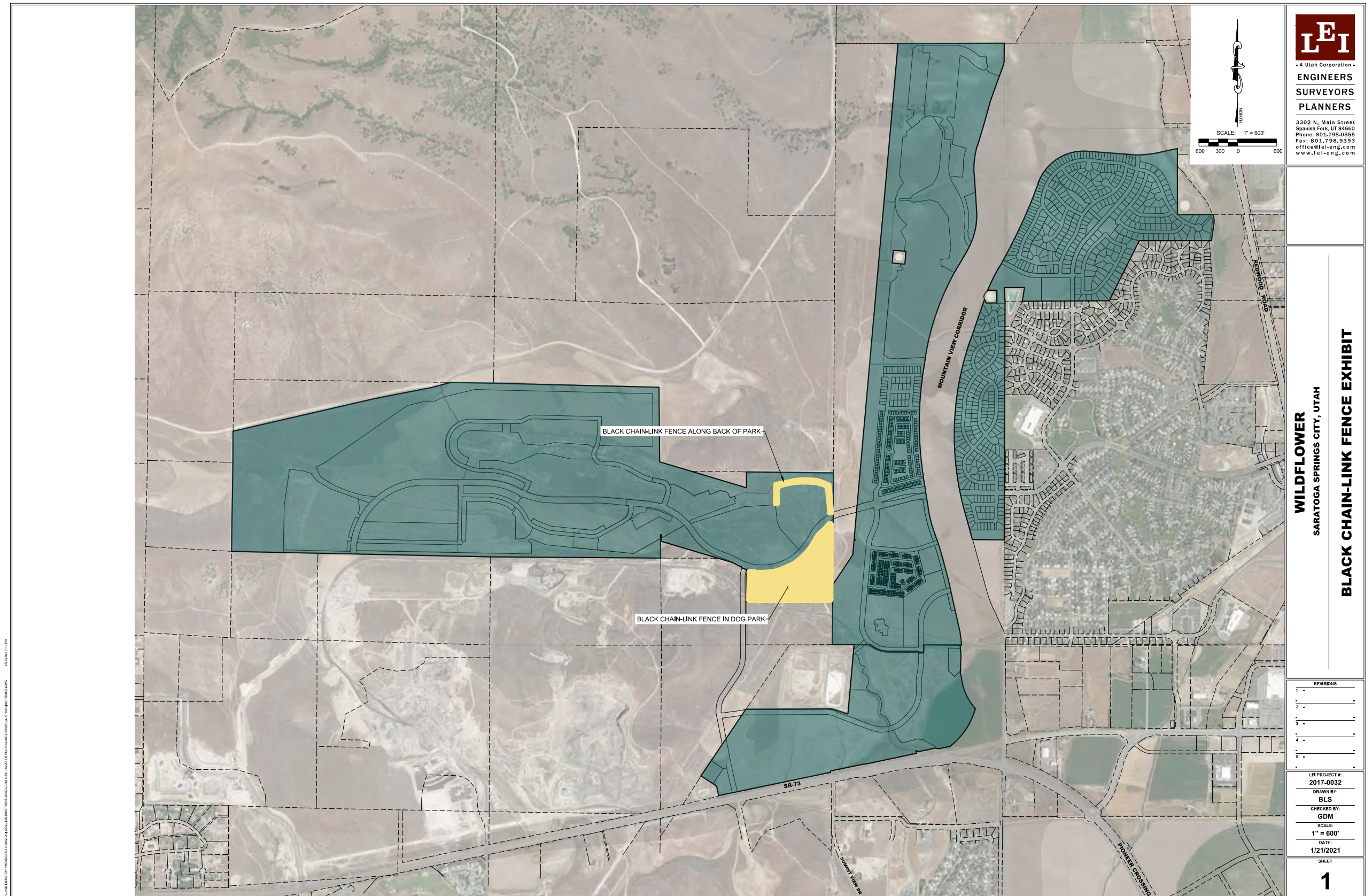
**Naming Conventions:** Wildflower's theme naturally incorporates flowers and plants. The names of all streets, neighborhoods, parks, and trails within Wildflower reflects such names, as well as related themes.

**Parking for Type 4:** Parking requirements are per code or as stated on development standards.

**Fencing:** All fencing shall be constructed of maintenance-free materials. Natural wood and chain link fencing are not permitted to enclose residential lots. Chain link fencing is allowed for City utilities, and black chain link fencing is allowed around the lake and dog park amenities to allow the areas to be gated and private for resident-only use. Semi-private fencing will be installed to separate residential areas and open space. The developer may use semi-private wrought iron fencing or vinyl fencing to enclose amenities or to separate residential areas and open space. Six-foot white vinyl fencing and gray concrete-type or composite fencing (ie. Simtek, Rhinorock, etc.) are approved for individual yards and developer-installed areas. Other materials and colors may be used if approved by the WDRC.

Required builder-installed fencing shall be installed prior to receiving a Certificate of Occupancy. If the Certificate of Occupancy is issued between November and March, required fencing shall be installed by the end of June. All fencing shall take into account the City site triangle code requirements. Detailed plans, as well as builder and developer responsibility will be determined at Village Plan.







## Community and Business Identifiers

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### Public Art Structure

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The main entrance at Wildflower will feature a large public art structure that gives a strong first impression to those entering the community. The design, materials, and colors of this unique structure will be incorporated into primary, secondary, neighborhood, and park entrance features.

### Entrance Features and Monuments

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All entrance features will be located outside public utility easements (PUEs). Placement of these signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Village Plan.

### Community Wayfinding Signs

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Permanent directional signage will direct residents and visitors to parks, trailheads, RV storage, and other amenities within the community. Providing effective wayfinding will allow the open space network to be used to its full potential. Design details will be addressed at Village Plan.

### Pedestal Signs in Commercial Areas

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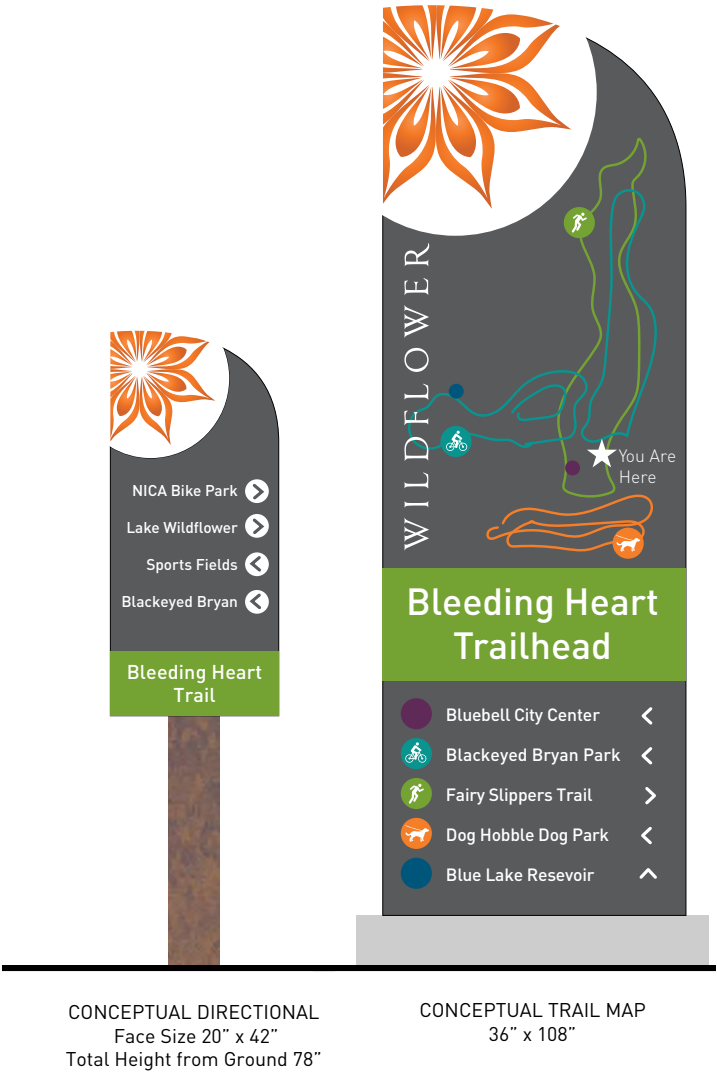
Commercial developments with multiple businesses shall be permitted to construct a pedestal sign per City code. The WDRC must approve the design prior to submittal.

*Conceptual Pedestal Sign for Commercial Buildings  
Size To Be Determined at Village Plan*



# Trail Signage

A trail system has been designed to connect parks and amenities with residential areas. Trails provide connectivity and walkability to commercial areas, schools, and major thoroughfares. The trail system is designed to appeal to a wide variety of users—from casual walkers to competitive runners and hardcore mountain bikers. Trail signs may be used to showcase trailhead locations, trail names, and distances. Trails will also be available through popular apps such as RunKeeper and Map My Walk. Final locations of signage to be determined at Village Plan.





## Community Identifier Legend Exhibit

All designs are conceptual.  
Final designs will be determined at Village Plan.  
All lighting will conform to City code.

Section 1

Section 2

TOP VIEW WITH RETAINING WALL

SECTION 1

SECTION 2

Rock Retaining Wall

16" Exposed Foundation

Additional Soil Behind Sign

2'3"

Grade

20'

**\* Public Art Structure (4 sided)**  
20'W x 20'D x 30'H  
Separate Wildflower Sign  
(letters mounted on concrete base in front of public art structure tower)  
Letters 28'W x 6"D x 27"H  
*Provided by Developer*  
LED illumination of the flower and stem - Face of sign Lit with hooded spotlight in compliance with City Code 19.11.05 14d

**\* Primary Entrance Feature (development - 1 sided)**  
16'L x 4'D x 11'H  
*Provided by Developer*  
LED illumination of the flower - Face of sign lit with hooded spotlight in compliance with City Code 19.11.05 14d

**\* Secondary Entrance Feature (development - 1 or 2 sided)** 8'8"W x 4'7H  
*Provided by Developer*  
Face of sign lit with hooded spotlight in compliance with City Code 19.11.05 14d

**\* Park Signage (1 or 2 sided)**  
5'W x 4.25'H  
*Provided by Developer*  
Lit with hooded spotlight in compliance with City Code 19.11.05 14d

- Names of parks and RV storage TBD at Village Plan

**\* Permanent Directional Signage (2 sided)**  
5'W x 4.25'H  
*Provided by Developer*  
Lit with hooded spotlight in compliance with City Code 19.11.05 14d

- Permanent directional signage will be located in easements or open space
- Wayfinding signage for parks, trailheads, etc.

**\* Optional Secondary Entrance Feature (neighborhood - 1 or 2 sided)** 8'8"W x 4'7H  
*Provided by Builder*  
Lit with hooded spotlight in compliance with City Code 19.11.05 14d

- OPTIONAL locations for builder-funded entrance features
- Developer will coordinate with subs for production and installation including landscaping and utilities





## Conceptual Community Identifier Location Exhibit

- \* Public Art Structure and Separate Wildflower Sign
- \* Primary Entrance Feature (Development)
- \* Secondary Entrance Feature (Development)
- \* Optional Secondary Entrance Feature (Neighborhood)
- \* Park Signage
- \* Permanent Directional Signage

The signage plan shown is proposed. Signage may not be produced and installed if deemed unnecessary or may be moved to achieve its purpose. Final locations will be based on grade, roads, and access location. Exact placement to be determined at Village Plan.

Public art structure, entrance features, and signs are subject to WDRC and HOA approval. Permits must be obtained from the City.

Specifications and locations of temporary community signage is to be determined, and is contingent on WDRC and HOA approval, as well as City code.

All illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.



This plan is conceptual. The ground use, trail and park locations, as well as any implied amenities, may change.





## Sales Signs

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### Temporary Community Signs

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Temporary community signage will be used to inform visitors they are entering the Wildflower community. Temporary directional signage will direct visitors to model homes and/or sales trailers during the selling process. Temporary development directional signage will be required to be removed immediately upon issuance of the certificate of occupancy for the last home located within a Village Plan, or by request of the WDRC or HOA, and are subject to City code.

*Conceptual Temporary Directional Signage  
Approximate Size 5'W x 12'H (maximum)*



### Builder Signs for Model Homes, Sales Trailers, and Lots

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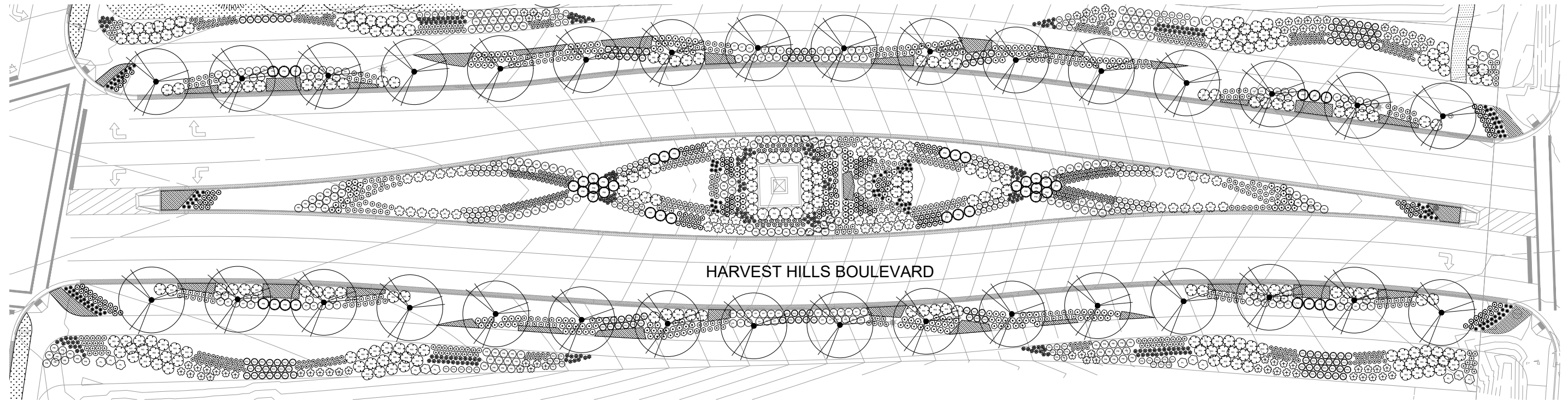
A model home is considered a sales facility until it is sold. Temporary signs used in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in the community. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the WDRC and HOA, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside of Wildflower.
2. Model and spec home signs must be removed within 30 days of when the last home is sold in the community or when the model home is sold.
3. Model and spec home signage must be approved by the HOA and WDRC prior to submitting City permit application.
4. Model and spec home and signage must comply with City code and builder must apply for required permits.
5. Builders may not install directional signage or weekend signs anywhere in the community.





# Landscaping Concept for Public Art Structure



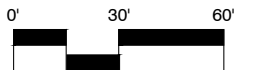
## PLANT SCHEDULE A-1

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
GBS	7	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	2" Cal.	
JS	4	Juniperus scopulorum	Rocky Mountain Juniper	5'	
MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.	
TTS	32	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal	
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal	
PO	134	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal	
PS	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	
PP	42	Pinus mugo 'Pumilio'	Mugo Pine	5 gal	
PM	44	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 gal	
PB	199	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	
RG	225	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
SH	23	Shepherdia argentea	Silver Buffaloberry	5 gal	
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
CO	170	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal	
HS	187	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
MS	80	Miscanthus sinensis 'Morning Light'	Eulalia Grass	1 gal	
PV	281	Panicum virgatum 'Shenandoah'	Switch Grass	1 gal	
<u>PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
GL	214	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal	
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	
NW	198	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal	
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal	
PA	165	Perovskia atriplicifolia 'Blue Steel'	Russian Sage	1 gal	
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal	
SA	309	Sedum spectabile 'Autumn Joy'	Stonecrop	1 gal	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
GB	1,471	Geranium macrorrhizum 'Beven's Variety'	Beven's Variety Geranium	4"pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	

## Notes

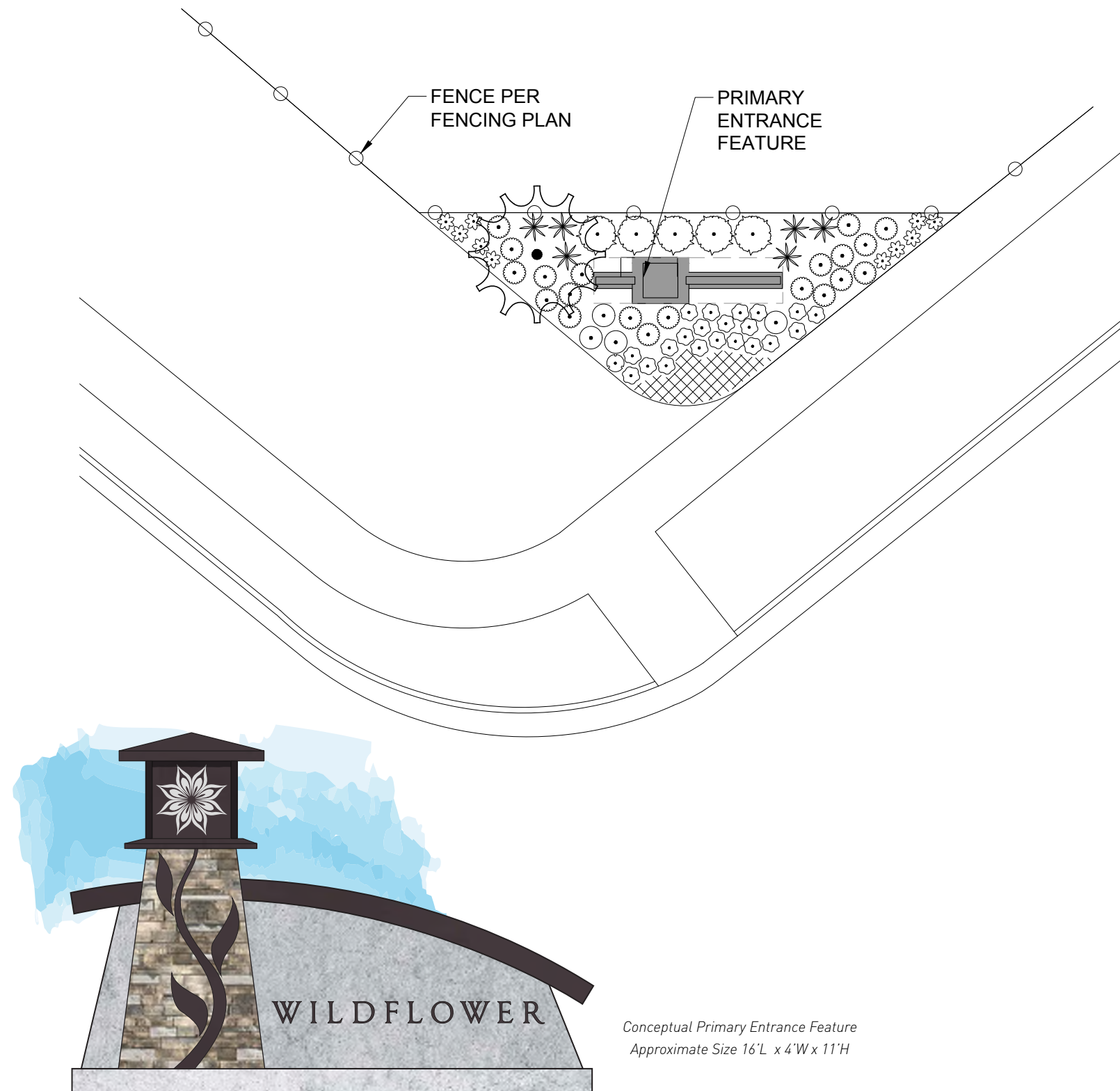
1. Location of public art structure and landscaping plan are conceptual. Location and specific details will be refined at plat stage. Public art structure and sign will be placed in common area and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.

Conceptual Separate Wildflower Letters on 30' Wide Concrete Base  
Letters Only 27.36'L x 3"W x 26.25"H  
Wildflower Letters Placed on Two Sides of Public Art Structure  
Provided by Developer



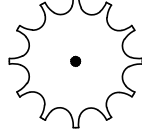






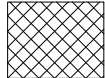


# Landscaping Concept for Primary Entrance Feature



Conceptual Primary Entrance Feature  
Approximate Size 16'L x 4'W x 11'H

## CONCEPT PLANT SCHEDULE

	<b>ORNAMENTAL TREES</b>	1	
	Cedrus libani 'Beacon Hill' / Beacon Hill Cedar		10 gal
	Picea abies 'Pendula' / Weeping Norway Spruce		10 gal
	Pinus strobus 'Pendula' / Pendulous White Pine		10 gal
	<b>LARGE ORNAMENTAL GRASSES (SELECT ONE)</b>	5	
	Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass		1 gal
	Miscanthus sinensis 'Graziella' / Graziella Maiden Grass		1 gal
	Miscanthus sinensis 'Morning Light' / Eulalia Grass		1 gal
	<b>MEDIUM ORNAMENTAL GRASSES (SELECT ONE)</b>	6	
	Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass		1 gal
	Festuca mairei / Atlas Fescue		1 gal
	Pennisetum alopecuroides / Fountain Grass		1 gal
	<b>MEDIUM FALL BLOOMING PERENNIALS (SELECT ONE)</b>	4	
	Aster x frikartii 'Monch' / Monch Aster		1 gal
	Rudbeckia fulgida 'City Garden' / Black Eyed Susan		1 gal
	Sedum spectabile 'Autumn Joy' / Stonecrop		1 gal
	<b>MEDIUM SUMMER BLOOMING PERENNIALS (SELECT ONE)</b>	20	
	Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower		1 gal
	Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura		1 gal
	Lavandula angustifolia 'Munstead' / Munstead English Lavender		1 gal
	<b>SMALL SPRING BLOOMING PERENNIALS (SELECT TWO)</b>	10	
	Aquilegia chrysantha 'Denver Gold' / Yellow Columbine		1 gal
	Aster alpinus 'Alpine' / Alpine Aster		1 gal
	Scabiosa columbaria FLUTTER 'Rose Pink' / Butterfly Blue Scabiosa		1 gal
	<b>SMALL SUMMER BLOOMING PERENNIALS (SELECT TWO)</b>	21	
	Hemerocallis x 'Always Afternoon' / Lavendar Daylily		1 gal
	Penstemon mexicali 'Pike's Peak Purple' / Penstemon		1 gal
	Penstemon mexicali 'Red Rocks' / Penstemon		1 gal
	<b>GROUNDCOVER (SELECT ONE)</b>	32 sf	
	Fragaria x 'Lipstick' / False Strawberry	34	1 gal
	Sedum acre / Goldmoss Stonecrop		flat
	Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme		flat

### Notes

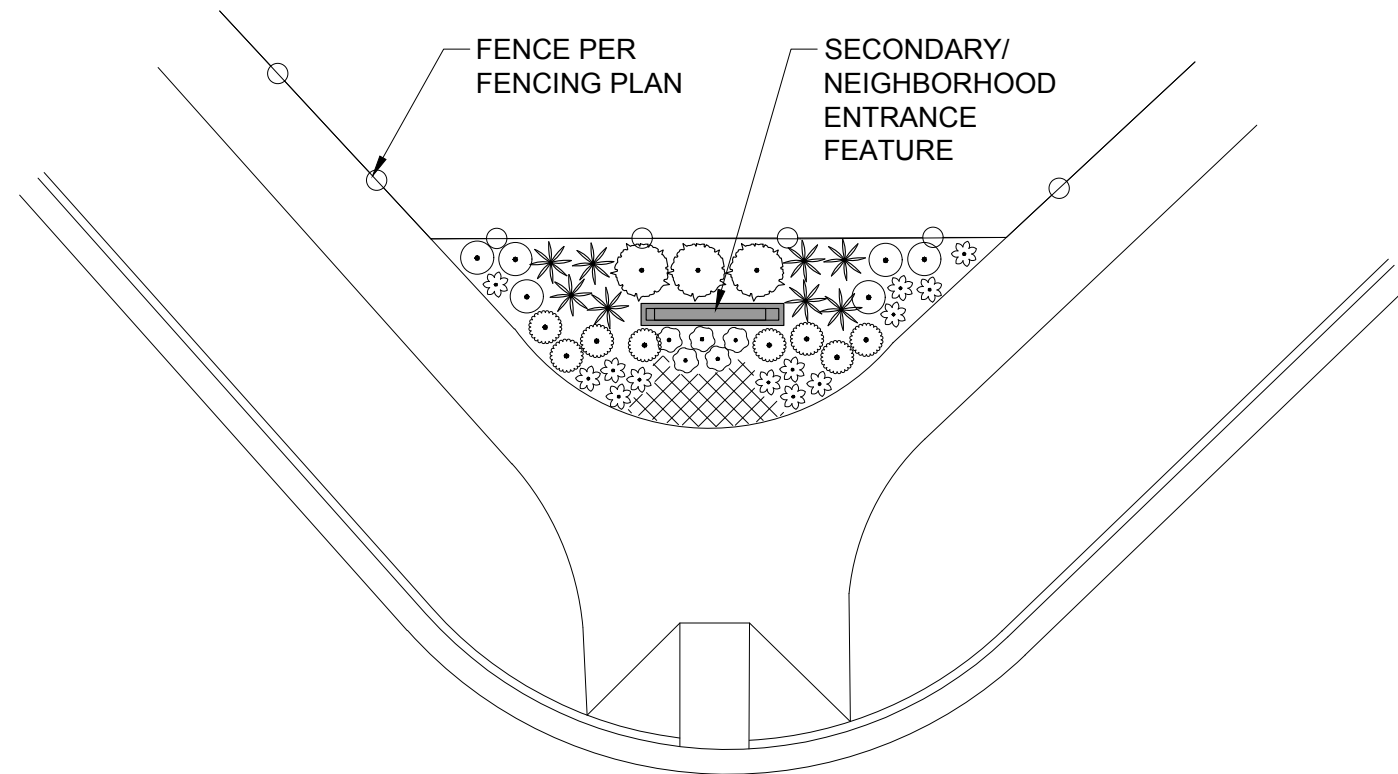
1. Location shown is approximate. Locations will be refined at plat stage. All entrance features will be placed in common areas and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.







# Landscaping Concept for Secondary and Neighborhood Entrance Features



Conceptual Neighborhood Entrance Feature  
Approximate Size 8'8"L x 4'7"H



Conceptual Secondary Entrance Feature  
Approximate Size 8'8"L x 4'7"H

## CONCEPT PLANT SCHEDULE

	<b>LARGE ORNAMENTAL GRASSES (SELECT ONE)</b> Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass Miscanthus sinensis 'Graziella' / Graziella Maiden Grass Miscanthus sinensis 'Morning Light' / Eulalia Grass	3	1 gal 1 gal 1 gal
	<b>MEDIUM ORNAMENTAL GRASSES (SELECT ONE)</b> Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass Festuca mairei / Atlas Fescue Pennisetum alopecuroides / Fountain Grass	8	1 gal 1 gal 1 gal
	<b>MEDIUM FALL BLOOMING PERENNIALS (SELECT ONE)</b> Aster x frikartii 'Monch' / Monch Aster Rudbeckia fulgida 'City Garden' / Black Eyed Susan Sedum spectabile 'Autumn Joy' / Stonecrop	6	1 gal 1 gal 1 gal
	<b>MEDIUM SUMMER BLOOMING PERENNIALS (SELECT ONE)</b> Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura Lavandula angustifolia 'Munstead' / Munstead English Lavender	8	1 gal 1 gal 1 gal
	<b>SMALL SPRING BLOOMING PERENNIALS (SELECT TWO)</b> Aquilegia chrysantha 'Denver Gold' / Yellow Columbine Aster alpinus 'Alpine' / Alpine Aster Scabiosa columbaria FLUTTER 'Rose Pink' / Butterfly Blue Scabiosa	13	1 gal 1 gal 1 gal
	<b>SMALL SUMMER BLOOMING PERENNIALS (SELECT TWO)</b> Hemerocallis x 'Always Afternoon' / Lavendar Daylily Penstemon mexicali 'Pike's Peak Purple' / Penstemon Penstemon mexicali 'Red Rocks' / Penstemon	5	1 gal 1 gal 1 gal
	<b>GROUNDCOVER (SELECT ONE)</b> Fragaria x 'Lipstick' / False Strawberry Sedum acre / Goldmoss Stonecrop Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme	24 sf 26	1 gal flat flat

## Notes

1. Location shown is approximate. Locations will be refined at plat stage. All entrance features will be placed in common areas and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.





# Guiding Development Standards

## General Development Standards — Single-Family Dwellings (Type 1)

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### Setbacks

- » **Front Yard:** 15' minimum
- » **Front Access Garage:** 20' minimum to count for parking, 18' in select sections
- » **Side Access Garage:** 24' minimum, subject to standard driveway approach widths
- » **Rear Yard:** 10' minimum
- » **Side Yard:** Varies by lot size as measured at front setback
  - Lot widths between 45'- 50': 5'/10'*
  - Lot widths between 51'- 60': 6'/12'*
  - Lot widths 61' and greater: 8'/16'*
- » **Corner Lots:**
  - Front Yard:* 15' minimum
  - Front Access Garage:* 20' minimum
  - Side Yard Facing a Street:* 15' minimum

### Additional Development Standards

- » **Building Height:** 35' maximum height as measured at the vertical distance from the established, finished grade surface at the building wall to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- » **Lot Size:** Varies by neighborhood (see table on page 5-13) and lot sizes on corner lots shall be increased by 10%.
- » **Lot Width:** Lot width, measured at front setback, varies by neighborhood (see table on page 5-13).
- » **Lot Frontage:** 45' minimum measured at front setback
- » **Lots Adjacent to Harvest Hills:** Lots adjacent to the Harvest Hills neighborhood shall be equal to or greater than the average lot width of the adjacent Harvest Hills Plat.
- » **Lot Coverage:** As per Saratoga Springs Municipal Code
- » **Minimum Dwelling Size:** To be determined at Village Plan.
- » **Clear View Triangle:** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code.



## General Development Standards — Single-Family Cluster Homes (Type 2/3)

---

Cluster Homes share similar characteristics of traditional single family homes. Lot sizes are smaller and typically front a shared driveway.

### Setbacks

- » **Front Yard:** 15' minimum
- » **Front Access Garage:** 20' minimum measured from back of any sidewalk or edge of a shared driveway unless additional parking is provided
- » **Rear Yard:** 10' minimum
- » **Corner Lots:** 10' on side facing street

### Additional Standards

- » **Building Height:** 35' maximum height measured at the vertical distance from the established grade to the highest point of the coping of a flat roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- » **Lot Coverage:** 60%
- » **Minimum Dwelling Size:** To be determined at Village Plan
- » **Clear View Triangle:** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code. Cluster lots accessing from a shared driveway are subject to a 15' site triangle.
- » **Garages:** Minimum two-car garage is required

**Parking:** Off-street guest parking shall be provide for any product with less than a 20' driveway at a rate of 0.25 spaces per unit with 2.25 parking space required per unit.



## General Development Standards — Accessory Structures Requiring a Building Permit

---

### Setbacks

- » **Front Yard:** Same as primary structure
- » **Side Yard:** 5' minimum
- » **Rear Yard:** 5' minimum
- » **Corner:** Same as primary structure for front and streetside

### Additional Development Standards

- » **Distance from Any Dwelling Unit:** 5' minimum
- » **Height:** As per Saratoga Springs Municipal Code
- » **Requirements:** Accessory structures shall meet the requirements of the Saratoga Springs Municipal Code section 19.05.

## General Development Standards — Townhomes (Type 4)

---

Townhomes are typically defined as a row of houses built in a similar style and sharing common walls as well as having a separate entrance for each dwelling. Townhomes may be front loaded or rear loaded with attached courtyards.

### Setbacks

- » Will be determined at Village Plan per Section 19.26

### Additional Development Standards

- » **Height:** 35' maximum height as measured at the vertical distance from the established grade to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs. No stacked units are permitted.



## Type 1 — Single-Family Homes (5,000+ Square Feet Lot Size)

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Single-family homes vary in design on a range of lot sizes. Single-family lot sizes start at 5,000 square feet and could exceed 20,000 square feet. Larger lots shall be located in neighborhoods adjacent to Camp Williams and near existing subdivisions, transitioning to smaller lots closer to Mountain View Corridor becomes closer. Homes shall be a variety of styles and colors, allowing neighborhood identities to be unique. Some communities may be gated.





## Type 1 — Example Elevation Designs for Single-Family Homes

### Typical Craftsman Design

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, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman style home:

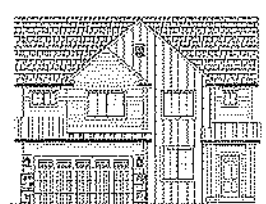
1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Front porches with extensions to the side and rear of the home
6. Large porch supports (columns/pillars) that are typically rectangular or tapered (not round) with masonry bases
7. Large roof overhangs (typically 18 to 24 inches)
8. Window grids and window trim
9. Heavy, thick fascia
10. Single-hung and double casement windows



## Typical Farmhouse Design

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. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation (typically 1.5 to 2 stories)
7. Low roof pitches above porches (typically 3/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White or light-colored exterior colors
12. Dark or colored windows are common
13. Use of copper or other metal on small roof elements



### Typical European Design

The European style combines an old world and romantic charm with modern elements. This style of home showcases many European influences such as 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. The following features identify a European-style home:

1. Moderate to high roof pitches
2. Hip roof forms
3. Arched or square openings
4. Decorative front porches
5. Arched openings and shutters
6. Multi-paneled windows of varying sizes





## Typical Prairie Design

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. The following features identify a Prairie-style home:

1. Low roof pitches (4/12-6/12)
2. Large modern-style windows (typically without grids)
3. Overhanging eaves ranging from 18 to 24 inches
4. Horizontal, clean lines in the detailing
5. Lap siding with brick or stone details elements
6. Open floor plans
7. Wide, rectangular columns or pillars
8. Prominent low chimneys
9. Large, tall windows
10. Modern, glass panels in front door and garage
11. Wide front door (42 inches wide or larger)





## Typical Utah Traditional Design

Utah Traditional 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 continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metal on small roof elements
9. Taller front door

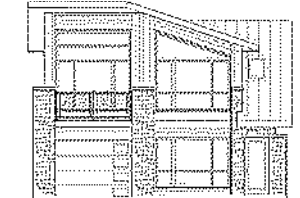
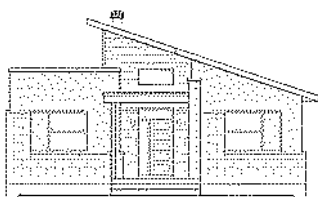


## Type 1 — Example Elevation Design for Townhomes, Apartments and Condos

### Typical Contemporary Design

While the contemporary style is relatively new, it still has a history. Contemporary architecture emerged between the 1920s and the 1950s in Europe, before making its way to America. Bauhaus, a German school of art and architecture, led the architectural movement that is now defined as contemporary or modern. The focus of the Bauhaus movement is characterized by economic sensibility and simplicity. The *less is more* principle is key to contemporary architectural design. The following features are common in a contemporary home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat or hip roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door



## Type 2 — Single-Family Homes (<5,000 Square Feet Lot Size)

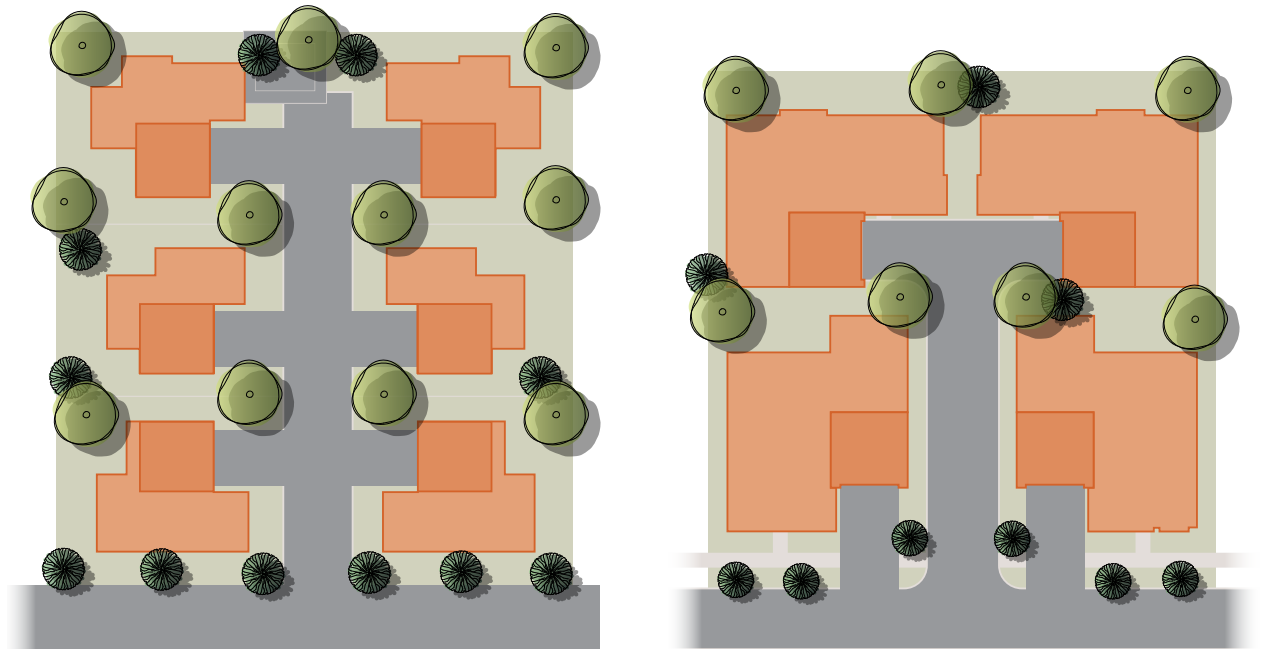
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Type 2 homes have similar characteristics to Type 1 homes, with the exceptions that lot sizes are typically smaller and homes may have a shared driveway or have direct access from a public road. The number of homes within a shared-driveway cluster may vary, but will typically be built in groups of four or six.



### Type 2 — Example Configurations

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### Type 3 — Single-Family (<5,000 Square Feet Lot Size) 3-Story

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Type 3 single-family homes have similar characteristics to Type 1 and Type 2 homes, meaning the driveways may have access off a public road or a shared driveway. However, lot sizes are typically smaller, homes are mostly 3-story, and homes are designed for maintenance-free, resort-style living.

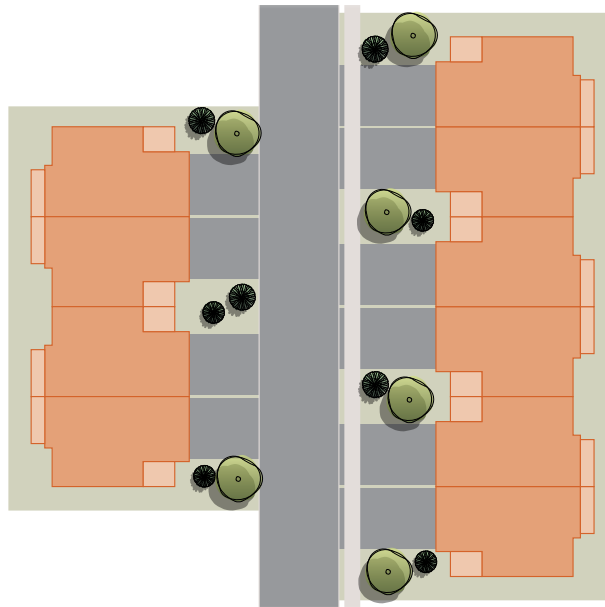




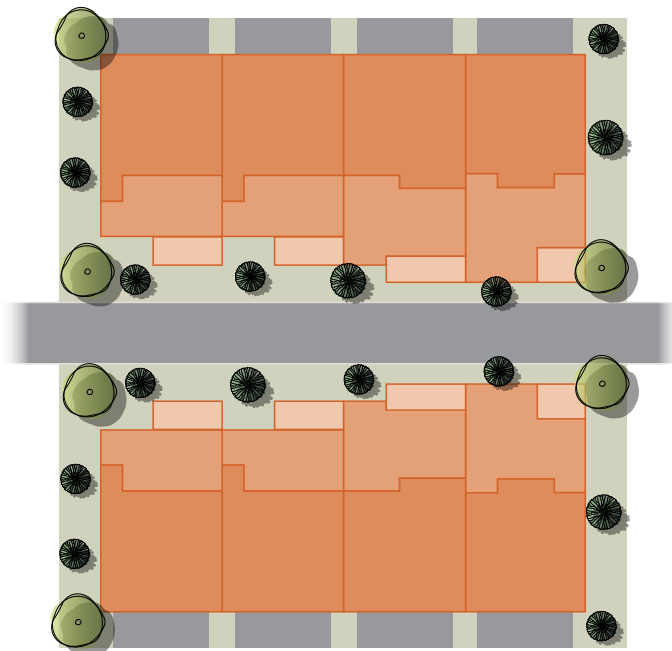
## Type 4 — Townhomes, Apartments, and Condos

Type 4 homes are higher density, attached residential units. These homes that are built in a row with all units sharing a similar style. They share at least one common wall and each unit has a separate entrance and 1-car garage. Garages may be built at the front or rear of the home. These types are referred to as front load or rear load. Type 4 also includes apartment homes and condos which are self-contained housing units that occupy only part of a building, generally on a single story. All horizontal penetrations such as, but not limited to, window wells, balconies, eaves or bay/box windows will not affect the five-foot setback which is measured from wall to wall. There will be two parking spaces per unit. Landscaping will follow the City's amenity point system.

### Type 4 Example — Front Load Townhomes



## Type 4 Example — Rear Load Townhomes







## Commercial Standards

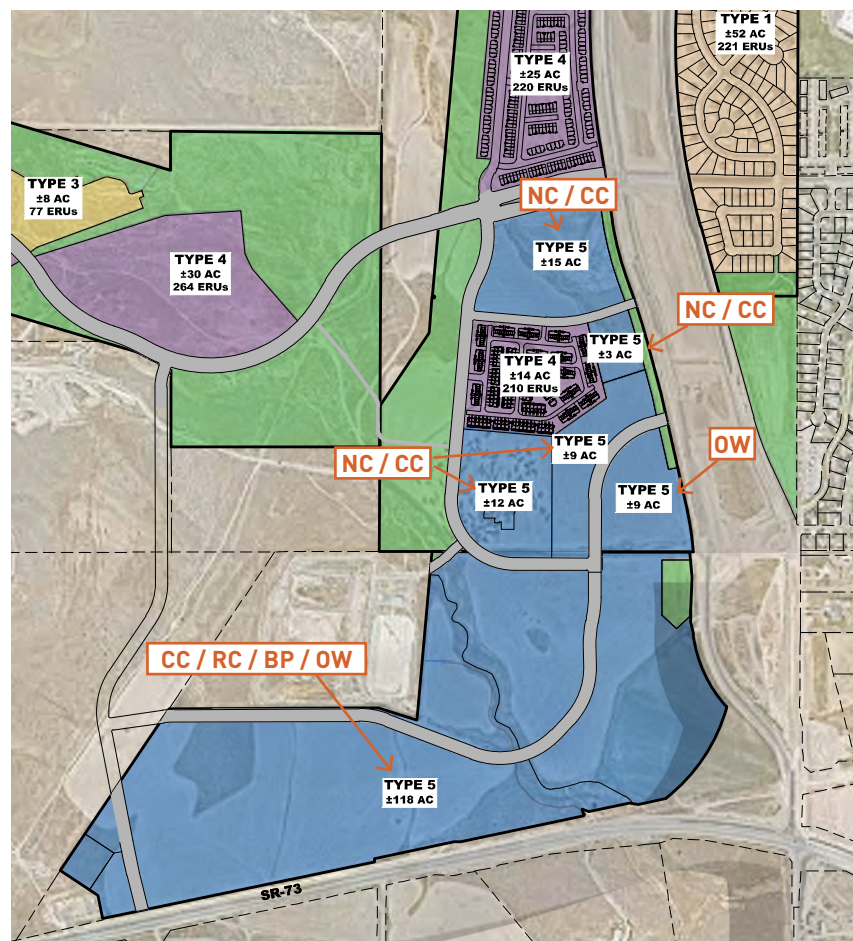
### Type 5 — Community Commercial / Business Park

The purpose of the Community Commercial / Business Park type is to allow for medium-sized permitted commercial developments near residential neighborhoods, with establishments that will serve the nearby community. Development under these regulations should provide for Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Business Park (BP), and Office Warehouse (OW), subject to location restrictions as determined during Village Plan review. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected. Setbacks and configurations will be in line with City code.

The total number of Equivalent Residential Units (ERUs) within these areas will be calculated as defined in Saratoga City code. Commercial ERUs will not be counted as part of the 3,238 residential units permitted in Types 1-4.

### Permitted Uses

Permitted uses within Type 5 areas will follow as per the table provided in *Saratoga City Municipal code, section 19.04.11*. The labels show correlating uses as a guideline.





## Architectural Materials

The architectural standards presented in this a document are meant to be an abbreviated guideline for the selection of building materials and color schemes. The matrix below contains the potential building materials and how they can be used in conjunction with the included home elevations. Materials are not limited to the details below, and additional materials may be introduced at Village Plan and approved by the WDRC.

Repetitious and homogenous building styles are not permitted in the Wildflower Community; a variety of housing types, color variations and types of materials help create the unique neighborhoods that will make up the development. Single-family homes with the same style, floor plan or color scheme will not be built on lots adjacent to or across the street from each other. Further details are provided at Village Plan. A detailed *Home Design Guidelines Handbook*, as well as detailed process documents and checklists required by the WDRC, are provided to each builder. This extensive design review process for all floor plans, elevations, and color groupings will ensure the guidelines are followed and maintained throughout all neighborhoods.

On the following chart, the exterior materials selected for each architectural style are typical, but may vary. The WDRC will approve all elevations and materials proposed by builders to assure designs fit within the Wildflower criteria approved at Village Plan and documented in the *Home Design Guidelines Handbook*.

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



## Exterior Color Schemes

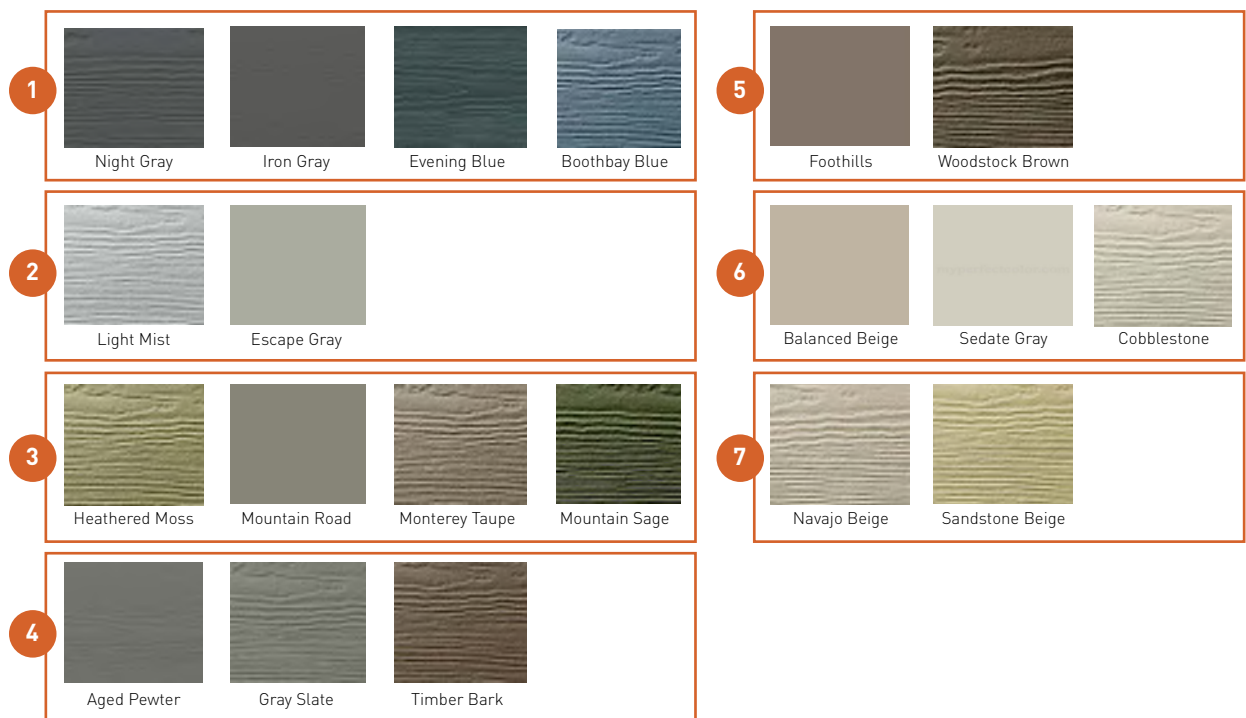
### Single-Family Homes

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.

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

Each builder shall present exterior paint color groupings to the WDRC for approval before construction begins in a neighborhood. Each individual color shall be grouped with other colors that are similar in hue and tone. Color groupings make it easier to track and regulate product mix rules, so that homes next to each other do not look the same or too similar to the home next door or right across the street. The product mix rule also applies to home design/elevation combinations.

Since grouping similar colors together is subjective, the following diagram offers an example of color groupings that are acceptable at Wildflower.



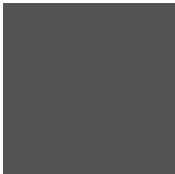
**Type 4 Townhomes, Apartments, and Condos**

The surrounding community and architectural style within Wildflower will have a big impact on color choices. Exterior building colors on multi-family residences shall be compatible within individual neighborhoods and to adjacent buildings. Therefore, the same rules that apply to single-family homes also apply to Type 4 homes. Enriched earth tones and cool colors are encouraged, while bright, fluorescent, or neon shades are not allowed.

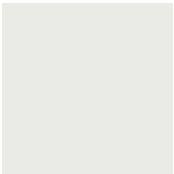
Multi-family residences can be overwhelming in size. A compatible color palette with three or four different combinations per complex is suggested so that buildings next to each other are a slightly different color scheme. The right colors can give balance, scale, and visual relief to an otherwise intimidating building. The following colors are example color palettes that can be used together within a multi-family community.



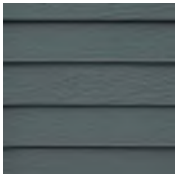
EXAMPLE COLORS - 01



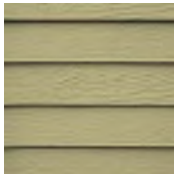
Front Door  
Kwal  
Raccoon CL3176N



Soffit, Fascia, Trim  
Hardie Color Plus  
Arctic White

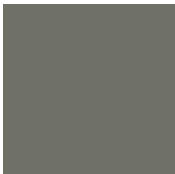


Hardie - Color 1  
Hardie Color Plus  
Boothbay Blue

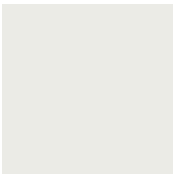


Hardie - Color 2  
Hardie Color Plus  
Sandstone Beige

EXAMPLE COLORS - 02



Front Door  
Kwal  
Jumpsuit CL2986A



Soffit, Fascia, Trim  
Hardie Color Plus  
Arctic White

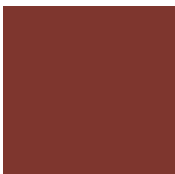


Hardie - Color 1  
Hardie Color Plus  
Heathered Moss

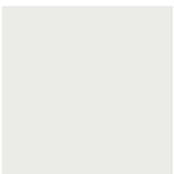


Hardie - Color 2  
Hardie Color Plus  
Sandstone Beige

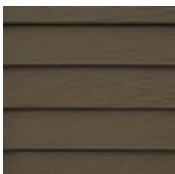
EXAMPLE COLORS - 03



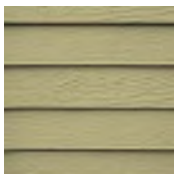
Front Door  
Sherwin Williams  
Fireweed SW6328



Soffit, Fascia, Trim  
Hardie Color Plus  
Arctic White



Hardie - Color 1  
Hardie Color Plus  
Timber Bark



Hardie - Color 2  
Hardie Color Plus  
Sandstone Beige



### **Native Regional Suitability**

The color palette established for Wildflower is based on the native and natural hues found in the landscape and flowers on the property and the surrounding area. Approved colors include earth tones, as well as saturated colors found naturally in mountainous and prairie landscapes.

### **Stylistic Appropriateness**

The colors used at Wildflower should reflect the architectural styles being offered at Wildflower. Fewer colors on individual buildings are typically more appropriate than incorporating a large variety of colors. 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 overall palette for a group of homes or buildings within a townhome community. 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**

A sense of flow is created by requiring similar color tones on building elements such as trim, soffits, fascia, and garage doors throughout the community. Uniqueness may be expressed by incorporating a larger variety of colors on the main body of the home.

### **Roofing Colors and Materials**

It is especially important to consider the value of even slight color variations that can be found within materials such as roofing shingles. These added variations can encourage even more diversity and architectural interest within each neighborhood, as well as throughout the community.





## Community Architectural Standards

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### Master Owners Association

In accordance with *The City's Vested Laws*, a Master Home Owners Association (HOA) has been 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.

### Design Guidelines

The design guidelines for Wildflower were established to encourage a high level of design quality and variety, while promoting compatibility within and between residential neighborhoods. The architectural character and form of each home contributes an essential part of the community's desired ambiance and image. The *Home Design Guidelines Handbook* contains *General Design Criteria*, which addresses a variety of design requirements applicable to all residential product types and styles, as well as specific *Product Design Criteria*, which addresses additional requirements applicable to each of the *Recommended Architectural Styles*.

Builders are required to understand and apply the design principles established in the *Home Design Guidelines Handbook*, as well as follow the procedures in the process documents provided.

### Wildflower Design Review Committee (WDRC)

The goal of the WDRC is to ensure Wildflower is a pleasant, desirable, and sustainable community, with a harmonious design concept. The WDRC protects and promotes the present and future values of the Wildflower development. All exterior architectural building elevations, materials, colors, landscaping designs, fencing details, and signage within Wildflower shall be subject to a design review and approval process established by the Wildflower Design Review Committee.

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 of the Master Developer, as well as a selected team of design professionals, planners, engineers, architects, and/or contractors. The Master Developer shall retain the right to retain or replace members of the WDRC at its discretion.



## 06 Conceptual Plans

### Natural Resources Inventory

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#### Slopes

Slopes greater than 30% equals approximately 26.6 acres. For the purpose of determining sensitive lands area, incidental and isolated areas over 30% have not been included. It is anticipated, during mass grading, that all of these areas will be graded or protected by erosion control methods. Due to the man-made nature of many of the existing slopes, it is anticipated that significant areas will be mass graded in order to consolidate building areas, provide safe slopes, and provide access. Therefore, slope areas of between 30% and 50% will be allowed in the open space area between Camp Williams and Village Plan 7. However, any existing slopes greater than 30% will be allowed to remain unchanged.

#### 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:

1. The subsurface soils encountered at the site consist 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, while layers of gravel are frequently found in the subsurface soils.
2. 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.
3. 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 clay 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 gravel may be designed for a net allowable pressure of 1,800 PSF.
4. 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.
5. 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.
6. 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]



7. Roadway design to be based on current City Standard with CBR test results to be provided by the geotechnical engineer at the anticipated roadway subgrade elevation.

### **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:

1. "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."
2. 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."
3. The full phase I environment site assessment is to be submitted separately and available for further detail.

Existing storm water channels contained within the property may be amended and/or piped to address location, flow, and safety.

### **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**

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 1" caliper removed during grading operations will be replaced within the development with like kind or better, 1" caliper minimum.

### **Flood Plain Data**

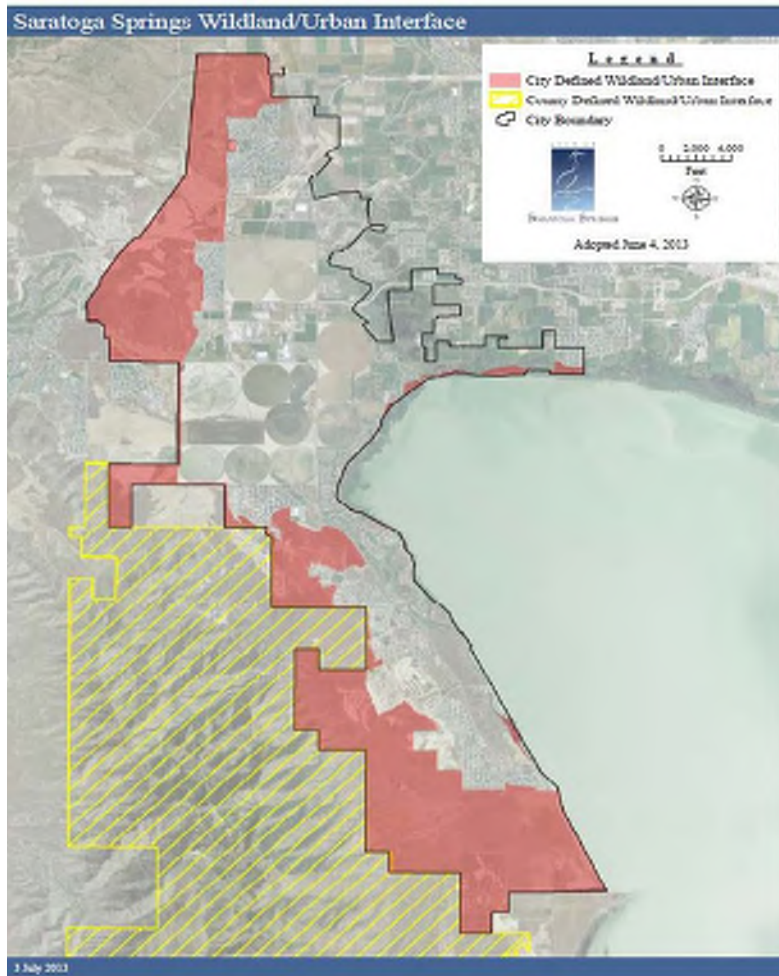
Area project area is within flood zone "X" as shown as shown on firm maps 4955170105b (July 17, 2002) and 4955170115b (July 17, 2002).

### **Mitigation Requirement**

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



## Wildland/Urban Interface

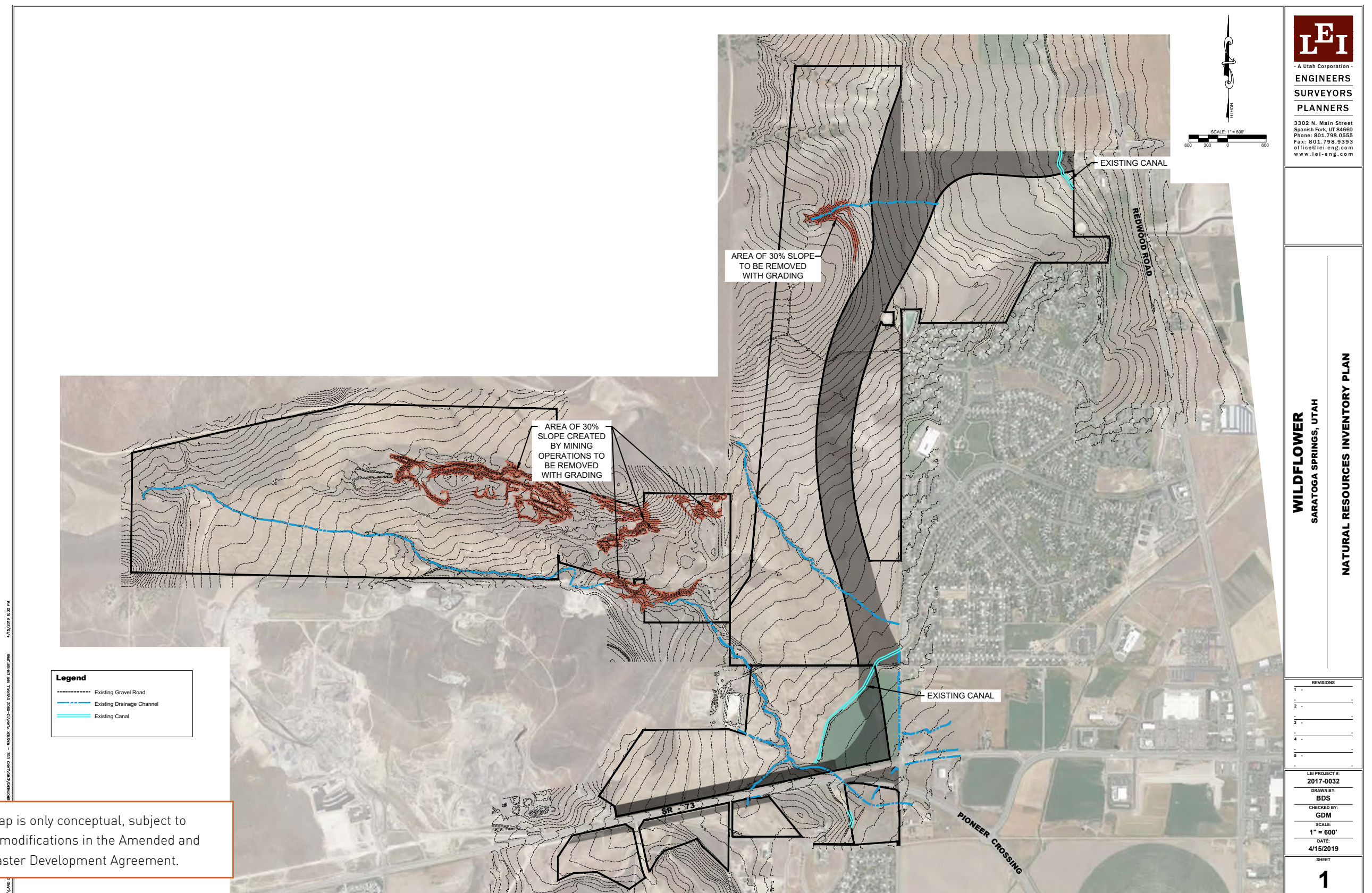


## Fire Protection Plan

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 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 full details finalized before a final plat is approved.







**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

## Environmental Site Assessment

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An Environmental Site Assessment was conducted by Infinity Consultants. The following are the essential findings of the investigation, expressing that no major environmental issues were found.

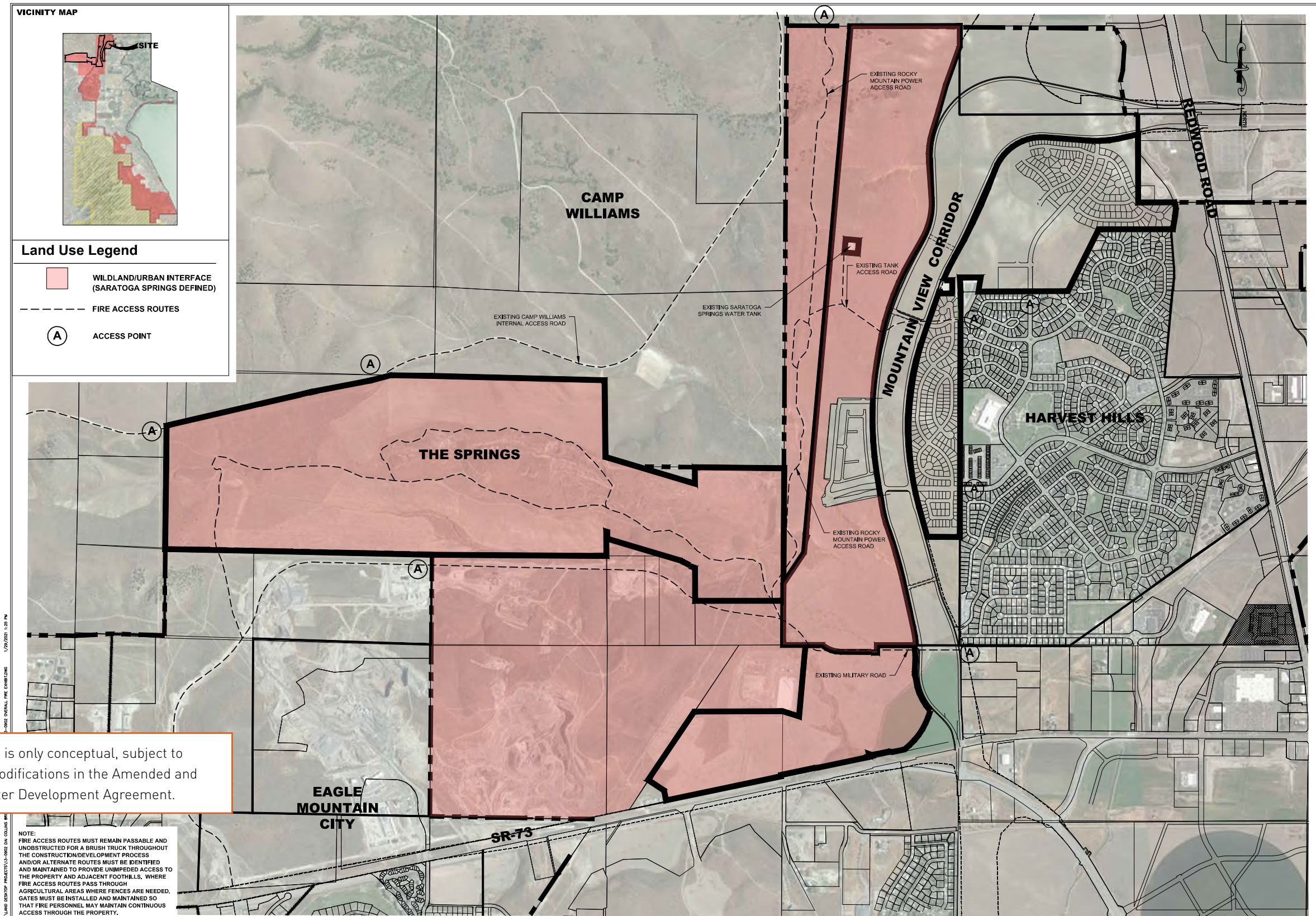
1. Utilities such as water, sewer, electricity and gas are available in the streets of the Harvest Hill Subdivision to the east of the Subject Property. Capacity needs to be verified.
2. Surficial soils were visually inspected and appear to be sandy silts with gravel and boulders at higher elevations. The property is covered by native grasses, weeds, and plowed fields.
3. The property slopes gradually and changes several hundred feet from its high point in the west to lowest points in the southeast. The slope is much steeper in the northwest and west areas.
4. 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.
5. All drainages crossing the property seem to end at the irrigation canal.
6. There are high power electrical transmission lines bordering the center of our project.
7. There are no constructed structures on the entire property or evidence of past structures.
8. The Central Utah Water Conservancy District is currently constructing a large drinking water storage tank just west of the Subject Property at about 8800 North. Buried drinking water pipes are being installed across the Subject Property to supply this tank.







# Fire Protection Plan Exhibit



**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

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office@lei-eng.com  
www.lei-eng.com

**WILDFLOWER - SPRINGS**  
SARATOGA SPRINGS, UTAH  
**FIRE ACCESS PLAN**

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #: 2013-0902  
DRAWN BY: BLS  
CHECKED BY: NKW  
SCALE: NTS  
DATE: 1/29/2021

1







## APPENDIX

**A1** Engineering Standards Specific to Wildflower

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**A2** Approved Master Utility and System Plans

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**A3** Open Space Concept Exhibits

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**A4** Grading Criteria

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# A1 Engineering Standards Specific to Wildflower

1. It is understood that a permanent, paved access road is required for all utilities. However, in case of temporary installation conditions, such as extension of utilities through future phases of developments, a temporary all-weather surface is sufficient. A 12 foot access road shall be constructed to all manholes and shall be capable of supporting H-20 loading as determined by a geotechnical engineer.
2. Sewer Mains shall be located as indicated on the City's Standard drawings and shall be located in ROW, dedicated open spaces, private open spaces or 20 foot wide easement.
3. The maximum operating pressure for the water system in the home is to be 110 psi unless otherwise approved by the City Engineer.
4. Use 2019 standards for piping.
5. 18' driveways are allowed, but are not to be counted as parking.
6. All City approvals to be effective for 12 months from the approval date.
7. Clear sight triangle to conform to AASHTO standards.



## Title 19

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1. **Clear Sight Triangles Section 19.06.11** should be updated to conform to AASHTO standards.
2. Hillside Development
  - a. **Section 19.10.03.4.e** to be updated to allow up to a 30% slope with reseeding and properly prepared grading with erosion control matting required above 30% slope.
  - b. **Section 19.10.04.5** should be eliminated.
  - c. **Section 19.10.04.7** should include “unless appropriate retaining walls are constructed.”
  - d. **Section 19.10.04.18.c** to be updated to “...shall be set back 30 feet from the center line...”



## A2 Approved Master Utility and System Plans

### Transportation

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The Roadway Master Plan exhibit on the following pages shows a network of thoroughfares and identifies specific types of roadways. Multi-modal transportation elements focus on sustainable and well-designed, pedestrian-oriented neighborhoods and thoroughfares. See exhibits for proposed roadway sections for arterial, collector, and local roads.

### Secondary Access

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Secondary access requirements shall be met and addressed through phasing so that no more than 50 lots may be constructed on any existing road until a second access is provided per *The City's Vested Laws*.

### Traffic Impact Introduction

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Hales Engineering conducted a traffic study of the project area, with the most recent version updated on August 15, 2018. This study addresses the traffic impacts associated with the proposed Wildflower development located in Saratoga Springs, Utah. The proposed project is located west of Redwood Road and mainly north of SR-73 in the north-western part of Saratoga Springs.

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 near the site. Future 2024 and 2040 conditions were also analyzed.

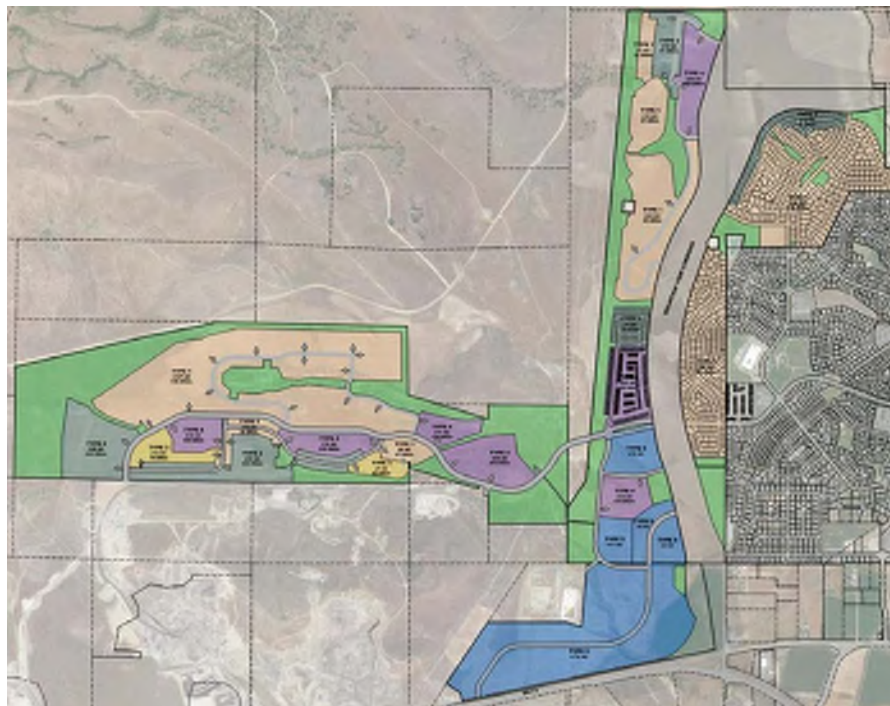
The following pages include excerpts from the traffic study including the executive summary, summary of key findings and recommendations, memorandum, and appendix A and B. The complete study, in its entirety, is available for review.



**HALES ENGINEERING**  
Innovative transportation solutions

# Wildflower

## Traffic Impact Study – Update II



**Saratoga Springs, Utah**

**August 15, 2018**

**UT18-1281**



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





## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower and The Springs developments located in Saratoga Springs, Utah. The proposed project is located west of Redwood Road and mainly north of SR-73 in the north-western part of Saratoga Springs.

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 near the site. Future 2024 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1A LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower TIS						
Intersection	Level of Service (Sec/Veh) <sup>1</sup>					
	Existing (2018) Background	Future (2024) Background	Future (2024) Plus Project (Existing Roads)	Future (2024) Plus Project (Future Roads)	Future (2040) Background	Future (2040) Plus Project (Future Roads)
Harvest Moon Drive / Providence Drive	A (1.5)	A (1.6)	F (>50.0)	A (2.0)	A (1.4)	A (1.7)
Harvest Moon Drive / Nectar Way	A (1.1)	A (1.3)	F (>50.0)	A (1.6)	A (1.4)	A (1.7)
Fall Harvest Drive / Harvest Moon Drive	A (3.1) / WB	A (3.5) / WB	F (>50.0) / SB	A (3.9) / WB	A (2.8) / WB	A (2.8) / WB
Fall Harvest Drive / Redwood Road (SR-68)	F (>50.0) / EB	F (>50.0) / EB	F (>50.0) / EB	A (7.3) / EB	A (9.0) / EB	A (9.3) / EB
Providence Drive / Harvest Hills Boulevard	A (2.5)	A (2.5)	F (>50.0)	A (3.6)	A (2.6)	A (3.9)
Harvest Moon Drive / Harvest Hills Boulevard	A (4.0)	A (4.0)	F (>50.0)	A (3.9)	A (3.7)	A (4.4)
Harvest Hills Boulevard / Redwood Road (SR-68)	C (26.6)	D (48.9)	F (>80.0)	B (13.9)	C (22.5)	C (24.4)
Aspen Hills Boulevard / Redwood Road (SR-68)	F (>50.0) / EB	F (>50.0) / EB	F (>50.0) / EB	D (28.8) / EB	D (34.0) / EB	E (36.2) / EB
Aspen Hills Boulevard / Foothill Boulevard	A (5.9) / WB	A (5.7) / WB	F (>50.0) / NB	-	-	-
Foothill Boulevard / Cory B Wride Memorial Highway (SR-73)	C (23.6)	C (24.9)	F (>80.0)	F (>80.0)	C (25.8)	D (36.3)
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. Source: Hales Engineering, August 2018						

TABLE ES-1B LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower TIS						
Intersection	Level of Service (Sec/Veh) <sup>1</sup>					
	Existing (2018) Background	Future (2024) Background	Future (2024) Plus Project (Existing Roads)	Future (2024) Plus Project (Future Roads)	Future (2040) Background	Future (2040) Plus Project (Future Roads)
Tanuki Drive / SB Mountain View Corridor Frontage Road	-	-	-	E (44.9) / EB	-	A (7.4) / EB
Mountain View (South Access) / SB Mountain View Corridor Frontage Road	-	-	-	A (2.4) / EB	-	F (>50.0) / EB
Providence Drive / EB 2100 North Frontage Road	-	-	-	A (4.9) / NB	-	A (4.4) / NB
Harvest Moon Drive / NB Mountain View Corridor Frontage Road	-	-	-	B (15.9)	-	B (14.3)
Harvest Moon Drive / SB Mountain View Corridor Frontage Road	-	-	-	D (34.6) / WB	-	A (8.4)
RIRO 10 / SB Mountain View Corridor Frontage Road	-	-	-	A (2.8) / EB	-	C (22.5) / EB
Harvest Hills Boulevard / NB Mountain View Corridor Frontage Road	-	-	-	C (22.3)	-	D (43.5)
Harvest Hills Boulevard / SB Mountain View Corridor Frontage Road	-	-	-	D (38.4)	-	C (33.9)
Tanuki Drive / Harvest Hills Boulevard	-	-	-	D (30.3) / SB	-	F (>50.0) / SB
RIRO 1 / SB Mountain View Corridor Frontage Road	-	-	-	A (3.5) / EB	-	D (35.6) / EB
Mount Saratoga Road / NB Mountain View Corridor Frontage Road	-	-	-	C (22.2)	-	C (22.0)
Mount Saratoga Road / SB Mountain View Corridor Frontage Road	-	-	-	D (40.7)	-	C (27.8)
Tanuki Drive / Mount Saratoga Road	-	-	-	A (3.2) / EB	-	A (1.3) / NB
RIRO 2 / SB Mountain View Corridor Frontage Road	-	-	-	A (3.0) / EB	-	B (16.5) / EB
RIRO 3 / SB Mountain View Corridor Frontage Road	-	-	-	D (28.3) / EB	-	C (25.2) / EB
West Road / Mount Saratoga Road	-	-	-	A (5.5) / EB	-	A (6.6) / EB
RIRO 4 / WB SR-73 Frontage Road	-	-	-	A (2.5) / SB	-	D (28.9) / SB
RIRO 5 / WB SR-73 Frontage Road	-	-	-	A (2.9) / SB	-	E (46.3) / SB
Hillside Drive / WB SR-73 Frontage Road	-	-	-	A (2.3) / SB	-	F (>50.0) / SB
RIRO 6 / WB SR-73 Frontage Road	-	-	-	A (3.1) / SB	-	F (>50.0) / SB
Mount Saratoga Road / WB SR-73 Frontage Road	-	-	-	C (25.4)	-	C (22.1)
Mount Saratoga Road / EB SR-73 Frontage Road	-	-	-	C (25.4)	-	C (22.5)
RIRO 7 / EB SR-73 Frontage Road	-	-	-	A (3.4) / NB	-	E (36.2) / NB
Hillside Drive / EB SR-73 Frontage Road	-	-	-	A (2.4) / NB	-	D (27.2) / NB
RIRO 8 / EB SR-73 Frontage Road	-	-	-	A (3.1) / NB	-	B (15.4) / NB
RIRO 9 / EB SR-73 Frontage Road	-	-	-	A (3.2) / NB	-	F (>50.0) / NB
West Road / Harvest Hills Boulevard	-	-	-	C (19.5) / NB	-	A (0.9) / WB
Harvest Hills Boulevard / Ranches Parkway	-	-	-	C (27.2)	-	C (24.9)

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.  
Source: Hales Engineering, August 2018



**TABLE ES-2**  
**Recommended Storage Lengths**  
**Saratoga Springs - Wildflower TIS**

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Redwood Road (SR-68) / Harvest Hills Boulevard	300	--	150	100	300	175	150	100
Redwood Road (SR-68) / Aspen Hills Boulevard	--	--	--	--	225	200	--	--
NB Mountain View Corridor Frontage Road / Cory B Wride Memorial Highway (SR-73)	350	175	--	--	150	--	--	825
SB Mountain View Corridor Frontage Road / Cory B Wride Memorial Highway (SR-73)	--	--	325	225	--	--	350	--
NB Mountain View Corridor Frontage Road / Harvest Moon Drive	--	--	--	--	175	--	--	--
SB Mountain View Corridor Frontage Road / Harvest Moon Drive	--	--	--	--	--	--	100	--
NB Mountain View Corridor Frontage Road / Harvest Hills Boulevard	225	--	--	--	225	--	--	250
SB Mountain View Corridor Frontage Road / Harvest Hills Boulevard	--	--	325	225	--	150	325	--
SB Mountain View Corridor Frontage Road / RIRO 1	--	--	--	--	--	200	--	--
NB Mountain View Corridor Frontage Road / Mount Saratoga Road	225	--	--	--	150	--	--	--
SB Mountain View Corridor Frontage Road / Mount Saratoga Road	--	--	--	125	--	--	175	--
SB Mountain View Corridor Frontage Road / RIRO 2	--	--	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 5	--	--	--	150	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / Hillside Drive	--	--	--	175	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 6	--	--	--	225	--	--	--	--
Mount Saratoga Road / Cory B Wride Memorial Highway (SR-73)	300	350	175	100	250	125	225	--
EB Cory B Wride Memorial Highway (SR-73) / Hillside Drive	--	150	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 9	--	275	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / Harvest Hills Boulevard	150	--	--	--	--	--	300	100
Ranches Parkway / Cory B Wride Memorial Highway (SR-73)	--	300	--	--	125	150	--	--

Source: Hales Engineering, August 2018



## SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

### Existing (2018) Background

- The Fall Harvest Drive / Redwood Road (SR-68) intersection and the Aspen Hills Boulevard / Redwood Road (SR-68) intersections are currently operating at LOS F.
  - The poor levels of service at these intersections can be attributed to the difficulty of executing a left-turn movement from a stop-controlled approach onto a busy roadway during peak traffic periods.
  - The Aspen Hills Boulevard / Redwood Road (SR-68) intersection does not currently satisfy the minimum criteria of the peak hour signal warrant. It is recommended that conditions at this intersection be monitored and that a traffic signal be installed when warranted.
  - In interest of safety, it is recommended that prohibiting left-turn movements at the Fall Harvest Drive / Redwood Road (SR-68) be considered. It is also recommended that as the vacant land north of Fall Harvest Drive develops, connectivity be established between Fall Harvest Drive and 2400 North (the location of the future signal). This would allow for vehicles that previously turned left at Fall Harvest Drive to divert to Harvest Hills Boulevard or 2400 North, which will both be signalized in the future.
- All other study intersections are currently operating at LOS C or better.

### Future (2024) Background (Existing Roads)

- This scenario assumes no roadway improvements or new roads within the study area. Therefore, it was assumed that the portion of Mountain View Corridor that is planned had not been built.
- The Fall Harvest Drive / Redwood Road (SR-68) intersection and the Aspen Hills Boulevard / Redwood Road (SR-68) intersections are anticipated to continue operate at LOS F in this scenario despite limiting left-turn movements. This is a result of congestion on Redwood Road (SR-68) increasing in 2024.
- All other study intersections are anticipated to operate at acceptable levels of service.

### Future (2024) Plus Project (Existing Roads)

- This scenario adds full project traffic to the roadway network that currently exists in 2018 without any future improvements.
- It is anticipated that all existing intersections will operate at LOS F for these future (2024) plus project condition with only the existing roadways.



- In this scenario it is anticipated that 95<sup>th</sup> percentile queues would extend hundreds of feet at each existing intersection. These queues would extend through roundabouts in the Harvest Hills development causing grid lock for many turning movements.
- Without another north/south arterial (Mountain View Corridor) in Saratoga Springs, it was assumed that all north and south traffic volumes would travel through the existing roads in the Harvest Hills community. Should this scenario occur in 2024 plus project conditions, Harvest Moon Drive, Providence Drive, and Fall Harvest Drive would need to increase their respective capacities to accommodate evening peak hour traffic. Alternatively, another north/south arterial west of the Harvest Hills community would allow project traffic to travel with minimal impact to the existing Harvest Hills community.

#### Future (2024) Plus Project (Future Roads)

- This scenario assumed all future roadway improvements that are planned in the study area including construction of the Mountain View Corridor Frontage roads and widening Cory B Wride Memorial Highway (SR-73) to a seven-lane cross section.
- It is anticipated that the Foothill Boulevard – Mountain View Corridor Frontage Roads / Cory B Wride Memorial Highway (SR-73) intersection will operate at LOS F in evening peak hour traffic conditions.
  - In 2024 conditions, Hales Engineering recommends dual left-turn lanes on the southbound approach, and three thru-lanes in the east/west direction. These improvements are recommended in addition to the existing intersection design shown in the Mountain View Corridor Interactive Map on the UPlan website.
  - The anticipated entering traffic volumes at the Mountain View Corridor Frontage Roads / Cory B Wride Memorial Highway (SR-73) intersection are over the capacity of a signalized intersection. A freeway interchange between these two state roadways should be implemented.

#### Future (2040) Background

- All existing intersections are anticipated to operate at acceptable levels of service during the evening peak hour.

#### Future (2040) Plus Project

- The following intersection are anticipated to operate at LOS E or LOS F in future (2040) plus project conditions:
  - Aspen Hills Boulevard / Redwood Road (SR-68)
  - RIRO 5 / WB Cory B Wride Memorial Highway (SR-73)
  - RIRO 7 / EB Cory B Wride Memorial Highway (SR-73)
  - Mountain View (South Access) / SB Mountain View Corridor Frontage Road
  - Tanuki Drive / Harvest Hills Boulevard

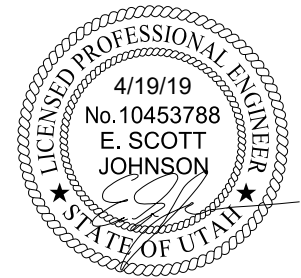


- Hillside Drive / WB Cory B Wride Memorial Highway (SR-73)
- RIRO 6 / WB Cory B Wride Memorial Highway (SR-73)
- RIRO 9 / EB Cory B Wride Memorial Highway (SR-73)
- Many of the stop-controlled project access roads are anticipated to operate at LOS E or LOS F in plus project conditions. As required by Administrative Rule R930-6 acceleration and deceleration lanes will help in reducing vehicle delay and improve safety for unsignalized project access onto frontage roads.
- It is anticipated that eastbound 95<sup>th</sup> percentile queues at the SB Mountain View Corridor Frontage Road / EB Cory B Wride Memorial Highway (SR-73) Frontage Road intersection may block RIRO 9 causing this access to fail.
- Harvest Hills Boulevard is anticipated to experience queues of several hundred feet on the eastbound and westbound approaches near Mountain View Corridor.



## MEMORANDUM

Date: April 19, 2019  
To: Daniel Herzog  
From: Hales Engineering



**Subject: Saratoga Springs – Wildflower Comment Response Memo**

UT18-1281

This memorandum addresses the comments made by Saratoga Springs City Staff regarding the traffic impact study (TIS) completed for the proposed Wildflower development dated August 15, 2018.

### **Foothill Boulevard**

The comment from Staff regarding Foothill Boulevard reads as follows:

*“Foothill Blvd should not be confused with MVC. Foothill Blvd begins south of SR-73. Please remove this reference to Foothill Blvd.”*

After further discussions with Staff, it was clarified that the City wishes to differentiate Foothill Boulevard from Mountain View Corridor (MVC) since one is maintained by the State (MVC) and the other is maintained by the City (Foothill Boulevard).

The reason that both Foothill Boulevard and MVC are used in the nomenclature for the intersection in question is that both Foothill Boulevard and MVC are part of this intersection; foothill Boulevard constitutes the south leg and MVC will constitute the north leg. The roadways are labeled as such throughout the report (see Figure 5b and Figure 9b) as such. Removing the reference to Foothill Boulevard would imply the MVC is replacing Foothill Boulevard, which is not the case.

### **Recommended Mitigation Measures**

The comment from Staff regarding recommended mitigation measures reads as follows:



*"The recommendations are sporadic. Describe recommended improvements to mitigate ALL of the impacts."*

After further discussions with Staff, it was decided that Hales Engineering would produce a map showing each recommendation and its location. This map is included in Appendix A.

### **Functional Classification**

The comment from Staff regarding functional classification reads as follows:

*"Provide a map showing recommended functional classifications for all of the proposed streets. This cannot wait until the village plan level."*

A map showing the recommended functional classifications is included in Appendix B.

If you have any questions regarding this memorandum, please feel free to contact us.





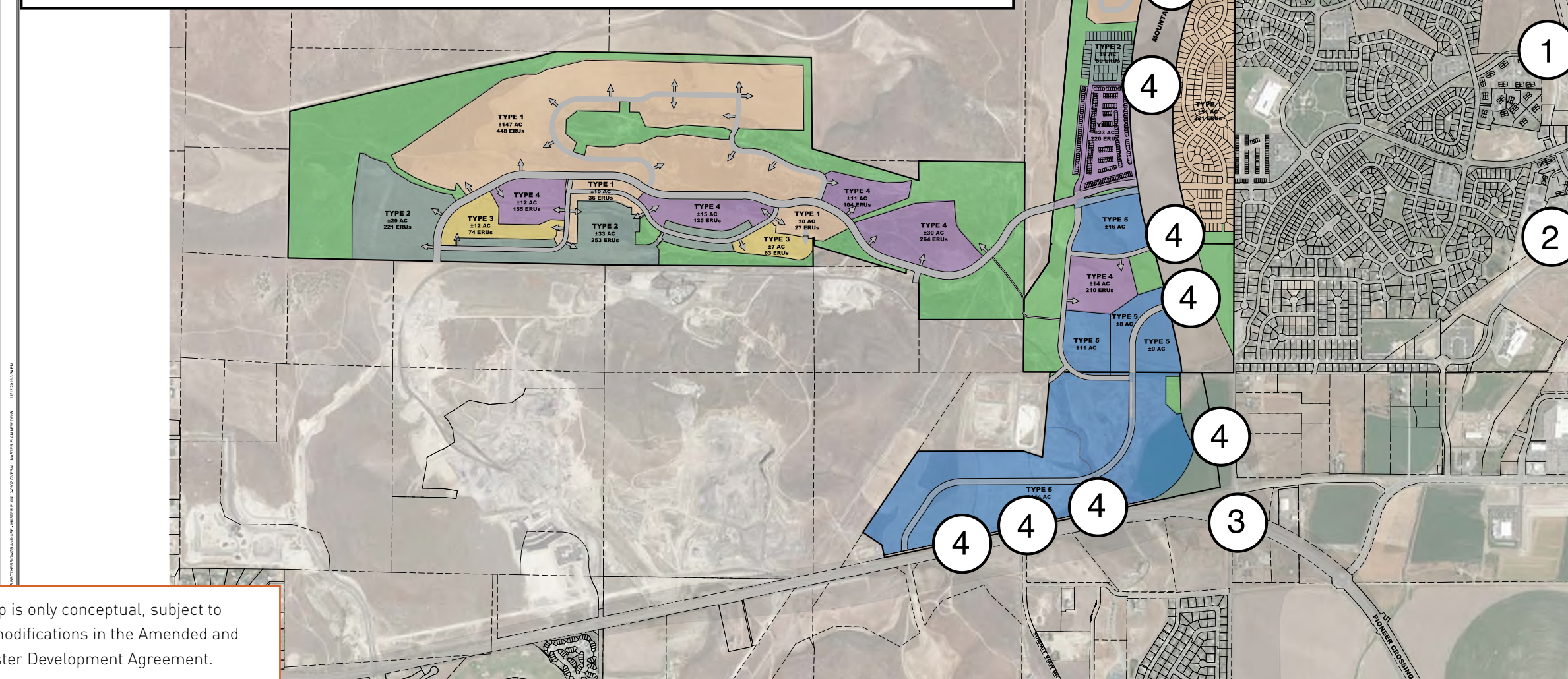
# APPENDIX A

## Recommended Mitigation Measures



## Recommended Mitigation Measures

1. Consider restricting left-turn movements at Fall Harvest Drive / Redwood Road intersection. Provide connection between Fall Harvest Drive and future signal at 2400 North.
2. Install traffic signal at Aspen Hills Boulevard / Redwood Road intersection when warrants are met.
3. Dual left-turn lanes on SB approach. Three through lanes on the EB and WB approaches. Grade separated interchange.
4. Right-turn auxiliary lanes at unsignalized approaches to MVC as required by UDOT.



**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

# APPENDIX B

## Recommended Functional Classification

---

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343  
[www.halesengineering.com](http://www.halesengineering.com)







# Functional Classification\*

UDOT Road —

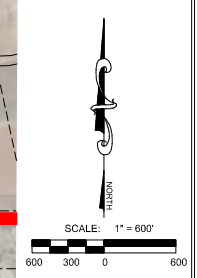
Three-Lane Arterial —

Three-Lane Collector —

Two-Lane Collector —

All streets not identified above are classified as local roads.

\*Functional Classifications refer to the Wildflower Community Plan



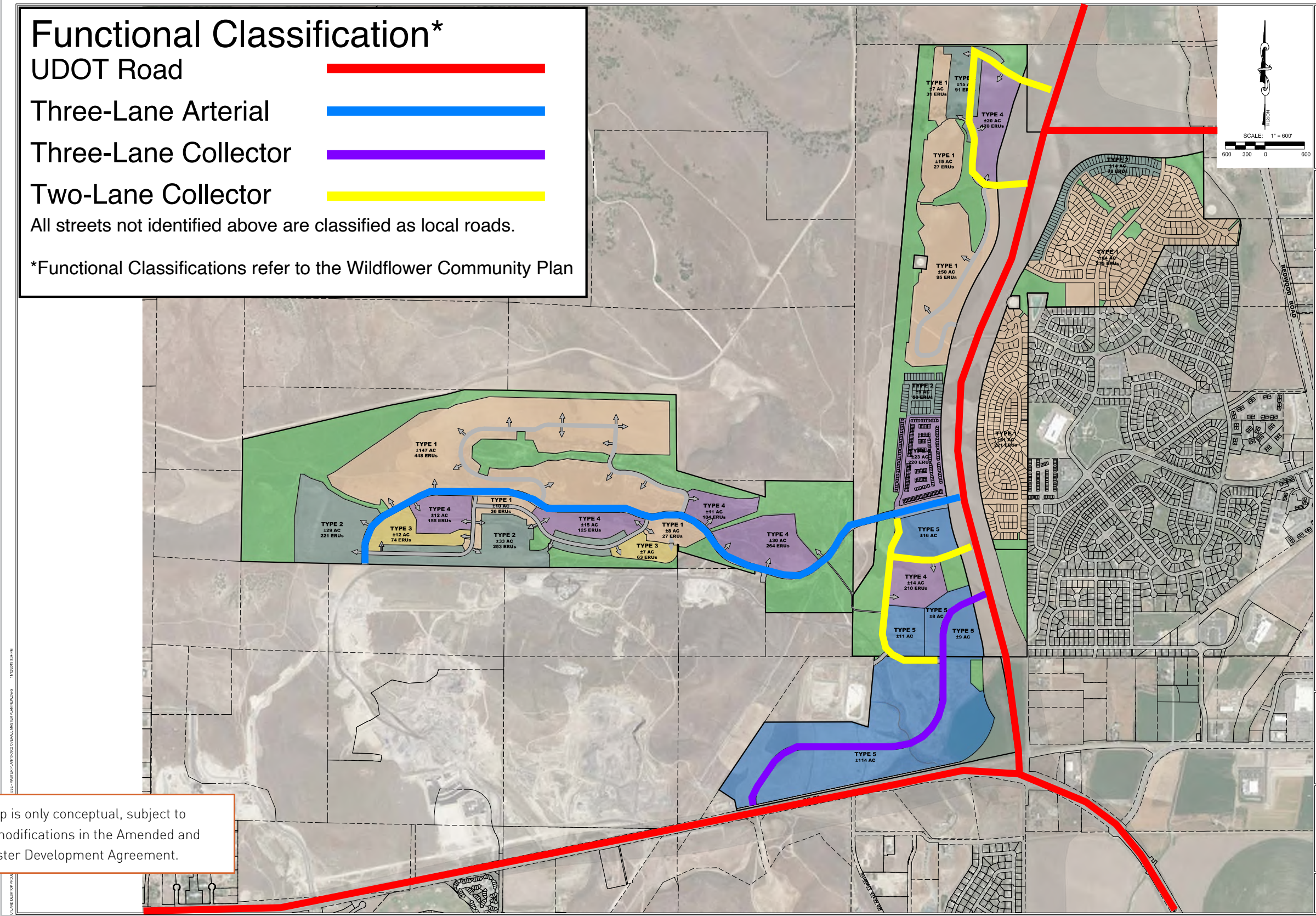
**LEI**  
A Utah Corporation  
**ENGINEERS  
SURVEYORS  
PLANNERS**  
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Spanish Fork, UT 84660  
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**WILDFLOWER**  
SARATOGA SPRINGS CITY, UTAH  
**MASTER PLAN**

REVISIONS	
1	
2	
3	
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5	

LEI PROJECT #:	2017-0032
DRAWN BY:	BLS/DSE
CHECKED BY:	GDM
SCALE:	1" = 600'
DATE:	11/12/2019
SHEET	1

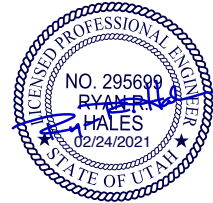
**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.





**MEMORANDUM**

Date: February 24, 2021  
To: Nate Shipp  
From: Hales Engineering



**Subject: Saratoga Springs Wildflower Village Roadway Review Memo**

UT21-1851

This memorandum discusses the study completed for the Wildflower Village Project in Saratoga Springs, Utah. A question had been raised about the traffic anticipated on the major roads in and near the project with the updated plans. The update to the unit counts in Village 2 and Village 7 is a relatively small change. Trip generation for the developments was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10<sup>th</sup> Edition, 2017. Comparisons of trip generation for Village 2 and Village 7 are shown in Table 1 and Table 2, respectively.

**Table 1: Village 2 Weekday Daily Trip Generation**

Land Use	Prior Trips	Updated Trips	Delta
Townhomes	1,460	1,440	-20

**Table 2: Village 7 Weekday Daily Trip Generation**

Land Use	Prior Trips	Updated Trips	Delta
Single-family detached housing	992	1,212	220
Townhomes/Condos/Apts	2,920	2,758	-162
<b>Total</b>	<b>3,912</b>	<b>3,970</b>	<b>58</b>

The total difference in trips is 20 fewer trips in Village 2 and 58 more trips in Village 7 in an average weekday condition. These numbers are not significant enough to change the results of their respective traffic impact studies. The roadway functional classification recommendations from these studies still stand.

Additionally, it is anticipated that the proposed roadway cross-sections as shown in the respective updated site plans (see appendix) should be adequate to accommodate the traffic generated by these developments.

Let us know if you have any questions or would like further detail.

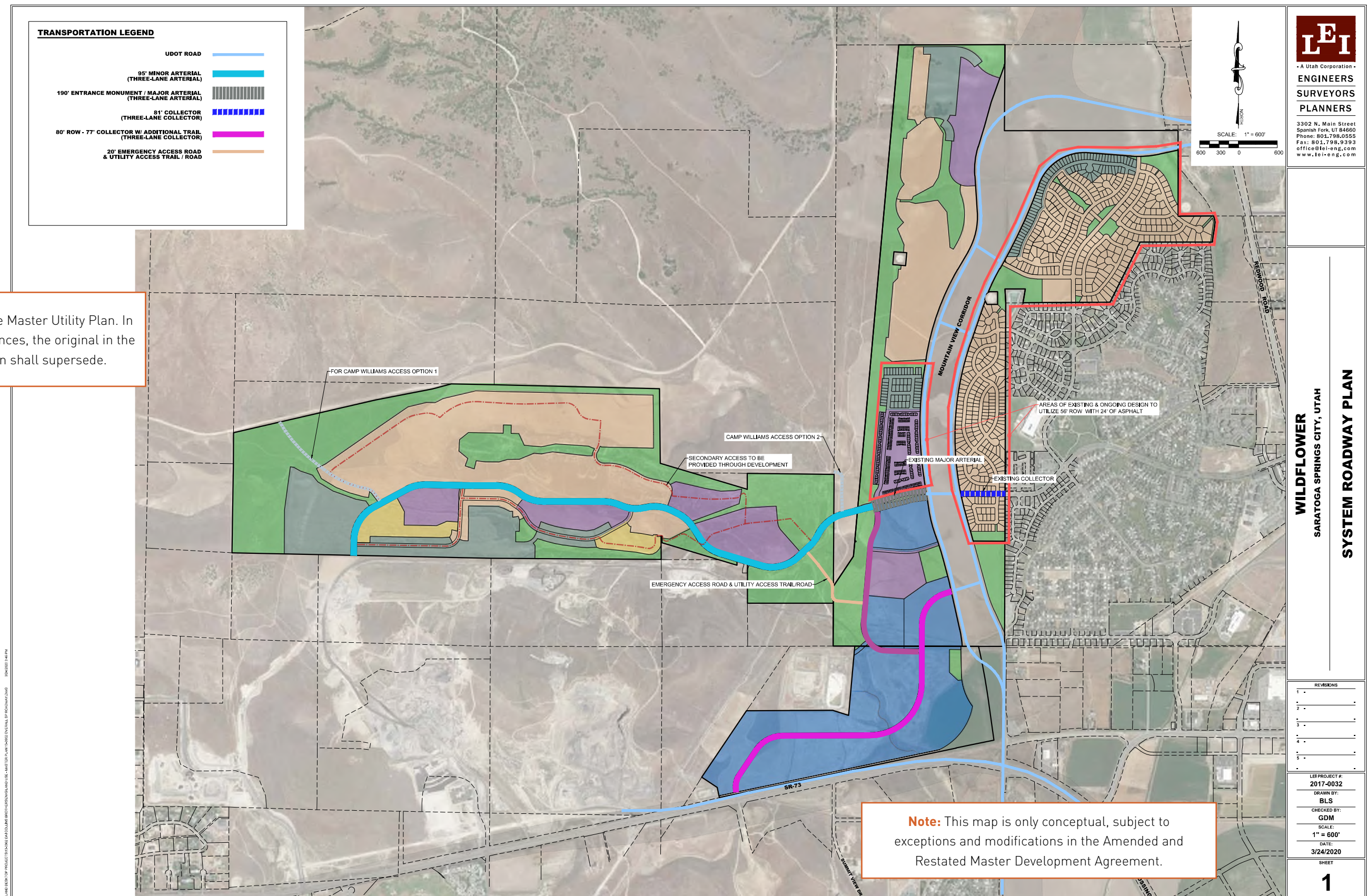


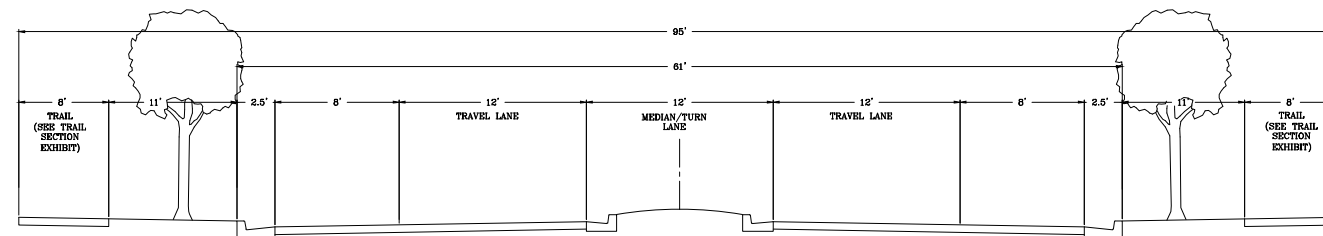




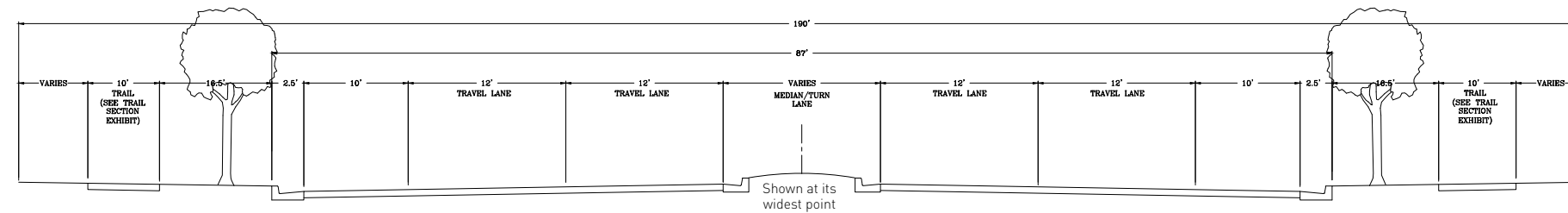
# Roadway Master Plan Exhibit

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.





**95' RIGHT-OF-WAY MINOR ARTERIAL ROADWAY CROSS SECTION  
PER CITY DETAIL ST-10 (2019) W/ 8' TRAILS**



**EXISTING 190' RIGHT-OF-WAY / ENTRANCE MONUMENT MAJOR ARTERIAL ROADWAY CROSS SECTION  
AS APPROVED WITH VILLAGE 3A PLAT A-1**



**ENGINEERS  
SURVEYORS  
PLANNERS**

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Spanish Fork, UT 84660  
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**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**ARTERIAL ROADWAY CROSS SECTIONS**

REVISIONS	
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LEI PROJECT #:  
**2013-0902**  
DRAWN BY:  
**DSE**  
CHECKED BY:  
**GDM**  
SCALE:  
**NONE**  
DATE:  
**11/12/2019**

EXHIBIT

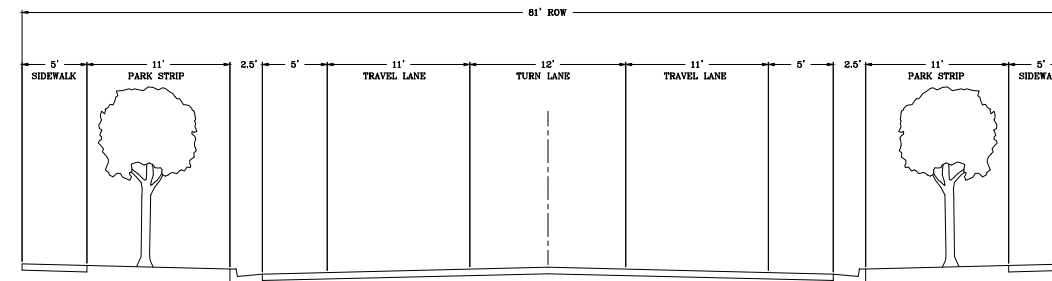
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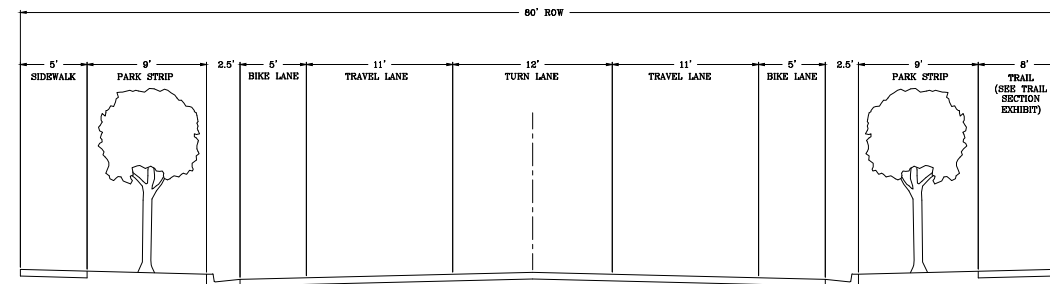




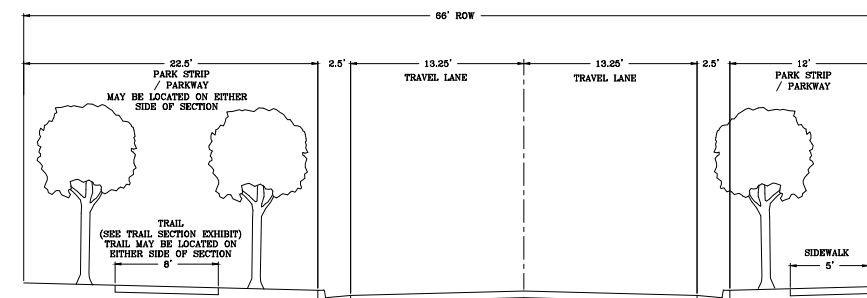
# Collector Roadway Cross-Sections Exhibit



**EXISTING 81' RIGHT-OF-WAY COLLECTOR ROADWAY CROSS SECTION**



**80' RIGHT-OF-WAY COLLECTOR ROADWAY CROSS SECTION  
PER CITY STANDARD ST-9 (2019) W/ 8' TRAIL**



**EXISTING / APPROVED 66' RIGHT-OF-WAY LIMITED ACCESS ROADWAY CROSS SECTION  
(MATCHING EX PROVIDENCE & HARVEST MOON DR)**



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**WILDFLOWER**  
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**COLLECTOR ROADWAY CROSS SECTIONS**

REVISIONS	
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**11/12/2019**

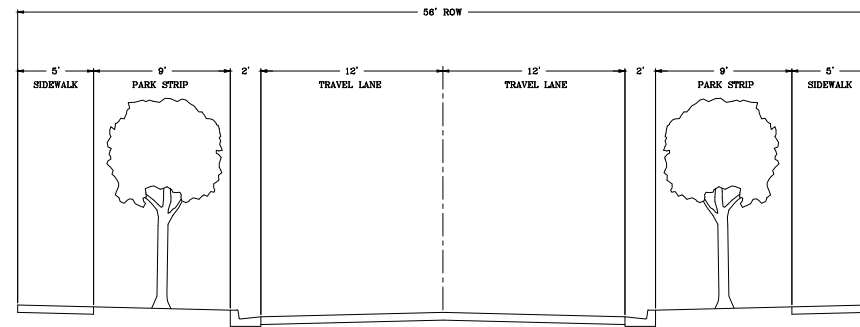
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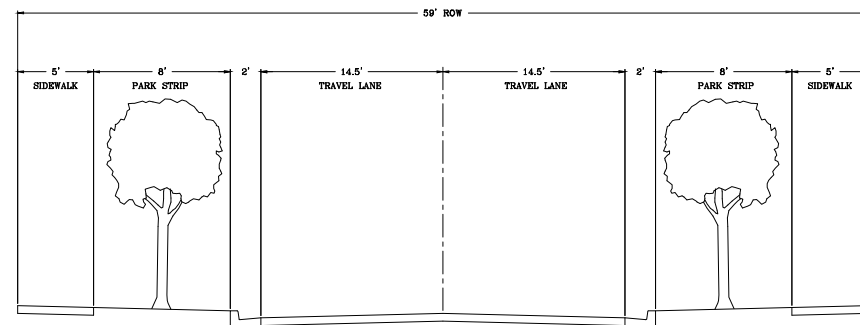




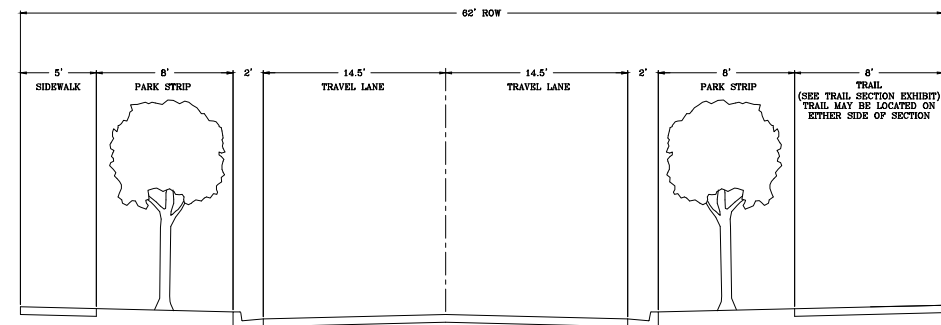
# Local Roadway Cross-Sections Exhibit



**56' RIGHT-OF-WAY ROADWAY CROSS SECTION**  
**PER CITY DETAIL ST-8 (2015)**  
**ROADWAY ADOPTED WITH ORIGINAL WILDFLOWER COMMUNITY PLAN, TO BE UTILIZED IN AREAS THAT DESIGNS ARE UNDERWAY AND COMPLETED**  
**SEE ROADWAY PLAN FOR AREAS**



**59' RIGHT-OF-WAY ROADWAY CROSS SECTION**  
**PER CITY STANDARD ST-8 (2019)**



**62' RIGHT-OF-WAY ROADWAY CROSS SECTION**  
**PER CITY STANDARD ST-8 (2019) W/ 8' TRAIL**



**ENGINEERS**  
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**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**LOCAL ROADWAY CROSS SECTIONS**

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DATE: 11/12/2019

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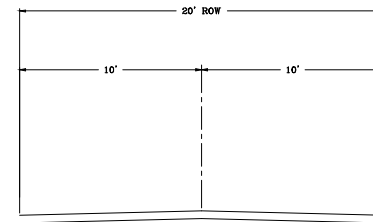
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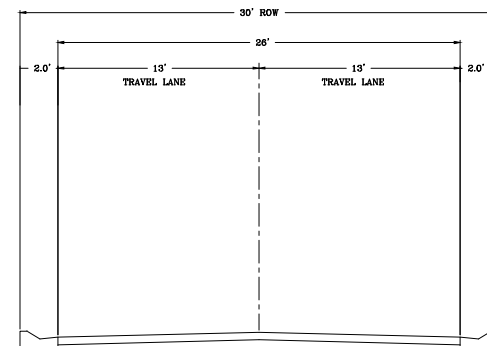


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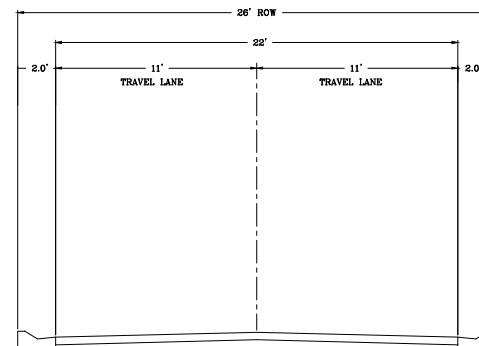
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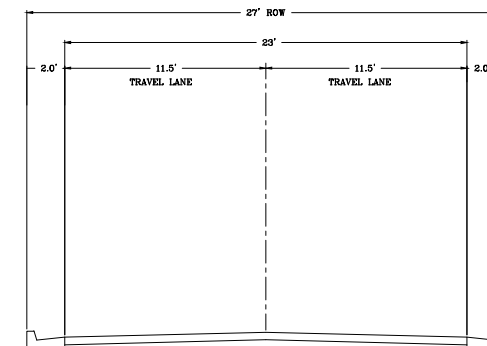
**20' EMERGENCY ACCESS ROAD  
& UTILITY ACCESS TRAIL / ROAD**



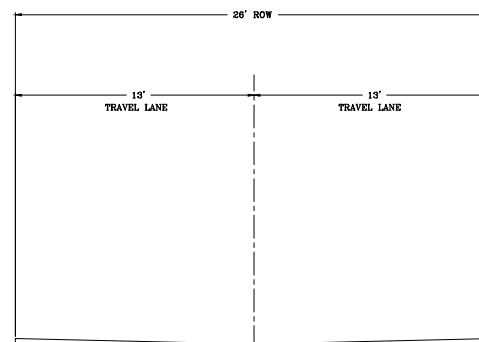
**30' PRIVATE SHARED DRIVEWAY CROSS SECTION**



**26' PRIVATE SHARED DRIVEWAY CROSS SECTION**



**27' PRIVATE SHARED DRIVE CROSS SECTION W/ HIGH BACK CURB**



**26' PRIVATE ALLEY CROSS SECTION**

**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**PRIVATE ROADWAY CROSS SECTIONS**

REVISIONS	
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**2013-0902**  
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**11/12/2019**

EXHIBIT  
**1**



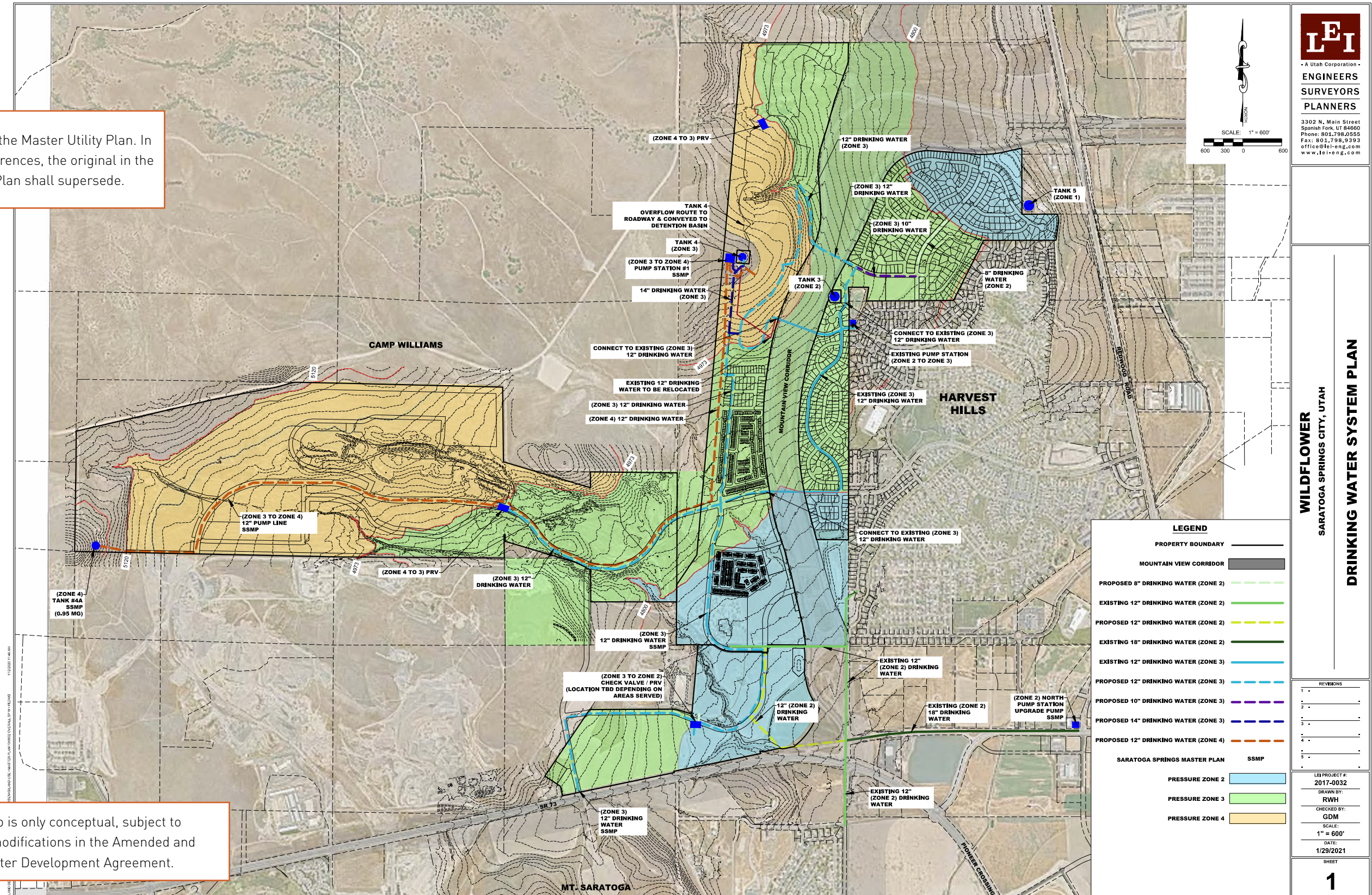




# Drinking Water Exhibit

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.



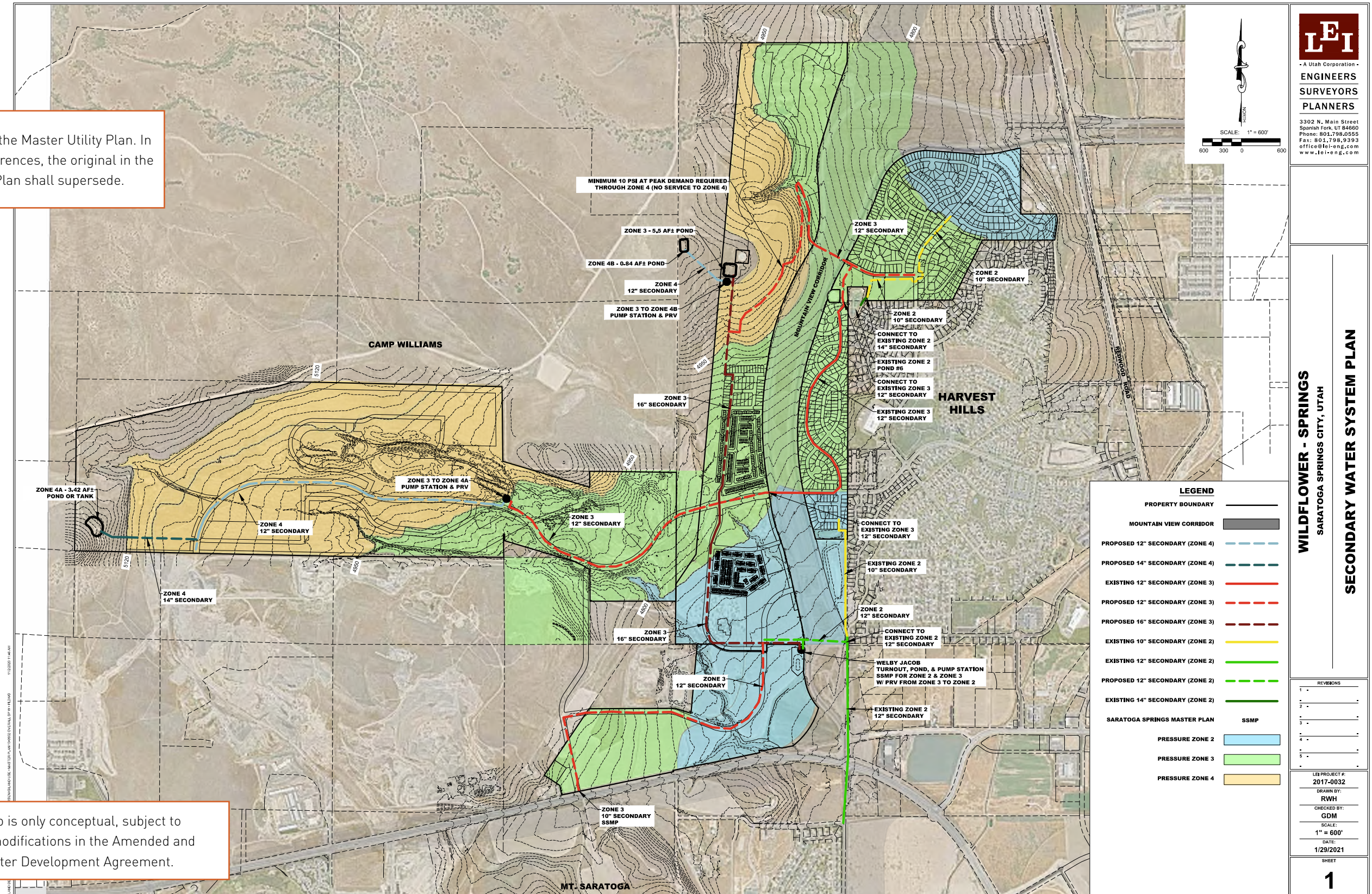




# Secondary Water Exhibit

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.





## Sewer

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1. For preliminary planning purposes, a value of 2 ERUs per acre is used for all regional commercial.
2. These infrastructure improvements are conceptual in nature and subject to section 22 of the master development agreement.
3. Sewer lines under MVC land to be installed based on Mountain View Corridor drawings. Elevations to be coordinated with UDOT drawings.
4. Sewer to be conveyed to existing line located in Goldenrod Way. According to technical memorandum prepared by bowen collins and associates dated 10/15/14, excess capacity exists within the Goldenrod Way and downstream sewer lines. In addition, the proposed sewer outfalls are subject to the limitations identified in the March 6, 2015 memorandum prepared by Bowen Collins and Associates.
5. There is limited capacity in the Posey Lift Station. The current (October 2016) lift station only has capacity for approximately 600 additional ERUs from all upstream development. After a proposed expansion project at the lift station, the capacity is expected to increase by another 3360 ERUs. Once this capacity is consumed, additional development upstream of the Posey Lift Station will not be possible until some major improvements are completed from the City's sewer master plan. The capacity in the lift station will be provided on first come, first serve basis and will not be reserved until impact fees have been paid. Approval of this plan does not guarantee capacity will be available for proposed development at the lift station.
6. Sewer to be conveyed through existing 8 inch sewer to a maximum of 655 ERUs. At which time the alternate master plan line must be installed. Capacities according to email from Bowen Collins and Associates dated February 7, 2018. The capacity in the 8 inch sewer will be provided on first come, first serve basis and will not be reserved until impact fees have been paid. Approval of this plan does not guarantee capacity will be available for proposed development.



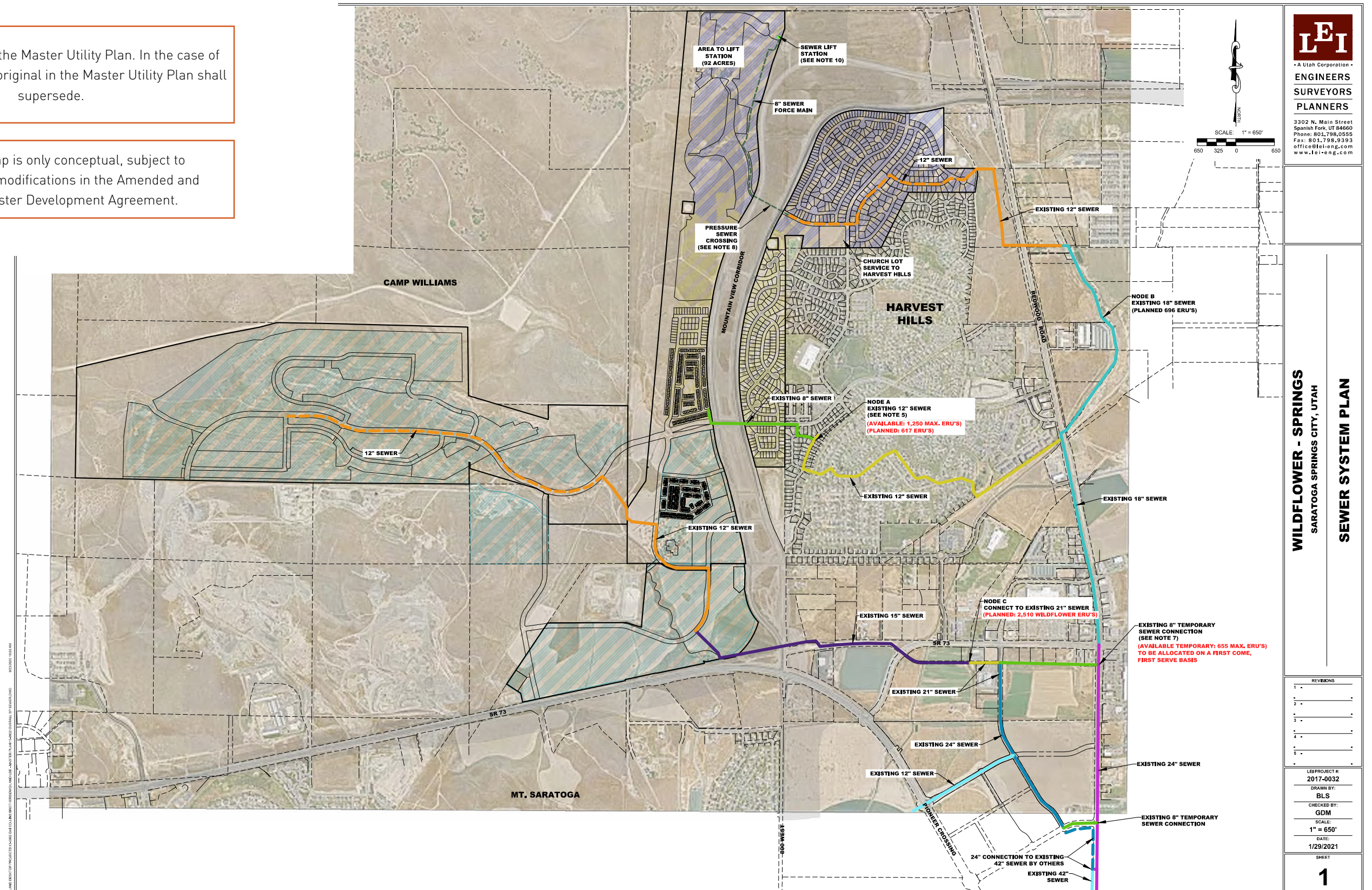




# Master Sewer Exhibit

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.



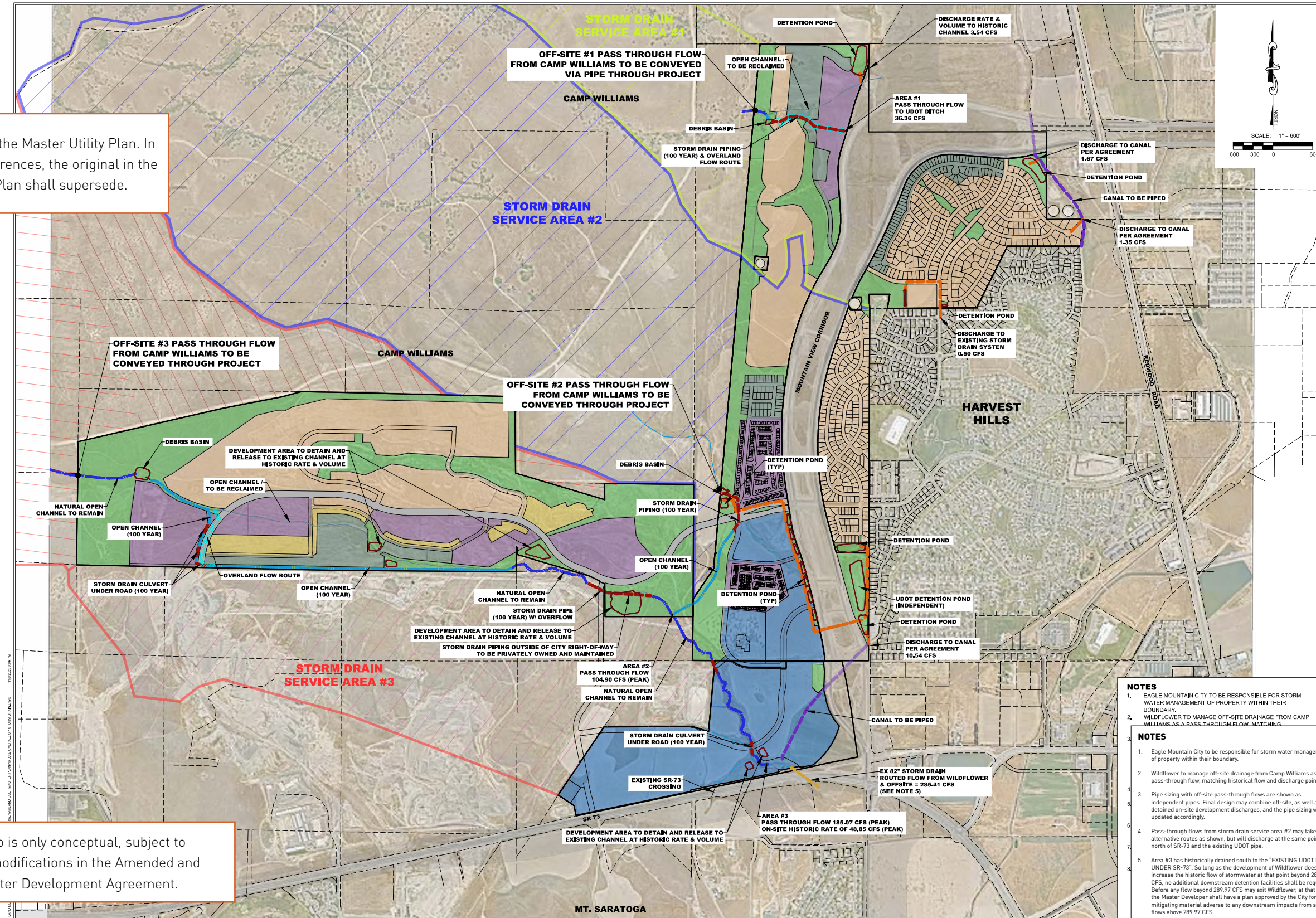




# Master Storm Drain Exhibit

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.

**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.



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www.lei-eng.com

**WILDFLOWER - SPRINGS**  
SARATOGA SPRINGS CITY, UTAH

**SYSTEM STORM DRAIN PLAN**

REVISIONS

NO.	DESCRIPTION
1	
2	

LEI PROJECT #  
**2017-0032**

DRAWN BY:  
**BLS**

CHECKED BY:  
**GDM**

SCALE:  
**1" = 600'**

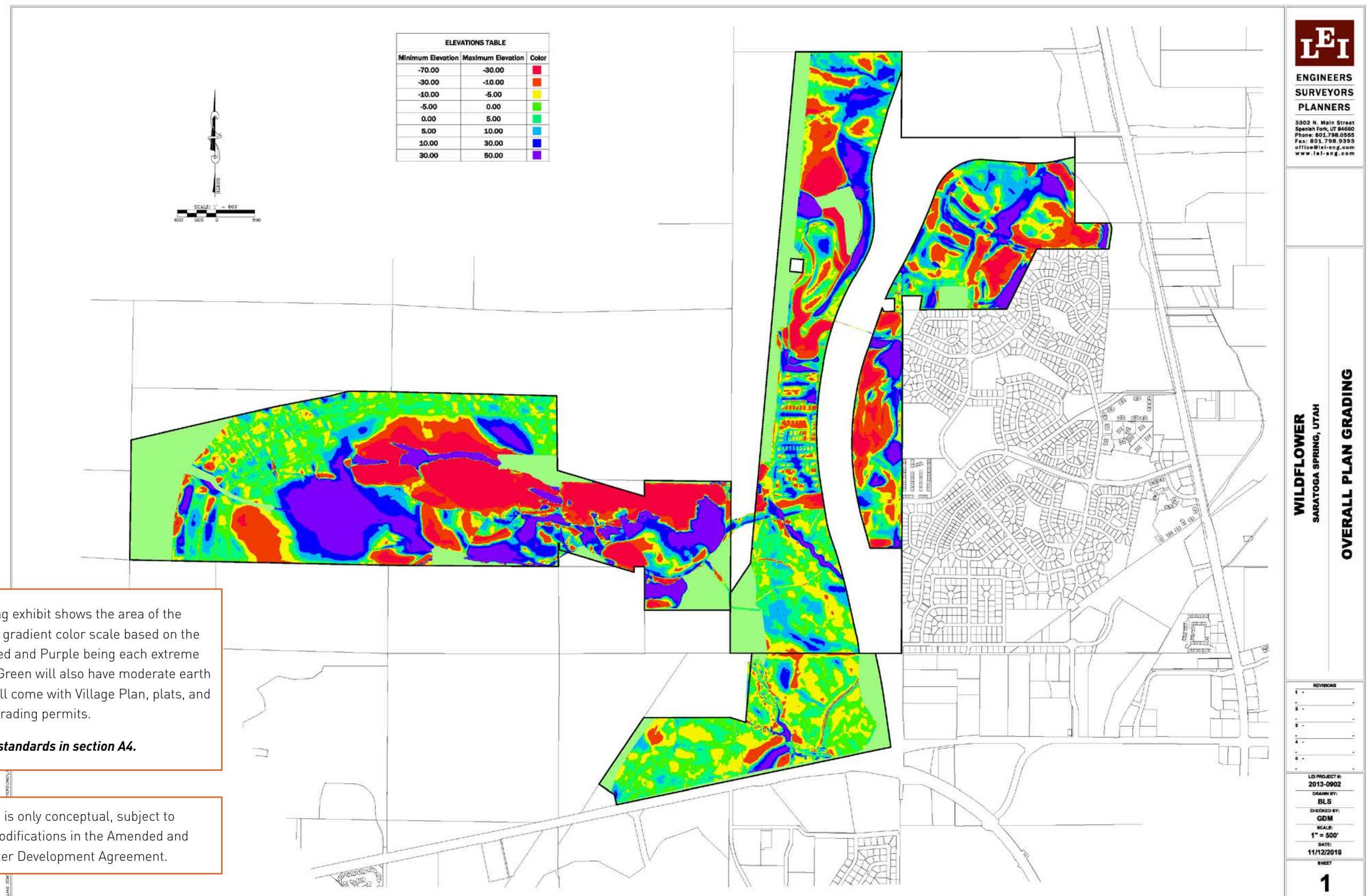
DATE:  
**1/29/2021**

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**1**

- NOTES**
- Eagle Mountain City to be responsible for storm water management of property within their boundary.
  - Wildflower to manage off-site drainage from Camp Williams as a pass-through flow, matching historical flow and discharge points.
  - Pipe sizing with off-site pass-through flows are shown as independent pipes. Final design may combine off-site, as well as detained on-site development discharges, and the pipe sizing will be updated accordingly.
  - Pass-through flows from storm drain service area #2 may take alternative routes as shown, but will discharge at the same point north of SR-73 and the existing UDOT pipe.
  - Area #3 has historically drained south to the "EXISTING UDOT PIPE UNDER SR-73". So long as the development of Wildflower does not increase the historic flow of stormwater at that point beyond 289.97 CFS, no additional downstream detention facilities shall be required. Before any flow beyond 289.97 CFS may exit Wildflower, at that point the Master Developer shall have a plan approved by the City for mitigating material adverse to any downstream impacts from such flows above 289.97 CFS.
- NOTES**
- Eagle Mountain City to be responsible for storm water management of property within their boundary.
  - Wildflower to manage off-site drainage from Camp Williams as a pass-through flow, matching historical flow and discharge points.
  - Pipe sizing with off-site pass-through flows are shown as independent pipes. Final design may combine off-site, as well as detained on-site development discharges, and the pipe sizing will be updated accordingly.
  - Pass-through flows from storm drain service area #2 may take alternative routes as shown, but will discharge at the same point north of SR-73 and the existing UDOT pipe.
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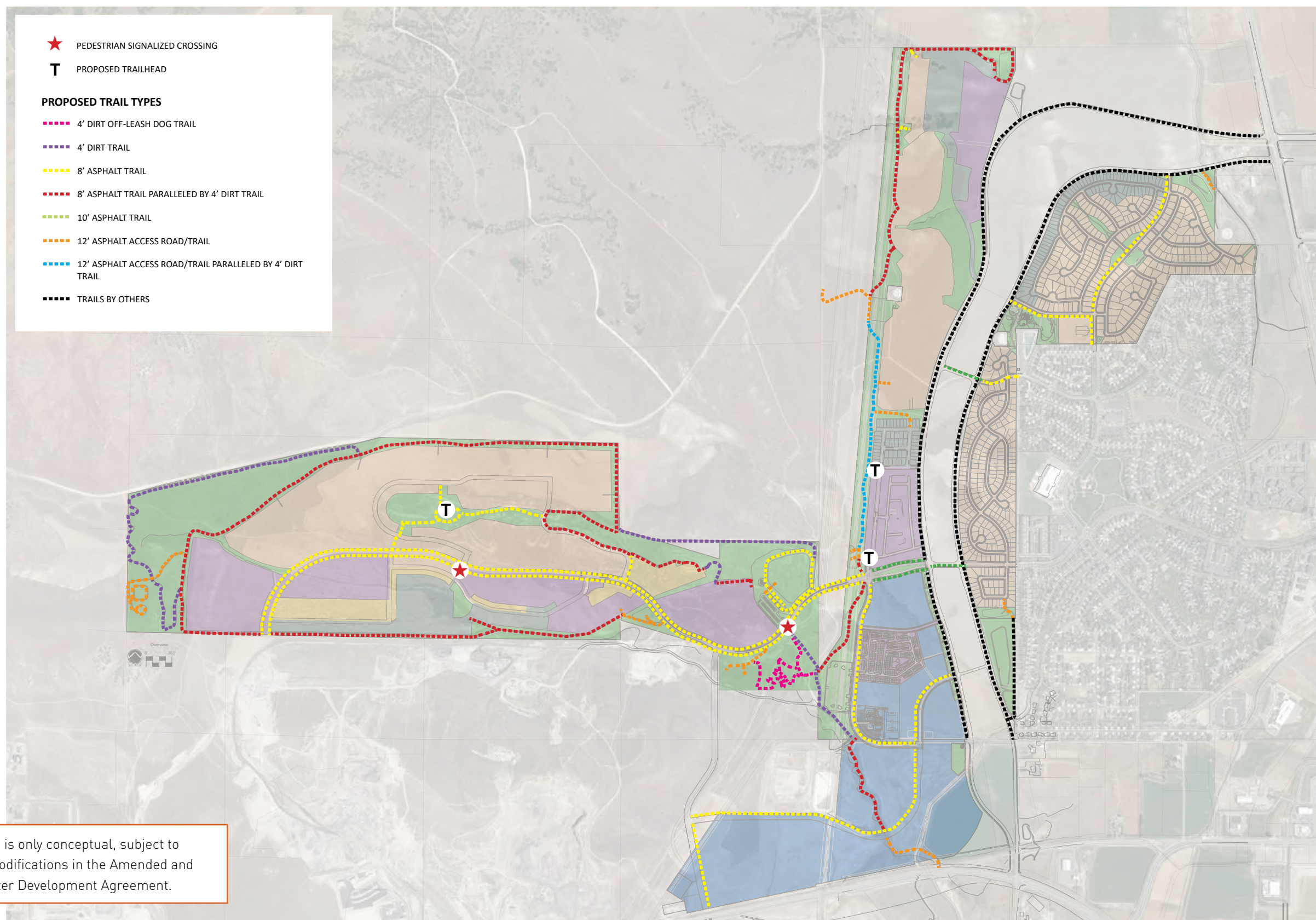
The mass grading exhibit shows the area of the development with a gradient color scale based on the planned grading. Red and Purple being each extreme between cut and fill, Green will also have moderate earth work. More details will come with Village Plan, plats, and grading permits.

**Refer to standards in section A4.**

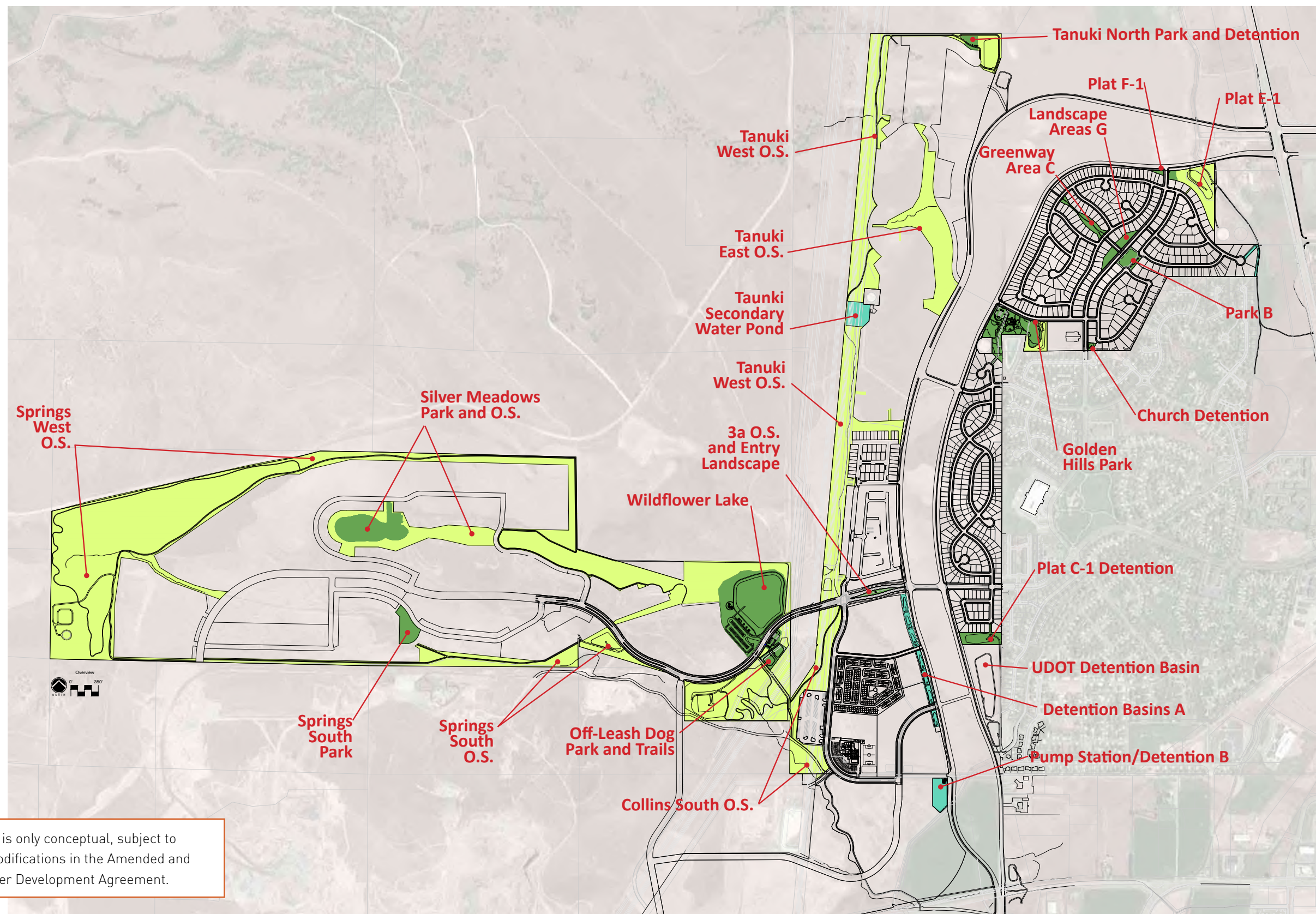
**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.







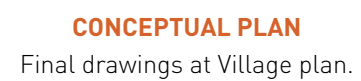




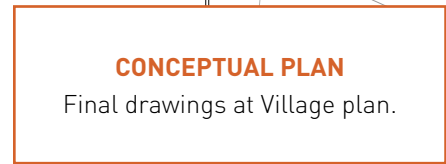
**Note:** This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.















TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG	1	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry*	2" Cal.
CAG	2	Cedrus atlantica 'Glaucia'	Blue Atlas Cedar*	2" Cal.
MFR	3	Malus x 'Prairifire'	Prairifire Crab Apple	2" Cal.
PM	1	Pinus nigra	Austrian Black Pine*	6"
QMA	1	Quercus macrocarpa	Burr Oak*	2" Cal.







  

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	FM	37	Festuca mairei	Atlas Fescue*	1 gal
	RG	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	B	31	Bouteloua gracilis 'Blonde Ambition'	Blue Grama*	1 gal
	MG	11	Miscanthus sinensis 'Graziella'	Graziella Maiden Grass*	1 gal


  


PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	G	16	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura*	1 gal
	H	13	Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily*	1 gal
	MM	18	Mirabilis multiflora	Desert Four O'Clock*	1 gal
	PB	16	Penstemon barbatus 'Elfin Pink'	Elfin Pink Beard Tongue*	1 gal
	SC	9	Scabiosa columbaria FLUTTER 'Rose Pink'	Butterfly Blue Scabiosa*	1 gal
	SS	5	Sedum spectabile 'Autumn Joy'	Stonecrop*	1 gal

ITEM	AREA (L/100)	PERCENT	CPI RSG.
TOTAL SITE AREA	15,418	100.0%	
PLANT F-1	5,473	35.5%	
PLANT F-2	365	2.3%	
USOIL R.O.W.	5,200	33.7%	
TOTAL LANDSCAPED AREA	9,438	61.4%	
SPERMAL	1,430	9.3%	
JAWN PLUMB GRASS	-	-	77%
PLANTING BEDS*	9,438	100.0%	
BARK MULCH*	8,800	93.2%	
STONE MULCH*	800	8.3%	
AREA LIVE VEGETATION #1 MAP/LIVET*	8,800	93.2%	100%
ITEM	QTY.	PERCENT	CPI RSG. #
DOUGLASS TREES	5		5
EVERGREEN TREES	3		3
SHRUBS	53		34
ORNAMENTAL GRASSES	82		
PERENNIALS	37		
TOTAL PLANT SPECIES	175		
PERCENT SOIL PLANT SPECIES	34	51.4%	100%

\*Percent of landscaped area

\*Required Landscaped Area (5,380 SQ) Excludes USOIL R.O.W.

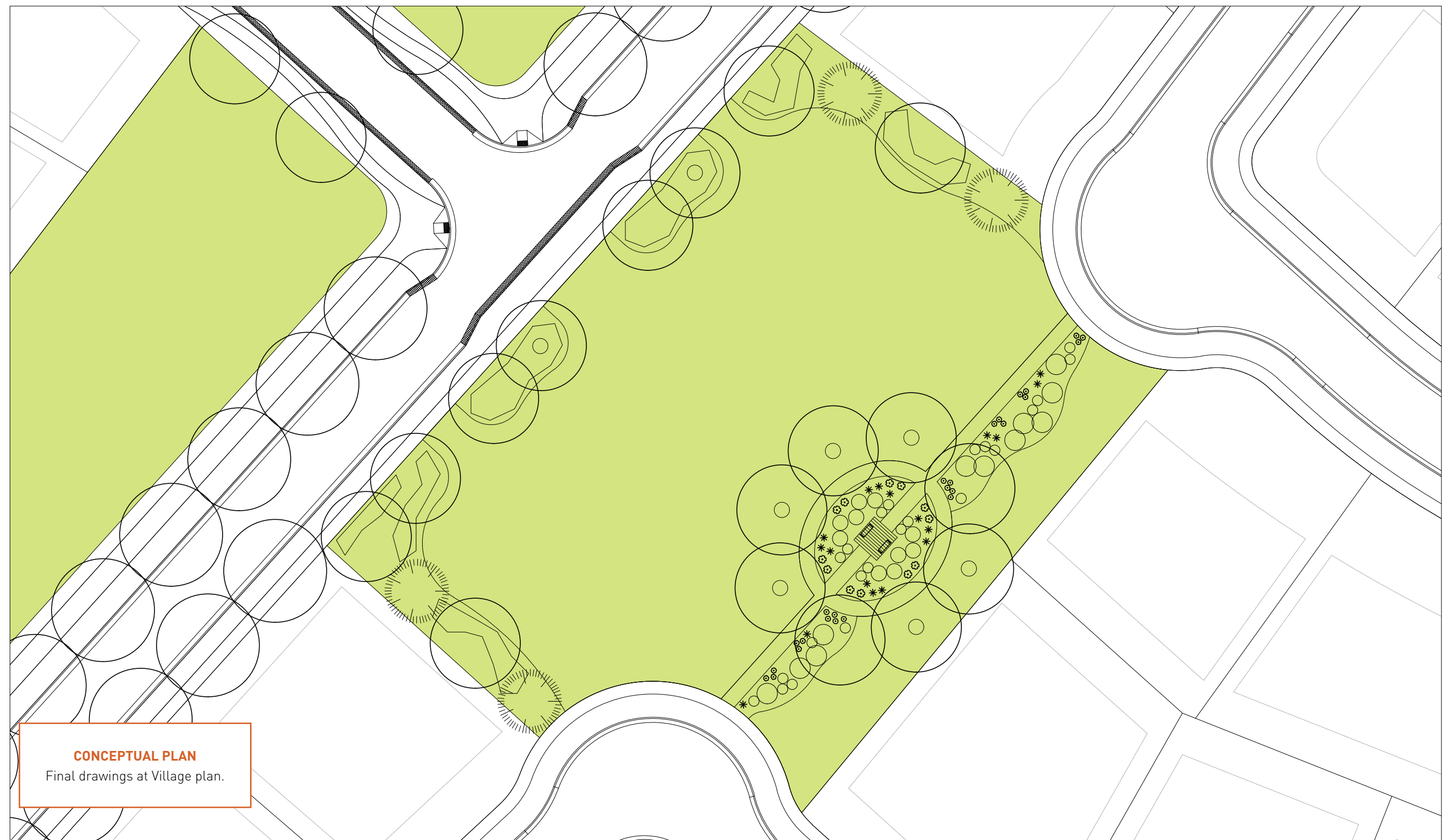
 Bark Mulch - 3" Deep with Weed Barrier  
(+/- 8,800 SF)

 Stone Mulch (1" minus) - 3" Deep with Weed Barrier  
(+/- 800 SF)



SHEET  
LP-1





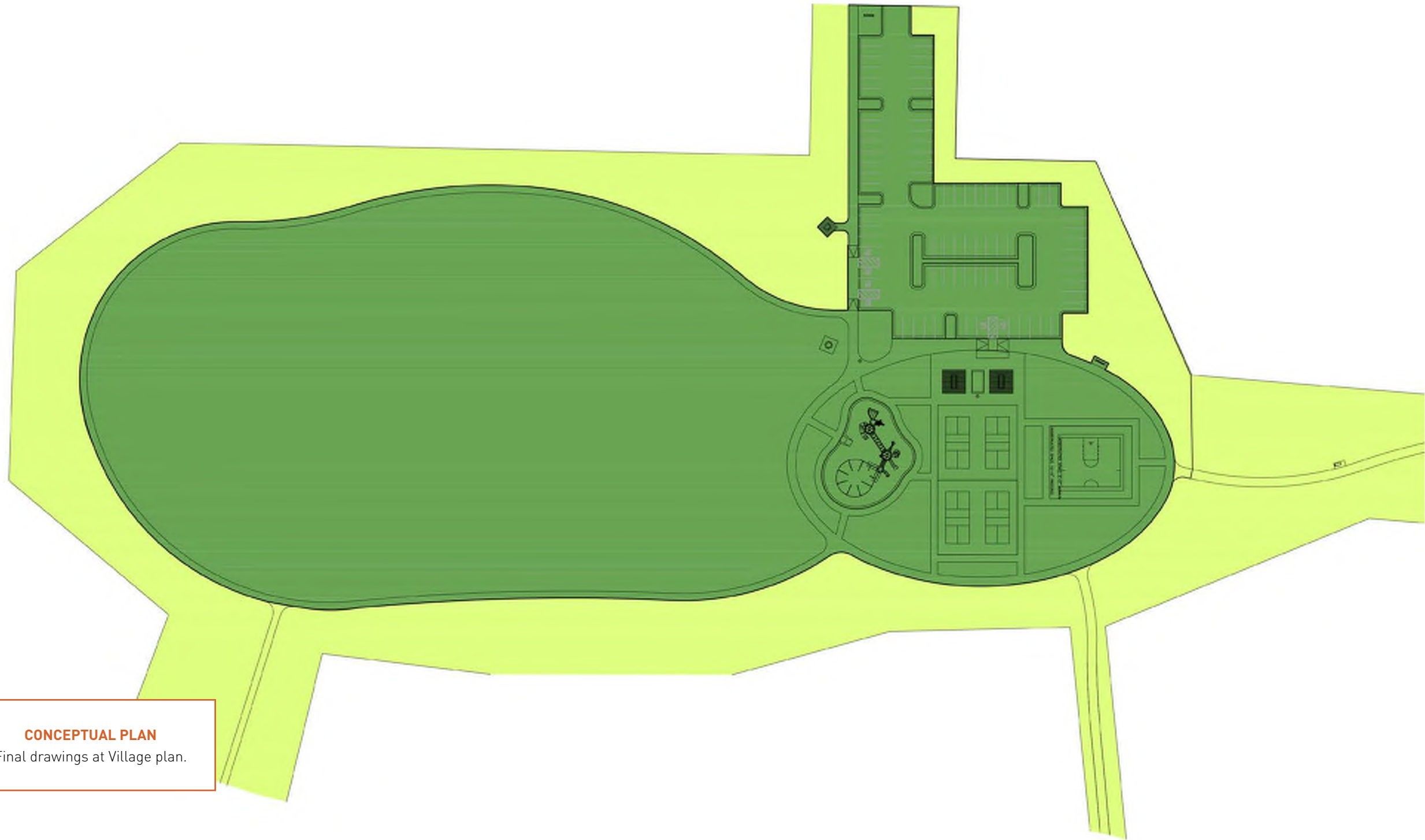




**CONCEPTUAL PLAN**

Final drawings at Village plan.





**CONCEPTUAL PLAN**

Final drawings at Village plan.

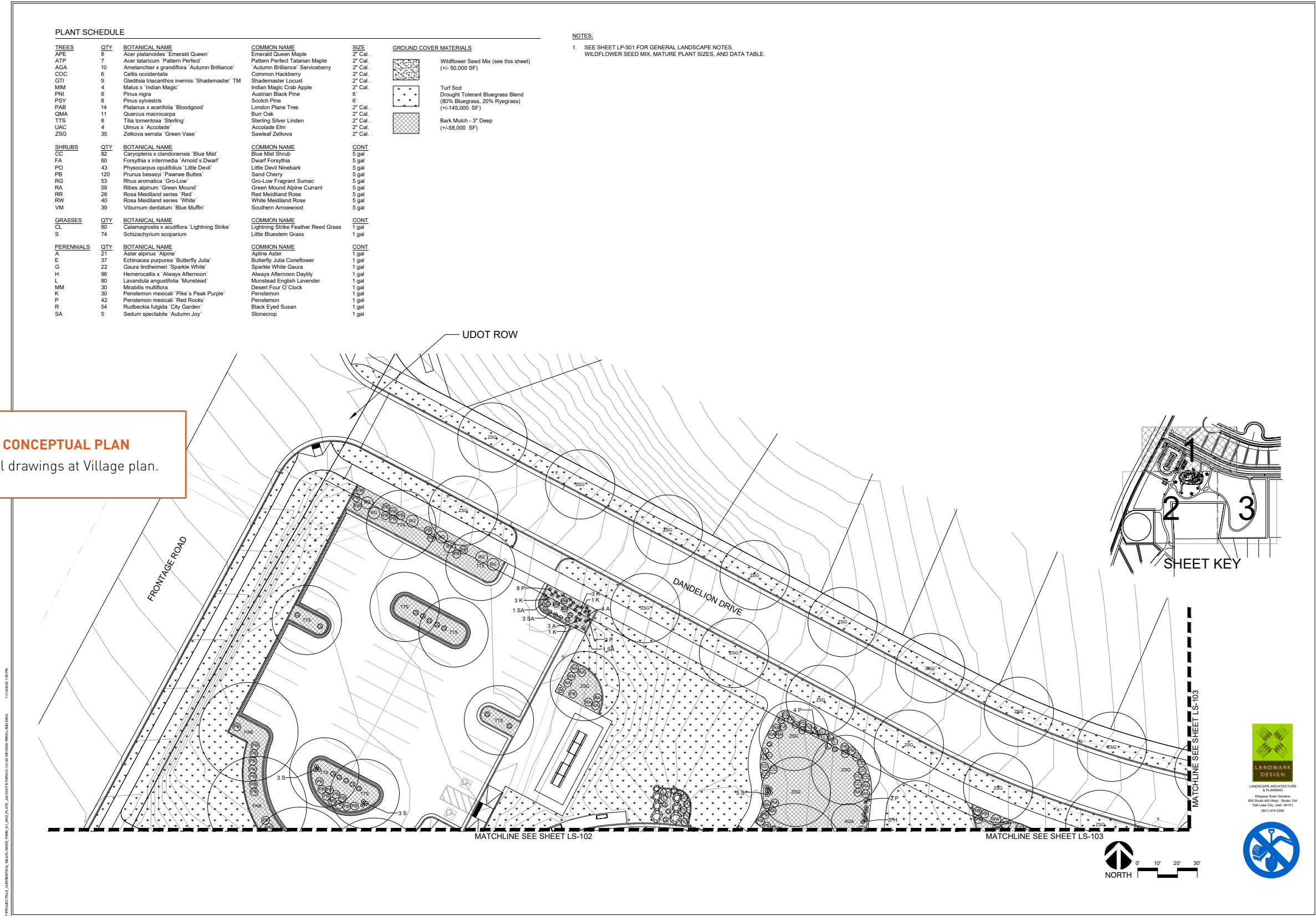






Golden Hills Park

CONCEPTUAL PLAN  
Final drawings at Village plan.

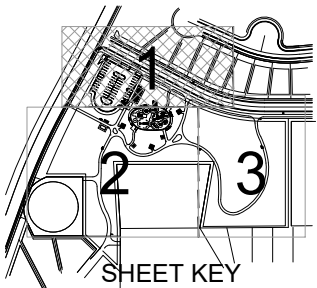


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	GROUND COVER MATERIALS
APE	8	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.	Wildflower Seed Mix (see this sheet)
ATP	7	Acer laticorn 'Pattern Perfect'	Pattern Perfect Tatarian Maple	2" Cal.	(+/- 50,000 SF)
AGA	10	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	
COC	6	Celtis occidentalis	Common Hackberry	2" Cal.	
GTI	9	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2" Cal.	
MM	4	Malus x 'Indian Magic'	Indian Magic Crab Apple	2" Cal.	
FNI	8	Pinus nigra	Austrian Black Pine	6"	Turf Sod
PSY	8	Pinus sylvestris	Scotch Pine	6"	Drought Tolerant Bluegrass Blend
PAB	14	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2" Cal.	(80% Bluegrass, 20% Ryegrass)
QMA	11	Quercus macrocarpa	Burr Oak	2" Cal.	(+/- 145,000 SF)
TTS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	
UAC	4	Ulmus x 'Accolade'	Accolade Elm	2" Cal.	
ZSG	35	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.	Bark Mulch - 3" Deep
					(+/- 58,000 SF)
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CC	82	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	5 gal	
FA	60	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal	
PO	43	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal	
PB	120	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	
RG	53	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
RA	59	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal	
RR	26	Rosa Meidland series 'Red'	Red Meidland Rose	5 gal	
RW	40	Rosa Meidland series 'White'	White Meidland Rose	5 gal	
VM	39	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CL	80	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal	
S	74	Schizachyrium scoparium	Little Bluestem Grass	1 gal	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
A	21	Aster alpinus 'Alpine'	Alpine Aster	1 gal	
E	37	Echinacea purpurea 'Butterfly Julia'	Butterfly Julia Coneflower	1 gal	
G	22	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal	
H	96	Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily	1 gal	
L	30	Lavandula angustifolia 'Munstead'	Munstead English Lavender	1 gal	
MM	30	Mirabilis multiflora	Desert Four O'Clock	1 gal	
K	30	Penstemon mexicali 'Pike's Peak Purple'	Penstemon	1 gal	
P	42	Penstemon mexicali 'Red Rocks'	Penstemon	1 gal	
R	54	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 gal	
SA	5	Sedum spectabile 'Autumn Joy'	Stonecrop	1 gal	

NOTES:

1. SEE SHEET LP-501 FOR GENERAL LANDSCAPE NOTES, WILDFLOWER SEED MIX, MATURE PLANT SIZES, AND DATA TABLE.



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WILDFLOWER - PLAT "D-1"  
VILLAGE 1 - SOUTH  
SARATOGA SPRINGS CITY, UTAH  
LANDSCAPE PLANTING PLAN

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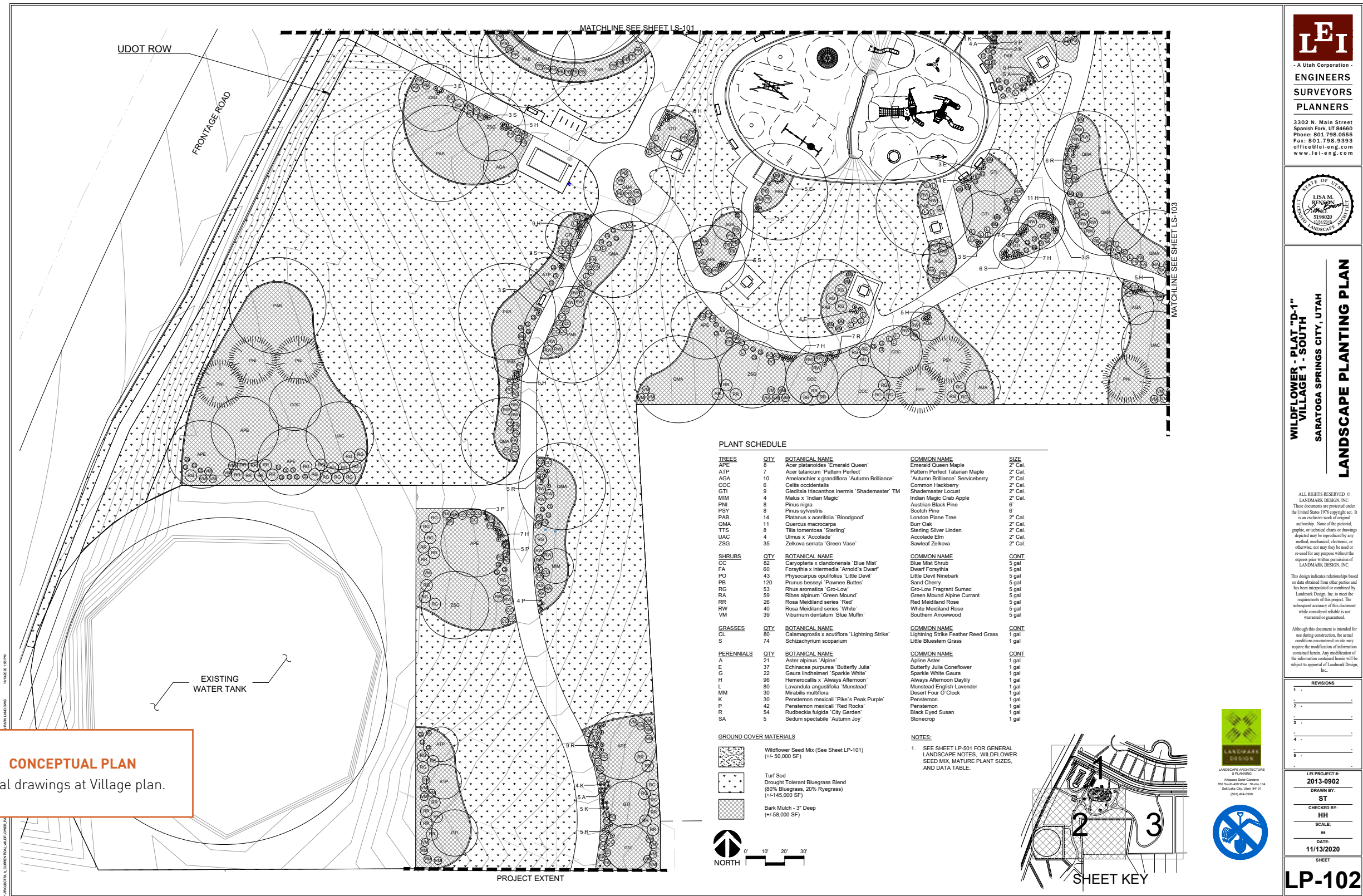
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LEI PROJECT #:  
2013-0902  
DRAWN BY:  
ST  
CHECKED BY:  
HH  
SCALE:  
1"=20'  
DATE:  
11/13/2020  
SHEET

LP-101







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**WILDFLOWER - PLAT "D-1"  
VILLAGE 1 - SOUTH  
SARATOGA SPRINGS CITY, UTAH**  
**LANDSCAPE PLANTING PLAN**

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**ST**  
CHECKED BY:  
**HH**  
SCALE:  
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DATE:  
**11/13/2020**  
SHEET

**LP-102**







#### PLANT SCHEDULE

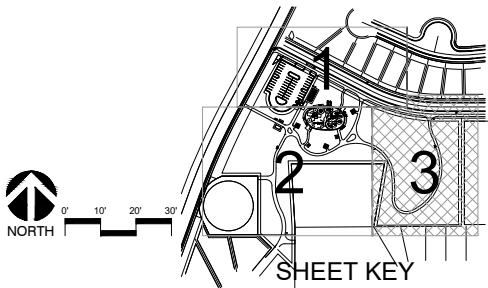
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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GTL	9	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2" Cal.
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PSY	8	Pinus sylvestris	Scotch Pine	6'
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ZSG	35	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.
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PO	43	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	120	Prunus besseyi 'Pamree Buttes'	Sand Cherry	5 gal
RG	53	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
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RR	26	Rosa Meidland series 'Red'	Red Meidland Rose	5 gal
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MM	30	Mirabilis multiflora	Desert Four O'Clock	1 gal
K	30	Penstemon mexicali 'Pike's Peak Purple'	Penstemon	1 gal
P	42	Penstemon mexicali 'Red Rocks'	Penstemon	1 gal
R	54	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 gal
SA	5	Sedum spectabile 'Autumn Joy'	Stonecrop	1 gal

#### GROUND COVER MATERIALS

	Wildflower Seed Mix (See Sheet LP-101) (+/- 50,000 SF)
	Turf Sod Drought Tolerant Bluegrass Blend (80% Bluegrass, 20% Ryegrass) (+/- 145,000 SF)
	Bark Mulch - 3" Deep (+/- 58,000 SF)

#### NOTES:

- SEE SHEET LP-501 FOR GENERAL LANDSCAPE NOTES, WILDFLOWER SEED MIX, MATURE PLANT SIZES, AND DATA TABLE.



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## WILDFLOWER - PLAT "D-1" VILLAGE 1 - SOUTH SARATOGA SPRINGS CITY, UTAH LANDSCAPE PLANTING PLAN

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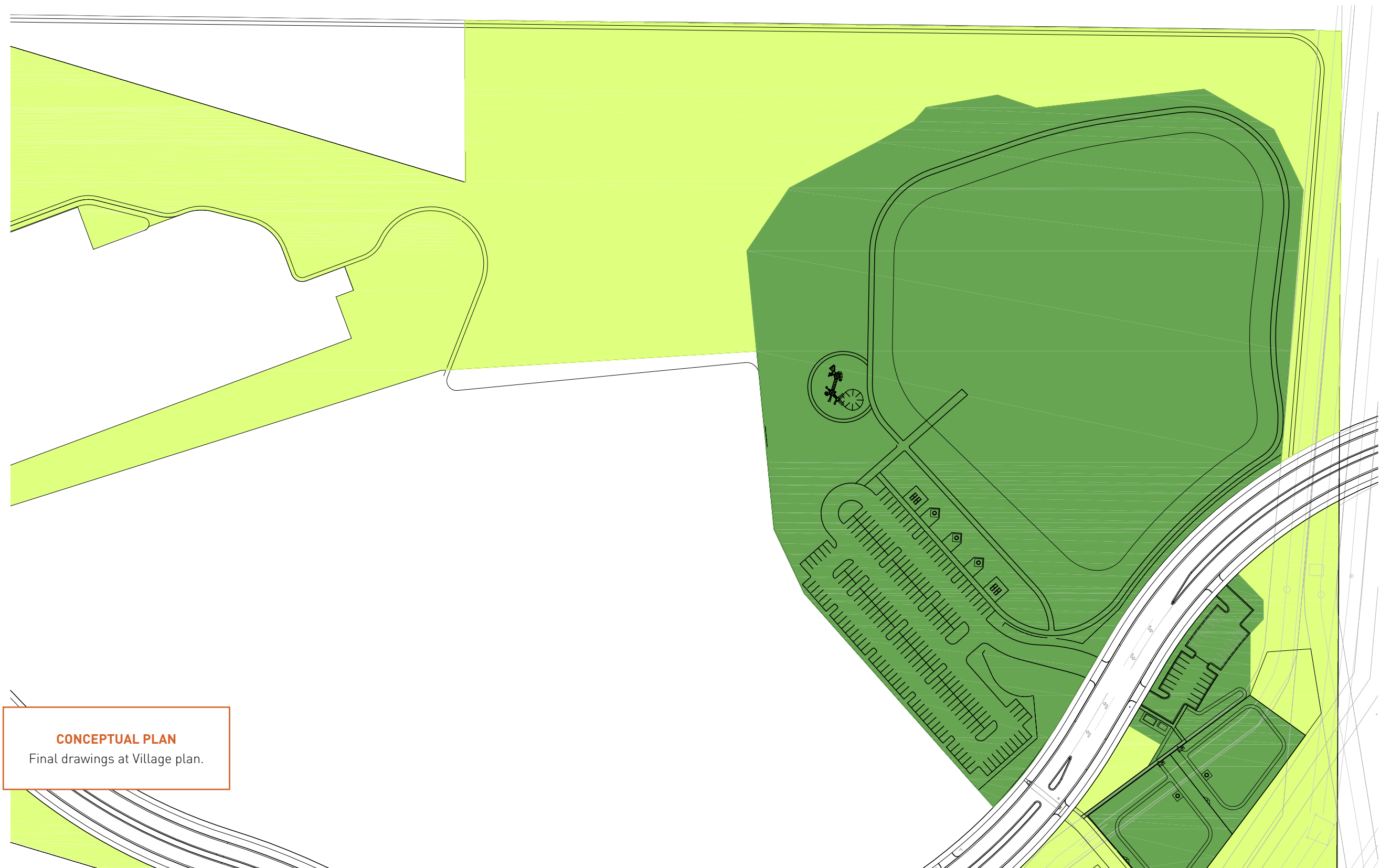
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2013-0902
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CHECKED BY:
HH
SCALE:
11/13/2020
DATE:
SHEET

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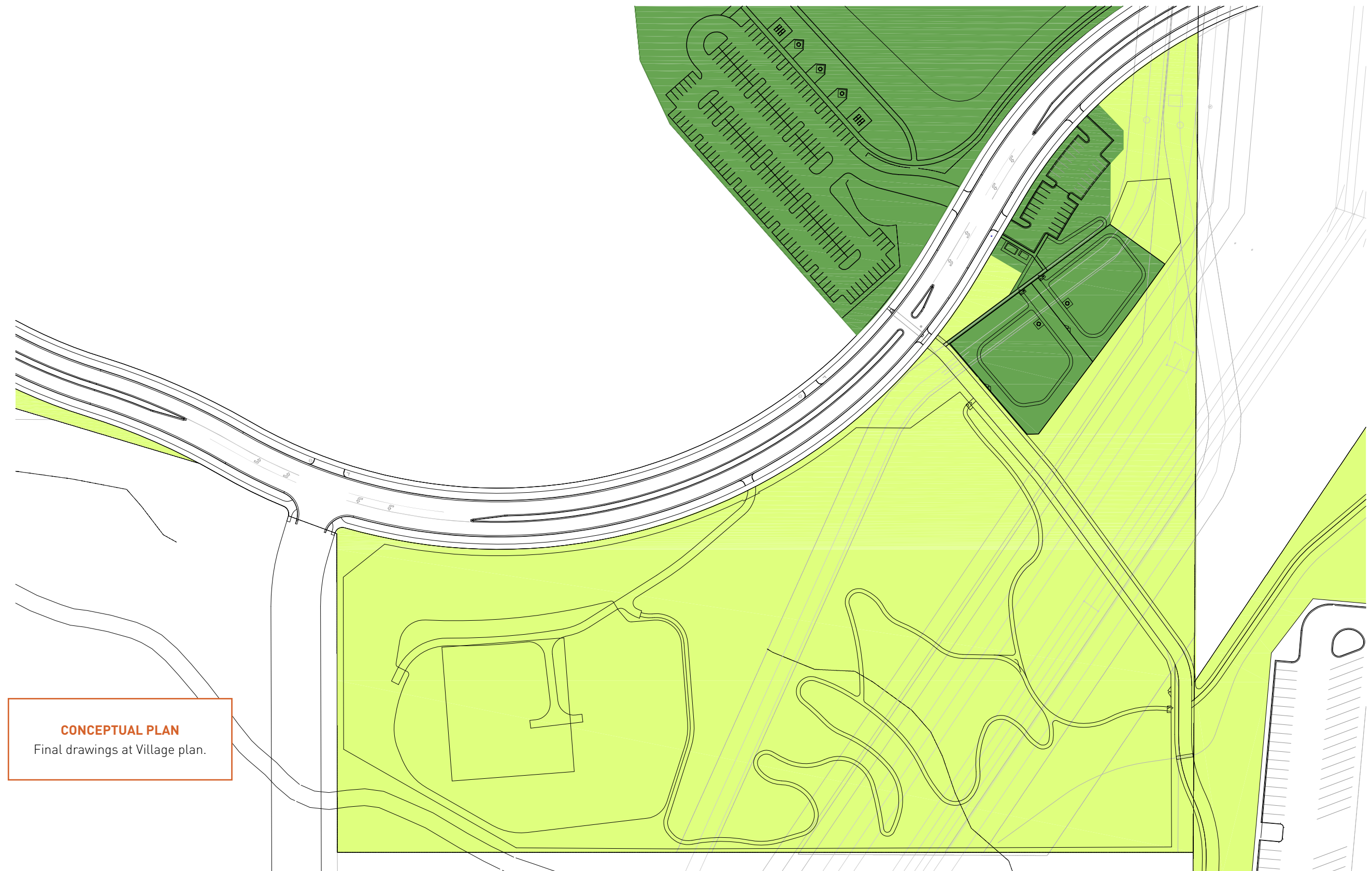


**CONCEPTUAL PLAN**

Final drawings at Village plan.





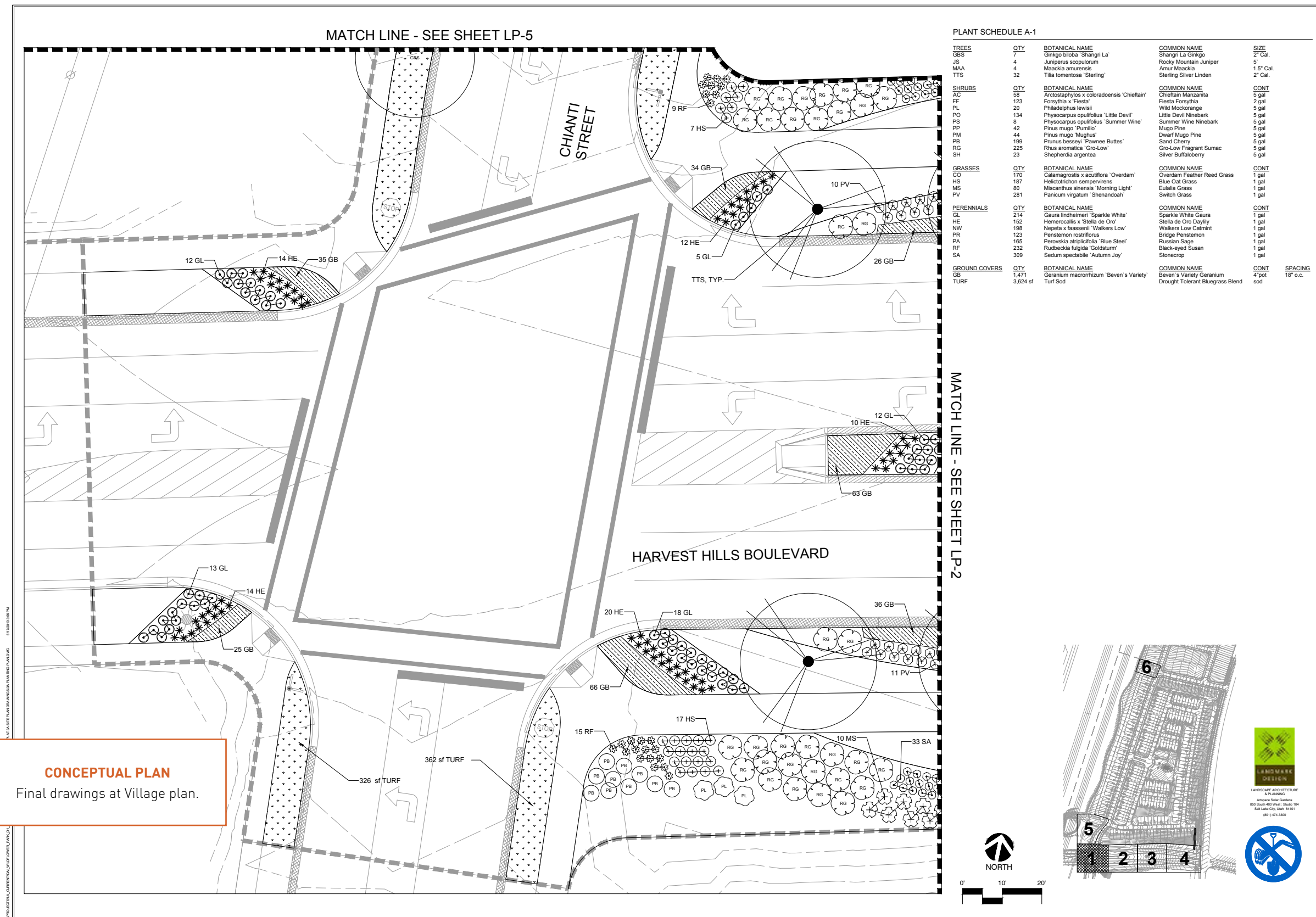








# 3a Open Space and Entry Landscape



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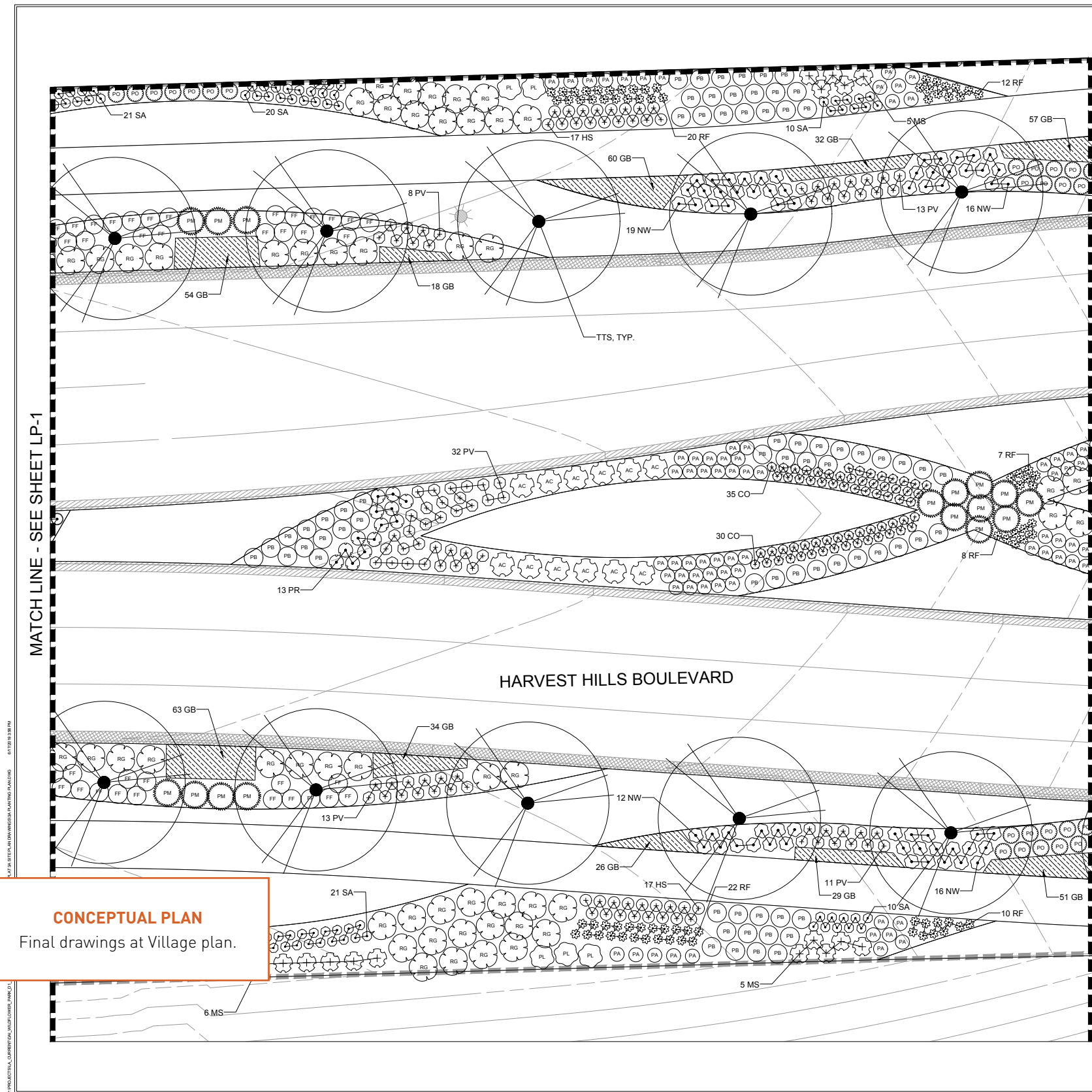
**WILDFLOWER - VILLAGE 3A PLAT A-1**  
**CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**  
**PLANTING PLAN**

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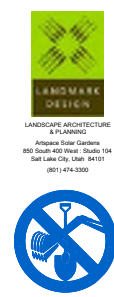
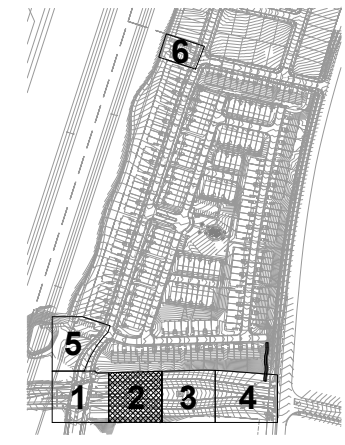
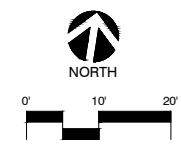




**CONCEPTUAL PLAN**  
Final drawings at Village plan.

PLANT SCHEDULE A-1					
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
GBS	7	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	2" Cal.	
JS	4	Juniperus scopulorum	Rocky Mountain Juniper	5'	
MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.	
TTS	32	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal	
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal	
PO	134	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal	
PS	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	
PP	42	Pinus mugo 'Pumilio'	Mugo Pine	5 gal	
PM	44	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 gal	
PB	199	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	
RG	225	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
SH	23	Shepherdia argentea	Silver Buffaloberry	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CO	170	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal	
HS	157	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
MS	80	Miscanthus sinensis 'Morning Light'	Eulalia Grass	1 gal	
PV	281	Panicum virgatum 'Shenandoah'	Switch Grass	1 gal	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
GL	214	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal	
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	
NW	198	Nepeta x 'Walker's Low'	Walkers Low Catmint	1 gal	
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal	
PA	165	Perovskia atriplicifolia 'Blue Steel'	Russian Sage	1 gal	
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal	
SA	309	Sedum spectabile 'Autumn Joy'	Stonecrop	1 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Geranium macranthum 'Beven's Variety'	Beven's Variety Geranium	4" pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	

MATCH LINE - SEE SHEET LP-3



A Utah Corporation

**ENGINEERS**

**SURVEYORS**

**PLANNERS**

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Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

REVIEW SET  
NOT FOR  
CONSTRUCTION

**WILDFLOWER - VILLAGE 3A PLAT A-1**

**CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**

**PLANTING PLAN**

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**2013-0902**

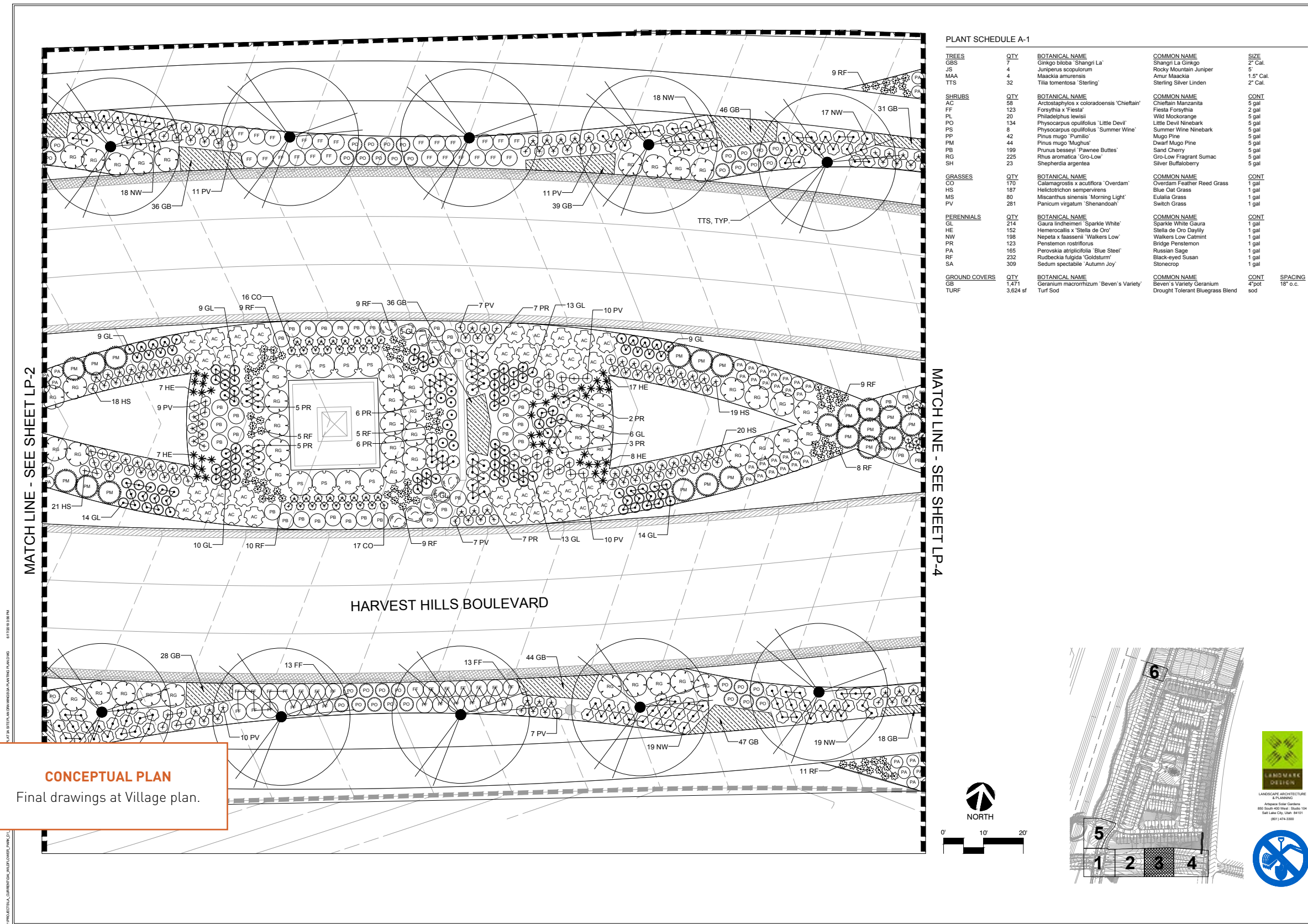
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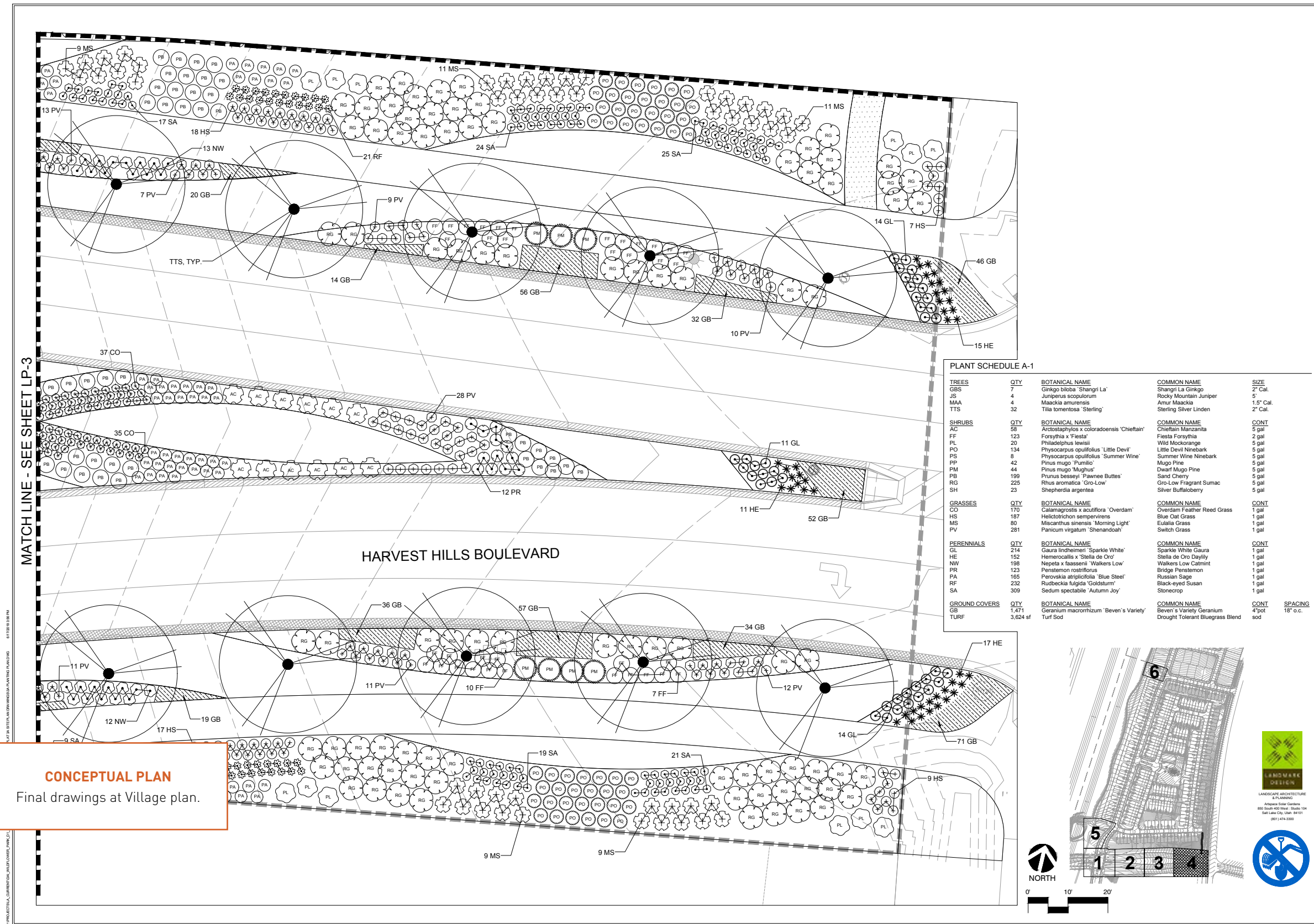
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DATE:  
**6/17/2018**

SHEET  
**LP-2**







**LEI**  
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**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
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REVIEW SET  
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**WILDFLOWER - VILLAGE 3A PLAT A-1**  
**CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**  
**PLANTING PLAN**

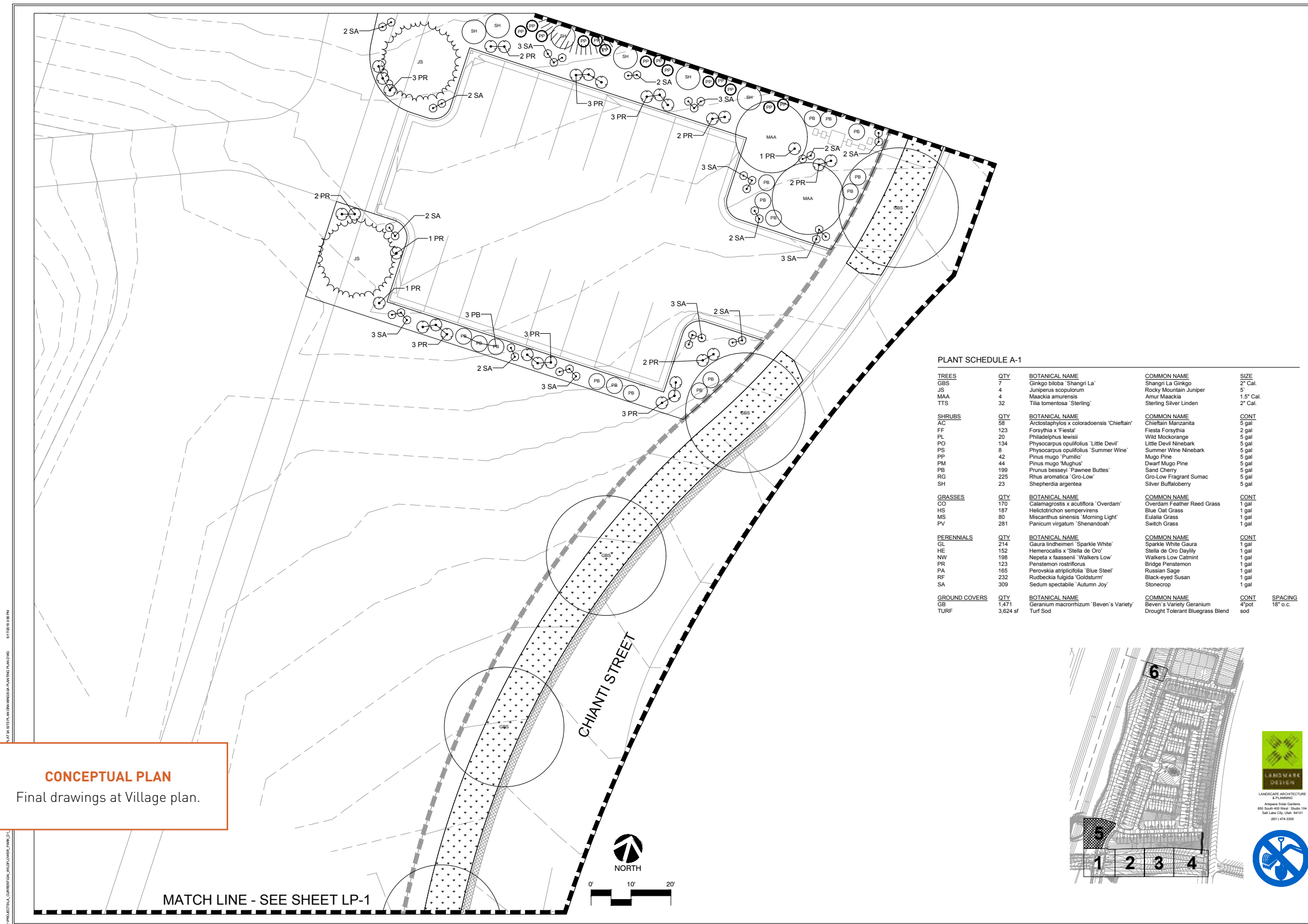
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LEI PROJECT #	2013-0902
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SCALE:	
DATE:	6/17/2018

**LP-4**





**LEI**  
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Phone: 801.798.0555  
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REVIEW SET  
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CONSTRUCTION

**WILDFLOWER - VILLAGE 3A PLAT A-1**  
**CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**  
**PLANTING PLAN**

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**LEI PROJECT #**  
**2013-0902**

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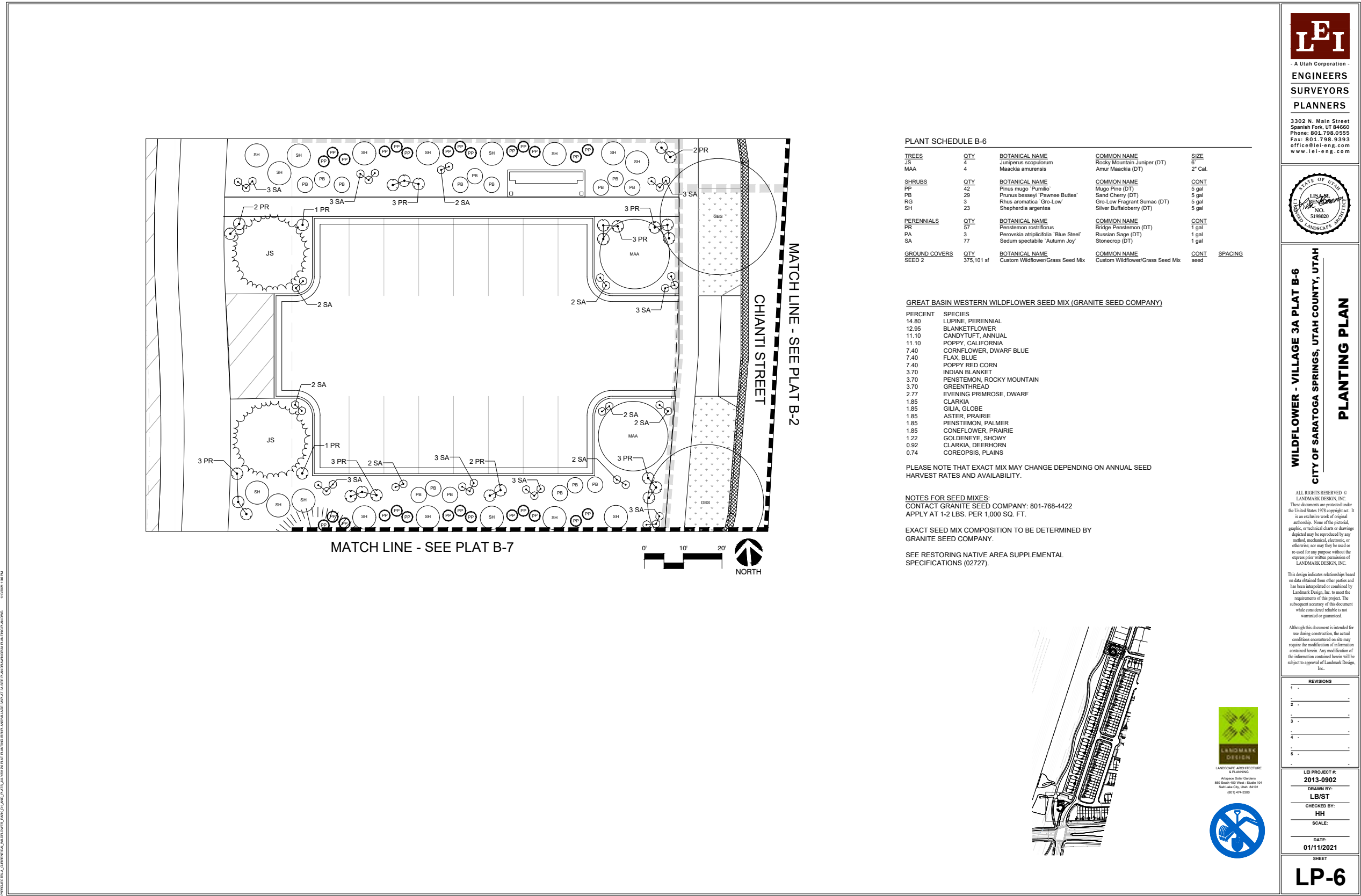
**SCALE:**

**DATE:**  
**6/17/2018**

**SHEET**  
**LP-5**



3a North Parking Lot





**CONCEPTUAL PLAN**  
Final drawings at Village plan.







**CONCEPTUAL PLAN**
















Final drawings at Village plan.





## LANDSCAPE CONCEPT PLAN - AREA B

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer truncatum</i> 'Norwegian Sunset'	Maple	39
	<i>Celtis occidentalis</i> 'Chicagoland'	Common Hackberry	143
	<i>Cercis canadensis</i>	Eastern Redbud	4
	<i>Ginkgo biloba</i> 'Magyar'	Magyar Ginkgo	3
	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honey Locust	66
	<i>Pinus nigra</i>	Austrian Black Pine	1
	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Japanese Flowering Cherry	6
	<i>Quercus robur</i> x <i>bicolor</i> 'Long' TM	Regal Prince Oak	5
	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	46
	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	36
	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	60
	<i>Ulmus americana</i> 'Princeton'	American Elm	34
	<i>Ulmus</i> x 'Accolade'	Accolade Elm	26
	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Sawleaf Zelkova	45
	<i>Zelkova serrata</i> 'Village Green'	Sawleaf Zelkova	64

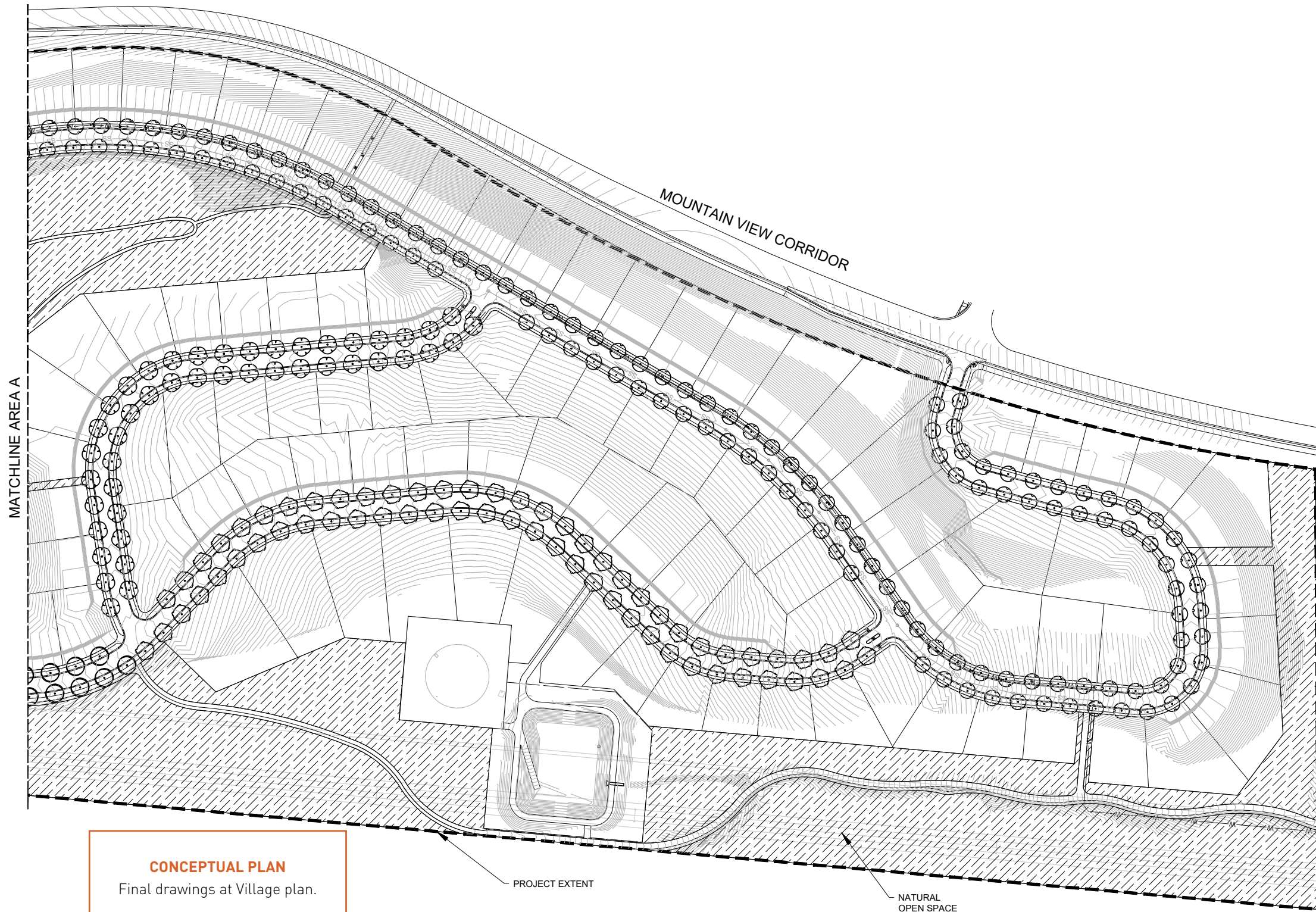
**LAWN BLEND**  
Lolium perenne / Perennial Ryegrass  
Poa pratensis / Kentucky Bluegrass

**NATURAL OPEN SPACE**  
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS  
SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

**GREAT BASIN WILDFLOWER SEED MIX**  
SEE AREA C FOR SEED MIX SCHEDULE

### NOTES:

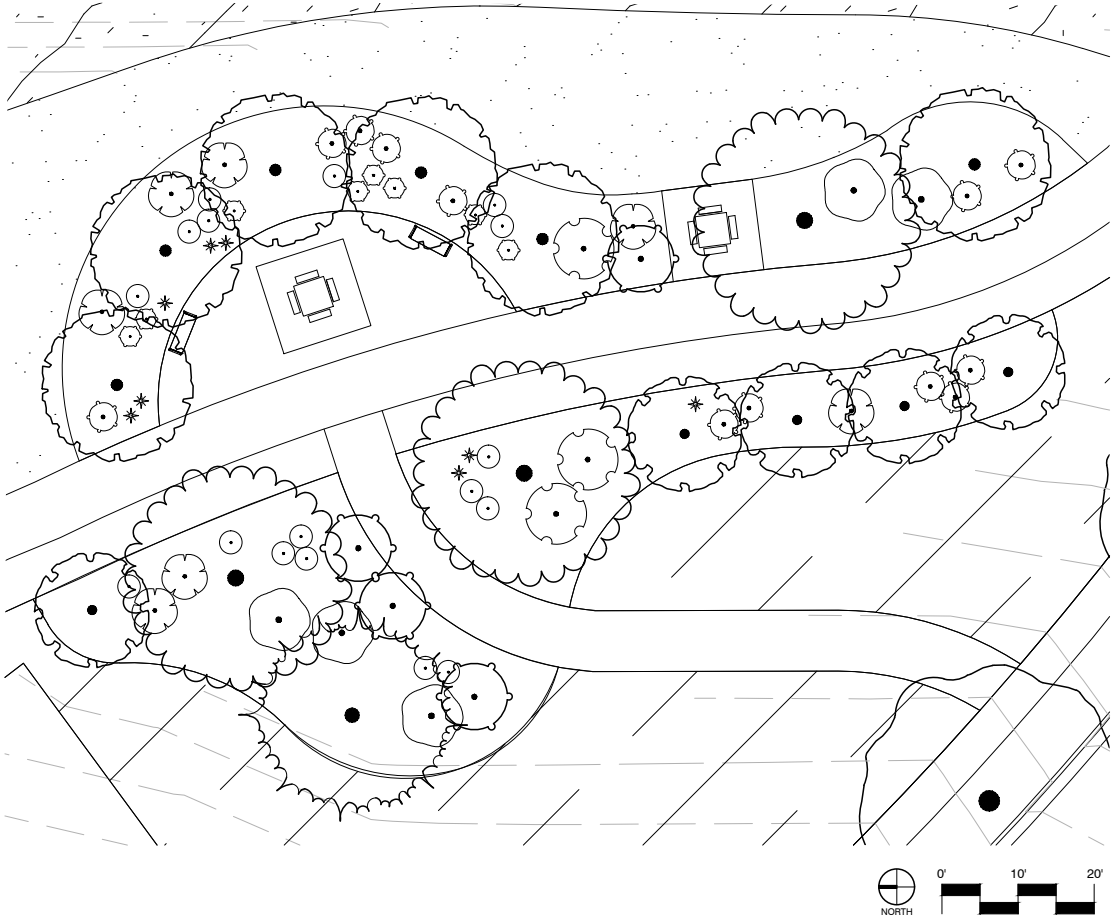
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 4 PLAN.
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
4. LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.
5. SEE LANDSCAPE CONCEPT PLAN - AREA C FOR DATA TABLE.







LANDSCAPE CONCEPT PLAN - AREA C



DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	678	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch		4,547	3%
Turf		30,070	21%
Wildflower Seed Mix		109,036	76%
Total Developed/Irrigated Landscape		143,653	100%
Drought Tolerant Species	22 total species (15 trees, 7 shrubs) 80% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		1,614,673	

GREAT BASIN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

APPLY AT 1-2 LBS. PER 1,000 SQ. FT.  
ANNUALS  
CENTAUREA CYANUS / BACHELOR BUTTON  
CHEIRANTHUS ALLIONII / WALLFLOWER  
CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT  
COREOPSIS TINCTORIA / PLAINS COREOPSIS  
COSMOS SULPHUREUS / SULPHUR COSMOS  
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY  
GAILLARDIA PULCHELLA / FIREWHEEL  
GILIA SP. / GILIA SPECIES  
LINARIA MAROCCANA / BABY SNAPDRAGON  
LINUM GRANDIFLORUM / SCARLET FLAX  
PAPAVER RHOEAS / SHIRLEY POPPY  
PHLOX DRUMMONDII / DRUMMOND PHLOX

PERENNIALS  
ASTER SP. / ASTER SPECIES  
CASTILLEJA SP. / PAINTBRUSH SPECIES  
COREOPSIS LANCEOLATA / LANCE-LEAVED COREOPSIS  
ECHINACEA PURPUREA / PURPLE CONEFLOWER  
GAILLARDIA ARISTATA / BLANKET FLOWER  
LINUM LEWISII / LEWIS BLUE FLAX  
LUPINUS SP. / LUPINE SPECIES  
PENSTEMON SP. / PENSTEMON SPECIES  
RATIBIDA COLUMNIFERA / PRAIRIE CONEFLOWER  
RATIBIDA COLUMNIFERA FORMA PULCHERRIMA / MEXICAN HAT

RUDBECKIA HIRTA / BLACK-EYED SUSAN  
SPHAERALCEA SP. / GLOBEMALLOW SPECIES  
BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT

CONTACT GRANITE SEED COMPANY: 801-768-442

PLANT SCHEDULE

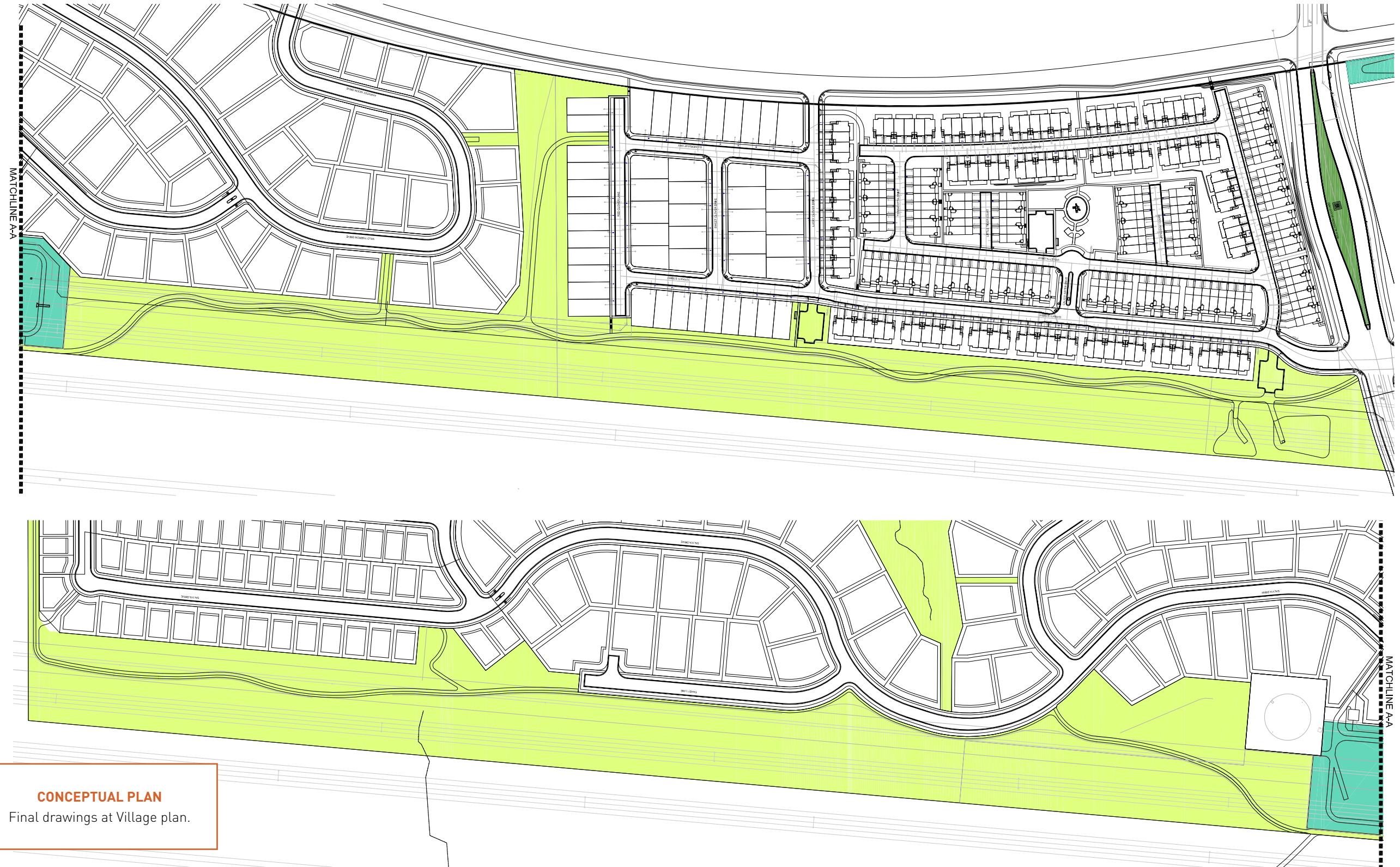
TREES	BOTANICAL NAME	COMMON NAME	QTY
	Acer truncatum 'Norwegian Sunset'	Maple	39
	Celtis occidentalis 'Chicagoland'	Common Hackberry	143
	Cercis canadensis	Eastern Redbud	4
	Ginkgo biloba 'Magyar'	Magyar Ginkgo	3
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	66
	Pinus nigra	Austrian Black Pine	1
	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	6
	Quercus robur x bicolor 'Long' TM	Regal Prince Oak	5
	Tilia americana 'Redmond'	Redmond American Linden	46
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	36
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	60
	Ulmus americana 'Princeton'	American Elm	34
	Ulmus x 'Accolade'	Accolade Elm	26
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	45
	Zelkova serrata 'Village Green'	Sawleaf Zelkova	64
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	17
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5
	Rosa Meidiland series 'White'	White Meidiland Rose	7
	Symphoricarpos x chenautilii 'Hancock'	Hancock Coralberry	3
	Viburnum opulus 'Nanum'	Dwarf European Viburnum	8
ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	QTY
	Festuca mairei	Atlas Fescue	12
PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY
	Hemerocallis x 'Always Afternoon'	Lavendar Daylily	8

	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	30,070 sf
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.	1,614,673 sf
	GREAT BASIN WILDFLOWER SEED MIX SEE AREA C FOR SEED MIX SCHEDULE	109,036 sf

- NOTES:
- QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 4 PLAN.
  - LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  - STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
  - LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.
  - SEE LANDSCAPE CONCEPT PLAN - AREA C FOR DATA TABLE.



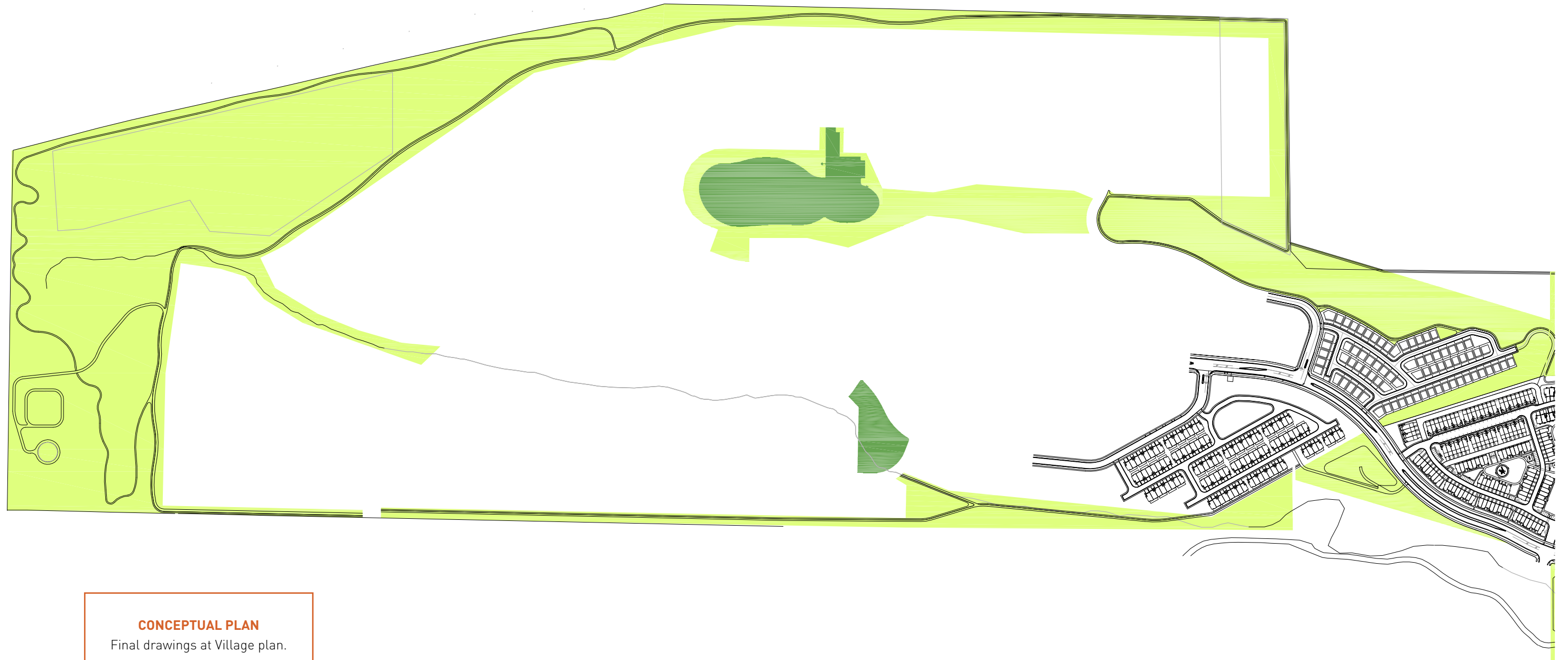




## CONCEPTUAL PLAN

Final drawings at Village plan.





**CONCEPTUAL PLAN**

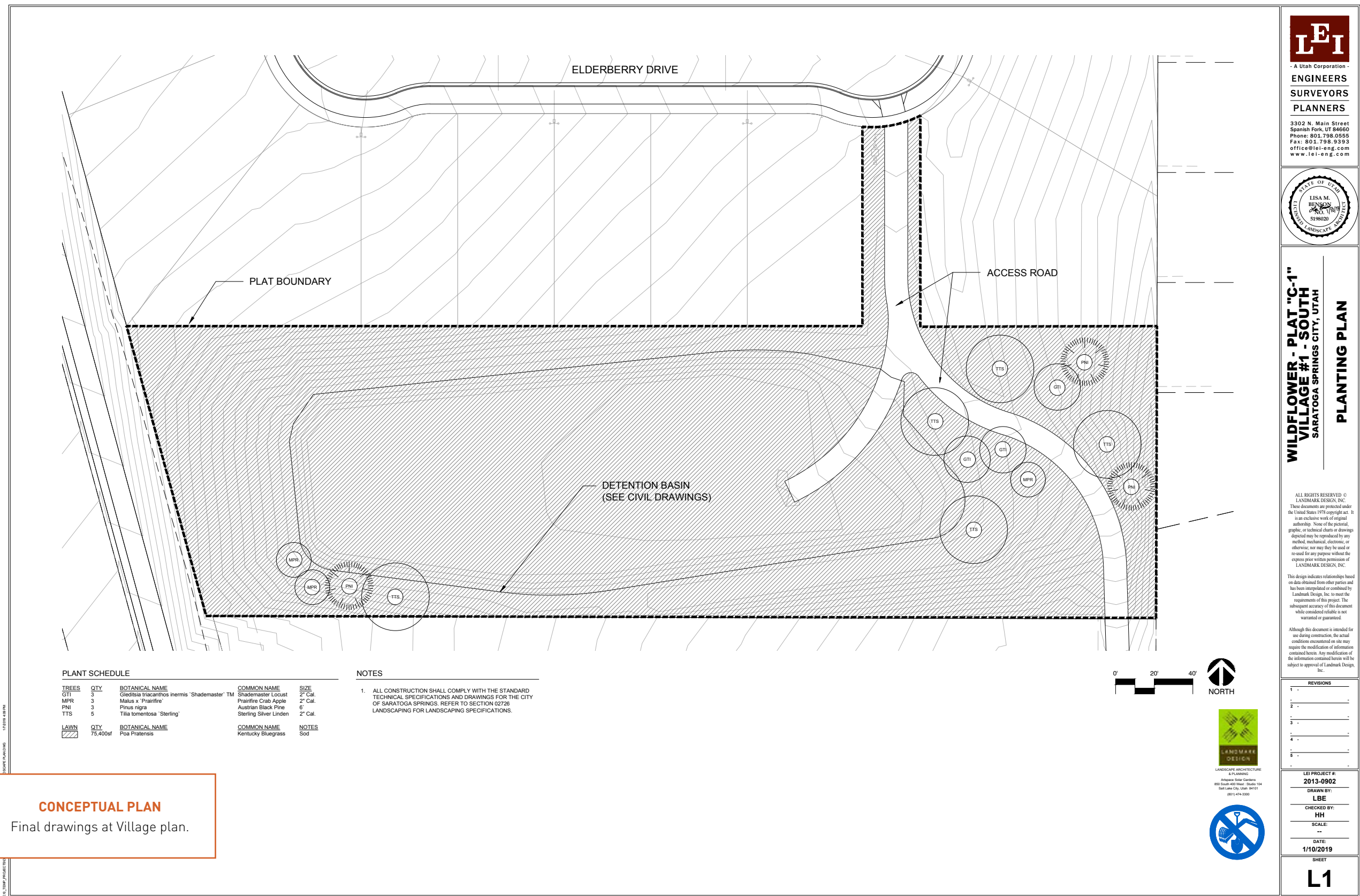
Final drawings at Village plan.







Plat C-1 Detention

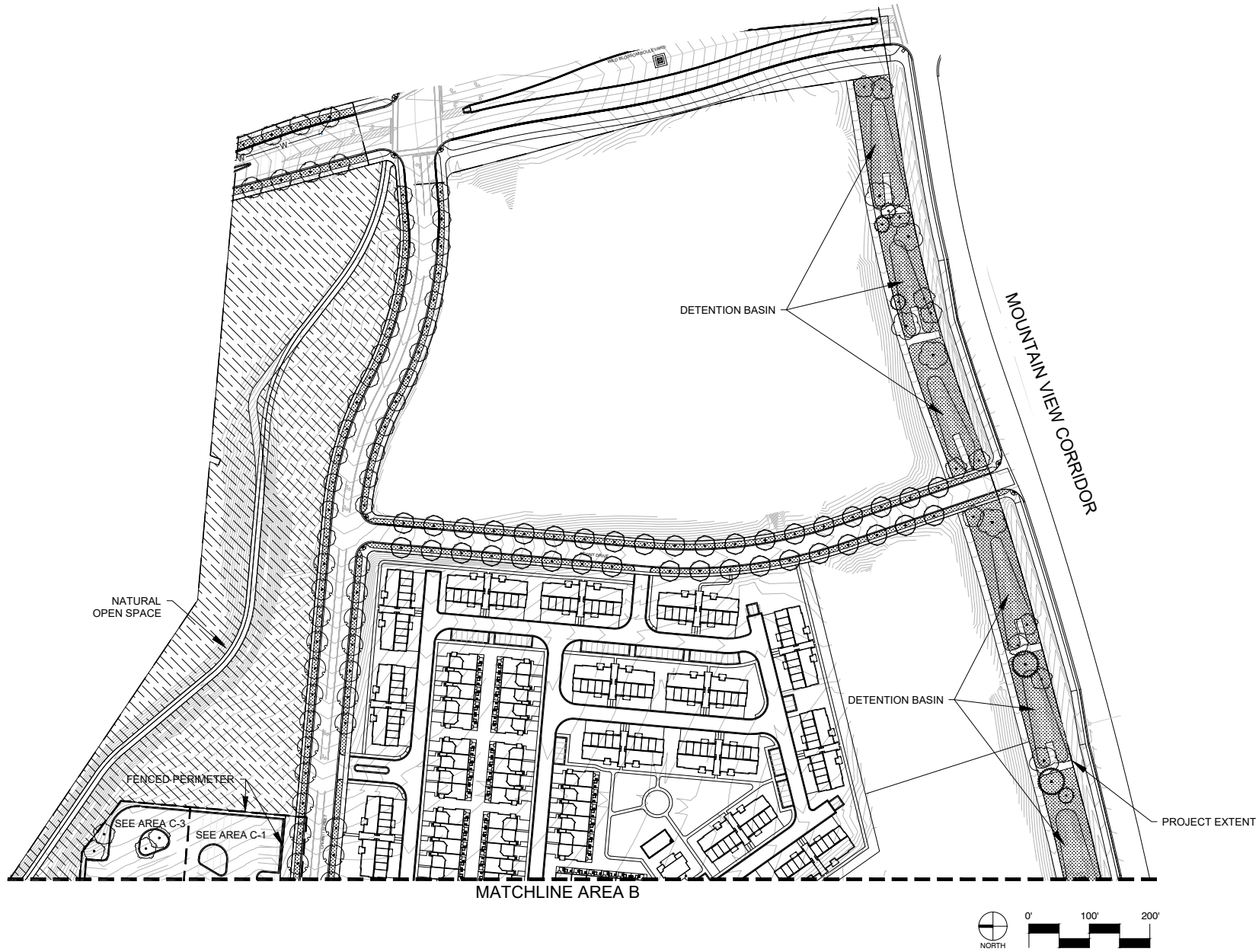


CONCEPTUAL PLAN

Final drawings at Village plan.







LANDSCAPE CONCEPT PLAN - AREA A

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdanielii 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
	Zelkova serrata 'Wireless'	Sawleaf Zelkova	52

LAWN BLEND  
LOLIUM PERENNE / PERENNIAL RYEGRASS  
POA PRATENSIS / KENTUCKY BLUEGRASS  
91,630 sf

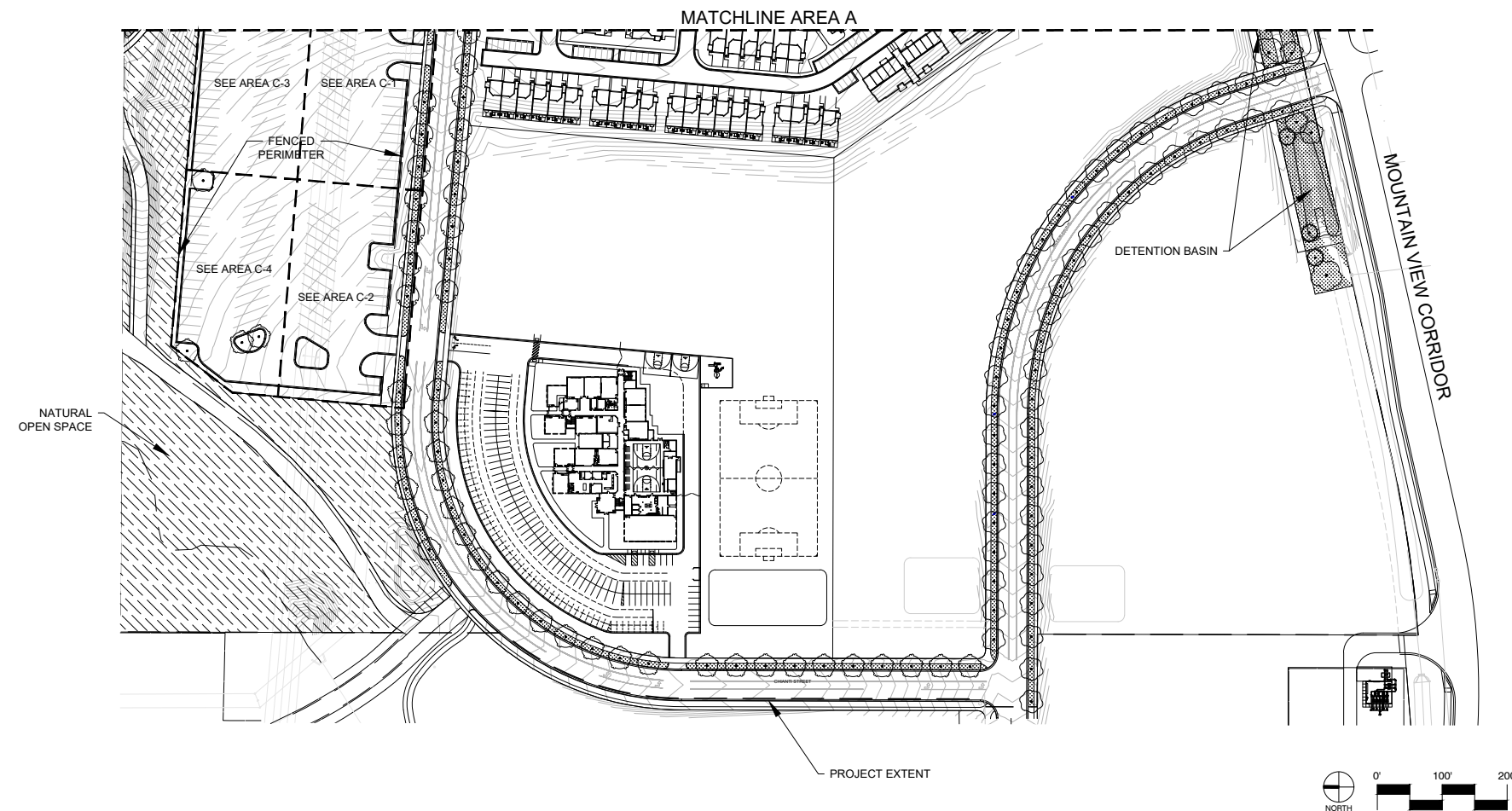
NATURAL OPEN SPACE  
REPAIR AND/OR REVEGETATE AS REQUIRED WITH  
PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT  
COMMUNITY.  
1,614,673 sf

- NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 2 PLAN.
  2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C.. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

DATA SHEET FOR ENTIRE VILLAGE PLAN AREA










Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	228	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch	630	36,100	17%
Turf (including park strips)		174,700	83%
Total Developed/Irrigated Landscape		210,800	100%
Turf in park strips		83,900	
Drought Tolerant Species	20 total species (10 trees, 10 shrub/perennial/grass) 80% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		448,000	







## LANDSCAPE CONCEPT PLAN - AREA B

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdanielli 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
	Zelkova serrata 'Wireless'	Sawleaf Zelkova	52

 LAWN BLEND  
LOLIUM PERENNE / PERENNIAL RYEGRASS  
POA PRATENSIS / KENTUCKY BLUEGRASS 91,630 sf

 NATURAL OPEN SPACE  
REPAIR AND/OR REVEGETATE AS REQUIRED WITH  
PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT  
COMMUNITY. 1,614,673 sf

### NOTES:

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# Tanuki Secondary Water Pond

## CONCEPTUAL PLAN

Final drawings at Village plan.



### REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
L-101	CRUSHED STONE MULCH AREA (MOUNTAIN ROSE 1.5" CRUSHED)
L-102	STONE COBBLE MULCH AREA (SOUTHTOWN TAN 6" DIA.)
L-103	CONCRETE AREA (SEE CIVIL DRAWINGS)
L-104	ASPHALT AREA (SEE CIVIL DRAWINGS)
L-105	LANDSCAPE CURBING, TYP. (SEE DETAIL 1 ON SHEET L-2)
L-106	FENCE LINE CURBING, TYP. (SEE DETAIL 2 ON SHEET L-2)

### NOTES

1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
3. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS. THERE MAY BE SIGNIFICANT SLOPES ON THE SITE.
4. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.
6. AREAS OUTSIDE OF THE FENCE LINE WILL BE LANDSCAPED IN ACCORDANCE TO CITY GUIDELINES WHEN THE REMAINDER OF THE SITE AND/OR ROW IS IMPROVED.
7. GROUND IN STONE MULCH AREAS TO BE TREATED WITH PRE-EMERGENT HERBICIDE AND WEED BARRIER FABRIC PRIOR TO PLACING STONE MULCH.



LANDSCAPE ARCHITECTURE  
& PLANNING  
Annapolis Solar Gardens  
180 South 400 West, Studio 104  
Salt Lake City, Utah 84111  
(801) 474-3300



FILE NAME:  
FILE DATE:



PROJECT ENGINEER

DESIGNED ST  
DRAFTED ST  
CHECKED LB  
DATE 16 JULY 2019

NO. DATE

REVISIONS				BY	APVD.

SCALE  
AS SHOWN



WILDFLOWER ZONE 3 POND  
LANDSCAPE PLAN

SHEET  
L-1  
360.18.300

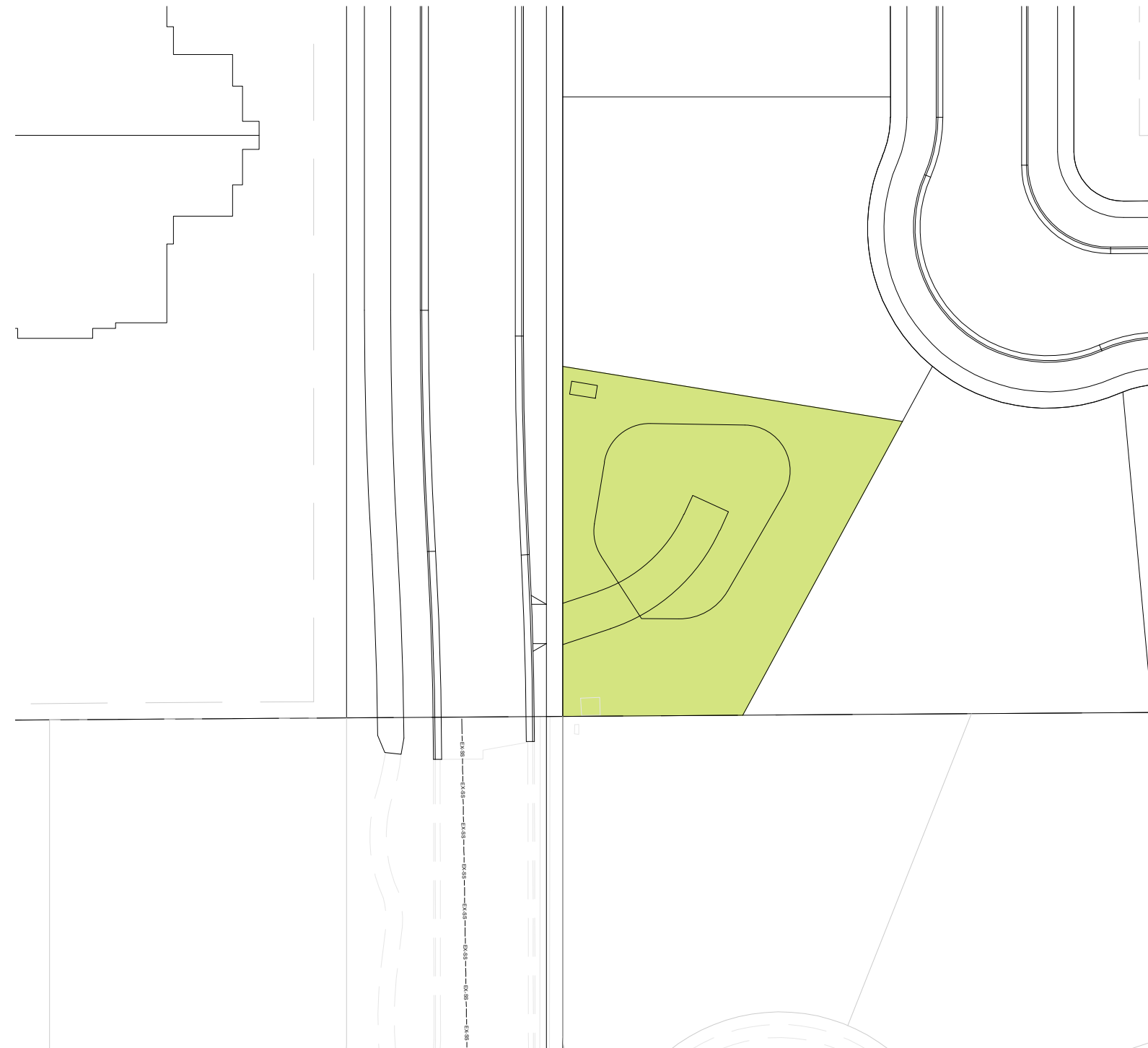




## CONCEPTUAL PLAN

Final drawings at Village plan.





**CONCEPTUAL PLAN**

Final drawings at Village plan.







## A4 Grading Criteria

### Exhibits

The Exhibits contained herein are conceptual in nature and are subject to review and change based on a more in-depth review by the Saratoga Springs Engineering Department. The following Exhibits are provided:

1. *Exhibit A.* This exhibit depicts the remaining Wildflower development with designated grading areas as outlined within this document.
2. *Exhibit B, Consisting of 2 Sheets:*
  - a. Exhibit B1 contains a 1939 aerial photo of the overall “Springs” portion of the Wildflower development and provides historical background regarding the grading and mining of the site. The mining areas, haul roads and agricultural areas are identified. The eastern portion of the property had not been excavated at that point in time.
  - b. Exhibit B2 shows the state of the property in 2020 with no active mining. The exhibit depicts mined areas, haul roads, stockpile areas and agricultural areas.
3. *Exhibit C, Consisting of 7 Sheets:*
  - a. Exhibit C1 shows the overall “Springs” portion of the Wildflower development and gives photographic examples of the Mining Reclamation Area showing excavations and slopes. The locations of 6 cross sections are shown.
  - b. Exhibit C2 shows existing and proposed contours for Cross Section “A” depicting the cut and fill areas necessary to accommodate roadways and development pads. The maximum cut in this area is over 40 feet and the maximum fill is over 13 feet.
  - c. Exhibit C3 shows the proposed Cross Section “B” through a large cut slope area as well as the cut through an existing mining spoils pile. This location represents one of the maximum cut areas of approximately 70 feet which is necessary to clean up areas of previous mining operations, stabilize slopes and provide for a development pad. The cut area shown is the removal and relocation of an existing mining spoils pile with a depth of at least 25 feet. This stockpile area contains undocumented fill and must be removed and



- placed in fill areas according to the requirements of a geotechnical study.
- d. Exhibit C4 depicts Cross Section "C" which is through a deep section of the old mining operations that will be filled over 20 feet to accommodate the proposed recreational pond. This area would be unbuildable without significant cut / fill due to drainage and access.
  - e. Exhibit C5 shows Cross Section "D" through several of the mining "fingers" where clay extraction occurred. As shown, the mined areas are deep, steep sloped and no reclamation measures were performed following the mining. Areas of Mining Surplus Material are also shown which would be the primary source to fill in the mined areas. This Grading Criteria would then be applied to create roadways, development pads and open space.
  - f. Exhibit C6 depicts Cross Section "E" which shows one of the areas of extreme Mining Surplus Material of approximately 35 feet. This undocumented overburden material must be reworked, moved, or used for open space.
  - g. Exhibit C7 shows an area of extreme cut and fill. The fill area is a deep hole in the ground with no drainage or access.
- 4. *Exhibit D.* This exhibit shows the existing drainage channel through the "Springs" portion of Wildflower. Cross sections are included which depict the depth and steep slopes associated with the existing channel.
  - 5. *Exhibit E.* This exhibit covers the preliminary proposed grading for Village 1 North of Wildflower. The intent of this exhibit is to show that while the larger Agricultural / Natural Ground Areas allow for a maximum cut or fill, this maximum is only used on a portion of the property. Ultimately, each Village Plan of Wildflower will produce a similar drawing as part of the Village Plan process.
  - 6. *Exhibit F.* This exhibit shows the distinction of cut/fill areas within the "Springs" portion of Wildflower.

## Mining Reclamation Area Criteria

### *Intent of Grading Efforts*

The intent of the grading within this area is to reclaim previously disturbed areas, stabilize man-made slopes, provide drainage, move previously placed mining spoils and enhance safety. Grading activities are not intended to provide sustained commercial aggregate operations.





#### *Description of Area*

This area is approximately 171 acres and is characterized by surface mining activities that have occurred over at least the last 80 years as shown through Exhibits B1 and B2 which verify the disturbed nature of the site and the need for significant reclamation. Topographical maps, preliminary geotechnical reports, aerial photography and extensive on-site observations were utilized by professional engineers and designers to identify and distinguish the following types of land disturbance:

1. *Mining Areas.* Substantial cut areas exist on the property where clay materials were mined. These areas of clay were interspersed within the property and generally followed rock formations. The mining of the clay does not appear to be completed in any systematic or safe manner. The remaining contour of the land is now unsafe due to large vertical slopes, potentially unstable soils, and no drainage provisions. It does not appear that surface reclamation of any kind was completed following the mining operations.
2. *Mining Surplus Material Piles.* The mining operations also produced a large quantity of unusable material that was stockpiled throughout the property. None of these areas were placed sufficiently to construct any improvement over them without full excavation or mitigation. Many of these areas are proposed to be moved to fill the mining areas.
3. *Mining Slough Area.* These areas are not as defined as the extensive Mining Surplus Materials Piles, but contain random debris, fill, explorations, and general disturbance.
4. *Haul Roads.* Many of the haul roads appear to be similar over the 80-year time frame. These roads have been used, filled, and graded for decades and have altered the natural ground.

#### *Proposed Grading Standards*

In order to provide a safe site for development, re-grade existing mined slopes and provide for drainage, significant grading must be completed. Exhibits B1, B2, C1 through C7 and F provide examples of the existing topography as well as the proposed grading and cross sections.

1. *Maximum Cut or Fill.* To address the unique nature of the area, two different grading standards are applied:
  - a. A maximum cut or fill of 30' from the existing grade will be allowed for up to 100 acres. This acreage accounts for the full Mining Slough



Area as well as half of the Mining Area and Mining Surplus Materials Piles as depicted in Exhibit F.

2. To address the heavily mined areas, a maximum cut or fill of 80' will be necessary. This maximum would apply to approximately 71 acres which corresponds to half of the Mining Area and Mining Surplus Materials Piles as depicted in Exhibit F.

## **Channel Reclamation Criteria**

### *Description of Area*

Several large storm drainage channels exist within the development area which are fed from drainage of Camp Williams property. The course of these channels has been altered by agricultural and mining activities, maintenance has been lacking and erosion uncontrolled. With the development of Wildflower, it is proposed that these drainages be improved through re-routing, armoring of surfaces, piping, and the installation of debris catchments. The defined area covers approximately 50 acres.

### *Proposed Grading Standards*

As shown in Exhibit D, many of the existing channels have excessive side slopes and depths that would not be conducive to development, maintenance, or safety.

Therefore, the following alterations are allowed in accordance with City Standards:

1. The channel may be reclaimed through fill, slope changes, or piping.
2. A 100-year surface flood route must be maintained through the development.

## **Mining / Channel Transition Area Criteria**

### *Description of Area*

To transition from the grading intensive areas of the Mining and Channel Reclamation Areas to the Agricultural / Natural Ground Area, a mid-range set of grading standards must be employed. This area is located within 200 feet of the Mining Reclamation Area and 100 feet of the Channel Reclamation Area. The defined area covers approximately 121 acres.

### *Proposed Grading Standards*

A maximum cut or fill of 20' from the existing grade will be allowed.



## **Agricultural / Natural Ground Area 1 Criteria**

### *Description of Area*

This area is characterized by historical agricultural uses or undisturbed natural ground. These areas are typical of hillside development and contain existing slopes of generally 5 to 15 percent. The defined area covers approximately 466 acres.

### *Proposed Grading Standards*

A maximum cut or fill of 12' from the existing grade will be allowed.

## **Agricultural / Natural Ground Area 2 Criteria**

### *Description of Area*

This area is characterized by historical agricultural uses or undisturbed natural ground that is more challenging grade wise due to steeper slopes of approximately 10 to 25 percent. The defined area covers approximately 59 acres.

### *Proposed Grading Standards*

1. A maximum cut or fill of 20' from the existing grade will be allowed.
2. Lots along Fernleaf Drive adjacent to the existing Harvest Hills development must design and install a storm retention system for the 100-year storm event. Retention volumes are to be shown on the subdivision plat.
3. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
4. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.

## **Other Grading Criteria**

1. Retaining Walls
  - a. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
  - b. When the overall retained height would exceed ten feet or materials other than rock are to be utilized, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of the wall.
  - c. The width of the terrace between any two retaining walls shall be at least half the height of the tallest adjacent wall as measured from the face of the higher





wall to the back side of the lower wall. The minimum horizontal distance shall be three feet.

- d. Any single retaining wall greater than four feet or terraced retaining walls of any height shall be designed by an engineer licensed by the State of Utah.
- e. Terraces created between retaining walls shall be permanently landscaped.
- f. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
- g. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.

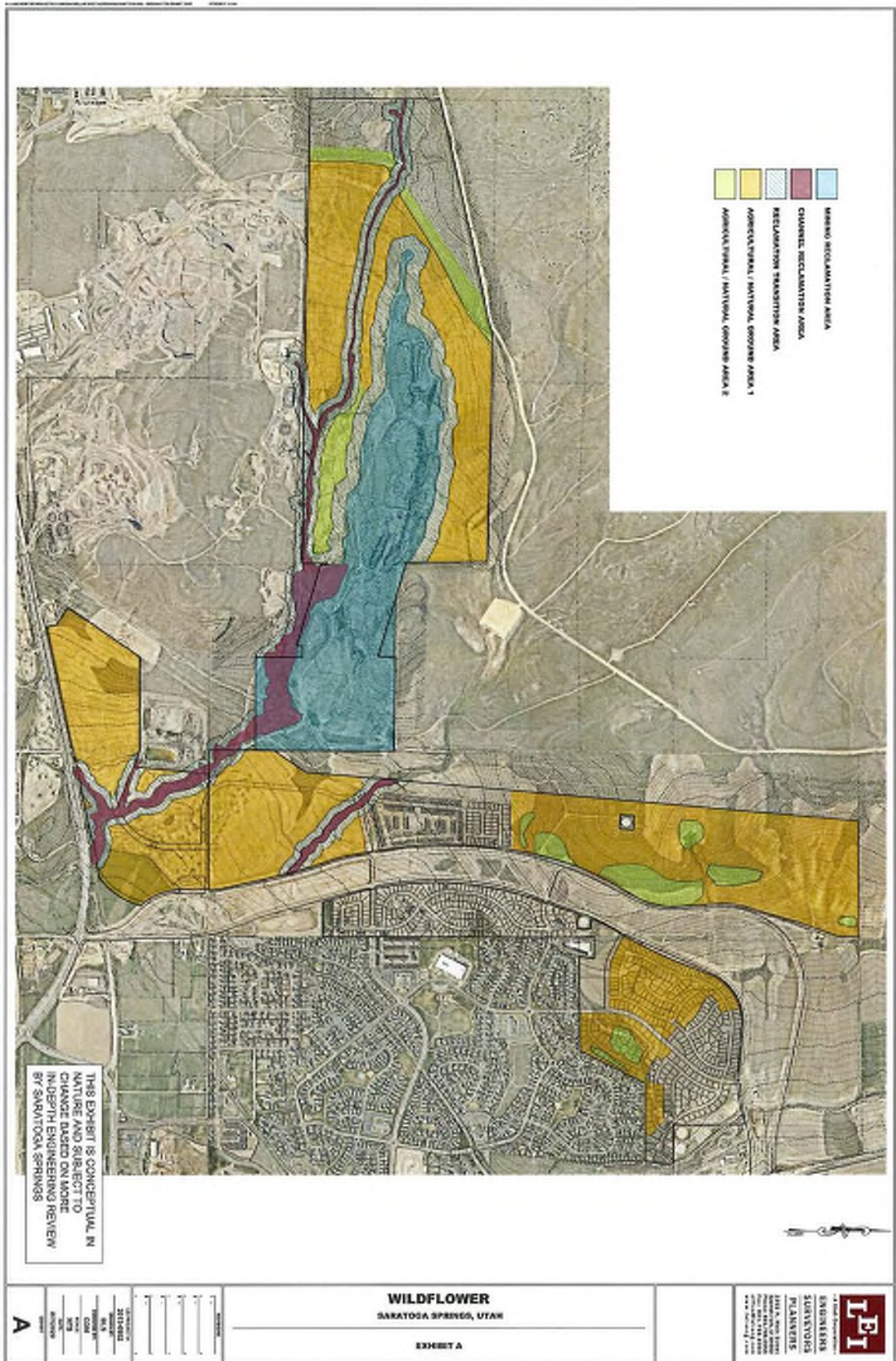
## 2. Slopes

- a. All slopes shall be stabilized according to City Standards.
- b. Slopes of thirty-three percent (33%) or less are acceptable and shall be stabilized according to City Standards.
- c. Slopes greater than thirty-three percent (33%) and up to fifty percent (50%) will be allowed based on the findings and recommendations of a site-specific geotechnical study regarding stability, erosion control and grading methods. These slopes will not be allowed within building lots.
- d. Slopes greater than fifty percent (50%) will not be allowed except for rock outcroppings or other unique site features and only based on the findings of a site-specific geotechnical study. These slopes will not be allowed within building lots.
- e. Retaining walls are not included in slope calculations.

## 3. Contouring

- a. All permanent cuts, fills or graded slopes shall be re-contoured to blend into the natural grade of the surrounding land. The outside corners or edges shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet.



















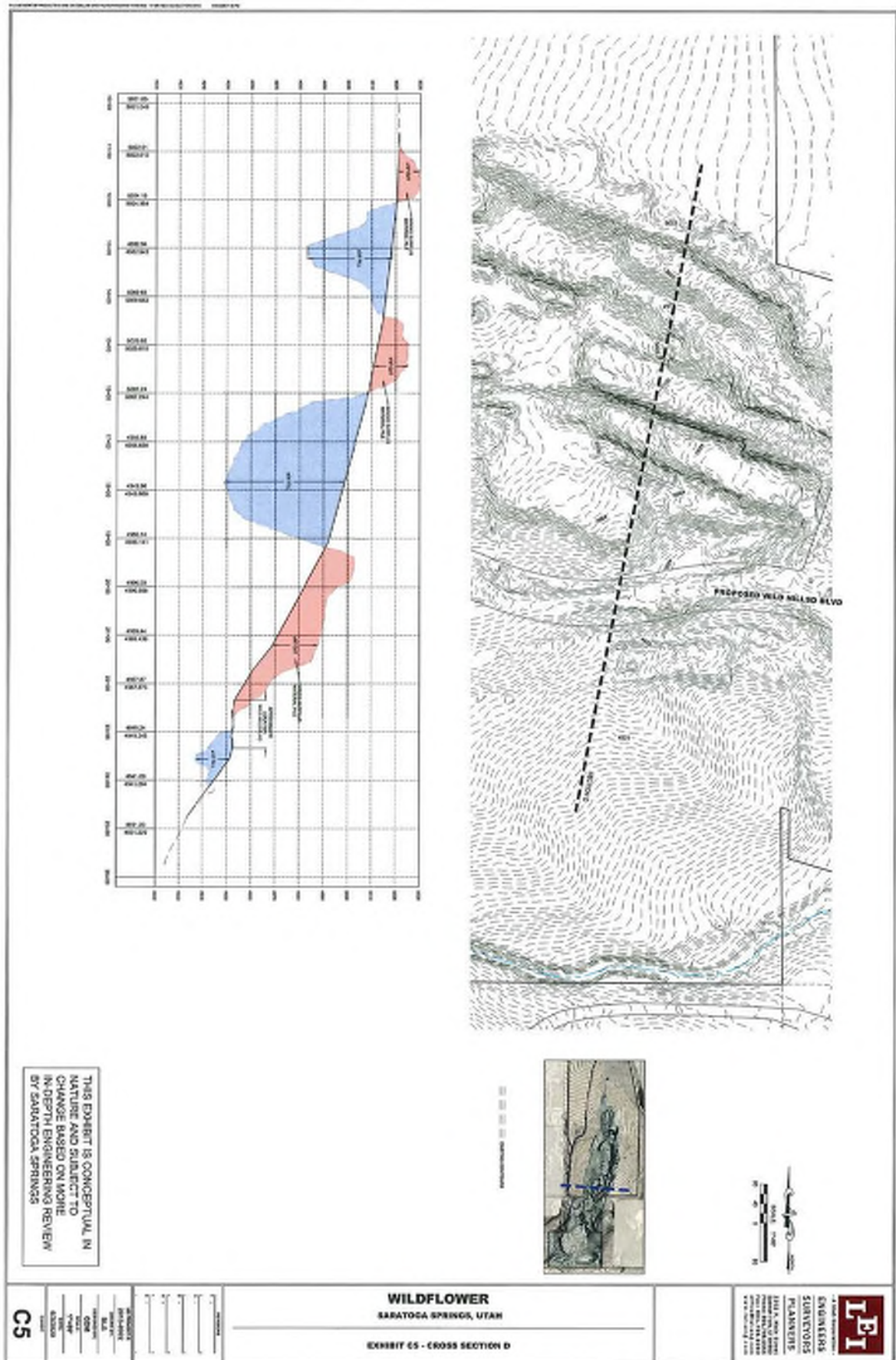




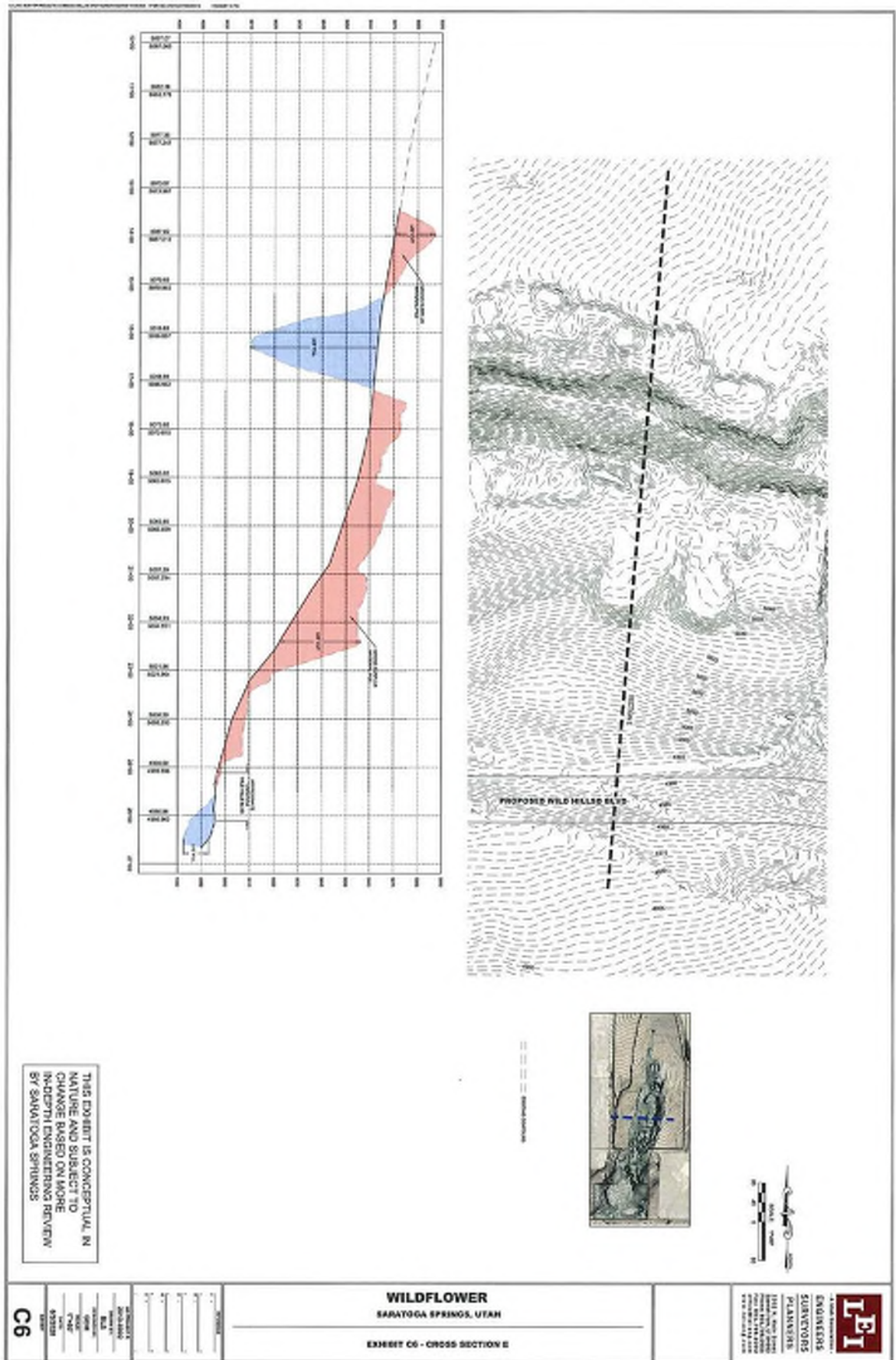


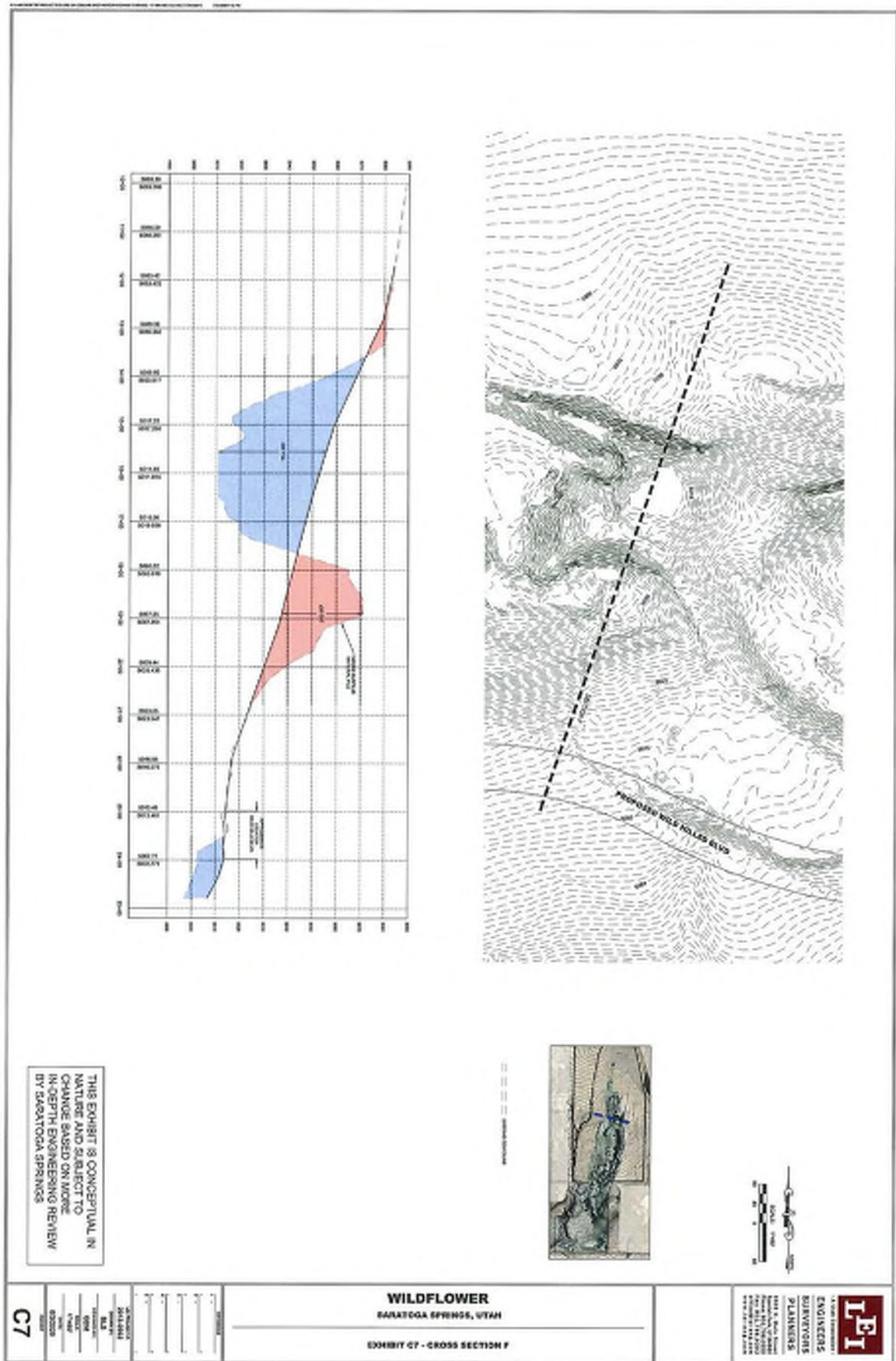




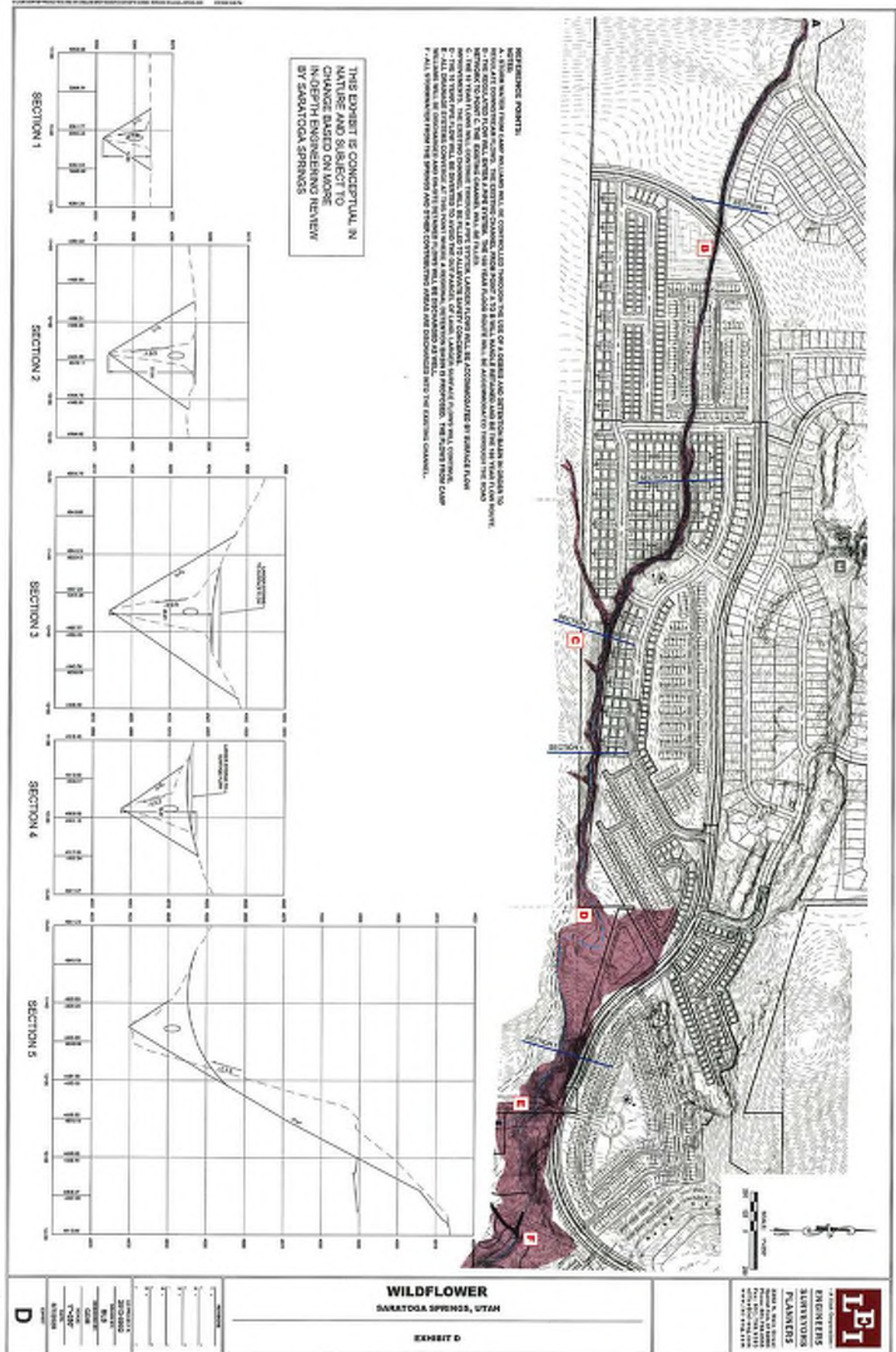




























## Planning Commission Staff Report

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### Village Plan

### Wildflower Village Plan 2

Thursday, March 25, 2021

### Public Hearing

Report Date:	March 18, 2021
Applicant:	Nate Shipp, DAI
Owner:	Sunrise 3 LLC; SS Wildflower LLC; Saratoga Springs School Development LLC;
Location:	Mountain View Corridor & Harvest Hills Boulevard
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:022:0166; 58:022:0164; 58:022:0167; 58:022:0162; 58:022:0165; 58:022:0168; 58:022:0169; approximately 98.84 acres
Parcel Zoning:	Planned Community (Wildflower)
Parcel General Plan:	Planned Community Residential, Planned Community Mixed Use
Adjacent Zoning:	RC, A, R1-10
Current Use of Parcel:	Vacant
Adjacent Uses:	Single-family residential, vacant, UDOT roads
Previous Approvals:	4/14/20 – Wildflower CP Amendment approved
Land Use Authority:	City Council
Author:	Tippe Morlan, AICP, Senior Planner

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### A. Executive Summary:

The applicant requests approval of Village Plan 2 (VP 2), pursuant to Section 19.26 of the City Code and contingent upon approval of the concurrent Wildflower Community Plan Amendment application under review. VP 2 consists of approximately 81.4 acres, 210 Equivalent Residential Units (ERUs), and 48 acres of commercial property entirely within the PC zone.

*Recommendation:* Staff recommends the Planning Commission conduct a public hearing, take public input, review and discuss the proposal, and choose from the options in Section I of this report. Options include forwarding a recommendation for approval with conditions, a recommendation for denial, or continuation of the item.

**B. Background:**

February 24, 2015 – The original Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone was approved conditionally by the City Council subject to a Master Development Agreement (Exhibit C). This approval was for 1468 equivalent residential units (ERUs) with a maximum of 442 units of multi-family housing limited to approximately 53 acres on the west side of the future Mountain View Corridor. The Wildflower property was rezoned to Planned Community with this approval.

April 21, 2015 – The City Council approved the annexation, General Plan amendment, and rezone of The Springs, approximately 479 acres, with 1770 ERUs subject to a Master Development Agreement.

November 15, 2016 – The City Council approved an amendment to the Wildflower Community Plan relocating multi-family housing to the west side of the Mountain View Corridor and reducing multi-family units from 442 to 425 ERUs. 15 of those units were transferred to single-family units and 2 units were reserved for a church parcel.

December 17, 2019 – The City Council reviewed and approved a Master Development Agreement major amendment. This agreement includes an allowance of 14 added units in exchange for an agreement with Camp Williams to purchase 20 acres of the Springs area for a cemetery within the next 5 years.

April 14, 2020 – The City Council approved a major amendment to the Wildflower Community Plan incorporating The Springs into the Wildflower community, amending and restating all standards within the CP with a total of 3,238 ERUs. Hillside standards were approved and added on August 18, 2020 as a condition of this approval.

**C. Specific Request:**

The applicants are requesting approval of Village Plan 2, subject to the requirements of the Community Plan and Section 19.26 of the City Code, which governs the Planned Community (PC) zone. VP 2 consists of approximately 81 acres with 210 multi-family residential ERUs and 48 acres of commercial area. There are a total of 13.6 acres of open space, which does not include the 20 percent landscaping required within the multi-family (Type 4) residential area and within each commercial site.

Additionally, the CP calls for the commercial area to follow the Community Commercial (CC) and Neighborhood Commercial (NC) zone requirements. The applicant is not requesting exceptions to these zoning requirements, including the Permitted Uses identified in City Code [Section 14.04.11](#).

LEGEND				
Type	Description	SF	Acres	ERUs
5	Commercial	2,092,621	48.04	289*
4	Townhomes / Apartments / Condos	624,918	14.35	210
	Open Space	594,286	13.64	--
	Utilities	233,810	5.37	--
Total		3,545,635	81.40	210

**NOTE:** All areas shown are approximate and will be determined at final design. Type 4 includes 20% open space. The open space total does not include Type 4 open space.

\* Estimated ERUs based on 30% non-residential square footage. One commercial ERU is equal to approximately 2,165 non-residential square feet. Actual square footage to be determined at final design. There are no maximum commercial ERUs.

**D. Process:**

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for village plans following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items.

City Code Section 19.26.09: Village Plan Approval states:

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council.

**E. Community Review:**

This item has been noticed as a public hearing in the *Daily Herald* and mailed notices were sent to all property owners within 300 feet on March 13, 2021. As of the date of this staff report, no public comment has been received by the City.

**G. General Plan:**

The General Plan designation for this property is Planned Community-Residential on the Land Use Map. This designation is described as follows:



Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Planned Community Mixed Use	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, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies

**Staff conclusion: Consistent.** The overall Wildflower community exceeds 500 acres in size, meeting the qualifications under the PC zone and Land Use designation. The Wildflower CP has identified regulations for the development of the property. There is no minimum size for VPs within a CP. VP 2 is subject to the CP and is consistent with the proposed CP standards.

#### H. Code Criteria:

##### 19.26.09 Village Plan Approval.

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council. Before certifying a recommendation of approval, or approval with conditions, the Planning Commission must find that the Village Plan:

- a) is consistent with the adopted Community Plan;  
*Staff finding: **Can Comply**, subject to approval of the Community Plan Amendment.  
The proposed Village Plan is consistent with allowed densities, uses, and standards in the proposed amended Community Plan.*
- b) does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;  
*Staff finding: **Can Comply**, subject to approval of the Community Plan Amendment.  
The proposed ERUs are consistent with the proposed amended 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: **Can Comply**, subject to approval of the Community Plan Amendment.  
The proposed ERUs are consistent with the proposed amended 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: **Can Comply.** The applicant needs to provide a letter from UDOT accepting changes to the proposed storm drain routing along Mountain View Corridor.*

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

*Staff finding: **Complies.** Utility plans, open space plans, pedestrian and bicycle plans, and amenity plans have been provided.*

- f) contains the required elements as dictated in Section 19.26.10; and

*Staff finding: **Complies.** See analysis below.*

- g) meets the minimum required space in adopted Community Plan, and adopted District Area Plan if applicable.

*Staff finding: **Complies.** This Village Plan is almost entirely comprised of multi-family and non-residential property which can meet a 20 percent landscaping requirement at the time of each site plan.*

#### **19.26.10 – Contents of a Village Plan.**

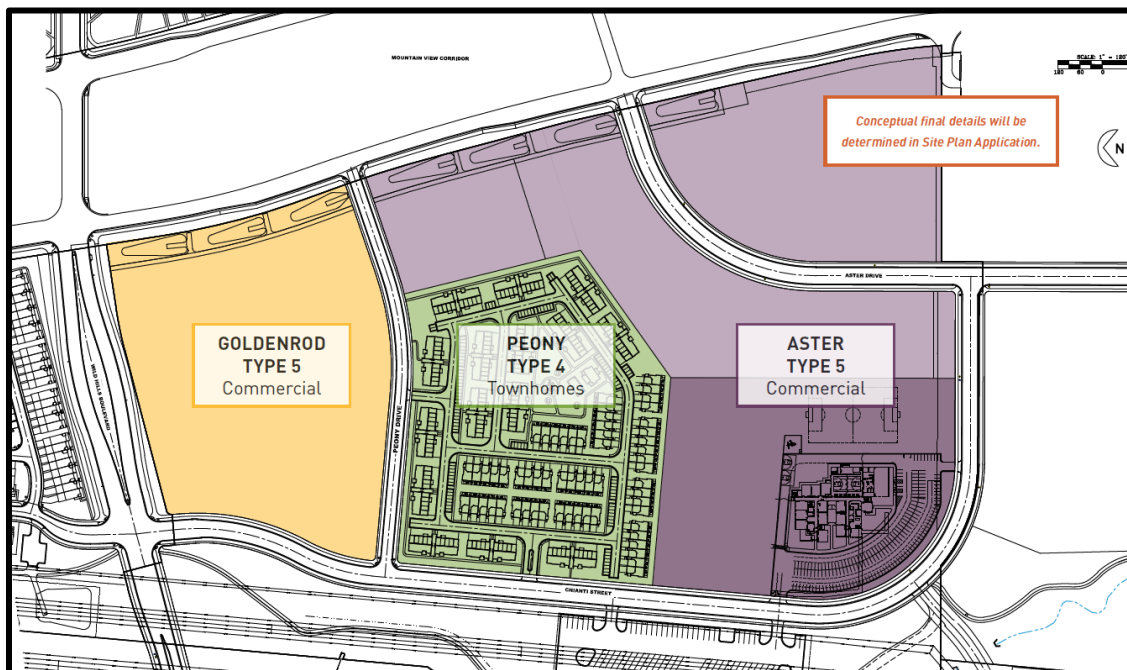
The required contents of a Village Plan are summarized below:

1. Legal Description - **Provided**
2. Detailed Use Map - **Provided**
3. Detailed Buildout Allocation – **Provided**
4. Detailed Development Standards – **Provided**
5. Design Guidelines – **Provided, more detail needed on Commercial**
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 in the Master Utility Plan approved with the CP**
18. Development Agreement – **Requirement met through CP Development Agreement**

#### **Staff review of VP Contents**

- See attached Planning Review Checklist (Exhibit B).
  - Items that need additional attention are highlighted in the checklist and included as conditions in section “I” of this report.

The applicant should identify which properties should follow Neighborhood Commercial regulations and which should follow Community Commercial regulations in order to avoid confusion at the time of Site Plan review. Staff recommends the Goldenrod Neighborhood to the north be identified as Neighborhood Commercial and the Aster Neighborhood to the south be identified as Community Commercial to provide a transition to the more intensive commercial uses in Village 5 (i.e. Business Park and Office/Warehouse). Additionally, staff would like the applicant to submit commercial design themes to City Staff for review to ensure a consistent style throughout this village.



#### I. Recommendation and Alternatives:

Staff recommends the Planning Commission discuss the application and issue a recommendation to the City Council for the major amendment to the Wildflower Community Plan, choosing from the following options:

##### Positive Recommendation

“I move that the Planning Commission forward a **positive** recommendation to the City Council for Wildflower Village Plan 2, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

##### **Findings**

1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.



2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. With appropriate modifications, the application complies with Section 19.26.05 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein.

**Conditions:**

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All requirements of the Public Works and Parks departments shall be met.
4. All other Code requirements shall be met.
5. The applicant shall identify which properties should follow Neighborhood Commercial regulations and which should follow Community Commercial regulations.
6. Approval of this Village Plan is subject to approval of the concurrent Wildflower Community Plan Major Amendment application.
7. The Community Plan shall in all respects be consistent with the ARMDA.
8. All other code criteria shall be met.
9. Any other conditions or changes as articulated by the Planning Commission:
  - a. \_\_\_\_\_.

**Option 2 - Continuance**

"I move to ***continue*** Wildflower Village Plan 2 to the [April 22, 2021] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

**Option 3 – Denial**

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for Wildflower Village Plan 2 based on the following findings:

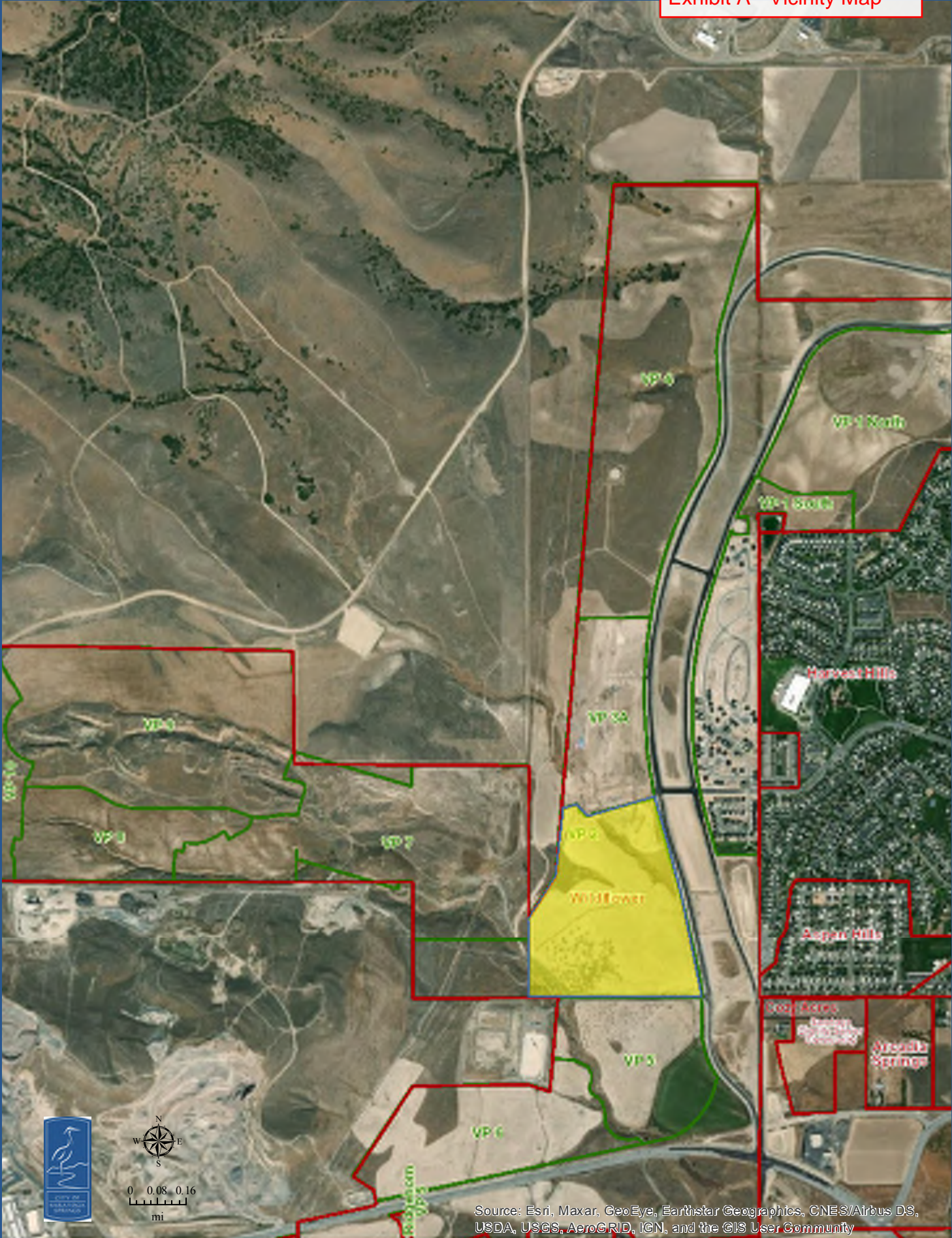
1. The Wildflower village plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Wildflower village plan is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**Exhibits:**

Exhibit A: Vicinity Map

Exhibit B: Planning Review Checklist

Exhibit C: Village Plan 2



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

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<b>Date Received:</b>	8/18/2020
<b>Date of Review:</b>	8/24/2020; 10/28/20; 12/14/20; 1/21/21
<b>Project Name:</b>	Wildflower Village Plan 2
<b>Project Request / Type:</b>	Village Plan
<b>Meeting Type:</b>	Public Hearing
<b>Applicant:</b>	Nate Shipp, DAI Utah
<b>Owner:</b>	Sunrise 3, LLC
<b>Location:</b>	Southwest of Mountain View Corridor and Wild Blossom Blvd
<b>Major Street Access:</b>	Mountain View Corridor
<b>Parcel Number(s) and size:</b>	58:022:0163, 68.01 acres; 58:022:0162, 10.13 acres; 58:033:0475, 3.21 acres; approximately 82 acres total
<b>Land Use Designation:</b>	Planned Community Residential/Commercial
<b>Parcel Zoning:</b>	Planned Community
<b>Adjacent Zoning:</b>	Planned Community
<b>Current Use:</b>	Undeveloped
<b>Adjacent Uses:</b>	Mountain View Corridor, Undeveloped, Residential (approved Wildflower townhomes)
<b>Previous Meetings:</b>	N/A
<b>Previous Approvals:</b>	2/24/2015 – Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone approved 4/21/2015 – Springs Annexation, General Plan Amendment, and Rezone approved 11/15/2016 – Wildflower Community Plan Amendment approved
<b>Type of Action:</b>	Legislative
<b>Land Use Authority:</b>	City Council
<b>Future Routing:</b>	Planning Commission, City Council
<b>Planner:</b>	Tippe Morlan, AICP, Senior Planner

### Section 19.13 – Application Submittal

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- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **No.**



## Section 19.13.04 – Process

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- DRC: August 31, 2020
- PC: March 25, 2021
- CC: April 13, 2021

## General Review

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### Building Department

- TBD at plat/site plan review

### Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

### GIS / Addressing

- TBD with Plat applications

### Additional Recommendations:

- Planning on Lot Numbering:
  - Please use 4 digit lot numbers starting with 2. I.e. Lot 2356 would be Lot 56 within Village 2, Phase 3.
  - Make sure Lot numbering for this Village Plan does not duplicate other Wildflower lots
- Please identify which areas will be NC and which will be CC to avoid confusion at the time of Site Plan review
- Are there design standards across the Commercial areas (i.e. specific colors, materials, light poles, etc.) to be used for a cohesive theme through the area?

## Code Review

- 19.04, Land Use Zones
  - Zone: PC, Commercial uses to follow NC/CC zones
  - Use: Multi-family residential, commercial, school
- Lot Size Reductions: None
- Setback Exceptions: See CP, to be enforced at plat applications
- Density: 210 residential ERUs, no max for Commercial ERUs

### 19.26 Planned Community Zone

#### Village Plan Review

Regulation	Compliance	Findings
<b>Description.</b> A legal description of the Village Plan area.	<b>Complies.</b>	<i>Page 2-01</i>
<b>Detailed Use Map.</b> A list of all permitted and conditional uses and a map depicting the proposed land uses by type for all property within the Village Plan Area, and demonstrating appropriate buffering from neighboring land uses, including uses within and outside of the Planned Community District.	<b>Complies.</b>	<i>Page 3-02</i>
<b>Detailed Buildout Allocation.</b> An allocation of all acreage within the Village Plan area by land use type and geographic subarea, parcel, or phase with maximum buildout levels calculated based on the City's measure of equivalent residential units, including residential and non-residential density allocations and projections of future population and employment levels.	<b>Complies.</b>	<i>Page 3-02</i>
<b>Development Standards.</b> Detailed development standards for each land use type including specific provisions governing height, setbacks, parking requirements, parking lot locations, and minimum private open space.	<b>Complies.</b>	<i>Page 4-01, Residential Standards established in CP, commercial standards to follow City Code</i>
<b>Design Guidelines.</b> Detailed design guidelines for each land use type including specific provisions governing density and floor area ratios.	<b>Can Comply.</b>	<i>Page 4-01, Are there more details on cohesive design standards across the commercial area?</i>
<b>Associations.</b> If not previously established pursuant to Subsection 19.26.03.2.d., details regarding the creation of an owners' association, master association, design review committee, or other governing body to review, approve, and enforce architectural requirements and restrictions and common area maintenance obligations.	<b>Complies.</b>	<i>WDRC</i>
<b>Phasing Plan.</b> A conceptual phasing and maintenance plan for development of all uses and supporting infrastructure and open space within the Village Plan Area.	<b>Complies.</b>	<i>Page 5-02</i>
<b>Lotting Map.</b> A conceptual plat map depicting conceptual lotting patterns.	<b>Complies.</b>	<i>Page 6-01</i>
<b>Landscaping Plan.</b> A landscaping plan and plant palette including a legend which includes height, caliper, and numbers of all plant materials and is consistent with the Community Plan.	<b>Complies.</b>	<i>Pages 7-01 to 7-04</i>
<b>Utility Plan.</b> Utility and infrastructure plan that is consistent and links seamlessly with the communitywide systems outlined in the Community Plan.	<b>Can Comply.</b>	<i>Section 8 – Work with Engineering, UDOT letter needed</i>
<b>Vehicular Plan.</b> Vehicular circulation and mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	<b>Complies.</b>	<i>Page 9-01</i>
<b>Pedestrian Plan.</b> Pedestrian and bicycle mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	<b>Complies.</b>	<i>Page 10-01</i>
<b>Density Transfers.</b> Detailed transfer of density and non-residential square footage provisions.	<b>Complies.</b>	<i>No transfers proposed in VP 2</i>

<b>Additional Detailed Plans.</b> Other elements as necessary to detail plans and direction contained in the Community Plan, such as 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.	<b>Complies.</b>	
<b>Site Characteristics.</b> A description of existing physical characteristics of the site including any sensitive lands, waterways, geological information, fault lines, general soils data, and contour data.	<b>Complies.</b>	<i>Page 13-01</i>
<b>Findings.</b> A statement explaining the reasons that justify approval of a Village Plan in relation to the findings required by the Planned Community District.	<b>Complies.</b>	<i>Page 1-01</i>
<b>Mitigation Plans.</b> Plans describing the protection and mitigation of significant environmental issues, such as wetlands, historical sites, and endangered plants, identified in the Community Plan.	<b>N/A.</b>	<i>No sensitive lands identified in this area.</i>
<b>Offsite Utilities.</b> An estimate of the cost to provide off-site utilities and other public infrastructure facilities to the site.	<b>Complies.</b>	<i>See Master Utility Plan.</i>

<b>Fiscal Impact</b>	
<b>Regulation</b>	<b>Findings</b>
Is there any City maintained open space?	<i>No.</i>
What is the anticipated cost to the City?	<i>N/A</i>
When will City maintenance begin?	<i>N/A</i>



# VILLAGE PLAN AREA 2

March 12, 2021

DRAFT



## WILDFLOWER

AT SARATOGA SPRINGS

---

A **DAI** Community



# VILLAGE PLAN

## Prepared By

---

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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Not a part of this Village Plan application



# 01 Executive Summary

## Findings for Village Plan 2

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Village Plan Area 2 includes an 80.89-acre area within the 1,202-acre Wildflower Amended and Restated Community Plan (ARCP) located in Saratoga Springs, Utah. The Wildflower Village Plan Area 2 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 2:


- a. Is consistent with the adopted Amended and Restated Wildflower ARCP; Village Plan Area 2 adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower ARCP.
- b. Does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the Wildflower ARCP;
  - » The number of potential ERUs established in the Wildflower ARCP for Village Plan Area 2 is 210. Village Plan Area 2 is comprised of commercial areas and one residential neighborhood.
  - » In addition, all acreages, ERUs, open space calculations, etc. are consistent with the Wildflower ARCP. In the case that information in Village Plan 2 differs from the approved Wildflower ARCP, the Wildflower ARCP rules as the governing document.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower ARCP and Master Utility Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
- d. 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.
- e. The total number of ERUs found in Type 5 neighborhoods are estimates based on anticipated development types and layouts. These assumptions may change. There is not a maximum number of Type 5 (commercial) ERUs allowed.

Contains the required elements as required in **Section 19.26.10 of the Saratoga Springs Municipal Code**.



## 02 Legal Description

### Legal Description Prepared by LEI



ENGINEERS  
SURVEYORS  
PLANNERS

**LEGAL DESCRIPTION**  
**PREPARED FOR**  
**DAI**  
**Job No. 13-0902**  
(April 13, 2020)

**WILDFLOWER VILLAGE 2**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°20'24"E ALONG THE SECTION LINE 928.72 FEET; THENCE N33°57'04"E 556.57 FEET; THENCE N5°03'04"E 230.08 FEET; THENCE S69°16'00"E 15.42 FEET; THENCE N20°44'00"E 10.00 FEET; THENCE N69°16'00"W 18.23 FEET; THENCE N5°03'04"E 527.75 FEET; THENCE N70°41'02"E 64.33 FEET; THENCE ALONG THE ARC OF A 1041.50 FOOT RADIUS CURVE TO THE RIGHT 85.43 FEET THROUGH A CENTRAL ANGLE OF 4°41'58" (CHORD: N73°02'01"E 85.40 FEET); THENCE N75°23'00"E 47.97 FEET; THENCE S14°37'00"E 107.00 FEET; THENCE N75°23'00"E 26.32 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 26.18 FEET THROUGH A CENTRAL ANGLE OF 100°00'00" (CHORD: S54°37'00"E 22.98 FEET); THENCE S4°37'00"E 28.31 FEET; THENCE N85°23'00"E 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N85°23'00"E) 20.94 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD: N35°23'00"E 19.28 FEET); THENCE N75°23'00"E 448.32 FEET; THENCE ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE TO THE RIGHT 114.94 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: N78°23'26"E 114.88 FEET); THENCE N81°23'51"E 175.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: S8°56'42"E 158.12 FEET; THENCE ALONG THE ARC OF A 2074.50 FOOT RADIUS CURVE TO THE LEFT 426.55 FEET THROUGH A CENTRAL ANGLE OF 11°46'52" (CHORD: S14°50'08"E 425.80 FEET); THENCE ALONG THE ARC OF A 3400.00 FOOT RADIUS CURVE TO THE RIGHT 353.95 FEET THROUGH A CENTRAL ANGLE OF 5°57'53" (CHORD: S17°44'37"E 353.79 FEET); THENCE S14°45'41"E 361.44 FEET; THENCE S12°37'19"E 764.34 FEET; THENCE ALONG THE ARC OF A 1800.00 FOOT RADIUS CURVE TO THE RIGHT 268.03 FEET THROUGH A CENTRAL ANGLE OF 8°31'54" (CHORD: S8°21'22"E 267.78 FEET) TO THE SOUTH LINE OF SAID SECTION 10; THENCE N89°52'02"W ALONG THE SECTION LINE 586.49 FEET; THENCE S0°07'58"W 112.03 FEET; THENCE N89°52'02"W 80.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N89°52'02"W) 18.85 FEET THROUGH A CENTRAL ANGLE OF 89°59'55" (CHORD: N44°51'59"W 16.97 FEET); THENCE N89°51'57"W 456.21 FEET; THENCE ALONG THE ARC OF A 429.50 FOOT RADIUS CURVE TO THE RIGHT 299.11 FEET THROUGH A CENTRAL ANGLE OF 39°54'05" (CHORD: N69°54'54"W 293.10 FEET) TO THE SOUTH LINE OF SAID SECTION 10; THENCE N89°52'02"W ALONG THE SECTION LINE 589.57 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±81.40 ACRES

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

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☎ 801.495.2844  
☎ 208.846.9600

📠 801.798.9393  
📠 801.495.2847





## 03 Buildout Allocation

### Detailed Use

---

#### Type 4

The Type 4 area will include up to 210 multi-family ERUs on 14.35 acres and includes approximately 2.81 acres of open space. The current site design is included on the Village Plan 2 exhibits. The final layout and design will be submitted with the Site Plan application, which can be approved by staff. The residents of this neighborhood will be able to use the adjacent trail system to access all the amazing Wildflower amenities detailed in the Wildflower ARCP.

#### Type 5

The uses in the Type 5 areas are designated in the Wildflower ARCP as Neighborhood Commercial (NC) and Community Commercial (CC). Site Plan approval is required to further define users, development designs, and open space, as well as solidify ERUs. Commercial pads may be broken up and developed in distinct sections depending on user, location, and market demands. ERUs in these areas will be determined by City Code and end-user types. Approximately 2,165 square feet of non-residential floor area is equal to one ERU. There is not a maximum number of Type 5 (commercial) ERUs allowed. 5 ERUs per acre are assumed for commercial.

The commercial pad labeled Phase G-3 on the Master Plan has been sold to Academica West. Academica West is the foremost operator of Charter Schools in Utah. They have 25 schools, 15,000 students, and 2,000 employees. They will initially build a school that will service K through 8th grades with a projected opening in Fall 2021. They have purchased sufficient ground to expand the school to include High School grades in the future. Additional approval will be at staff level and achieved through the site plan process.

#### Open Space Use

The open-air storage site is an open space use. This outdoor storage site will be a place for owners and residents to rent space to store RVs, ATVs, boats, and other toys. This use is a deviation from Code since outdoor storage is not allowed in NC/CC or residential zones. The area will be enclosed with a 6' white privacy fence and secure access gates. The privacy fence will provide a visual buffer from the open space and roads surrounding the storage area. The parking lot will not have an onsite manager.

Open-air storage does not count toward the open space percentage or amenity points. Further details will be provided during the Preliminary and Final Plat Applications. These will be reviewed and addressed by the staff.





# Detailed Use Exhibit

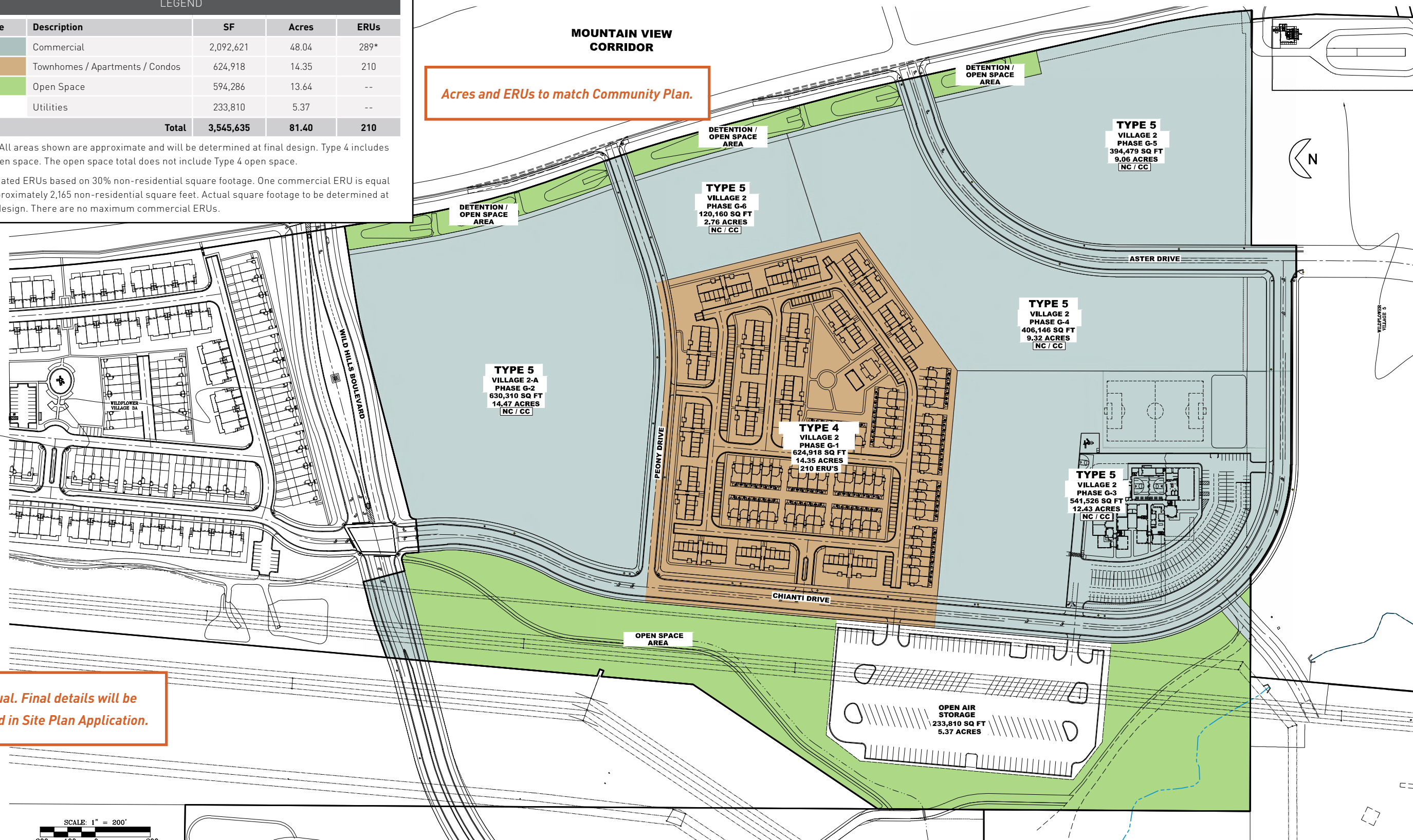
LEGEND				
Type	Description	SF	Acres	ERUs
5	Commercial	2,092,621	48.04	289*
4	Townhomes / Apartments / Condos	624,918	14.35	210
	Open Space	594,286	13.64	--
	Utilities	233,810	5.37	--
Total		3,545,635	81.40	210

NOTE: All areas shown are approximate and will be determined at final design. Type 4 includes 20% open space. The open space total does not include Type 4 open space.

\* Estimated ERUs based on 30% non-residential square footage. One commercial ERU is equal to approximately 2,165 non-residential square feet. Actual square footage to be determined at final design. There are no maximum commercial ERUs.

## MOUNTAIN VIEW CORRIDOR

Acres and ERUs to match Community Plan.



Conceptual. Final details will be determined in Site Plan Application.



## Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Village Plan Area 2. Refer to the *Detailed Use Exhibit* on page 3.01, *Open Space Tabulation Exhibit* on page 12.06, and *Lotting Map Exhibit* on page 6.01.

Area	Type	Description	Land Use	Acres	ERUs in VP2	ERUs/ Gross Acre
Goldenrod	Type 5	Commercial	Lots/ROW	14.47	TBD	TBD
			Open Space	TBD		
			Total	14.47		
Peony	Type 4	Multi-Family	Lots/ROW	11.54	210	14.63
			Open Space	2.81		
			Total	14.35		
Aster School Of Dreams	Type 5	Commercial	Lots/ROW	12.43	TBD	TBD
			Open Space	TBD		
			Total	12.43		
Aster	Type 5	Commercial	Lots/ROW	21.14	TBD	TBD
			Open Space	TBD		
			Total	21.14		
Open Air Storage		Commercial	Lots/ROW	5.37	TBD	TBD
			Open Space	N/A		
			Total	5.37		
Detention Space			2.27			
Open Space			11.37			
Grand Total			81.40	210	14.63	
Total Open Space			16.45*			
Net Residential Acres			11.54			

\* The total open space area is 16.45 acres. Refer to Open Space Tabulation Exhibit on page 12.06.

- » 210 ERUs are assigned to Village Plan 2 residential neighborhood.
- » All areas shown are approximate, areas to be determined at final design.
- » Refer to the *Lotting Map Exhibit* for Neighborhood Breakdown on page 6.01.





## 04 Development Standards & Design Guidelines

### Type 4

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Front-load and rear-load townhomes are defined in the Wildflower ARCP under the Type 4 category. Village Plan 2 development standards for Type 4 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the ARCP.

Type 4 plans adhere to ***Saratoga City Code Section 19.16.04*** which states “No building shall be closer than 5 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.” City code doesn’t define *Parking Space*. The closest definition is for *Off-street Parking* which is defined as the space within a building, lot, or parking lot, but not within any portion of any public street right-of-way, for the temporary parking of one vehicle. We interpret this definition as the measurement of 5’ feet from the foundation of a building to the space designated as parking of one vehicle or measured from the foundation to the right-of-way line as designated in the street cross section. The private 26’ right-of-way in the ARCP designates the right-of-way line as back of curb.

### Type 5

---

Type 5 site plan and design standards are subject to WDRC approval. The City is required to receive a copy of the WDRC approval before permits are issued. In addition to the WDRC standards, all other City standards, including setbacks, must be met for site plan approval. Staff may approve site plans without additional Planning Commission or City Council approval as long as site plans are consistent with the Village Plan. Commercial designs are meant to be cohesive and consistent across the community, and approval is required by the WDRC.

One commercial ERU is equal to approximately 2,165 non-residential square feet. Actual square footage to be determined at final design. There are no maximum commercial ERUs. 5 ERUs per acre are assumed for commercial.



## Master Homeowners Associations

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In accordance with City Code **Section 19.26.03,2,d of the Planned Community Zone** ordinance, a Master Homeowners Association (HOA) has been established to review, approve, and enforce architectural requirements and restrictions, as well as address common area maintenance obligations as outlined in the Wildflower ARCP. Additional HOAs may be created based on end builder preferences. Master Homeowners Association will still be in affect over all parts of Wildflower. All sub HOAs shall be obligated to follow all Master Homeowners Association and WDRC regulations.

## Wildflower Design Review Committee (WDRC)

---

All builders are required to submit exterior elevations, materials, colors, and landscaping plans for a Design Review Process by the Wildflower Development Review Committee (WDRC). The WDRC must review and approve all residential site plans and building permits prior to City submittal as outlined in the Wildflower ARCP.





**LEGEND**

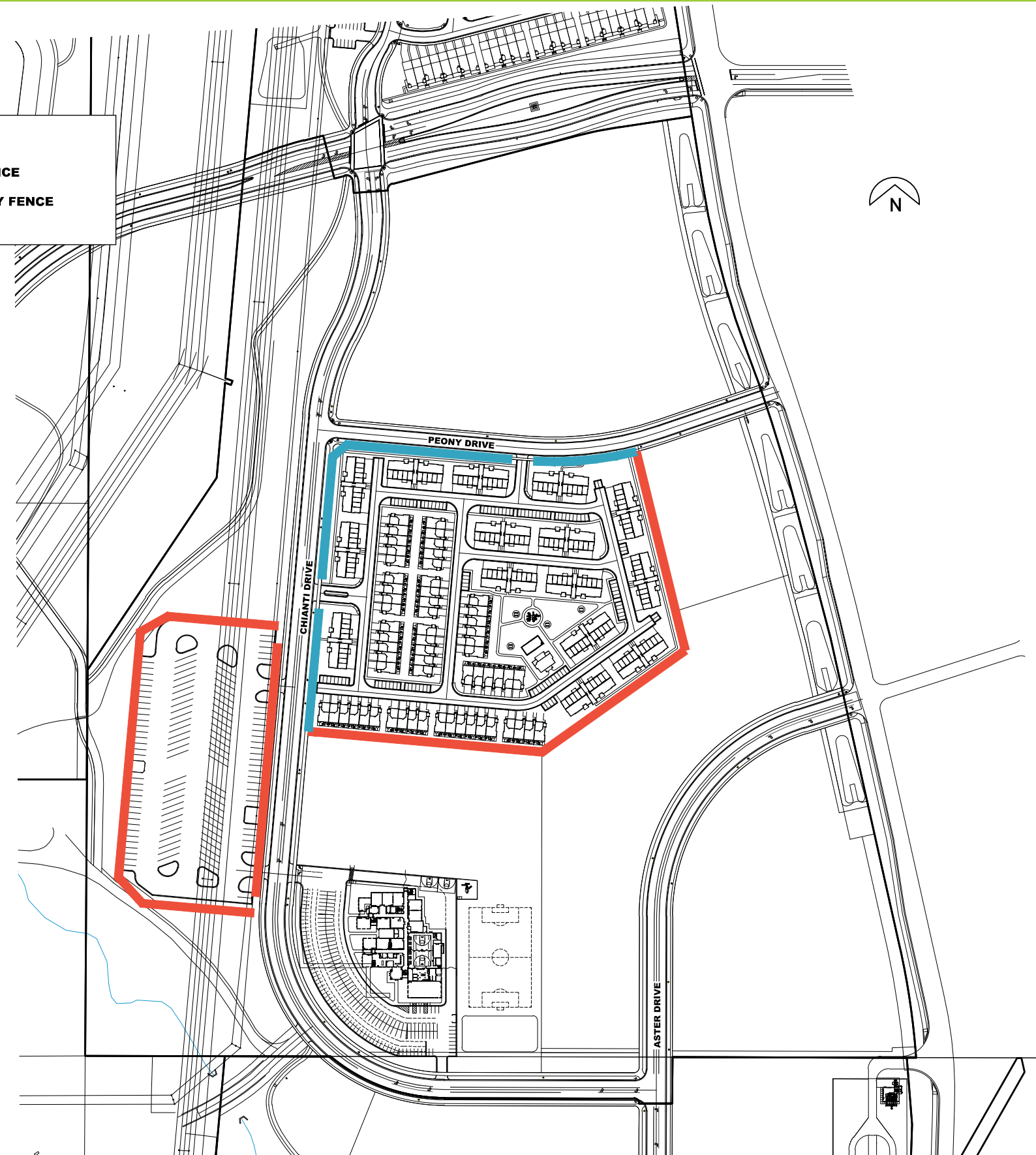
**BUILDER: 6' VINYL PRIVACY FENCE**

**BUILDER: 4' VINYL SIMI-PRIVACY FENCE**

## Notes

1. Required fences adjacent to lots are a requirement of the builder, not the developer, and shall be installed prior to receiving certificate of occupancy.
2. If certificate of occupancy is issued between November and March, fencing to be installed by end of June.
3. All fencing will take into account the city site triangle code requirements.

*Conceptual final details will be determined in Site Plan Application.*





## 05 Phasing & Maintenance Plan

### Maintenance

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Maintenance for all common open space areas within Wildflower Village Plan 2, including park strips, private parks, and developed and natural open space, will be provided by the Master Homeowners Association (HOA) and/or Sub Homeowners Associations as described in the Wildflower ARCP.

### Phasing

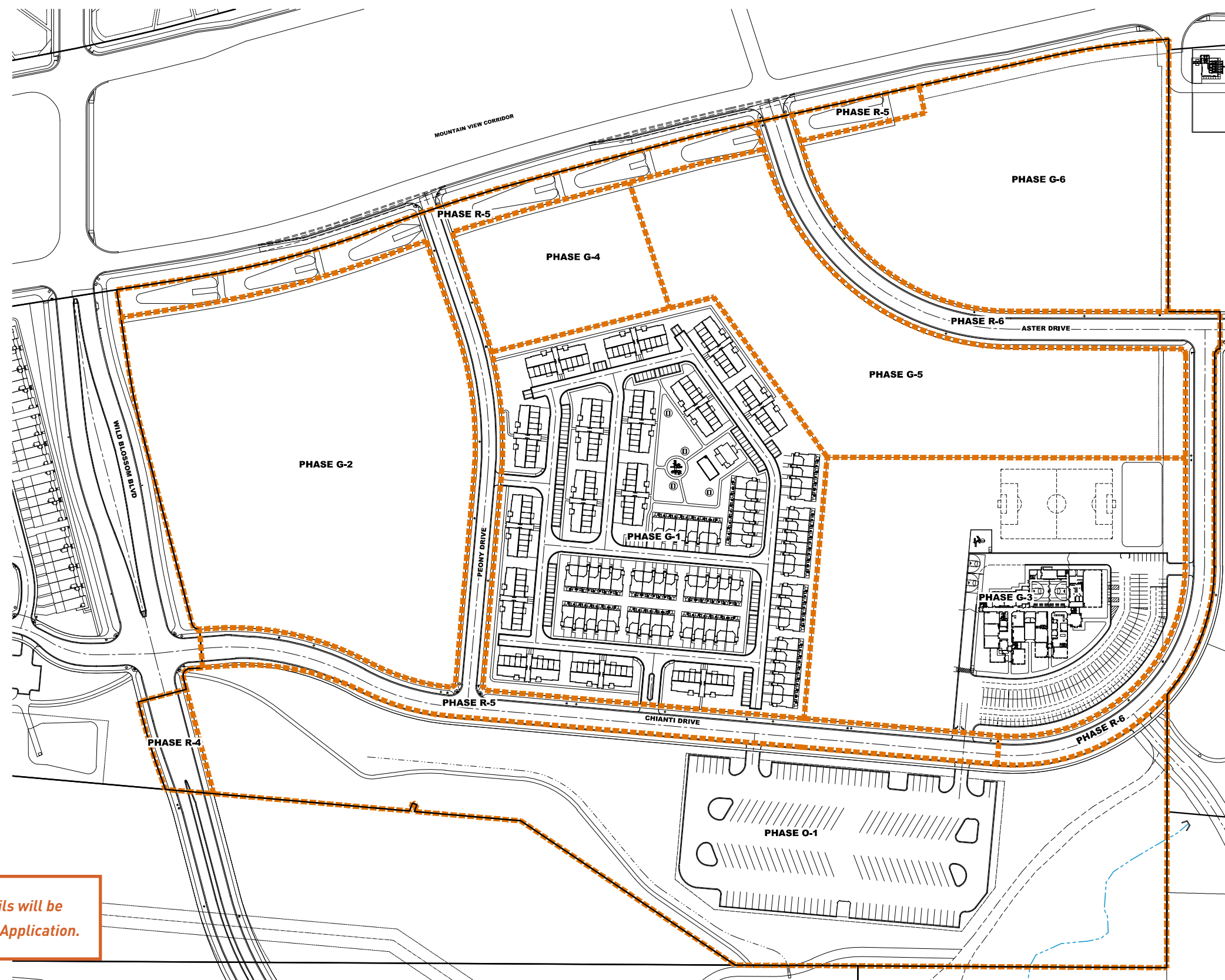
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Wildflower Village Plan Area 2 may be developed in 5 or 6 phases. The Type 4 pad is currently slated to be sold and developed by a separate homebuilder. Wildflower Developers LLC will process the Site Plan submittal, but will allow the homebuilder to independently seek plat approvals and building permits. The homebuilder is required to adhere to all Wildflower ARCP and Village Plan requirements. In addition to the Type 4 area, there are potentially three Type 5 areas. The Type 5 areas will be developed as directed in the Wildflower ARCP and according to City Code.





# Phasing Plan Exhibit



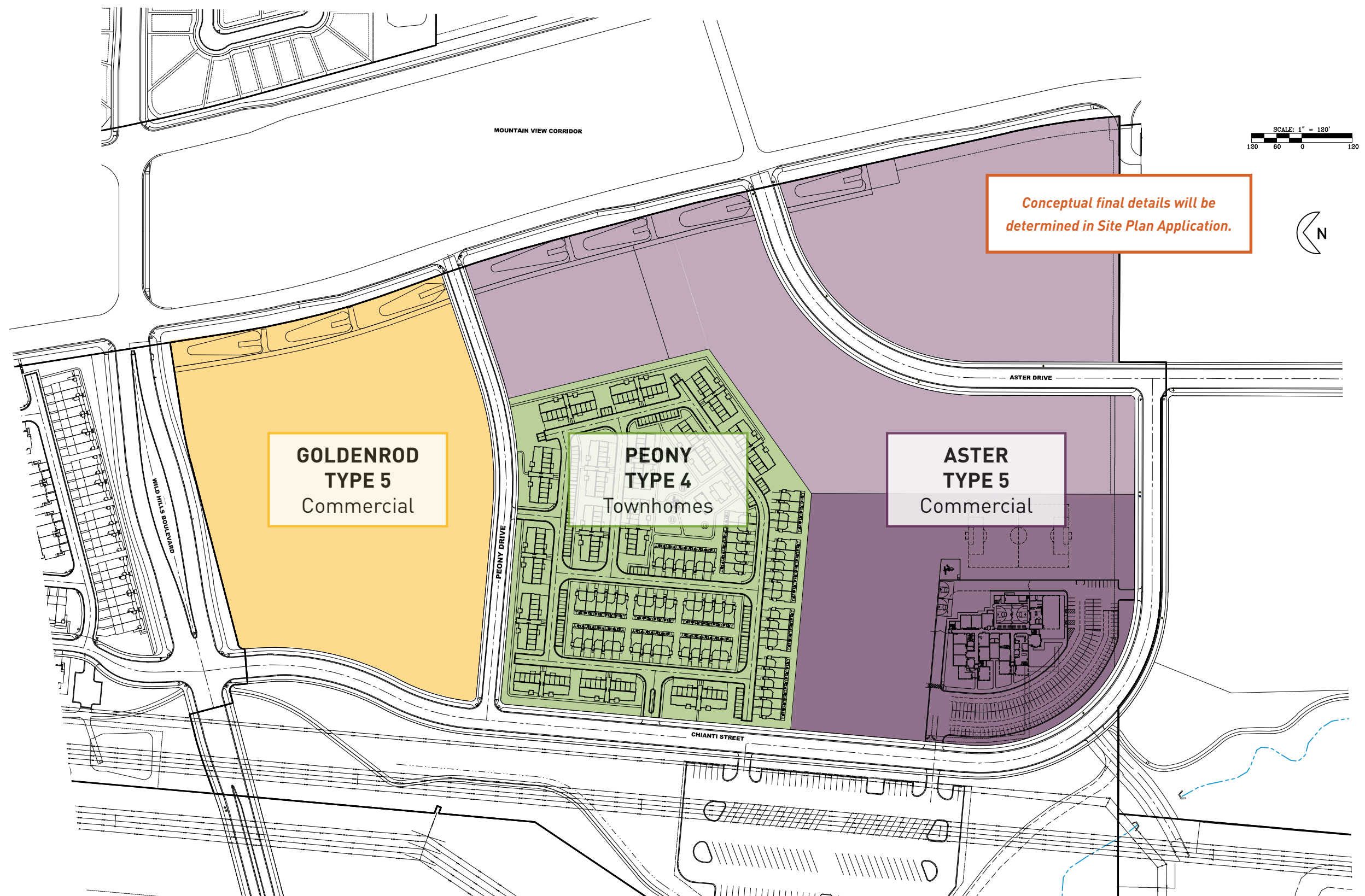
SCALE: 1:100\_XREF  
100 50 0 100



**Note:** Phases may be built out of order and boundary lines may change. Phases that depend on future improvements are not allowed.

Conceptual final details will be determined in Site Plan Application.

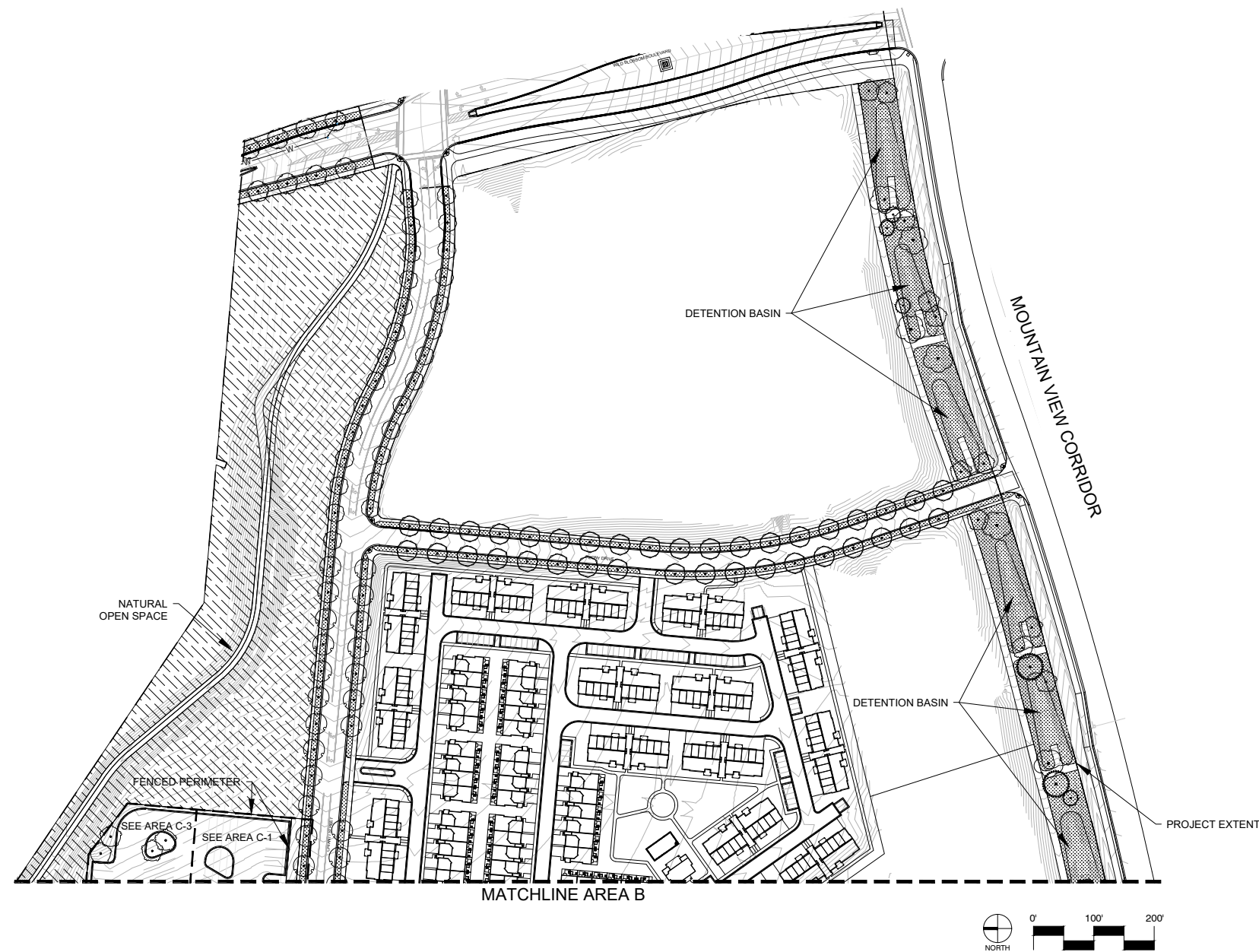








# Landscape Concept Plan Exhibit - Area A



## Concept Plant Schedule

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdanielii 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
	Zelkova serrata 'Wireless'	Sawleaf Zelkova	52
	LAWN BLEND LOLIUM PERENNE / PERENNIAL RYEGRASS POA PRATENSIS / KENTUCKY BLUEGRASS		91,630 sf
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.		1,614,673 sf

### NOTES:

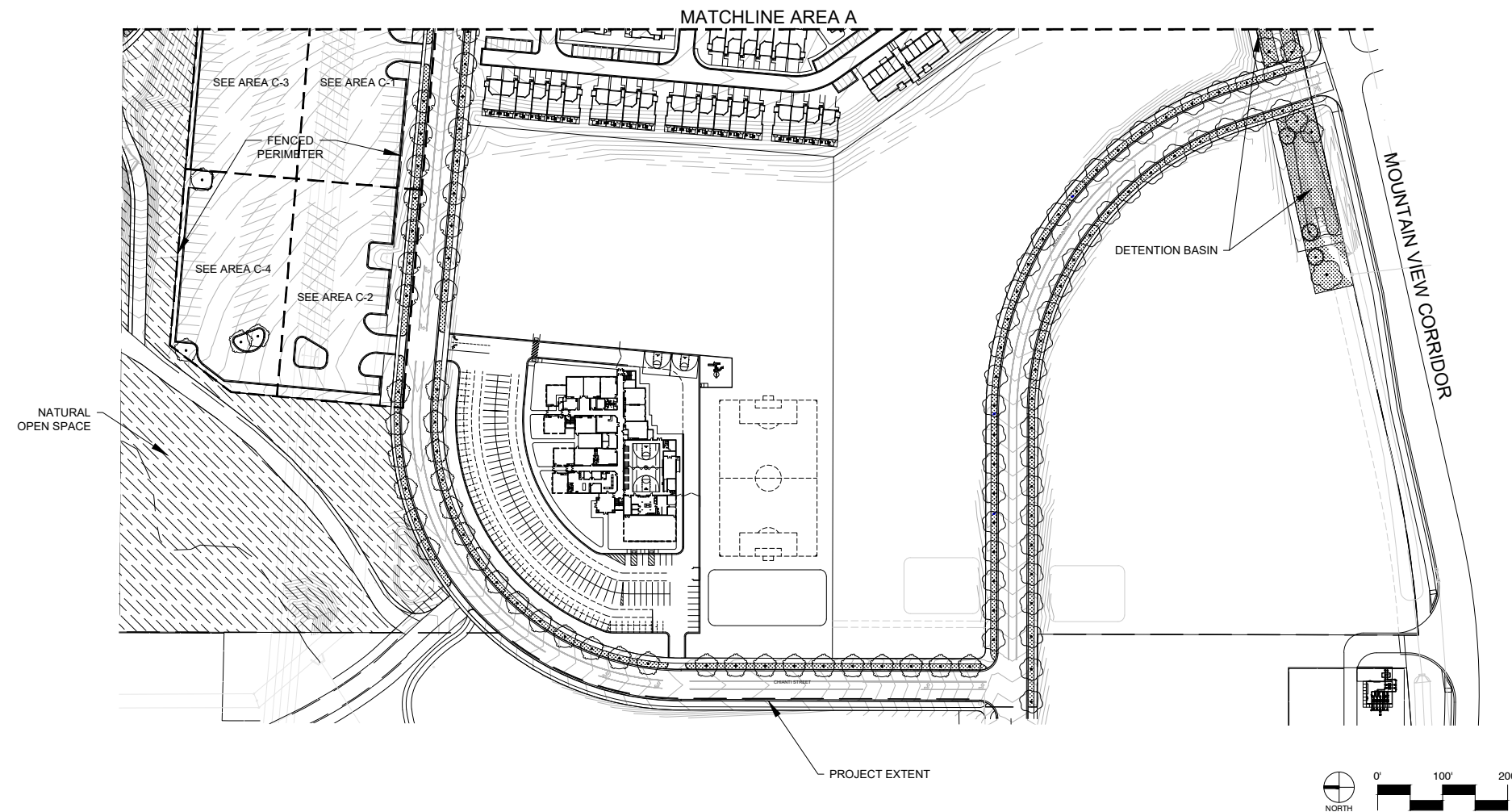
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 2 PLAN.
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C.. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Conceptual final details will be determined in Site Plan Application.












## DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	228	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch	630	36,100	17%
Turf (including park strips)		174,700	83%
Total Developed/Irrigated Landscape		210,800	100%
Turf in park strips		83,900	
Drought Tolerant Species	20 total species (10 trees, 10 shrub/perennial/grass) 80% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		448,000	





## Concept Plant Schedule

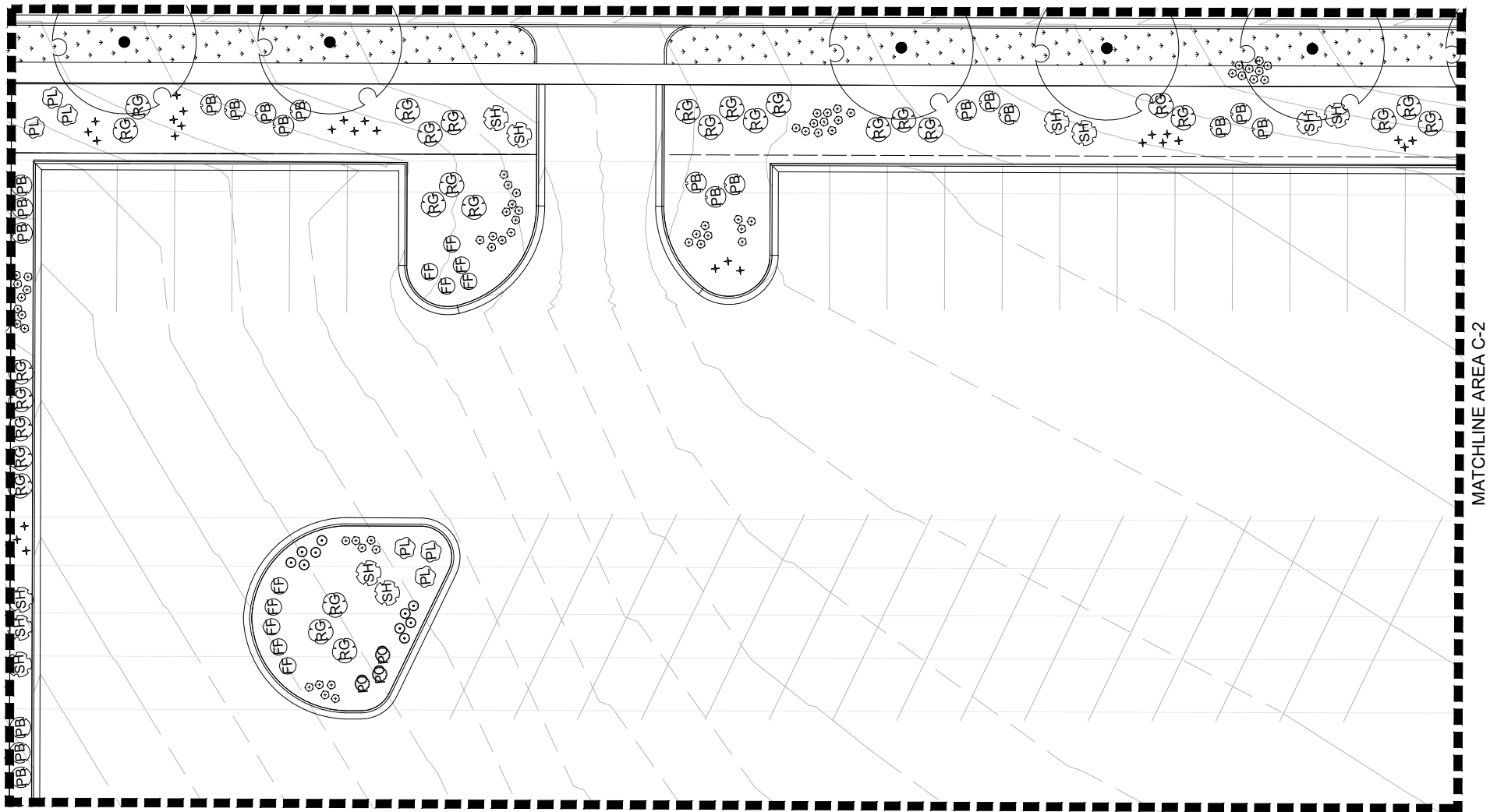
TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdaniellii 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
	Zelkova serrata 'Wireless'	Sawleaf Zelkova	52
	LAWN BLEND LOLIUM PERENNE / PERENNIAL RYEGRASS POA PRATENSIS / KENTUCKY BLUEGRASS		91,630 sf
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.		1,614,673 sf

### NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 2 PLAN.
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C.. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Conceptual final details will be determined in Site Plan Application.





Concept Plant Schedule

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdaniellii 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
	Zelkova serrata 'Wireless'	Sawleaf Zelkova	52
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	Forsythia x 'Fiesta'	Fiesta Forsythia	40
	Philadelphus lewisii	Wild Mockorange	24
	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	17
	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	62
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	123
	Shepherdia argentea	Silver Buffaloberry	31
GRASSES	BOTANICAL NAME	COMMON NAME	QTY
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	194
PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY
	Agastache cana 'Sonoran Sunset'	Sonoran Sunset Hyssop	77
	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	33
	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	29

- LAWN BLEND  
LOLIUM PERENNE / PERENNIAL RYEGRASS  
POA PRATENSIS / KENTUCKY BLUEGRASS
- NATURAL OPEN SPACE  
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS  
SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

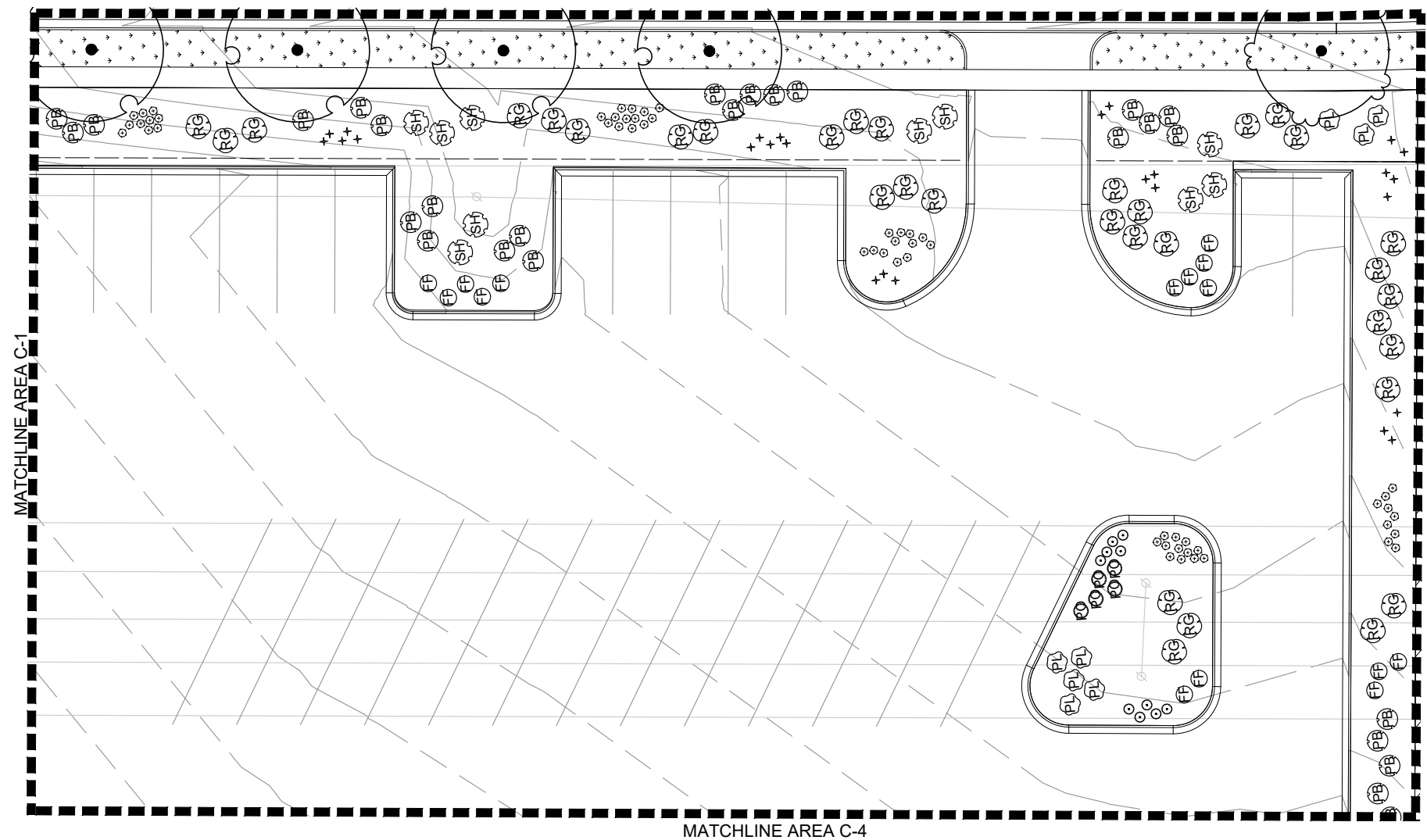
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  - GROUND COVER BETWEEN SHRUBS IN PLANTING AREAS TO BE BARK MULCH.

Conceptual final details will be determined in Site Plan Application.





# Landscape Concept Plan Exhibit - Area C2



## Concept Plant Schedule

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdaniellii 'Clemons' TM	Heritage Oak	37
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	37
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	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	17
	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	62
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	123
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	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	33
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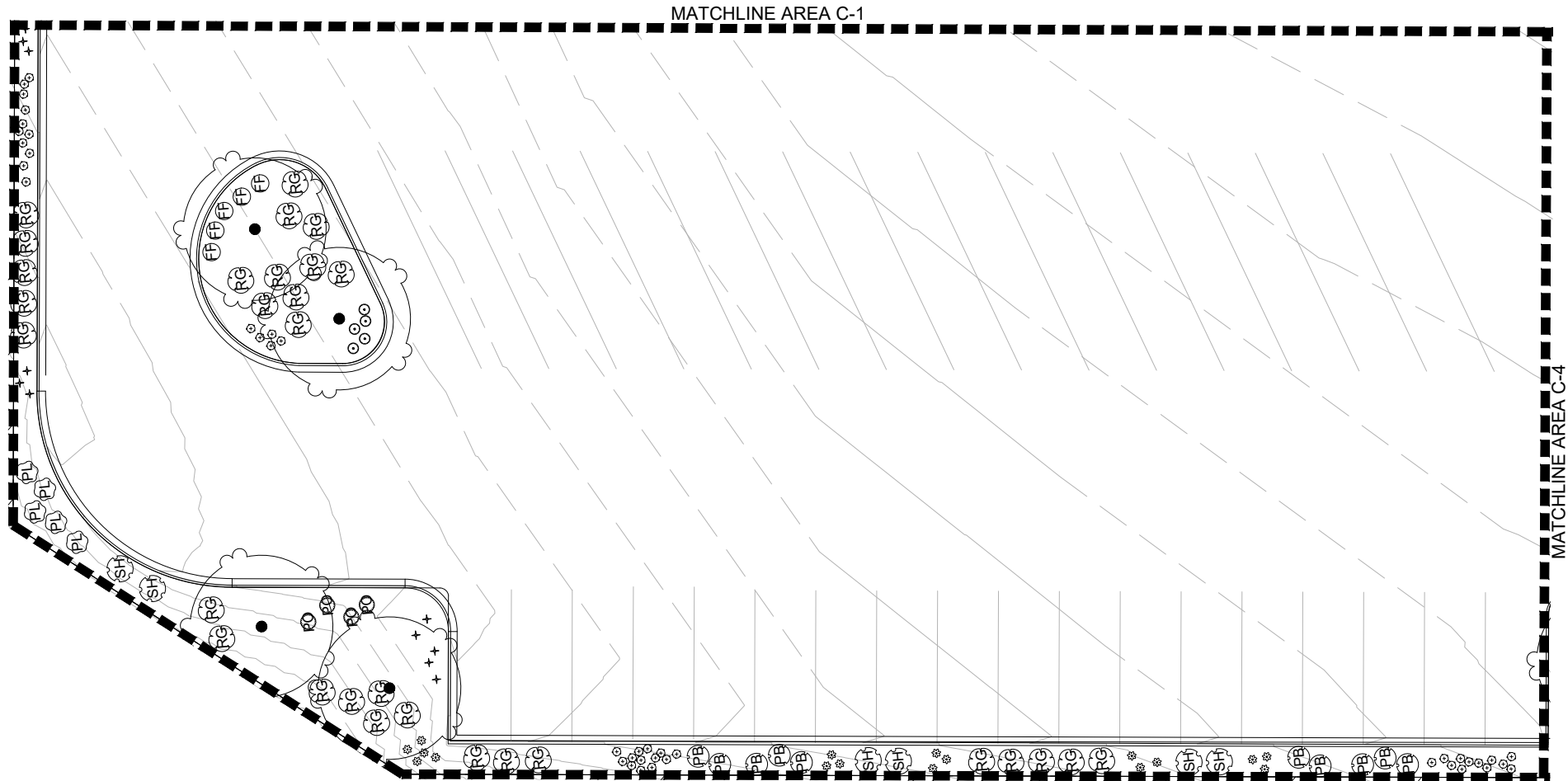
LAWN BLEND  
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POA PRATENSIS / KENTUCKY BLUEGRASS

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Conceptual final details will be determined in Site Plan Application.





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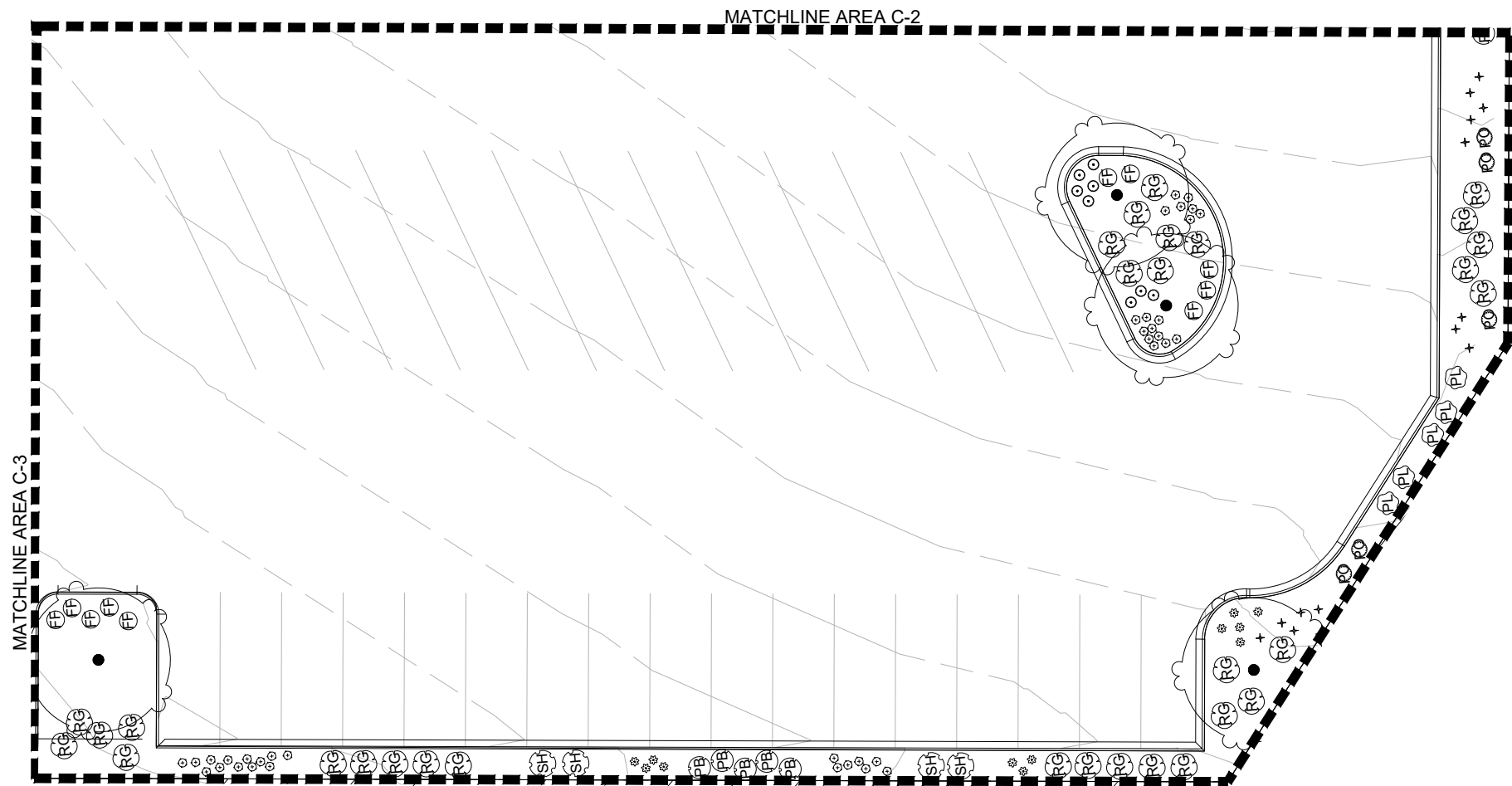
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LOLIUM PERENNE / PERENNIAL RYEGRASS  
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## TREES



Shangri La Ginkgo



Black Walnut



Austrian Pine



Burr Oak



Heritage Oak



Greenspire Linden



Sterling Silver Linden



Green Vase Zelkova



Wireless Zelkova

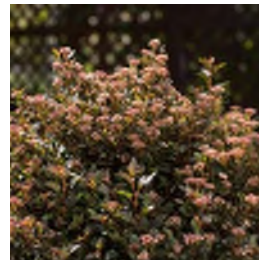
## SHRUBS, GRASS, AND PERENNIAL MIX



Fiesta Forsythia



Wild Mockorange



Little Devil Ninebark



Sand Cherry



Grow-Low Sumac



Silver Buffaloberry



Overdam Reed Grass



Sonoran Sunset Hyssop



Sparkle White Gaura



Black-eyed Susan

*Plantings will follow the recommended tree and plant palate within the City's Engineering Standards.*







# Street Tree Plan



## PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	2" Cal.	27
	Quercus x macdonnellii 'Heritage Oak' TM	Heritage Oak	2" Cal.	37
	Tilia cordata 'Greenpire'	Greenpire Littleleaf Linden	2" Cal.	50
	Tilia tomentosa 'Stirling'	Stirling Silver Linden	2" Cal.	8
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.	37
	Zelkova serrata 'Weikosa'	Sawleaf Zelkova	2" Cal.	30





## 08 Utility Plans

The following utility plan diagrams provide master utilities that will serve Wildflower Village Plan Area 2.

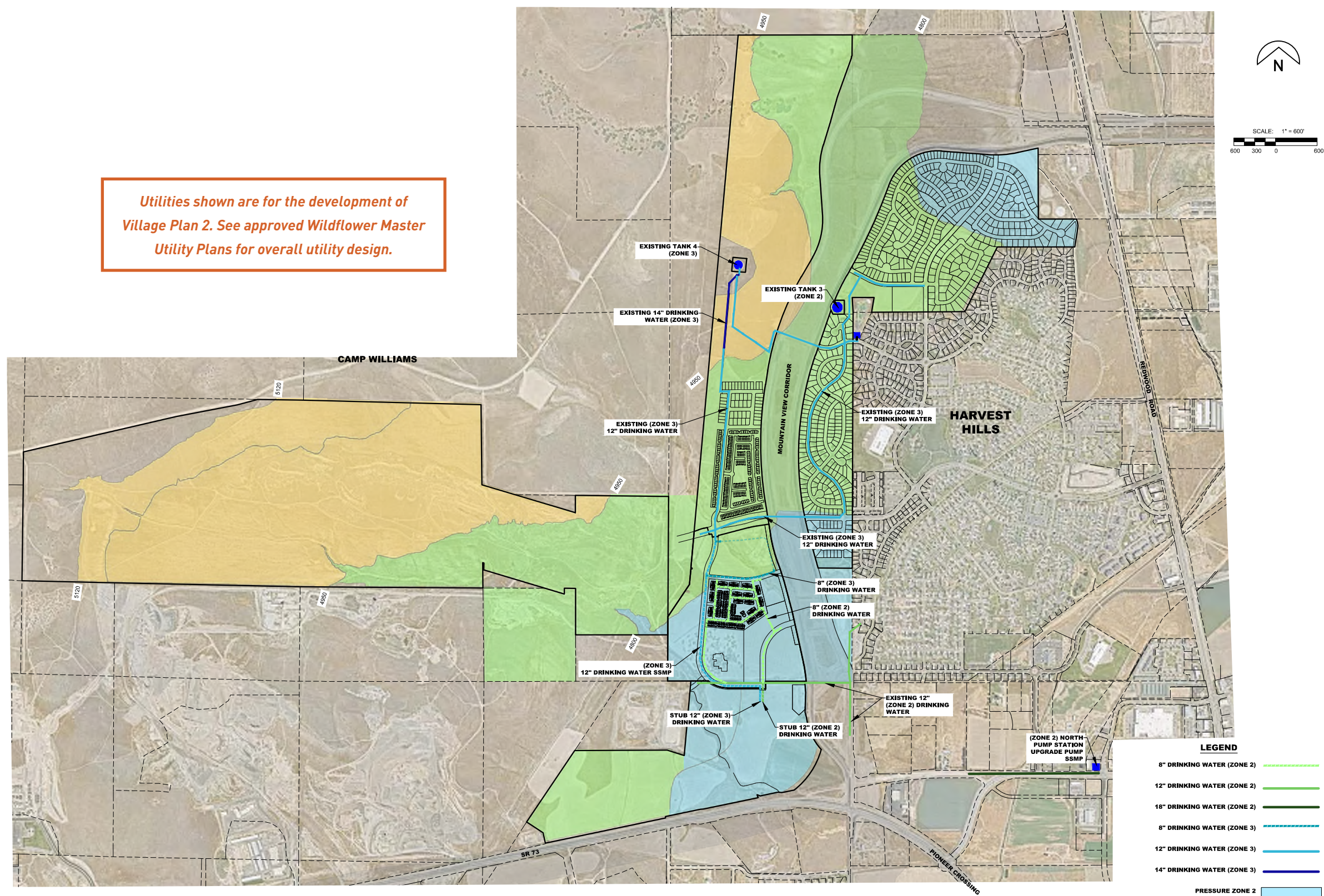
- » Culinary Water Plan
- » Secondary Water Plan
- » Sewer Plan
- » Storm Drain







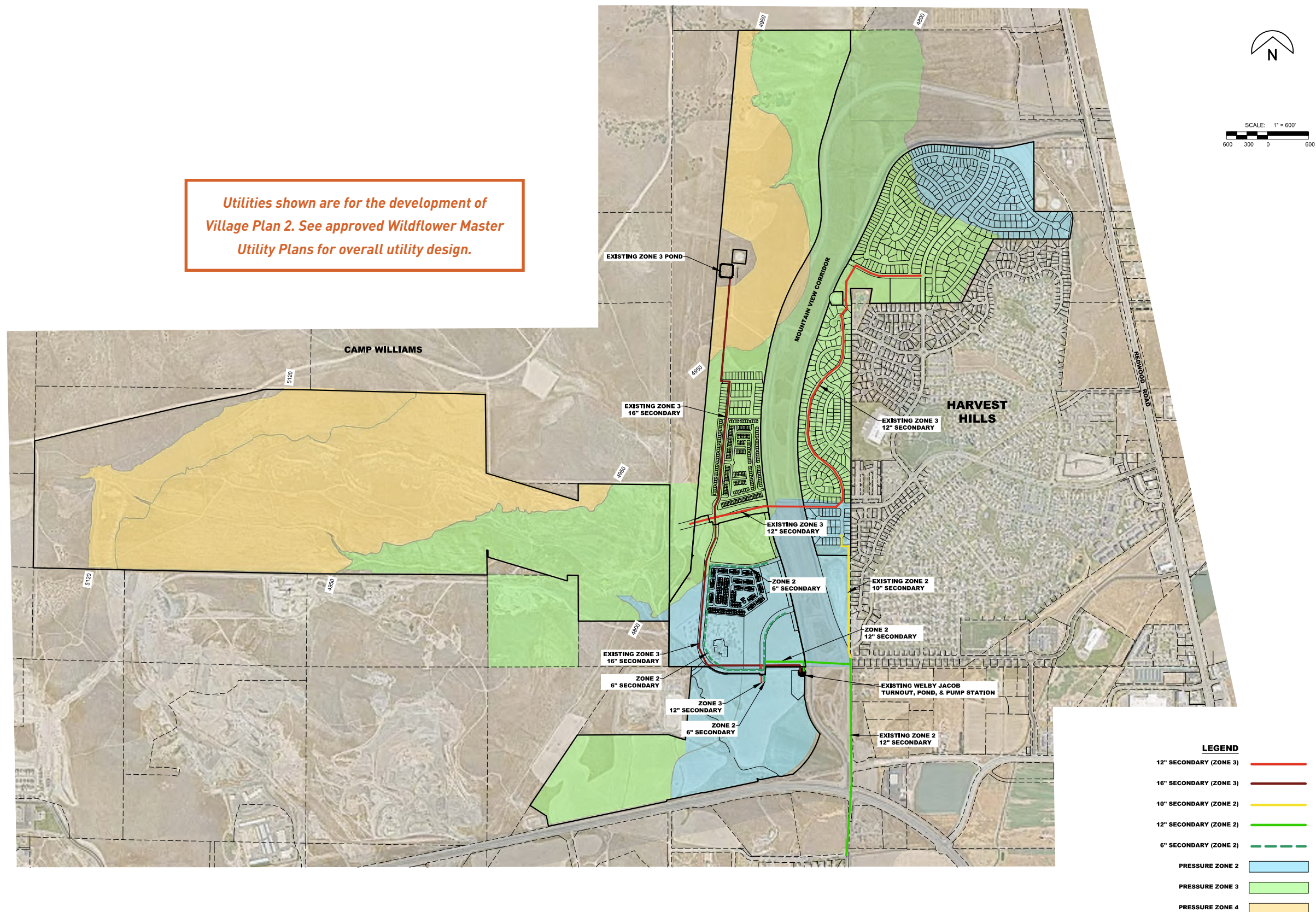
Utilities shown are for the development of Village Plan 2. See approved Wildflower Master Utility Plans for overall utility design.







Utilities shown are for the development of Village Plan 2. See approved Wildflower Master Utility Plans for overall utility design.



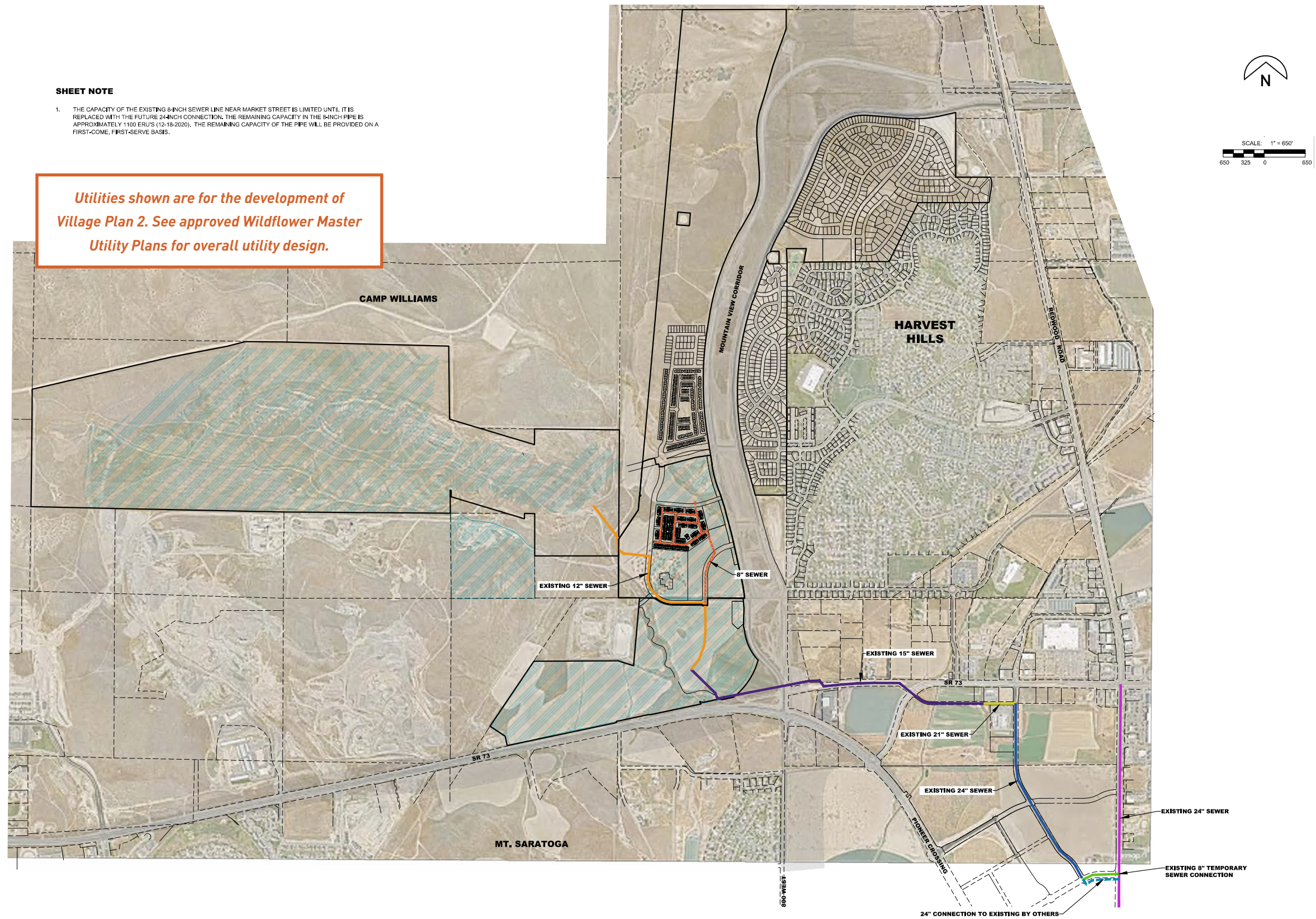




## SHEET NOTE

1. THE CAPACITY OF THE EXISTING 8-INCH SEWER LINE NEAR MARKET STREET IS LIMITED UNTIL IT IS REPLACED WITH THE FUTURE 24-INCH CONNECTION. THE REMAINING CAPACITY IN THE 8-INCH PIPE IS APPROXIMATELY 1100 ERUS (12-18-2020). THE REMAINING CAPACITY OF THE PIPE WILL BE PROVIDED ON A FIRST-COME, FIRST-SERVE BASIS.

*Utilities shown are for the development of Village Plan 2. See approved Wildflower Master Utility Plans for overall utility design.*



SCALE: 1" = 650'  
650 325 0 650





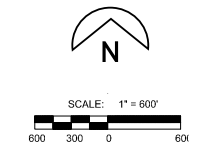
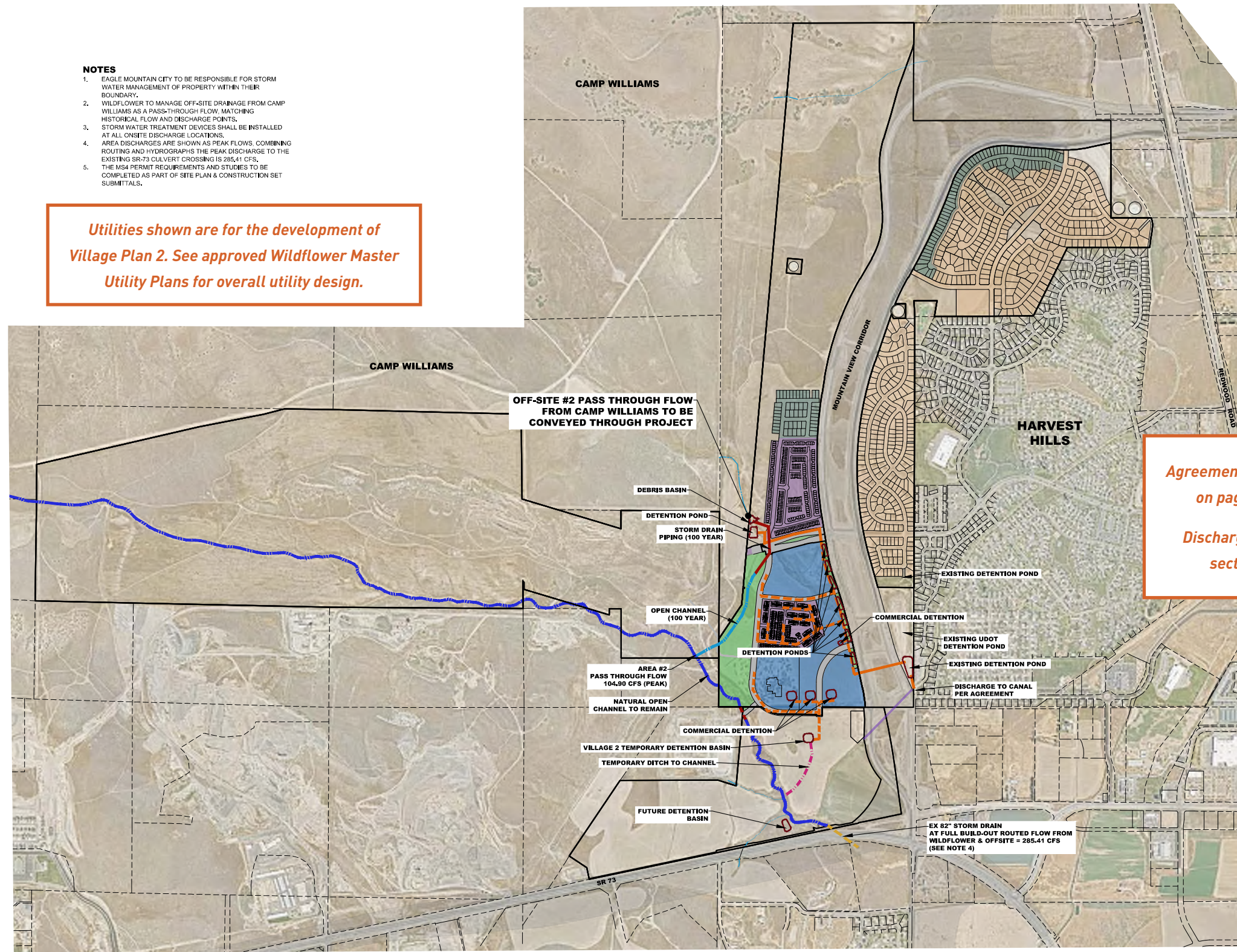


# Storm Drain Exhibit

## NOTES

1. EAGLE MOUNTAIN CITY TO BE RESPONSIBLE FOR STORM WATER MANAGEMENT OF PROPERTY WITHIN THEIR BOUNDARY.
2. WILDFLOWER TO MANAGE OFF-SITE DRAINAGE FROM CAMP WILLIAMS AS A PASS-THROUGH FLOW, MATCHING HISTORICAL FLOW AND DISCHARGE POINTS.
3. STORM WATER TREATMENT DEVICES SHALL BE INSTALLED AT ALL ONSITE DISCHARGE LOCATIONS.
4. AREA DISCHARGES ARE SHOWN AS PEAK FLOWS, COMBINING ROUTING AND HYDROGRAPHS THE PEAK DISCHARGE TO THE EXISTING SR-73 CULVERT CROSSING IS 285.41 CFS.
5. THE MS4 PERMIT REQUIREMENTS AND STUDIES TO BE COMPLETED AS PART OF SITE PLAN & CONSTRUCTION SET SUBMITTALS.

*Utilities shown are for the development of Village Plan 2. See approved Wildflower Master Utility Plans for overall utility design.*



*Agreement for discharge to canal found on page A1-01 of the Appendix.*

*Discharge summary letter found in section A2 of the Appendix.*

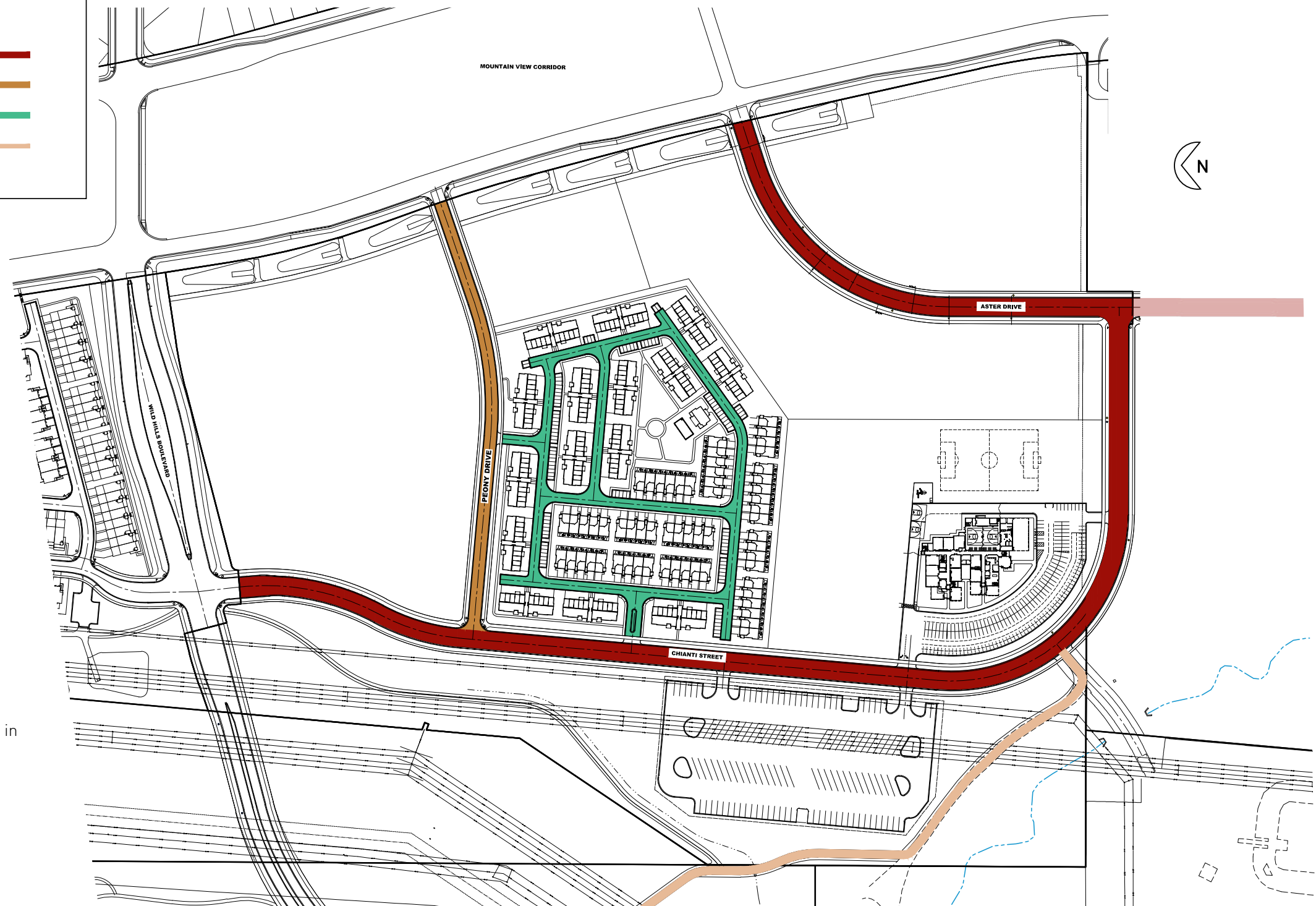






## TRANSPORTATION LEGEND

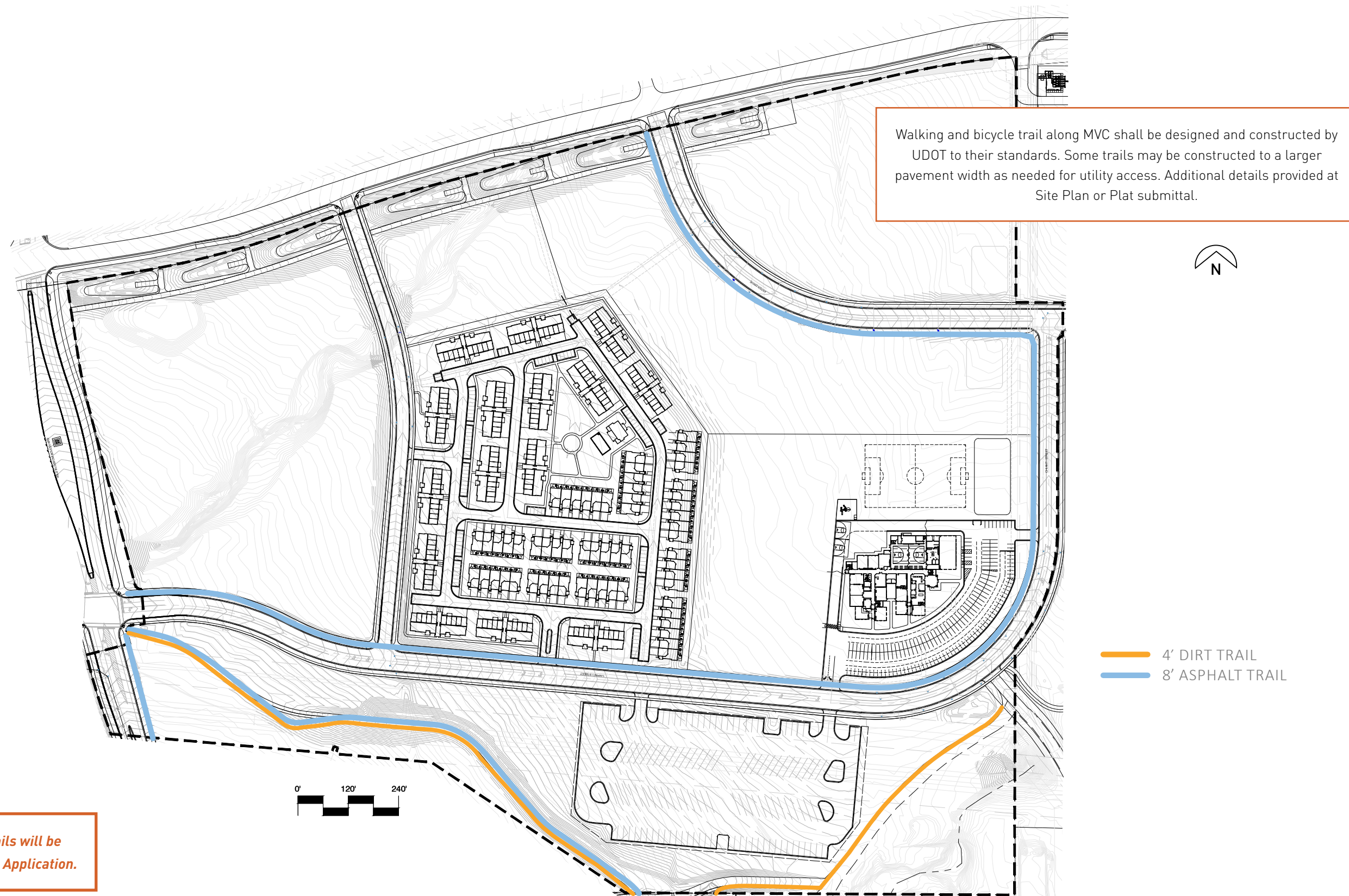
- 80' ROW - 77' COLLECTOR W/ ADDITIONAL TRAIL
- 59' LOCAL ROAD
- 26' PRIVATE DRIVE
- 20' EMERGENCY ACCESS ROAD



**Note:** Roadway cross-sections are detailed in the Wildflower ARCP.

*Conceptual final details will be determined in Site Plan Application.*







## 11 Density Transfers

No density transfers are required from the approved Wildflower ARCP. In the event that any density transfers occur, the regulations detailed in the Wildflower ARCP will be followed.



## 12 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Wildflower ARCP for Village Plan Area 2:

- » Signage Plan
- » Temporary Signage Plan
- » Grading Plan
- » Open Space Management
- » Traffic Study





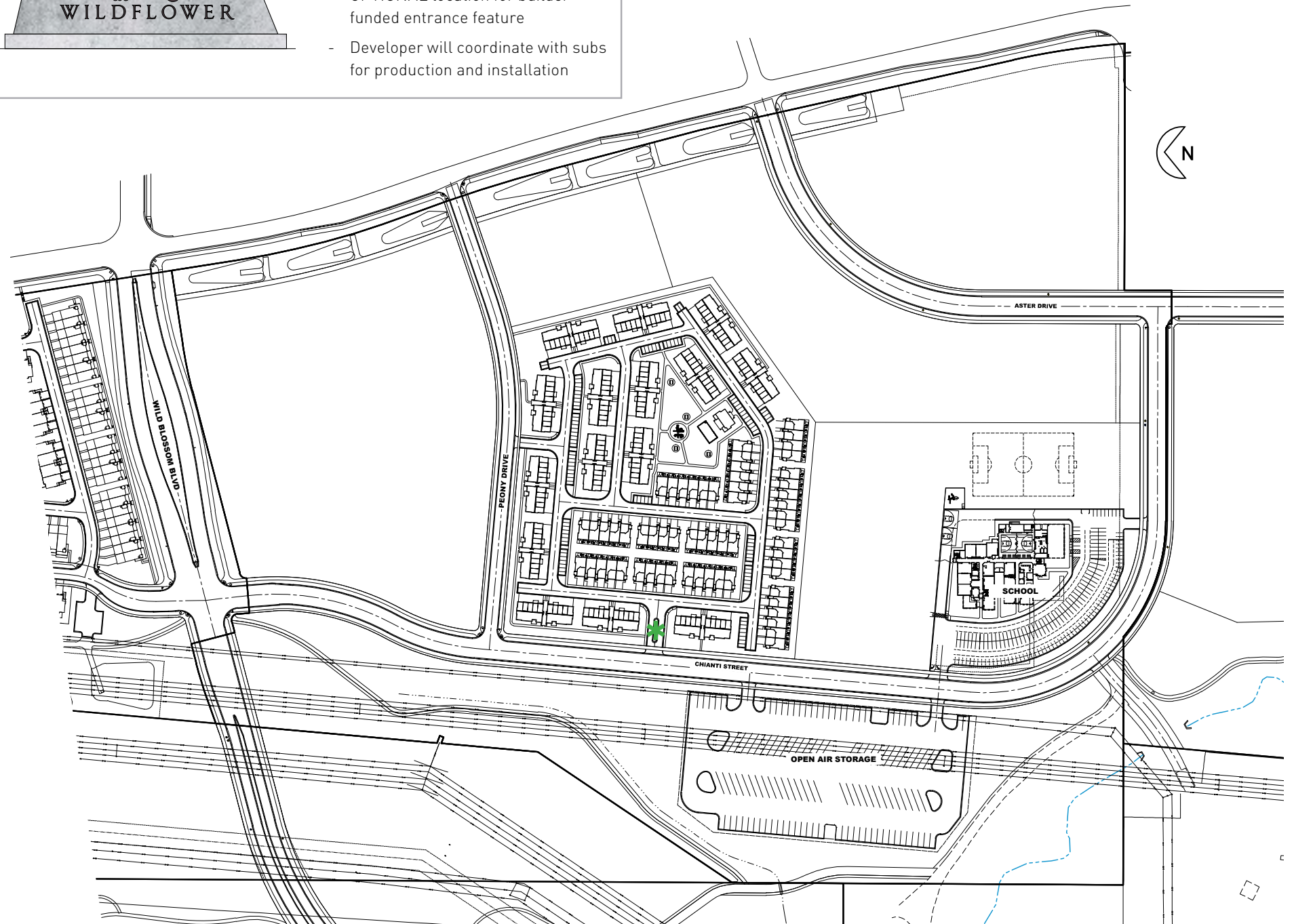
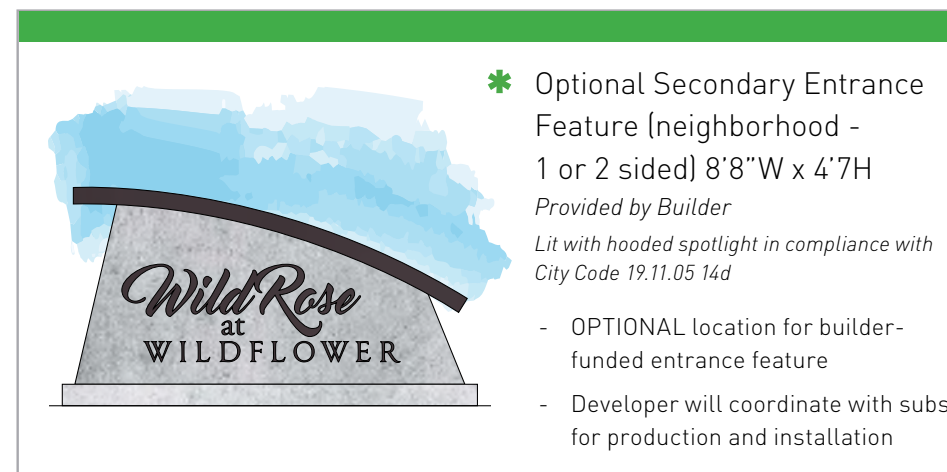
## Type 5 and Open Air Storage Signage

1. Design must be approved by the WDRC.
2. Locations for signs not currently shown in Type 5 and Open Air Storage areas are allowed to be located according to City Code.
3. Signage in Type 5 and Open Air Storage areas shall comply with City Commercial Sign Standards with the exception of the following items in Section 19.18.10.6a as pertaining to Type 5 building signs:
  - i. Number. Each tenant in a building is permitted one primary building sign, and two secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance or buildings adjacent to MVC may have a second primary sign.
  - ii. Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger; building signage on side of building adjacent to MVC shall not exceed a cumulative total size equal to 19 percent of the façade on which the sign or signs are mounted, or 60 square feet, whichever is larger.

## Notes

1. Locations shown represent the approximate vicinity of signs. Locations will be refined at plat stage. All entrance features will be placed in common areas or signage easements.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).

**Conceptual final details will be determined in Sign Permit Application.**







# Temporary Signage Plan Exhibit

Temporary directional signage (✱) may be installed where indicated, as needed to direct traffic to builder model home(s).

The areas highlighted in yellow (■) along MVC may require additional branded temporary community information signs during active development. The design and message may vary, but the purpose is to provide information about the Wildflower community. Sign faces shall not exceed 96 sf and height of sign will not exceed 12 feet from grade. Temporary community information signage shall be at least 200 feet from any other temporary sign.

There are 5 commercial parcels in Village Plan 2. Temporary, on-premise signs for Type 5 areas are permitted as detailed in Section 19.18.08. Possible locations for these signs are marked with an (✱). Sign permits, production, and installation of commercial signage shall be the responsibility of commercial tenant/owner.

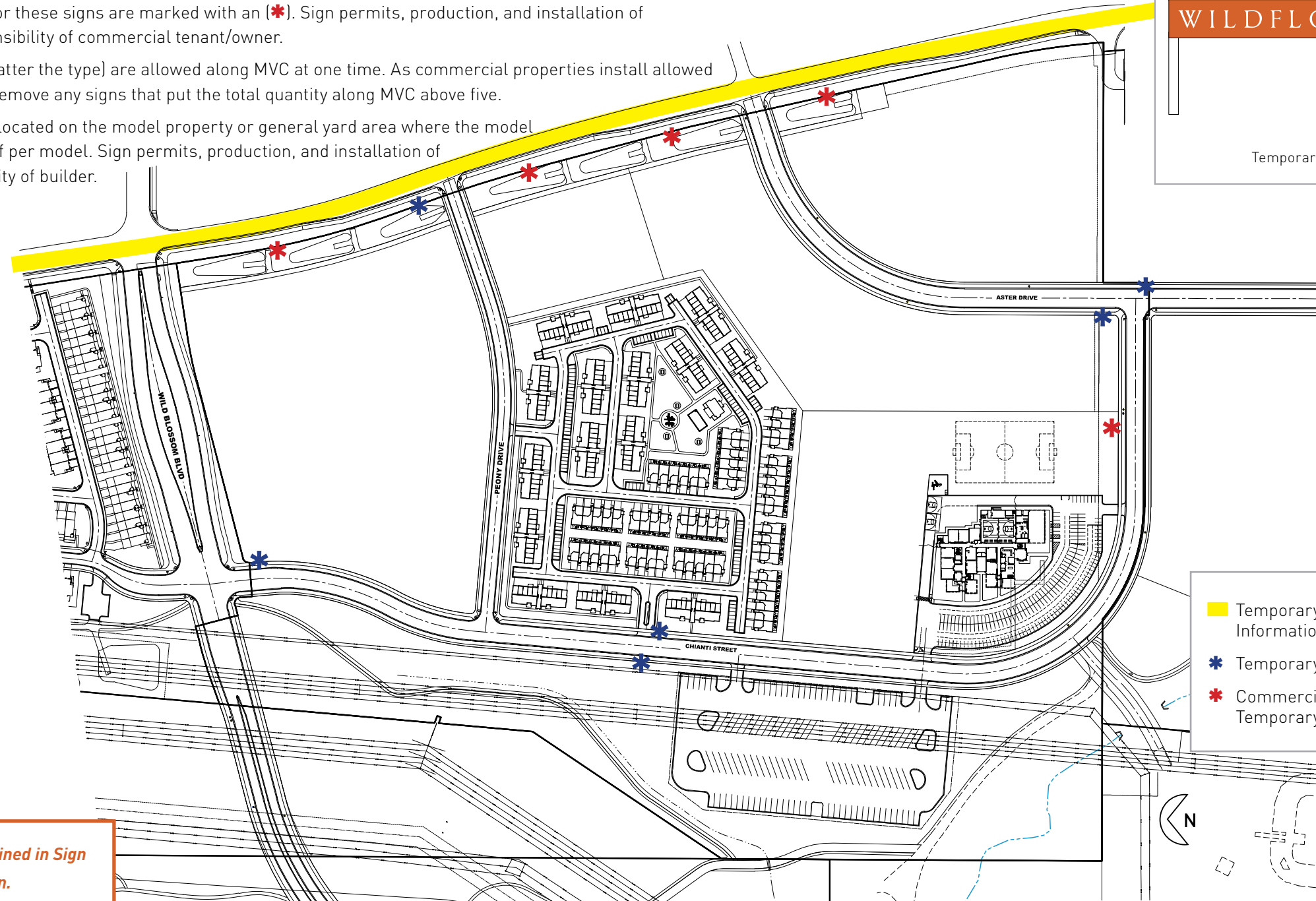
No more than a total of five signs (no matter the type) are allowed along MVC at one time. As commercial properties install allowed signage, the Wildflower developer will remove any signs that put the total quantity along MVC above five.

Builder-branded, model home signage located on the model property or general yard area where the model is located may not exceed a total of 32 sf per model. Sign permits, production, and installation of builder signage shall be the responsibility of builder.

## Notes

1. Locations shown represent the approximate vicinity of signs. All signs will be a minimum of 3' back from any sidewalk and their height/length from property line. Locations will be detailed at sign permit application.
2. Signs shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Temporary signs will be installed on builder-owned lots or open space, not on privately owned lots.

**Final details will be determined in Sign Permit Application.**



EXAMPLE  
Temporary Community Information Signs



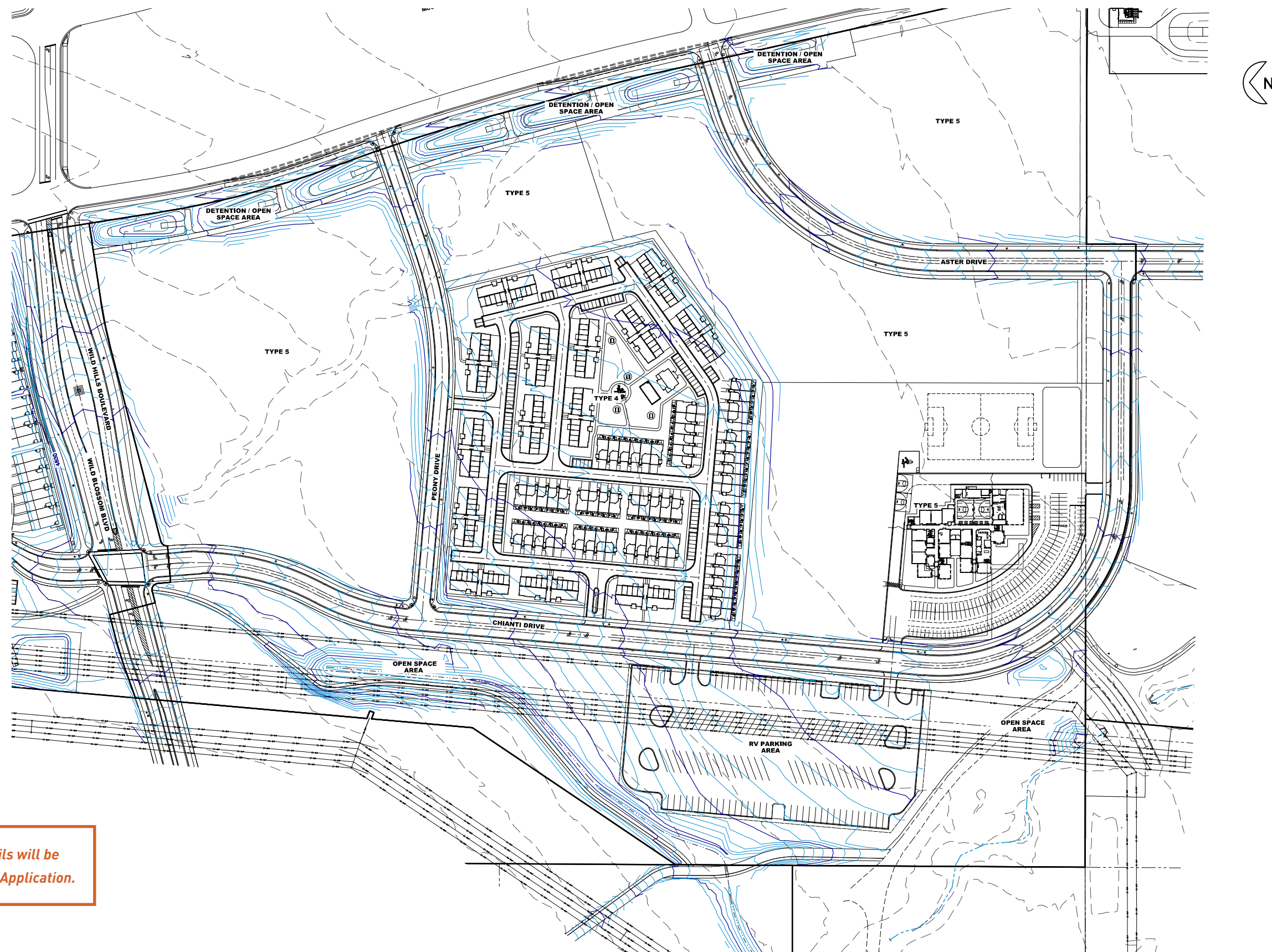
EXAMPLE  
Temporary Directional Sign

- Temporary Community Information Sign
- ✱ Temporary Directional Sign
- ✱ Commercial On-premise Temporary Sign





# Conceptual Grading Plan Exhibit



Conceptual final details will be determined in Site Plan Application.



# Open Space Management Plan

The total acreage within Village Plan 2 is 81.40 total acres which is comprised of 27.99 acres of Type 4 residential and open space, 5.37 acres for open air storage, and an additional 48.04 acres of commercial. Of the 27.99 acres, 16.45 acres of open space will be provided, which includes 13.64 acres of general open space and 2.81 acres of open space within the Type 4 development. As additional Type 5 property is developed, open space will be provided according to the Wildflower ARCP and City Code. The amount, location, and design details will be determined at Site Plan and Plat submittal.

General open space is managed by the Master HOA, and Type 4 open space is managed by a sub-HOA.

The site plan details for the Peony Type 4 townhome neighborhood are included in the Appendix starting on page A3-01. At a minimum, this Edge Homes community will include a 1,348 square foot clubhouse, 25' x 50' swimming pool, 4 picnic tables, and a playground. These amenities add up to 325.25 amenity points as detailed below.

TYPE 4 AMENITY POINTS			
Description	Quantity	Points Per Each	Total Points
Clubhouse Associated w/ Pool	1	150.0	150.0
Pool 25' x 50'	1	150.0	150.0
Picnic Table	4	.8	.32
Playground	1	25	25
Total Points			325.25



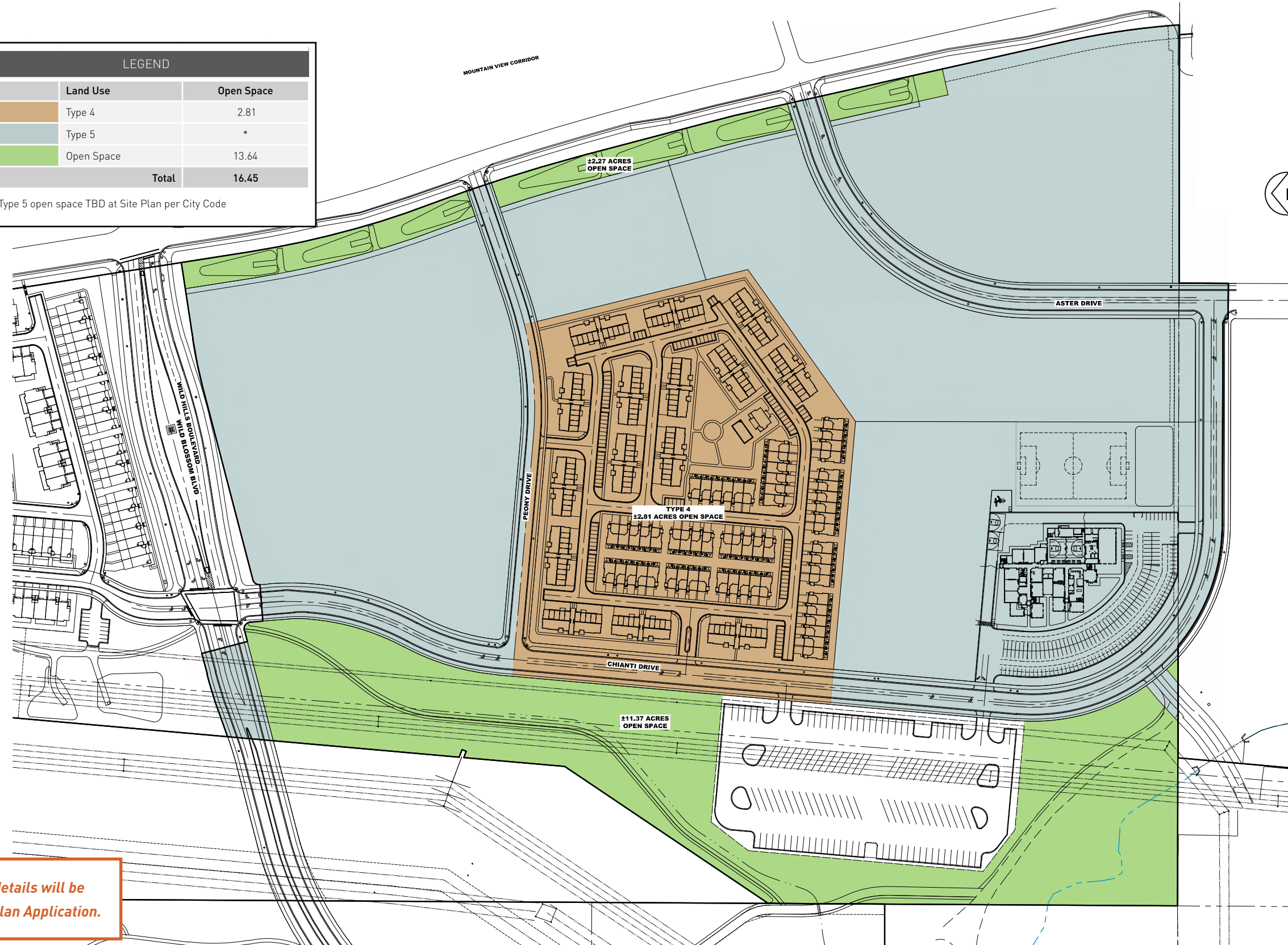




# Open Space Tabulation Exhibit

LEGEND		
Land Use	Open Space	
Type 4	2.81	
Type 5	*	
Open Space	13.64	
Total	16.45	

\* Type 5 open space TBD at Site Plan per City Code



Conceptual final details will be determined in Site Plan Application.

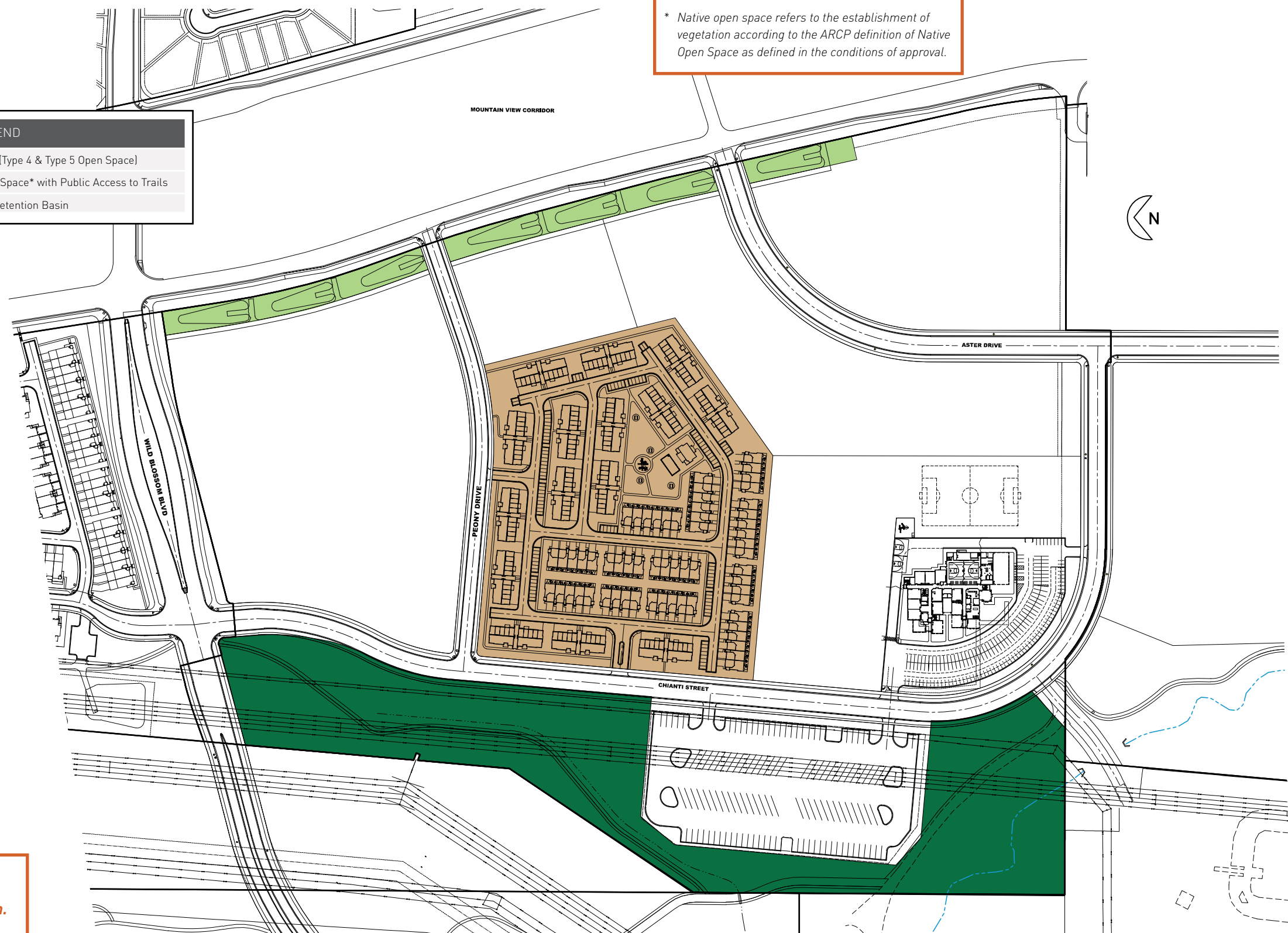




# Open Space Management Exhibit

LEGEND	
	Improved Open Space (Type 4 & Type 5 Open Space)
	Improved Native Open Space* with Public Access to Trails
	Private Landscaping Detention Basin

\* Native open space refers to the establishment of vegetation according to the ARCP definition of Native Open Space as defined in the conditions of approval.



Conceptual final details will be determined in Site Plan Application.







LEGEND

-----

EXISTING GRAVEL ROAD

-----

EXISTING DRAINAGE CHANNEL

**SLOPES**  
THERE ARE NO SIGNIFICANT AREA OF SLOPE GREATER THAN 30% (FOR PURPOSE OF DETERMINING SENSITIVE LANDS AREA, INCIDENTAL & ISOLATED AREA OVER 30% HAVE NOT BEEN INCLUDED.)

**SOILS**  
A GEOTECHNICAL INVESTIGATION HAS BEEN CONDUCTED BY INFINITY CONSULTANTS, DATED JANUARY 17, 2014. 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).

**WETLANDS**  
NO WETLANDS EXIST ON THIS SITE.

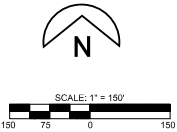
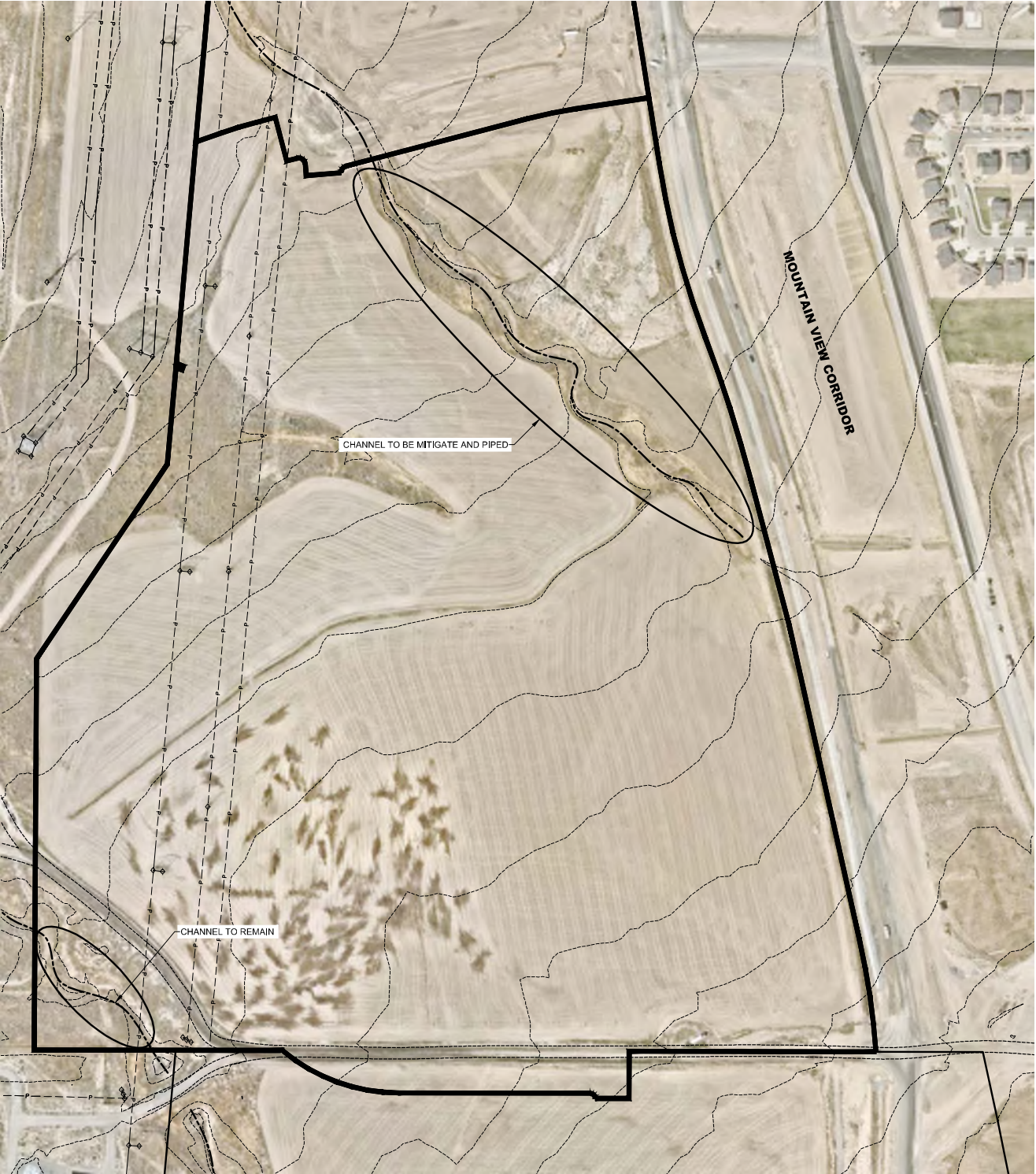
**SPECIAL PROTECTION AREAS**  
A PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN CONDUCTED FOR THE WILDFLOWER DEVELOPMENT BY INFINITY CONSULTANTS, DATED DECEMBER 12, 2013. THE CONCLUSION OF THIS ASSESSMENT STATES:  
"THE SUBJECT PROPERTY CONSISTS OF OPEN, UNUSED LAND WITH NO STRUCTURES, THERE HAS NOT 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. NO CANALS EXIST ON THE PROPERTY.

**SHRUBS, TREES AND WILDLIFE**  
SUBJECT PROPERTY HAS BEEN HISTORICALLY USED FOR AGRICULTURE AND THUS THERE ARE NO SIGNIFICANT SHRUBS OR TREES. 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 OR BETTER, 2 1/2" CALIPER MINIMUM.

**FLOOD PLAIN DATA**  
AREA SHOWN HEREIN FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) 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.





# Traffic Study

## Village Plan 2

**HALES**  **ENGINEERING**  
innovative transportation solutions

# Wildflower Village 2

## Traffic Impact Study



## Saratoga Springs, Utah

January 9, 2020

UT19-1603



## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower Village 2 development located in Saratoga Springs, Utah. The proposed project is located on the west side of Mountain View Corridor (MVC), south of Harvest Hills Boulevard

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 near the site. Future 2025 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1 LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower Village 2 TIS					
Intersection	Level of Service (Sec/Veh) <sup>1</sup>				
	Existing (2019) Background	Existing (2019) Plus Project	Future (2025) Background	Future (2025) Plus Project	Future (2025) Plus Project - Mitigated
Harvest Hills Boulevard / SB MVC FR	B (13.5)	D (37.5)	B (12.1)	E (64.8)	C (22.1)
Harvest Hills Boulevard / NB MVC FR	A (9.7)	C (20.9)	B (14.1)	C (26.5)	C (20.1)
Harvest Moon Drive / SB MVC FR	D (33.1) / WB	F (<50) WB	B (12.3)	B (15.0)	B (12.6)
Harvest Moon Drive / NB MVC FR	A (8.0) / EB	E (45.6) / EB	B (14.6)	B (17.4)	B (16.8)
Access 1 / Harvest Hills Boulevard <sup>2</sup>	-	A (7.0) / WB	-	F (>50) / NB	A (7.8) / WB
Access 2 / SB MVC FR <sup>2</sup>	-	D (26.3) EB	-	E (43.8) / EB	E (48.4) / EB
Access 3 / SB MVC FR <sup>2</sup>	-	C (21.5)	-	C (34.6)	C (24.4)
Access 3 / NB MVC FR <sup>2</sup>	-	C (29.1)	-	D (43.9)	D (35.6)
Access 5 / Access 4 <sup>2</sup>	-	-	-	A (1.4) / EB	A (2.9) / EB

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.  
Source: Hales Engineering, January 2020

TABLE ES-2 Recommended Storage Lengths Saratoga Springs - Wildflower Village 2 TIS								
Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Harvest Hills Boulevard / SB MVC FR	-	-	-	-	-	150	125	-
Harvest Hills Boulevard / NB MVC FR	-	-	-	-	200	-	-	100
Access 1 / Harvest Hills Boulevard	-	125	100	-	-	-	125	100
Access 2 / SB MVC FR	-	-	-	250	-	150	-	-
Access 3 / SB MVC FR	-	-	-	250	-	225	-	-
Access 3 / NB MVC FR	250	-	-	-	475	-	-	-

Source: Hales Engineering, January 2020

## SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- New turning movement counts were collected along the newly constructed MVC frontage road system in Saratoga Springs. The estimated project trip assignments of Wildflower Village 3A and Village 4 were added on top of these volumes for the “existing (2019) background” volumes.
- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
- The development will consist of residential townhomes, office and retail space.
- The intersections of Harvest Moon Drive / NB MVC FR and Harvest Moon Drive / SB MVC FR are expected to operate at failing levels of service during the evening peak hour with project traffic added. All other intersections are anticipated to operate at an acceptable LOS.
  - Recommendation: That traffic signals be installed at Harvest Moon Drive / NB MVC FR and Harvest Moon Drive / SB MVC FR.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background conditions.
- The Harvest Hills Boulevard / SB MVC FR and Access 1 / Harvest Hills Boulevard intersections are expected to operate at failing levels of service during the evening peak hour in future (2025) plus project conditions.



- *Recommendation:* That Harvest Hills Boulevard between the Access 1 / Harvest Hills Boulevard and Harvest Hills Boulevard / SB MVC FR intersections have a 5-lane cross section with two lanes in the east – and westbound directions and a two-way left-turn median.
- *Recommendation:* That dual protected left-turn lanes be added to the eastbound movement at the Harvest Hills Boulevard / NB MVC FR intersection.
- *Recommendation:* That right- and left-turn pockets for all approaches be added to the Access 1 / Harvest Hills Boulevard intersection. Future developments to the west of this intersection may warrant more improvements.
- *Recommendation:* That signal timing be adjusted and optimized as traffic volumes increase on Mountain View Corridor and on side streets in the area.
- The delay at Access 2 is due to the high through volumes on the MVC FR. It is anticipated with the MVC freeway will be installed by 2030 and that most of the through volumes on MVC will be drawn away from the frontage roads.



## 13 Site Characteristics

Village Plan 2 is located in the center section of the Wildflower development, south of the main entrance feature. The property is boxed in on three sides. Mountain View Corridor (MVC) is located on the east side of the property, Wildflower Main commercial area is on the South side, and Rocky Mountain Power Corridor is on the West. There will be three main access points; Chianti Drive from the north, Peony in the middle, and Aster Drive from the south. There are two swales that pass through this area that will affect improvement plans and schedules. Most of the area is in the Zone 2 Water Region. All other site characteristics were included in the approved Wildflower ARCP.



## 14 Master Development Agreement

This Village Plan is subordinate to the Master Development Agreement, Wildflower ARCP, and Master Utility Plan which is before the city for City Council Approval.







## APPENDIX

**A1** Agreement to Discharge to Canal

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**A2** Discharge Summary Letter from LEI

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**A3** Edge Site Plan Details

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A3 is not a part of this application

## A1 Agreement to Discharge to Canal

- » It is understood that a permanent, paved access road is required for all utilities. However, in case of temporary installation conditions, such as extension of utilities through future phases of developments, a temporary all-weather surface is sufficient. A 12 foot access road shall be constructed to all manholes and shall be capable of supporting H-20 loading as determined by a geotechnical engineer.
- » Sewer Mains shall be located as indicated on the City's Standard drawings and shall be located in ROW, dedicated open spaces, private open spaces or 20 foot wide easement.
- » The maximum operating pressure for the water system in the home is to be 110 psi unless otherwise approved by the City Engineer.
- » Use 2019 standards for piping.
- » 18' driveways are allowed, but are not to be counted as parking.
- » All City approvals to be effective for 12 months from the approval date.
- » Clear sight triangle to conform to AASHTO standards.



# Wildflower Utility Master Plan Report

## Amendment #1: Village 2 Storm Drain Outfall

February 19, 2021

Prepared By:



ENGINEERS  
SURVEYORS  
PLANNERS

3302 N Main Street  
Spanish Fork, UT 84660  
(801) 798-0555



2/19/2021

A handwritten signature in black ink, appearing to be 'JDM', is written above a rectangular box containing a certification statement.

I hereby certify that this report for the onsite drainage was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs Storm Water Design Standards and Regulations, and was designed to comply with the provisions thereof. I understand that the City of Saratoga Springs does not and will not assume any liability for drainage facility design.





## DESCRIPTION OF DEVELOPMENT

This amendment was prepared to provide some clarification as well as to highlight the storm drain outfall for the Village 2 area. This falls within the overall Service Area #2 from the approved Wildflower storm drain masterplan. Both the outfall location as well as the outfall flowrate will be discussed in this report.

## PROPOSED STORM DRAINAGE FACILITIES

An excerpt from the approved storm drain masterplan report that discussed the outfall from the developed areas of Service Area #2 is included below.

The onsite development for service area #2 consists of the Wildflower Village 2 and Village 3 development areas. The storm drain design for the Village 3 area has been approved by the City. This area consists of multiple detention basins to slow the overall on-site release from this area to 4.55 cfs as was previously approved. The runoff from the Wildflower Village 3A area will be discharged into the Jacob Welby canal as previously agreed and approved by the canal company, the City and the Developer.

The future runoff from Village 2 will be detained on-site and released at a rate of 5.0 cfs. The final detailed design of this area will be completed in the future. This will limit the combined on-site runoff from Service Area #2 to 9.55 cfs, which is below the approved 12.1 cfs discharge rate from the agreement with the canal company.

When the storm drain masterplan was prepared only Village 3A had been designed, so an allowable discharge of 5.0 cfs was reserved for the future Village 2 outfall design. When Village 2 was designed it was found that due to the grading of the site all the anticipated contributing area would not be able to be routed to the combined Village 3A and V2 outfall under Mountain View Corridor.

An exhibit from the Wildflower Village 2 storm drain report has been included in Appendix A for reference. All the hatched areas in this exhibit were originally expected to be routed under Mountain View Corridor in addition to the Village 3A area to the north. Only the areas in red and blue were routed under Mountain View Corridor. All the commercial area and roads shown in the area in green will flow to the south and eventually be routed under SR-73.

From the Village 2 storm drain report:

As was previously discussed the maximum release rate that was assigned for the full build-out of the Village 3A and Village 2 contributing areas is 9.45 cfs. Of the Village 2 development area, some portions of the future commercial area on the south end will no longer be routed under Mountain View corridor but will be routed to the south to the existing drainage channel. These areas will be required to detain their runoff onsite before releasing downstream. A total release rate of 5 cfs was allotted to the Village 2 area. Based on this release rate, and the contributing area, the maximum release rate is 0.075 cfs/acre. These future commercial areas will need to detain and release at this rate. This will prevent the ultimate discharge at the crossing under SR-71 from exceeding what was originally planned. A breakdown of the release rates is included in Table 1.



*Table 1: Release Rate Summary*

Village 2 & 3 Detention Basin	7.59 cfs
Village 2 Future Commercial	1.86 cfs
Total Village 2 & 3 Release	9.45 cfs

Based on the Village 2 design the total outfall from Village 3A and Village 2 will be 9.55 cfs as was approved in the Utility Master Plan Report. Due to the site grading and the subdivision of the property into commercial lots, the outfall location will change slightly in that only 7.59 cfs will be routed to the pipe under Mountain View Corridor, and the additional 1.86 cfs will be routed to the south and under SR-73.

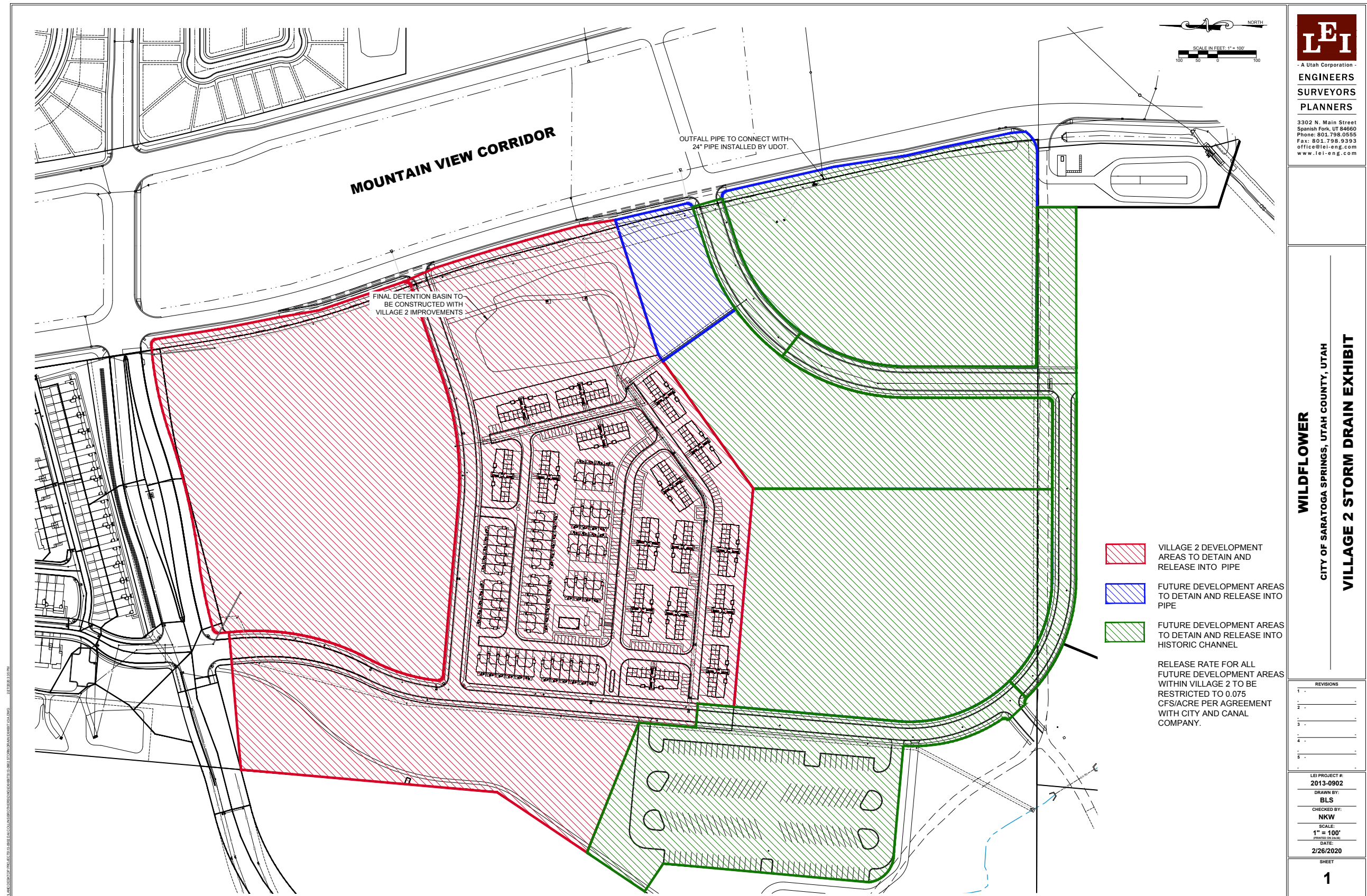
As was mentioned in the expert from the Village 2 report cited above, all the future commercial areas will be required to detain their runoff to the allowable release rate of 0.075 cfs/acre. Any downstream development to the south will need to account for the runoff from the Village 2 roads as well as the release from the commercial areas. In addition, the downstream development will need to retain and infiltrate the increase in runoff volume from the Village 2 road areas. The commercial lots will also be required to infiltrate their own increase in runoff volume.

It should be noted that this additional flow discharged to the south will be accounted for in future development and that the overall rate and quantity of runoff discharged to the existing SR-73 crossing will not exceed that that was released in the native, historic conditions. Any increases in flow or volume will be handled by the combination of retention, infiltration, and detention. The specifics of these systems will be designed for the areas to the south of Village 2 in the future.

## **CONCLUSION**

Due to grading constraints all the originally anticipated development areas were not able to be routed to the existing storm drain pipe that was installed under Mountain View Corridor. The updated design of the Wildflower Village 2 area took this into account. The original maximum outfall rate of 9.55 cfs was held for the design, but a small portion of the Village 2 runoff will now be routed to the existing pipe installed under SR-73 rather than the Mountain View Corridor pipe.





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- A Utah Corporation -  
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### STORMWATER AGREEMENT

Welby Jacob Water Users Company, a Utah non-profit corporation ("Company"), City of Saratoga Springs, a Utah Municipal Corporation ("Saratoga"), Sunrise 3, LLC, a Utah limited liability company ("Sunrise"), and Wildflower Master Homeowners Association, a Utah non-profit corporation (the "Master HOA") enter into this Stormwater Agreement ("Agreement"), effective the 18<sup>th</sup> day of May, 2017.

### RECITALS

- A. Company owns and operates an irrigation water canal, part of which is located in Saratoga.
- B. Presently, without Company's consent or control, unregulated sheet flow from the surrounding undeveloped hills enters the canal near the proposed Wildflower master development project ("Wildflower") and Harvest Hills subdivision, as depicted in Exhibit A.
- C. Article 17 of the Company's Bylaws presently states that the "Corporation does not permit water to enter into its Welby and Jacob Canals, which runs or drains off hard surfaces, including but not limited to roads, driveways, roofs and parking lots, from improved and developed properties located near or above the canals."
- D. Sunrise is in the process of planning and constructing the development of Wildflower in Saratoga. In doing so, Sunrise has proposed a stormwater detention and treatment system (the "Sunrise System"), which is set forth in the Wildflower Storm Drain Master Plan – I ("Master Plan"), attached hereto as Exhibit B.
- E. The Sunrise System has been designed to detain and treat the historically unregulated sheet flow produced at and passing through Wildflower. The Sunrise System is also designed with an outfall line that will discharge the treated stormwater into the Company's canal, at a controlled discharge rate that will not exceed a maximum discharge rate identified in this Agreement.
- F. The Sunrise System has been designed to discharge stormwater to the Company's canal at a controlled flow rate which will not exceed a maximum flow rate, as described in this Agreement. Accordingly, the Company's Board has concluded that the Sunrise System, once properly constructed and maintained according to plans acceptable to the Company, will be a substantial improvement to the current sheet flow discharges and in managing the aforementioned historically unregulated drainage issues. Among other things, the Sunrise System (a) is designed with only three (3) specific connection points to the canal, and (b) will limit the flow rate at which water can enter into the canal.
- G. Saratoga has permitting authority over Wildflower and Saratoga requires that Sunrise construct a stormwater system that accommodates the stormwater created by Wildflower and protects Wildflower and the surrounding area that could be affected by stormwater



created by Wildflower except for stormwater caused by acts of God or from storms exceeding the 100-year storm event.

- H. The Master HOA is formed to own, manage and maintain, following construction by Sunrise and transfer to the Master HOA, certain common areas located within Wildflower. Among other common area not associated with the Sunrise System, these common areas are anticipated to specifically include the storm water detention basins comprising a portion of the Sunrise System (the "Master HOA Owned System"). The Master HOA Owned System is identified in the Master Plan attached hereto as Exhibit B.
- I. Separate from the Sunrise System, the Utah Department of Transportation ("UDOT") is planning an extension to the Mountain View Corridor, to pass through the Wildflower master development project, and is in the process of designing a stormwater retention and treatment system for that extension (portions of the UDOT stormwater retention and treatment system are set forth in the Master Plan). The UDOT System is separate from the Sunrise System and UDOT's obligations will be addressed in a later agreement.
- J. Company agrees to accept discharges from the Sunrise System subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, agreements, and representations contained herein, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged by the parties, the parties hereto agree as follows:

#### AGREEMENT

1. Because the proposed Sunrise System will manage sheet flow that currently drains from undeveloped hills above the canal into the Jacob Canal and because the Sunrise System will detain storm water less than or equal to the 100-year storm event generated at Wildflower, Company believes that this Agreement is consistent with Article 17 of its Bylaws.
2. Company and the Company's engineers shall under no circumstances have any responsibility for design or construction of the Sunrise System by Sunrise.
3. All work by Sunrise shall be in a good and workmanlike manner.
4. Prior to constructing the Sunrise System, or any component, Sunrise shall deliver to Company and Saratoga plans and specifications for the Sunrise System (the "Plans"). The Plans must be consistent with the Master Plan and Saratoga regulations, and must include the sections of the Company's canal to be piped as indicated in Exhibit B; Sunrise shall obtain the Company's written approval to deviate from the Master Plan in any material manner. Any deviation must also meet Saratoga regulations and be accepted (as defined by Saratoga regulations) by Saratoga through a formal application process. Within thirty (30) days after delivery of the Plans, Company and Saratoga shall each have the right to either (i) accept the Plans by written notice to Sunrise, or (ii) reject the Plans by written notice to Sunrise. In the event that Company or Saratoga rejects the Plans, Company and Saratoga shall deliver written



notice to Sunrise of all objections and revisions that Company and Saratoga has with respect to the Plans. Sunrise will address the items in Company and Saratoga's notice and resubmit the Plans to Company for approval and Saratoga for acceptance. Within thirty (30) days after the date that Sunrise resubmits the revised Plans, Company and Saratoga shall have the right to either (i) accept the revised Plans by written notice to Sunrise, or (ii) reject the revised Plans by written notice to Sunrise. Sunrise and Company and Saratoga shall repeat this process until Company and Saratoga accept the Plans. The Plans accepted by both Company and Saratoga are referred to herein as the "Approved Plans." When Sunrise submits the Plans or any revisions to Company and Saratoga, it must do so in writing and in such writing list this paragraph and state that they have thirty (30) days to accept or reject the Plans pursuant to this paragraph 4 of this Agreement. The Parties may extend the deadlines in this paragraph in writing. Approval and/or acceptance (as applicable) under this Paragraph shall not constitute land use approval or compliance with engineering standards and Sunrise shall comply with procedural requirements of Saratoga land use ordinances and engineering standards.

5. Sunrise shall construct and install the Sunrise System substantially in conformance with the Approved Plans. The Company acknowledges that the Approved Plans include the piping of portions of the existing canal. In this regard, the Company agrees to provide access to, and any license or construction easements as may be reasonably necessary for, Sunrise to complete such piping and installation in accordance with the Approved Plans. Any material change to the Approved Plans shall be subject to the prior written consent of Company and Saratoga. Company and Saratoga shall approve and accept (as applicable), or reject, any written request for a material change to the Plans within thirty (30) days after written notice from Sunrise.

6. Sunrise shall not make any alterations or changes to the Company's canal or properties, except as set forth in the Approved Plans.

7. When Sunrise considers the Sunrise System or phase thereof which connects to, or affects, the Company's canal (the "Applicable Sunrise System Phase")<sup>1</sup>, substantially complete, Sunrise shall notify Company and Saratoga in writing. Company and Saratoga shall review the Sunrise System or Applicable Sunrise System Phase within sixty (60) days of receiving the notice. If Saratoga and Company each determine the Applicable Sunrise System Phase is constructed according to the Approved Plans and Saratoga determines that the applicable 1-year warranty period has expired per City regulations without need for repairs or replacements, Saratoga shall provide Sunrise a written acknowledgment of completion and acceptance ("Sunrise Acceptance Notice") within thirty (30) days of performing the review. If Saratoga or Company determine that changes or repairs are needed for the Applicable Sunrise System Phase to comply with the Approved Plans, Saratoga and Company shall notify Sunrise within thirty (30) days of the review describing the necessary changes and repairs, and Sunrise shall make the specified changes and repairs and then re-notify Company and Saratoga in writing that it has completed the specified changes or repairs. The parties shall then repeat the above process and follow the above timelines as many times as necessary until Saratoga and Company each issue a Sunrise Acceptance Notice.

<sup>1</sup> Any reference in this Agreement to the Sunrise System shall include all Applicable Sunrise System Phase.





8. Once Saratoga and Company each issue the Acceptance Notice, (a) Saratoga agrees to assume all of Sunrise's liabilities and obligations under this Agreement insofar as it relates to the "City Owned System" (which includes all of the Sunrise System except for the Master HOA Owned System), and (b) the Master HOA agrees to assume all of Sunrise's liabilities and obligations under this Agreement with respect to the Master HOA Owned System in perpetuity. Sunrise will not transfer any part of the Sunrise System to Master HOA unless and until the Master HOA (1) is solvent, and (2) has recorded a Declaration of Covenants, Conditions, Easements and Restrictions for Wildflower requiring the Master HOA to maintain the Master HOA Owned System as a common expense for those portions of the Wildflower development project benefitting from the same.

9. Company reserves all of its rights necessary to continue operating and maintaining its canal and facilities, including the section of the canal affected by the Sunrise System. Sunrise's construction of the Sunrise System shall not in any manner whatsoever interfere with the Company's use, operation, maintenance, and repair of its canal and related facilities, including the section of the canal affected by the Sunrise System. Any interest Sunrise or Saratoga acquires by this Agreement, is subordinate and subject to the rights of the Company to operate and maintain its canal and related facilities and deliver water through its canal to its shareholders. The Company reserves the right to allow others to encroach upon the canal to construct facilities that do not interfere with the Sunrise System.

10. Saratoga (with respect to the City Owned System) and Master HOA (with respect to the Master HOA Owned System), upon transfer by Sunrise of the same after an Acceptance Notice is issued, shall own the Sunrise System and shall operate, repair, maintain, inspect, and replace such applicable portions of the Sunrise System (i.e., the City Owned System, as to Saratoga, and the Master HOA Owned System, as to the Master HOA) as reasonably determined by such party to be necessary to keep such portion of the Sunrise System in good repair and so such portion of the Sunrise System does not impair or threaten the operation or safety of Company's canal, as reasonably determined by Company. Saratoga, with respect to the City Owned System, and Master HOA, with respect to the Master HOA Owned System, will repair any disrepair or wear of the applicable portions of the Sunrise System that affects or threatens operation of Company's canal, as reasonably determined by Company. The maintenance and repair of the Sunrise System and all associated facilities shall be the sole responsibility of Saratoga (with respect to the City Owned System) and the Master HOA (with respect to the Master HOA Owned System).

11. Sunrise shall be solely liable for any and all damages to third parties resulting during the construction of the Sunrise System.

12. The Sunrise System shall not discharge at any more than the three locations indicated on Exhibit B. The discharge at the north end of the Sunrise System shall not discharge more than 12.1 cfs into the Company's canal at any time and the two discharges at the south end of the Sunrise System shall together not discharge more than a total of 5 cfs, for a combined total of 17.1 cfs (the "Maximum Flow Rate"). The one discharge at the north end of the Sunrise System and the two discharges at the south end are depicted in Exhibit B. Provided that the Sunrise System discharges water into the canal at rates which do not exceed the Maximum Flow



Rate set forth above, the Company shall accept the stormwater discharged from the Sunrise System into Company's canal. In place of flow meters to ensure compliance with the Maximum Flow Rate, Sunrise will design the Sunrise System to implement the Maximum Flow Rate constraints.

13. The water from the Sunrise System shall be the only stormwater discharged to the Canal pursuant to this Agreement. Sunrise (prior to dedication of the Sunrise System or Applicable Sunrise System Phase to Saratoga) and Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) shall not discharge any more water to the Canal other than the water from the Sunrise System, and will only discharge water into the Canal pursuant to this Agreement from the locations set forth in the Approved Plans.

14. Hold Harmless-Indemnification.

- a. Company does not assume any liability resulting from this Agreement or the exercise thereof by Sunrise or Saratoga for the design, construction, use or maintenance of the Sunrise System or harm caused by construction or operation of the Sunrise System.
- b. Excluding liability caused by acts of God or storms in excess of the 100-year storm event, Sunrise (prior to dedication of the Sunrise System or Applicable Sunrise System Phase to Saratoga) and separately, each of Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) (as applicable, the "Indemnifying Party") shall hold harmless, indemnify, and defend Company and all of its respective officials, board members, officers, managers, agents, and employees from any injury or damage, or any other claim (whether meritorious or not), to any persons or property that may result from, or is claimed to result from, in whole or in part, (i) such portion of the Sunrise System or any Applicable Sunrise System Phase which is owned by such Indemnifying Party; (ii) stormwater from the Sunrise System or any Applicable Sunrise System Phase which is in excess of the Maximum Flow Rate, and such excess is caused by the failure of such portion of the Sunrise System or Applicable Sunrise System Phase owned by such Indemnifying Party, or (iii) such Indemnifying Party's failure to properly maintain, repair or replace any part of the portion of the Sunrise System or any Applicable Sunrise System Phase owned by the applicable Indemnifying Party, or that is caused by such portion of the Sunrise System or any Applicable Sunrise System Phase owned by such Indemnifying Party, in any manner which directly results in the release of stormwater. If Sunrise (prior to dedication of the Sunrise System or Applicable Sunrise System Phase to Saratoga) or Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA) cannot agree which portion of the Sunrise System caused the harm or who owns the portion of the Sunrise System that caused the harm, Sunrise (prior to



dedication of the Sunrise System or Applicable Sunrise System Phase to Saratoga) or Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA) shall jointly indemnify Company, provided however, that each of Sunrise, Saratoga and the Master HOA shall retain all claims of contribution and/or subrogation against such other parties in connection with indemnification pursuant to this sentence.

- c. Sunrise, Saratoga and Master HOA shall not interfere with the operation, maintenance and repair of Company's canal. Sunrise (prior to dedication of the Applicable Sunrise System Phase) and Saratoga and Master HOA (following transfer of the Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) shall be strictly responsible—excluding acts of God or storms in excess of the 100-year storm event—for any damage to, obstruction of, or interference with the use, operation, maintenance, repair, or replacement of the canal or related facilities caused in whole or in part by the design, construction, operation, use, repair or replacement of the portion of the Sunrise System or any Applicable Sunrise System which is the responsibility of such party as set forth herein (except to the extent that Sunrise, Saratoga or Master HOA (as applicable) do not discharge stormwater in excess of the Maximum Flow Rate and are otherwise in compliance with the terms of this Agreement, in which case this indemnity provision will not apply, but all parties will retain their individual liabilities).
- e. Notwithstanding the foregoing, the Company shall be solely responsible for any damage based upon any negligent actions committed by Company.
- f. Company makes no warranty, express or implied, as to its title to the canal or related land or facilities, or as to the validity of any other rights granted under this Agreement.

15. Company shall not have any liability or obligation and Sunrise (prior to dedication of the Sunrise System or Applicable Sunrise System Phase) and Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) shall (i) ensure that all stormwater discharged from the Sunrise System to Company's canal shall be discharged in a manner which complies with the Utah Pollutant Discharge Elimination System Permit ("UPDES Permit") issued to Saratoga by the Utah Department of Environmental Quality pursuant to the Clean Water Act and any other federal or state laws and regulations governing or relating to stormwater that apply to the Sunrise System, including but not limited to, by ensuring that no discharge to the canal contains constituents from any hardscape in Wildflower in violation of such UPDES Permit, and (ii) at such party's sole expense, as applicable, obtain any other permits necessary to collect, treat, transport, and dispose of the stormwater entering Company's canal through the Sunrise System. Sunrise (prior to dedication of the Applicable Sunrise System Phase) and Saratoga and Master HOA (following transfer of the Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) shall hold harmless, indemnify, and defend Company and all of its





respective officials, board members, officers, managers, agents, and employees from any action, including federal or state administrative agency action, or claim (whether meritorious or not) brought against Company under the UPDES Permit or any other water quality or environmental law arising from a breach by Sunrise (prior to dedication of the Sunrise System or Applicable Sunrise System Phase), or Saratoga and Master HOA (following transfer of the Sunrise System or Applicable Sunrise System Phase to Saratoga and/or Master HOA (as applicable)) of the terms of this Section 15. Subject to the foregoing, Company shall be responsible for compliance with water quality and environmental laws with respect to operation of its canal and the conveyance and discharge of water within the Company's canal, not including any water in the canal from the Sunrise System prior to such water's entry into the canal.

16. Sunrise shall pay the engineering, attorney, and board member meeting fees that Company incurs in negotiating and finalizing this Agreement, provided the board members' fees will not exceed \$100 per board member for board meetings needed to address issues relating to the Sunrise System and this Agreement and \$100 per hour per board member for all other work relating to the Sunrise System and this Agreement. Sunrise shall pay the amount owing within thirty (30) days of receiving the accounting of Company's expenses. This provision shall apply until Saratoga issues its Sunrise Acceptance Notice.

17. Sunrise will grant to Saratoga the drainage easement attached at Exhibit C. As long as the Sunrise System is in place, Saratoga shall not abandon or release the easement.

18. If Company, in its sole discretion, determines to install a Supervisory Control and Data Acquisition System, ("SCADA"), Company will send to Sunrise and Saratoga any information all such parties agree is relevant to operation of the Sunrise System.

19. Sunrise shall record this Agreement or a notice thereof in the Office of the County Recorder of Utah County, Utah.

20. All notices required or desired to be given hereunder shall be in writing and shall be deemed to have been given on the date of personal service upon the party for whom intended or if mailed, by certified mail, return receipt requested, postage prepaid, and addressed to the Parties at the following addresses:

Sunrise: Sunrise 3, LLC  
c/o Nate Shipp  
1099 W. South Jordan Parkway  
South Jordan, Utah 84095

Company: Welby Jacob Water Users Association  
1156 South State Street #201  
Orem, UT 84097

Saratoga: City of Saratoga Springs  
c/o City Manager (with a copy to the Public Works Director)  
1307 N. Commerce Dr. #200



Saratoga Springs, Utah 84045

Master HOA: Wildflower Master Homeowners Association  
1099 W. South Jordan Parkway  
South Jordan, Utah 84095

with a copy to:  
HOA Solutions  
Shelley Grover  
212 E. Crossroads Blvd, #511  
Saratoga Springs, Utah 84045

Any party may change its address for notice under this Agreement by giving written notice to the other party in accordance with the provisions of this paragraph.

21. The Company, at its option, may terminate this Agreement if Sunrise fails to begin construction of the Sunrise System within four (4) years of the date this Agreement is signed by all of the parties. Upon a good faith determination by the Company Board of Directors that there has been a material failure of any party to strictly comply with the terms of this Agreement, Company may, at its option, terminate this Agreement after notice of a period of 30 days to cure the breach and such breaching party's failure to cure the breach within the 30 days, as reasonably determined by Company. If Sunrise or Master HOA breaches the Agreement, Company shall provide a courtesy copy to Saratoga and allow Saratoga the option, in Saratoga's sole discretion, to have an additional 30 days for Saratoga to cure such defect. The breaching party (i.e., either Sunrise, Master HOA and/or both) shall thereafter reimburse Saratoga its costs in curing such defect within 10 calendar days of receipt of invoice by Saratoga. Sunrise and Master HOA agree and consent to a lien or assessment filed on the Wildflower property by Saratoga to pay the costs of curing such breach.

22. If Company ceases to use its canal and formally abandons it, this Agreement will terminate upon mutual agreement and implementation by the parties of an alternative plan for drainage of the stormwater, which shall not require Company to continue operating the canal unless agreed to by the Parties. In the event of abandonment, Company shall give Master HOA, Sunrise, and Saratoga the option of taking over ownership of the canal and Company facilities, upon terms to be negotiated, so that the Sunrise system may continue to operate. In either event, the Company shall have no ongoing obligation, financial or otherwise, by virtue of this Agreement (1) to continue operating or maintaining the canal or (2) in the alternative plan for drainage of stormwater.

23. If Saratoga constructs a permanent master outfall line that can reasonably be designed and constructed to transport the water that will be discharged into Company's canal under this Agreement, and Saratoga and the Master HOA agree that connecting the Sunrise System to such master outfall line is acceptable to them in such parties' sole discretion, then Saratoga and the Master HOA will arrange to discharge the Sunrise System into said system instead of Company's canal. Company shall not incur any expenses in converting the discharge from the Company's canal to the new permanent master outfall system. Nothing in this Section



23 shall obligate either Saratoga or the Master HOA to construct a master outfall line to replace the use of the Company's canal.

24. All of the obligations herein shall survive the execution of this Agreement and shall be continuing obligations.

25. The Parties may not assign or transfer this Agreement without the written consent of all the other parties.

26. This Agreement constitutes the entire agreement between the parties and cannot be altered except through a written instrument signed by each of the parties.

27. The parties have read this Agreement and have executed it voluntarily after having been apprised of all relevant information and risks and having had the opportunity to obtain legal counsel of their choice.

28. This document has been and shall be deemed to be a product of joint drafting by the parties and there shall be no presumption otherwise.

29. This Agreement shall be enforced and governed under the laws of the State of Utah, and jurisdiction for any action based on this Agreement shall be with the District Court of Salt Lake or Utah County, State of Utah.

30. The Exhibits attached are incorporated into and are a part of this Agreement as if fully set forth herein.

31. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder when those obligations are due and the defaulting party has not performed the delinquent obligations within thirty (30) days following delivery to the delinquent party of written notice of such delinquency, provided however, that if the cure of such default is of such a nature that it will reasonably require more than thirty (30) days to cure, then no Event of Default shall occur so long as the party in default commences such party's cure within such thirty (30) day period, and diligently pursues such cure to completion.

32. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all rights and remedies available at law and in equity, including injunctive relief and specific performance. In support of the latter remedy, the parties acknowledge that their obligations under this Agreement are unique, and defaults may not necessarily be compensated by purely monetary damages. All rights and remedies shall be cumulative.

33. In the event of a suit, claim or action between the parties to enforce the contents of this Agreement, the prevailing party shall be entitled to its costs, including reasonable attorneys' fees, engineering fees, and other professional and expert fees. This shall also include suits, claims, or actions brought by Saratoga against Sunrise or Master HOA to enforce each respective party's obligations herein.





34. Any party's failure to enforce any provision of the Agreement shall not constitute a waiver of the right to enforce such provision or any other provision, nor shall any waiver constitute a continuing waiver. The provisions of this Agreement may be waived only in writing by the party intended to benefit by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

35. If any portion of the Agreement is held to be unenforceable, the remaining provisions hereof shall continue in full force and effect.

36. The Parties shall cooperate together, and each Party agrees to execute and deliver such additional documents and instruments and to perform such additional acts as any party may reasonably request or as may be reasonably necessary or appropriate to effectuate, consummate, or perform any of the terms, provisions, or conditions of this Agreement.

37. Nothing in this Agreement shall be construed to create any partnership, joint venture, or fiduciary relationship between the parties.

38. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, legatees, devisees, administrators, personal representatives, executors, successors, and permitted assigns.

*Remainder of Page Intentionally Left Blank*



IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

SUNRISE 3, LLC

By: Sunrise 3 Managers, LLC

By: [Signature]

Its: Manager

Attest: Kindy Davis

Its: Entitlement Specialist

WILDFLOWER MASTER HOMEOWNERS  
ASSOCIATION

By: [Signature]

Its: Pres.

Attest: Diane Kutz

Its: Executive Assistant

WELBY JACOB WATER USERS COMPANY

By: Danah Lehmitz

Its: President

Attest: [Signature]

Its: Secretary

CITY OF SARATOGA SPRINGS

By: [Signature]

Its: MAYOR

Attest: [Signature]

Its: City Recorder



EXHIBIT A  
CONTRIBUTING AREA  
*See attached.*





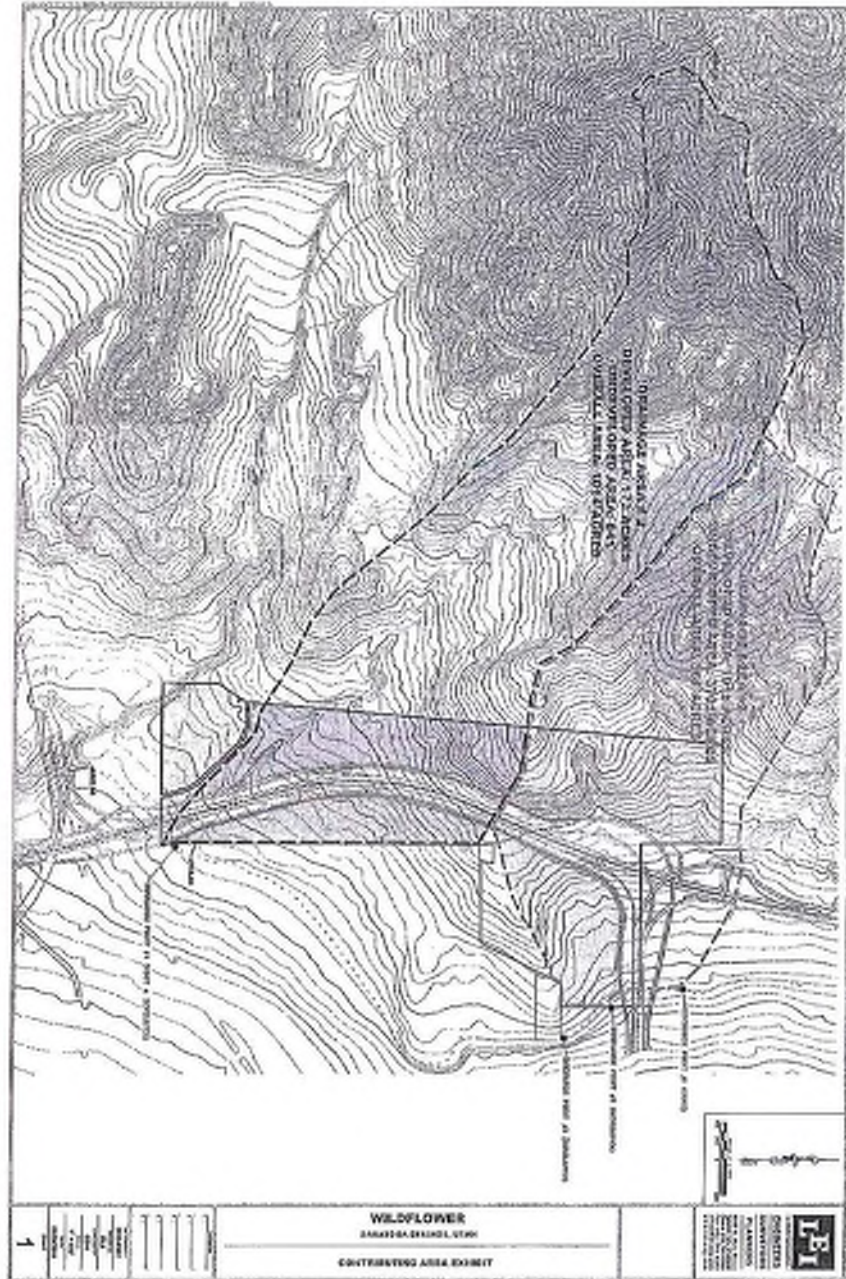


EXHIBIT B  
WILDFLOWER STORM DRAIN MASTER PLAN – I

*See attached.*







EXHIBIT C  
FORM OF DRAINAGE EASEMENT  
*[To be attached.]*



## A2 Discharge Summary Letter from LEI



ENGINEERS  
SURVEYORS  
PLANNERS

December 22, 2020

RE: Wildflower Storm Drainage Outfall

This memo will walk through and provide highlights of the Wildflower storm drain system design and detail the proposed discharges to the existing 84-inch pipe under SR-73.

In addition to the on-site development area that will be improved in the future, there are multiple large upstream drainage basins that have historically drained through the Wildflower development area. The on-site development areas will implement detention basins and other associated infrastructure to detain and infiltrate the runoff before it is discharged from the development site. The off-site drainage basins are to remain in their native state, and the runoff from these areas will be routed undetained through or around the Wildflower Springs development and be discharged downstream.

A copy of the overall Wildflower storm drain analysis has been attached to this memo for reference. Copies of relevant exhibits have also been extracted from this report and have been included for easier reference in discussing some of the aspects of the storm drain design.

The Wildflower area has been divided into three separate drainage areas. This is based on upstream contributing drainage basins and downstream discharge points. All three service areas were addressed in the attached overall storm drain analysis.

### Offsite Drainage

The Overall Offsite Contributing Areas exhibit that has been attached shows the six upstream drainage basins that have historically flowed through the Wildflower development area. The runoff from these areas will be conveyed through the Wildflower development and discharged downstream. The runoff from service area #1 (SA #1) will drain to the north of the development and SA #2 and #3 will drain to the southeast corner of the development, where SR-73 curves to the south. At this location there is an existing pipe under SR-73 that will convey the runoff to the south.

### Onsite Drainage

The development area has been divided into multiple areas for the onsite storm drain modeling. These areas are based on the proposed layout of the development and the location of detention and infiltration basins. All onsite runoff will be detained and released at historical or lower release rates and volumes.

### Discharge Rates

Based on the modeling that was completed to meet City requirements, the maximum release rates for SA #1 will be 36.36 cfs/3.54 cfs (offsite/onsite). For SA #2 and #3, the maximum runoff is estimated to be 289.96 cfs/59.39 cfs. This equates to a total flow of 349.35 cfs for

Page 1 of 3

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

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

☎ 801.798.0555

■ 801.798.9393



SA #2 and #3. This total combined flow is based on adding all the peak flows and is not representative of the actual peak flow that will be reached at the discharge point. This is due to the routing that will take place and the different times of concentration for each sub basin. When all the contributing areas are routed to a single point within the SSA model, the maximum peak reached at this point is 285.41 cfs.

These maximum runoff values are likely conservative. LEI's original design of the offsite drainage models utilized soil classification data downloaded from the USDA Websoil survey site and composite curve numbers that were calculated for these areas. These curve numbers ranged from 63.52 up to 66.68. Based on these original curve numbers, the maximum runoff for SA #1 was estimated at 12.77 cfs for the offsite areas. For SA #2 and #3 the offsite runoff was reduced from a total of 289.97 cfs to 109.80 cfs with the lower curve numbers. When all the offsite and onsite areas were routed with the lower curve numbers, the estimated peak was 138.65 cfs.

In an effort to provide conservative runoff estimates, and to lower the chance of downstream flooding, the City requested a curve number of 70 for these offsite areas to be used. This is what is reflected in the included storm drain reports and the higher discharge rates mentioned above.

#### Pre Versus Post Development Discharge Volumes

The Wildflower development will match historic runoff outflows in both rate and volume for development areas within Service Areas #1 and #3. To meet historic runoff volumes, combination detention/retention basins will be installed in Service Areas #1 and #3. These basins will consist of underground infiltration systems such as chambers, perforated pipes, or gravel infiltration galleries installed in the bottoms, and above ground detention storage.

The infiltration areas will be sized to allow the difference in volume from pre-development to post-development conditions to infiltrate into the ground rather than being discharged from the site. This will ensure only the historic volume of runoff is released from the development.

Preliminary calculations were completed for Service Areas #1 and #3 to determine the feasibility of the system as described above. These calculations were done based on the conceptual detention basin locations and infiltration tests that were performed by GeoStrata. The infiltration area that was used was based on 65 percent of the conceptual basins shown on the masterplan drawings. This will allow for the reduction in bottom area from side slopes and other grading within the basins.

The infiltration rates from the GeoStrata tests ranged from 10 inches per hour to 72 inches per hour at the proposed basin locations. To provide a factor of safety in a conceptual design, an infiltration rate of 5 inches per hour was used in the calculations.

Final design will incorporate additional testing and appropriate Best Management Practices (BMPs). The storm drain master plan exhibit and the preliminary calculations for the feasibility of the infiltration systems has been included with this memo. As plans are finalized in the future detailed calculations and designs for these basins will be completed to ensure the volume of runoff released from the site does not exceed the historic runoff volumes. The final design will meet the City feasibility study requirements.

Service Area #2 will drain to the existing Jacob Welby Canal and will meet the requirements of the agreement between the developer, the City, and the canal company.





### Outfall

The existing pipe under SR-73 as surveyed is an 84-inch diameter CMP at a slope of 0.90%. Using Manning's equation, the maximum flow capacity of this pipe is estimated to be 375.17 cfs. Based on these calculated capacities, the outfall pipe should be able to convey the peak runoff.

It should be noted that these runoff rates are all based on 100-year storm flows.

If any more information is needed, please let me know.

Respectfully,



Dan Fechner, P.E.

LEI Engineer



### Attachments:

Contributing Area Exhibit

Overall Wildflower Storm Drain Masterplan

Conceptual Infiltration Calculations

GeoStrata Infiltration report

Wildflower Service Area #1-#3 Storm Drain Masterplan Report





SARATOGA  
SPRINGS  
PLANNING

## Planning Commission Staff Report

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### Village Plan

### Wildflower Village Plan 7

Thursday, March 25, 2021

### Public Hearing

Report Date:	March 18, 2021
Applicant:	Nate Shipp, DAI
Owner:	WF 2 Utah LLC; CLH Holdings LLC
Location:	Mountain View Corridor & Harvest Hills Boulevard
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:022:0160; 58:022:0159; approximately 98.84 acres
Parcel Zoning:	Planned Community (Wildflower)
Parcel General Plan:	Planned Community Residential
Adjacent Zoning:	RC, A, R1-10
Current Use of Parcel:	Vacant, Single-Family Residential
Adjacent Uses:	Single-family residential, vacant, UDOT roads, Camp Williams, Hadco operations
Previous Approvals:	4/14/20 – Wildflower CP Amendment approved
Land Use Authority:	City Council
Author:	Tippe Morlan, AICP, Senior Planner

---

### A. Executive Summary:

The applicant requests approval of Village Plan 7 (VP 7), pursuant to Section 19.26 of the City Code and contingent upon approval of the concurrent Wildflower Community Plan Amendment application under review. VP 7 consists of approximately 98.84 acres and 488 Equivalent Residential Units (ERUs) entirely within the PC zone.

*Recommendation:* Staff recommends the Planning Commission conduct a public hearing, take public input, review and discuss the proposal, and choose from the options in Section I of this report. Options include forwarding a recommendation for approval with conditions, a recommendation for denial, or continuation of the item.

Tippe Morlan, AICP, Senior Planner  
[tmorlan@saratogaspringscity.com](mailto:tmorlan@saratogaspringscity.com)

1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045  
801-766-9793 x116 • 801-766-9794 fax

**B. Background:**

February 24, 2015 – The original Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone was approved conditionally by the City Council subject to a Master Development Agreement (Exhibit C). This approval was for 1468 equivalent residential units (ERUs) with a maximum of 442 units of multi-family housing limited to approximately 53 acres on the west side of the future Mountain View Corridor. The Wildflower property was rezoned to Planned Community with this approval.

April 21, 2015 – The City Council approved the annexation, General Plan amendment, and rezone of The Springs, approximately 479 acres, with 1770 ERUs subject to a Master Development Agreement.

November 15, 2016 – The City Council approved an amendment to the Wildflower Community Plan relocating multi-family housing to the west side of the Mountain View Corridor and reducing multi-family units from 442 to 425 ERUs. 15 of those units were transferred to single-family units and 2 units were reserved for a church parcel.

December 17, 2019 – The City Council reviewed and approved a Master Development Agreement major amendment. This agreement includes an allowance of 14 added units in exchange for an agreement with Camp Williams to purchase 20 acres of the Springs area for a cemetery within the next 5 years.

April 14, 2020 – The City Council approved a major amendment to the Wildflower Community Plan incorporating The Springs into the Wildflower community, amending and restating all standards within the CP with a total of 3,238 ERUs. Hillside standards were approved and added on August 18, 2020 as a condition of this approval.

**C. Specific Request:**

The applicants are requesting approval of Village Plan 7, subject to the requirements of the Community Plan and Section 19.26 of the City Code, which governs the Planned Community (PC) zone. VP 7 consists of approximately 99 acres with 488 ERUs, broken down into 118 single-family lots and 370 townhomes. This area includes a total of 43.11 acres of open space, including a 22 acre area for Wildflower Lake and a 20 acre Wildflower Dog Park which are the two largest amenities in the overall community.

LEGEND			
Type*	Description	Acres	ERUs
2	Single Family (<5,000 SF)	1.76	12
3	Single Family (5,000+ SF)	11.15	106
4	Townhomes / Apartments / Condos	42.82	370
	Common Open Space	43.11	
Total		98.84	488



**D. Process:**

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for village plans following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items.

City Code Section 19.26.09: Village Plan Approval states:

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council.

**E. Community Review:**

This item has been noticed as a public hearing in the *Daily Herald* and mailed notices were sent to all property owners within 300 feet on March 13, 2021. As of the date of this staff report, no public comment has been received by the City.

**G. General Plan:**

The General Plan designation for this property is Planned Community-Residential on the Land Use Map. This designation is described as follows:

Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
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**Staff conclusion: Consistent.** The overall Wildflower community exceeds 500 acres in size, meeting the qualifications under the PC zone and Land Use designation. The Wildflower CP has identified regulations for the development of the property. There is no minimum size for VPs within a CP. VP 7 is subject to the CP and is consistent with the proposed CP standards.

**H. Code Criteria:**

**19.26.09 Village Plan Approval.**

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council. Before certifying a recommendation of approval, or approval with conditions, the Planning Commission must find that the Village Plan:

- a) is consistent with the adopted Community Plan;

*Staff finding: **Can Comply**, subject to approval of the Community Plan Amendment. The proposed Village Plan is consistent with allowed densities, uses, and standards in the proposed amended Community Plan.*

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

*Staff finding: **Can Comply**, subject to approval of the Community Plan Amendment. The proposed ERUs are consistent with the proposed amended 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: **Can Comply**, subject to approval of the Community Plan Amendment. The proposed ERUs are consistent with the proposed amended 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**.*

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

*Staff finding: **Complies**. Utility plans, open space plans, pedestrian and bicycle plans, and amenity plans have been provided.*

- f) contains the required elements as dictated in Section 19.26.10; and

*Staff finding: **Complies**. See analysis below.*

- g) meets the minimum required space in adopted Community Plan, and adopted District Area Plan if applicable.

*Staff finding: **Complies**. This Village Plan exceed the 30 percent open space requirement with 43.11 acres, comprising 43.6 percent of VP 7. Amenities are proposed as detailed on Page 12-06 of the VP (Exhibit C).*

#### **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 in the Master Utility Plan approved with the CP***
18. Development Agreement – ***Requirement met through CP Development Agreement***

#### **Staff review of VP Contents**

- See attached Planning Review Checklist (Exhibit B).
  - Items that need additional attention are highlighted in the checklist and included as conditions in section “I” of this report.

#### **I. Recommendation and Alternatives:**

Staff recommends the Planning Commission discuss the application and issue a recommendation to the City Council for the major amendment to the Wildflower Community Plan, choosing from the following options:

##### **Positive Recommendation**

“I move that the Planning Commission forward a ***positive*** recommendation to the City Council for Wildflower Village Plan 7, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

##### **Findings**

1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. With appropriate modifications, the application complies with Section 19.26.05 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein.

##### **Conditions:**

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All requirements of the Public Works and Parks departments shall be met.
4. All other Code requirements shall be met.



5. Secondary water service to this Village Plan will be provided from utilities installed at the far west end of the Wildflower Community.
6. Approval of this Village Plan is subject to approval of the concurrent Wildflower Community Plan Major Amendment application.
7. The Community Plan shall in all respects be consistent with the ARMDA.
8. All other code criteria shall be met.
9. Any other conditions or changes as articulated by the Planning Commission:
  - a. \_\_\_\_\_.

**Option 2 - Continuance**

"I move to ***continue*** Wildflower Village Plan 7 to the [April 22, 2021] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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

**Option 3 – Denial**

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for Wildflower Village Plan 7 based on the following findings:

1. The Wildflower village plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Wildflower village plan is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

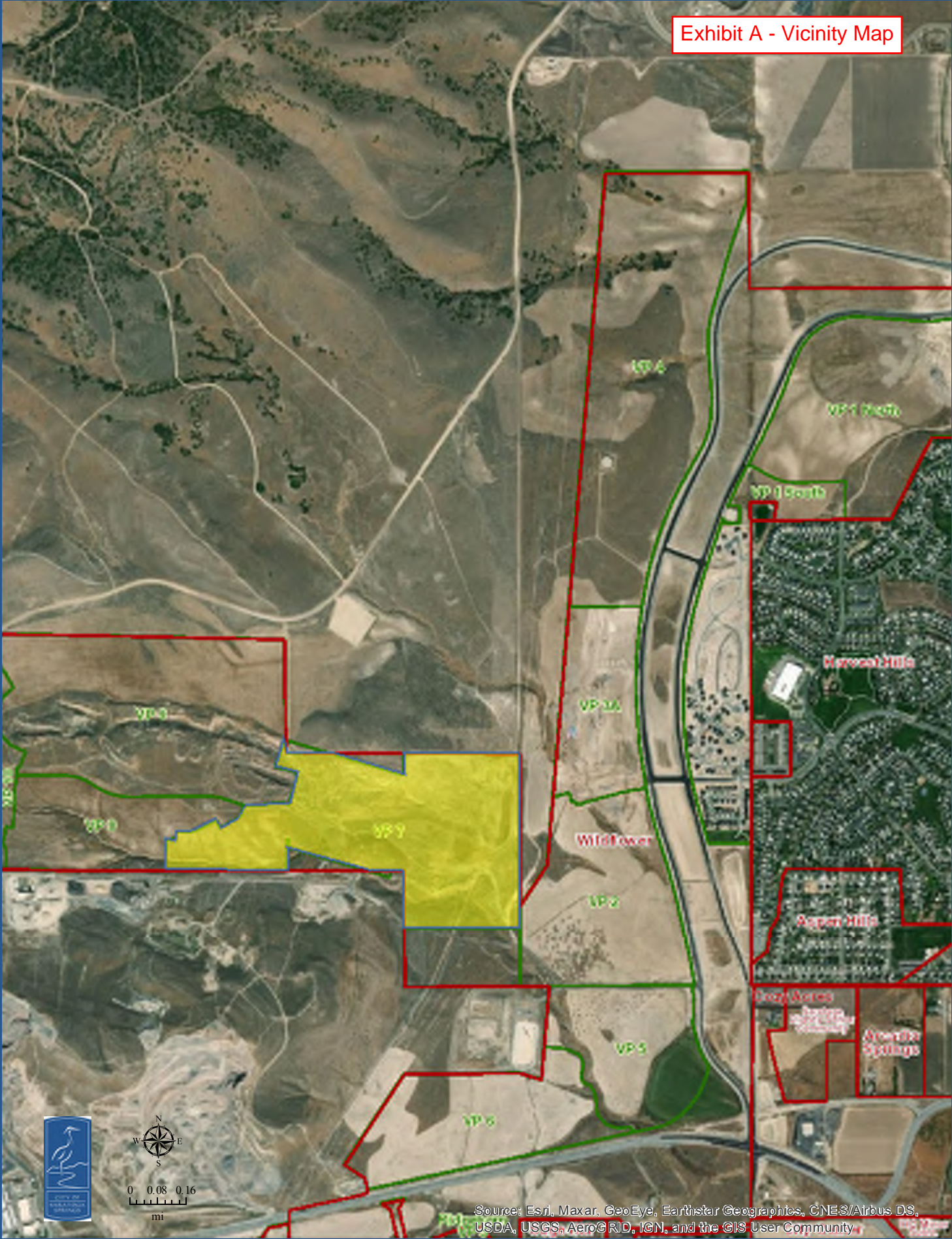
**Exhibits:**

Exhibit A: Vicinity Map

Exhibit B: Planning Review Checklist

Exhibit C: Village Plan 7

Exhibit A - Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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## APPLICATION REVIEW CHECKLIST

### Application Information

---

<b>Date Received:</b>	12/21/2020; 02/05/2021; 03/09/2021
<b>Date of Review:</b>	12/30/2020; 10/28/20; 02/15/2021; 03/09/2021
<b>Project Name:</b>	Wildflower Village Plan 7
<b>Project Request / Type:</b>	Village Plan
<b>Meeting Type:</b>	Public Hearing
<b>Applicant:</b>	Nate Shipp, DAI Utah
<b>Owner:</b>	Sunrise 3, LLC
<b>Location:</b>	West of Mountain View Corridor and Wild Blossom Blvd
<b>Major Street Access:</b>	Mountain View Corridor
<b>Parcel Number(s) and size:</b>	58:022:0160; 58:022:0159; approximately 98.84 acres
<b>Land Use Designation:</b>	Planned Community Residential
<b>Parcel Zoning:</b>	Planned Community
<b>Adjacent Zoning:</b>	Planned Community, Industrial, Agricultural
<b>Current Use:</b>	Undeveloped
<b>Adjacent Uses:</b>	Residential (approved Wildflower townhomes), vacant, Hadco operations
<b>Previous Meetings:</b>	N/A
<b>Previous Approvals:</b>	2/24/2015 – Wildflower Community Plan, Master Development Agreement, General Plan Amendment, and Rezone approved 4/21/2015 – Springs Annexation, General Plan Amendment, and Rezone approved 11/15/2016 – Wildflower Community Plan Amendment approved
<b>Type of Action:</b>	Legislative
<b>Land Use Authority:</b>	City Council
<b>Future Routing:</b>	Planning Commission, City Council
<b>Planner:</b>	Tippe Morlan, AICP, Senior Planner

### Section 19.13 – Application Submittal

---

- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **Yes. – Community Plan Amendment required.**



## Section 19.13.04 – Process

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- DRC: August 31, 2020
- PC: March 25, 2021
- CC: April 13, 2021

### General Review

---

#### Building Department

- TBD at plat/site plan review

#### Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length

#### GIS / Addressing

- TBD with Plat applications

#### Additional Recommendations:

- Planning on Lot Numbering:
  - Please use 4 digit lot numbers starting with 2. I.e. Lot 7356 would be Lot 56 within Village 7, Phase 3.
  - Make sure Lot numbering for this Village Plan does not duplicate other Wildflower lots

### Code Review

---

- 19.04, Land Use Zones
  - Zone: PC
  - Use: Multi-family residential
- Lot Size Reductions: None
- Setback Exceptions: See CP, to be enforced at plat applications
- Density: 488 ERUs

## 19.26 Planned Community Zone

### Village Plan Review

Regulation	Compliance	Findings
<b>Description.</b> A legal description of the Village Plan area.	<b>Complies.</b>	<i>Page 2-01</i>
<b>Detailed Use Map.</b> A list of all permitted and conditional uses and a map depicting the proposed land uses by type for all property within the Village Plan Area, and demonstrating appropriate buffering from neighboring land uses, including uses within and outside of the Planned Community District.	<b>Complies.</b>	<i>Page 3-02</i>

<b>Detailed Buildout Allocation.</b> An allocation of all acreage within the Village Plan area by land use type and geographic subarea, parcel, or phase with maximum buildout levels calculated based on the City's measure of equivalent residential units, including residential and non-residential density allocations and projections of future population and employment levels.	<b>Complies.</b>	<i>Page 4-01</i>
<b>Development Standards.</b> Detailed development standards for each land use type including specific provisions governing height, setbacks, parking requirements, parking lot locations, and minimum private open space.	<b>Complies.</b>	<i>Page 5-01, Residential Standards established in CP</i>
<b>Design Guidelines.</b> Detailed design guidelines for each land use type including specific provisions governing density and floor area ratios.	<b>Complies.</b>	<i>Page 5-01, Design Standards established in CP</i>
<b>Associations.</b> If not previously established pursuant to Subsection 19.26.03.2.d., details regarding the creation of an owners' association, master association, design review committee, or other governing body to review, approve, and enforce architectural requirements and restrictions and common area maintenance obligations.	<b>Complies.</b>	<i>WDRC</i>
<b>Phasing Plan.</b> A conceptual phasing and maintenance plan for development of all uses and supporting infrastructure and open space within the Village Plan Area.	<b>Complies.</b>	<i>Page 6-01</i>
<b>Lotting Map.</b> A conceptual plat map depicting conceptual lotting patterns.	<b>Complies.</b>	<i>Page 3-02</i>
<b>Landscaping Plan.</b> A landscaping plan and plant palette including a legend which includes height, caliper, and numbers of all plant materials and is consistent with the Community Plan.	<b>Complies.</b>	<i>Pages 7-01 to 7-11</i>
<b>Utility Plan.</b> Utility and infrastructure plan that is consistent and links seamlessly with the communitywide systems outlined in the Community Plan.	<b>Can Comply.</b>	<i>Section 8 – Work with Engineering</i>
<b>Vehicular Plan.</b> Vehicular circulation and mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	<b>Can Comply.</b>	<i>Page 9-01 – Work with Engineering</i>
<b>Pedestrian Plan.</b> Pedestrian and bicycle mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	<b>Complies.</b>	<i>Page 10-01</i>
<b>Density Transfers.</b> Detailed transfer of density and non-residential square footage provisions.	<b>Complies.</b>	
<b>Additional Detailed Plans.</b> Other elements as necessary to detail plans and direction contained in the Community Plan, such as 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.	<b>Complies.</b>	<i>See Hillside Standards adopted in CP</i>
<b>Site Characteristics.</b> A description of existing physical characteristics of the site including any sensitive lands, waterways, geological information, fault lines, general soils data, and contour data.	<b>Complies.</b>	<i>Page 13-01</i>
<b>Findings.</b> A statement explaining the reasons that justify approval of a Village Plan in relation to the findings required by the Planned Community District.	<b>Complies.</b>	<i>Page 1-01</i>
<b>Mitigation Plans.</b> Plans describing the protection and mitigation of significant environmental issues, such as wetlands, historical sites, and endangered plants, identified in the Community Plan.	<b>N/A.</b>	<i>See Hillside Standards adopted in CP</i>
<b>Offsite Utilities.</b> An estimate of the cost to provide off-site utilities and other public infrastructure facilities to the site.	<b>Item.</b>	<i>Work with Engineering</i>

<b>Fiscal Impact</b>	
<b>Regulation</b>	<b>Findings</b>

Is there any City maintained open space?	<i>No.</i>
What is the anticipated cost to the City?	<i>N/A</i>
When will City maintenance begin?	<i>N/A</i>



# VILLAGE PLAN AREA 7

March 5, 2021

DRAFT



## WILDFLOWER

AT SARATOGA SPRINGS

---

A **DAI** Community



# VILLAGE PLAN

## Prepared By

---

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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# 01 Executive Summary

## Findings for Village Plan 7

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Village Plan Area 7 includes an 98.84-acre area within the 1,202-acre Wildflower Amended and Restated Community Plan (ARCP) located in Saratoga Springs, Utah. The Wildflower Village Plan Area 7 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 7:

- a. Is consistent with the adopted Wildflower Amended and Restated Community Plan (ARCP); Village Plan Area 7 adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower ARCP.
- b. Does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the Wildflower ARCP;
  - » The number of potential ERUs established in the Wildflower ARCP for Village Plan Area 7 is 488. Village Plan Area 7 is comprised of three residential neighborhoods.
  - » In addition, all acreages, ERUs, open space calculations, etc. are consistent with the proposed amendment for the Wildflower ARCP.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower ARCP and Master Utility Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
- d. 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.

Contains the required elements as required in **Section 19.26.10 of the Saratoga Springs Municipal Code**.



## 02 Legal Description

### Legal Description for Village Plan 7 Prepared by LEI



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PLANNERS

**LEGAL DESCRIPTIONS  
PREPARED FOR  
DAI  
Job No. 13-0902  
(January 21, 2021)**

**VILLAGE 7 LEGAL DESCRIPTION**

A portion of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the East 1/4 Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°20'24"W along the Section Line 1993.85 feet to a BLM aluminum pipe and cap monument marking the southeast corner of the north half of the southeast quarter of the southeast quarter of said Section 9; thence N89°59'41"W along the south line of said north half 1062.50 feet; thence N0°00'19"E 200.41 feet; thence S89°53'32"W 266.62 feet; thence N0°06'28"W along the west line of said north half 294.98 feet; thence N69°50'21"W 80.07 feet; thence Northwesterly along the arc of a 12.00 foot radius non-tangent curve to the left (radius bears: N73°22'28"W) 17.59 feet through a central angle of 84°00'02" (chord: N25°22'29"W 16.06 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 112.52 feet through a central angle of 7°26'57" (chord: N63°39'01"W 112.45 feet) to a point of reverse curve; thence along the arc of a 1004.50 foot radius curve to the left 225.27 feet through a central angle of 12°50'57" (chord: N66°21'01"W 224.80 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 621.09 feet through a central angle of 41°06'57" (chord: N52°13'01"W 607.85 feet); thence along the arc of a 873.50 foot radius curve to the left 164.52 feet through a central angle of 10°47'29" (chord: N37°03'17"W 164.28 feet); thence S60°58'36"W 403.64 feet to the intersection with the west line of Belle Spring Mine No. 1; thence N0°17'40"E along said wet line 50.76 feet to Corner No. 3 of Belle Spring No. 6 (monument not found); thence N73°21'20"W 17.98 feet to the intersection with the Quarter Section Line; thence S0°33'34"E along the Quarter Section Line 64.97 feet; thence S60°58'36"W 476.73 feet; thence N84°16'21"W 947.46 feet; thence N5°43'39"E 228.50 feet; thence S84°16'21"E 68.75 feet; thence N5°43'30"E 68.00 feet; thence S84°16'21"E 199.90 feet; thence N87°25'32"E 40.10 feet; thence N66°14'02"E 40.17 feet; thence N60°58'36"E 121.00 feet; thence S29°01'24"E 68.00 feet; thence N60°58'36"E 302.64 feet; thence along the arc of a 170.50 foot radius curve to the left 114.84 feet through a central angle of 38°35'25" (chord: N41°40'53"E 112.68 feet); thence along the arc of a 80.00 foot radius curve to the left 23.87 feet through a central angle of 17°05'54" (chord: N13°50'14"E 23.79 feet); thence N5°17'16"E 98.27 feet; thence along the arc of a 12.00 foot radius curve to the left 18.85 feet through a central angle of 90°00'00" (chord: N39°42'44"W 16.97 feet); thence N84°42'44"W 30.00 feet; thence N5°17'16"E 95.00 feet; thence S84°42'44"E 340.10 feet; thence along the arc of a 968.50 foot radius curve to the right 199.32 feet through a central angle of 11°47'30" (chord: S78°49'16"E 198.97 feet); thence along the arc of a 12.00 foot radius curve to the left 18.85 feet through a central angle of 88°08'38" (chord: N63°00'10"E 16.69 feet); thence N18°55'49"E 180.95 feet; thence along the arc of a 100.50 foot radius curve to the left 170.11 feet through a central angle of 96°58'43" (chord: N29°33'53"W 150.52 feet); thence N78°03'15"W 144.67 feet; thence N11°56'45"E 62.00 feet; thence S78°03'15"E 157.26 feet; thence along the arc

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

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☎ 801.495.2844 ☎ 801.495.2847  
☎ 208.846.9500



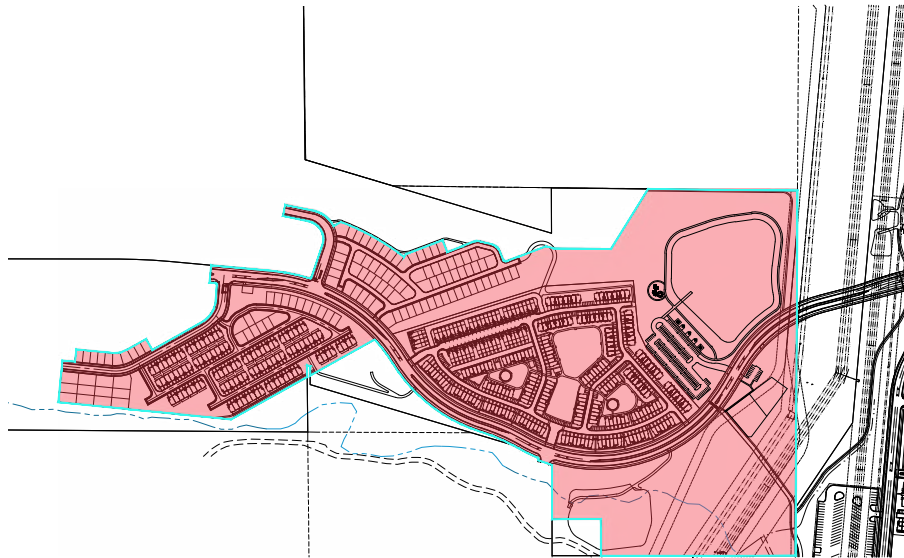




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of a 162.50 foot radius curve to the right 142.49 feet through a central angle of 50°14'20" (chord: S52°56'05"E 137.96 feet); thence N62°11'05"E 46.97 feet; thence S68°21'29"E 52.93 feet; thence S66°12'15"E 45.97 feet; thence S64°17'01"E 42.22 feet; thence S62°26'41"E 42.22 feet; thence S60°36'20"E 42.22 feet; thence S58°46'00"E 42.22 feet; thence S56°55'40"E 42.22 feet; thence S55°05'20"E 42.22 feet; thence S53°15'00"E 42.22 feet; thence N37°40'10"E 21.45 feet; thence N69°35'32"E 212.47 feet; thence S20°24'28"E 69.00 feet; thence N69°35'32"E 84.23 feet; thence along the arc of a 10.00 foot radius curve to the left 7.95 feet through a central angle of 45°34'23" (chord: N46°48'21"E 7.75 feet); thence N69°35'32"E 60.19 feet; thence along the arc of a 71.00 foot radius curve to the right 43.11 feet through a central angle of 34°47'29" (chord: N86°59'17"E 42.45 feet); thence S75°36'59"E 59.61 feet; thence along the arc of a 71.00 foot radius curve to the right 68.41 feet through a central angle of 55°12'31" (chord: S48°00'43"E 65.80 feet); thence S20°24'28"E 39.99 feet; thence along the arc of a 17.00 foot radius curve to the left 26.70 feet through a central angle of 90°00'00" (chord: S65°24'28"E 24.04 feet); thence N69°35'32"E 68.35 feet; thence N69°35'32"E 161.42 feet; thence S73°32'24"E 41.11 feet; thence S89°18'02"E 313.15 feet; thence N31°55'48"E 387.34 feet; thence S89°18'02"E along the quarter section line 815.38 feet to the point of beginning.

Contains: ±98.84 Acres



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- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

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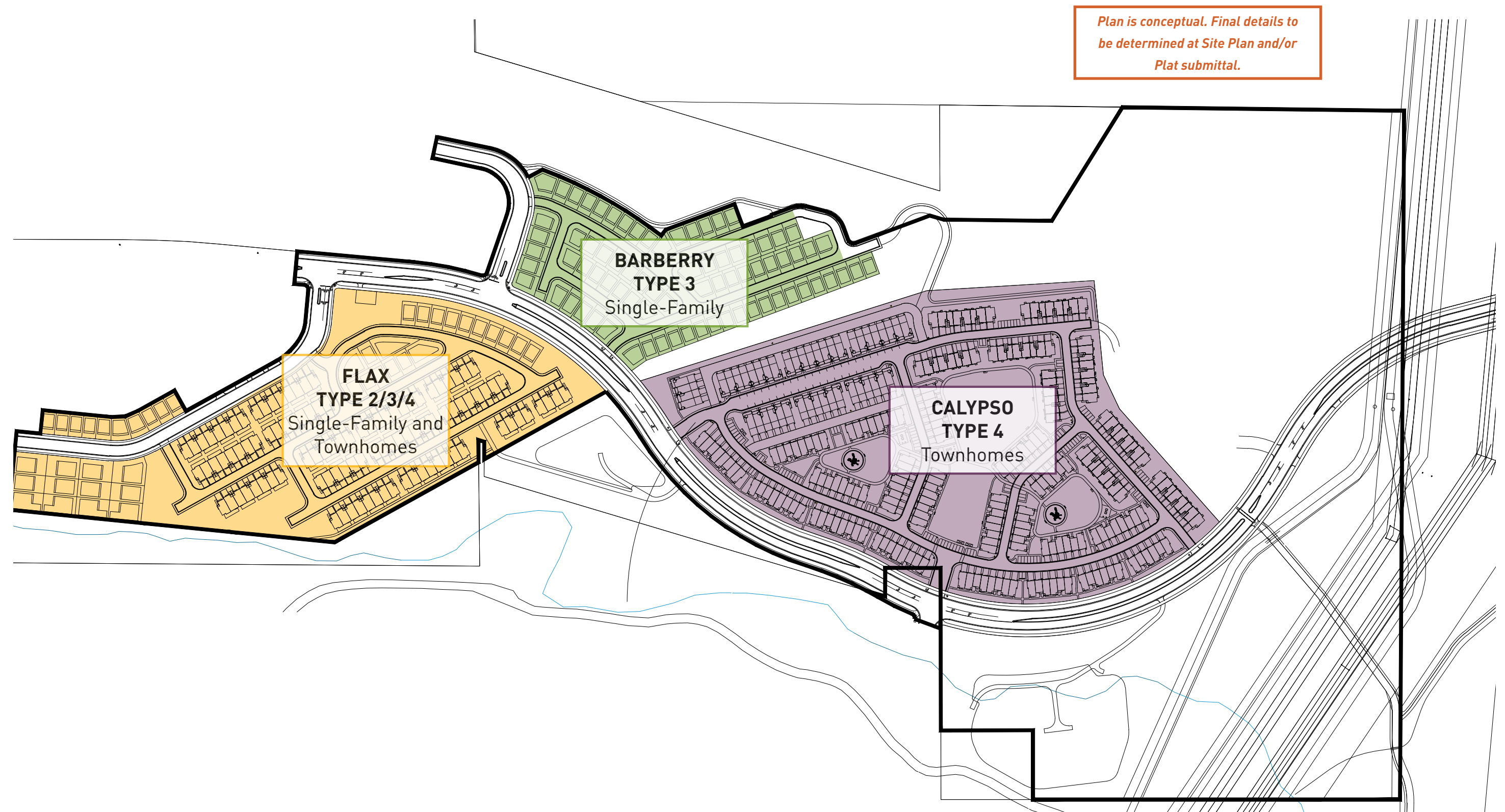


## 03 Detailed Use Exhibit

LEGEND			
Type*	Description	Acres	ERUs
2	Single Family (<5,000 SF)	1.76	12
3	Single Family (5,000+ SF)	11.15	106
4	Townhomes / Apartments / Condos	42.82	370
	Common Open Space	43.11	
Total		98.84	488









## 04 Buildout Allocation

### Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Village Plan Area 7. Refer to the *Detailed Use Exhibit* on page 4-01, *Open Space Tabulation Exhibit* on page 10-07, and *Lotting Map Exhibit* on page 3-02.

Area	Type	Description	Land Use	Acres	ERUs in VP7	ERUs/ Gross Acre
Flax	Type 2/3/4	Single-Family and Townhomes	Lots/ROW	14.95	147	9.83
			Open Space	2.59		
			Total	17.54		
Barberry	Type 3	Single-Family	Lots/ROW	8.31	77	9.27
			Open Space	--		
			Total	8.31		
Calypso	Type 4	Townhomes	Lots/ROW	24.78	264	10.37
			Open Space	5.10		
			Total	29.88		
		Open Space		43.11		
		Grand Total		98.84	488	9.8
		Total Open Space		50.8		
		Net Residential Acres		48.04		

\* The total open space is 50.8 acres. Refer to *Open Space Tabulation Exhibit* on page 10-07.

- » 488 ERUs were assigned to Village Plan 7 residential neighborhood.
- » All areas shown are approximate, areas to be determined at final design.
- » Refer to the *Lotting Map Exhibit* for Neighborhood Breakdown on page 3-02.



## 05 Development Standards & Design Guidelines

### Type 1, 2 & 3

---

Village Plan 7 development standards for Type 1, 2 and 3 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP.

### Type 4

---

Village Plan 7 development standards for Type 4 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP. Building designs must be submitted to and approved by the WDRC.

Type 4 plans adhere to ***Saratoga City Code Section 19.16.04*** which states “No building shall be closer than 5 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.” City code doesn’t define *Parking Space*. The closest definition is for *Off-street Parking* which is defined as the space within a building, lot, or parking lot, but not within any portion of any public street right-of-way, for the temporary parking of one vehicle. We interpret this definition as the measurement of 5’ feet from the foundation of a building to the space designated as parking of one vehicle or measured from the foundation to the right-of-way line as designated in the street cross section. The private 26’ right-of-way in the ARCP designates the right-of-way line as back of curb.

The amenities in the Calypso Type 4 townhome neighborhood will include a minimum of two playgrounds, three pavilions with picnic tables, two BBQ grills, firepit with seating, and 10 benches. Additional details will be determined at Site Plan submittal.



## Master Homeowners Associations

---

In accordance with City Code **Section 19.26.03,2,d of the Planned Community Zone** ordinance, a Master Homeowners Association (HOA) has been established to review, approve, and enforce architectural requirements and restrictions, as well as address common area maintenance obligations as outlined in the Wildflower ARCP. Additional HOAs may be created based on end builder preferences. Master Homeowners Association will still be in affect over all parts of Wildflower. All sub HOAs shall be obligated to follow all Master Homeowners Association and WDRC regulations.

## Wildflower Design Review Committee (WDRC)

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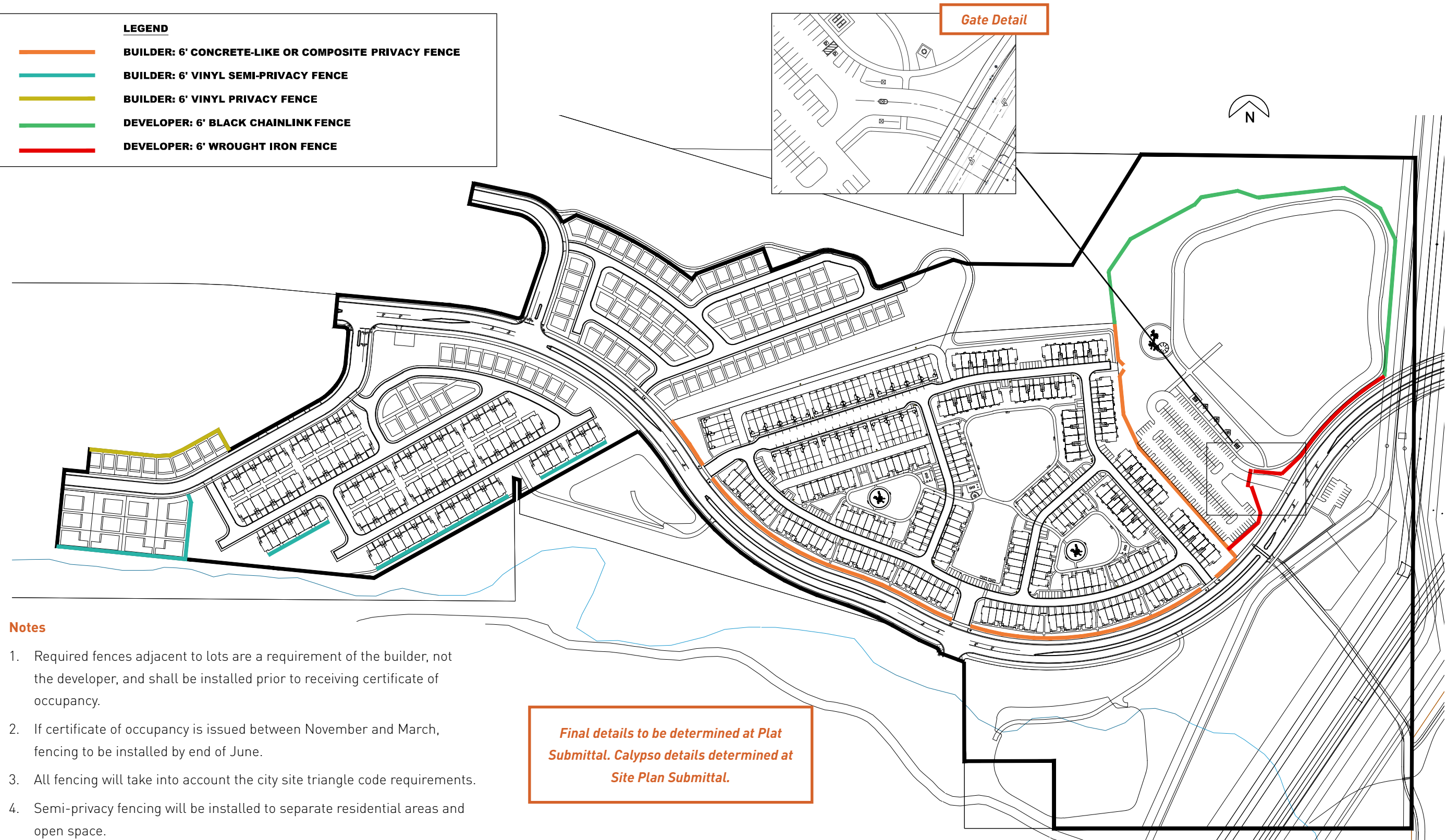
All builders are required to submit exterior elevations, materials, colors, and landscaping plans for a Design Review Process by the Wildflower Development Review Committee (WDRC). The WDRC must review and approve all residential site plans and building permits prior to City submittal as outlined in the Wildflower ARCP.







LEGEND	
	BUILDER: 6' CONCRETE-LIKE OR COMPOSITE PRIVACY FENCE
	BUILDER: 6' VINYL SEMI-PRIVACY FENCE
	BUILDER: 6' VINYL PRIVACY FENCE
	DEVELOPER: 6' BLACK CHAINLINK FENCE
	DEVELOPER: 6' WROUGHT IRON FENCE

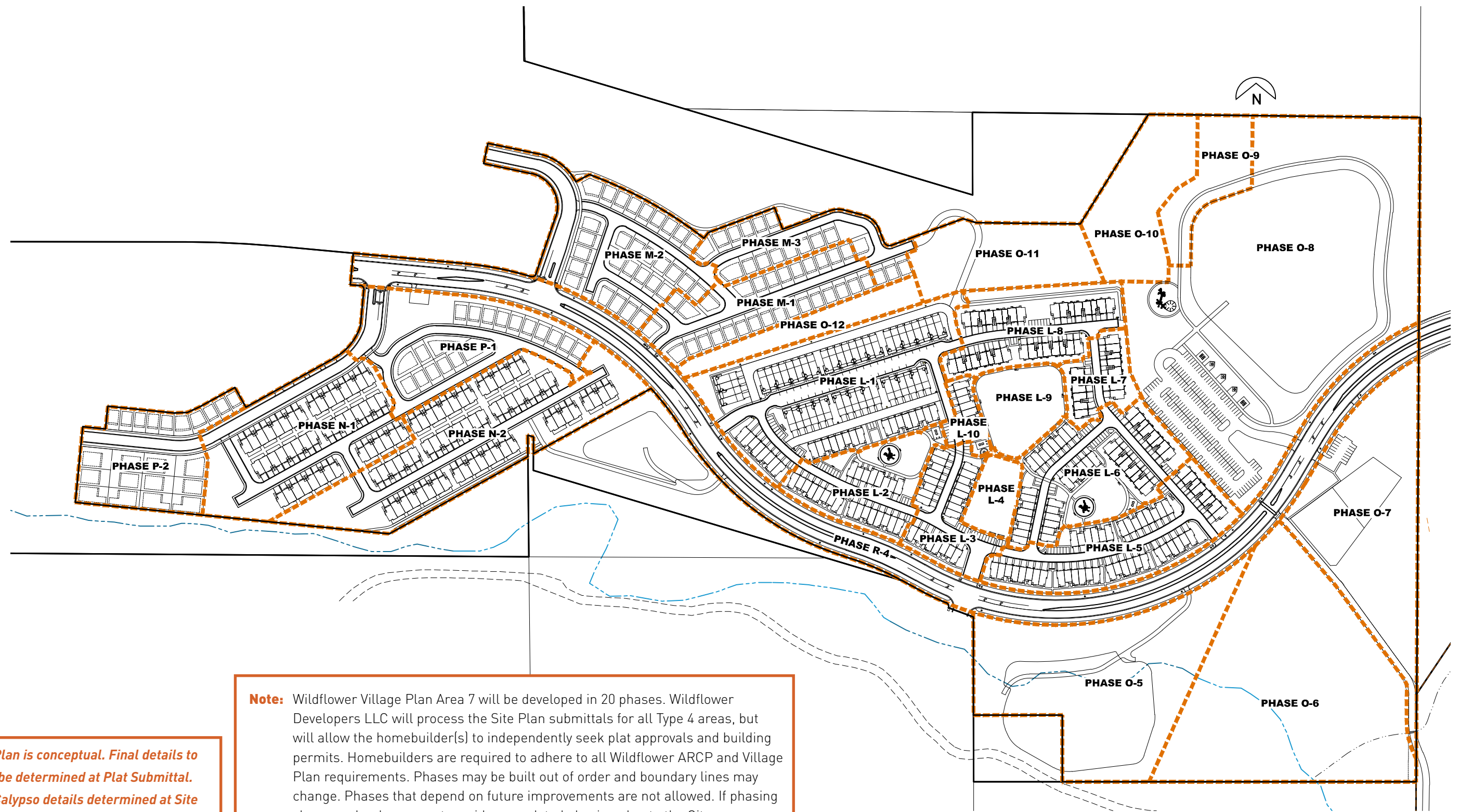


## Notes

1. Required fences adjacent to lots are a requirement of the builder, not the developer, and shall be installed prior to receiving certificate of occupancy.
2. If certificate of occupancy is issued between November and March, fencing to be installed by end of June.
3. All fencing will take into account the city site triangle code requirements.
4. Semi-privacy fencing will be installed to separate residential areas and open space.

*Final details to be determined at Plat Submittal. Calypso details determined at Site Plan Submittal.*



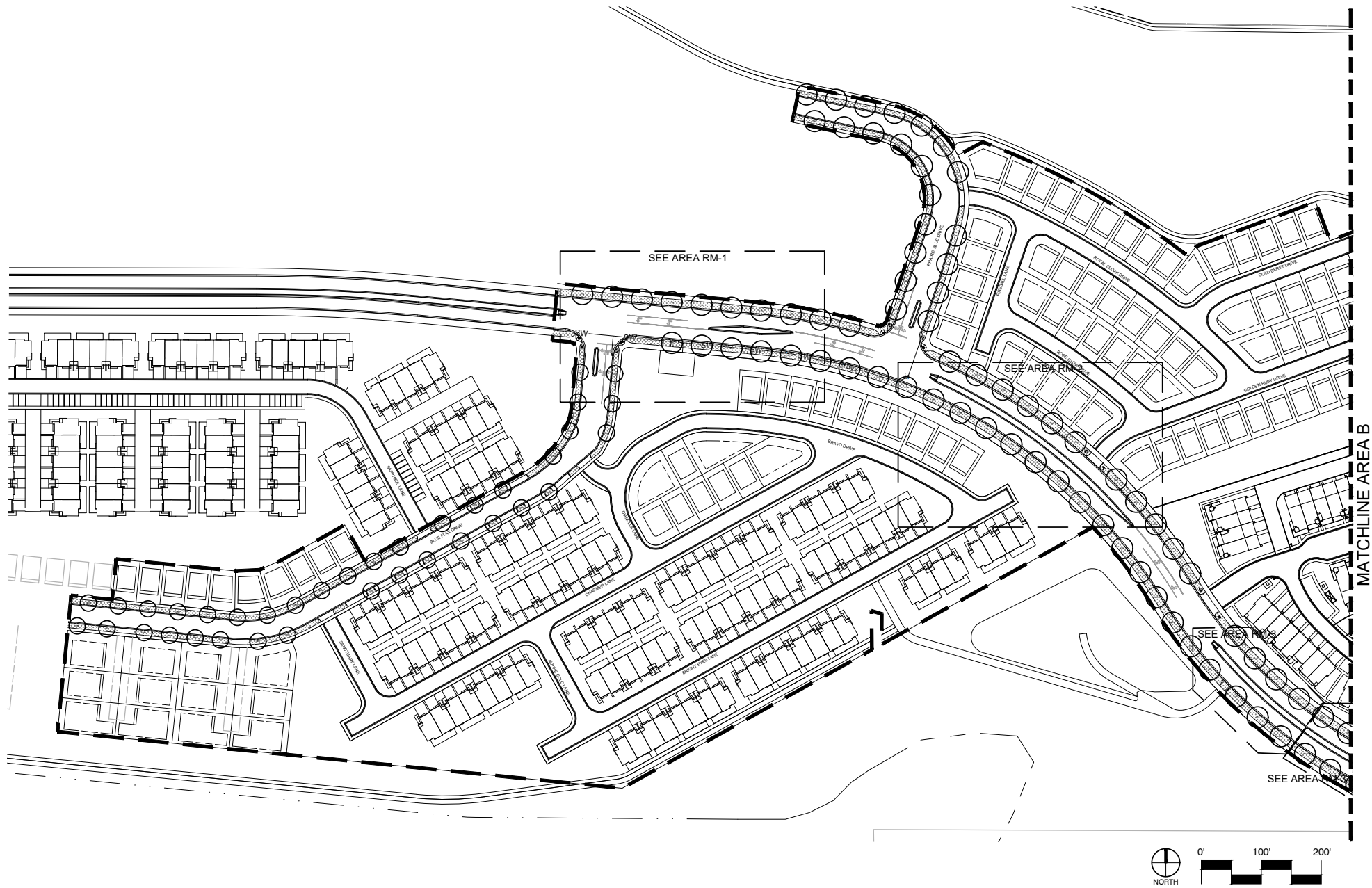


*Plan is conceptual. Final details to be determined at Plat Submittal. Calypso details determined at Site Plan Submittal.*

**Note:** Wildflower Village Plan Area 7 will be developed in 20 phases. Wildflower Developers LLC will process the Site Plan submittals for all Type 4 areas, but will allow the homebuilder(s) to independently seek plat approvals and building permits. Homebuilders are required to adhere to all Wildflower ARCP and Village Plan requirements. Phases may be built out of order and boundary lines may change. Phases that depend on future improvements are not allowed. If phasing changes, developer must provide an updated phasing plan to the City.







LANDSCAPE CONCEPT PLAN - AREA A

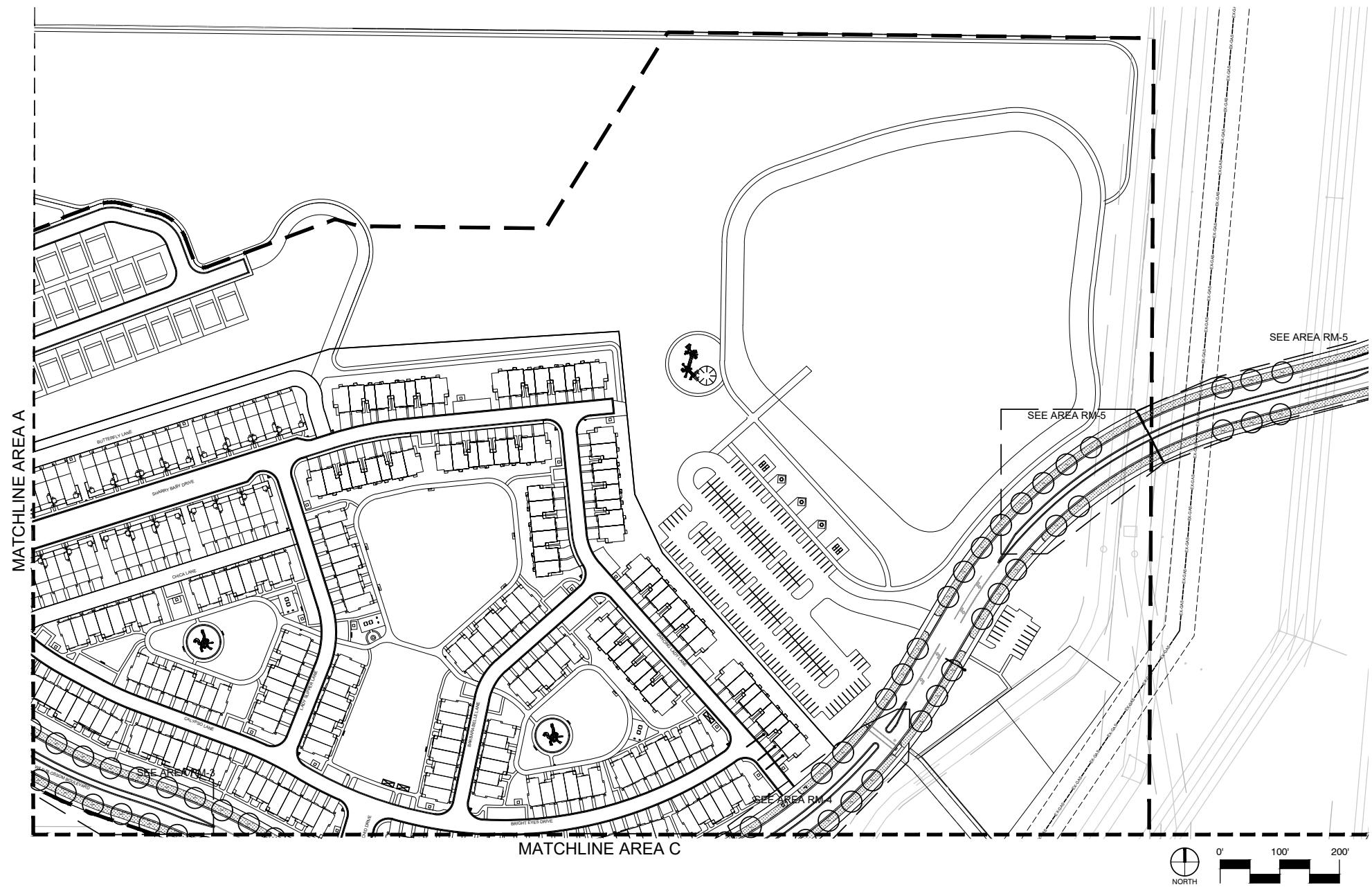
PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Meidiland series 'Red'	Red Meidiland Rose	5 gal
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal

**LAWN BLEND**  
Lolium perenne / Perennial Ryegrass  
Poa pratensis / Kentucky Bluegrass

- NOTES:**
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Plan is conceptual. Final details to be determined at Plat submittal.





LANDSCAPE CONCEPT PLAN - AREA B

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Meidiland series 'Red'	Red Meidiland Rose	5 gal
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal

LAWN BLEND
Lolium perenne / Perennial Ryegrass
Poa pratensis / Kentucky Bluegrass

- NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
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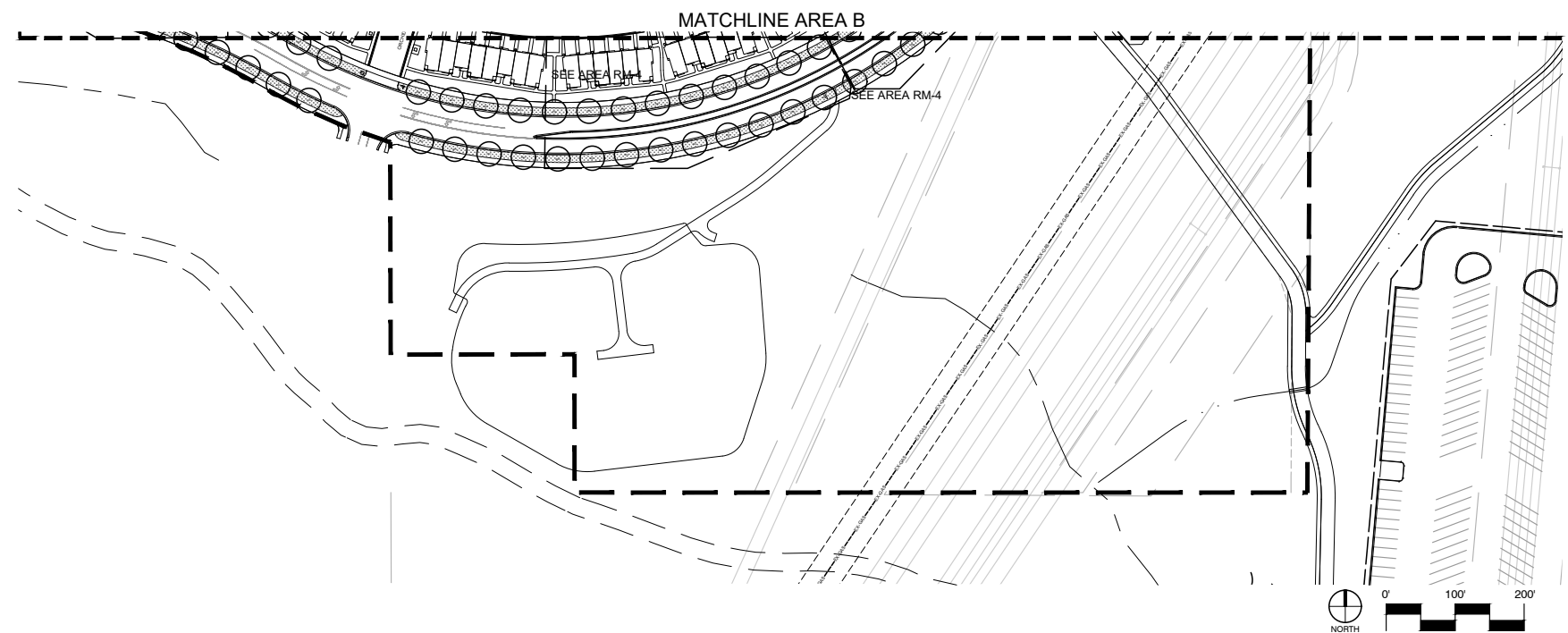


The implied playground components shown in Calypso Type 4 are for illustrative purposes only. The actual brand, style and colors will be determined at Site Plan submittal.



Plan is conceptual. Final details to be determined at Plat Submittal. Calypso details determined at Site Plan Submittal.





LANDSCAPE CONCEPT PLAN - AREA C

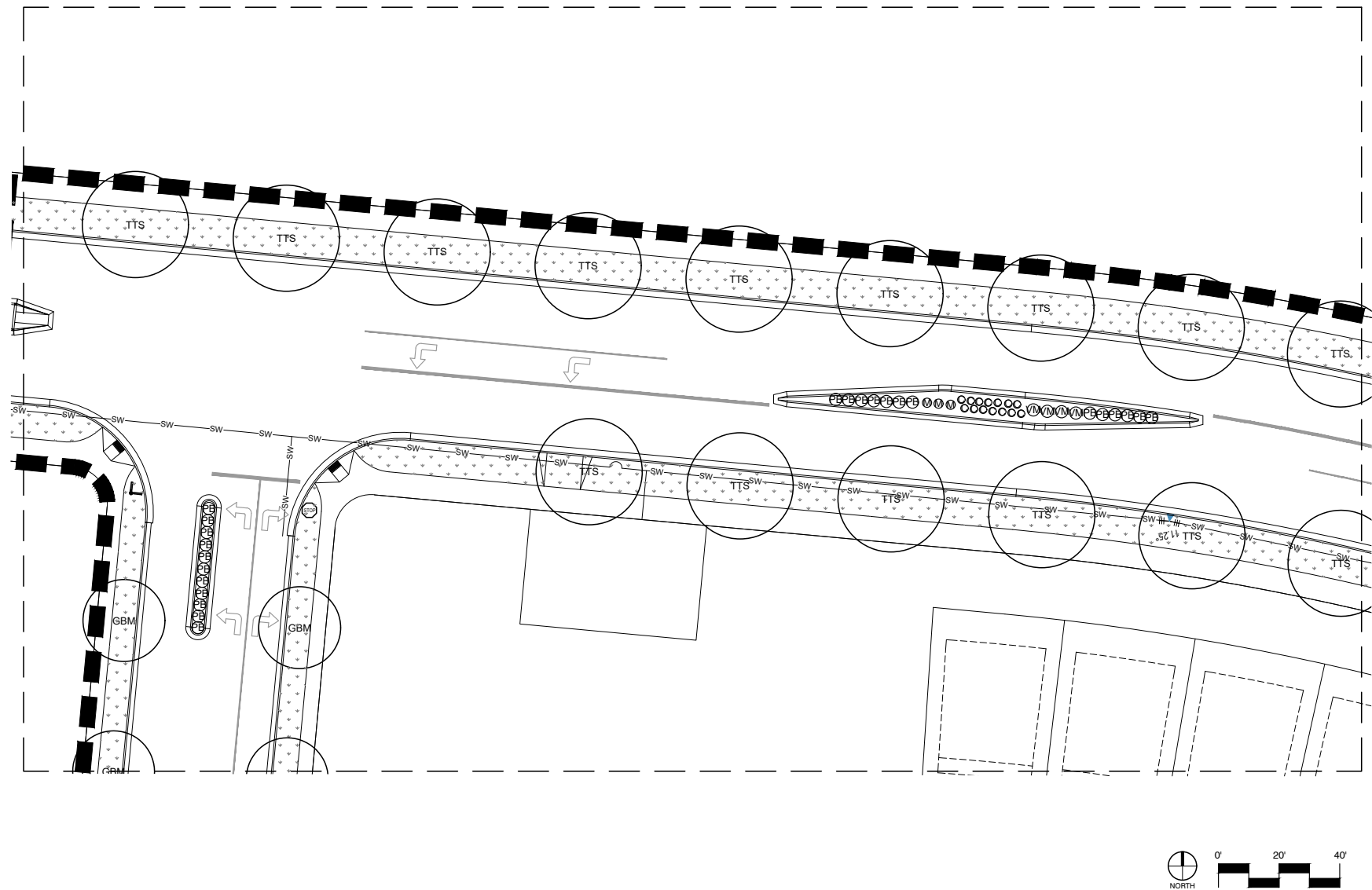
PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal.
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal.
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal.
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal.
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant*	5 gal.
RR	74	Rosa Meidiland series 'Red'	Red Meidiland Rose	5 gal.
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose*	5 gal.
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
M	3	Mirabilis multiflora	Desert Four O'Clock*	1 gal.

**LAWN BLEND**  
Lolium perenne / Perennial Ryegrass  
Poa pratensis / Kentucky Bluegrass

- NOTES:**
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Plan is conceptual. Final details to be determined at Plat submittal.





Plan is conceptual. Final details to be determined at Plat submittal.

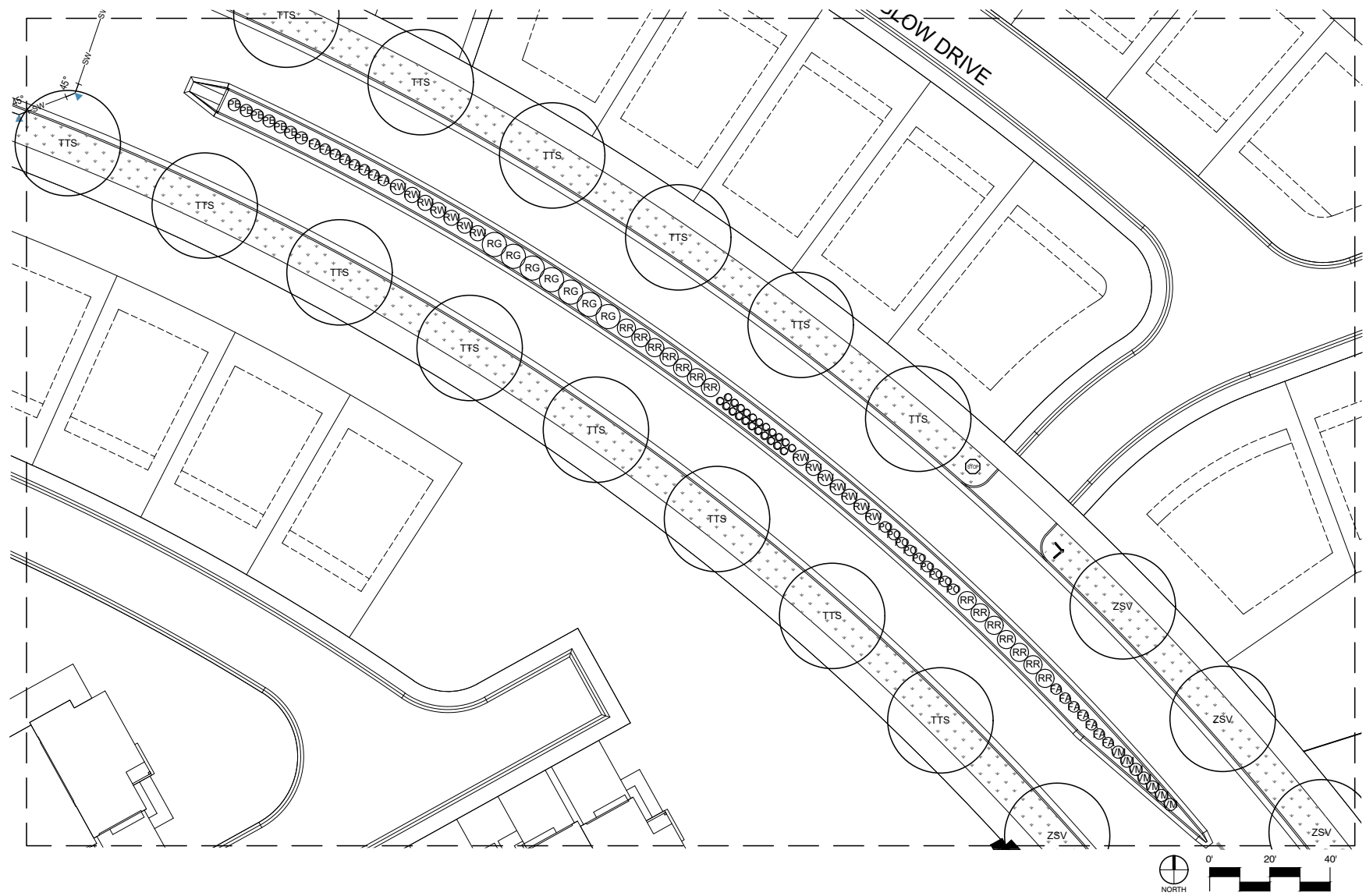
LANDSCAPE CONCEPT PLAN - AREA RM-1 ROADWAY MEDIAN

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa medialis series 'Red'	Red Medialand Rose	5 gal
RW	78	Rosa medialis series 'White'	White Medialand Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

- NOTES:
- QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  - LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  - STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.





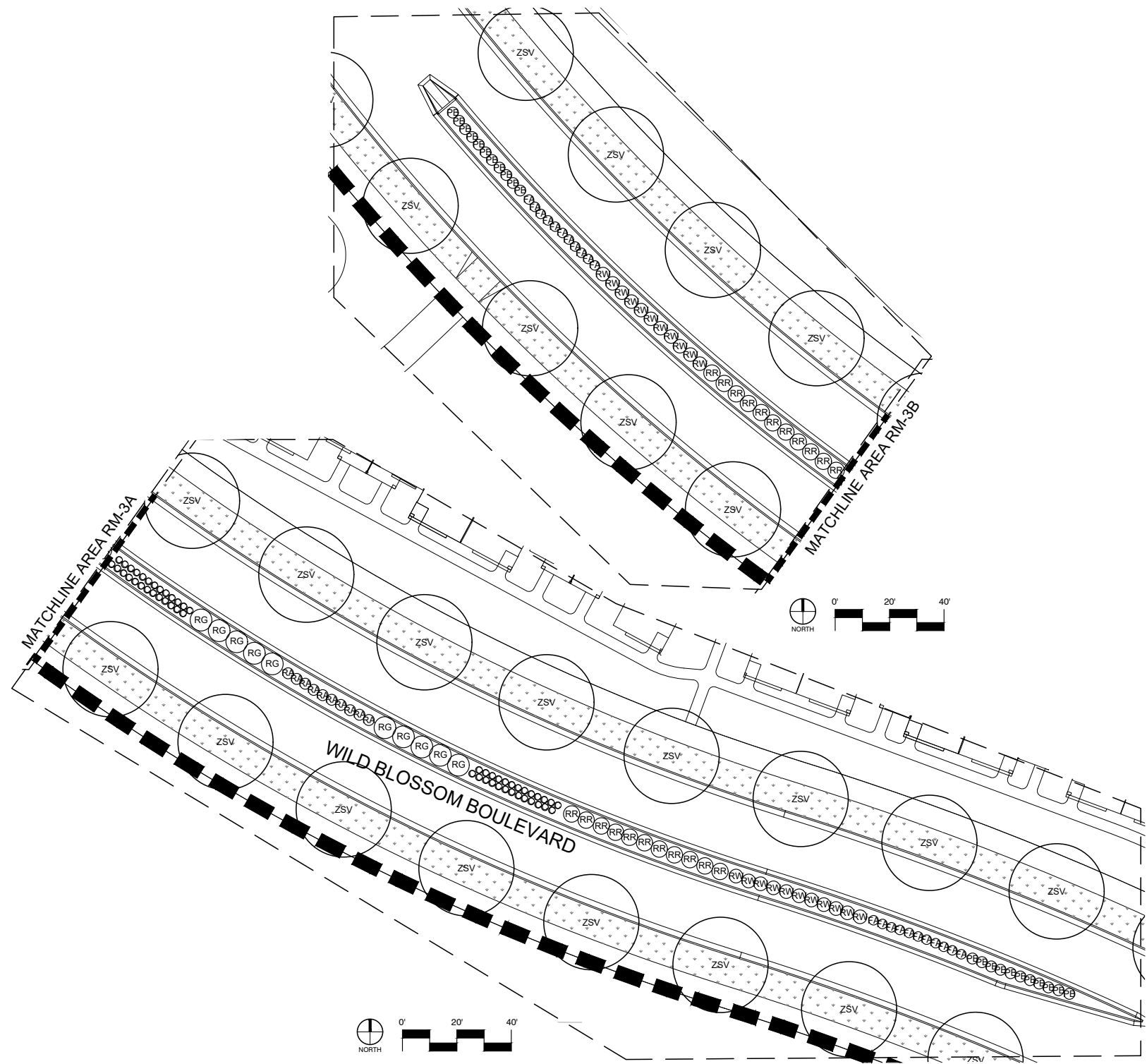


LANDSCAPE CONCEPT PLAN - AREA RM-2 ROADWAY MEDIAN

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSV	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa medialis series 'Red'	Red Medialand Rose	5 gal
RW	78	Rosa medialis series 'White'	White Medialand Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

- NOTES:
- QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  - LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
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Plan is conceptual. Final details to be determined at Plat submittal.

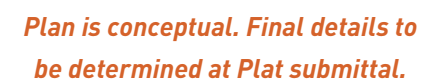


LANDSCAPE CONCEPT PLAN - AREA RM-3  
ROADWAY MEDIAN

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Mediland series 'Red'	Red Mediland Rose	5 gal
RW	78	Rosa Mediland series 'White'	White Mediland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

- NOTES:
- QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  - LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
  - STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Plan is conceptual. Final details to be determined at Plat submittal.

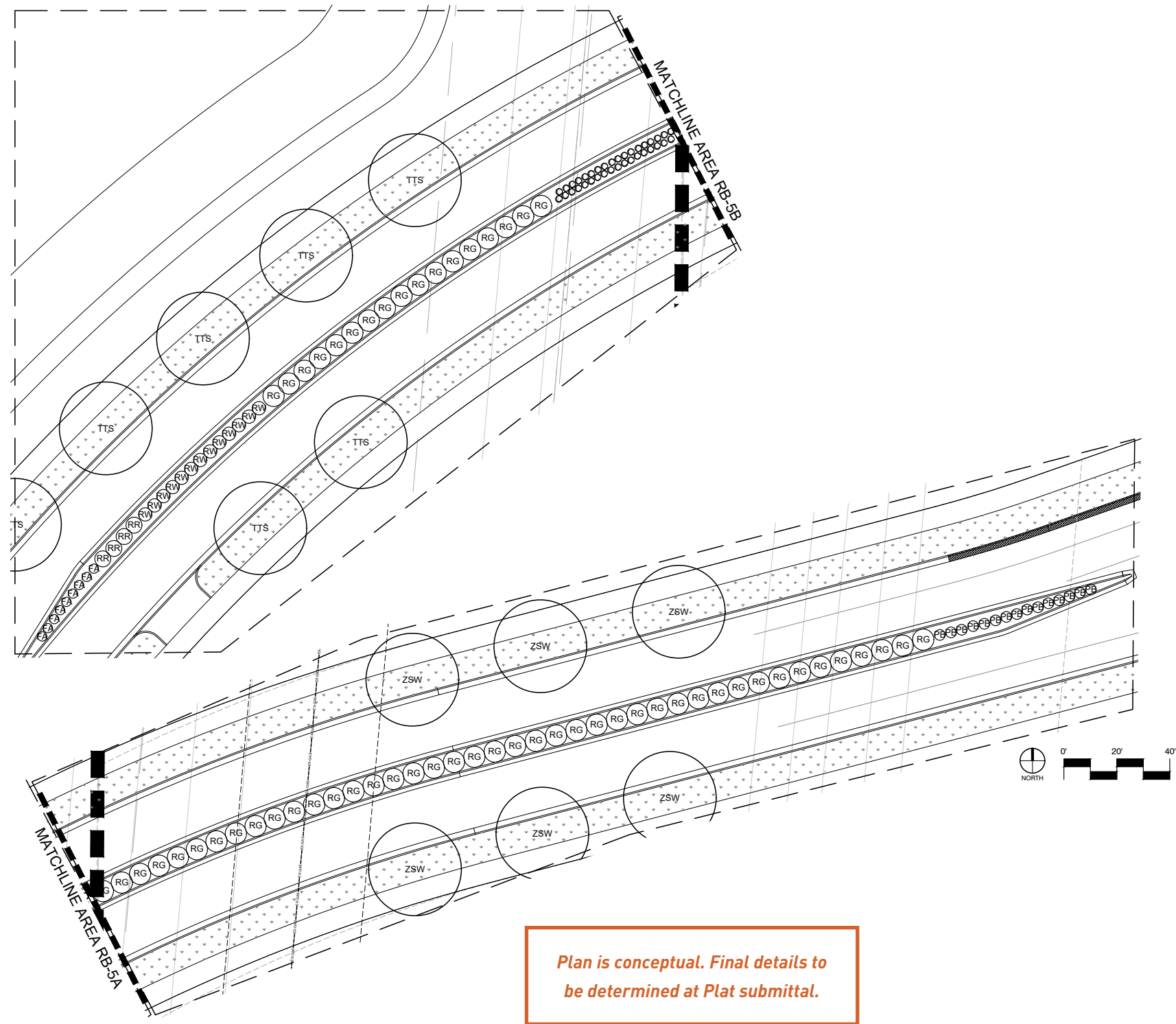


## PLANT SCHEDULE

NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
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Plan is conceptual. Final details to be determined at Plat submittal.

LANDSCAPE CONCEPT PLAN - AREA RM-5 ROADWAY MEDIAN

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Mediland series 'Red'	Red Mediland Rose	5 gal
RW	78	Rosa Mediland series 'White'	White Mediland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

- NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 PLAN.
  2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
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TREES



Magyar Ginkgo



Silver Linden



Accolade Elm



Village Green Zelkova

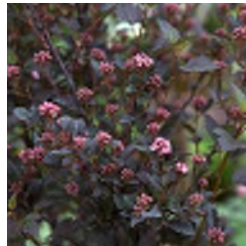


Wireless Zelkova

SHRUBS,  
GRASS, AND  
PERENNIAL  
MIX



Arnolds Dwarf Forsythia



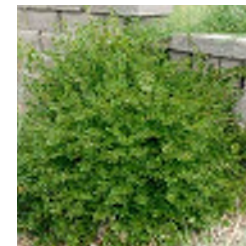
Little Diablo Ninebark



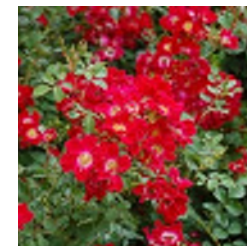
Pawnee Buttes Sandcherry



Grow-Low Sumac



Green Mound Currant



Red Meidiland Rose



White Meidiland Rose



Southern Arrowwood



Lightning Strike Feather  
Reed Grass



Desert Four O'Clock







BASE A







BASE B



Plan is conceptual. Final details to be determined at Plat submittal.

BASE C



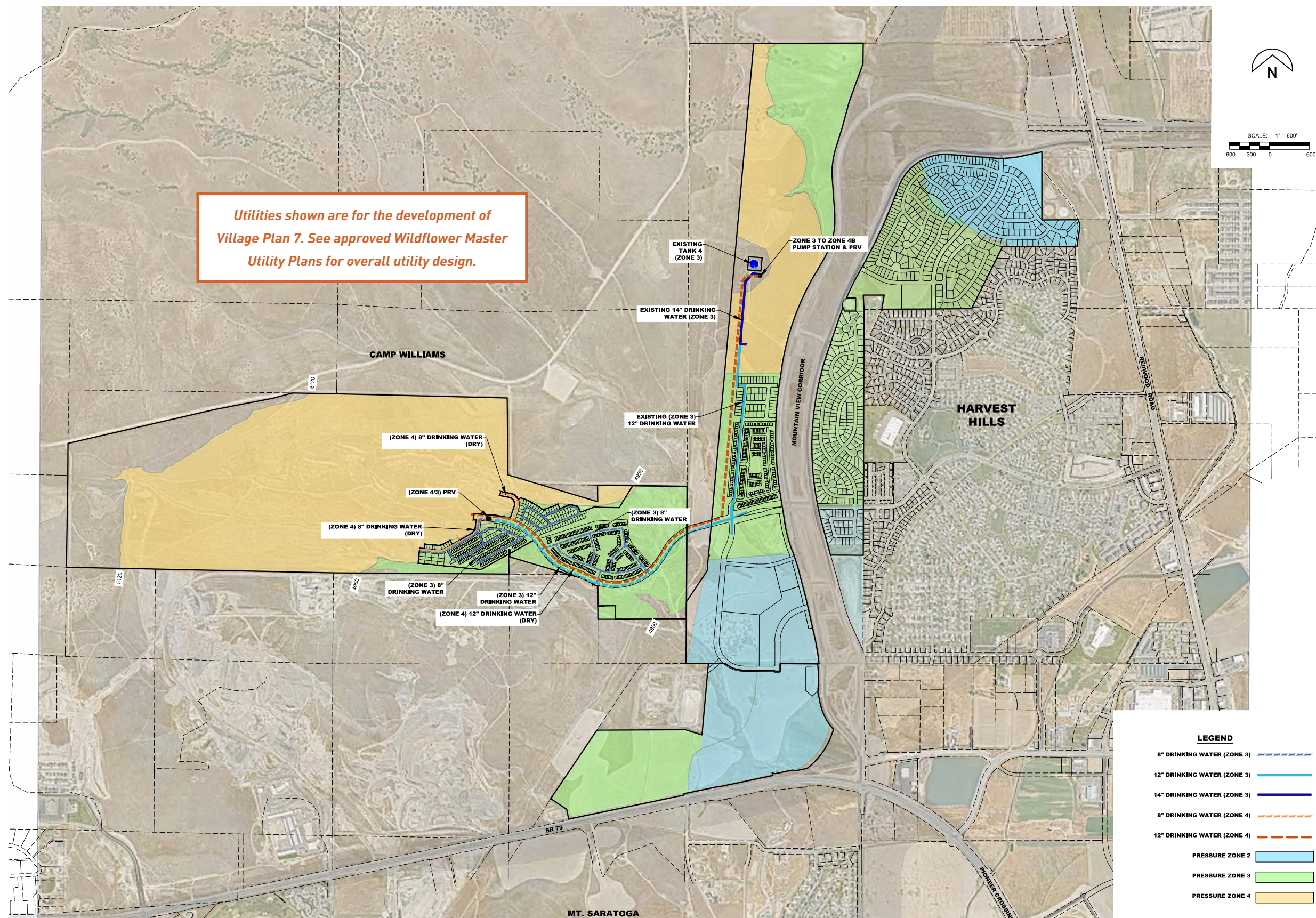
## 08 Utility Plans

The following utility plan diagrams provide master utilities that will serve Wildflower Village Plan Area 7.

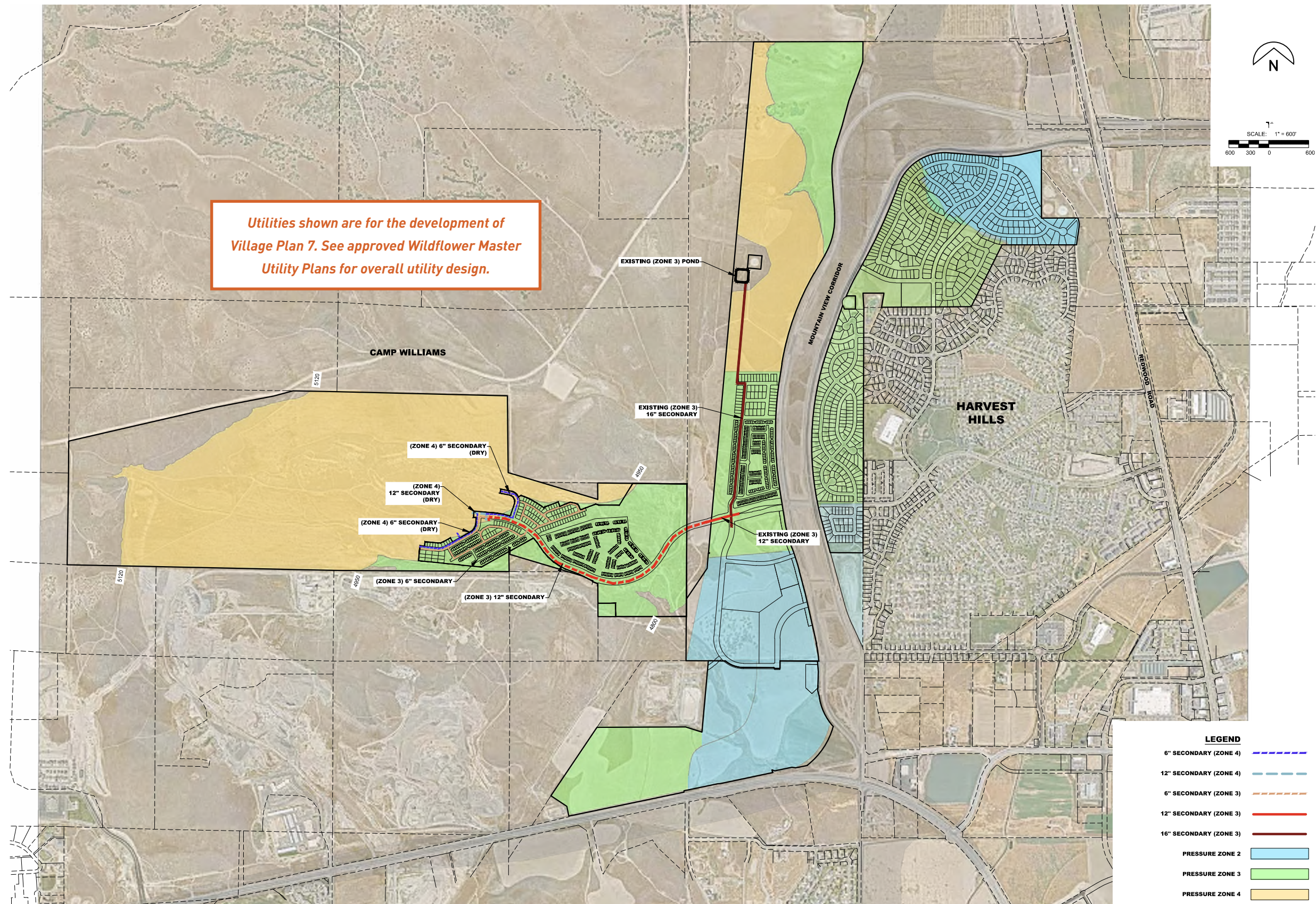
- » System Master Utility Plan—Culinary Water
- » System Master Utility Plan—Secondary Water
- » System Master Utility Plan—Sewer
- » System Master Utility Plan—Storm Drain











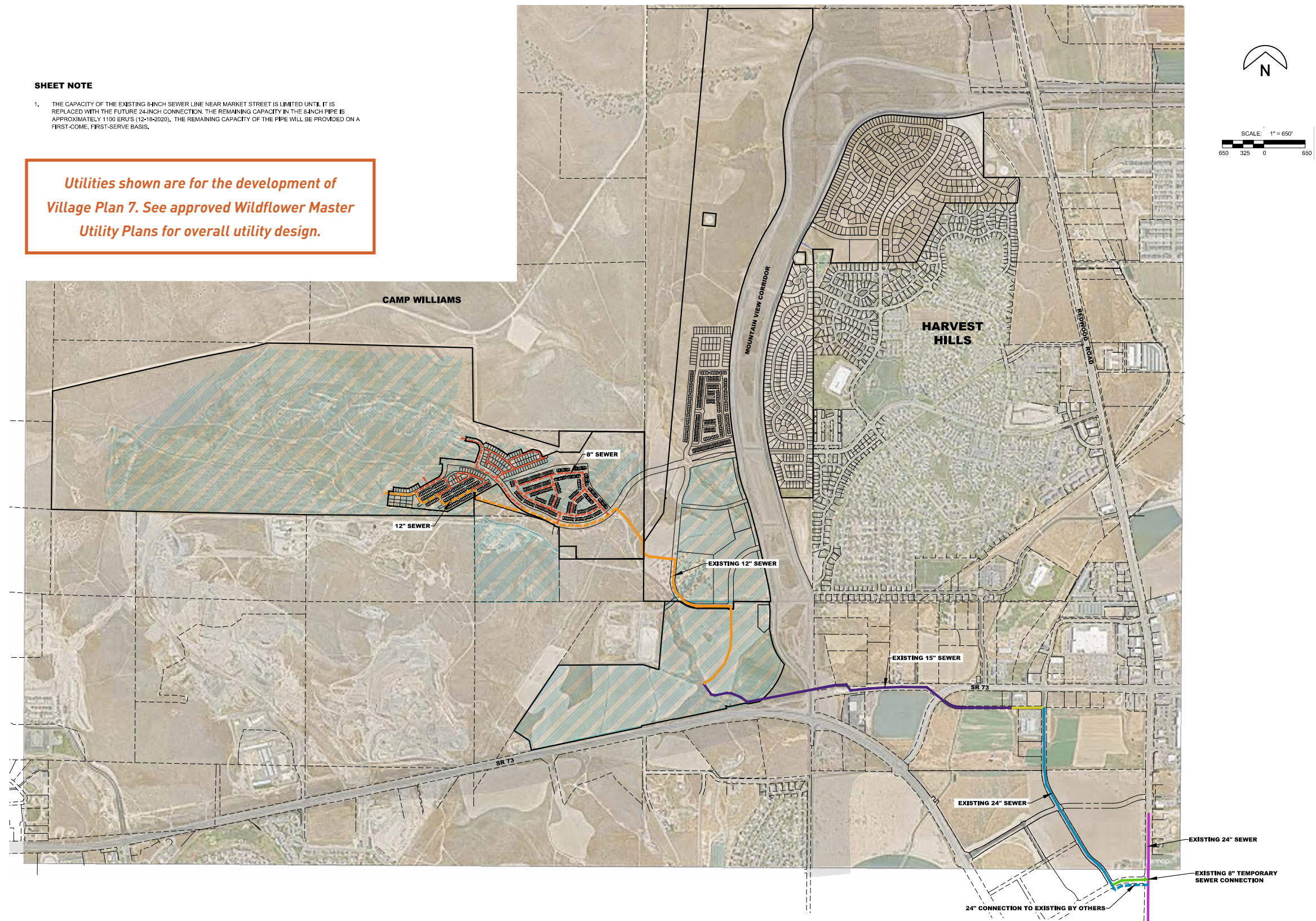




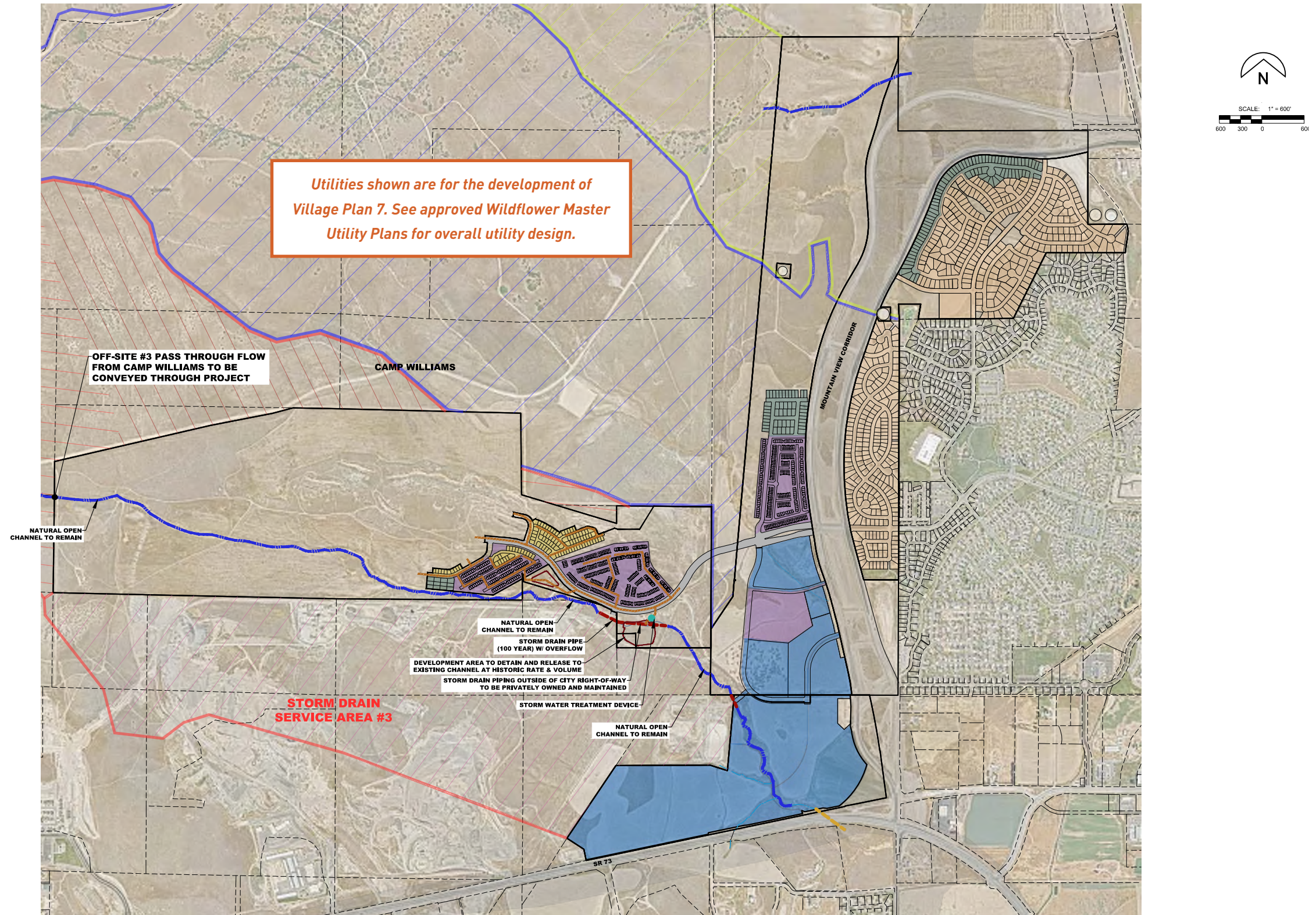
## SHEET NOTE

1. THE CAPACITY OF THE EXISTING 8-INCH SEWER LINE NEAR MARKET STREET IS LIMITED UNTIL IT IS REPLACED WITH THE FUTURE 24-INCH CONNECTION. THE REMAINING CAPACITY IN THE 8-INCH PIPE IS APPROXIMATELY 1100 ERUS (12-18-2020). THE REMAINING CAPACITY OF THE PIPE WILL BE PROVIDED ON A FIRST-COME, FIRST-SERVE BASIS.

*Utilities shown are for the development of Village Plan 7. See approved Wildflower Master Utility Plans for overall utility design.*



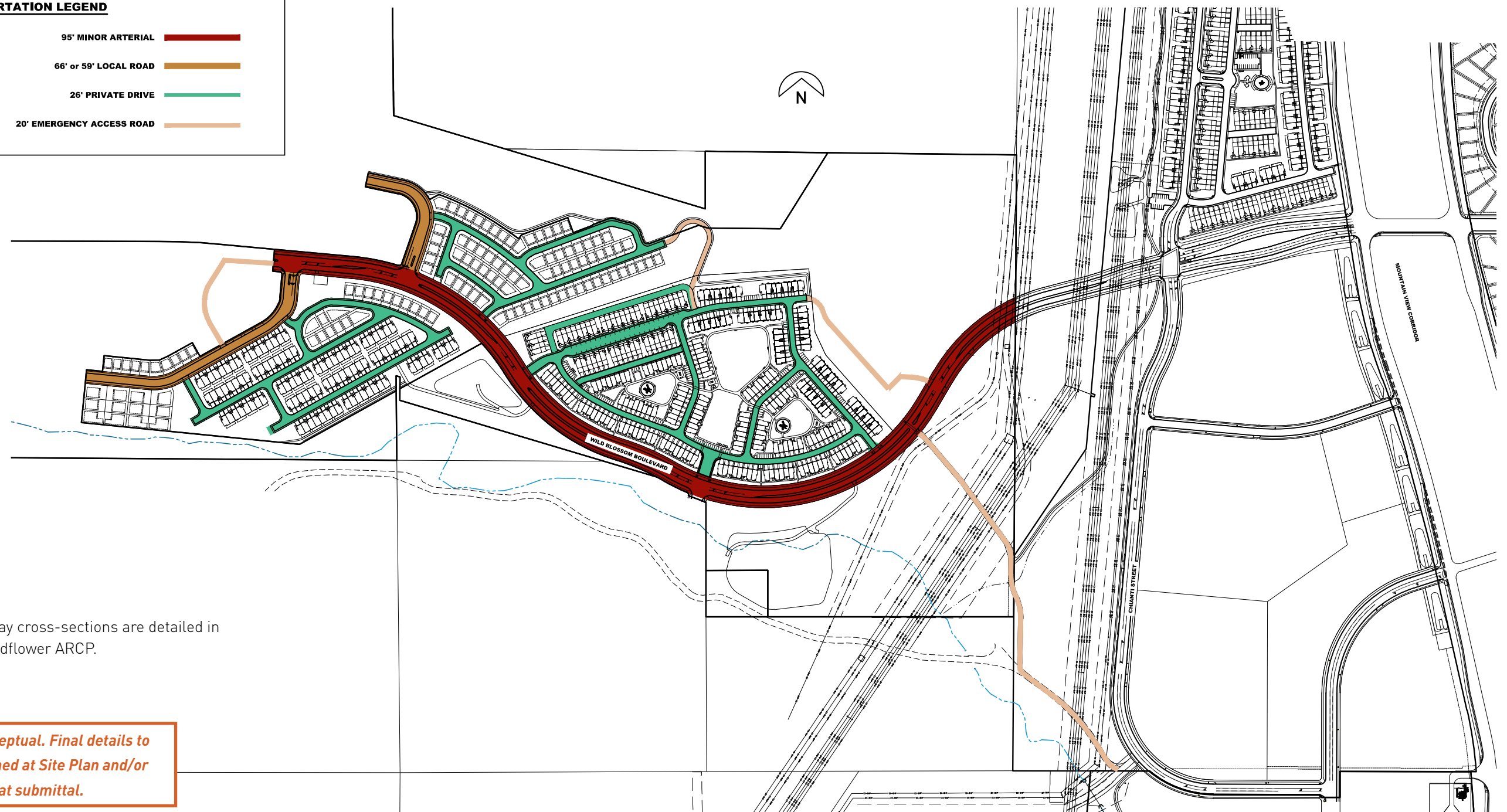








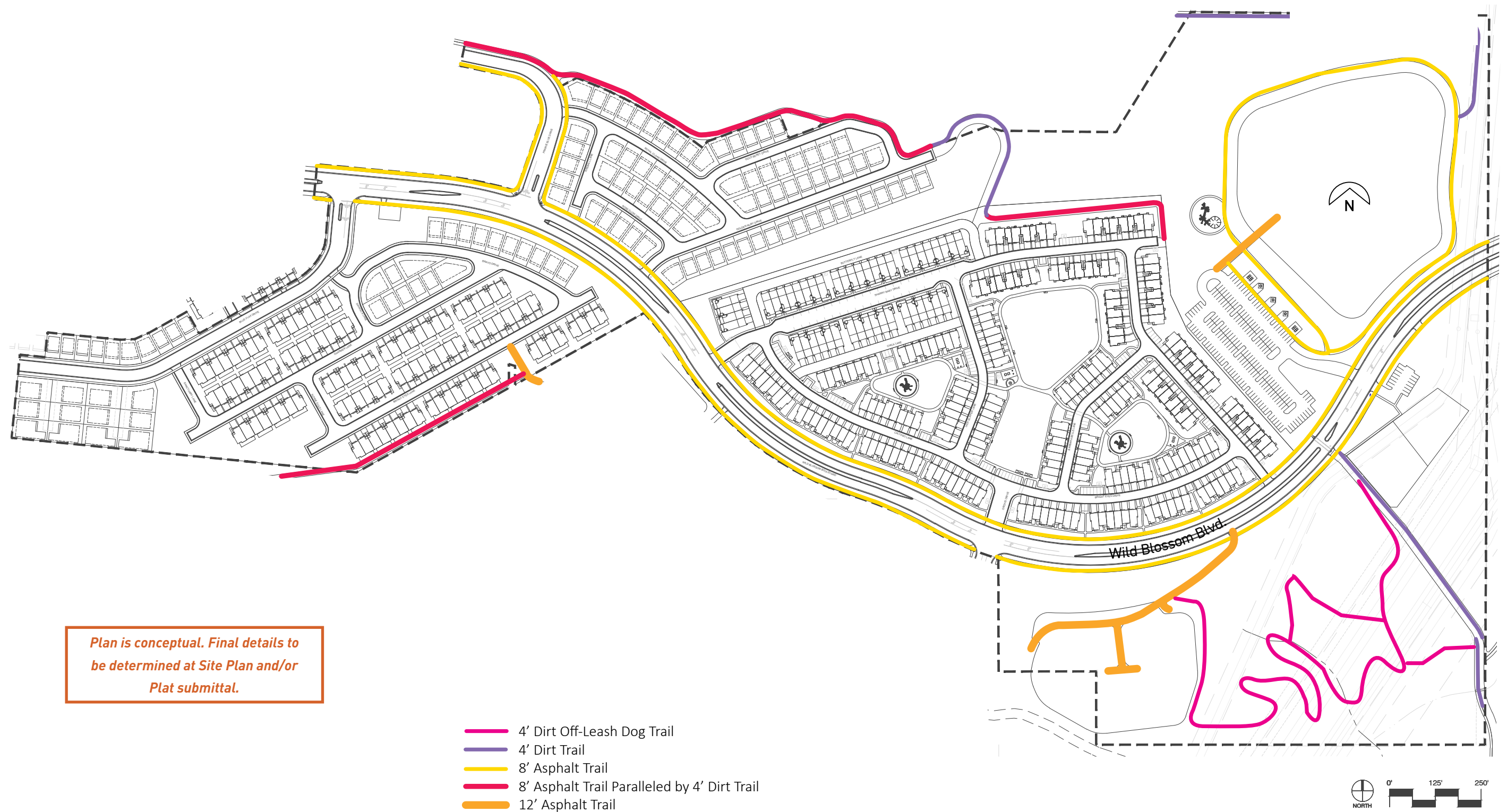
TRANSPORTATION LEGEND	
95' MINOR ARTERIAL	
66' or 59' LOCAL ROAD	
26' PRIVATE DRIVE	
20' EMERGENCY ACCESS ROAD	



**Note:** Roadway cross-sections are detailed in the Wildflower ARCP.

*Plan is conceptual. Final details to be determined at Site Plan and/or Plat submittal.*





# 11 Density Transfers

No density transfers are required from the approved Wildflower ARCP.





## 12 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Wildflower ARCP for Village Plan Area 7:

- » Signage Plan Legend
- » Signage Plan Exhibit
- » Temporary Signage Plan
- » Grading Plan
- » Open Space Management
- » Traffic Study

### Lighting Related to Camp Williams

---

The Wildflower Design Guidelines requires that “Exterior building lighting shall be designed to avoid spilling onto adjacent residences and into the sky. Specifically, lighting shall illuminate downward with a concealed light source. This will minimize glare, as well as lateral and upward light leakage.”

Furthermore, all illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.





## Signage Plan Legend

All designs are conceptual.  
All lighting will conform to  
City code.



- \* Optional Secondary Entrance  
Feature (neighborhood -  
1 or 2 sided) 8'8"W x 4'7H

*Provided by Builder*

*Lit with hooded spotlight in compliance with City Code  
19.11.05 14d*

- OPTIONAL locations for builder-funded entrance  
features
- Developer will coordinate with subs for  
production and installation including  
landscaping and utilities

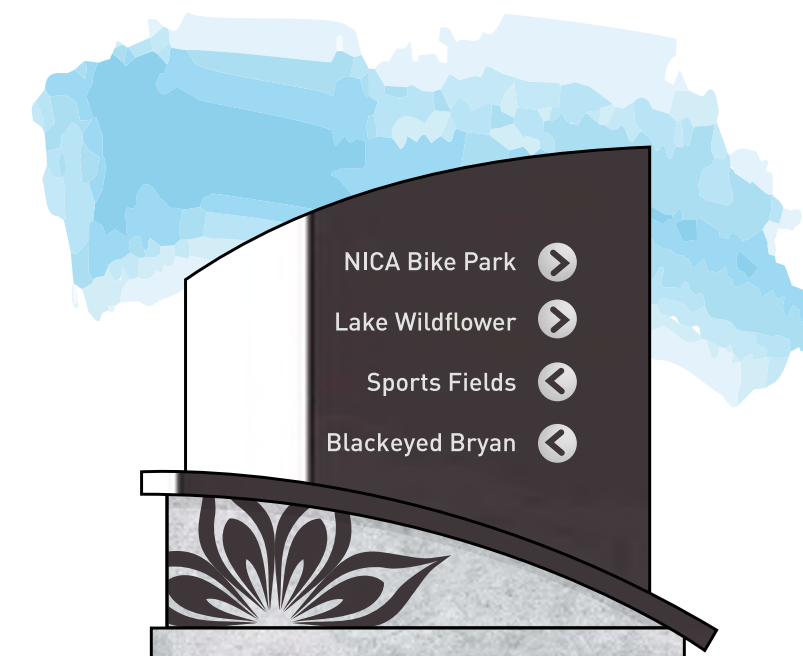


- \* Park Signage (1 or 2 sided)  
5'W x 4.25'H

*Provided by Developer*

*Lit with hooded spotlight in compliance with  
City Code 19.11.05 14d*

- Names of parks and RV storage  
TBD at Village Plan



- \* Permanent Directional Signage  
(2 sided) 5'W x 4.25'H

*Provided by Developer*

*Lit with hooded spotlight in compliance with City Code  
19.11.05 14d*

- Permanent directional signage will be  
located in easements or open space
- Wayfinding signage for parks, trailheads, etc.





## Signage Location Exhibit



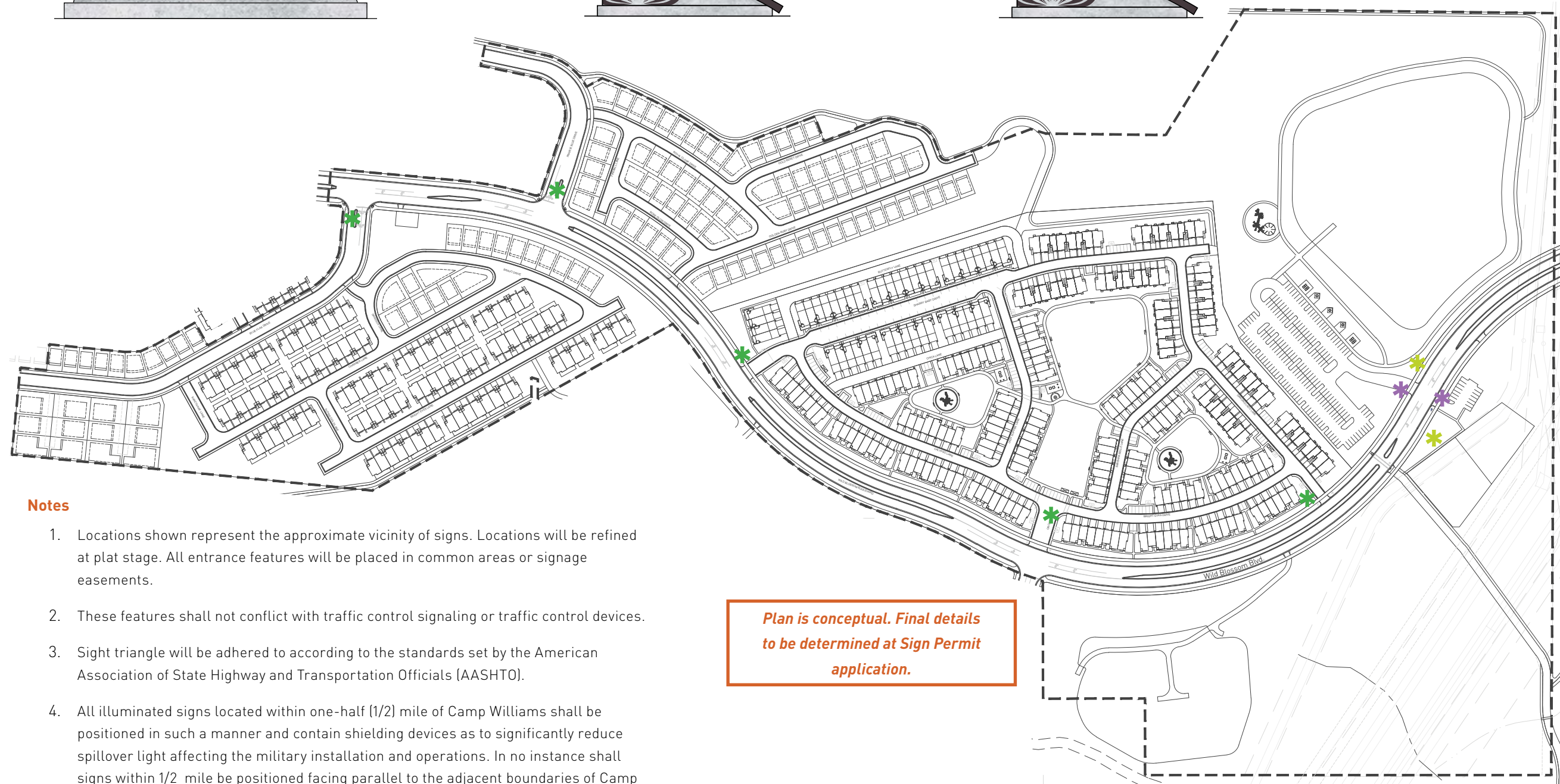
\* Optional  
Secondary  
Entrance  
Feature



\* Park  
Signage



\* Permanent  
Directional  
Signage



### Notes

1. Locations shown represent the approximate vicinity of signs. Locations will be refined at plat stage. All entrance features will be placed in common areas or signage easements.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. All illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.

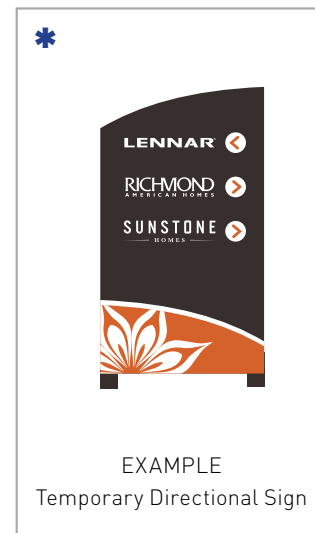
*Plan is conceptual. Final details  
to be determined at Sign Permit  
application.*







# Temporary Signage Location Exhibit



EXAMPLE  
Temporary Directional Sign

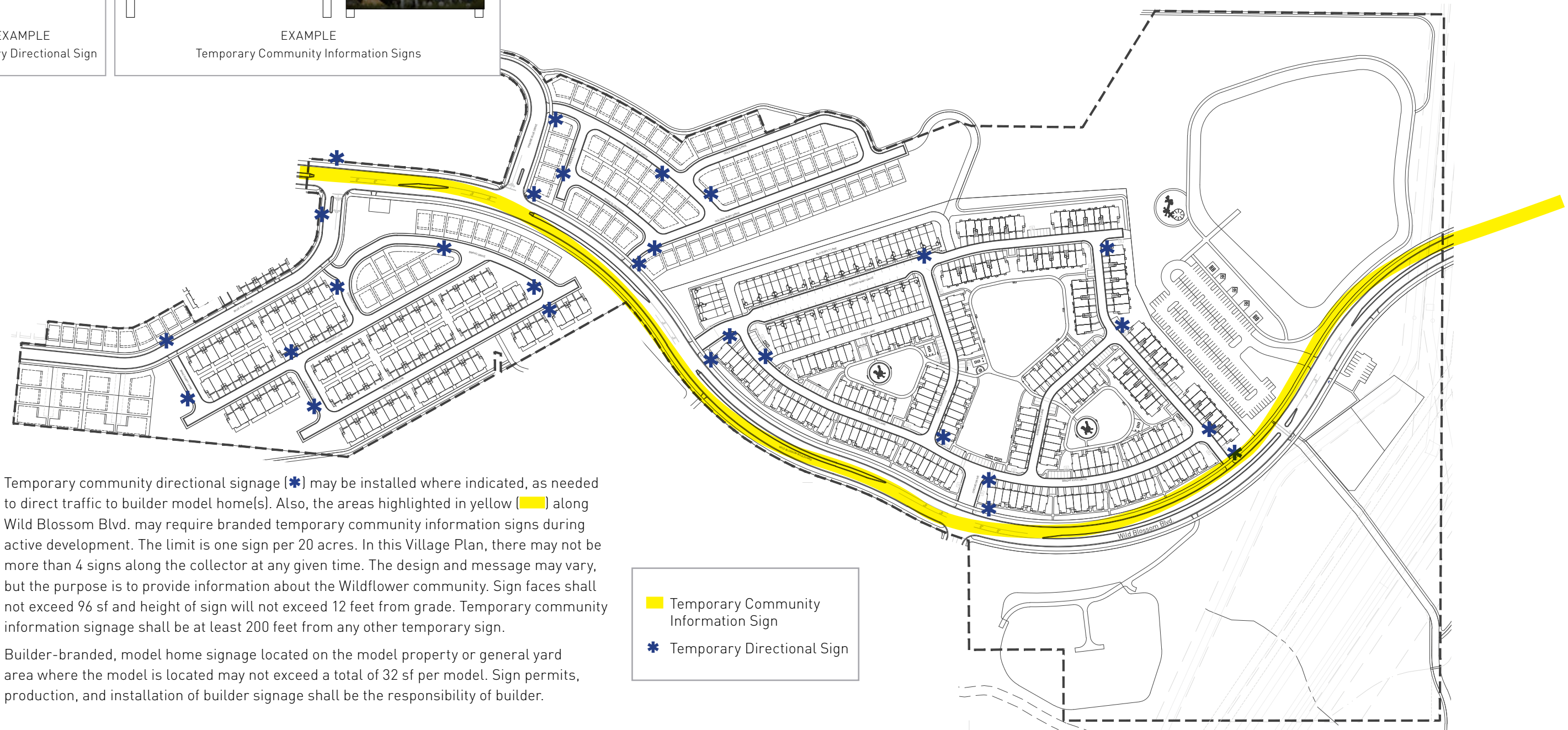


EXAMPLE  
Temporary Community Information Signs

*Plan is conceptual. Final details to be determined at Sign Permit application.*

## Notes

1. Locations shown represent the approximate vicinity of signs. All signs will be a minimum of 3' back from any sidewalk and their height/length from property line. Locations will be detailed at sign permit application.
2. Signs shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Temporary signs will be installed on builder-owned lots or open space, not on privately owned lots.

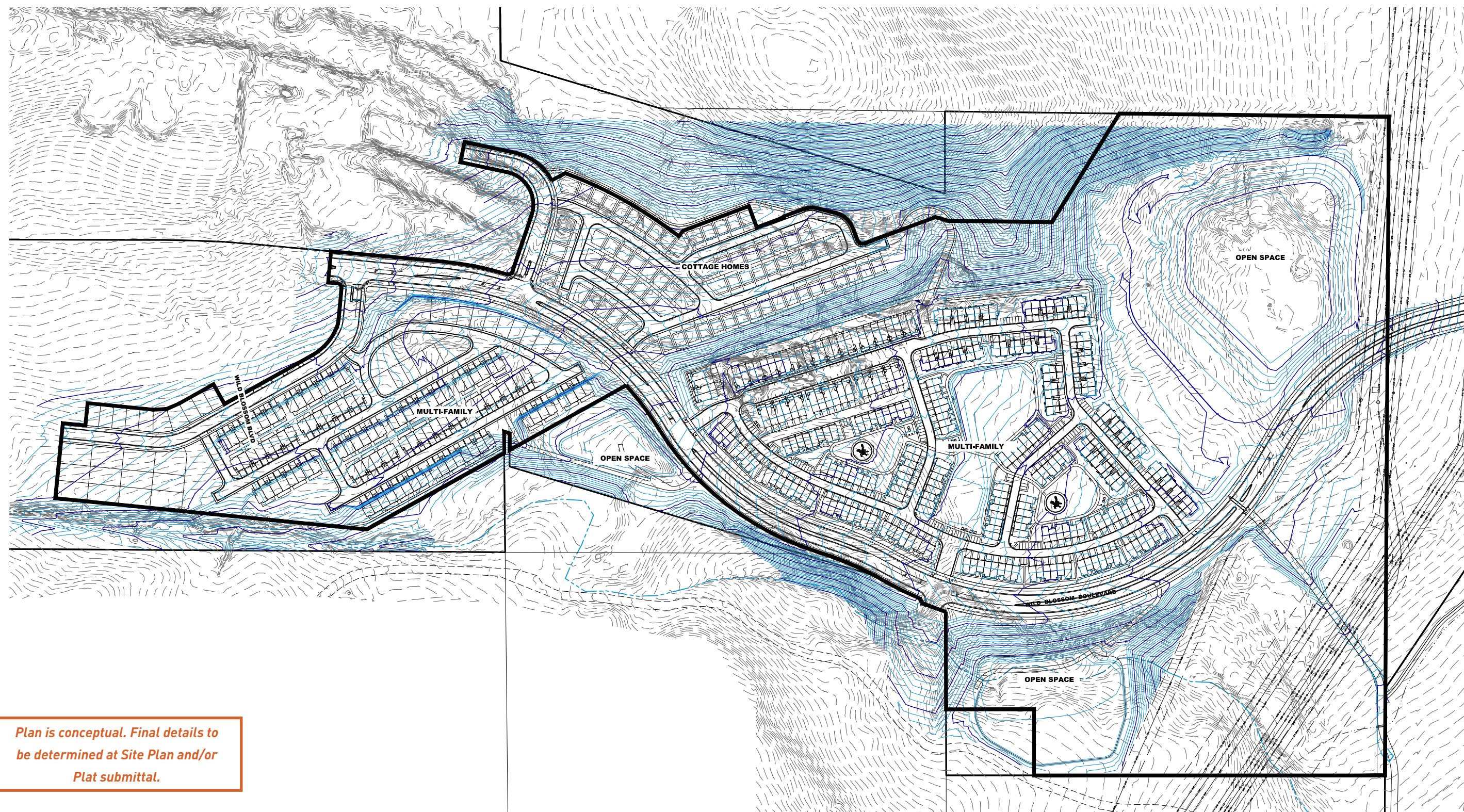


Temporary community directional signage (\*) may be installed where indicated, as needed to direct traffic to builder model home(s). Also, the areas highlighted in yellow (■) along Wild Blossom Blvd. may require branded temporary community information signs during active development. The limit is one sign per 20 acres. In this Village Plan, there may not be more than 4 signs along the collector at any given time. The design and message may vary, but the purpose is to provide information about the Wildflower community. Sign faces shall not exceed 96 sf and height of sign will not exceed 12 feet from grade. Temporary community information signage shall be at least 200 feet from any other temporary sign.

Builder-branded, model home signage located on the model property or general yard area where the model is located may not exceed a total of 32 sf per model. Sign permits, production, and installation of builder signage shall be the responsibility of builder.







*Plan is conceptual. Final details to be determined at Site Plan and/or Plat submittal.*





# Open Space Management Plan

The total acreage within Village Plan 7 is 98.84 total acres with 50.8 acres of open space. 43.11 acres is general open space and an additional 7.69 acres are provided in the Calypso, Type 4 neighborhood. The residential acreage is comprised of 42.30 acres of Type 4 residential, 1.76 acres of Type 2, 11.15 acres of Type 3. Of the 42.30 acres of Type 4, 7.69 additional acres of open space are provided. The open space percentage in Village Plan 7 is 51.4%. All open space and parks are private and managed by the HOA. There are a minimum of 488 amenity points allocated to Village Plan 7.

## Amenity Plan

The open space labeled as Wildflower Lake and Wildflower Dog Park will be finalized at plat submittal. A minimum of 2,465.8 amenity points will be included in Village Plan 7.

Minimum # Amenity Points Required	Minimum # Amenity Points Provided	# Amenity Points Above Required	Amenities Start at 40% Permits Pulled	Amenities Complete at 80% Permits Pulled
488	2,465.8	1,977.8	195	390

Category	Multiplier	Quantity	Points
Dog Park with Dog Wash (1 Acre Manicured)	A	1.0	25.0
Lake	A	1.0	681.0
Splash Pad/Creek (2,250) (25 People)	B	2.0	180.0
Restrooms (4 Stalls)	B	1.0	400.0
Trail, Asphalt (1000 LF)	B	13.9	574.1
Restrooms (2 Stalls)	B	1.0	200.0
Playground Structure, 1 Platform (250 SF)	C	4.0	100.0
Pavilion, 16 x 44	C	1.0	23.0
Personal Watercraft Dock (Non-Motorized)	D	1.0	12.5
Sandy Beach	D	1.0	7.0
Pavilion 12 x 12	D	9.0	42.1
Pavilion 20 x 20	D	2.0	31.2
Shade Sail	D	4.0	14.9
Trail, Soft Surface (Per 1,000 LF)	D	6.9	57.3
Drinking Fountain w/Pet/Bottle Filler	D	1.0	6.0
Picnic Table 6'	E	18.0	14.4
Trash (32 gal)	E	3.0	1.8
Bench	E	10.0	4.0
Bike Rack - 4 Bikes	E	1.0	0.3
Parking - 1 Space, Paved	P	226.0	90.4
<b>Total Amenity Points</b>			<b>2,518.40</b>





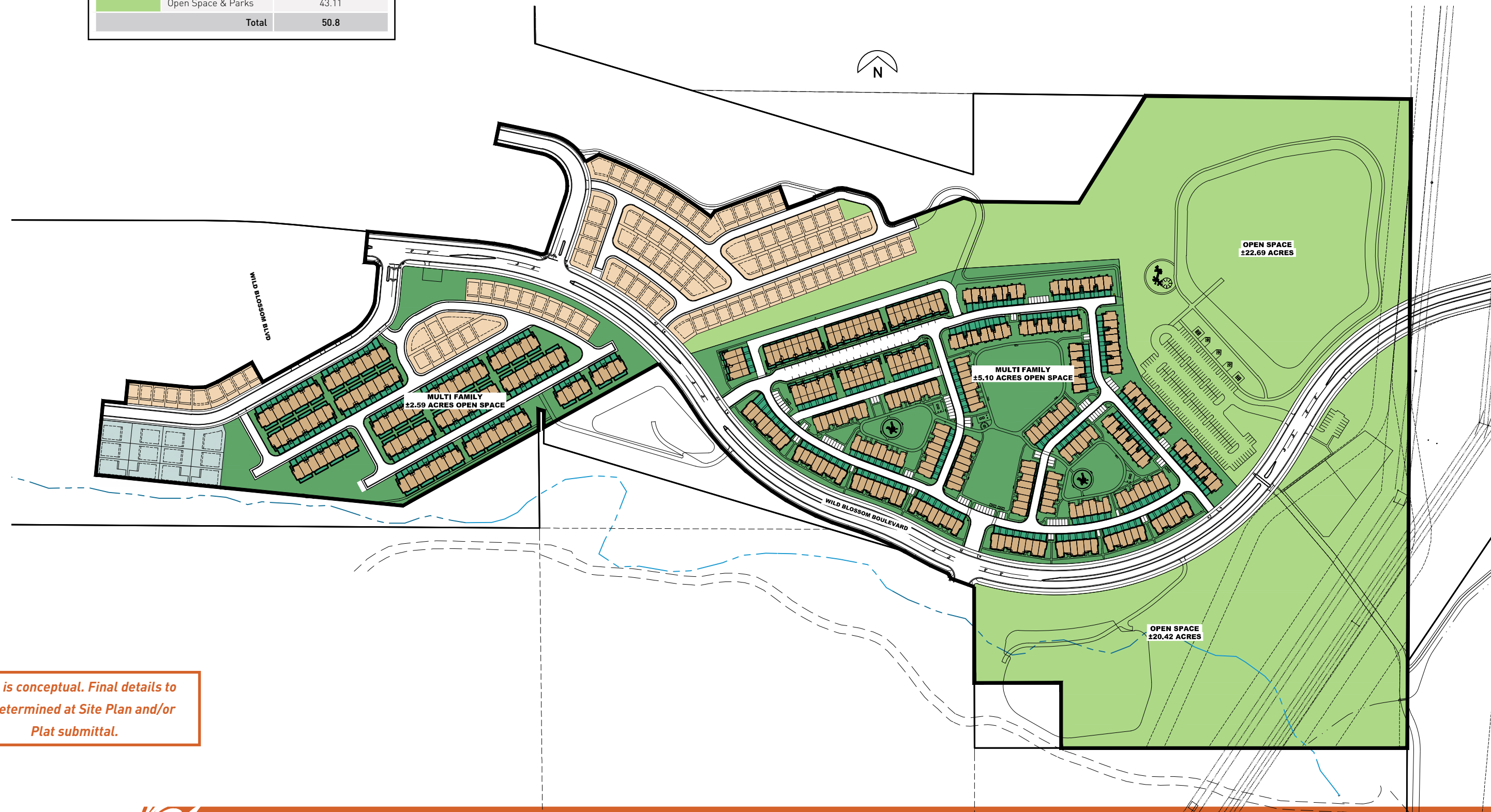


# Open Space Tabulation Exhibit

LEGEND		
	Land Use	Open Space
	Type 4	7.69
	Open Space & Parks	43.11
	Total	50.8

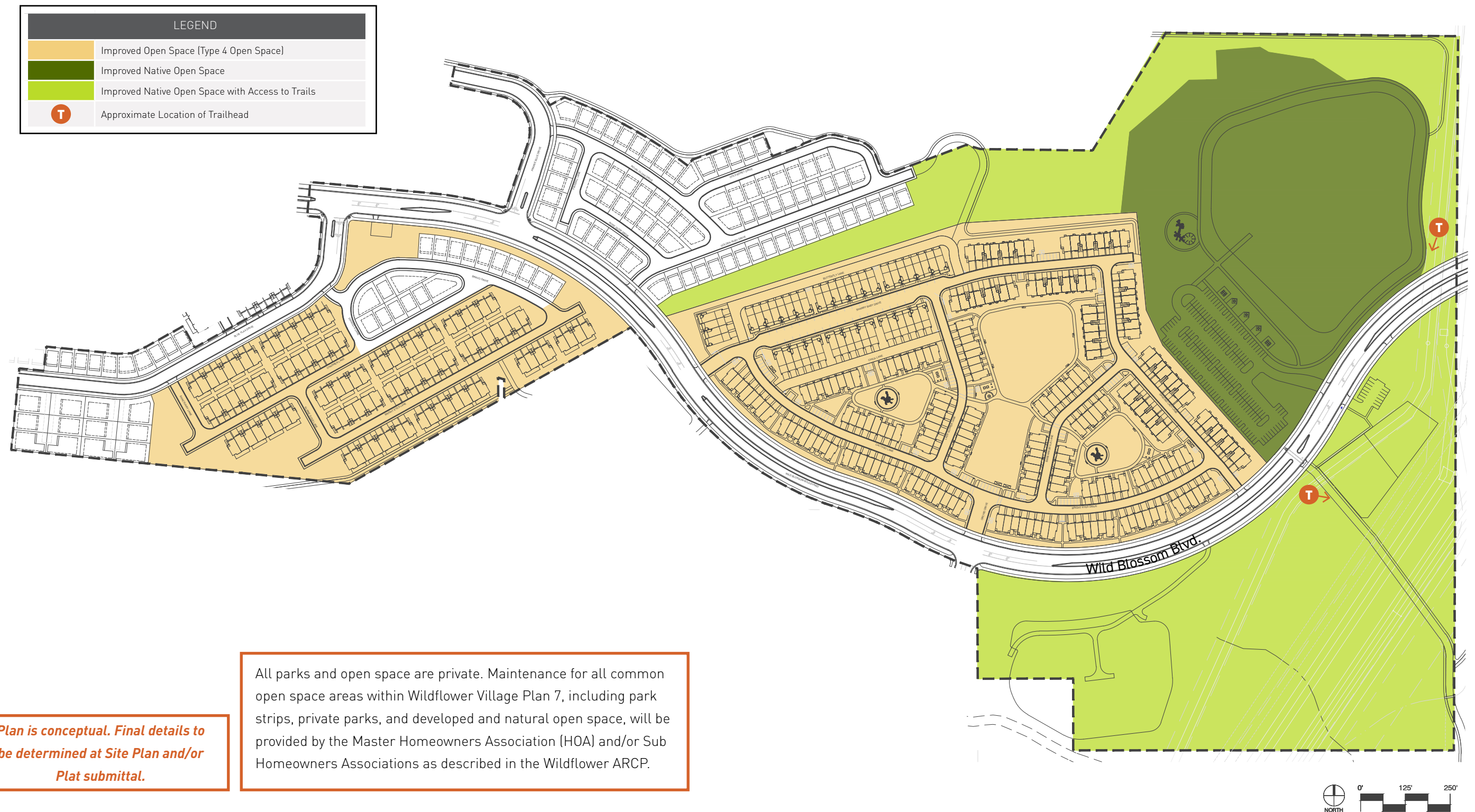
SCALE: 1" = 150'

150 75 0 150



*Plan is conceptual. Final details to be determined at Site Plan and/or Plat submittal.*



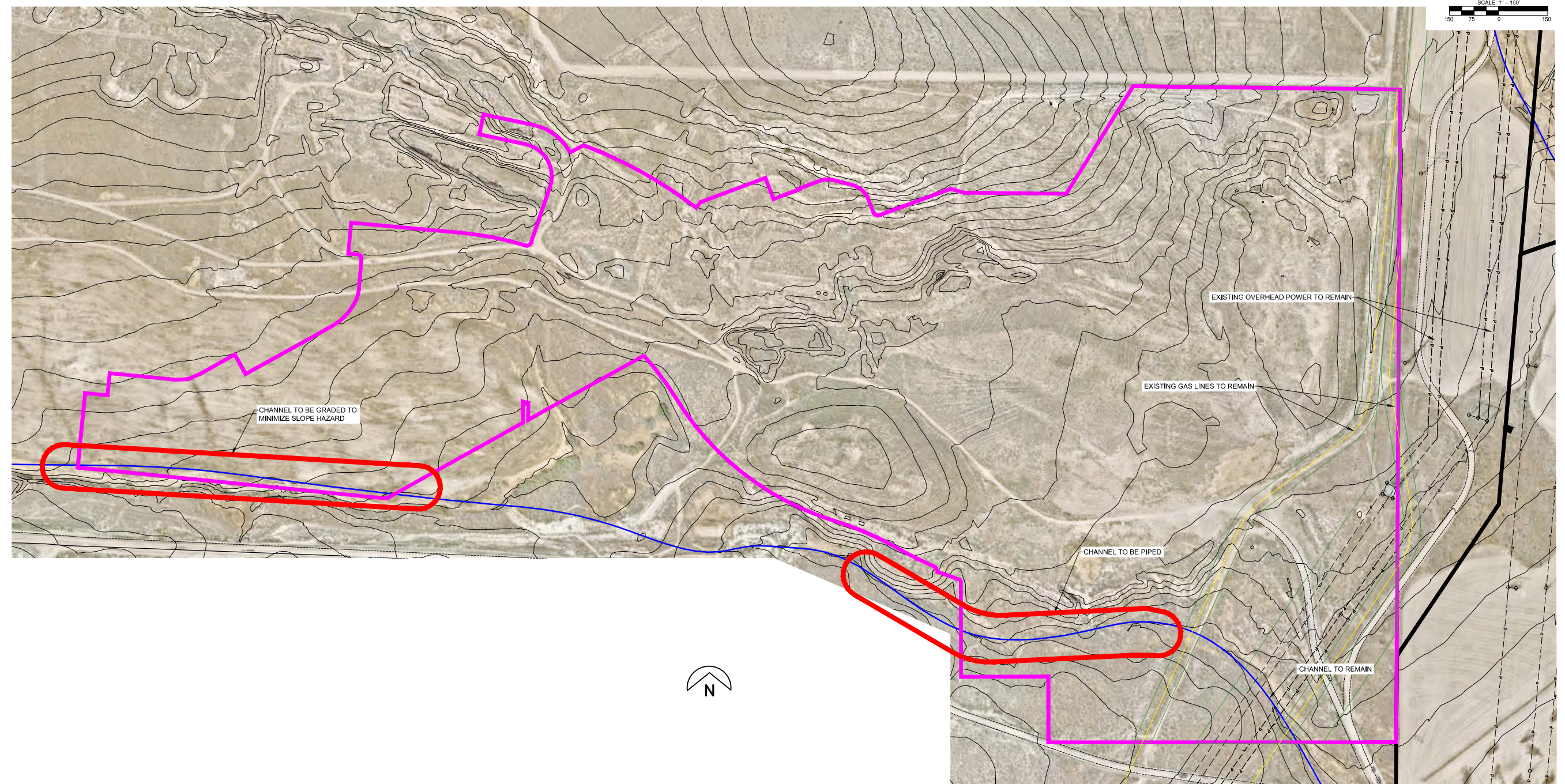


*Plan is conceptual. Final details to be determined at Site Plan and/or Plat submittal.*

All parks and open space are private. Maintenance for all common open space areas within Wildflower Village Plan 7, including park strips, private parks, and developed and natural open space, will be provided by the Master Homeowners Association (HOA) and/or Sub Homeowners Associations as described in the Wildflower ARCP.









# Traffic Study

## Village Plan 7

**HALES ENGINEERING**  
innovative transportation solutions

## Wildflower Village 7

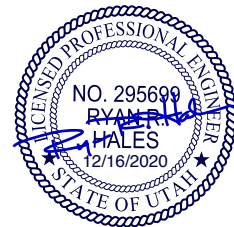
### Traffic Impact Study



## Saratoga Springs, Utah

December 16, 2020

UT19-1604



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



## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower Village 7 development located in Saratoga Springs, Utah. The proposed project is located on the west side of Mountain View Corridor (MVC), west of the Wildflower Village 3A and Village 2 developments.

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 near the site. Future 2025 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1 LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower Village 7 TIS				
Intersection	Level of Service (Sec/Veh) <sup>1</sup>			
	Existing (2019) Background	Existing (2019) Plus Project	Future (2025) Background	Future (2025) Plus Project
Harvest Hills Boulevard / SB MVC FR	D (38.6)	E (56.0)	C (22.0)	C (26.7)
Harvest Hills Boulevard / NB MVC FR	C (23.3)	C (26.4)	B (19.7)	C (25.0)
Harvest Moon Drive / SB MVC FR	B (11.8)	B (13.3)	B (12.6)	B (13.4)
Harvest Moon Drive / NB MVC FR	C (27.7)	D (49.7)	B (16.6)	C (22.0)
Tanuki Drive / Harvest Hills Boulevard	A (6.9) / WB	A (8.0) / NB	A (7.7) / WB	A (8.6) / NB
West Road / Harvest Hills Boulevard <sup>2</sup>	-	-	-	A (4.8) / NB
<sup>1</sup> 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. <sup>2</sup> This intersection is a project access and was only analyzed in "plus project" scenarios.				
Source: Hales Engineering, January 2020				

TABLE ES-2 Recommended Storage Lengths Saratoga Springs - Wildflower Village 7 TIS								
Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Harvest Hills Boulevard / SB MVC FR	-	-	-	-	-	200	125	-
Harvest Hills Boulevard / NB MVC FR	-	-	-	-	300	-	-	100
Tanuki Drive / Harvest Hills Boulevard	-	125	100	-	-	-	125	100

Source: Hales Engineering, January 2020

## SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- New turning movement counts were collected along the newly constructed MVC frontage road system in Saratoga Springs. The estimated project trip assignments of Wildflower Village 3A, Village 4, and Village 2 were added on top of these volumes for the existing (2019) background volumes in this report.
- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
- The development will consist of residential townhomes and single-family housing.
- The intersections of Harvest Hills Boulevard / NB MVC FR and Harvest Hills Boulevard / SB MVC FR are expected to operate at failing levels of service during the evening peak hour with project traffic added. All other intersections are anticipated to operate at an acceptable LOS during the evening peak hour in existing (2019) plus project conditions.
  - Recommendation: That Harvest Hills Boulevard between the Access 1 / Harvest Hills Boulevard and Harvest Hills Boulevard / SB MVC FR intersections have a 5-lane cross section with two lanes in the east- and westbound directions and a two-way left-turn median.
  - Recommendation: That dual protected left-turn lanes be added to the eastbound movement at the Harvest Hills Boulevard / NB MVC FR intersection.
  - Recommendation: That Harvest Hills Boulevard should be designated as a regional route connecting Saratoga Springs to Eagle Mountain.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background conditions.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) plus project conditions.



## 13 Site Characteristics

Village Plan 7 is located in the center section of the Wildflower development, west of the main entrance area with public art structure. The property is bordered by Camp Williams on the north. Mountain View Corridor (MVC) is located on the east side of the property. The main access point is from Wild Blossom Blvd, which runs through the center of the Village Plan. See the *Natural Resources Inventory* exhibit on page 10-09 for more details regarding the site characteristics.



## 14 Master Development Agreement

This Village Plan is subordinate to the Master Development Agreement, Wildflower ARCP, and Master Utility Plan, which are approved and recorded by the City.





# MINUTES – Planning Commission

Thursday, March 11, 2021

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES - draft

Pursuant to Federal and State Guidelines, this meeting was conducted electronically.

### 5 **Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

#### **Present:**

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.

10 Staff: Dave Stroud, Planning Director; Kevin Thurman, City Attorney; Gordon Miner, City Engineer;

Nicolette Fike, Deputy Recorder.

Others: Lisa Crandall, Jason Scarbrough

15 Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be  
20 present at the location. *Signed: February 18, 2021.*

1. **Pledge of Allegiance** - led by Commissioner Cunningham

25 2. **Roll Call** – a quorum was present

### 3. **Public Hearing: Canyon Hollow Summer Village Rezone from Agriculture to MF-10. Located 1498 N. Summer Village Rd. Jason Scarbrough as applicant.**

30 Planning Director Dave Stroud presented the item. The General Plan land use designation of the property is Medium Density Residential, which is implemented by a few zones with one of those zones being the MF-10 zone. The maximum density in the MF-10 zone is 10 units per acre. The proposed concept plan is 8.23 units per acre. Jason Scarbrough was present as applicant.

Public Hearing Opened by Chairman Troy Cunningham.

35 Lisa Crandall shared her concerns that the area was getting over crowded. Enough open space and parking were big issues. Other developments have not retained their water and flooded some of their homes. They are concerned this development will do the same, their community will be lower than all those around them and they will have even more water problems as it does not follow the flow of the land. She further noted they wished there were more permanent homeowners and not so many rental units.

The public hearing was closed by the Chair.

40 Planning Director Dave Stroud addressed public comment. Each development is required to have Open Space, a development such as this would have 15%. The drainage issue was good to point out to us, the City was not aware. Staff will check the drainage issues for this new development when the preliminary and site plan comes in. In theory they could park 4 cars per unit. He noted many times people use the garage for storage and that is what causes a lot of the problems but it does meet code on parking. On rentals, the City cannot require these be owner occupied. It is up to the property owner.  
45

Commissioner Kilgore received clarification on road connections and side entries on units. He shared his concern about public comment of the drainage problem and a park in the area.



50 Planning Director Dave Stroud advised that a city park, generally 5 acres or greater, will probably not be in this area, the land is not there. Staff will review Open Space requirements at a later stage in the process.

City Engineer Gordon Miner advised that he was unaware of drainage problems currently happening here and advised that there are standards that should prevent that from happening. He couldn't speak to what other  
55 developers did years ago. Since this development isn't doing basements that should help. The applicant noted they plan on retaining their stormwater and runoff all on their property.

Commissioner Barton shared her concern about the drainage problem and asked what was different now than was in place before.

60 City Engineer Gordon Miner advised that he was unaware of the history in this area but the code in place now should prevent that problem from happening. Staff will check plans for compliance at site or plat stage.

65 Planning Director Dave Stroud advised that the discussion tonight was about the rezone and the details and engineering would be brought back at a later stage, now is to determine if this is a proper zone change.

Commissioner Ryan received clarification that this zone matched the general plan. He was sympathetic of the problems from neighbors. He received clarification that this was planned to be a stand-alone HOA.

70 Commissioner Cunningham felt because of the surrounding areas with higher densities, this use was appropriate and commercial would not be viable in this area. He wondered if they were doing Open Space or fee-in-lieu. Planning Director Dave Stroud advised payment-in-lieu could not be done in this type of development, it would need Open Space.

75 **Motion made by Commissioner Kilgore to recommend to the City Council approval of the request to rezone 1.58 acres at 1498 North Summer Village Road from the Agriculture zone to the MF-10 zone as outlined in Exhibit 1 with the findings and conditions in the staff report dated March 4, 2021**  
**Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

80 City Attorney Kevin Thurman advised the commissioners that we do have a note recorded on every plat now that addresses drainage on every plat that says it cannot drain to adjacent property. Our inspectors check that and make sure grading and draining is appropriate. Considering the number of years that have passed since Summer Village came in, it is mainly a civil matter at this point. The Commissioners thanked City Attorney  
85 Thurman for his insight.

4. **Approval of Minutes: February 25, 2021.**

90 **Motion made by Commissioner Ryan to approve the minutes of February 25, 2021. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

5. **Commission Comments.**

95 Commissioner Barton thanked Director Stroud for clarifying their role better. More training would be good in their roles.

Commissioner Cunningham noted that he had discussed training with Director Stroud recently who is working with HR to get them some virtual training.

City Attorney Kevin Thurman added that it is now a requirement to have Land Use training every year along with Open and Public Meeting training.

100 Commissioner McConkie asked about a recent House Bill about façade limitations and would it affect their ability to make decisions. City Attorney Kevin Thurman noted that it did affect residential buildings. Some exceptions are if requirements are part of a Development Agreement or Planned Unit Development or the Community Plans. He noted many new laws are not effective yet and they will make sure our code is in alignment. He noted the Accessory Dwelling Unit bill passed but he hasn't had a chance to fully review it yet.

105 6. **Director's Report.** – Planning Director Dave Stroud shared that we have a new City Community Development Director starting soon.

- 110      7. **Possible motion to enter into closed session** – No closed session was held.
- 115      8. **Meeting Adjourned Without Objection at 7:00 p.m. by Chairman** Troy Cunningham.

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

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Deputy City Recorder

DRAFT