



# CITY OF SARATOGA SPRINGS

**Planning Commission Meeting**  
**Thursday, April 10, 2014**  
**Meeting held at the Saratoga Springs City Offices**  
**1307 North Commerce Drive, Suite 200, Saratoga Springs**

## ***AGENDA***

**Regular Session commencing at 6:30 P.M.**

**Regular Meeting**

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Sign Permit for Young Family Dental and Kemp Chiropractic located at 1416 North Redwood Road, Young Family Dental, applicant. Presented by Sarah Carroll.
5. Public Hearing: Preliminary Plat for Green Springs located at approximately 1855 South Centennial Boulevard, Capital Assets, applicant. Presented by Sarah Carroll.
6. Sign Permit for Matthews Dental located at 1305 North Commerce Drive, Keith Johnson, Sign City, applicant. Presented by Kimber Gabryszak.
7. Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.04, Lot Frontage Width). Presented by Kimber Gabryszak.
8. Approval of Minutes:
  1. February 13, 2014.
  2. February 27, 2014.
9. Commission Comments.
10. Director's Report.
12. Adjourn.

\*Public comments are limited to three minutes. Please limit repetitive comments.

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



**Sign Permit  
Young Family Dental and Kemp Chiropractic Signs  
April 10, 2014  
Commission Review and Action**

Report Date:	April 3, 2014
Applicant:	Universal Signs
Owner:	Young Family Dental
Location:	1416 North Redwood Road
Parcel Number(s) & Size:	66:387:0005, 0.51 acres
Parcel Zoning:	Regional Commercial (RC)
Adjacent Zoning:	RC
Current Use of Parcel:	Office Building
Adjacent Uses:	Walgreens; undeveloped
Previous Meetings:	Site Plan review: 6/13/13 PC, 7/2/13 CC, 8/6/13 CC
Previous Approvals:	Site Plan 8/6/13
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

**A. Executive Summary:**

The applicant is requesting approval of the proposed signs for the Young Family Dental office building. There will be two tenants in this building. They are proposing a shared monument sign and wall signs. Young Family Dental is requesting three wall signs and Kemp Chiropractic is requesting two wall signs.

**Recommendation:**

**Staff recommends that the Planning Commission review the proposed signage, provide feedback on the proposal, and choose from the options in Section G of this report.**

**B. Background:**

The Site Plan for the Young Family Dental building was approved by the City Council on August 6, 2013. Some changes were needed for the Young Family Dental signs to comply with the size limits in the code and one of the conditions of approval was "that the signage plan be brought back at a later date after the Planning Commission has reviewed the revisions. The signage plans shall comply with Section 19.18 of the Land Development Code." At that time the Kemp Chiropractic signs were not included in the packet.

An application was received for the Young Family Dental signs on February 19, 2014; however, the code subcommittee was discussing potential amendments to the signage standards for office uses and it was anticipated that these code changes would be adopted shortly. An application for the Kemp Chiropractic signs was received on March 24, 2014.

The Planning Commission and City Council have directed staff to propose amendments the sign code as it relates to wall signs for office uses. Three options for changes were presented to the Planning Commission on Feb. 27, 2014 and the Planning Commission recommended approval of one of the options. When the City Council discussed the recommended changes on March 25, 2014 the Council determined that the changes were too strict. The City Council then directed staff to come back with revisions that allow more flexibility; it appears that the City Council does not want office uses to have as much signage as commercial uses but prefers more flexibility that what was proposed.

The applicant attended the meetings at which the sign code was discussed and realizes more time is needed for a final decision on the amendments, but they are anxious to get their signs up with the opening of their business. Therefore, they have requested review of their signage under the current code rather than waiting for the amendments.

- C. Specific Request:** The applicants are requesting three wall signs for Young Family Dental and two wall signs for Kemp Chiropractic, along with a shared monument sign. The proposed signage is attached as Exhibit C.
- D. Process:** The site plan was approved by the City Council on August 6, 2013 with a condition "That the signage plan be brought back at a later date, after the Planning Commission has reviewed the revisions. The Signage plans shall comply with Section 19.18 of the Land Development Code."

Section 19.18.08 of the Code addresses permitted permanent signs, and subsection 2d addresses wall signs for office uses, with the current standards below:

- d. Wall Signs. In general, wall signs shall not be permitted for office uses. The Planning Director may allow the Urban Design Committee and Planning Commission the opportunity to review and approve wall signs for office uses. This shall be determined on a case-by-case basis. The standards listed in Subsection 19.18.08.3.e shall be applied when wall signs are considered for office uses.

The Urban Design Committee (UDC) reviewed the proposed signs on April 1, 2014 and made a positive recommendation to the Planning Commission for the proposed signage, with the conditions and caveats outlined below:

Young Family Dental Wall Sign. Height of primary letter (2'-0") is too big. Recommend it matches the height of the proposed Kemp Chiropractic sign (1'-3"), which is still large and very readable from the street. Consistent height of primary titles on the building reinforces the building design. For hierarchy of signs, the Primary sign could be 1'-8", and the supporting signs 1'-3", but for a single story building, 2'-0" height is proportionally too large.

Monument Sign. No issue. The large letter height looks to be around 12" or so. This is proportional for road readability. Recommend approval.

Kemp Chiropractic Wall Signs. No issue with size, placement, or materials. Recommend approval.

As office wall signs are reviewed on a case-by-case basis, the Commission is not required to approve the signage as proposed, and may choose to:

1. approve the signs as proposed;
2. modify the sign (e.g. to reduce the size or change the colors or location); or
3. deny any or all of the signs.

- E. Community Review:** This item has been scheduled as a review and action but not a public hearing. No mailed notice was done, and no public comment has been received.

F. **Code Criteria:** Section 19.18.08.2. addresses the signage requirements for office uses.

**Section 19.18.08.2.a. addresses Monument Signs for office uses.**

a. **Monument Signs.**

- i. **Number and Location.** Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private street. Monument signs must be separated by a minimum distance of 100 feet as measured diagonally across the property. In addition, monument signs shall be no closer than 100 feet to any other ground sign located on the same frontage (see Figure 15).

**Complies.** The proposed location is over 100' from the Walgreens monument sign. Only one monument sign is being proposed.

- ii. **Size.** Monument signs for office uses shall not exceed seven feet, six inches (7'-6") feet in height. The area of the sign face shall not exceed forty-five square feet (see Figure 15).

**Complies.** The proposed monument sign is 7'-6" tall and the sign area is 36 square feet.

- iii. **Design.** Monument signs for office uses shall be constructed of materials and colors that match the building being advertised. The base of the sign shall be at least two feet in height and be finished with building materials to match the building. The base of the sign shall run the entire horizontal length of the sign and shall contain no sign copy. If the uses being advertised involve more than one tenant, the permitted monument sign may list multiple tenants in the sign area. Changeable copy may be incorporated into the area of the sign face; however, it may not exceed fifty percent of this area. A protective cover is required over the portion of a sign which includes changeable copy. Monument signs shall also contain the street number or coordinate of the building the sign is associated with.

**Complies.** The proposed base is 24" and the notes indicate that the color and texture are to match the main building.

- iv. **Illumination.** Monument signs for office uses may be either internally or externally illuminated.

**Complies.** The monument sign is proposed to be internally lit.

**Section 19.18.08.2.d. addresses Wall Signs for office uses.**

- d. **Wall Signs.** In general, wall signs shall not be permitted for office uses. The Planning Director may allow the Urban Design Committee and Planning Commission the opportunity to review and approve wall signs for office uses. This shall be determined on a case-by-case basis. The standards listed in Subsection 19.18.08.3.e. shall be applied when wall signs are considered for office uses.

The standards referenced for Office signs are included in Subsection 19.18.08.3.e, which addresses commercial wall signs and reads:

e. **Wall Signs.**

- i. **Number.** The number of signs permitted for each elevation facing a public or private street or parking area for a commercial tenant shall be based on the size of the tenant space as outlined in the following table. The total number of elevations with wall signs shall not exceed two unless otherwise approved through the site plan process for a new

project, or administratively approved for an existing project which is already constructed or occupied.

1. **Third or Fourth Wall Signs for Retail/Commercial Uses.** These signs must be located on elevations which face a public or private street or a non-residential parking lot. These signs are not allowed on elevations which face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area.
2. **Reduction in Size.** The Director may determine that a reduction in size of a sign for a third or fourth wall sign is necessary. The applicant may be required to submit a sign study which includes all other signage on adjacent buildings within 500'. Signs located on elevations or walls less than 90 degrees apart must be reduced by a minimum of fifteen percent.
3. **Approval/Denial.** The Director may approve or deny any request for a third or fourth wall sign. The applicant may appeal an administrative decision to the Hearing Examiner.

Tenant Size (square feet)	Number of Wall Signs per Elevation	Maximum Letter/Graphic Height (feet)	Maximum Number of Ancillary Business Signs
0 to 9,999	One	Three	N/A
10,000 to 24,999	One	Four	N/A
25,000 to 49,999	Two	Five	Two
50,000 to 99,999	Three	Six	Three
100,000 +	Four	Nine	Four

**Sign number: up for discussion.** The tenant space for Young Family Dental is less than 9,999 square feet and may be considered for one (1) wall sign per elevation. They are requesting a wall sign on three elevations. If only two wall signs are approved, the applicant would like to obtain approval for the wall signs on the north and south elevations.

The tenant space for Kemp Chiropractic is also less than 9,999 square feet and may be considered for one (1) wall sign per elevation. They are requesting a wall sign on two elevations (north and south).

**Sign size: complies.** The maximum size for the sign is one (1) square foot of sign space per every one (1) lineal foot of width of the tenant space.

The Young Family Dental space is 50.6 feet wide on the south elevation and the proposed sign for that elevation is 30 square feet; they are 49 feet wide on the north elevation and the proposed sign for that elevation is 30 square feet; they are 55 feet wide on the west elevation and the proposed sign is 55 square feet. Only the sign on the west elevation is proposed at the maximum potential square footage.

The Kemp Chiropractic space is 40.4 feet wide on the south elevation and the proposed sign is 30.67 square feet; they are 42 feet wide on the north elevation and the proposed sign for that space is also 30.67 square feet. The proposed signs are below the maximum potential square footage.

**Letter height: complies.** The table also limits letter / graphic height to a maximum of three feet (3'). The proposed signs are comply with this requirement.

**Illumination: complies.** Section 19.18.06.5 addresses illumination, prohibiting lighting that impairs the vision of drivers and travelers, and permits internal illumination. The proposed signs are internally lit, with the light source shielded by the sign face.

**G. Recommendation and Alternatives:**

Section 19.18.08.2.d of the Code states that wall signage MAY be considered, and is therefore not guaranteed. The Commission may choose to recommend to the City Council:

- approval of the signage as proposed;
- modification to the signage in terms of size, illumination, or other aspect; or
- denial of any or all of the wall signage.

Staff recommends that the Planning Commission review the signage and choose from the following options.

**Option 1:** Recommend approval of the signs as proposed to the City Council.

**"I move to recommend approval of the proposed signage plan as proposed to the City Council, based on the findings and conditions below:**

**Findings:**

1. Code Section 19.18.08.2.a. states that the requirements for monument signage for office uses.
2. The proposed monument sign complies with the Code.
3. Code Section 19.18.08 allows consideration of office wall signage upon the recommendation of the Urban Design Committee (UDC) and Planning Commission.
4. Wall signage for office uses is not guaranteed and is to be reviewed on a case-by-case basis.
5. The intent of case-by-case review is to avoid signage clutter.
6. The UDC reviewed the signage on April 1, 2014.
7. The UDC gave a positive recommendation, with conditions, on the proposed signage on April 1, 2014.
8. Code Section 19.18.08 states when wall signs for office uses are considered, the commercial signage requirements shall be applied and can be found in Code Section 19.18.08.3.e. The proposed wall signs comply with these requirements.
9. Code Section 19.18.08.3.e. states "The total number of elevations with wall signs shall not exceed two unless otherwise approved through the site plan process for a new project."
10. The third wall sign for Young Family Dental on the west elevation does not face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area.

**Conditions:**

1. The signage shall be limited to the attached.
2. The signage shall be located as indicated on the attached plans.
3. The sign shall be designed and constructed as indicated on the approved sign plan, including any changes required by the Commission.
4. No additional signage shall be permitted on the building façade.
5. A building permit for the signage must be obtained.
6. The City Council is the approval authority for the wall signs that is being request on the west elevation.

7. Any other conditions as articulated by the Planning Commission:

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**Option 2:** Recommend approval of the monument sign, approval of two wall signs per business with size limits for the wall signs, and denial of the wall sign on the west elevation.

**"I move to recommend to the City Council, approval of the monument sign as proposed, size limitations for the text and logo height of for the wall signs, and denial of the third wall sign for Young Family Dental, based on the findings and conditions below:"**

**Findings:**

1. Code Section 19.18.08.2.a. states that the requirements for monument signage for office uses.
2. The proposed monument sign complies with the Code.
3. Code Section 19.18.08 allows consideration of office wall signage upon the recommendation of the Urban Design Committee (UDC) and Planning Commission.
4. Wall signage for office uses is not guaranteed and is to be reviewed on a case-by-case basis.
5. The intent of case-by-case review is to avoid signage clutter.
6. The UDC gave a positive recommendation, with conditions, on the proposed signage on April 1, 2014.
7. The UDC recommended a maximum letter height of 1'-8" for the Young Family Dental wall signs, which are currently proposed for the wall signs on the north, south, and west elevations.
8. Code Section 19.18.08 states when wall signs for office uses are considered, the commercial signage requirements shall be applied and can be found in Code Section 19.18.08.3.e. The proposed wall signs comply with these requirements, but the UDC recommended a maximum letter height of 1'-8" for these signs.
9. Code Section 19.18.08.3.e. states "The total number of elevations with wall signs shall not exceed two unless otherwise approved through the site plan process for a new project."
11. Approval of the third wall sign is at the discretion of the approval authority. The third wall sign for Young Family Dental on the west elevation does not face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area. However, this is a small commercial building and the north and south wall signs will be visible to both northbound and southbound traffic, the building is located closer to the street than neighboring buildings and has high visibility; thus the third wall sign is excessive.

**Conditions:**

8. The signage shall be limited to the attached, excluding the wall sign on the west elevation.
9. The signage shall be located as indicated on the attached plans, except the sign on the west elevation is not approved.
10. The signs shall be designed and constructed as indicated on the approved sign plans, with a maximum letter height of 1'-8".
11. The logos be may be constructed as proposed; with a maximum height of 2'-6" for Young Family Dental and 3'-0" for Kemp Chiropractic.
12. No additional signage shall be permitted on the building façade.
13. A building permit for the signage must be obtained.
14. Any other conditions as articulated by the Planning Commission:

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**Option 3:** Recommend approval of the monument sign as proposed and recommend denial of all of the wall signs.

**"I move to recommend to the City Council approval of the proposed monument sign as proposed and denial of all wall signs, based on the Findings below:**

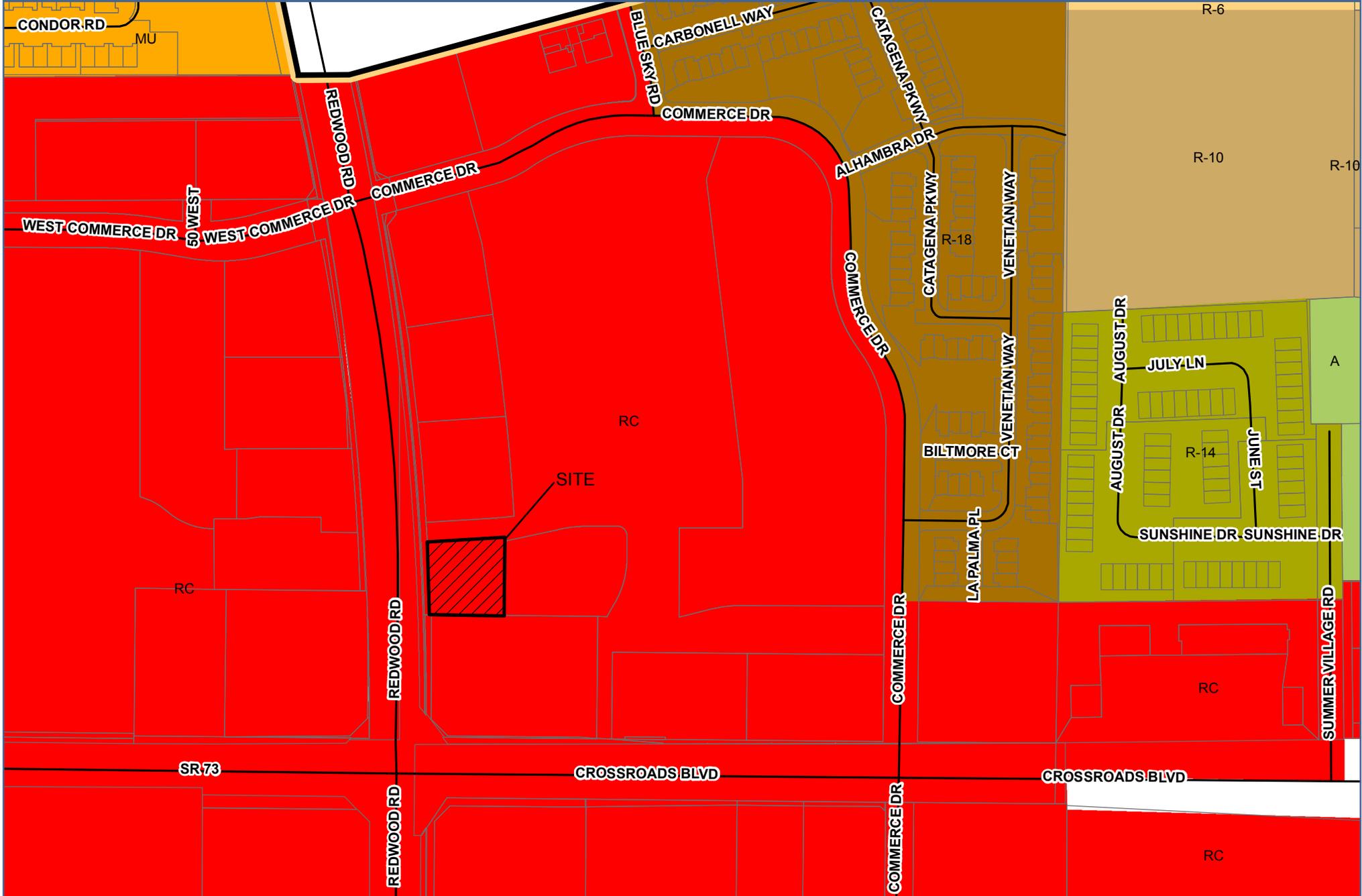
**Findings:**

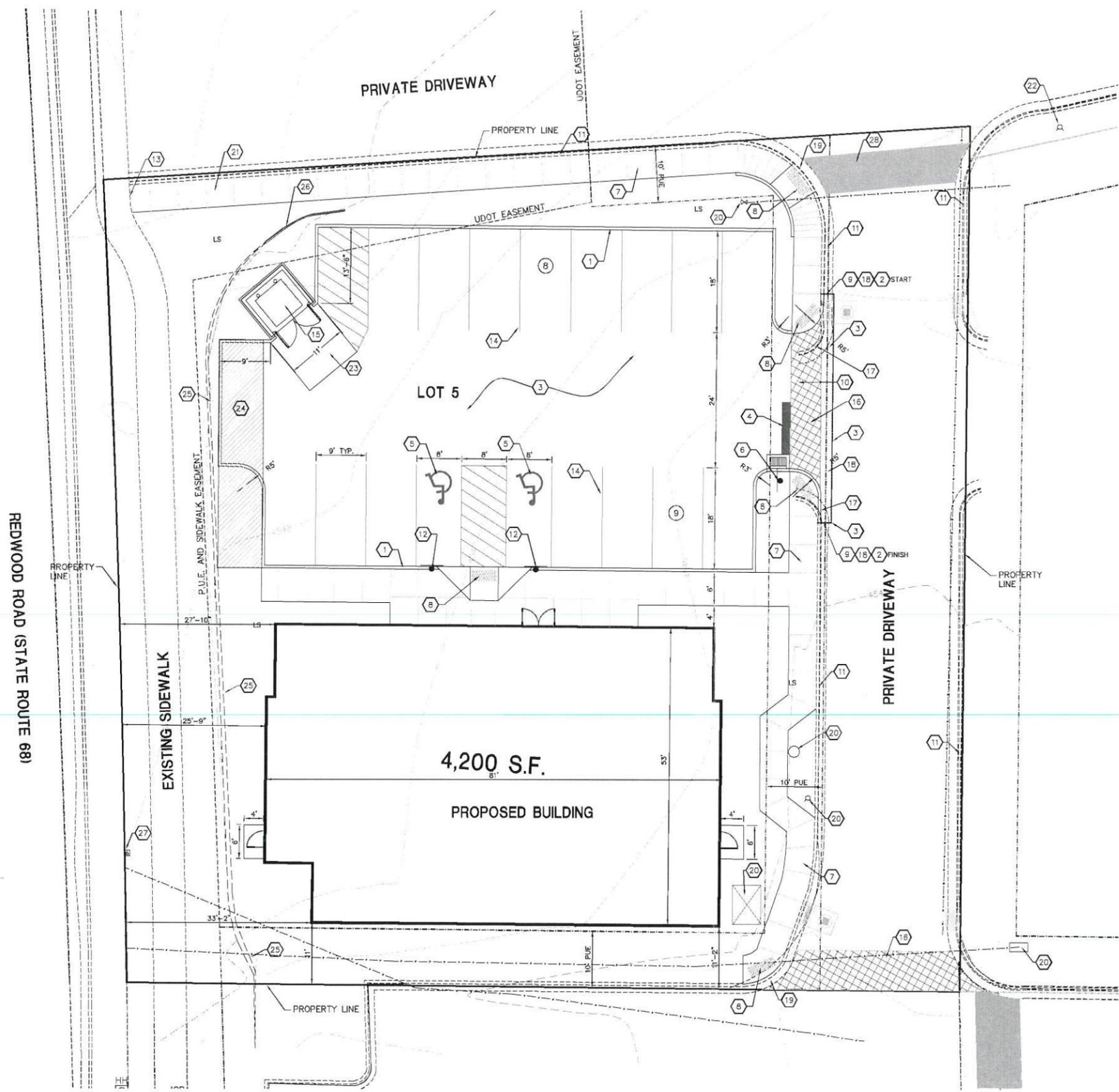
1. Code Section 19.18.08.2.a. states that the requirements for monument signage for office uses.
2. The proposed monument sign complies with the Code.
3. Code Section 19.18.08.2.d. address wall signs for office uses and states "In general, wall signs shall not be permitted for office uses."
4. Wall signage for office uses is not guaranteed under the current code.

**H. Attachments:**

- A. Location / Zone Map
- B. Site Plan
- C. Proposed signage

Location Map



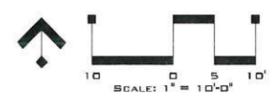


**CONSTRUCTION NOTES**

- 1) CONSTRUCT STANDARD 6" CONCRETE SPILL CURB WALL. SEE SHEET C4.10.
- 2) CONSTRUCT REVERSE PAN CONCRETE CURB AND GUTTER. SEE DETAIL C, SHEET C3.91.
- 3) STANDARD ASPHALT PAVING. RE: SHEET C3.90.
- 4) INSTALL STOP BAR TYPICAL. RE: DETAIL A, SHEET C3.90.
- 5) CONSTRUCT HANDICAPPED ACCESSIBLE PARKING SPACE WITH A MAXIMUM SLOPE OF 2% PER A.N.S.I. STANDARD 502.5 TYPICAL. RE: DETAIL B, SHEET C3.90.
- 6) INSTALL 24" DIAMOND GRADE STOP SIGN. RE: DETAIL A, SHEET C3.91.
- 7) CONSTRUCT 5-FOOT CONCRETE SIDEWALK AS SHOWN 5-INCHES THICK. RE: DETAIL C, SHEET C3.90.
- 8) INSTALL ADA HANDICAP RAMP, ALIGN WITH COLORED WALKWAY. RE: DETAIL E, SHEET 3.90.
- 9) MATCH EXISTING CURB AND GUTTER GRAD ALIGNMENT.
- 10) EXISTING EDGE OF ASPHALT
- 11) EXISTING CURB AND GUTTER
- 12) INSTALL HANDICAP PARKING SIGN R1-1. RE: DETAIL A, SHEET C3.91.
- 13) MATCH EXISTING SIDEWALK IN GRADE AND ALIGNMENT.
- 14) PAINT 90° PARKING STALLS AS SHOWN. SYSL/4".
- 15) INSTALL TRASH ENCLOSURE. RE: DETAIL D, SHEET 3.91.
- 16) INSTALL 6" THICK 8' WIDE CONCRETE CROSSWALK. COLOR RED, NO STAMP PATTERN.
- 17) EXISTING CONCRETE DRIVE APPROACH.
- 18) SAWCUT AND REMOVE EXISTING ASPHALT, CURB, & GUTTER.
- 19) SAW CUT EXISTING CURB AND GUTTER, FOR ADA RAMP ACCESS.
- 20) SEE SHEET 6.10, UTILITY PLAN FOR DESCRIPTION.
- 21) REMOVE LANDSCAPE AND IRRIGATION FOR NEW SIDEWALK. ADJUST EXISTING IRRIGATION AS NEEDED TO ENSURE HEAD TO HEAD FULL COVERAGE AFTER DEMOLITION.
- 22) EXISTING FIRE HYDRANT.
- 23) CONCRETE APPROACH, SEE DUMPSTER DETAIL D, SHEET 3.91.
- 24) SNOW REMOVAL AREA PER CITY'S CALCULATIONS.
- 25) EXISTING RETAINING BLOCK WALL TO REMAIN.
- 26) EXTEND BLOCK WALL AS SHOWN, MATCH COLOR AND TYPE.
- 27) EXISTING TRANSFORMER/JUNCTION BOX.
- 28) EXISTING COLORED CONCRETE WALKWAY.

**LEGEND**

PROPERTY LINE	---
PARKING COUNT PER ROW	25
LANDSCAPE AREAS	LS
CONCRETE ELECTRICAL PAD	⊗
5' SIDEWALK	
CURB AND GUTTER	====
LIMIT OF DISTURBANCE	---
LIGHT FIXTURE	⊙ ⊙ ⊙
SNOW PLOW AREA	▨



**PAINT STRIPING LEGEND**

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EA.
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE



**CLC ASSOCIATES**  
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ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

SITE DEVELOPMENT PLANS  
 FOR  
**YOUNG FAMILY DENTAL**  
**LOT 5**  
 SARATOGA SPRINGS  
 UTAH COUNTY, UTAH



PREPARED UNDER THE  
 DIRECT SUPERVISION OF  
 MATTHEW D. DEMA, P.E.  
 UTAH REGISTRATION NO.  
 362090-2202 FOR AND  
 ON BEHALF OF CLC ASSOCIATES

DATE 2/22/13 4/3/13 5/6/13	DESCRIPTION PRELIMINARY PLANS FIRST CITY SUBMITTAL SECOND CITY REVIEW/REDLINES
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PROJECT #: 13-0018  
 DRAWN BY: CDM  
 DESIGNED BY: CDM  
 CHECKED BY: MOI

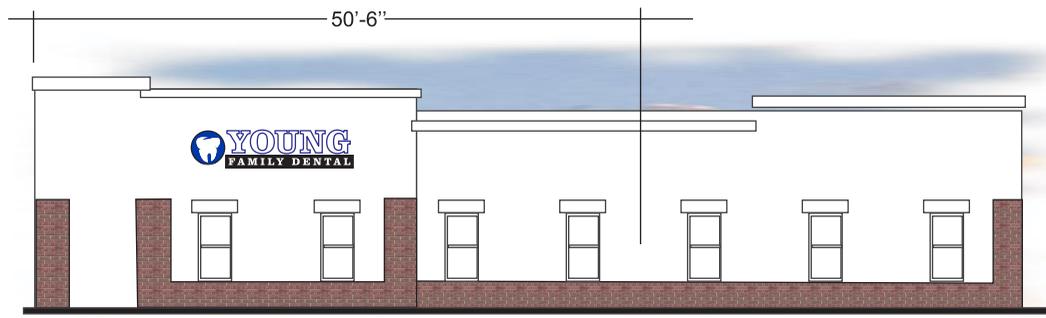
**CALL BEFORE YOU DIG.**  
 IT'S FREE AND IT'S THE LAW.

**BLUE STAKES OF UTAH**  
 Utility Notification Center, Inc.  
 1-800-662-4111  
 www.bluestakes.org

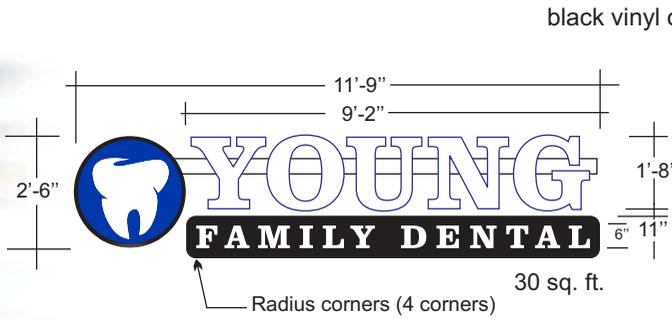
**Dig Safely.**

**CAUTION: NOTICE TO CONTRACTOR**

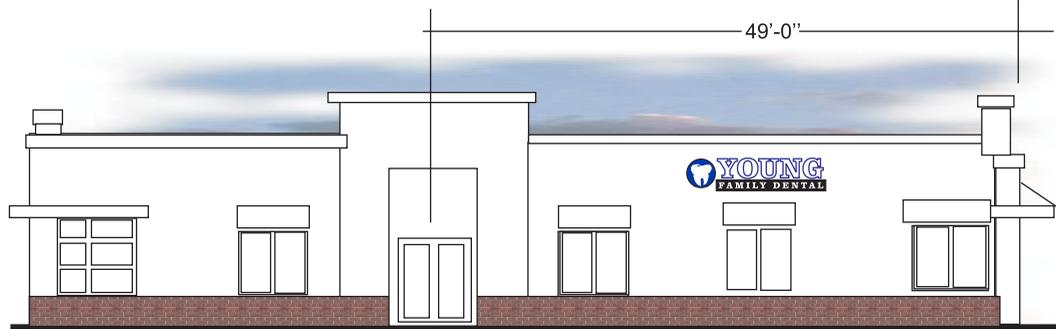
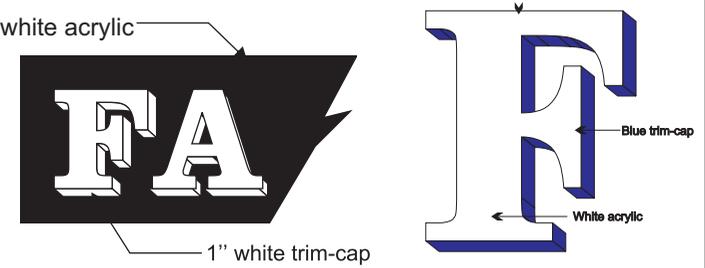
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



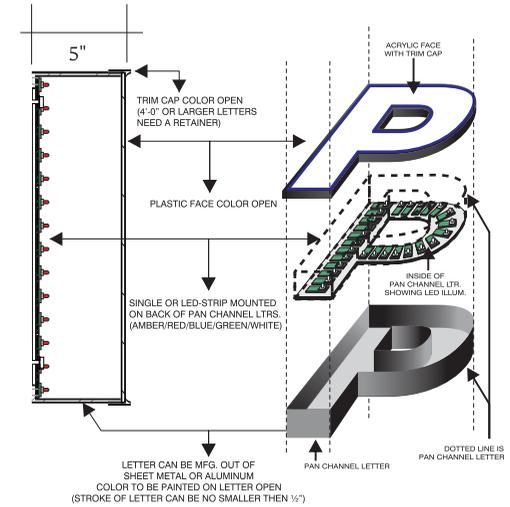
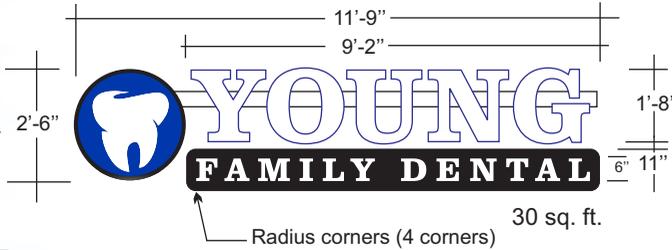
South Elevation



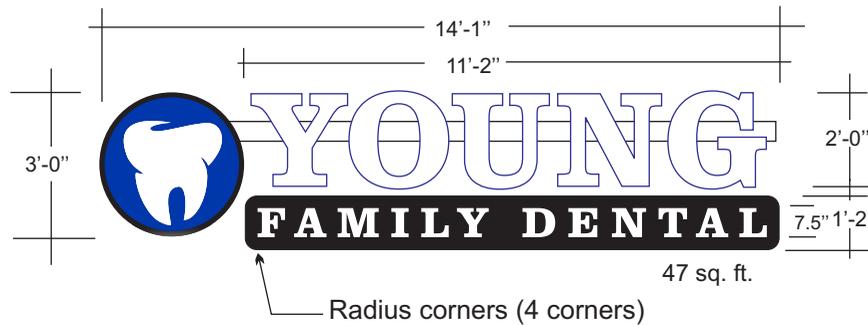
black vinyl overlay on white acrylic



North Elevation



West Elevation



Universal Signs propose to manufacture & install (3) sets of internally illuminated channel letters as follows:

- Returns: 5" deep aluminum with white enamel finish
- Faces: 3/16" white acrylic / grey / blue vinyl outline.
- Logo to be white acrylic with vinyl overlay details
- Cabinet shape to be white acrylic with black vinyl overlay. Letters to be white acrylic with white trim-cap mount to the face of the background acrylic (see detail)
- Illumination: White LED lamps
- Installation: Mount on raceways painted to match the fascia colors



Connect electrical to existing power source at site of each sign

**THIS IS AN ORIGINAL DRAWING CREATED BY UNIVERSAL SIGNS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS PROPERTY OF UNIVERSAL SIGNS YOU ARE NOT AUTHORIZED TO REPRODUCE, COPY, OR EXHIBIT IN ANY WAY, SHAPE, OR FORM**

Customer: Young Family Dental

Address: Saratoga Springs, Utah

Customer approval:

Landlord approval:

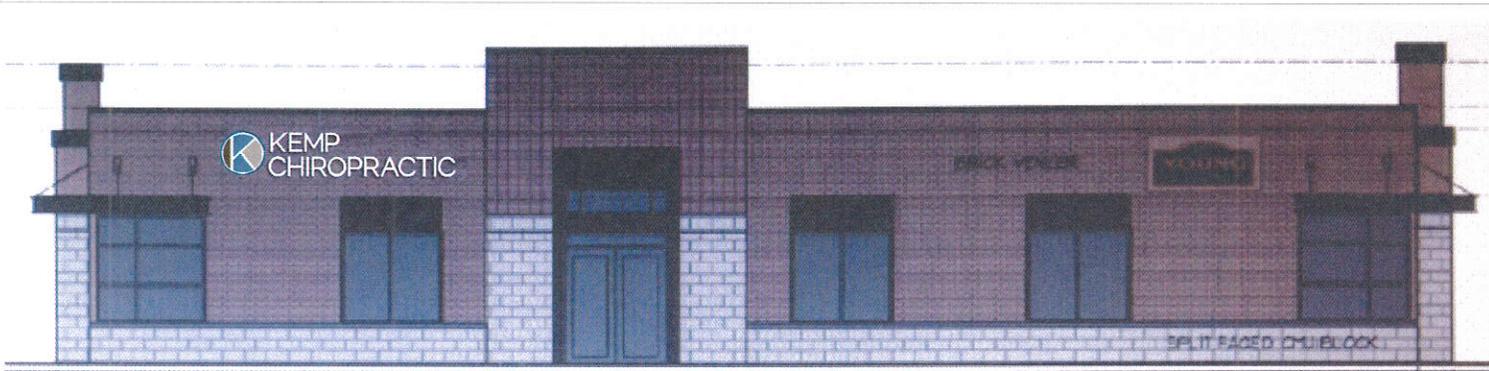
Date: 6-21-13

Designer: Mark F. Nelson

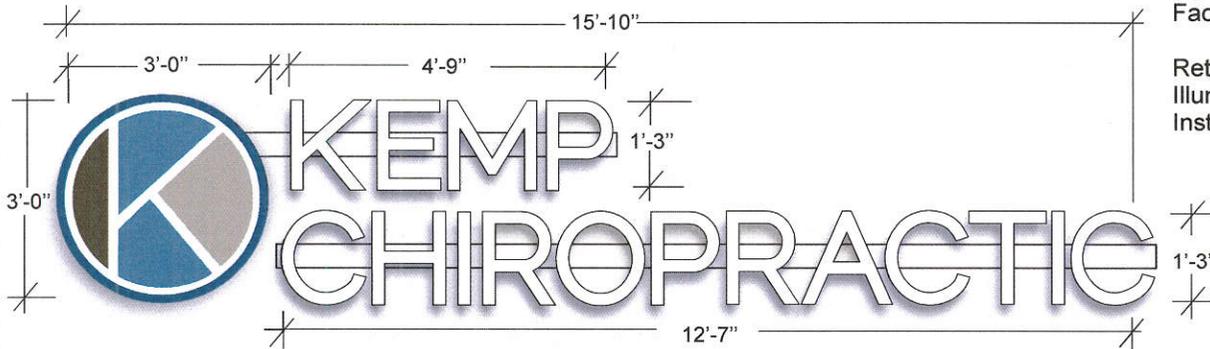
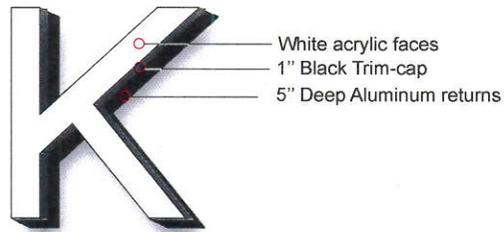
Salesperson: Mark F. Nelson



600 W. 2451 So. Salt Lake City, Utah 84115  
Phone (801) 467-8700 Fax (801) 467-8595



North Elevation

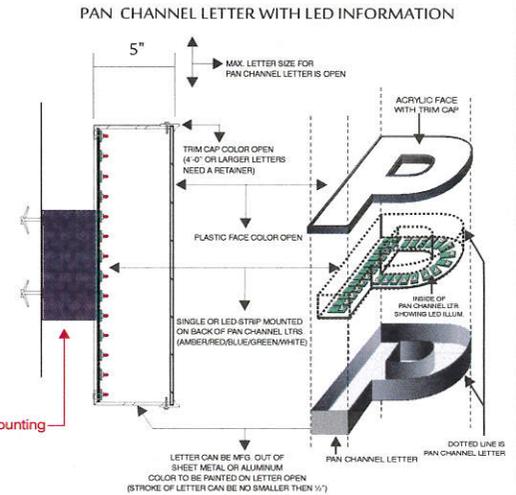


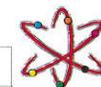
THIS IS AN ORIGINAL DRAWING CREATED BY UNIVERSAL SIGNS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS PROPERTY OF UNIVERSAL SIGNS YOU ARE NOT AUTHORIZED TO REPRODUCE, COPY, OR EXHIBIT IN ANY WAY, SHAPE, OR FORM

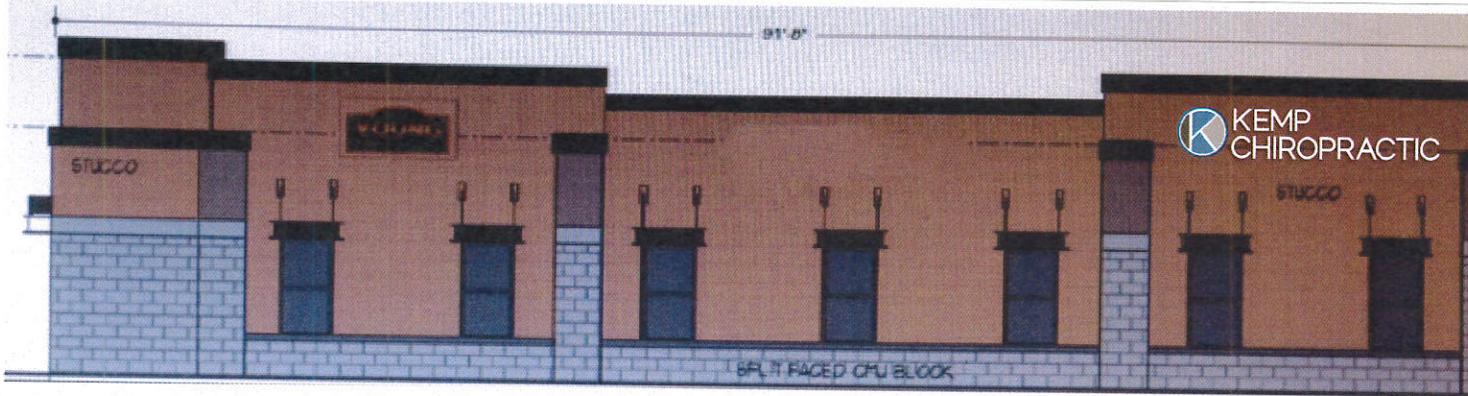
Customer: Kemp Chiropractic  
 Address: 1416 North Commerce Dr. stu B Saratoga Springs, Utah 84045  
 Customer approval: \_\_\_\_\_ Landlord approval: \_\_\_\_\_

Front (North) Elevation  
 Universal Signs propose to manufacture & Install the following:  
 (1) set internally illuminated pan-channel letters  
 Faces: 3/16" white acrylic with 1" black trim-cap  
 Logo to have matching vinyl overlays  
 Returns: 5" deep .040 aluminum with black enamel finish  
 Illumination: White LED lamps  
 Installation: Mount flush to the front fascia on raceways (paint to match brick color) with thru-wall wiring connecting to the existing power source

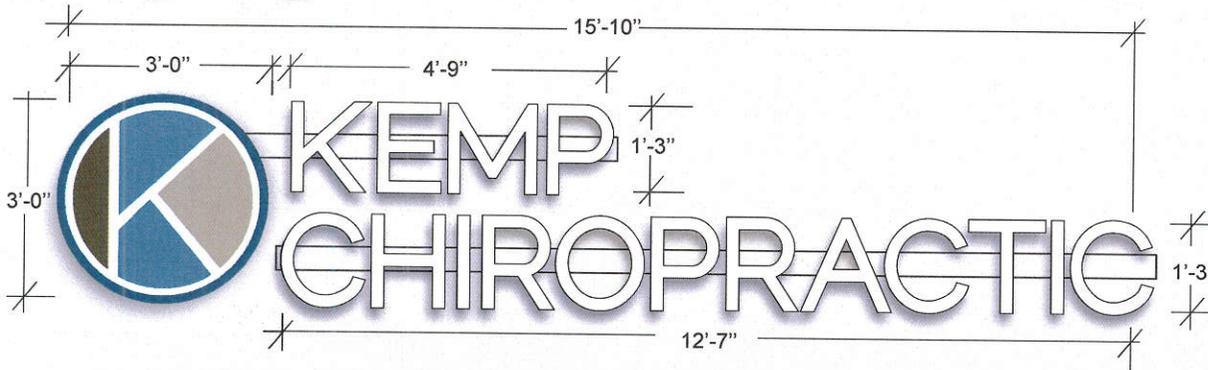
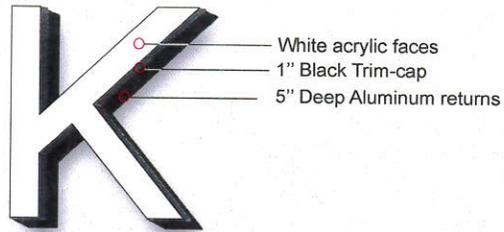
Date: 3-10-2014  
 Designer: Mark F. Nelson  
 Salesperson: Mark F. Nelson



 **Universal Signs**  
**A Full Service Sign Shop**  
 600 W. 2451 So. Salt Lake City, Utah 84115  
 Phone (801) 467-8700 Fax (801) 467-8595



South Elevation



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Customer: Kemp Chiropractic

Address: 1416 North Commerce Dr. stu B Saratoga Springs, Utah 84045

Customer approval:

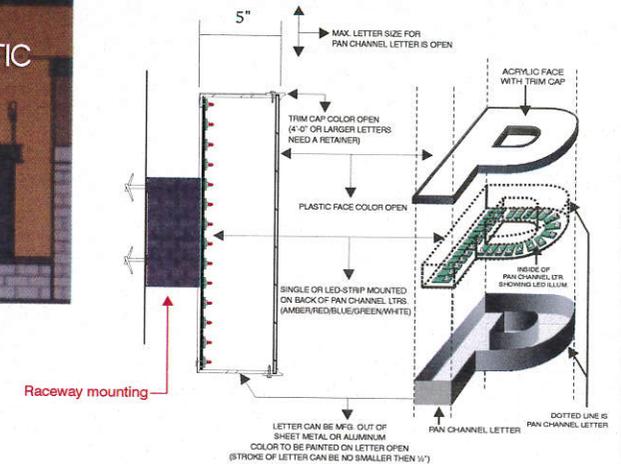
Landlord approval:

Date: 3-10-2014

Designer: Mark F. Nelson

Salesperson: Mark F. Nelson

PAN CHANNEL LETTER WITH LED INFORMATION



Back (South) Elevation

Universal Signs propose to manufacture & Install the following:

(1) set internally illuminated pan-channel letters

Faces: 3/16" white acrylic with 1" black trim-cap

Logo to have matching vinyl overlays

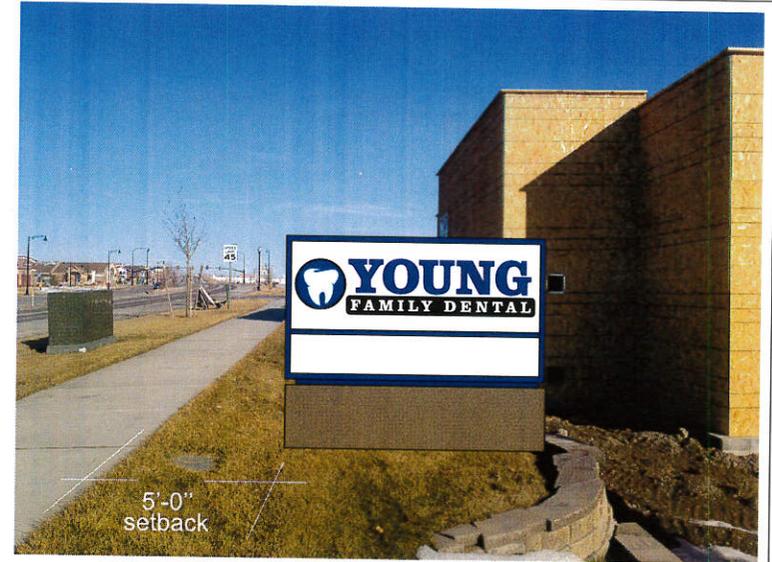
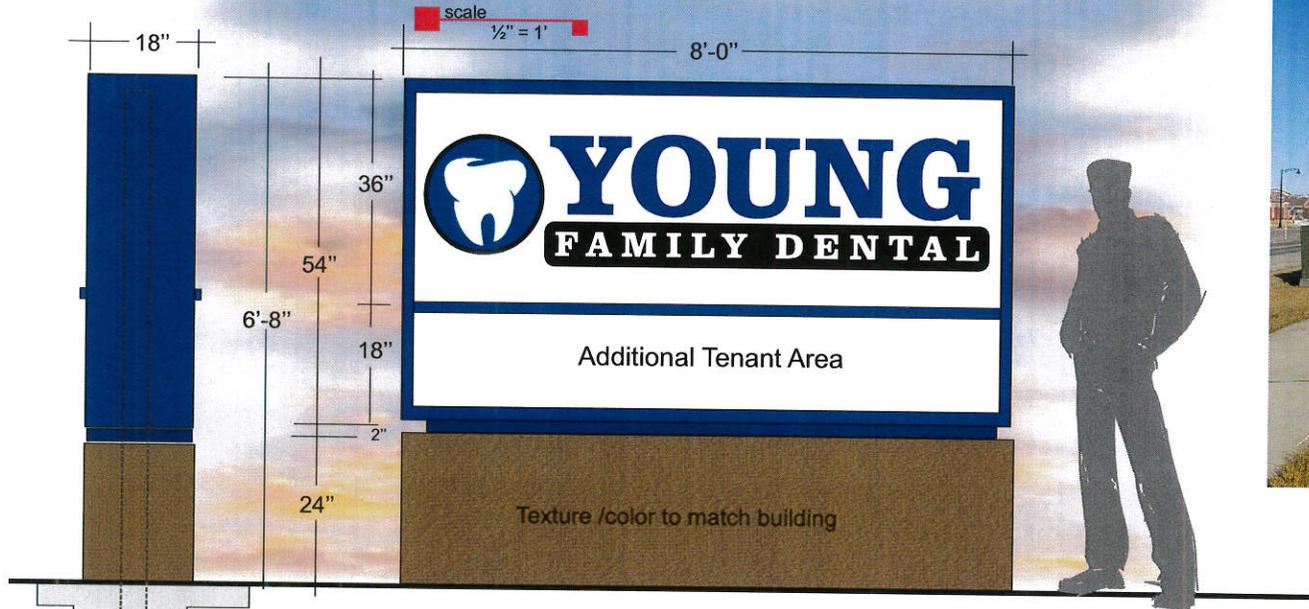
Returns: 5" deep .040 aluminum with black enamel finish

Illumination: White LED lamps

Installation: Mount flush to the back fascia on raceways

with thru-wall wiring connecting to the existing power source

 **Universal Signs**  
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 Phone (801) 467-8700 Fax (801) 467-8595



Universal Signs propose to manufacture & install (1) double-sided internally illuminated Monument Display as follows:

**Top Cabinet.....**

- All metal / aluminum construction with match blue enamel finish
- Include extruded (T-bar dividers)
- White lexan faces with vinyl graphic overlay
- T-12 h.o. fluorescent lamps

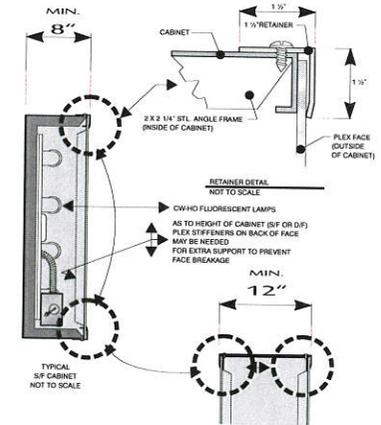
**Base.....**

- All metal / aluminum with stucco finish painted to match building color

Installation: Mount direct burial set in concrete.

Connect electrical to an existing power source brought to the site of the sign (by others)

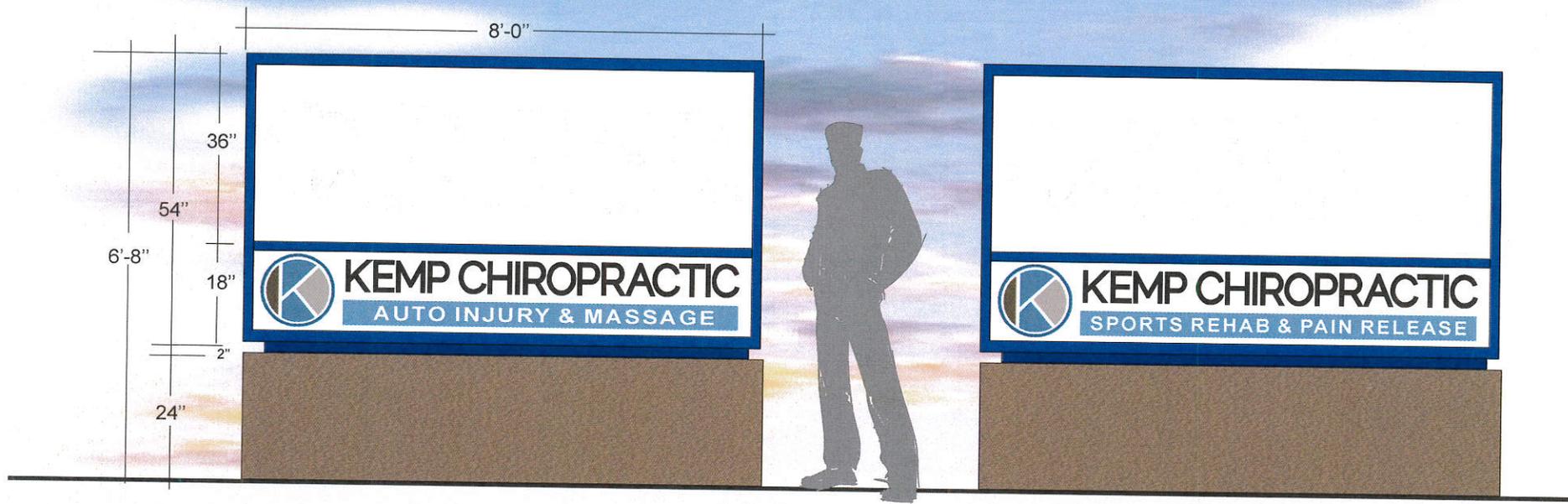
4" diameter steel pipe support  
set direct burial in concrete



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Customer: Young Family Dental	Date: 1-15-14
Address: Saratoga Springs, Utah	Designer: Mark F. Nelson
Customer approval:	Landlord approval:
	Salesperson: Mark F. Nelson

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A Full Service Sign Shop  
600 W. 2451 So. Salt Lake City, Utah 84115  
Phone (801) 467-8700 Fax (801) 467-8595



Monument Sign Tenant Vinyls  
 Manufacture and install (2) vinyl graphics reading Kemp Chiropractic - Logo  
 Install on the existing lexan face panels

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Customer: Kemp Chiropractic	Date: 3-10-2014
Address: 1416 North Commerce Dr. stu B Saratoga Springs, Utah 84045	Designer: Mark F. Nelson
Customer approval: _____	Landlord approval: _____
	Salesperson: Mark F. Nelson



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 Phone (801) 467-8700 Fax (801) 467-8595



**Preliminary Plat  
Green Springs  
April 10, 2014  
Public Hearing**

Report Date:	April 3, 2014
Applicant/Owner:	Capital Assets
Location:	Approximately 1855 South Centennial Blvd.
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	59:001:0065 and 11.94 acres
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Single Family Homes, Golf Course
Previous Meetings:	3/13/14, New Concept Plan reviewed by PC ; 4/1/14, New Concept Plan reviewed by CC 11/13/12, Rezone, Concept, Preliminary Plat Review; 7-16-13, Phase 1 Final Plat Review
Previous Approvals:	11/13/12, Preliminary Plat, Rezone to R-6 PUD; 7-16-13, Phase 1 Final Plat; 11/5/13, Resolution passed repealing rezoning from R-3 PUD to R-6 PUD that occurred 11/13/12
Land Use Authority:	N/A for Concept Plan
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

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**A. Executive Summary:**

This is a request for approval of the Preliminary Plat for Green Springs located at approximately 1855 South Centennial Boulevard. The project plans indicate 40 single family lots ranging in size from 10,013 to 12,837 square feet in size. The plans indicate a small on-site open space area (0.134 acres) to be used for a detention pond and an off-site detention pond. The off-site detention pond will require an easement over 0.25 acres of the golf course property. The applicant will also improve 0.75 acres of the golf course property with native grasses. The site is currently zoned R-3 PUD.

**Recommendation:**

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "I" of this report.** Options include recommendation to the City Council for approval as proposed, a recommendation for conditional approval based on

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

**B. Background:**

The applicant received final plat approval for Phase 1 of a proposed townhome development on this site on November 5, 2013. They now intend to pursue a request to revise their approvals to a single family lot layout for this location. A new concept plan was reviewed by the Planning Commission on April 13, 2014 and by the City Council on April 1, 2014. The attached plan is very similar to the concept plan. There is a slight change; the northern detention basin on the concept plan has been relocated and is now off-site, to the south of the project.

**C. Specific Request:**

The proposed Preliminary Plat has 40 single family residential lots ranging in size from 10,013 to 12,837 square feet. The open space consists of an on-site area that is 0.134 acres and will be used for a detention basin and an off-site area that is 0.25 acres and will be used for a detention basin. The applicant has indicated that they will be improving some of the adjacent golf course rough with native grass to match other improved areas throughout the course. They are currently negotiating with the golf course on this matter.

**D. Process:**

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval. The Concept Plan was recently reviewed by the Planning Commission and City Council. Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

**E. Community Review:**

Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. Public input is anticipated during the public hearing. The City Council is not required to hold a public hearing for these applications.

**F. Review:** The application will be reviewed under the Code that was in place when the original applications for preliminary and final plat were received. The biggest item of consideration is that the previous version of the code allowed the minimum lot width to be 70 feet wide while the current version increased this requirement to 80 feet minimum. The proposed concept plan includes several lots that are between 70 and 80 feet wide. Staff will be proposing a code amendment to change the lot width requirements in the R-3 zone back to 70 feet; this is currently being processed and will be presented to the Planning Commission on the same agenda as this item. In the alternative, the PUD Chapter (Chapter 19.07) allows the City Council to consider variations to lot widths.

**G. General Plan:**

The General Plan designates this area for Medium Density Residential. The Land Use Element of the General Plan defines Medium Density Residential as development that has 4 to 14 units per acre. The proposed subdivision consists of 40 lots on 11.94 acres, resulting in a density of 3.35 units per acre. If the additional 1 acre of off-site open space is included, the result is a density of 3.09 units per acre. Therefore, the proposed preliminary plat shows density that is less than the density envisioned for this area.

**H. Code Criteria:**

Section 19.04.13 regulates the R-3 Zone. Chapter 19.07 regulates the PUD Overlay Zone, and Chapter 19.12 regulates the subdivision process. Pertinent requirements from these Chapters are reviewed below.

**Permitted or Conditional Uses: complies.** Section 19.04.13(2) & (3) lists all of the permitted and conditional uses allowed in the R-3 zone. The concept plan provides for residential building lots which are supported as a permitted use in the R-3 zone.

**Minimum Lot Sizes: complies.** 19.04.13(4) states that the minimum lot size for residential lots is 10,000 square feet. The smallest lot shown on the Preliminary Plat is 10,013 square feet. The proposed lots comply with the minimum lot size requirements.

**Setbacks and Yard Requirements: can comply.** Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

**Front:** Not less than twenty-five feet.

**Sides:** 8/20 feet (minimum/combined)

**Rear:** Not less than twenty-five feet

**Corner:** Front 25 feet; Side abutting street 20 feet

The Preliminary Plat does not provide a setback detail. This requirement will be reviewed in greater detail when the Final Plat is submitted. The setbacks will be recorded on the final plat and will be verified with each building permit application.

**Minimum Lot Width: complies.** The current version of the code requires lots in the R-3 zone to be 80 feet wide. However, this is a request to amend previous approvals and the original applications were received before the Code amendment was passed (July 2013) that increased this requirement from 70 feet to 80 feet. All of the proposed lots are 70 feet wide or wider. The original application was filed on August 5, 2008. All previous versions of the Code prior to July 2013 allowed 70 foot lot widths.

In the alternative, lot width variations may be granted at the discretion of the City Council. Section 19.07.06 (1) states "In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the City Council as part of the approved PUD plans." Section 19.07.07 outlines the standards for a variation, which are as follows:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

*Finding: The variation will not adversely affect the rights of adjacent landowners or residents as Plat 17 is completely surrounded by the golf course. Reducing the lot widths will not increase the base density that is allowed in the PUD R-3 zone, which is 4 units per acre. The closest residences to Plat 17 are along Centennial, and all of the lots (10 total lots) in the proposed plat along Centennial (except for Lot 1) are over 80 feet in width.*

2. that the variation desired will not adversely affect the public health, safety, or general welfare; and

*Finding: The lot width variations will not adversely affect the public health, safety, or general welfare because all lots will remain a minimum of 10,000 square feet in size, the density allowed in the General Plan and the Land Development Code will not be exceeded, and the future homes will have at least 20 feet of separation, which well exceeds fire and building code requirements.*

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.

*Finding: The variation is not opposed to the general spirit and intent of Chapter 19.07 or the General Plan. Section 19.07.01 states that the purpose of Chapter 19.07 is to encourage "imaginative and efficient utilization of land by providing greater flexibility in the location of structures on the land[.]" The variations will allow flexibility with the location of structures. In addition, the General Plan designates this area for Medium Density Residential. The Land Use Element of the General Plan defines Medium Density Residential as development that has 4 to 14 units per acre. The proposed subdivision consists of 40 lots on 11.94 acres, resulting in a density of 3.35 units per acre. If the additional 1 acre of off-site open space is included, the result is a density of 3.09 units per acre. Even if the variations are granted, the resulting density will still be less than the density listed in the General Plan.*

Staff will be proposing a code amendment to change the lot width requirements in the R-3 zone back to 70 feet; this is currently being processed and will be presented to the Planning Commission on the same agenda as this item. If this amendment is approved, the plans will comply regardless and will not need a variation. Alternately, the City can apply the "pending ordinance" doctrine in state law and allow the 70 foot lot widths.

**Minimum Lot Frontage: complies.** Every lot in the R-3 zone shall have a minimum lot frontage of 35 feet. The proposed lots comply with this requirement.

**Maximum Height of Structures, Maximum Lot Coverage, and Minimum Dwelling Size: reviewed with building permit application.** The R-3 zone requires a maximum height of 35 feet, maximum lot coverage of 50% and minimum dwelling size of 1,250 square feet. These requirements will be reviewed with each individual building permit.

**Open Space Requirement: up for discussion.** The City Code requires a minimum 15% open space in the R-3 zone and 30% open space within a PUD overlay. The applicant is proposing to develop approximately 1.134 acres of open space, which includes 0.134 acres on-site and 1 acre of golf course property to the south of the site along Centennial Boulevard. 0.384 acres will be used for detention basins and 0.75 acres will be improved with native grasses. The Original SSD MDA and amendment allowed the golf course to satisfy the open space requirements. Based on substantial completion of the SSD project, the City may find that it is appropriate to allow the completed improvements to continue to satisfy the open space requirements. Further, the City could find that the MDA and amendment are still active because the project was delayed by the lawsuits and referendum and it would be fair and equitable to allow the expiration dates to be extended to the time that those lawsuits and referendum were resolved. *See Advisory Opinion 107, Office of Property Rights Ombudsman, Utah.*

**Sensitive Lands: up for discussion.** Sensitive Lands are defined in Section 19.02.02 as:

*"land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas."*

Section 19.04.13 states credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

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

Based on the findings above for open space, the City may find that the sensitive lands restriction on open space may not be applicable since the open space requirements are met.

**Trash Storage: complies.** Each home will have its own garbage can in the future. No dumpster locations are being proposed nor are they necessary.

**Parking: can comply.** Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Even though this requirement will be reviewed by the building department with each individual building permit application, the proposed lots are of sufficient size to support this requirement.

**Circulation:** The circulation through the site involves a semicircular road with two access points onto Centennial Boulevard and a connecting road through the site as well. This will provide adequate connection and circulation.

**Fencing: can comply.** Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. Fencing will be reviewed in further detail once the Preliminary Plat is received.

**I. Recommendation and Alternatives:**

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

**Recommended Motion:**

I move to recommend approval to the City Council of the Green Springs Preliminary Plat located at approximately 1855 Centennial Boulevard based on the findings and conditions listed below:

**Findings:**

- 1. Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.
- 2. The Preliminary Plat is consistent with the General Plan as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
- 3. The Preliminary Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "H" of this report, which findings are incorporated herein by this reference.

**Conditions**

- 1. That all requirements of the City Engineer be met, including those listed in the attached report.
- 2. That all requirements of the City Fire Chief be met.
- 3. The final plat shall include a setback detail.
- 4. The applicant shall submit landscape plans with the final plat application.
- 5. Any other conditions as articulated by the Planning Commission:

**Alternative Motions:**

**Alternative Motion A**

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

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**Alternative Motion B**

"Based upon the analysis in the Staff Report and information received from the public, I move that the Planning Commission recommend to the City Council denial of the proposed preliminary plat, located at approximately 1855 Centennial Boulevard. Specifically, I find the following application standards and/or code requirements have not been met:

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I also move to continue the final decision to the next meeting, on [date], and direct Staff to return with official Findings as outlined in my motion."

**J. Exhibits:**

1. Engineering Report
2. Zoning / Location map
3. Preliminary Plat
4. Grading Plan

# City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer  
**Subject:** Green Springs Manor  
**Date:** April 10, 2014  
**Type of Item:** Preliminary Plat Approval



## Description:

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

## B. Background:

*Applicant:* Capital Assets, et al  
*Request:* Preliminary Plat Approval  
*Location:* Approx. 1855 South Centennial Blvd.  
*Acreage:* 11.94 acres - 40 lots

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

## D. Conditions:

- 1) The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- 2) All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- 3) Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- 4) Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.
- 5) All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- 6) Developer shall prepare and submit easements for all public facilities not located

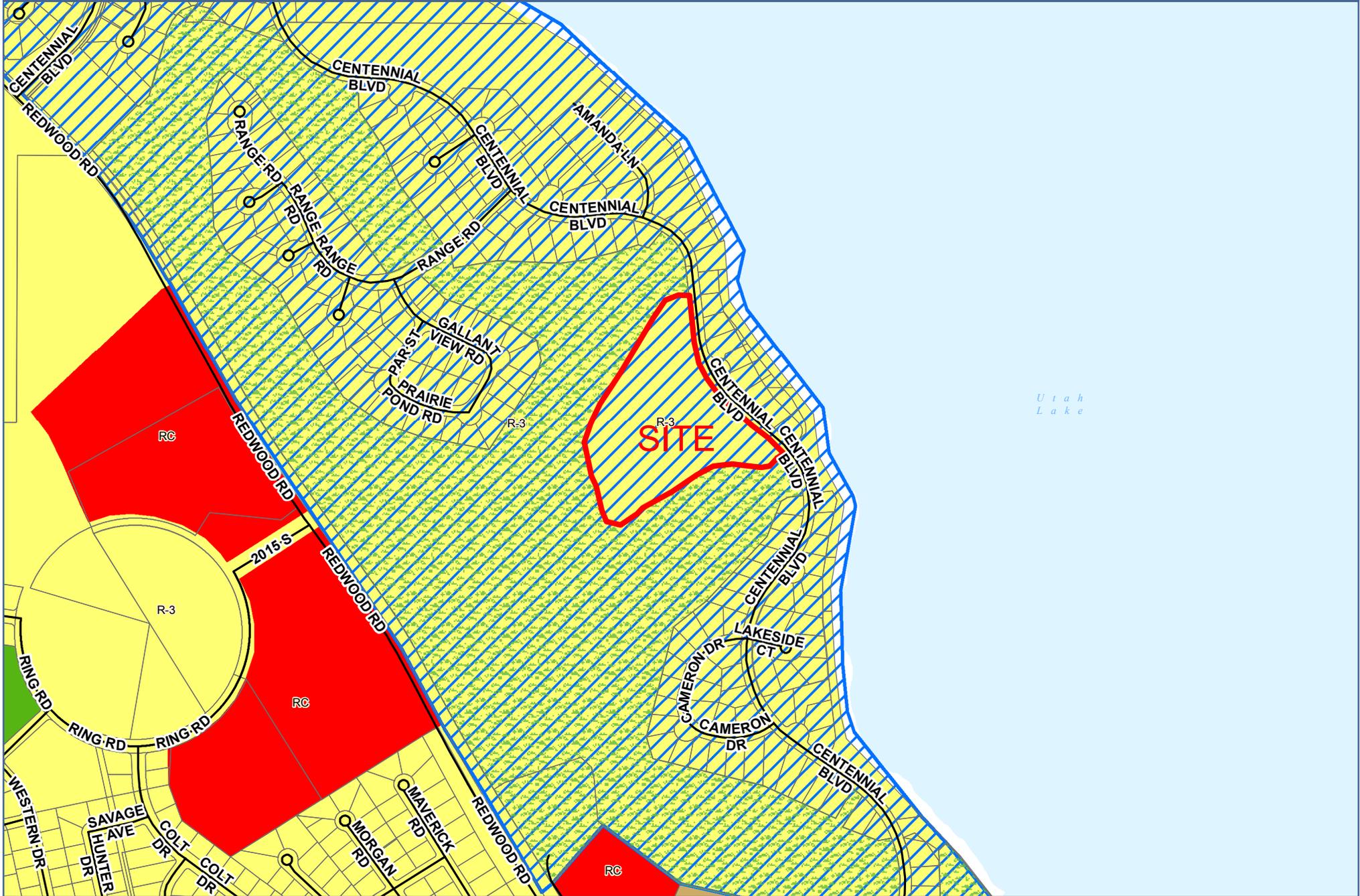
in the public right-of-way

- 7) Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- 8) Project shall comply with all ADA standards and requirements.
- 9) Relocation of the exiting sewer may not reduce capacity (pipe slope) and will need to have complete plans for the construction of the sewer main, the complete removal of the existing main to be abandoned, and plans for bypass pumping of sewage during construction. All sewer manholes shall be located in a roadway or have a paved 15' access road to it.
- 10) Ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- 11) All private roads and common areas shall be dedicated as utility easements to the City of Saratoga Springs for drainage, water, irrigation, and sewer.
- 12) All roadway designs shall comply with the City engineering standards and specifications including the minimum allowable centerline curve radii.
- 13) Developer shall backfill abandoned on-site drainage with structural materials where homes and roadways will be constructed and provide a geotechnical report that will include recommendations for the abandoned on-site drainage.
- 14) Developer shall provide a geotechnical report. Geotechnical report shall provide lab calculated CBR values.
- 15) Developer shall provide hydraulic calculations for all pipes, channels, and culverts.
- 16) All detention basins shall meet City standards including a 12' minimum paved access road to inlet and outlet structures and low flows piped through the proposed basins. Interior and exterior slopes shall be 3:1 max.
- 17) All improvements outside the project boundaries shall have all necessary easements.
- 18) Developer shall stabilize and re-vegetate disturbed drainage channels. Channel capacity shall not be reduced and Rip-rap aprons provided at inlet to any Culverts. Provide complete hydrologic and hydraulic calculations to verify channel capacity

for the 100-yr flow and that stabilization measures are adequate for 100-yr velocities.

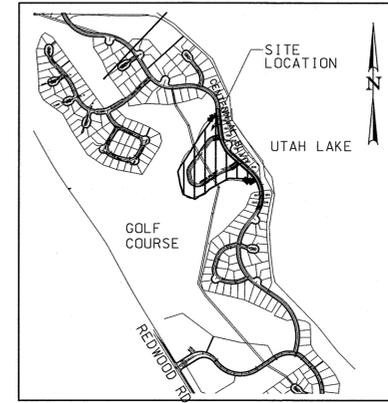
- 19) Developer is strongly recommended to consider installing protection from errant golf balls on all lots adjacent to the golf course.
- 20) Developer shall provide a clear path from the outfall of the existing culvert to Utah Lake and provide a rip-rap apron at the end of the culvert for erosion protection.
- 21) Developer shall construct detention basins in such a way that infiltration is minimized and with materials with a low permissivity rate to minimize seepage.
- 22) Realign the access points in a way that will direct outgoing traffic at property lines and not at existing homes and front windows.
- 23) An overall storm drainage plan must be provided illustrating the how upland flows will be routed around subdivision and around homes. Flow paths must be identified, swale designs provided, and erosion mitigation plans outlined.

Location Map



# GREEN SPRING MANOR SUBDIVISION

LOCATED IN SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH  
MARCH, 2014



VICINITY MAP

**SURVEYOR'S CERTIFICATE**  
I, Barry Andreason, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 166572, as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A PARCEL OF LAND SITUATED IN THE NORTHWEST SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 1285.01 FEET AND EAST 1942.99 FEET FROM THE WEST QUARTER CORNER SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE POINT OF BEGINNING; thence S 6°27'55" E a distance of 217.02 feet; to a point of curvature, thence along an arc 358.19 feet to the left, having a radius of 478.00 feet, the chord of which is S 27°48'46" E for a distance of 348.01 feet; thence S 48°09'37" E a distance of 316.08 feet; to a point of curvature, thence along an arc 56.54 feet to the right, having a radius of 397.00 feet, the chord of which is S 45°04'49" E 56.49 feet; thence S 48°59'59" W 96.61 feet; thence S 70°09'06" W 17.83 feet; thence S 84°57'22" W 41.45 feet; thence N 81°31'01" W 65.71 feet; thence N 81°35'53" W 55.24 feet; thence S 86°23'03" W 51.40 feet; thence S 76°58'40" W 55.62 feet; thence S 63°01'34" W 81.81 feet; thence S 56°13'40" W 156.37 feet; thence S 59°42'35" W 166.11 feet; thence S 49°59'22" W 54.48 feet; thence S 54°53'18" W 72.39 feet; thence N 77°17'09" W 69.70 feet; thence N 23°02'34" W 95.26 feet; thence N 12°20'58" W 93.72 feet; thence N 19°51'16" W 68.78 feet; thence N 15°05'22" W 51.02 feet; thence N 11°01'44" W 57.73 feet; thence N 4°06'35" W 43.61 feet; thence N 25°41'44" E 38.18 feet; thence N 15°35'24" E 63.31 feet; thence N 26°35'03" E 122.53 feet; thence N 35°42'04" E 84.08 feet; thence N 31°08'37" E 127.48 feet; thence N 36°20'59" E 86.90 feet; thence N 29°37'13" E 95.08 feet; thence N 27°41'08" E 93.01 feet; thence N 36°48'32" E 98.77 feet; thence N 70°21'41" E 65.21 feet; thence S 87°41'37" E 47.02 feet to the POINT OF BEGINNING.

The above described parcel contains 11.94 acres (520094.89 sq. ft.)  
ACRES: 11.94 # OF LOTS: 40

**OWNERS DEDICATION**  
Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as  
**GREEN SPRING MANOR SUBDIVISION**  
to be dedicated for the perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.  
in witness hereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

**OWNER'S ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, personally appeared before me, the undersigned Notary Public in and for the County of Utah is said State of Utah, the signers(s) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.  
My commission expires: \_\_\_\_\_ Notary Public residing at \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, personally appeared before me \_\_\_\_\_ and, who being by me duly sworn did say each for himself, that he, she, said \_\_\_\_\_ is the President and he she said \_\_\_\_\_ is the Secretary of \_\_\_\_\_ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said \_\_\_\_\_ and \_\_\_\_\_ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.  
My commission expires: \_\_\_\_\_ Notary Public residing at \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

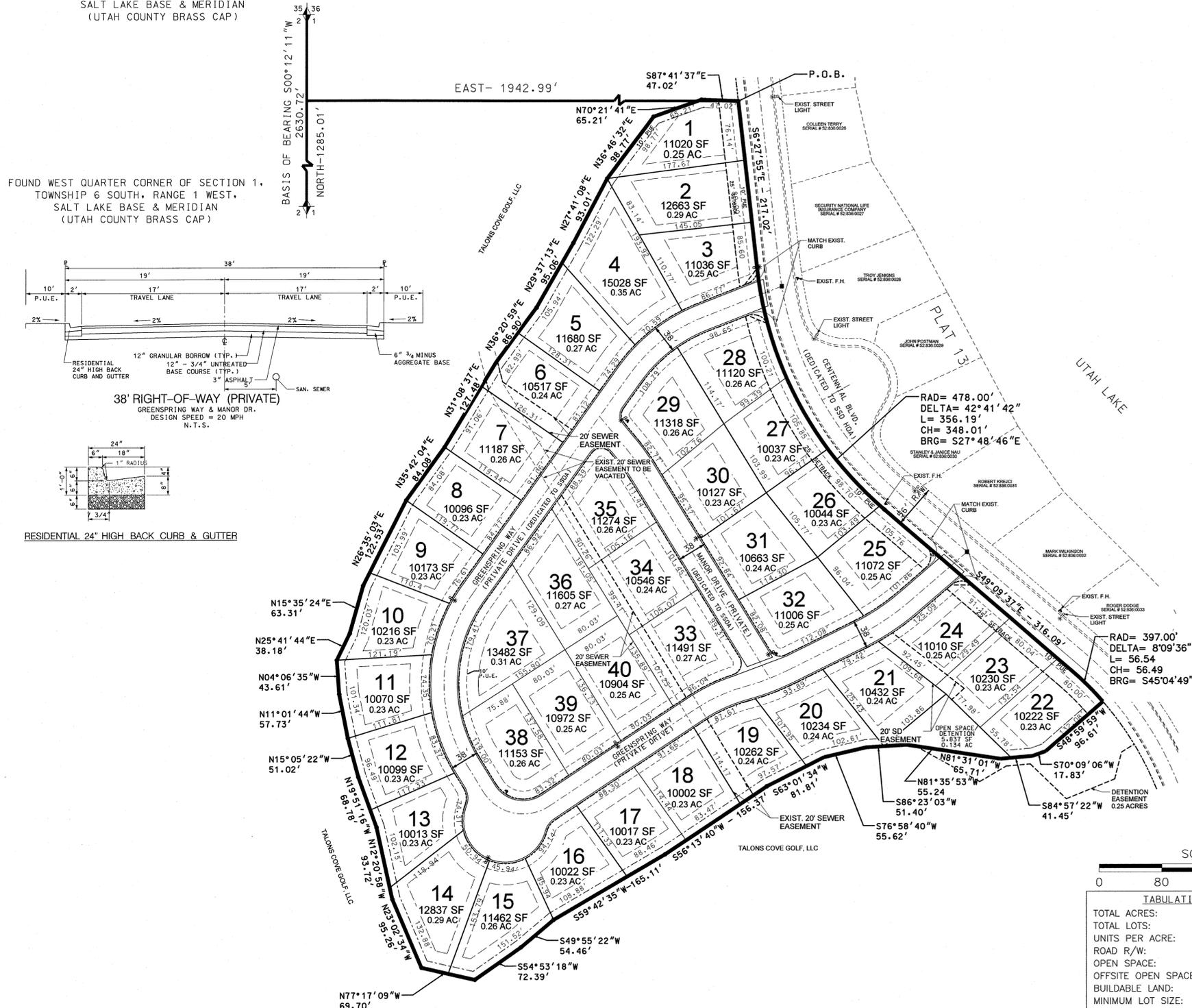
**GREEN SPRING MANOR SUBDIVISION PRELIMINARY PLAT**  
LOCATED IN SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

**NOTES:**

- (1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- (2) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- (3) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- (4) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- (5) ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- (6) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- (7) ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- (8) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- (9) NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
- (10) LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCR'S.
- (11) ALL COMMON AREAS AND PRIVATE DRIVES ARE DEDICATED UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, SEWER, IRRIGATION & DRAINAGE.
- (12) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- (13) GREENSPRING WAY AND MANOR DR. ARE PRIVATE STREETS DEDICATED TO THE SARATOGA SPRINGS OWNERS ASSOCIATION.
- (14) PRIVATE ROADS ARE A UTILITY EASEMENT DEDICATED TO SARATOGA SPRINGS CITY.

FOUND NORTHWEST CORNER OF SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
(UTAH COUNTY BRASS CAP)

FOUND WEST QUARTER CORNER OF SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
(UTAH COUNTY BRASS CAP)



**TABULATIONS**

TOTAL ACRES:	11.94 ACRES
TOTAL LOTS:	40 LOTS
UNITS PER ACRE:	3.35
ROAD R/W:	1.76 ACRES
OPEN SPACE:	1.134 ACRES
OFFSITE OPEN SPACE:	0.25 ACRES
BUILDABLE LAND:	10.04 ACRES 84%
MINIMUM LOT SIZE:	10,000 SF
AVERAGE LOT SIZE:	10,933 SF

**LEGEND**

- = SET 5/8" REBAR & CAP (BOUNDARY)
- = SET 5/8" REBAR & CAP (INTERIOR LOT)
- = ROAD MONUMENT
- ⊕ = NEW STREET LIGHT
- ⊙ = EXISTING STREET LIGHT
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = NEW FIRE HYDRANT

**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	PRELIMINARY PLAT
2	GRADING PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	UTILITY PLAN
6	EROSION CONTROL PLAN

**MW BROWN ENGINEERING, INC.**  
Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

**FIRE CHIEF APPROVAL**  
APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.  
CITY FIRE CHIEF

**PLANNING COMMISSION REVIEW**  
REVIEWED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.  
CHAIRMAN, PLANNING COMMISSION

**SARATOGA SPRINGS ENGINEER APPROVAL**  
APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.  
CITY ENGINEER

**SARATOGA SPRINGS ATTORNEY**  
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.  
SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.  
LEHI CITY POST OFFICE REPRESENTATIVE

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL

**GREEN SPRING MANOR SUBDIVISION PRELIMINARY PLAT**

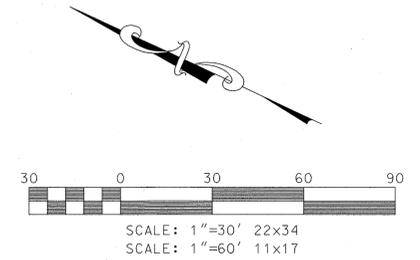
LOCATED IN SECTION 1,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

3/20/14  
NO. 166572  
BARRY ANDREASON  
Professional Land Surveyor  
State of Utah



NOTE:

ALL HOMES TO PROVIDE A MIN. OF 2% DRAINAGE SLOPES AROUND FOUNDATION.



EXISTING DRAINAGE CHANNEL TO BE BACKFILLED AND COMPACTED TO 95% MDD WITH ENGINEERED BACKFILL PER CITY STANDARDS.

MATCH LINE SHEET 2



No.	Date	By	Notes

Designed: D. BUFFO  
Drawn: D. BUFFO  
Checked: MARCH 18, 2014



**Sign Permit  
Matthews Dental Wall Sign  
April 10, 2014  
Commission Review and Action**

Report Date:	April 3, 2014
Applicant:	Sign City
Owner:	Saratoga Crossing Professional Office, LLC
Location:	1305 North Commerce Drive
Parcel Number(s) & Size:	66:056:0002, 1.061 acres
Parcel Zoning:	Regional Commercial (RC)
Adjacent Zoning:	RC; R-18
Current Use of Parcel:	Office
Adjacent Uses:	Office; Residential
Previous Meetings:	October 10, 2013 Commission – Tabled
Previous Approvals:	Site Plan ~2003
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Kimber Gabryszak, Planning Director

**A. Executive Summary:**

The applicant, Keith Johnson with SignCity, has submitted an application for a wall sign for Matthews Dental, located at 1305 North Commerce Drive. The proposed sign would be located on the southeast façade (facing Commerce Drive), would be internally lit and consist of a lettering section and a logo section, and would include a total of 59 square feet.

The Development Code generally prohibits wall signs for office uses, but allows consideration of such signs upon approval by the Urban Design Committee and Planning Commission.

The Commission reviewed the sign application on October 10, 2013. At that meeting, significant concerns with the sign were expressed, however instead of issuing a denial the Commission chose to table the application indefinitely due to upcoming Code amendments for office signs.

**Recommendation:**

**Staff recommends that the Planning Commission review the proposed signage, provide feedback on the proposal, and choose from the options in Section G of this report.** Options include approval as proposed, approval with modifications, continuance with feedback and direction, or denial.

- B. Background:** The Saratoga Crossroads office development was approved in May 2003, as a four (4) lot commercial and office development including the Smith’s parcel. The site plan for this particular building did not include signage. The Urban Design Committee (UDC) reviewed the signage on October 3, 2013 and provided a recommendation to approve the sign, with comments (Exhibit A).

The Commission reviewed the sign and gave feedback that the sign was too large for the location, considering the residential development adjacent to the building. As sign code amendments were beginning, the Commission opted to table the Matthew’s Dental sign permit until amendments could be drafted.

On February 27, 2014 the Planning Commission forwarded a recommendation to the City Council on office signage code amendments. The proposed sign would not comply with the recommended code amendments; however, on March 25, 2014, the City Council reviewed the proposed sign code and tabled it to a future date pending additional revisions. As a result, at this time the Matthew’s Dental sign is still subject to the current code standards for office signs and not to any pending ordinance or amendments.

Following the Commission’s decision to table the application in October 2013, a sign was installed on the building without a permit. A warning letter was issued, and when no response was obtained, Code Enforcement began to take action on the property. Prior to following through with enforcement, Staff is asking for a final decision from the Planning Commission on the sign application.

- C. Specific Request:** The proposed signage is attached as Exhibit C. The sign proposed would be fifty-nine square feet (59 s.f.). The applicant is requesting one (1) internally lit sign on only one (1) façade, the east façade.
- D. Process:** Section 19.18.08 of the Code addresses permitted permanent signs, and subsection 2d addresses wall signs for office uses, with the current standards below:

- d. Wall Signs. In general, wall signs shall not be permitted for office uses. The Planning Director may allow the Urban Design Committee and Planning Commission the opportunity to review and approve wall signs for office uses. This shall be determined on a case-by-case basis. The standards listed in Subsection 19.18.08.3.e shall be applied when wall signs are considered for office uses.

The Urban Design Committee (UDC) reviewed the proposed sign on October 3, 2013 and made a positive recommendation to the Planning Commission for the proposed signage, with the conditions and caveats outlined below:

- Recommendation to limit the number of additional signs on the building to avoid “identity clutter” on the building
- Recommendation to base the approval upon the Finding that it is set upon a clean building face
- Recommendation of a Finding that the objective of case-by-case sign approval is to limit sign clutter in non-retail environments in the City
- Recommendation of a condition to limit no additional signs on this zone of the building exterior
- Recommendation to consider potential sign code amendments for office uses if the City intends to allow more such signs.

As office signs are reviewed on a case-by-case basis, the Commission is not required to approve the signage as proposed, and may choose to:

1. approve the sign as proposed;
2. modify the sign (e.g. to reduce the size or change the colors or location); or
3. deny the sign.

If future signs come before the Commission, such signs would also be reviewed on a case-by-case basis according to the Code in place at time of application.

**E. Community Review:** This item has been scheduled as a review and action but not a public hearing. No mailed notice was done, and no public comment has been received.

**F. Code Criteria:**

If office wall signs are considered, the current standards referenced for these signs are found in Subsection 19.18.08.3.e, which addresses commercial wall signs. This section reads:

**e. Wall Signs.**

- i. **Number.** The number of signs permitted for each elevation facing a public or private street or parking area for a commercial tenant shall be based on the size of the tenant space as outlined in the following table. The total number of elevations with wall signs shall not:
  - i. exceed two unless otherwise approved through the site plan process for a new project, or administratively approved for an existing project which is already constructed or occupied.

Tenant Size (square feet)	Number of Wall Signs per Elevation	Maximum Letter/Graphic Height (feet)	Maximum Number of Ancillary Business Signs
0 to 9,999	One	Three	N/A
10,000 to 24,999	One	Four	N/A
25,000 to 49,999	Two	Five	Two
50,000 to 99,999	Three	Six	Three
100,000 +	Four	Nine	Four

**Sign number: complies.** The tenant space for Matthews Dental is less than 9,999 square feet and means they may be considered for one (1) wall sign.

**Sign size: complies.** The maximum size for the sign is one (1) square foot of sign space per every one (1) lineal foot of width of the tenant space. The tenant occupies a unit with 59 lineal feet of width, limiting their signage to a maximum of 59 square feet. The proposed size of 59 square feet complies exactly with the maximum potential square footage.

**Letter height: complies.** The table also limits letter / graphic height to a maximum of three feet (3'). The sign was originally proposed for a height of 43.32 inches, but has been revised to reflect a height of 36 inches.

**Illumination: complies.** Section 19.18.06.5 addresses illumination, prohibiting lighting that impairs the vision of drivers and travelers, and permits internal illumination. The proposed sign is internally lit, with the light source shielded by the sign face.

**G. Recommendation and Alternatives:**

Section 19.18.08.2.d of the Code states that signage MAY be considered, and is therefore not guaranteed. The Commission may choose to:

- approve the signage as proposed;
- approved the signage with modifications in terms of size, illumination, or other aspect; or
- deny the signage entirely.

Staff recommends that the Planning Commission review the signage and choose from the following options.

**Option 1:** make a motion to approve the signage either as proposed or at a reduced size:

**“I move to APPROVE the Matthews Dental wall sign, based on the findings and with the conditions below:**

**Findings:**

1. Code Section 19.18.08 allows consideration of office wall signage upon the recommendation of the Urban Design Committee (UDC) and Planning Commission.
2. Signage for office uses is not guaranteed and is to be reviewed on a case-by-case basis.
3. The intent of case-by-case review is to avoid signage clutter.
4. The UDC reviewed the signage on October 3, 2013.
5. The UDC gave a positive recommendation, with conditions, on the proposed signage on October 3, 2013.
6. Code Section 19.18.08 states that the requirements for office wall signage are outlined in Code Section 19.18.08.3.e.
7. Code Section 19.18.08.3.e permits one sign per tenant space of less than 9,999 square feet.
8. The Matthew’s Dental tenant space is less than 9,999 square feet.
9. The applicant has applied for one (1) wall sign.
10. Code Section 19.18.08.3.e limits the height of the sign letters and graphics for this size tenant to a maximum of three feet (3’).
11. The proposed sign is a maximum of three feet (3’) in height.
12. Code Section 19.18.08.3.e limits the square footage of a wall sign to a maximum of one (1) square foot of sign space per one (1) lineal foot of tenant façade width.
13. The tenant space has a façade width of 59 feet.
14. The proposed sign consists of 59 square feet.
15. There are other tenants in the same building that may desire signage in the future.
16. Considering the location, orientation, and visibility of the proposed sign, a sign of [redacted] s.f. is appropriate for the proposed location.

**Conditions:**

1. The signage shall be limited to        feet (\_\_\_ s.f.).
2. The signage shall be located as indicated on the approved sign plan.
3. The sign shall be designed and constructed as indicated on the approved sign plan, including any changes required by the Commission.
4. No additional signage shall be permitted on this portion of building façade.
5. The approval of this sign does not imply approval for other signage on the building in the future.
6. A building permit for the signage must be obtained.
7. \_\_\_\_\_  
\_\_\_\_\_

**Option 2**

The Commission may also choose to **DENY** the proposed signage with appropriate findings and conditions.

**“I move to deny the Matthews Dental wall sign, based on the Findings below:**

**Findings:**

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
\_\_\_\_\_
5. \_\_\_\_\_  
\_\_\_\_\_
6. \_\_\_\_\_  
\_\_\_\_\_
7. \_\_\_\_\_  
\_\_\_\_\_

**H. Attachments:**

- A. UDC Comments (page 6)
- B. Location / Zone (page 7)
- C. Proposed signage (page 8)

**Peggy McDonough:**

After reviewing this proposal, here are my comments:

If the city is willing to begin to allow other office tenants to have signs on office buildings, then I would advise approving this sign. This sign is tasteful if it were to remain the only sign on that half of the building. It would remain tasteful considering a theoretical future single sign on the other half of the same elevation. If other tenant signs are proposed for this zone of the exterior, however, the city will be in the dilemma of potentially denying their requests, or approving them and facing the challenge of "identity clutter" on the building.

So, you could approve this sign noting that it is set upon a clean building face, and state that part of the objective of case-by-case sign approval is to limit sign clutter in non-retail environments in the city. Also, I would note that it is further recommended that no other signs be placed on this zone of the exterior.

**Timothy Parker:**

I think the sign is appropriate as shown, including the lighting proposed. (From a designer's point of view, I think they ought to shift the whole thing a bit to the left so it balances visually in its space). It is important to grant an exemption (if we do grant it) in writing in such a way as to assure that future applicants can't claim that we are arbitrarily favoring one project over another.

The reasons for the exemption should be stated very specifically. Unless we anticipate many requests for similar exemptions, I don't think the sign ordinance needs to be amended.

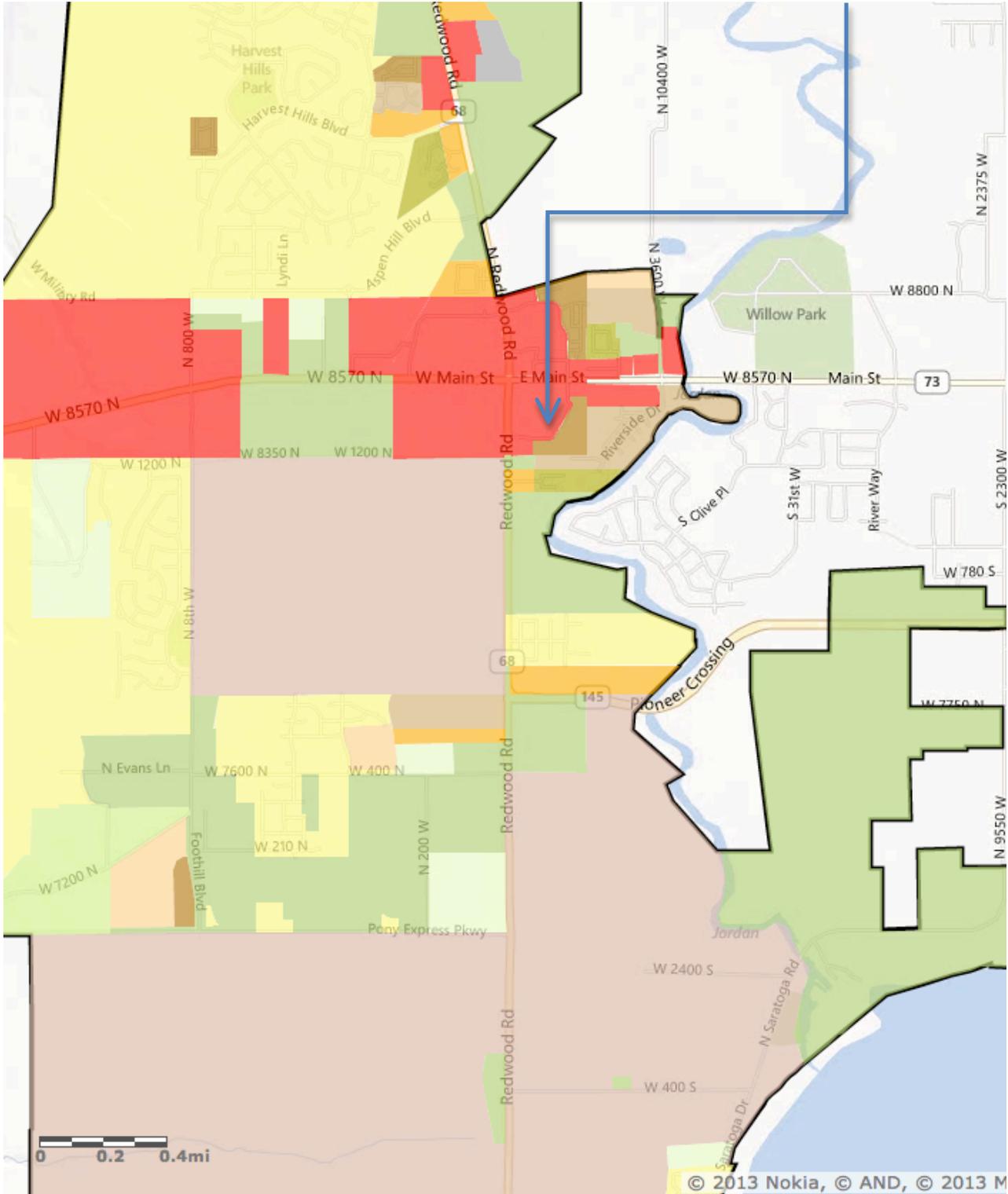
**Bud Poduska:**

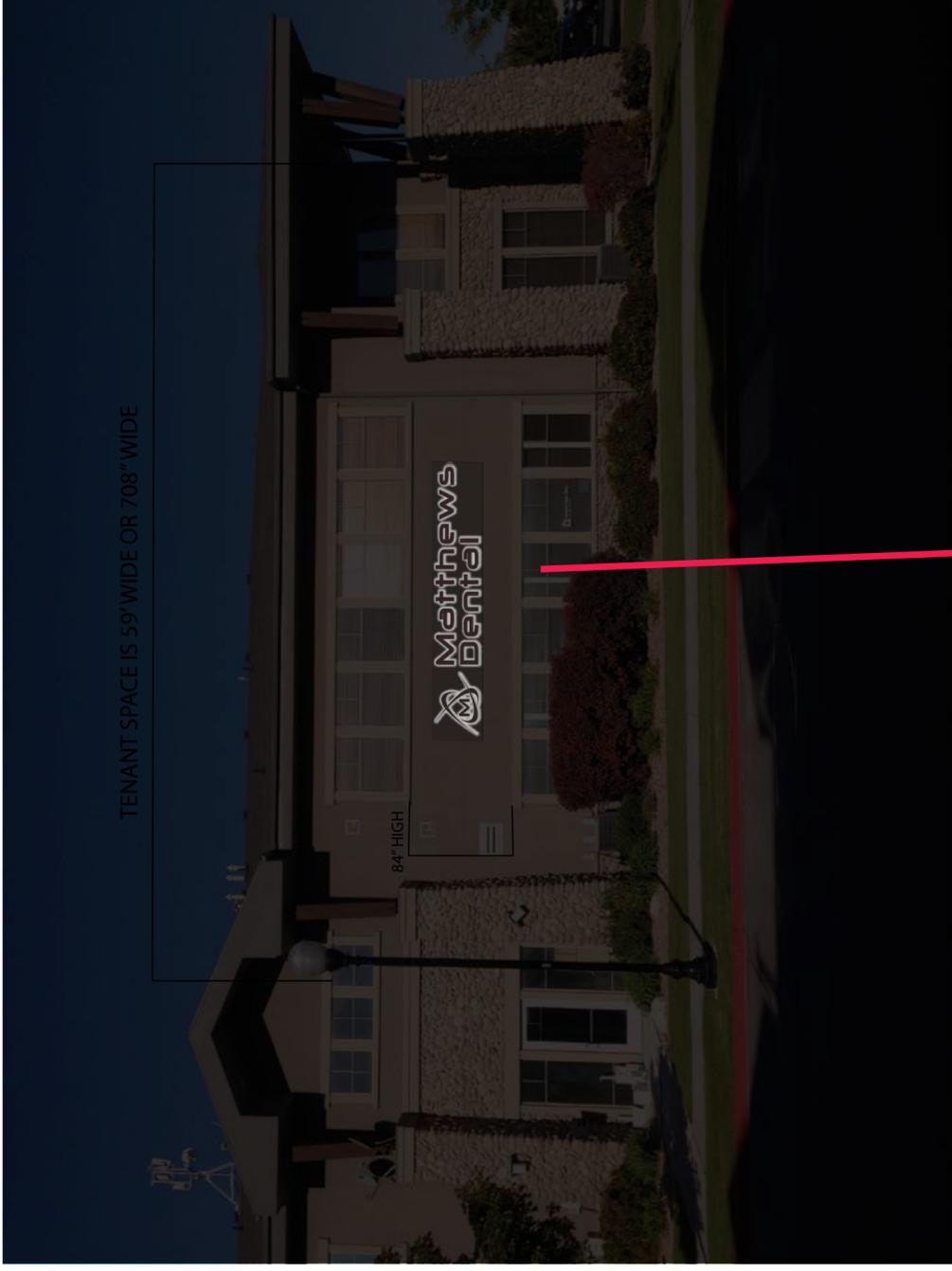
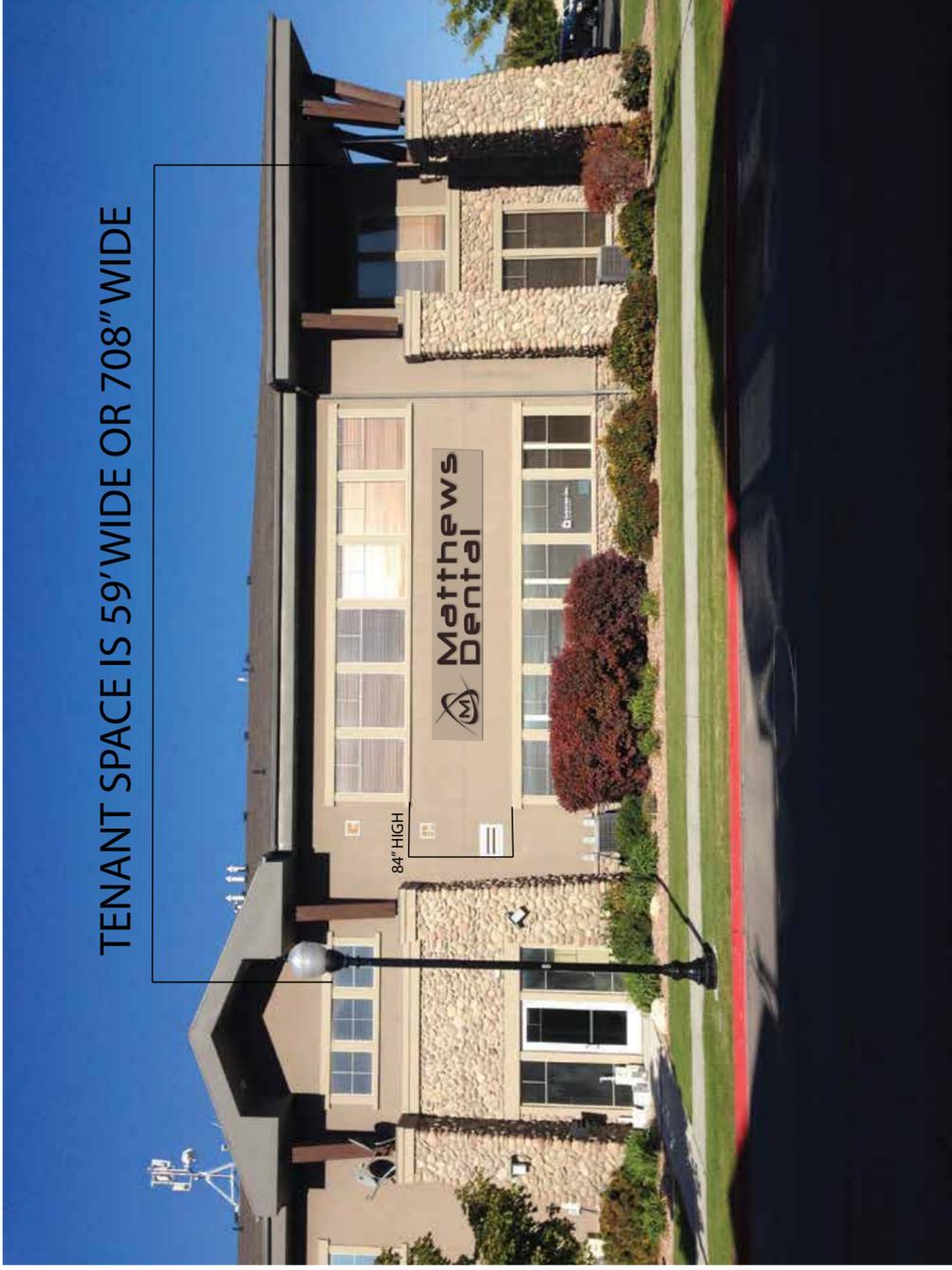
I think the proposal has merit. We are trying to be business friendly and the sign seems reasonable for the building, and our approval would show that we can be flexible when needed. It also demonstrates a need to tweak our sign regulations in the future.

**Sarah Carroll:**

I don't have any concerns with the proposed sign. I don't mind seeing some wall signs on office buildings. As we look at our sign code in the future we may want to discuss whether or not they should be lit. I can see that this one proposes white internal lighting. We've allowed lighting on the other office building signs.

Exhibit B – Location / RC zone





236" X 36" Total

186"

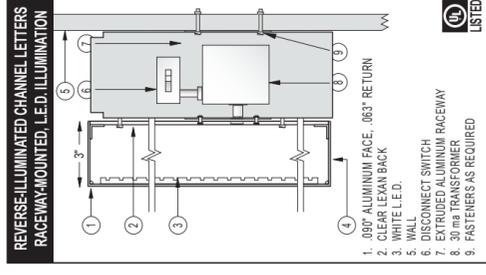


**Matthews  
Dental**

16.5" TALL

16.5" TALL

50"x36" Icon



110V 20 A Circuit - Provided by customer

Exhibit C  
Proposed Sign



## Planning Commission Staff Report

### Code Amendments

#### 19.04

April 10, 2014

#### Public Hearing

Report Date:	Thursday, April 3, 2014
Applicant:	Staff Initiated
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

### Executive Summary:

Until July 16, 2013, the minimum lot width at the front setback in the R-3 zone was 70 feet; the requirement was then increased to 80'. As a result, several developments in the R-3 zone have requested rezones to the R-4 zone in order to get a narrower lot. Based on these unintended consequences, the City Council has directed Staff to begin the process of reverting the standard to the previous width of 70'.

### Recommendation:

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendment, and choose from the options in Section G of this report.** The options include a positive recommendation, continuance, or a negative recommendation.

**A. Background:** In July of 2013, a comprehensive round of Code amendments were adopted. Part of the adoption included the creation of the R-4 and R-5 zones, and the increase in minimum lot widths in the R-3 zone from 70 feet to 80 feet. The Council has directed Staff to move forward with a Code amendment to revert this requirement to 70 feet.

#### **B. Specific Request:**

**“19.04.13.6. Minimum Lot Width.** Every lot in this zone shall be at least 80 70 feet in width at the front building setback.”

This also requires amending the table labeled “General Development Standards – Residential” in 19.04.07 to reflect the decrease.

**C. Process:** Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.  
*Complies. There is no application as this is City initiated, and is being presented to the Commission for a recommendation.*
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.  
*Complies. Please see Sections F and G of this report.*
3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.  
*Complies. Please see Section D of this report. After the Planning Commission recommendation, a public hearing will be held with the City Council.*
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.  
*Complies. Please see Section D of this report.*

**D. Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required. As of the date of this report, no public input has been received. A public hearing with the City Council has been scheduled for April 15<sup>th</sup> and notice has been posted.

**E. General Plan:**

**Land Use Element**

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

**Staff conclusion**

The proposed changes help to minimize unnecessary rezones to aid in responsible, predictable, and orderly development.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

## F. Code Criteria:

Code amendments are a legislative act, therefore the Council has significant discretion in making the decision to approve or deny the changes. The Code criteria below act as nonbinding guidelines to aid in the decision.

### **19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment**

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and  
*The stated purposes of the Code are found in section 19.01.04:*
  1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
    - a. encourage and facilitate the orderly growth and expansion of the City;
    - b. secure economy in governmental expenditures;
    - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
    - d. enhance the economic well-being of the municipality and its inhabitants;
    - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
    - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
    - g. stabilize and conserve property values;
    - h. encourage the development of an attractive and beautiful community; and
    - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.
4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

**G. Recommendation / Options:**

Staff recommends that the Planning Commission conduct a public hearing, discuss any public input received, and choose Option A below:

**Option A**

The Planning Commission may choose to forward a **positive recommendation** on amendments to the Code Section listed in the motion, as proposed or with modifications:

Motion: “I move to forward a **positive** recommendation to the City Council for the proposed amendments to Section 19.04 with the Findings and Conditions below:

**Findings:**

- A. The amendments comply with Section 19.17.04.1, General Plan, as outlined in Section G of this report, by supporting the goals and policies of the General Plan.
- B. The amendments comply with Section 19.17.04.2 as outlined in Section H of this report, and will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public by helping make the processes more streamlined and effective, while making standards clearer to ensure that they are fully met.
- C. The amendments comply with Section 19.17.04.3 as outlined in Section H of this report, and will more fully carry out the general purposes and intent of the Code and any other ordinance of the City, as the amendments are intended to promote orderly growth, ensure that appropriate standards are in place and that such standards will be effective, and support the General Plan.
- D. The amendments comply with Section 19.17.04.4 as outlined in Section H of this report, and will better protect the community through more efficient, predictable, and clear standards and processes.

**Conditions:**

- 1. The amendments shall be edited as directed by the Commission: \_\_\_\_\_
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_
  - e. \_\_\_\_\_

**Option B**

Vote to forward a **negative** recommendation to the City Council for the proposed Code amendments.

**Motion:** “I move to forward a **negative** recommendation to the City Council for the proposed amendments to Section 19.04 with the Findings below:

**Findings**

- 1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Commission: \_\_\_\_\_

2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Commission: \_\_\_\_\_
3. \_\_\_\_\_

**Option C**

Vote to **continue** the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision. At the next meeting, items discussed at this meeting in Work Session may be reviewed in a public hearing.

Motion: "I move to continue the Code amendments to the April 24<sup>th</sup> meeting, with the following changes to the draft:

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**I. Exhibits:**

- A. Chapter 19.04 with amendments

**19.04.13. Low Density Residential (R-3).**

1. **Purpose and Intent.** The purpose of the Low Density Residential (R-3) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone shall not exceed three ERUs per acre.
2. **Permitted Uses.** The following uses are Permitted Uses in the Low Density Residential (R-3) Land Use Zone:
  - a. Charter School
  - b. Chickens (see Sections 19.05.05 and 19.05.06)
  - c. Public Parks
  - d. Single Family Dwellings
  - e. Temporary Sales Trailer
3. **Conditional Uses.** The following uses are Conditional Uses in the Low Density Residential (R-3) Land Use Zone:
  - a. Bed and Breakfast
  - b. Cemetery
  - c. Child Care Center
  - d. Churches
  - e. Educational Center
  - f. Golf Course
  - g. Home Occupation
  - h. Preschool
  - i. Public and Private Utility Buildings or Facilities
  - j. Public Building or Facilities (City Owned)
  - k. Public Schools
  - l. Residential Facilities for Elderly Persons
4. **Minimum Lot Sizes.**
  - a. The minimum lot size for any use in this zone is 10,000 square feet.
  - b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.
    - i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:
      1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
      2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
      3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of “open space” in § 19.02.02); or

- 4. any other public or neighborhood purpose that the City Council deems appropriate.
- ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.
- iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
- iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.
- v. The minimum lot size for any non-residential use in this zone is one acre. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
  - 1. the maximum number individuals using the building at one time;
  - 2. the number of required off-street parking spaces required in this Title;
  - 3. traffic and transportation concerns;
  - 4. compatibility with adjacent uses;
  - 5. adverse impacts on adjacent uses; and
  - 6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.
- vi. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

**5. Setbacks and Yard Requirements.**

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All buildings in this zone are required to maintain a minimum distance from property lines as follows:
  - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/20 feet (minimum/combined)
  - iii. Rear: twenty-five feet
- c. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet

- 2. Side abutting the street: twenty feet
    - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
  - d. All accessory buildings in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: five feet
    - ii. Rear: five feet
  - e. There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 70 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of fifteen percent of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (12) below.
12. **Sensitive Lands.**
- a. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
  - b. All sensitive lands shall be placed in protected open space.
  - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
13. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference

Kimber Gabryszak 3/26/14 4:13 PM  
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# CITY OF SARATOGA SPRINGS

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

### **MINUTES**

#### **Work Session 6:38 P.M.**

##### **Present:**

**Commission Members:** Jeff Cochran, Sandra Steele, Eric Reese, Kara North, Hayden Williamson and Kirk Wilkins

**Absent Members:** Jarred Henline

**Staff:** Lori Yates, Kimber Gabryszak, Scott Langford, Sarah Carroll, Jeremy Lapin

**Others:** Gary Lunt, Lorie Lunt, Christine Redding, Billie Hawkins, John Woodward, Bill Raines, Barbara Raines, Candy Johnson, Jefferson Johnson, Fred Weindorf, Judy Weindorf, Bret Walker, Ainee Walker, Steve Maddox, Cari Krejci, Leah Hansen, Ryan Poduska, Shawn Walker, Nancy Brown, Viven Prins, Krisel Travis, Loma McKinnon, Paul Watson, Chad LaBaron, Tina LaBaron, Jared Thorn, Pat Vehrs, David Canon, Josh Romney, Dan Reeve, Bryan Framm, Gerald Kammerman, Ken Berg, Kevin Oviatt

No discussion for Work Session.

#### **Pledge of Allegiance led by Kara North**

#### **Jeff Cochran opened the public input.**

Bert Walker resident of Lake Mountain Estate asked that the City provide information which pertains to the particular item on the agenda.

#### **Jeff Cochran closed the public input.**

#### **4. Public Hearing: Community Plan and Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant.**

Kimber Gabryszak briefly touched on both the Village Plan and Community Plan for Legacy Farms. She then turned the time over to Greg Haws, applicant for a review of both plans.

Greg Haws, applicant explained that the Village Plan and Community Plan consist of 1055 ERU which is the request due to the context and market. It is compatible with density to the adjacent neighbors. There were changes made to the land plan after hearing from the adjacent neighbors. The Tickville wash is an ongoing issue that we hope to have a solution too soon. The intent of the 20 foot trail buffer is to mitigate the zoning of the existing 7 units along the property line. The setbacks for the neighborhood will be current with the City's standards. There will also be an altered trail of 8 feet, which would be maintained by the HOA. There will be a pedestrian connectivity with the existing trail to the south development.

#### **Jeff Cochran opened the public input.**

Gerald Kammerman asked if Tickville wash would be and opened or covered drainage canal. What is the status on installing a larger sewer line in the area.

John Woodward would like to be shown where the Village Plan will be within the parcel along with the housing density.

Loma McKinnon concerned with the density which includes 1,000 homes, a few churches and schools to this area. This is incredibly dense. There is a large amount of wild life in the area and concerned with running them away. She stated that her property is one of the 7 units along the area that is to be buffered.

Bret Walker wants to know what the largest and smallest lot size is. What is the structure to the proposed multifamily along with the height of the structures? This proposal will bring a traffic impact to Redwood Road.

**Jeff Cochran closed the public input.**

Jeremy Lapin stated that Tickville wash will be placed in an open channel which would be restored into a natural channel and will be piped in certain areas. The master sewer design will be directed to the existing sewer system in Saratoga Springs Development. The developer will be required to provide frontage improvements to Redwood Road and 400 South with each phase. In the future there will be a need for a traffic signal light at 400 South and Redwood Road.

Kimber Gabryszak pointed out the location of the proposed Community Plan along with the Village Plan. The density is similar to the existing units adjacent to the property. The higher density will be to the northwest corner of the property. The height of the proposed single family homes will be limited to two-story.

Boyd Martin touched on the lots sizes which range from 6,000 square feet to 10,000 square feet. The height of the buildings will be 35 feet which is standard for a typical home.

Kimber Gabryszak the proposed parcel will include the buffer and will contain the existing 20 foot buffer as well.

Krisel Travis stated that Division of Wildlife has been contact regarding this matter and we have received a letter from them stating that they are not concerned.

Sandra Steele asked if the 14 inch waterline would be installed at 400 North or 400 South. Jeremy Lapin stated that is an error and it should have stated 400 South. Sandra asked if the products would be reviewed by the Planning Commission.

Kimber Gabryszak materials pallet would be approved as part of the Village Plan.

Sandra asked if there would be a detached zero lot product. Boyd Martin possibly but hasn't been decided at this time.

Sandra would like to see a condition added to include a detached product. She also asked that the utility standards be included in the Community Plan.

Sandra asked if the duplex driveways in the Village Plan language take over the illustration.

Krisel Travis stated that the language takes over the illustration.

Sandra asked that the language for the driveway lengths be consist, the plan currently shown two different languages.

Sandra doesn't support the wooners, as the trees start to grow this will create a problem and safety becomes an issue. Allowing for 4 feet on each side which would provide the safety needed.

Hayden Williamson just clarified the buffer along the existing 7 lots. The applicants have done a great job with the buffering and reserving the quality of life.

Eric Reese the applicant has done an excellent job with both plans. The density is a fraction of what could have potential been requested. Eric asked for clarification regarding the footage with the trail. Krisel Travis stated that the trail is proposed as 8 feet. Eric supports the proposed plans.

Kirk Wilkins supports the voice of the residents with not allowing 3 story buildings in this development. He doesn't have any concerns with the proposed buffer along the 7 lots. He would suggest that the wooners be wider which may provide more safety.

Kara North asked what type development would be placed north of 400 South. Kimber Gabryszak stated that they haven't seen anything application yet for that area.

Kara appreciates the residents present tonight. The applicant has complying with the City's Code. She feels that the buffer would create a trade. With growth brings many new changes.

Jeff Cochran supports the recommendation to require the street be City standard. He asked Jeremy to touch on the Tickville wash flood plain and is currently under FEMA review. Jeremy Lapin there are conditions of approval that the developer must comply with FEMA regarding the flood plain. As staff we have been working with the developer to make sure those improvements will meet the standards with FEMA.

Jeff Cochran asked for clarification regarding the requested landscaping exception in the Village Plan.

Krisel Travis indicated that it pertained to the 20 foot buffer.

Jeff Cochran asked what needs to be done to approve the storm drain plans.

Jeremy Lapin indicated that there was miscommunication with the requirement of those plans. He provided the Commission with the phasing plan for those improvements which included the storm drain, sewer plan and Tickville wash plan.

Sandra Steele asked staff if the regarding the buffer issue would remain in the section of Code.

Kimber Gabryszak stated that it does not. If the applicant receives a waive for the 20 foot buffer then it wouldn't remain in the Code.

Sandra Steele will there be privacy fencing along the trail near Redwood Road.

Boyd Martin there will be no fencing installed along the west side of the trail. We are proposing a semi-private fence for only certain areas.

Sandra can't support the applicants reasoning for the fencing needs.

Sandra feels that the wooners are being counted as open space.

Greg Haws indicated that the wooners are not being used as open space.

Sandra Steele would suggest that the recommended changes be brought back to the Planning Commission before the Community Plan is approved.

**Motion was made by Sandra Steele and seconded by Hayden Williamson giving direction to staff to work with applicant to continue making the recommended changes and to bring this item back to the Planning Commission in two weeks. Aye: Sandra Steele and Hayden Williamson. Nay: Kara North, Eric Reese, Kirk Wilkins and Jeff Cochran. Motion failed.**

**Kara North doesn't understand why this item couldn't be approved at this time with recommended conditions.**

**Motion was made by Kara North and seconded by Eric Reese to forward a positive recommendation to the City Council for the Community Plan and Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Eric Reese, and Jeff Cochran. Nay: Hayden Williamson, Sandra Steele and Kirk Wilkins.**

**Motion was made by Kara North and seconded by Hayden Williamson to forward a positive recommendation to the City Council for the Village Plan for Legacy Farms located at approximately 400 South Redwood Road, DR Horton, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran. Nay: Sandra Steele. Motion was unanimous.**

**Subject to:**

- 1. That the units be no higher than 3 stories.**
- 2. That the applicant returns to the Planning Commission with the Zero Lot Line.**
- 3. That the Architectural Style Design is identified.**
- 4. That the applicant provides a letter from Department of Wildlife Resources to staff.**
- 5. That the driveway length be consist throughout the plan.**
- 6. That the City Engineers standards "d, e, and f" in the staff report are met.**

Sandra Steele feels that the wooners, buffer and the fencing are the reasoning as to why she voted against the Community Plan and Village Plan, she feels that there are safety issues concerns those items.

**5. Public Hearing: Continuation of the Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant.**

Scott Langford presented this proposed Preliminary Plat 16A. Staff recommends approval subject to staff's findings and conditions.

Peter Staks asked to have the fencing requirements (condition #3 in the staff report) waived. The lots are located near the trail and find it unnecessary to fence at this time.

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Kirk Wilkins read a section of the City Code which refers to fencing and asked why this isn't be complied with. Scott Langford stated that the City Code doesn't have exception for fencing along the sensitive lands at this time.

Eric Reese had no comments regarding this item at this time.

Hayden Williamson makes no sense to install fencing along those lots near the trail but understand how the current Code is written which requires that at this time.

Sandra Steele asked if the lots contain sensitive lands.

Jeremy stated that the proposed lots don't contain sensitive lands.

Sandra asked if the trail would follow the sensitive lands lot line or the canal.

Jeremy indicated that the trail would follow the lines of the sensitive lands.

Hayden Williamson asked if the State would allow the current canal be filled in.

Peter Staks the trail will be built near the canal but will not be filled in.

Jeff Cochran asked if the trail is located on private property. Peter Staks stated that the trail is on State Lands.

**Motion was made by Sandra Steele and seconded by Kirk Wilkins to forward positive recommendation to the City Council for the Preliminary Plat for Saratoga Springs Plat 16A located at approximately 1700 South 240 East, Peter Staks, applicant based on the findings and conditions listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Kirk Wilkins, Kara North, Eric Reese, Hayden Williamson, and Jeff Cochran. Motion was unanimous.**

**6. Public Hearing: Rezone and Concept Plan for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant.**

Kimber Gabryszak presented the Rezone and Concept Plan for Sail House. She discussed allowing septic tanks, rural road standard and water system.

Josh Romney, applicant area accommodates 1 acre lots, and asked that the septic system be considered. Nice rural areas, private roads bring a nice natural look

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Sandra Steele supports the proposed rezoning. She asked if the septic tanks would be tracked by location.

Jeremy Lapin stated that the records are kept for all installed tanks. Sandra asked how the storm drainage would be dealt with if there is no curb and gutter.

Jeremy Lapin indicated that the run off would absorb into the ground.

Sandra is there a way to tie this rezone to a development agreement.

Kimber stated that we as staff would rather not require an agreement for all future rezones; this may create confusion for some developments. She would recommend agreements if the rezone is appropriate and is a conditional rezone.

Hayden Williamson asked if staff could provide an explanation of a sewer lateral. Jeremy Lapin a sewer lateral is 4 inch lines that run from the main street connection to each lot.

Eric Reese supports the drainage corridor plan.

Krik Wilkins asked what the life span is of a septic tank. Paul Watson, applicant stated that times vary but each tank is required to meet the standards from the Health Department. Kirk asked if a plan for secondary water has been created. Paul Watson we will be working with staff to come up with a solution for secondary water use.

Kara North is pleased with the proposed plan and has no further comments at this time.

Jeff Cochran supports the rezone. He asked if the State Lands will be taken care of.

Paul Watson stated that they would.

Jeff asked if septic tanks are allowed so close to the lake.

Paul Watson stated that they are and that tests have been completed and meets the certain standards.

Jeff asked if the current Code allows a development to have no curb and gutter.

Jeremy stated that currently it doesn't but the City would need to adopt those standards.

Jeff asked what the City's position with sewer is.

Jeremy stated that the existing Code is unclear and isn't comfortable with allowing septic tanks on R-3 lots.

Jeff asked what the City's position is with supplying secondary water to the development.

Jeremy stated that a new well would need to be drill that could accommodate the secondary water needs.

Jeff asked what the water source would be until the well is drilled and completed.

Jeremy stated that the residents would use the culinary system for both indoor and outdoor use.

**Motion was made by Sandra Steele and seconded by Eric Reese to forward a positive recommendation to the City Council the Rezone for Sail House located at approximately 4500 South Redwood Road, Paul Watson, applicant based on the findings and condition listed in the staff report dated February 13, 2014. Aye: Sandra Steele, Eric Reese, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran.**

#### **7. Public Hearing: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.**

Sarah Carroll presented the preliminary plat for Heron Hills.

#### **Jeff Cochran opened the public input.**

Bret Walker there is a concern with the two existing roads (McGregor Lane and Hawks Landing) conveying onto a single lane highway with no shoulder which creates many safety issues. The lots to the south of the proposed project are larger lots and what is the reaction going to be from those property owners.

Ryan Poduska would recommend that the road near Swainson Ave be completed in the first phase of the development.

Tina LaBaron feels that it's unnecessary to have access to the lake in this development. The marina is located just south of this project and that is feasible for the area, an additional marina is not necessary. She would like to see a park included in the development as well. Not pleased with the smaller lots next to 5 acre properties.

#### **Jeff Cochran closed the public input.**

Kara North appreciates comments made by the public. With the continued growth would only one access to the lake be the answer, concerned that it may be needed. She would support a park if the City Council would favor such request. The proposed roads accessing onto Redwood Road is of a traffic concern. There is a lot to balance given the concerns expressed by the residents.

Kirk Wilkins concerned with the proposed rezone. He would favor option 3 for a Master Plan, but is against the adjustment of sensitive lands.

Eric Reese has no issue with the proposed plan at this time.

Hayden Williamson favors the proposed rezone. He would like to see the park be developed in a way that it's useful.

Sandra Steele would recommend that the proposed street names be changed back to the original names. She would recommend that the development be named Heron Hills instead of Playa Escalante. She is concerned with approving a plat that doesn't meet City's rezoning standards and would recommend that this item be continued until the Planning Commission reviews the rezone application.

Jeff Cochran agrees that the rezone needs to be reviewed prior to the review of the preliminary plat. He would like to recommend that the secondary access be paved.

**Motion was made by Sandra Steele and seconded by Kara North to continue the Preliminary Plat for Heron Hills until the February 27, 2014 Planning Commission meeting. Aye: Sandra Steele, Kara North, Eric Reese, Hayden Williamson, Kirk Wilkins and Jeff Cochran.**

**8. Public Hearing: Rezone and Concept Plan for Talus Ridge located at approximately 550 North 800 West Edge Homes, applicant.**

Sarah Carroll indicated that the address on the notice was incorrect; this item will be re-noticed and public hearing will be held on February 27, 2014. The Planning Commission asked Sarah to present the rezone and concept plan at this time.

Steve Maddox, applicant briefly discussed the project matrix. As a developer our target is to make the area a livable community.

Sandra Steele had no comments regarding the rezone at this time but did state that she is pleased with the concept plan.

Hayden Williamson asked if the Sunrise Meadows development was zoned R-3, Single Family Residential. Sarah Carroll that is correct.

Eric Reese asked what the current status is with the property located west of this proposed plan. Sarah Carroll indicated that currently there have been no planned developments at this time but Edge Homes has purchased that land.

Kirk Wilkins is fine with the proposed concept plan.

Kara North indicated that an additional access road would need to stub to the west of the proposed property. She asked that no homes are double frontage.

Jeff Cochran has a tough time changing a zone, this project is an example. Is the developer providing anything extra to the City for this rezone?

Jeremy Lapin stated that they are providing location for a zone1 tank and pond. We feel that the City will benefit from this unique property.

**Motion was made by Kara North and seconded Hayden Williamson to continue this item to the February 27, 2014 Planning Commission meeting. Aye: Kara North, Hayden Williamson, Sandra Steele, Eric Reese, Kirk Wilkins and Jeff Cochran.**

**9. Approval of Minutes:**

**a. December 12, 2013.**

**b. January 9, 2014.**

**Motion was made by Sandra Steele and seconded by Kara North to continue this item to the February 27, 2014 meeting, Commission Steele has changes that need to be made to the minutes. Aye: Sandra Steele, Kara North, Hayden Williamson, Eric Reese, Kirk Wilkins and Jeff Cochran.**

**10. Commission Comment.**

The Planning Commission members had no comments at this time.

**11. Director's report.**

Staff had no reports at this time.

**Motion to adjourn at 10:42 p.m. was unanimous.**

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Date

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Lori Yates, City Recorder



# CITY OF SARATOGA SPRINGS

## **Planning Commission Meeting** **Thursday, February 27, 2014** **Meeting held at the Saratoga Springs City Offices** **1307 North Commerce Drive, Suite 200, Saratoga Springs**

### **MINUTES**

#### **Work Session 6:32 P.M.**

##### **Present:**

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

**Absent Members:** Eric Reese

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

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

No discussion for Work Session

#### **Pledge of Allegiance led by Hunter**

#### **Jeff Cochran opened the public input.**

Tina LaBaron asked that the Planning Commission follow the agenda. The previous meeting was too long.

#### **Jeff Cochran closed the public input.**

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

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

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

#### **Jeff Cochran opened the public input.**

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

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

that area, we add more homes and traffic to the road this will be creating a safety hazard. Redwood Road has a blind spot near this development that will be a safety concern as well for those residents exiting the development.

Tina LaBaron would suggest doing without the proposed park and that the zoning is kept as R-3. Rather than another marina the city should to bring in additional sand to the existing beach.

Mary Ann Krull the lot sizes are too small for this area. She is afraid that the homes will become rentals. The surrounding homes will decrease in value. This is a beautiful community but decreasing the lot sizes will not be a benefit. Remember there is a limited water supply. She is against this development and feels that this development will harm the community. The traffic will only increase to the already high volume traffic. There is no walking trail to the area; the residents don't want high density, where would they park if there was a beach front. The city already has a beach area.

Amy Loveless would like to see R-3 zoning and no extra beach. She indicated that the existing beach still needs to have modifications.

**Jeff Cochran closed the public input.**

Jeremy Lapin the secondary water for this development has been thoroughly reviewed and the applicant is responsible for building infrastructure if needed. The Redwood Road vertical curve is a concern and will address this issue with UDOT since this is a UDOT road and is their responsibility. He is unaware of any distance restrictions for driveways located near a major roadway but will review the Code regarding this matter. The proposed park layout will include parking and will accommodate those using the facility.

Sarah Carroll indicated that no driveways will back onto Redwood Road. There would be a trail along Redwood Road and the back of those homes. The R-4 zone density is 2.84 acres which would include up to 4 units per acre. The proposed plan meets the R-3 zoning and this plan contains the same number of lots that was previously submitted.

Hayden Williamson asked if there would be a difference in the number of lots with and without the park.

Ken Berg, applicant stated that there is more open space that is required and if the park was installed then there would be 124 lots if the open space was not proposed then there would be 129 lots. The property includes a portion of the lake which would be unique to the development.

Steve Larson is complying with a more positive development and we have been trying to work with the City and would be willing to meet with the residents.

Sandra Steele stated that she is one who wanted to see changes to this plan; the applicant took it to heart and made those changes. The decisions have to be made that will be best for the community. The park will service all those within the community. The driveways located near Redwood Road are a valid concern. She asked if the developer would be willing to place the driveways on the east side of Redwood Road be placed on the easterly side and those driveways on the western side of Redwood Road be placed on the westerly side. This would be a better layout for the development. She would suggest that the three street names be changed, feels that the names are too long and confusing names. She also suggested the name of the subdivision be Heron Hills. She would recommend option #3 for the parks and option #2 for the detention basin.

Hayden Williamson thanked the residents for attending the meeting and providing their input. He feels that there are safety concerns that have been expressed by the citizens which is the access near Swainson Avenue. Hayden asked staff if another second access could be reviewed rather than what is being proposed.

Jeremy Lapin felt that the proposed access fit the area but staff could explore all possible options.

Sarah Carroll indicated that an cul-de-sac could be a possibility.

Hayden would like to see a better solution for the secondary access road. Will the detention basin be grassed?

Sarah Carroll indicated that hasn't been determined yet at this time.

Hayden Williamson will the detention basin be a playable space?

Sarah Carroll stated that it could be.

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

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

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

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

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

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

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

The Planning Commission discussed this item with the rezoning.

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

**Subject to:**

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

**6. Public Hearing: Amendment to Sierra Estates Master Development Plan located between 350-600 West and 400 North, Stephen Sowby, applicant.**

Sarah Carroll presented the amendment to the Sierra Estates Master Development Plan which included revisions to the open space and senior living community, and preserving land for the Mountain View Corridor.

Steve Sowby, applicant thanked staff for their help with a successful plan. He briefly touched on the amendments to the plan.

**Jeff Cochran opened the public input.**

Paula Heaton asked if the fencing would be installed to provide protection to the new residents and the existing resident who are on agriculture property. She would like to see that the agricultural rights remains. She asked that those buying lots in this development be made aware of the agricultural area.

Heather Cole asked if two-story homes will be built on the lots that back along McAllister Lane. Sarah Carroll stated that is possible. Heather asked why the lots are so much smaller and why was the zone changed from an R-3 to R-6 back in 2007.

Henry Barlow feels that chain link fencing doesn't keep the animals from getting out.

Danielle Cahoon asked if fencing would be around the senior center building after being completed and would there be adequate parking available.

Sterling Parker asked if there will be enough water and sewer capacity for these additional homes. Will this potentially increase the rates to the water?

**Jeff Cochran closed the public input.**

Kevin Thurman indicated that there is a law that requires fencing for farm animals and the applicant would need to comply.

Sarah Carroll stated that she doesn't have the answers as to why the rezone occurred in 2007 without researching that. The lot sizes in an R-6 zone are geared towards less maintenance. The developer hasn't discussed types of fencing for the facility at this time. The parking plans for the senior center have been implemented.

Jeremy Lapin at this point there hasn't been any issues with sewer and culinary capacity. The pressure has been a concern but there is no supply concern at this time. The city is planning to install secondary water meters to eliminate the over consumption by residents.

Kevin Thurman indicated that the State Code has laws that protect agricultural area. Staff would need to take more time to research this matter.

Sandra Steele asked if the city could require the developer to sign a prepared document which indicates the type of zoning that they are building next to.

Kimber Gabryszak not sure if we have the ability to require this from the developer but staff could look into this request.

Ross Welch spoke about the rezone that occurred in 2007 R-6 was only for senior living and only for this product

Jarred Henline asked if a notice and or condition could be placed on the plat to make property owners aware of the surrounding agricultural zone.

Kara North appreciates the public's comments. The applicant will need to work with staff regarding fencing. She would like to see that property owners are aware of the surrounding zone. She is pleased with the proposed plan.

Kirk Wilkins asked if chain-link fencing is even allowed in the city's developments. Kimber Gabryszak chain link is only allowed in the agricultural zone. He agrees that language regarding the nuisance be added to the plat. He suggested that shade lighting be used on the properties were permitted.

Hayden Williamson asked if the small lots are single family lots are intended for senior housing. Hayden asked that staff work with the developer on reducing the light from the surrounding property owners.

Sandra Steele asked what area of the open space would the tax payers be responsible for. Sarah Carroll stated that the public open space would be 10.87 acres and additional park strip along 400 north. Sandra asked who would maintain the southeast corner open space. Sarah Carroll the developer would be maintaining it.

Sandra asked if the traffic study that was completed years prior was still a valid study. Jeremy Lapin stated that a traffic study would be conducted during the preliminary plat process.

Sandra how many assisted living units will there be. Steve Sowby stated that there will be 46 units.

Sandra has problems with the number of units; the concept plan doesn't work because you would need to have 2.5 parking stalls available for the cottages. She has several issues with access onto 400 north, the number units, safety, and parking. Will the food service be for all residents? Steve Sowby the services will be for all senior residents.

Sandra asked if the applicant would be fine with a condition that the clubhouse only be used for those residents and not for any other use.

Jeff Cochran asked Sarah Carroll what is the difference between the previous and current concept plan. Sarah Carroll stated that the previous plan was a PUD Overlay and had more units on it. Today there is no PUD option and less density to the plan.

**Motion was made by Kara North and seconded Hayden Williamson to forward a positive recommendation to the City Council for the Amendment to Sierra Estates Master Development Plan located between 350-600 West and 400 North, Stephen Sowby, applicant with the findings and conditions listed in the staff report dated February 27, 2014 with the following conditions listed. Aye: Kara North.**

**Subject to:**

1. That the neighboring agricultural use be noted on the plat.
2. That the Concept Plan be brought back to the Planning Commission.

**7. Public Hearing: Preliminary Plat for Stillwater Phase 6 located at 2700 South Stillwater Drive, Land Solutions Partner, applicant.**

Sarah Carroll presented the Preliminary Plat for Stillwater Phase 6.

**Jeff Cochran opened the public input.**

No public input at this time.

**Jeff Cochran closed the public input.**

Kirk Wilkins asked what the proposed lot sizes would be. Sarah Carroll stated that they are 8,000 square feet. Kirk stated that lots 40 & 41 show a difference in lot sizes.

Sandra Steele, Hayden Williamson, Kara North, Jarred Henline and Jeff Cochran had no comments regarding this item.

**Motion was made by Jarred Henline and seconded by Kirk Wilkins to forward a positive recommendation to the City Council for the approval of the Preliminary Plat for Stillwater Phase 6 located at 2700 South Stillwater Drive, Land Solutions Partner, applicant based on findings and conditions listed in the staff report dated February 27, 2014 and subject to Lots 40 & 41 matching the current lot size code requirement. Aye: Jarred Henline, Kirk Wilkins, Kara North Hayden Williamson, Sandra Steele and Jeff Cochran. Motion was unanimous.**

**8. Continued Public Hearing: Rezone and Concept Plan for Talus Ridge located at approximately 550 North 800 West, Edge Homes, applicant.**

Sarah Carroll presented the Rezone and Concept Plan for Talus Ridge.

Steve Maddox, applicant pointed out that this parcel is unique and has impacted the design of this development. We are making an effort to make this a livable community. There will be no driveways that will back onto the main corridor. The zone change is not to increase the density but to allow for flexibility on lot size which would allow for 70 foot frontage rather than an 80 foot frontage, the average lot size would be 10,369 square feet. The water system is a concern but there are plans that are being considered. The proposed open space would be completed as soon as possible so that the residents could utilize the area.

**Jeff Cochran opened the public input.**

Kelsey Dean has created a petition regarding the proposed rezone, open space and density. The residents would like to see another concept plan which would show the zoning as R-3. The lots located at the south end of the Sunrise Meadows development are larger and the lots in this proposed development should resemble those lot sizes.

Reed Barlow this will provide a unique feel to that area with the proposed corridor. The development will be a good thing to the area.

Paula Heaton would like there to be conditions noted on this development plat which would indicate the neighboring agricultural use.

Henry Barlow noted that he lives south of the proposed developed which is agricultural property. Comments on the plat for this certain use would be suggested. Chain-link fencing doesn't always keep animals in. He expressed concerns with losing his agricultural rights. He suggested that the development have larger lots on the southern end of the parcel near the collector road.

Carl Whiting echoed what was earlier stated by Kelsey Dean. He feels that an R-3 zone would work for this development, and is pleased with the proposed development.

Sara Merrell asked that the developer inform the future property owners of the existing surrounding agriculture zone and that those future property owners can't eliminate this use. There is plenty of additional land to zone as R-4. The proposed community will be nice and will enhance the area.

Ashely Buhman asked where would the construction traffic enter and exit. She is opposed to the requested rezone and feels that an R-3 zone would work better especially with the types of homes that are planned to be built.

Maurie Pyle concerned that the lower lots could potentially flood due to the proposed grade. She suggested that the road be widened at 400 North and 800 West to accommodate the additional traffic.

Josh Tippitts has mixed feeling with the proposed development. The different lot sizes provide a variety to the area, but smaller lots would be more appropriate for the area. How soon would the open space be developed?

Devar Klingonsmith is concern with the lots becoming future rental properties. This is a prime place for larger lots and homes.

Danielle Cahoon additional homes in the area will create a traffic impact to the existing road. The collector road is great but will only benefit the developer and the nearby schools. The R-4 zone is not appropriate for the area. The rear and side setbacks are of a concern.

Tim, resident of Sunrise Meadows would favor an R-2 rezone. He asked if the city is advocating the rezone for exchange of the collector road.

Mark Buhman supports what has been voiced by the other citizens.

Nina Broadbent doesn't like the proposed lot sizes being small. Has the parking near the open space been considered at all?

Lance Cradle asked if the property would be annexed into Eagle Mountain City.

Greg Larsen would advise that the parking near the open space be addressed because Sunrise Meadows park currently has issues with parking. How and what is the purpose of the proposed green space and will there be future potential use of the green space. Where is the Planning Commission with future schools to accommodate the growth?

Keveny Daley concerned with the proposed collector road. She would like to see that the rural area be honored and try to keep it as is, if possible.

### **Jeff Cochran closed the public input.**

Steve Maddox the purpose of the rezone is diversity and feels that these types of lots would fit the area.

Sarah Carroll the overall density the applicant is requesting is 2.43 units per acre. The parking for parks will be designed into the parks but is not been determined at this time. This particular development will not be annexing into Eagle Mountain. There is property west of this that is being discussed if better served here within the Saratoga Springs or Eagle Mountain. Alpine School District is aware of the continuous growth here in the City and in Eagle Mountain.

Kimber Gabryszak stated that State Code clearly prohibits the City from requiring any sort of capacity or ability to serve a development.

Jeremy Lapin the widening of Pony Express will help with the traffic capacity. A traffic study will need to be completed. Widening work has also been completed to 400 North as well. An upgrade to the secondary water well located near the Sunrise Meadows will need to be conducted prior to completion of the development. Staff will look into mitigating the drainage before construction begins. There will be cutoff channels installed as well.

Steve Maddox stated that CC&R's will be expected for this development.

Jarred Henline at a crossroads with this development and what is the best interest for both the residents and the applicant. The collector road can be a benefit for everyone involved. He would recommend approval of this proposed rezone.

Kara North a property owner can request rezone and understands the density is a huge concern with the residents. She appreciates the residents' concerns with the rezone. She recommends that a note be added to the plat regarding the surrounding agricultural use. I am conflicted with the R-3, R-4 rezone and would be interested to hear what the other Commission has to say.

Kirk Wilkins conflicted with the proposed rezone and would support the resident's needs. As much as he tries to be developer friendly he doesn't support the applicant's request.

Hayden Williamson notices that most lots are within an R-3 zone is that correct. Sarah Carroll that is correct. She suggested to the Commission that the rezone could remain an R-3 zone and a lot size reduction could be recommended.

Steve Maddox the concern here from others is the concern of density but as the developer my focus is on frontage. I could meet the criteria of the zone if necessary, but it wouldn't be as good of a layout.

Hayden Williamson would like to see that the rights of property owners be protected. The R-4 zone would impact the current residents and feels that there are other options that could be appealing to everyone.

Sandra Steele pleased with the proposed R-4 zone and knows that the developer isn't asking for exceptions. The City and residents will greatly benefit from the proposed collector road.

Jeremy Lapin stated that this particular property provides a unique capacity ability to assist future phasing in the area. It also provides infrastructure for future development as well. The elevation is unique in that aspect.

Sandra Steele feels that the lot sizes are equal figures or higher to the existing Sunrise Meadows development. The project provides a nice mix and variety. She feels that the current concept plan is feasible. She would suggest a rezone once the plat is recorded. She would like to see that the water resource is protected. She would like to see fencing installed around the perimeter of the property. She supports the proposed rezone.

Jeff Cochran asked if a collector road is required to be installed by the developer. Jeremy Lapin no it isn't a requirement.

**Motion was made by Sandra Steele and seconded by Jarred Henline to forward a positive recommendation to the City Council for the Rezone for Talus Ridge located at approximately 550 North 800 West, Edge Homes, applicant based on the findings and conditions listed in the staff report dated February 27, 2014. Aye: Sandra Steele, Jarred Henline and Kara North. Nay: Kirk Wilkins, Hayden Williamson and Jeff Cochran.**

**Subject to:**

- 1. That the rezone be finalized during the preliminary plat approval.**
- 2. That a note is added to the plat informing property owners of the existing agricultural use.**

**Tie vote no recommendation was given to the City Council.**

**9. Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.01-General Provisions, 19.02-Definitions, 19.03-Powers and Duties, 19.04-Land Use Zones, 19.05-Supplementary, 19.08-Home Occupations, 19.09-Off Street Parking, 19.12-Subdivisions, 19.13-Development Review Process, 19.14-Site Plan Review, 19.15-Conditional Uses, 19.17-General Plan, Ordinances, or Zoning Map Amendments, 19.18-Signs, 19.26-Planned Community Zone)**

Kimber Gabryszak presented the code amendments.

**Jeff Cochran opened the public input.**

Danielle Cahoon asked what changes were made to Section 19.03, Powers and Duties of the City Code. Kimber Gabryszak indicated that this would allow for certain decisions to be made by the Administration, Planning Commission or the City Council.

**Jeff Cochran closed the public input.**

The Planning Commissioners had no comments with regards to the revisions at this time.

**Motion was made by Sandra Steele and seconded by Hayden Williamson to forward a positive recommendation to the City Council for the approval of the Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.01-General Provisions, 19.02-Definitions, 19.03-Powers and Duties, 19.04-Land Use Zones, 19.05-Supplementary, 19.08-Home Occupations, 19.09-Off Street Parking, 19.12-Subdivisions, 19.13-Development Review Process, 19.14-Site Plan Review, 19.15-Conditional Uses, 19.17-General Plan, Ordinances, or Zoning Map Amendments, 19.18-Signs, 19.26-Planned Community Zone) including the findings and conditions listed in the staff report dated February 27, 2014. Aye: Sandra Steele, Hayden Williamson, Kirk Wilkins, Kara North, Jarred Henline and Jeff Cochran. Motion was unanimous.**

- 10. Approval of Minutes:**
- a. December 12, 2014.
  - b. January 9, 2014.
  - c. January 23, 2014.

**Motion was made by Kara North and seconded by Kirk Wilkins to approve the minutes dated December 12, 2013, January 9, 2014 and January 23, 2014 with the correction made to those minutes. Aye: Kara North, Kirk Wilkins, Sandra Steele, Hayden Williamson, Jarred Henline and Jeff Cochran. Motion was unanimous.**

**11. Commission Comments.**

The Commissioners had no comments at this time.

**12. Director's Report.**

The Planning staff had no reports to provide at this time.

**Motion to adjourn at 11:10 p.m. was unanimous.**

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Date

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Lori Yates, City Recorder