AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, June 25, 2020, 6:00 pm
City of Saratoga Springs 1307 North Commerce Drive, Saratoga Springs, UT 84045
https://www.youtube.com/c/CityofSaratogaSprings

Pursuant to State and Federal Guidelines concerning COVID-19, this Meeting will be conducted electronically.
Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogaspringscity.com

1. Pledge of Allegiance.
2. Roll Call.
3. Public Hearing: Community Plan major amendment and Village Plan major amendment for University of Utah. Located at Pioneer Crossing and Market Street. U of U, applicant.
4. Public Hearing Continued Item from June 11, 2020: Amendments to Land Development Code, Title 19.10 – Hillside Development. City initiated.
5. Approval of Minutes: June 11, 2020.
6. Reports of Action.
7. Commission Comments.
8. Director's Report.
9. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
10. Adjourn.

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least one day prior to the meeting.

SARATOGA SPRINGS
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Planning Commission
Staff Report

Title 19 Code Amendments
Chapters 19.10, Hillside Development Ordinance
June 25, 2020
Public Hearing

Report Date:	June 18, 2020
Applicant:	City Initiated
Land Use Authority:	City Council
Previous Meeting:	n/a
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The Planning Department keeps a running list of minor and major changes that are needed to provide additional clarity and effectiveness, to remove inconsistencies and typos, and incorporate best practices, and has the goal of adopting amendments approximately four times a year. Section 19.10 covers Hillside Development and has been in need of updates for some time now. Staff proposes that this section of Code be repealed and replaced with the attached version.

RECOMMENDATION:
Staff recommends the Planning Commission conduct a public hearing, discuss the proposed amendments, and choose from the options in Section G of this report. Options include approval, denial, or continuation of the proposed amendments.

B. Specific Request: This is a request to repeal and replace Section 19.10 of the Land Development Code. Over the past year and a half a committee including Planning, Building, Engineering, Legal, Fire, and Public Works has been working on a new version of Section 19.10. Staff had a consultant put together an initial draft and then worked to improve the draft. Staff then sent the draft to developers who own property within hillside areas and after reviewing and considering their feedback additional changes were made. Staff is now ready to present the attached updated version.

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

1. The City Council shall review the petition and render a decision 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 Planning Commission for a recommendation. The Planning Commission public hearing is scheduled on June 25, 2020.*

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 E and F of this report.*

3. The Planning Commission shall provide a notice and hold a public hearing as required by Utah Code. The City Council shall hold a public meeting to consider the request. 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.*

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 was noticed as a Planning Commission public hearing in the Daily Herald. As these amendments affect the entire City, no mailed notice was required. A public meeting with the City Council will be scheduled following the public hearing with the Planning Commission.

E. General Plan:

Land Use Element – General Goals

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: consistent. *The proposed changes will still ensure quality of development, maintain community identity, ensure quality development through the maintenance of high standards, and require mitigation of impacts to existing development (the built environment).*

F. Code Criteria:

Code amendments are a legislative decision. Therefore, the City Council has significant discretion when considering changes to the Code.

The criteria for an ordinance change is outlined below and act as guidance to the Planning Commission and City Council.

19.01.04. Purpose.

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.

Consistent. *The proposed amendments will provide clarity in development standards to ensure orderly growth, will maintain high standards to ensure a wholesome environment, and will both allow flexibility for property owners while helping ensure an attractive and beautiful community.*

19.17.05. 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;
    Consistent*. See Section E of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments maintain clear and consistent standards and will not adversely affect the health and welfare of the general 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
   Consistent. *The stated purposes of the Code are found in section 19.01.04.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. Any other reason that, subject to legislative discretion, could advance the general welfare.

G. Recommendation and Options:

Option 1 – Positive Recommendation

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

Motion: "Based upon the evidence and explanations received today, I move to recommendation approval to the City Council to repeal and replace Section 19.10 of the Land Development Code, as attached, with the Findings and Conditions contained in this staff report:

Findings:

1. The amendments are consistent with the *Land Use Element – General Goals* of the General Plan, as outlined in Section E of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.01.04, *Purpose*, as outlined in Sections F of this report and incorporated herein by reference.
3. The Amendments are consistent with Section 19.17.05, *Consideration of General Plan, Ordinance, or Zoning Map Amendment*, as outlined in Sections F of this report and incorporated herein by reference.

Conditions:

The amendments shall be edited as directed by the Planning Commission:

1. _____
2. _____

Option 2 – Continuance

Vote to **continue** all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: "I move to continue the repeal and replacement of Section 19.10 of the Code to the [DATE] meeting, with the following direction on additional information needed and/or changes to the draft:

1. _____
2. _____
3. _____

Option 3 – Negative Recommendation

Vote to forward a negative recommendation to the City Council for all or some of the proposed Code amendments.

Motion: "Based upon the evidence and explanations received today, I move to the recommend denial to the City Council to repeal and replace Sections 19.10 of the Code, with the Findings below:

Findings

1. The amendments do not comply with the General Plan, City Code Section 19.01.04, and/or Section 19.17.05, as articulated by the Planning Commission: _____
2. The amendments do not comply with City Code Section 19.17.04, sub paragraphs 2, 3, and/or 4, as articulated by the Planning Commission:
3. _____
4. _____

Exhibits:

A. Proposed Section 19.10

Chapter 19.10. Hillside Development Ordinance

Sections:

19.10.01. Purpose.
19.10.02. Definitions.
19.10.03. Scope and Application.
19.10.04. Required Plans and Reports.
19.10.05. Hillside Development Standards.
19.10.06. Maps.

19.10.01. Purpose.

1. The provisions of this Chapter are enacted in order to provide standards, guidelines, and criteria for minimizing flooding, erosion, and other environmental hazards that may result from the development of hillsides within the City. In addition, these standards are intended to protect the natural scenic character of hillsides and especially sensitive lands that may not be suitable for development.

2. This Chapter outlines the requirements for the development of areas within the City limits that contain slopes equal to or greater than fifteen percent. No development shall occur on slopes equal or great than fifteen percent except as specifically allowed in this Chapter. Slope maps at the end of this section identify applicable areas.

3. To achieve the intent of this Chapter, it is required that professionals, qualified in each of the disciplines addressed herein, be used to provide creative and appropriate designs in hillside areas.

19.10.02. Definitions.

1. **"Buildable Area"** means the portion of a lot upon which buildings may be placed in compliance with required setbacks, lot coverage restrictions, and other applicable provisions of City Code.

2. **"Development Activity"** means the definition as specified in Utah Code Section 10-9a-103.

3. **"Engineering Standards"** means the current version of the City of Saratoga Springs Standard Technical Specifications and Drawings Manual.

4. **"Landslide"** means the movement of a mass of rock, debris, or earth down a slope. Landslides are a type of "mass wasting," which denotes any down-slope movement of soil and rock under the direct influence of gravity.

5. **"Limits of Disturbance"** means the specific area on a site where construction and development activity shall be contained, except as otherwise provided in this Chapter.

6. **"Low Impact Development (LID)"** means principles that mimic nature by using techniques that infiltrate, evapotranspire, and/or harvest/reuse the runoff generated from storm water to partially retain precipitation onsite, per City storm water regulations.

7. "**Maximum Extent Practicable**" means:
    a. able to be constructed or implemented consistent with sound science and engineering principles; and
    b. economically and otherwise reasonable in light of the societal and environmental benefits to be gained.

8. **"Slope Map"** means a topographical map portraying the steepness or degree of inclination of a feature relative to the horizontal plane.

9. **"Terracing or Terraces"** means grading of slopes, typically long and linear, to accommodate flat buildable areas. Terracing, also referred to as benching or stepping, leaves steps on the side of the excavation that can either be a single or multiple terrace.

10. **"Topographical Survey"** means a survey that gathers data about the elevation of points on a piece of land and presents them as contour lines on a plot. The purpose of a topographic survey is to collect survey data about the natural and man-made features of the land, as well as its elevations.

11. **"Vegetation, invasive or noxious weeds"** means a non-native plant which grows aggressively, spreads, and displaces other plants, and/or is harmful or poisonous vegetation. Refer to Utah Noxious Weed Act and Engineering Standards to determine which species are considered to be noxious or invasive.

12. **"Vegetation, native or adapted"** means plants that are indigenous to a specific area or have special features that allow them to live in a particular habitat in the City. This includes plants that have developed, occur naturally, or existed for many years in an area. Refer to Engineering Standards for a list of specific species.

13. **"Vegetation Preservation Plan"** means the identification, preservation and protection of existing native vegetation that minimizes exposed soils and erosion.

19.10.03. Scope and Application.

1. The provisions of this Chapter are intended to supplement those set forth in this Title 19 and the City's Engineering Standards. In the event of conflict, the more restrictive provision shall apply.
2. The provisions of this chapter shall apply to all plats, site plans, building permits, development, Community Plans, Village Plans, and Neighborhood Plans within the City, which shall demonstrate compliance with this Chapter

3. The provisions of this Chapter provide regulations for grading, filling, and excavating in order to avoid risks of erosion, flooding, landslide, or any other unsafe condition.

4. Detailed reports and plans are required for new developments as outlined in this Chapter and must be approved by City Staff before any construction will be permitted in designated hillside areas.

19.10.04. Required Plans and Reports for All Development in the City.

1. **Requirements at Concept Plan, Village Plan, and Neighborhood Plan.** The following reports and plans shall be prepared at the expense of the applicant and shall be submitted as part of a Concept Plan, Village Plan, and Neighborhood Plan application in addition to all other City Code requirements. All reports and plans submitted herein shall be prepared by persons or firms licensed or certified to practice their specialty in the State of Utah.

    a. **Slope Survey.** Detailed slope map derived from data no older than 5 years with a minimum of two-foot contour intervals:
        i. The map shall identify and delineate all disturbed and undisturbed areas.
        ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.

    b. **Lotting Plan**. Plan showing overall project layout, including:
        i. lots with setbacks;
        ii. limits of disturbance and buildable areas;
        iii. open spaces; and
        iv. roads, highways, and rights-of-way

    c. **Conceptual Grading and Drainage Plan.** Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities.

2. **Requirements of Development Activity, Subdivision, and Site Plan.** The following reports and plans shall be prepared at the expense of the applicant and shall be submitted as part of the Preliminary Plat or Site Plan application in addition to all other Preliminary Plat or Site Plan requirements. All reports and plans submitted herein shall be prepared by persons or firms licensed or certified to practice their specialty in the State of Utah.

    a. **Grading and Drainage Plan.** A Grading and Drainage Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah. Such plan shall comply with applicable provisions of the City's Engineering Standards. All developments within the hillside overlay shall comply with the Hillside Standards in this Chapter and are subject to all of the following requirements, which compliance shall be further detailed in the Grading and Drainage Plan:

i. A slope classification map and analysis for the development site. Two maps shall be prepared. The first shall represent the *pre-development* slope districts and the second shall represent *post-development* slope districts.
ii. Balanced cut and fill shall be implemented to the maximum extent practicable. Balanced cut and fill measures include the following:
    1. avoiding stockpiling material on-site; and
    2. minimizing the export and import of material
iii. All roof drainage that cannot be drained to a roadway or approved drainage system shall be managed on site via Low Impact Development principles, per City storm water regulations.
iv. Topsoil stockpile areas shall be designated.
v. Access or haul road locations, designs, and maintenance requirements shall be designated on the grading plan.
vi. A written statement addressing the Hillside Development Guidelines found in 19.10.05 of this Chapter shall be submitted with the grading plan.

b. Slope Protection Plan and Requirements. A Slope Protection Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah and shall identify areas within the project with contiguous slopes greater than 30 percent that are required to be protected from disturbance. These areas may be located within lots if the provisions of this chapter can be met, otherwise they shall be placed in protected open space. In either case, these areas shall be identified on the development application, subdivision plan, site plan, and building plan as areas that may not be disturbed. The following standards apply to the slope protection plan:

i. Provide a detailed slope map derived from a physical survey no older than 5 years with a minimum of two-foot contour intervals.
    1. The map shall identify all disturbed and undisturbed areas.
    2. The map shall include a color legend of the site slope percentages in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.
ii. Contiguous slopes of 30 percent or greater are to be protected, except for the following exceptions:
    1. Areas with slopes that exceed 30 percent may be disturbed if:
        A. they are smaller than one-half (0.50) acre in size;
        B. they are isolated from other areas that exceed 30 percent;
        C. they are less than 100 feet in length and width; and
        D. their disturbance or removal will not create unstable geologic or drainage conditions that result in damage to public or private property.
    2. Man-made slopes exceeding 30 percent may be disturbed if it is determined, per the geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.

3. Prior to disturbance of the slope a geotechnical report shall be prepared by a licensed engineer and shall be approved by the City Engineer, along with a grading plan,.

c. **Vegetation Preservation and Slope Stabilization Plan.** A Slope Stabilization Plan shall be prepared by a qualified professional licensed by the state of Utah and shall contain all of the following:

i. Location of existing vegetation on the development site, including noxious and invasive weeds, and areas of native vegetation to be preserved, containing the following details:
   1. A delineation of the area to be developed or remain as permanent native open space;
   2. An inventory or survey of the vegetation species or a subset of species (such as noxious weeds) present;
   3. A map showing the area and the location of populations of each species; and
   4. A characterization of each identified plant species as native versus non-invasive or noxious.

ii. For open space or common areas of the development proposed to remain native and cleared of existing vegetation in the course of construction, a plan for replanting with native vegetation possessing erosion control characteristics at least equal to the existing native vegetation, which was removed, in compliance with the Engineering Standards. Existing non-invasive vegetation shall be replaced in kind;

iii. A plant schedule listing the plant species and seed mixes to be used for revegetation in accordance with City standards for revegetation species;

iv. A plan showing how the planting and installation of revegetation will be supervised by a person or firm having expertise in the practice of revegetation (e.g., licensed landscape architects) and how the revegetation will be protected with mulch and fertilized and watered in conjunction with a planting and maintenance schedule;

v. Slope stabilization and erosion control measures while new vegetation is being established;

vi. Temporary irrigation as needed until established;
Plans shall comply with Utah Wildland-Urban Interface Code.

d. **Geology Report.** A Geology Report shall be prepared by a Geotechnical Engineer or Geologist licensed by the State of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements, and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. The map shall clearly distinguish the difference between observed and inferred features or relationships. The Geology Report shall contain, at a minimum, the following:

i. Identification of any zones of deformation with respect to active faults and other mass movements of soil and rock;
ii. Alluvial fans and other areas with debris and flood flow hazards;
iii. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site;
iv. Active or inactive landslide areas;
v. Identification of all rock fall zones; and
vi. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards (as prepared by a Geotechnical Engineer).

e. **Fire Protection Report.** A Fire Protection Report, approved by the Fire Marshall, shall be prepared to assess fire probability and potential hazards. The plan shall be prepared by a person or agency qualified by training and experience and approved by the City Fire Marshall. The Fire Protection Report is a separate and independent obligation from the Fire Protection Plan that may be required by the Fire Marshall or Building Official in the Wildland-Urban Interface Code, Fire Code, or Building Code. The Fire Protection Report shall include the following:

i. The width and approximate location of any easement required for access of fire protection equipment;
ii. The width and approximate location of recommended fuel breaks on the development site; and
iii. A letter from the Fire Marshall specifying required fire protection measures and fire suppression flow.

f. **Physical Constraints Report.** A report prepared by a licensed geologist or geotechnical engineer demonstrating that buildings, structures, or building envelopes shall not be placed on or within any of the following areas:
a. natural or manmade slopes exceeding 30 percent with the exception of terracing to accommodate walk-out basements;
b. within the distance recommended by the Geology Report of any fault line;
c. areas considered as navigable, interstate waters, or areas having an significant nexus to such waters per federal law, within the jurisdiction of the United States or State of Utah such as wetlands, drainages, streams, rivers, and lakes, whether or not ephemeral, without the proper permits (or letter exempting the area from such jurisdiction) through the Utah Division of Water Rights and United States Army Corps of Engineers or other state or federal entity having jurisdiction;
d. landslide hazard areas, except that lots, but not buildings or building envelopes, may be included in landslide areas if supported by the required geotechnical report;
e. an area of flood hazard as defined and specified in Chapter 18.02;
f. areas of springs, seeps, or surface water areas.
i. These areas are defined as follows:

1. Spring: A spring is any natural situation where water flows from an aquifer.
2. Seep: A seep is a moist or wet place where water, usually ground, reaches the earth's surface from an underground aquifer.
3. Surface water areas: Surface water is water on the surface such as in a river, lake, or wetland.

g. existing or master planned detention basins, roads, and utility corridors.

19.10.05. Hillside Development Guidelines.

1. **General Guidelines.** A written statement addressing the following guidelines shall be submitted with the grading plan:
   a. Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible.
   b. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms.
   c. Building pads shall be located in order to preserve as much of the natural terrain as possible.
   d. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type.
   e. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site.

2. **Limits of Disturbance.** No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary plans and methods implemented as outlined in this Chapter.

3. **Limits on grading.** Grading shall comply with the following standards, in addition to the standards within other applicable Chapters:
   a. All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land.
   b. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet.
   c. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion.
   d. Mass grading and benching of hillside areas to create large flat building envelopes for multiple homes shall be avoided. Instead, smaller stepped envelopes for each home shall be used that follow the existing topography.
   e. Cut and fill slopes exceeding 50 percent shall be retained.
   f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain.
   g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes.

4. **Limits on changes to established lot grades** The elevation of an established lot shall not be permanently raised or lowered more than 6 feet at any point for construction of any structure or improvement, except:
    a. Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the provisions of this Chapter.

5. **Limits on man-made slopes.**
    a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.
    b. The grade of man-made slopes shall not exceed 50 percent without being retained.
    c. All cut, filled, and graded slopes shall be re-contoured and stabilized, as per this Chapter, to blend into the natural grade of surrounding land.
    d. All permanent fills shall be constructed and stabilized to prevent settlement, sliding, or erosion damage to streets, curbs, gutters, sidewalks, or buildings.

6. **Terracing and retaining walls.** Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply:

    a. Individual retaining walls may be permitted to support steep slopes but shall not exceed 10 feet in height measured from adjacent finished grade.
    b. When the overall retained height would exceed ten feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured form the lowest adjacent grade to the top of the wall.
    c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code.
    d. A building permit shall be obtained if required by the Building Code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required.
    e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation. (See Figure 2.)

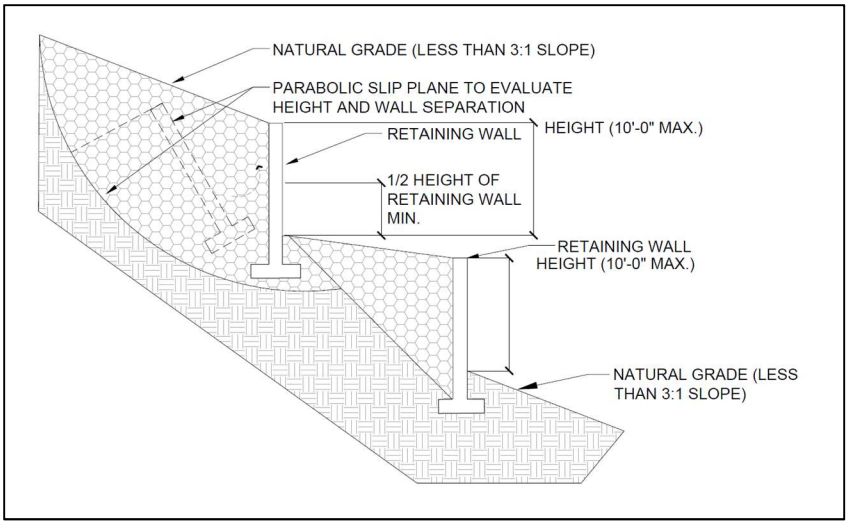
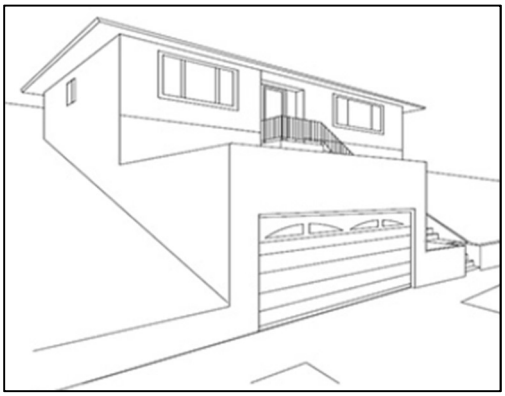
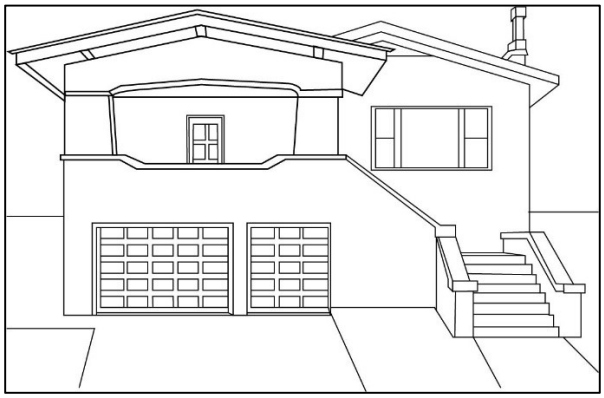


FIGURE 2

7. **Structures.** Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements:
    a. The general location and magnitude of cuts and fills shall be identified with each site plan.
    b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components.
    c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less grading. Split-level, embedded structures, and stepped foundations shall be utilized.
    d. Building height shall comply with the requirements in the specific zone using the definition in 19.02.
    e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure.





8. **Preservation of existing vegetation.** Existing concentrations of significant trees and vegetation shall be preserved, except that noxious or invasive trees and vegetation and sage brush are not required to be preserved.

a. For the purposes of this subsection, "significant trees and vegetation" means:
    i. Large trees of 6-inch caliper or greater; and
    ii. Groves of five or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines.
b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06.

9. **Revegetation.**
    a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material.
    b. New vegetation shall be equivalent to, or exceed, the density and erosion-control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects.
    c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical.
    d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees.
    e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City's Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.)
    f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim.

10. **Buildable Area and Limits of Disturbance.**
    a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met:
        i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is:
            1. at least 2000 square feet of contiguous area;
            2. a minimum dimension of 30 feet in any direction;
            3. no greater than 30 percent in slope; and
            4. contained within the building setbacks of a proposed lot.
        ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with a prohibition on their disturbance.

iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan.
iv. Access and driveways shall be included within the limits of disturbance for a lot.
v. No grading related to the construction of the structure shall occur outside the limits of disturbance.

b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access.

11. **Streets and hard surface trail access and driveways.**

a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50 percent if deemed necessary by the Development Review Committee (DRC). Approval shall be based on the following findings:
   i. No alternate location for access is feasible or available.
   ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length.
   iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter.
b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road.
d. Points of access shall be provided to all developed and undeveloped land for emergency firefighting equipment.
e. Emergency vehicle access shall be provided to trails in canyons, drainages, and natural washes shall be provided for developments that are located adjacent to such canyons, drainages, or washes.
f. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access.
g. Private driveways that are longer than 150 feet shall not exceed a grade of 10 percent at any point, so as not to hinder emergency service vehicles.
h. Driveways longer than 150 feet shall require a fire truck turn around.
i. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code.

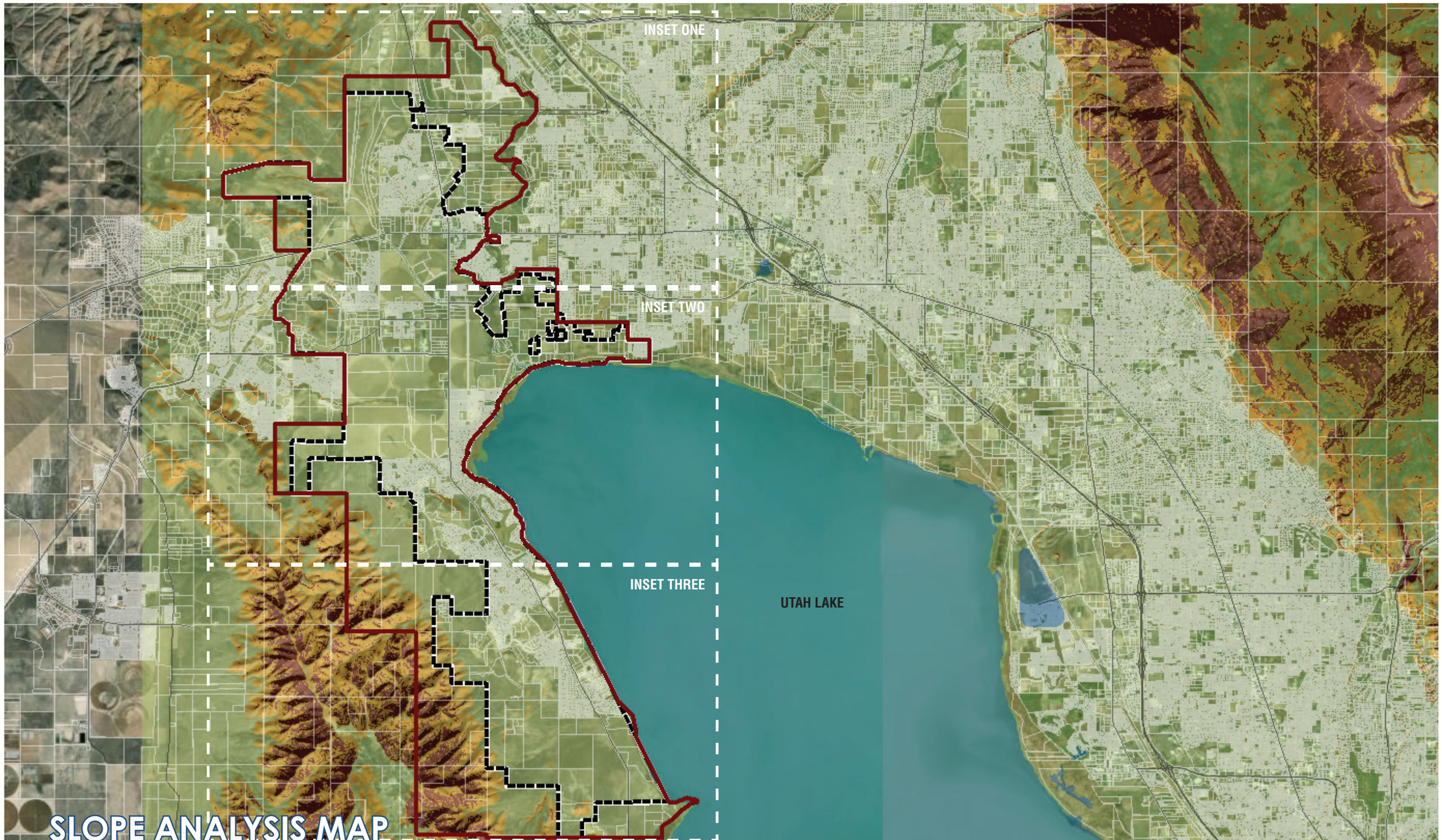
12. **Drainage corridor and flood zone protection.**

a. **Filling and dredging**. Filling or dredging of natural drainage channels as identified for protection by the City shall meet Engineering Standards.
b. **Minimum setbacks.** Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan.

13. **Responsibility for construction and maintenance of improvements.** The developer shall be fully responsible for making all improvements in accordance with accepted plans.

19.10.06. Maps.

1. Slope Analysis Map
2. Slope Analysis (North) Map Enlargement
3. Slope Analysis (Central) Map Enlargement
4. Slope Analysis (South) Map Enlargement



SLOPE ANALYSIS MAP

Legend

- Property Parcels
- City Boundary
- Annex Boundary

Notes

- 0-14.99%
- 15-29.99%
- 30% +

1 Inch = 10,000 Feet

N

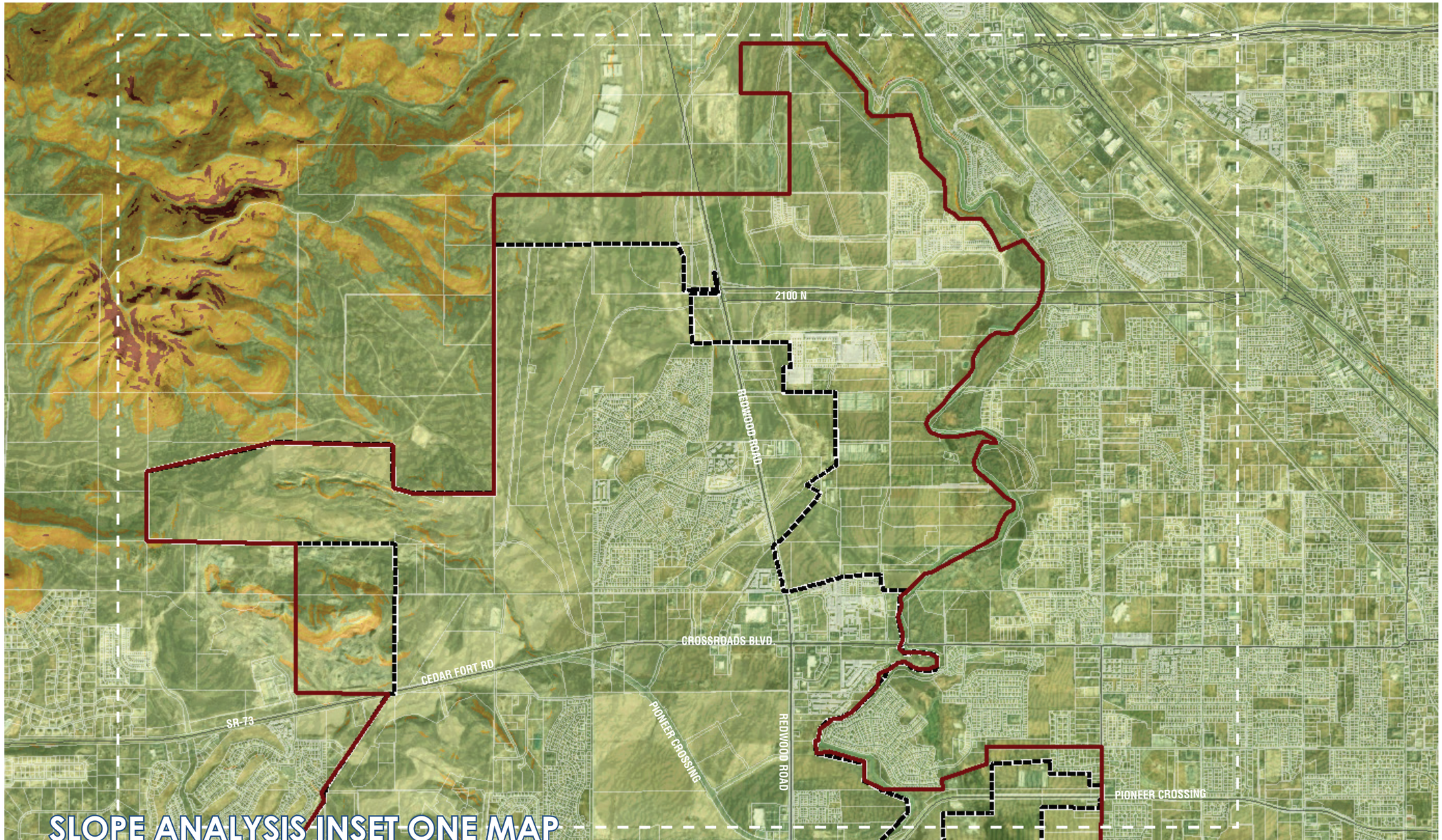
0 5,000 10,000

Feet

Adopted: October 2019

SARATOGA SPRINGS

Life's just better here



SLOPE ANALYSIS INSET ONE MAP

Legend

- Property Parcels
- City Boundary
- Annex Boundary

Notes

- 0-14.99%
- 15-29.99%
- 30% +

1 Inch = 3,500 Feet

N

0 1,750 3,500

Feet

Adopted: October 2019

SARATOGA SPRINGS

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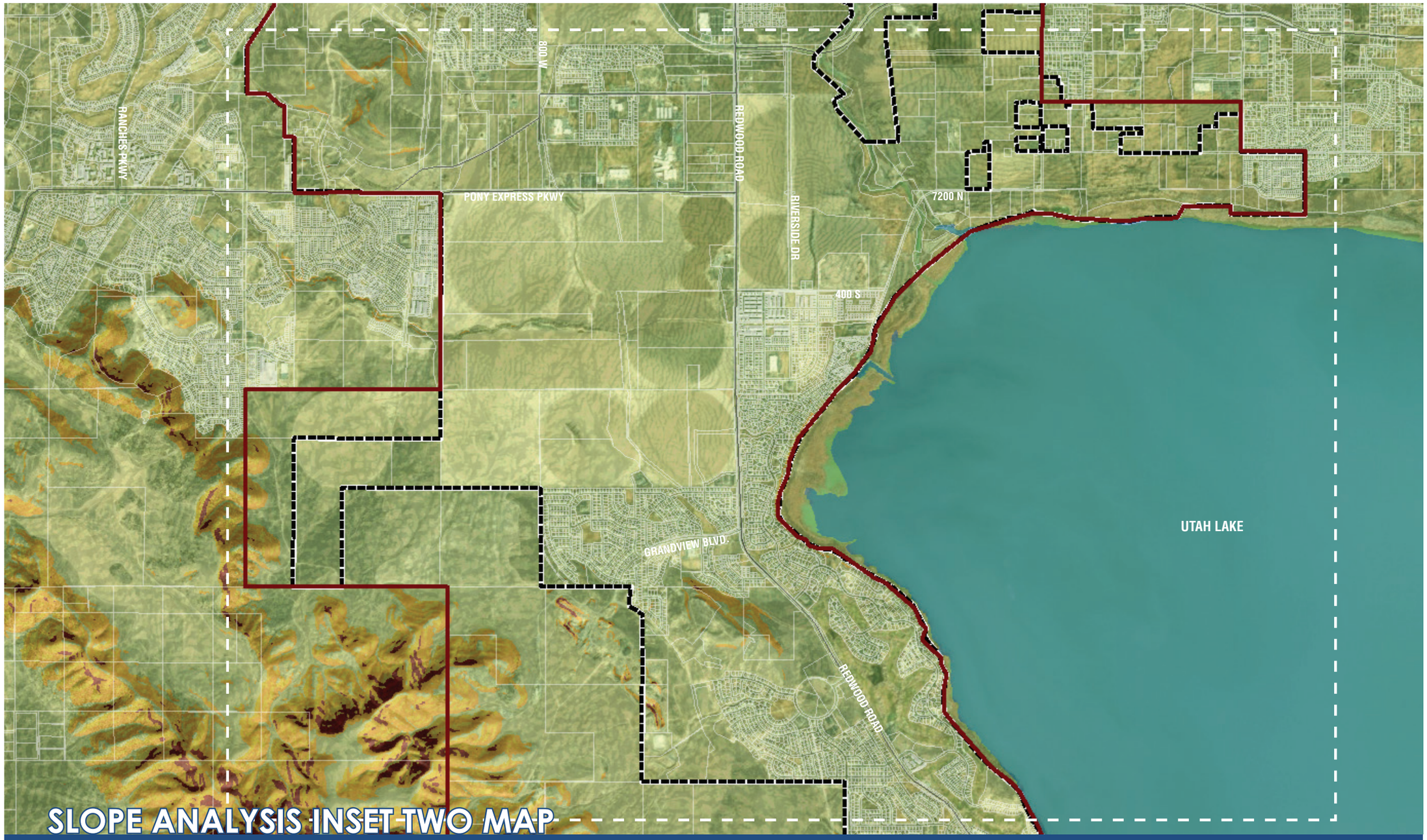

SLOPE ANALYSIS INSET TWO MAP

Legend

- Property Parcels
- City Boundary
- Annex Boundary

Notes

- 0-14.99%
- 15-29.99%
- 30% +

1 Inch = 3,500 Feet

N

0 1,750 3,500

Feet

Adopted: October 2019

SARATOGA SPRINGS

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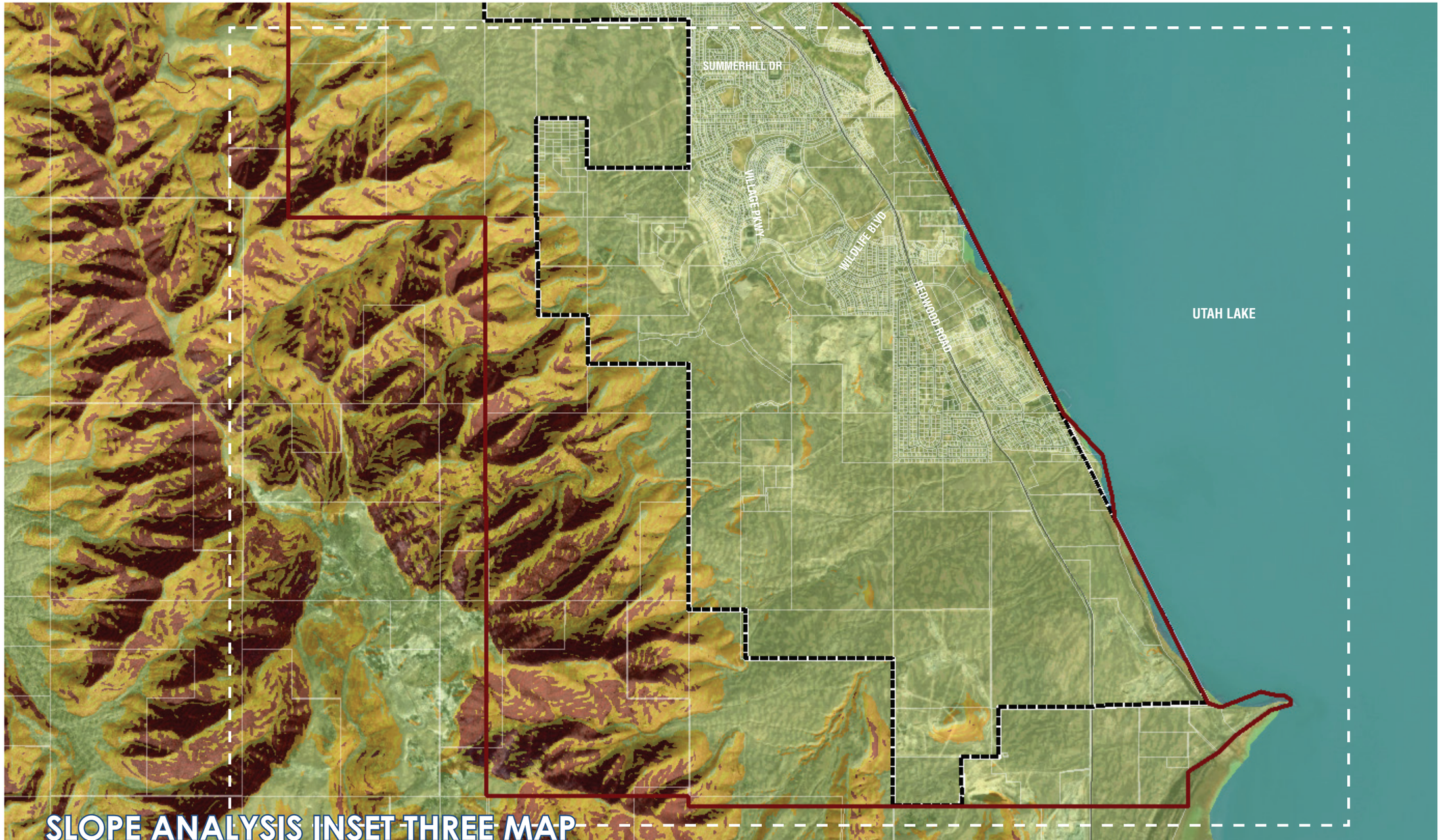

SLOPE ANALYSIS INSET THREE MAP

Legend

- Property Parcels
- City Boundary
- Annex Boundary

Notes

- 0-14.99%
- 15-29.99%
- 30% +

1 Inch = 3,500 Feet

N

0 1,750 3,500

Feet

Adopted: October 2019

SARATOGA SPRINGS

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Planning Commission
Staff Report

Community Plan and Village Plan
University of Utah Medical Center
Thursday, June 25, 2020
Public Hearings

Report Date:	Thursday, June 17, 2020
Applicant:	Jonathon Bates, University of Utah
Owner:	University of Utah, Suburban Land Reserve
Location:	NE Corner of Pioneer Crossing and Market Street
Major Street Access:	Market Street and Pioneer Crossing Extension
Parcel Number(s) & Size:	~33.14 acres (57:096:0001, 57:098:0002, 58:032:0188)
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC
Current Use of Parcel:	Vacant, approved for Commercial
Adjacent Uses:	Vacant, Commercial
Previous Meetings:	June 2017 Approval of Original CP and VP
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) The Crossing Community and Village Plans (nearby, February 2016) University of Utah Community and Village Plans (June, 2017)
Land Use Authority:	City Council
Future Routing:	City Council
Type of Actions:	Administrative
Author:	Kimber Gabryszak, Senior Planner

A. EXECUTIVE SUMMARY

The applicants are requesting approval of an amended Community Plan and amended Village Plan pursuant to Section 19.26 of the Land Development Code (Code) and the City Center District Area Plan (DAP). The modified plans propose allocating a maximum of 1,224,348 sq.ft. of non-residential development equaling up to 576 Equivalent Residential Units (ERUs) to ~33.14 acres within the DAP.

The Community Plan allocates a portion of the DAP density to the ~33.14 acres, and lays out the broader guidelines for the development, while the Village Plan provides the density and standards specific to the development.

Staff recommends that the Planning Commission conduct two public hearings, take public comment, review and discuss the proposed Community Plan (CP) and Village Plan (VP), and choose from the options in Section I of this report.

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1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 • 8011-766-9794 fax

Options include forwarding a positive recommendation on either or both the CP and VP with changes as directed by the Commission, forwarding a negative recommendation on either or both the CP and VP, or continuing either or both the CP and VP.

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres are vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

The DAP has also approved Place Types ranging in density from 5-75 dwelling units per acre:

Place Types	Dwelling Unit Density Range	Range of FAR *
Urban Center	14-75	0.39–2.34
Transit Oriented Development	8–75	1.25–2.4
Town Neighborhood	6–34	0.36–1.82
Business Park	0	0.39–0.93
Office Warehouse	0	0.39–0.93
Neighborhood Commercial	5–14	0.39–1.5
Regional Retail	0	0.36–0.47
Traditional Neighborhood	5 –32	0.47–1.04
Master Planned Subdivision	4–14	0.35–0.50
Resort/Hospitality	6–8	.36–.93

* FAR = Floor Area Ratio

(Note: the complete DAP can be found by visiting http://www.saratogaspringscity.com/229/Pending-Recently-Approved-Applications then clicking on "Approved Master Development Plans"

While the DAP includes several conceptual scenarios for the distribution of various place types, both the DAP and Code allow the place type for individual developments to be identified and finalized at the time of Community Plan approval. The applicants have requested the Business Park place type.

In June of 2017, the original University of Utah Community and Village Plans were approved. They originally allocated ~363,000 sq.ft. of density to ~28.8 acres, with the Village Plan addressing only the first ~15 acres. The place type of Business Park was applied, and a maximum of 180 ERUs. The plans, standards, and densities were found to be in compliance with the General Plan, Development Code, and DAP.

The current proposal is to increase the allocation of density from the DAP with the same plans and standards.

C. SPECIFIC REQUESTS

Community Plan

The Community Plan covers the entire ~31.14-acre project; under the auspices of the originally approve Business Park Place Type, they propose allocating additional density from the DAP, for a range of 523,073 sq.ft. up to 1,247,328 sq.ft. and an ERU range of 242-576.

Village Plan

The VP covers the entire area of the Community Plan and proposes to apply this square footage to a medical complex.

TABLE 1 - VILLAGE PLAN SUMMARY	
ACREAGE	
GROSS ACRES	33.14 ac
NET DEVELOPABLE AREA	30.79 ac
THOROUGHFARES	2.35 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR COMMUNITY PLAN	576
DAP ERU ALLOCATION	576

TABLE 2 - ALLOWABLE ERUs (DAP CALCULATION)			
		FAR	
PLACE TYPE	Acreage	Low (.39)	High (.93)
BUSINESS PARK	30.79	523,073 s.f.	1,247,328 s.f.
EQUIVALENT RESIDENTIAL UNITS (ERU)			
ERU CONVERSION	1 ERU/2,164.5 s.f.		
ERU RANGE		Low	High
ERU RANGE		242	576

Due to the additional acreage and density these applications are major amendments.

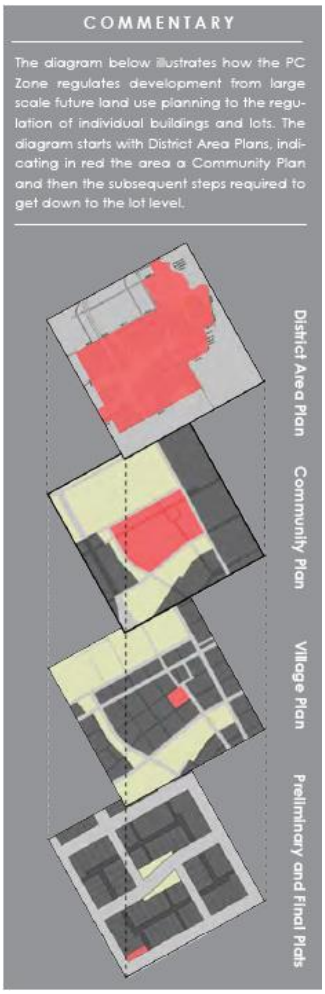
D. PROCESS / HOW IT WORKS

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

1. For a large-scale planned community district, an overall governing document is first approved, known as the District Area Plan (Section 19.26.13).
    - *The City Center DAP was approved in 2010.*

2. A Community Plan is then proposed and approved (Sections 19.26.03-19.26.08). The Community Plan lays out the more specific guidelines for a sub-district within the DAP.
    - *The University of Utah Community Plan will govern the ~33.14 acre sub-district of the DAP.*

3. Following and / or concurrently with the Community Plan, a Village Plan is proposed and approved (Sections 19.26.09 – 19.26.10). The Village Plan is the final stage in the Planned Community process before final plats, addressing such details specific to the sub-phase as open space, road networks, and lots for a sub-phase of the Community Plan.
    - *The VP will govern specific development in the ~33.14 project.*



The approval process for major amendments to the CP and VP includes:

1. A public hearing and recommendation by the Planning Commission

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

Next steps after CP and VP will include preliminary and final subdivision plats to create any development lots, and site plans for the medical and other buildings.

E. COMMUNITY REVIEW

These public hearings were noticed in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public comment has been received.

F. REVIEW

Place Type

The Community Plan designates the entire ~33.14 acre University of Utah development as Business Park, which was approved in 2017 and is described in the DAP as follows:

PLANNING CRITERIA AND GUIDELINES

BUSINESS PARK

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39–0.93
Range of Open Space	15 - 17%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail

Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

Density

The Business Park place type does not have an identified maximum density in terms of ERUs, however has identified an average Floor Area Ratio (FAR) range. FAR is a term that refers to the ratio of square footage to ground cover.

- A FAR of 1.0 means that a 1-story building could have a footprint covering the entire lot, or a 2 story building covering half of the lot.
- Example: A 10,000 sq.ft. lot with a FAR of 1.0:
  - 10,000 x 1.0, would equal 10,000 total maximum sq.ft. of development
  - Possibly a one-story building with a 10,000 sq.ft. footprint
  - Possibly 10-story building with a 1,000 sq.ft. footprint

The DAP has a density range in the Business Park area of 0.39 to 0.93 FAR. Applied to the University of Utah this allows a range of 523,073 to 1,247,328 sq.ft..

The applicants are requesting a maximum of 576 density ERUs and the same number of ERUs in terms of utility impacts.

Uses

The applicants have identified specific uses, particularly Medical Office, and may include a small amount of light industrial and retail uses as permitted in the Business Park place type.

Traffic and Infrastructure

The applicants will be required to supply a traffic study prior to or concurrent with site plan and plat approval. Additional conditions should development exceed 300,000 sq.ft. are included that require even more traffic analysis and utility plans at that time. Delayed traffic studies for these densities are appropriate as the City's needs and traffic conditions are likely to change in the several years it will take to reach this threshold.

General infrastructure plans have been provided, and more detail will also be provided and reviewed with these later applications as well.

Development Standards

Community Plan

The CP contains the general standards for the entire ~33.14 acre project. The applicants have proposed general compliance with the standards in Title 19 of the Code, except where specifically exempted by State Code.

Village Plan

The Phase 1 VP contains additional standards to implement the Community Plan on a particular sub-phase. While these topics were addressed at a higher level in the Community Plan, the information in the VP is more specific:

- Allocation of density / FAR
- Village-specific open space plan
- Pedestrian network
- Fire access
- Infrastructure and Utilities

Staff Review

Staff has reviewed the CP and VP provided redlines to the applicant. The applicants have responded to this feedback, and made multiple changes. Remaining changes still recommended by staff include:

- Community Plan
    - Correct minor discrepancies in references to ERUs (page 3)
    - Address any Fire Department needs at time of site plan (page 19)
    - Update Utility maps to be consistent with update Master Utility Plan (pages 26-27)
    - Other minor typos and changes as needed
- Village Plan
    - Show drinking water and secondary water pipeline alignments and sizes (page 13)
    - Other minor typos and changes as needed
- Engineering requirements to both plans
    - Add statement to ERU ranges "Proposed land use and corresponding ERU count have not been finalized. The Developer will provide detailed information regarding ERU as part of the site plan. The Developer understands that development will be limited to available downstream capacity or that developer will be responsible for any improvements needed to provide the desired additional capacity."
    - The allowable release rate for the U of U is 0.12 cfs/acre. Include an obvious note that reads "Before or at the time of detailed design submittal, hydrology and hydraulic calculations must be submitted that show the detailed on-site design that meets this requirement."
    - The maximum allowable discharge is not "historical pre-development flows" as currently stated. The maximum allowable discharge for this parcel is 0.12 cfs/acre (3.98 cfs for 33.14 acres).

More detail on the proposed development are found in the complete Community Plan and Village Plan drafts, attached.

G. GENERAL PLAN

The General Plan Land Use map identifies this area as Planned Community Mixed Use, which states:

Category	General Characteristics	Res. Density and range of typical lot sizes
Planned Community Mixed Use	The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies

The ~2883-acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation at the time. The approved Community Plan and Village Plan included trail connections and landscaping in compliance with the related master plans, and specific development standards and design guidelines. The amendments are consistent with the original approvals.

H. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

19.26.04 – Uses Permitted within a Planned Community District

- The application includes big box and general retail, office, and similar uses, which are permitted in the PC zone. The proposal includes all uses in the RC zone, with several Conditional Uses (big box, fitness centers, and fueling stations) being changed to Permitted uses.

<u>COMMUNITY PLAN CODE REQUIREMENTS</u>

a) Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.
   Staff finding: continues to comply. *Subdivision plats and building permits will be reviewed for compliance with the Community Plan. This location is appropriate for higher density from the DAP to be allocated in the city and is a use type the needs density to function effectively.*

2. Equivalent Residential Unit Transfers.
   Staff finding: complies. *The Community Plan provides parameters for transfers within the project.*

3. Development Standards. Guiding development standards shall be established in the Community Plan.
   Staff finding: complies. *The proposed CP references Title 19 of the City Code for standards, except where specifically exempted by State Code.*

4. Open Space Requirements.
   Staff finding: complies. *While the Code currently requires 30% open space for development in the Planned Community Zone, it allows DAPs to include a lower range. The City Center DAP is the governing document for the proposed Community Plan, and the proposed open space and landscaping meets the standards and range of 15-17% as identified in the DAP for this place*

type. The master developer will provide a portion, and the interior developers will provide the remainder.

5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
    a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
    b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.

        Staff finding: complies. *The property is not located within 20' of the PC zone boundary.*

b) 19.26.07 – Contents of Community Plans

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

1. Legal Description. ***Provided***
2. Use Map. ***Provided***
3. Buildout Allocation. ***Provided***
4. Open Space Plan. ***Provided***
5. Guiding Principles. ***Provided***
6. Utility Capacities. ***Provided***
7. Conceptual Plans. Other elements as appropriate - conceptual grading, wildlife mitigation, open space management, hazardous materials remediation, fire protection. ***Provided***
8. Development Agreement. ***Pending***
9. Additional Elements.
    a. responses to existing physical characteristics of the site. ***Provided***
    b. findings statement. ***Provided***
    c. environmental issues. ***Provided***
    d. means to ensure compliance with standards in Community Plan. ***Provided***
10. Application and Fees. ***Provided***

c) 19.26.05 – Adoption and Amendment of Community Plans

The criteria for amendment of a Community Plan are below:

a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;

    Staff finding: consistent. *See Section G of this report.*

b. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

    Staff finding: complies. *The plan proposes compliance with Title 19, with exceptions granted by State Code.*

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

    Staff finding: complies with conditions. *Adjacent property is undeveloped or commercial and is also governed by the same DAP as the proposed development. Infrastructure needs for future development have been considered in the planning of this site. Appropriate conditions and*

requirements have been placed in the plan and on the approval to ensure adequate infrastructure.

d. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
   Staff finding: complies with conditions. See Engineering conditions in Section F.

e. is consistent with the guiding standards listed in Section 19.26.06; and
   Staff finding: complies. *See analysis in subsection H.a) above.*

f. contains the required elements as dictated in Section 19.26.07.
   Staff finding: complies. *The application contains all required elements.*

VILLAGE PLAN CODE REQUIREMENTS

d) 19.26.03.2 – Additional Village Plan Requirements

Additional requirements for a Village Plan are summarized below:

a. A detailed traffic study – ***General information provided, detailed information required with site/preliminary plat or upon development exceeding 300,000 sq.ft..***
b. A map and analysis of backbone infrastructure systems - ***Provided.***
c. Detailed architectural requirements and restrictions - ***Provided.***
d. If applicable, details regarding the creation of an owners' association, master association, design review committee, or other governing body. - ***Provided.***

e) 19.26.09 – Village Plan Approval

The criteria for a Village Plan approval are summarized below:

a. is consistent with the adopted Community Plan;
   Staff finding: complies. *The Village Plan appears to be consistent with the allowed densities, FAR, uses, and standards in the Community Plan.*

b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;
   Staff finding: complies with conditions. *With only a typo modification, the ERUs are consistent with the CP.*

c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;
   Staff finding: complies. *The FAR and ERUs have been provided and are consistent with the CP.*

d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
   Staff finding: complies with conditions. See Engineering conditions in Section F.

e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and
   Staff finding: complies. *Utility plans, pedestrian plans, and trail/sidewalk cross sections have been provided. Future connectivity is also called out as a requirement.*

f. contains the required elements as dictated in Section 19.26.10.
Staff finding: complies. *See below. All required topics have been included.*

g. meets the minimum required space in adopted Community Plan, and adopted District Area Plan if applicable.
Staff finding: complies. *Total open space will meet or exceed standards.*

19.26.10 – Contents of a Village Plan

The required contents of a Village Plan are summarized below:

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

I. Recommendation:

Staff recommends that the Planning Commission conduct two public hearings, take public comment, review and discuss the proposed CP and VP, and choose from the following options:

Option 1 – Positive Recommendations
"I move to forward a **positive** recommendation to the City Council for The University of Utah Community Plan Amendment with the Findings and Conditions below:"

Findings

1. The application complies with the City Center District Area Plan (DAP). Specifically, the neighborhood type, required contents, density, and unit type are as permitted in the DAP.
2. The application is consistent with the goals, objectives, and policies of the General Plan, as identified in Section G of this report, which section is incorporated by reference herein;
3. With appropriate modifications, the application complies with Section 19.26.05, 19.26.06, and 19.26.07 of the Development Code as outlined in Section H of the Staff report, which section is incorporated by reference herein. Particularly:
    a. The ERU maximum and FAR does not exceed the number of ERUs and square footage of nonresidential uses of the General Plan;

b. With required modifications and conditions, the application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
c. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
d. The application includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
e. With required modifications and conditions, the application is consistent with the guiding standards listed in Section 19.26.06.
f. The application contains the required elements as dictated in Section 19.26.07.

Conditions:

1. The maximum allowable ERUs in the Community Plan shall be 576.
2. All requirements of the City Engineer shall be met, including but not limited to the staff report in Exhibit 5.
3. All requirements of the Fire Department shall be met.
4. The Community Plan shall be edited as directed by the Commission.
5. Changes below shall be made prior to Council action.
    a. Correct minor discrepancies in references to ERUs
    b. Update Utility maps to be consistent with update Master Utility Plan
    c. Add statements required by Engineering in Section F
    d. Provide a draft development agreement
    e. Other minor typos and changes as needed
6. A subdivision plat shall be recorded to create the University of Utah lot(s) prior to site plan approval.
7. Other: _____
8. Other: _____

"I also move to forward a positive recommendation to the City Council for The University of Utah Village Plan Amendment with the Findings and Conditions below:"

Findings

1. The application is consistent with the guiding standards in the The University of Utah Community Plan. Specifically, the density, unit types, thoroughfares, and other standards are expressly as contained in the Community Plan.
2. The application complies with the criteria in section 19.26.09 and 19.26.10 of the Development Code, as articulated in Section H of the Staff report, which section is incorporated by reference herein. Particularly:
    a. With appropriate modifications, the application is consistent with the adopted Community Plan;
    b. The range of density in the application does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;
    c. For an individual phase, the density will not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;
    d. The application is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts.
    e. The application properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties**;** and
    f. The application contains the required elements as dictated in Section 19.26.10.

Conditions:

1. The maximum allowable impact ERUs in the Village Plan shall be 567, and the maximum allowable density ERUs from the District Area Plan shall be 567.
2. All requirements of the City Engineer shall be met, including but not limited to the staff report in Exhibit 5.
3. All requirements of the Fire Department shall be met.
4. The Village Plan shall be edited as directed by the Commission.
5. Changes as identified below hall be made prior to Council action.
    a. Show drinking water and secondary water pipeline alignments and sizes (page 13)
    b. Add statements required by Engineering in Section F
    c. Other minor typos and changes as needed
6. All other code requirements shall be met.
7. Other: _____
8. Other: _____

Option 2 – Continuance
"I move to **continue** the University of Utah Community Plan and Village Plan Amendments to the July 9, 2020 meeting with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. Changes identified by the Commission shall be incorporated.
2. Other: _____
3. Other: _____

Option 3 – Negative Recommendations
"I move to forward a negative recommendation to the City Council for The University of Utah Community Plan Amendment with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Commission: _____, and/or
2. The application is not consistent with the DAP, as articulated by the Commission: _____, and/or
3. The application does not comply with Section 19.26 of the Code, as articulated by the Commission: _____.

"I also move to forward a negative recommendation to the City Council for The University of Utah Village Plan Amendment with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Commission: _____, and/or
2. The application is not consistent with the DAP, as articulated by the Commission: _____, and/or
3. The application does not comply with Section 19.26 of the Code, as articulated by the Commission: _____."

J. Exhibits:

1. Location & Zone Map (page 12)
2. Community Plan Layout (page 13)
3. Village Plan Layout (page 14)
4. City Engineer's Reports dated 6/16/2020 (page 15)
5. Full Community Plan (pages 16-48)
6. Full Village Plan (pages 49-71)

Exhibit 1: Location and Zone Map

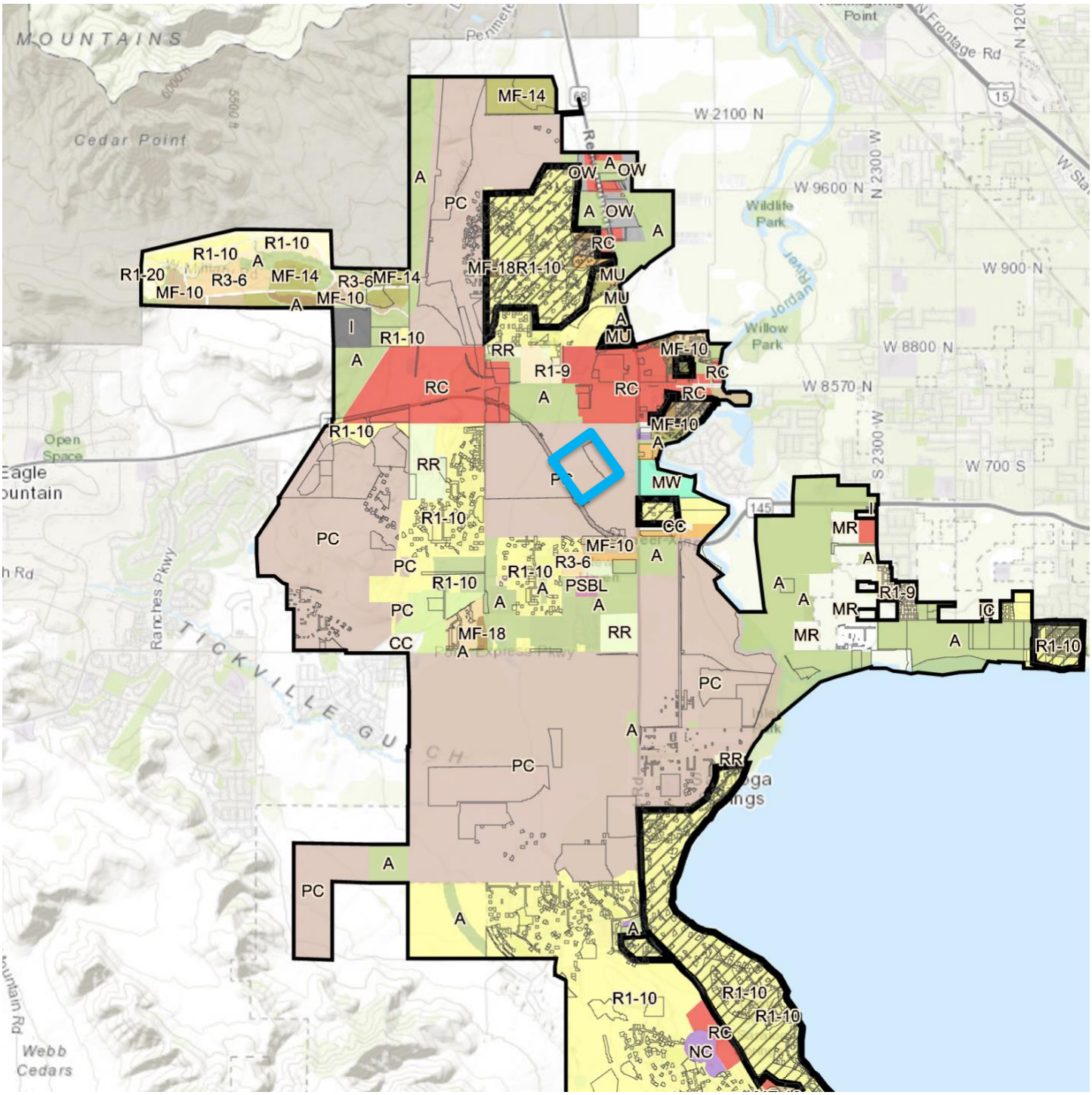


Exhibit 2: Community Plan Layout

2. USE MAP AND BUILDOUT ALLOCATION

Future Phases - Business Park*

Business Park uses are defined generally by the District Area Plan as:

Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

***Note: Phase plan is conceptual; actual phases may vary.**

EQUIVALENT RESIDENTIAL UNITS

This is the prior path 576 vs 231. Thanks for the change, however, just a math refeence correction

District Area Plan:
The Saratoga Springs City Center District Area Plan (DAP) established that for every 10 Million square feet of commercial building area, 4,620 equivalent residential units (ERUs) are permitted. That is equivalent to 2,164.5 square feet per ERU.

The DAP also established a floor area ratio (FAR) range for the Business Park place type. The suggested FAR range for Business Park is between .39 and .93. Therefore, based upon the community plan acreage (30.79 ac.) the amount of commercial building area should be between 523,073 s.f. and 1,247,328 s.f.. Taking into account the ERU conversion of 1 ERU/2,164.5 s.f./ERU, the ERU range established by the DAP for this property is between 242 and 576 ERUs. This community plan does not exceed the commercial building area totals or the ERU range established by the DAP.

Community Plan:
A maximum of 1,247,000 s.f. of commercial building area is anticipated at completion. Based upon the proposed uses and the City's fixture count tables, it is anticipated that the University of Utah Village Plan will contain up to 231 ERUs (1,247,000/ 2,164.5 = 576).

TABLE 1 - VILLAGE PLAN SUMMARY	
ACREAGE	
GROSS ACRES	33.14 ac
NET DEVELOPABLE AREA	30.79 ac
THOROUGHFARES	2.35 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR COMMUNITY PLAN	576
DAP ERU ALLOCATION	576

TABLE 2 - ALLOWABLE ERUs (DAP CALCULATION)			
		FAR	
PLACE TYPE	Acreage	Low (.39)	High (.93)
BUSINESS PARK	30.79	523,073 s.f.	1,247,328 s.f.
EQUIVALENT RESIDENTIAL UNITS (ERU)			
ERU CONVERSION	1 ERU/2,164.5 s.f.		
ERU RANGE		Low	High
ERU RANGE		242	576

Exhibit 3: Village Plan Layout

9. LANDSCAPE PLAN

Open Space

Building

See Community Plan Plant List for Required Plant Material
Note: Building and Parking Layouts are Conceptual

TABLE 5 - OPEN SPACE BREAKDOWN (VILLAGE PLAN CALCULATION)

TYPE	ACRES	OPEN SPACE %
Park Lawn	6.66	20
Plaza	1.72	5.2
Subtotal (Applicable Open Space)	**8.38**	**25.3**
Parking Lot Landscaping	1.11	3.4
Total Open Space	9.49	28.6

Exhibit 4: Engineering Report

City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: U of U Medical Center Community/Village Plan
Date: June 16, 2020
Type of Item: Legislative

CITY OF SARATOGA SPRINGS

Description:

A. Summary: The Applicant submitted an amendment to their Community/Village Plan.

B. Background:

Applicant:	*University of Utah*
Request:	*Amended Community/Village Plan Approval*
Location:	*Medical Drive x Pioneer Crossing*

C. Recommendation: Staff recommends the approval of the amended Community/Village Plan subject to the following conditions:

D. Conditions:

1. All review comments and redlines provided by the City Engineer and the City Engineer's consultants are to be complied with and implemented.

2. This Community/Village Plan is conceptual in nature. In case of changing circumstances or additional insight, this plan shall be amended as necessary.

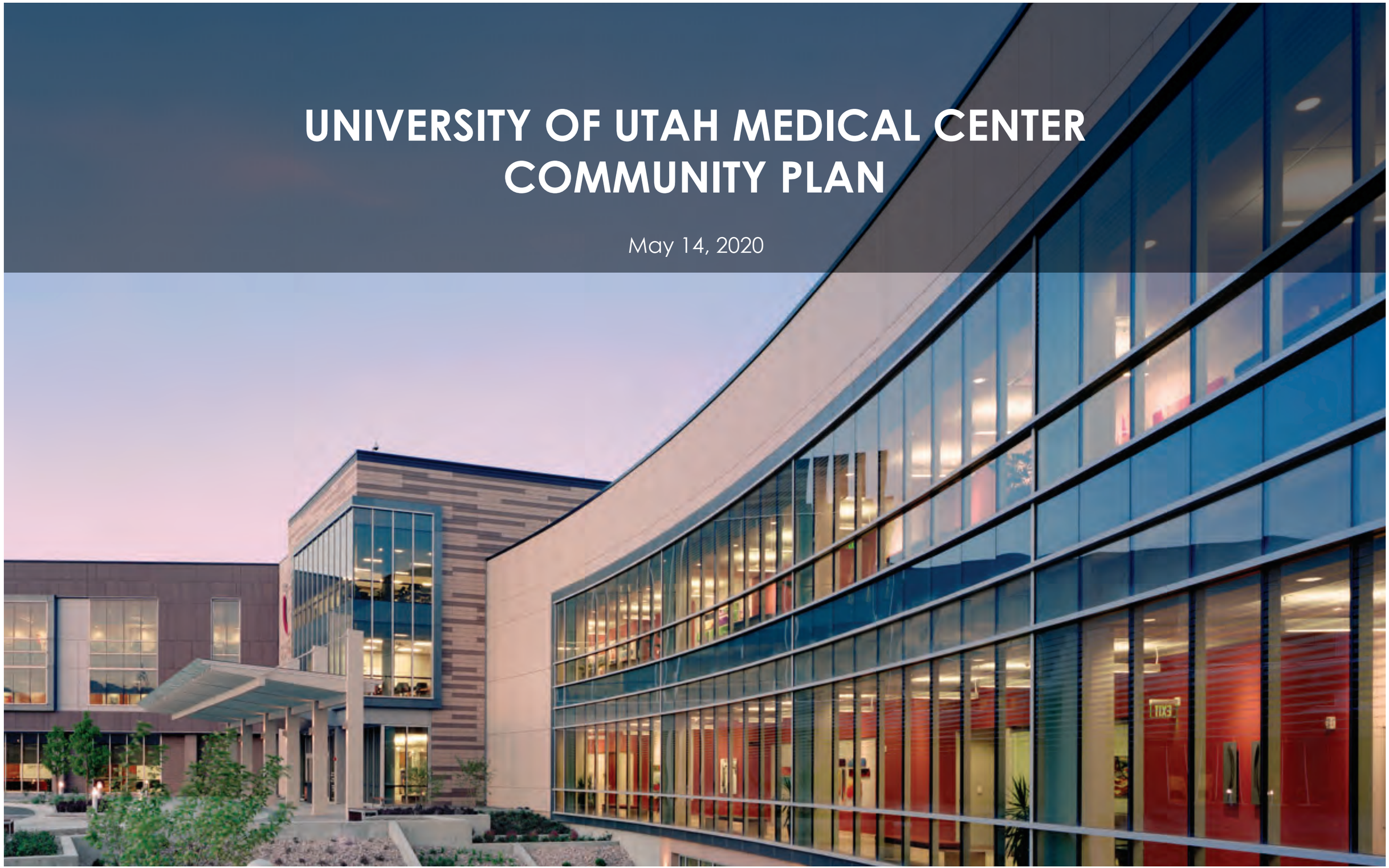
3. The Applicant understands that this Community/Village Plan does not provide sufficient information to determine the volumes and characteristics of traffic this development will generate nor the impacts therefrom. Traffic impact studies will be required with site plans and the Developer will be required to mitigate the traffic impacts.

4. The Applicant understands that this Community/Village Plan does not provide sufficient information determine what project and system improvements will be necessary to service the Developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to the site plan approval, the Developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

Exhibit 5: Full Village Plan

UNIVERSITY OF UTAH MEDICAL CENTER COMMUNITY PLAN

May 14, 2020



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1. COMMUNITY PLAN DESCRIPTION

LEGAL DESCRIPTION

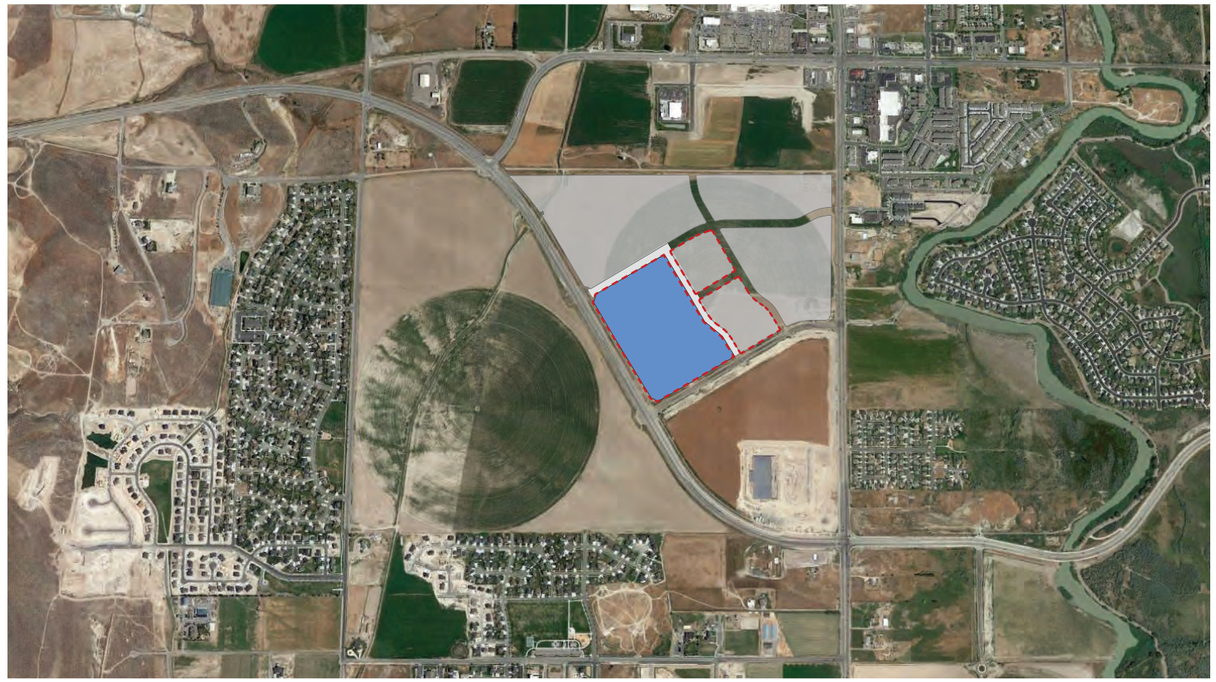
A portion of the Southwest Quarter of Section 14 and the Southeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Pioneer Crossing as described in Deed Entry No. 28749:2014 in the official records of the Utah County Recorder, said point also being North 00°20'51" East, along the section line, 67.26 feet and South 89°39'09" East 618.47 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence along said easterly right-of-way the following five (5) courses: 1) North 30°43'06" West 8.27 feet, 2) North 75°43'06" West 77.78 feet, 3) North 30°43'06" West 1270.50 feet, 4) North 14°16'54" East 77.78 feet, 5) North 30°43'06" West 10.38 feet to the southerly right-of-way line of Medical Drive as shown on University of Utah Saratoga Springs Sub recorded March 26, 2018 as Entry No. 28387:2018 and Map Filing No. 15973, in the office of the Utah County Recorder; thence, along said southerly right-of-way line of Medical Drive, the following four (4) courses: 1) North 59°16'54" East 51.45 feet, 2) North 55°26'40" East 174.65 feet, 3) North 59°16'54" East 702.21 feet,4) easterly 12.57 feet along the arc of a 8.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 75°43'06" East 11.31 feet), to the westerly right-of-way line of Regent Street as shown on said University of Utah Saratoga Springs Sub; thence, along said westerly right-of-way line of Regent Street, the following six (6) courses: 1) South 30°43'06" East 818.33 feet, 2) southeasterly 233.81 feet along the arc of a 528.00 foot radius curve to the left, through a central angle of 25°22'17", (chord bears South 43°24'14" East 231.90 feet), 3) southeasterly 200.55 feet along the arc of a 472.00 foot radius curve to the right, through a central angle of 24°20'42", (chord bears South 43°55'02" East 199.05 feet), 4) South 30°52'34" East 26.58 feet, 5) South 23°35'46" East 52.42 feet, 6) South 30°43'02" East 89.41 feet to the northerly right-of-way line of Market Street as shown on Market Street Right of Way Dedication Plat, recorded April 23, 2015 as Entry No. 34053:2015 and Map Filing No. 14581, in the office of the Utah County Recorder thence, along said northerly right of way line, the following six (6) courses: 1) southerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 14°16'57" West 28.99 feet), 2) South 59°16'58" West 496.30 feet, 3) westerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", through a central angle of 90°00'00, (chord bears North 75°43'02" West 28.99 feet), 4) South 59°16'58" East 69.00 feet, 5) southerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 14°16'57" West 28.99 feet), 6) South 59°16'58" West 59.00 feet to the northerly line of that certain property dedicated to the City of Saratoga Springs as shown on University of Utah Parcel 2, Saratoga Springs Sub as recorded on August 24, 2018 as Entry No. 80617:2018 and Map Filing No. 16208, in the office of the Utah County Recorder; thence, along the said northerly line, the following two (2) courses: 1) South 66°09'04" West 200.72 feet,2) South 59°16'58" West 140.78 feet to the Point of Beginning.

Contains 1,443,448 Sq. Ft. / 33.14 Ac. / 1 Parcels
.

OVERVIEW

The University of Utah is under contract with Suburban Land Reserve to purchase land in Saratoga Springs, UT. This property is located east of Pioneer Crossing, North of Market Street, west of Redwood Road, As depicted below which designates the Community Plan boundary.



The property is presently zoned Planned Community (PC) and is subject to requirements of a previously approved District Area Plan (DAP). The DAP grants the rights to develop, in accordance with Section 19.26 of the City Code.

This Community Plan is intended to fulfill the submittal requirement, as identified in the governing PC Zone and to establish the Community Plan level transportation and utility systems. The University of Utah Medical Center Community Plan is meant to provide Saratoga Springs with an urban medical business park environment that presently does not exist in the city.

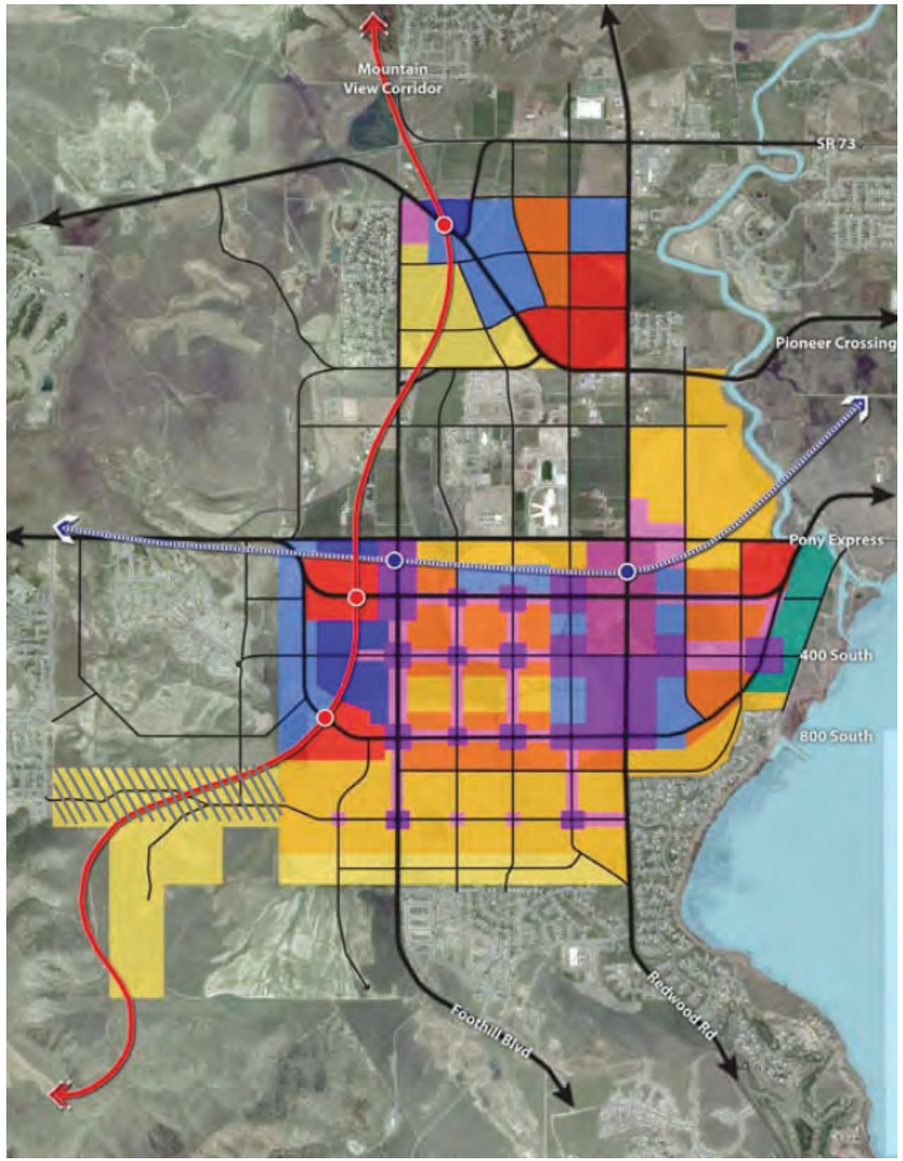
Compliance with existing Title 19 Land Development Code: The University of Utah, as a State entity, is exempt from being required to comply with local municipal code. This Community Plan and subsequent Village Plan is exempt from Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Community Plan are established by State Statute and are set forth in Title 10-Utah Municipal Code.

PLACE TYPE ASSIGNMENT

The planning area defined by this Community Plan incorporates the previous assignment, in the DAP, of the Business Park Place Type. The intent, at the Community Plan level, is to work from the Place Type palette identified in a given Community Plan area without the specific requirement of using all identified Place Types as identified. This intent has already been established, through precedent, by the Community Plan which was approved for Legacy Farms.

In the Community Plan area, identified for University of Utah Medical Center, the District Area Plan identifies three Place Types which may be used:

1. Town Neighborhood
2. Business Park
3. Regional Retail



TOWN NEIGHBORHOOD

Range of Average Dwelling Units/Acre	6–34 du/ac
Range of Average FAR	0.36–1.82
Range of Open Space	13 - 15 %

BUSINESS PARK

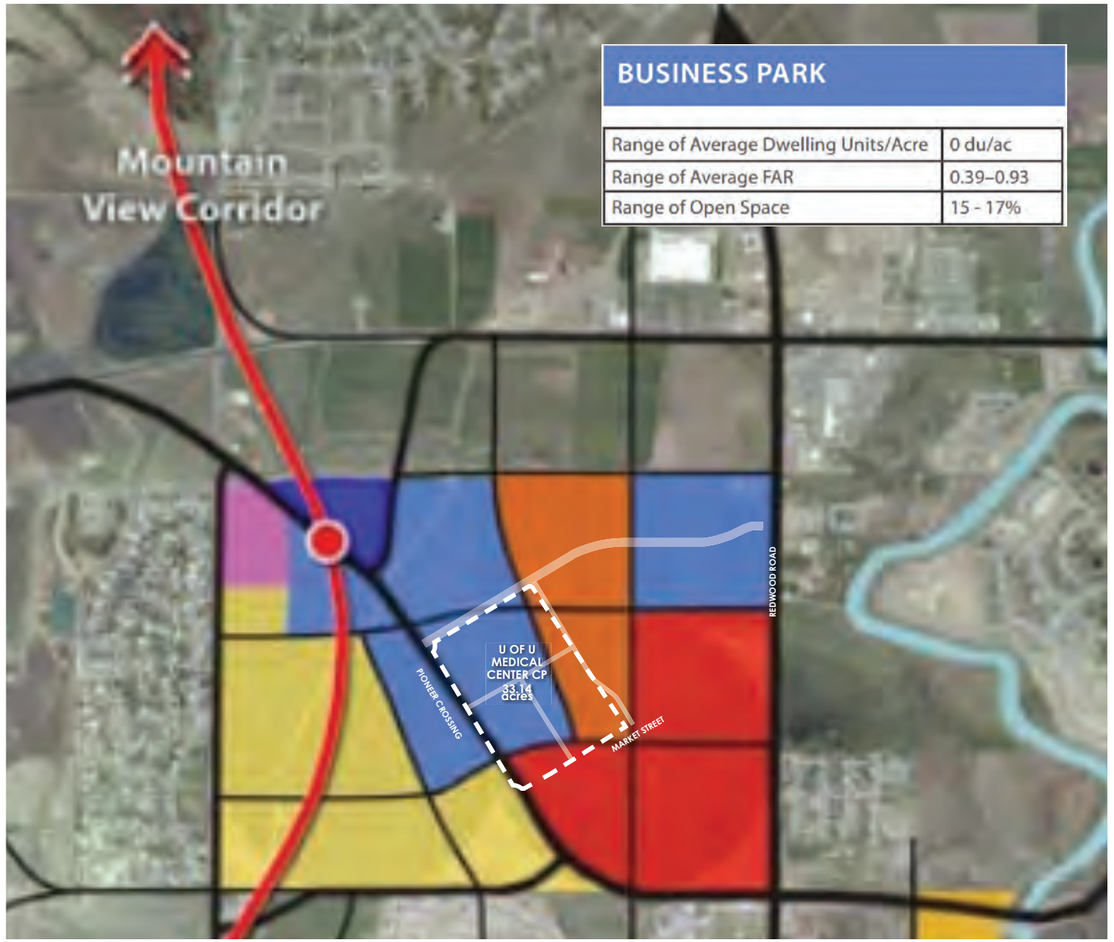
Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39–0.93
Range of Open Space	15 - 17%

REGIONAL RETAIL

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.36–0.47
Range of Open Space	11 -14 %

BUSINESS PARK PLACE TYPE PARAMETERS

Based on the characteristics of each of these Place Types and the intent for future development in this Community Plan area it is intended to use only the Business Park Place Type which corresponds most closely to the types of uses proposed in this community plan.



BUSINESS PARK

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39–0.93
Range of Open Space	15 - 17%

2. USE MAP AND BUILDOUT ALLOCATION

Future Phases - Business Park*

Business Park uses are defined generally by the District Area Plan as:

Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

***Note: Phase plan is conceptual; actual phases may vary.**

EQUIVALENT RESIDENTIAL UNITS

District Area Plan:
The Saratoga Springs City Center District Area Plan (DAP) established that for every 10 Million square feet of commercial building area, 4,620 equivalent residential units (ERUs) are permitted. That is equivalent to 2,164.5 square feet per ERU.

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Community Plan:
A maximum of 1,247,000 s.f. of commercial building area is anticipated at completion. Based upon the proposed uses and the City's fixture count tables, it is anticipated that the University of Utah Village Plan will contain up to 231 ERUs (1,247,000/ 2,164.5 = 576).

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THOROUGHFARES	2.35 ac
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PERMITTED ERU FOR COMMUNITY PLAN	576
DAP ERU ALLOCATION	576

TABLE 2 - ALLOWABLE ERUs (DAP CALCULATION)			
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PLACE TYPE	Acreage	Low (.39)	High (.93)
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EQUIVALENT RESIDENTIAL UNITS (ERU)			
ERU CONVERSION	1 ERU/2,164.5 s.f.		
ERU RANGE		Low	High
ERU RANGE		242	576

3. LOT BREAKDOWN

The Allowable ERUs for this use, based on FAR, permits anywhere from 242 ERUs to 576 ERUs. The proposed 576 maximum ERU allocation for this community plan falls within that range. The 1,247,000 square feet corresponds to the proposed medical center development program and the ERU allocation was derived considering fixture counts and the probable water consumption for medical office. Using the City's conversion factor of 2,164.5 s.f./ERU, 1,247,000 square feet of building translates into 576 ERUs as a maximum allocation.

TABLE 3 - LOT BREAKDOWN (COMMUNITY PLAN CALCULATION)

PHASE #	ACRES	OPEN SPACE %	MAXIMUM BUILDING SF	IMPACT ERUs	DAP ERU ALLOCATION
Lot 1	33.14	N/A	1,247,000	576	576

FUTURE PROJECTIONS

Projected employment = 250 - 750 future employees (estimated)

AMENDMENTS AND DENSITY TRANSFER

Modifications to the Community Plan text or exhibits may occur in accordance with the following amendment process:

Major amendments are modifications that change the intent of the Community and Village Plans, and require City Council approval. Major amendments include the following:

- Any increase in non-residential intensity that results in Floor Area Ratios (FAR) that exceed 0.37 (500,000/30.79x43,560). FAR is calculated by dividing the building square footage by the net developable area of the parcel.
- The addition of adjacent property not included in the Community Plan that would constitute more than a 35% increase in acreage. (The potential area(s) where the site could increase are indicated in the map to the left.)

Minor amendments are accomplished administratively by the City Planning Director and may include:

- All site plan revisions that impact the configuration of proposed buildings and conceptual parking layout (so long as the total building area does not exceed the maximum building square feet in Table 3 above)
- Changes in phasing
- Minor changes in the conceptual location of streets, public improvements, or infrastructure.

APPROVAL CONTINGENCY

The allowed maximum building SF listed in Table 3 above is contingent on the completion of a traffic impact study for the site, an updated master utility plan, and any potential required resulting improvements. Any development above 300,000 SF on lot 1 will require an updated traffic impact study, and master utility plan to be approved by City staff.

4. OPEN SPACE

Perimeter Open Space
In addition to the perimeter open space shown in the diagram at the left, additional open space areas will be provided that are consistent with the open space types as outlined in the District Area Plan.

Existing Trails

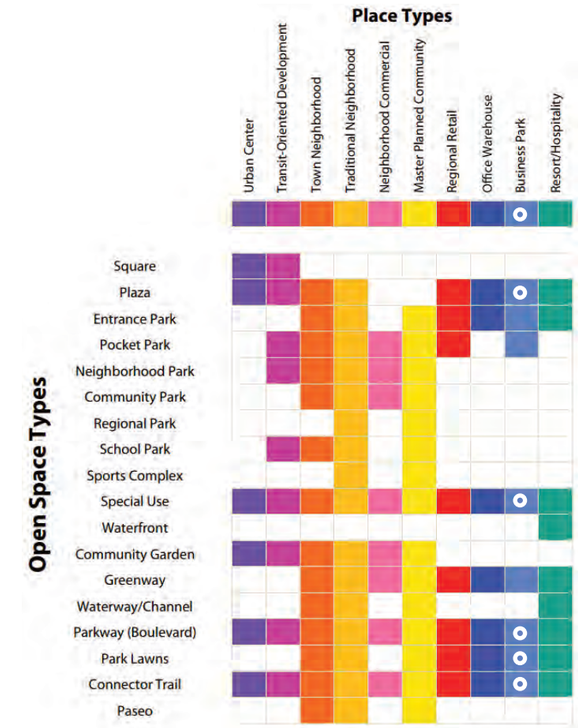
The following elements shall also be considered open space:

- Enhanced urban sidewalks and pathways. Any impervious trail or sidewalk surface greater than 5 feet in width shall be counted as open space (ex. open space calculation for a 12' wide trail that is 200' long: 12'-5'=7', 7' x 200' = 1,400 s.f.)
- General landscaped areas associated with the building or parking lot.

There shall be no minimum required open space percentage for this Community Plan and subsequent Village Plans. Open space quantities and distribution shall be governed by Utah Municipal Code. It is the intent of the University of Utah Medical Center to create an environment that is comfortable and aesthetically pleasing. Landscape treatments and open space amenities will be designed to satisfy the needs of the user and will be consistent with other similar facilities in the region.

The goals for providing open space within this development consist of the following:

- Provide access to the regional and city-wide trail system
- Create a comfortable outdoor environment for visitors and patrons
- Open space to provide dual purpose(s) with ecological functions (when appropriate)



○ Indicates allowable element in the University of Utah Medical Center *Community Plan*

TABLE 4 - OPEN SPACE SUMMARY

OPEN SPACE TYPE	ACRES
PARK LAWN	1.6 ac
PARKWAYS	
PIONEER CROSSING TRAIL	1.1 ac
TOTALS	
TOTAL OPEN SPACE	3.2 ac
COMMUNITY PLAN AREA	33.14 ac
% OPEN SPACE	10.0 %*

* Indicates Perimeter Open Space. Internal open space within each village plan will provide additional area to be counted toward the 15-17% range identified in the business park place type.

5. GUIDING PRINCIPLES

This Community Plan is organized in a similar order as prescribed in Saratoga Springs City Code section 19.26.07. The following is a general description of the intended character and objectives for this Community Plan that shall be required in subsequent Village Plans. In this Community plan the following will be addressed:

a. Community-wide systems and themes including streetscape treatments (Thoroughfares), drainage and open space corridors, pedestrian systems, park and recreational systems, and public realm elements.
b. The desired character of the Community Plan showing the general character and nature of live plant species.

5a. SYSTEMS AND THEMES

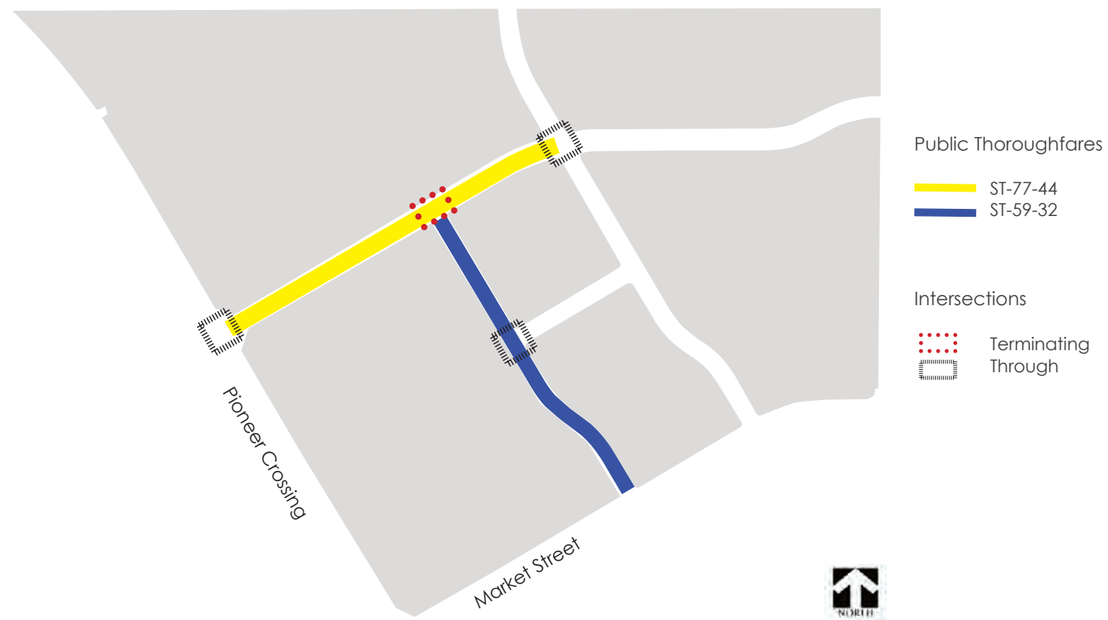
The theme for this property is medical campus. All elements implemented on this property will follow the medical theme.

THOROUGHFARES

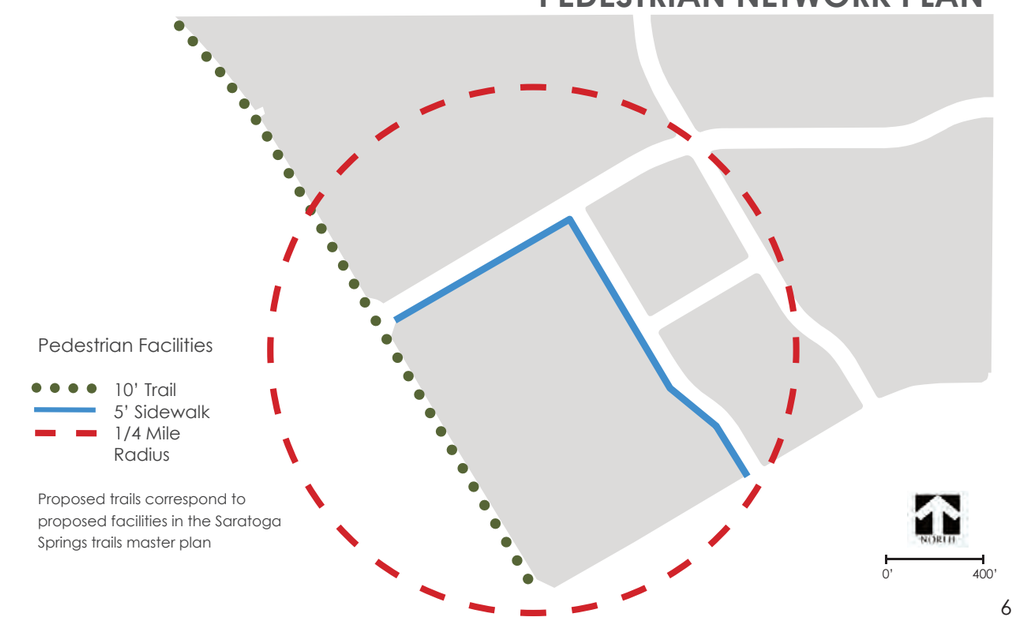
The *District Area Plan* identifies the principles/purposes associated with a comprehensive transportation system under the PC Zone. The general intent, that then carries forward into this *Community Plan*, calls out the need for an interconnected thoroughfare system that is intended to provide multiple pathways of movement through a neighborhood. The transportation system must also be multi-modal in nature meaning that it is accommodating to the automobile while also supporting pedestrian and bicycle traffic.

The thoroughfare network is designed to define parcels within which future development will occur. While the *Community Plan* establishes the parcels it is the *Village Plan* that will complete the circulation system by identifying streets, private drives, pedestrian pathways and other circulation routes that are internal to the parcels.

THOROUGHFARE PLAN



PEDESTRIAN NETWORK PLAN



PROTOTYPICAL THOROUGHFARE SECTIONS

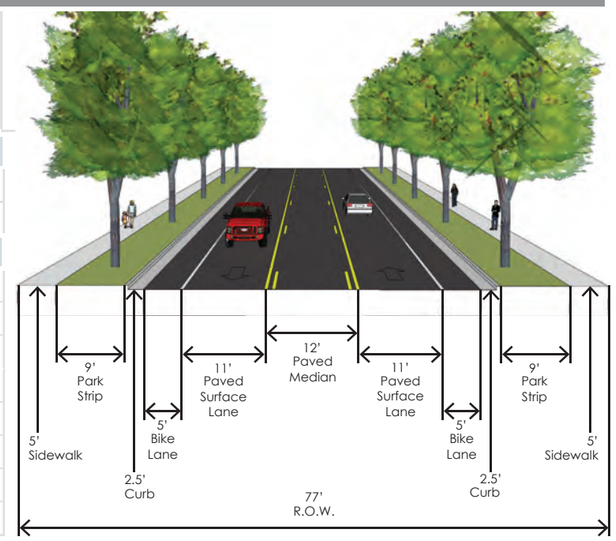
Thoroughfare sections on this page demonstrate proposed configurations for the major collector and local streets within this community plan.

MAJOR COLLECTOR ST-77-44

KEY **ST-77-44**

Thoroughfare Type
Right of Way Width
Pavement Width

ASSEMBLY ST-77-44	
Right-of-Way Width	77 ft
Pavement Width (PW)	44 ft
TRANSPORTATION WAY	
Direction of Travel	Two-way
Vehicular Lane Count (total)	3
Vehicular Lane Width	11 ft
Paved Median Width	12 ft
Parking Lane Type	Parallel
Parking Lane Count	-
Parking Lane Width	-
Design Speed	30 mph

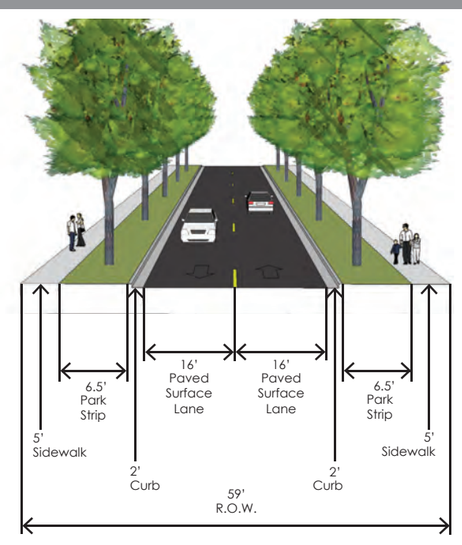


LOCAL ST-59-32

KEY **ST-59-32**

Thoroughfare Type
Right of Way Width
Pavement Width

ASSEMBLY ST-59-32	
Right-of-Way Width	59 ft
Pavement Width (PW)	32 ft
TRANSPORTATION WAY	
Direction of Travel	Two-way
Vehicular Lane Count (total)	2
Vehicular Lane Width	16 ft
Median Width	-
Parking Lane Type	Parallel
Parking Lane Count	-
Parking Lane Width	-
Design Speed	25 mph



5b. COMMUNITY CHARACTER

LANDSCAPE AND PUBLIC PLANTING

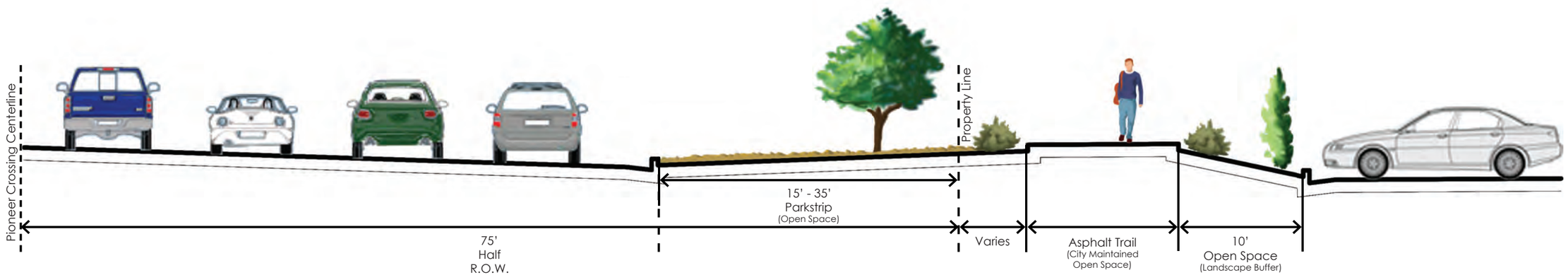
LANDSCAPE STANDARDS

1. All landscaping shall be governed by DFCM Design Requirements 020215, except as modified herein.
2. All planting within the street right-of-way and public open spaces must consist of species specified in Tables 5A-5O: Public Planting.
3. Coniferous trees, where permitted in public right-of-way, must be a minimum height of ten (10) feet. Deciduous trees, where permitted in public right-of-way, must be a minimum of one and one half (1.5) inches in caliper when planted.
4. Trees within the Community Plan area must provide, at maturity, a minimum vertical clearance of 8 feet at walkways, 13.5 feet at driveways and transportation ways, and 15 feet for loading areas.
5. Parking lot landscaping, where required, must include the following:
   a. Two trees must be planted for every 25 spaces (in the aggregate).
   b. Landscaped areas should incorporate a xeric or water conscious design approach and materials where possible.
6. Any landscaping that is within 20 feet of a parking stall or parking lot drive aisle shall be considered parking lot landscaping.

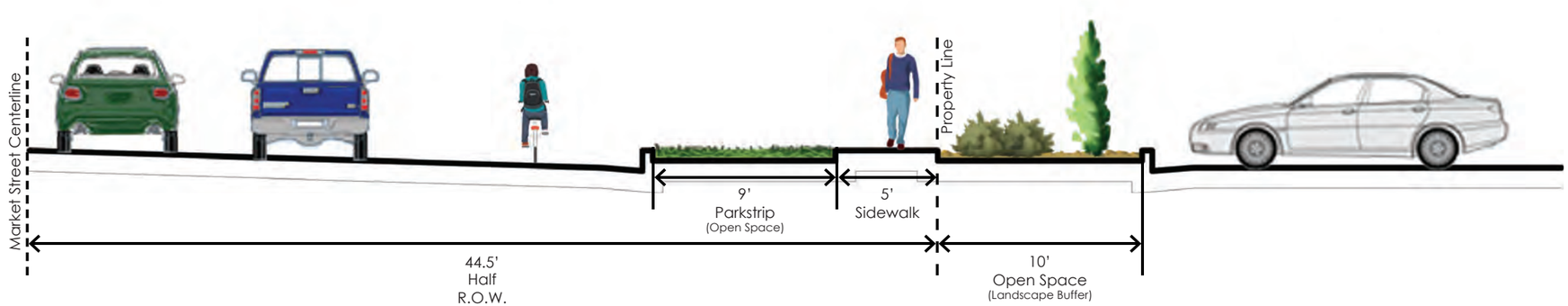
PUBLIC PLANTING

The exhibits below demonstrate the landscape treatment along Pioneer Crossing and Market Street in relation to the regional trail system.

The tables on the following pages provide a palette of plant types that are permitted to be used in subsequent Village Plans. The Village Plans shall include landscape plans that identify typical location of allowed plant types.



Pioneer Crossing Landscape Buffer with Parking



Market Street Landscape Buffer with Parking

PLANT LIST

TABLE 5A - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Bloodgood London Plane Tree (*Platanus acerifolia 'Bloodgood'*)		60' x 60'	Allee Regular Clustered	1/3" berry / N/A	Tolerates salt, yellow fall color
	Bur Oak * (Quercus macro-carpa)		60' x 60'	Allee Regular	Nut / N/A	Tolerant of Urban conditions, soil adaptable
	Sycamore Maple * (*Acer psuedopla-tanus*)		60' x 40'	Allee Regular	Samara / N/A	Tolerates alkaline and salt condi-tions
	Silver Linden * (*Tilia Tomentosa*)		60' x 40'	Allee Regular Clustered	N/A / Yellow green	Green leaf surface, silver underside.Tolerant of heat/drought
	Espresso Kentucky Coffee Tree *(Gymnocladus dioica 'Espresso')*		60' x 40'	Allee Regular Clustered	1/3" berry / N/A	Tolerates wide range of condi-tions/salt
	Green Vase Zelkova * *(Zelkova serrata 'Green Vase')*		65' x 40'	Allee Regular Clustered	N/A / N/A	Tolerates high ph, salt, urban condi-tions Nice red-or-ange fall color
	Emerald Queen Norway Maple * *(Acer platanoides 'Emerald Queen')*		50' x 40'	Allee Regular Clustered	Samara / N/A	Tolerant of Urban conditions, soil adaptable
	Accolade Hybrid Elm *(Ulmus x 'Acco-lade')*		50' x 40'	Allee Regular	Samara / N/A	Pollution/salt/ drought tolerant
	Crimson King Maple (*Acer platanoides 'Crimson King'*)		50' x 40'	Allee Regular Clustered	Samara / N/A	Well adapted to extremes in soils. Withstands hoit, dry conditions.

* Denotes compatibility for use as a street tree.

TABLE 5B - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Magyar Maidenhair Tree * *(Ginko biloba 'Magyar')* | ***male species only***		50' x 30'	Regular, Clustered	N/A / N/A	Tolerates high ph, salt, urban con-ditions. Excellent yellow fall color
	Catalpa (*catalpa speciosa*) | ***Podless only***		50' x 30'	Allee Regular Clustered	White	Attractive flower, withstands dry, alkaline condi-tions
	Colorado Blue Spruce (*Picea pungens*)		50' x 20'	Allee Regular Clustered	Cone	Native to Utah
	Austrian Pine (*Pinus nigra*)		50' x 30'	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Scotch Pine *(Pinus sylvestris)*		50' x 30'	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Cottonwood *(Populus sargentii)* ***cottonless variety***		80' x 50'	Regular	N/A / N/A	Great fall color. Tolerant of poor soils/salt/drought
	Globe Willow *(Salix matsudana umbraculifera)*		50' x 40'	Allee Regular Clustered	N/A / N/A	Prefers wet conditions. Salt tolerant.
	English Columnar Oak (*Quercus robur 'Fastigiata'*)		50' x 15'	Allee Regular Clustered	Acorn / Red	Prefers well drained soil and alkaline condi-tions
	Blue Atlas Cedar (*Cedrus atlantica*)		50' x 25'	Allee Regular Clustered	Cone	Tolerant of Urban conditions, soil adaptable

* Denotes compatibility for use as a street tree.

TABLE 5C - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Queen Elizabeth Hedge Maple *(Acer Campestre 'Queen Elizabeth')*		45' x 45'	N/A / N/A	Pollution/salt/ drought tolerant
	Rocky Mountain Juniper *(Juniperus scopulorum)*		40' x 15'	Cone / N/A	Drought tolerant. Native
	Shangri-la Maidenhair Tree * *(Ginko biloba 'Shangri-la')*		45' x 25'	Seed / N/A	Males should be planted, excellent yellow fall color
	Armstrong Maple * *(Acer rubrum 'Armstrong')*		45' x 15'	Samara / N/A	Distinctly upright, soil adaptable
	Autumn Blaze Maple * *(Acer freemanii 'Jeffsred')*		45' x 40'	Samara / N/A	Prefers slightly acidic soil, Brilliant red fall color
	Miyabei Maple * *(Acer miyabei)*		40' x 40'	Samara / N/A	Prefers slightly acidic soil, Brilliant Yellow fall color
	Pacific Sunset Maple * *(Acer truncatum x A. platanoides 'Warrenred')*		30' x 25'	Samara / N/A	Prefers slightly acidic soil, Brilliant orange/red fall color
	Common Hackberry * *(Celtis occidentalis)*		40' x 30'	1/3" berry / N/A	Tolerates drought/ pollution/poor soils/salt
	Little Leaf Linden * *(Tilia cordata)*		40' x 25'	N/A / Yellow green	Tolerant of urban conditions, soil adaptable

* Denotes compatibility for use as a street tree.

TABLE 5D - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Chancellor Linden * *(Tilia cordata 'Chancole')*		35' x 20'	Allee Regular Clustered	N/A / Yellow green	Tolerant of urban conditions, soil adaptable
	Sensation Box Elder * *(Acer negundo 'Sensation')*		30' x 30'	Allee Regular Clustered	Samara / N/A	Tolerant of urban conditions/poor soils/salt
	Big Tooth Maple *(Acer grandidentatum)*		30' x 20'	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Dawyck Purple Beech *(Fagus sylvatica 'Dawyck Purple')*		40' x 12'	Allee, Regular, Clustered	Nuts / N/A	Tolerant of urban conditions, soil adaptable
	Frontier Elm * *(Ulmus x 'frontier')*		30' x 25'	Allee, Regular, Clustered	N/A / N/A	Resistant to Dutch Elm disease
	Chanticleer Flowering Pear* *(Pyrus calleryana 'Chanticleer')*		35' x 16'	Allee, Regular, Clustered	1/2" berry / White	Tolerates Drought, clay soils, air pollution
	Musashino Columnar Zelkova *(Zelkova serrata 'Musashino)*		45' x 15'	Allee, Regular, Clustered	N/A / N/A	Tolerates high ph, salt, urban conditions Nice red-orange fall color
	Thornless Honeylocust * *(Gleditsia triacanthos var. inermis) Various cultivars*		45' x 35' (varies slightly)	Regular Clustered	Samara / N/A	Yellow fall color
	Limber Pine 'Vanderwolf's Pyramid' *(Pinus flexilis 'Vanderwolf's Pyramid')*		30' x 20'	Allee, Regular, Clustered	Cone	water regularly, do not overwater, prefers acidic soil
	Columnar Blue Spruce *(Picea pungens 'Iseli fastigiate')*		40' x 10'	Allee, Regular, Clustered	Cone	Native to Utah

* Denotes compatibility for use as a street tree.

TABLE 5E - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Lacebark Elm * *(Ulmus parvifolia)*		45' x 25'	Allee Regular	Samara / N/A	Pollution/salt/drought tolerant
	Chanticleer Pear * *(Pyrus calleryana 'Chanticleer')*		30' x 20'	Allee Regular Clustered	1/3" fruit / White	Great red fall color. Beware of fire blight epidemic, use with caution
	Columnar Oak *(Quercus robur fastigiata) Various cultivars*		45' x 10' (varies slightly)	Allee Regular	Nut / N/A	Tolerant of Urban conditions, soil adapt-able
	Mountain Ash *(Sorbus alnifolia)*		35' x 25'	Allee Regular	1/4" Berry / White	Tolerant of Urban conditions, soil adapt-able.
	Flowering Colum-nar Cherry *(Prunus sargentii columnaris)*		35' x 15'	Allee Regular	N/A / Pink	Profuse spring flowers, attractive foliage, orange/red fall color
	Goldenrain Tree *(Koelreuteria panic-ulata)*		30' x 20'	Allee Regular	Capsule / Yellow	Tolerant of Urban conditions, soil adapt-able. Interesting seed capsules
Small-Shade Trees < 25 ft	Tricolor Beech *(Fagus sylvatica 'Tricolor')*		25' x 15'	Allee Regular	Nut / N/A	Decidous, upright tree with great color!
	Japanese Tree Lilac *(Syringa reticulata) Various cultivars*		20' x 25'	Allee Regular	N/A / White	Large, fragrant pani-cles of creamy white bloom in June
	Sky Rocket Juniper *(Juniperus scopulo-rum 'Skyrocket')*		20' x 3'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alkaline conditons.
	Gambel Oak *(Quercus gambelii)*		25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.

* Denotes compatibility for use as a street tree.

TABLE 5F - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small-Shade Trees < 25 ft	Tricolor Beech *(Fagus sylvatica 'Tricolor')*		25' x 15'	Allee Regular	Nut / N/A	Decidous, upright tree with great color!
	Japanese Tree Lilac *(Syringa reticulata) Various cultivars*		20' x 25'	Allee Regular	N/A / White	Large, fragrant panicles of creamy white bloom in June
	Sky Rocket Juniper *(Juniperus scopulo-rum 'Skyrocket')*		20' x 3'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alka-line conditons.
	Gambel Oak *(Quercus gambelii)*		25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.
	Sunburst Magnolia *(Magnolia 'Sun-burst')*		25' x 20'	Allee Regular	N/A / Yellow	Large yellow flowers bloom in May, Low main-tenance
	Flame Maple *(Acer ginnala 'Flame')*		20' x 20'	Clustered	Samara / N/A	Tolerates drought, high ph soil. Excellent red fall color
	Japanese Maple *(Acer palmatum) Various cultivars*		Varies	Clustered	Samara / N/A	Excellent fall color
	Arnold Sentinel Austrian Pine *(Pinus nigra 'Arnold Sentinel')*		25' x 8'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alka-line conditons.

* Denotes compatibility for use as a street tree.

TABLE 5G - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small-Shade Trees < 25 ft	Service Berry *(Amelanchia sp.)*		25' x 20'	Regular, Clustered	Nut / White	Cream white fragrant flower, tolerates poor soils
	Tatarian Maple * *(Acer Tataricum)*		25' x 20'	Clustered	Samara / N/A	Tolerates cold,drought, high ph soil. Excellent red fall color
	Lavalle Hawthorn * *(Crataegus x lavallei)*		25' x 20'	Clustered	1/2" berry (persistent) white	Bronzy or coppery-red fall color with bright red persistent berries into winter
	Canada Red Chokecherry *(Prunus virginiana 'Canada Red')*		25' x 20'	Allee, Regular, Clustered	1/3" berry white	Soil adaptable, tolerant of urban conditions, very attractive foliage
	Eastern Redbud *(Cercis canadensis) Various cultivars*		25' x 25'	Allee, Regular, Clustered	N/A / Pink	Excellent spring color, Tolerant of urban conditions.
	Flowering Plum *(Prunus cerasifera 'Thundercloud')*		20' x 15'	Allee, Regular, Clustered	N/A / pink flowers	Purple leaf. Tolerant of urban conditions.
	Crabapple *(Malus 'Indian Magic')*		20' x 20'	Allee, Regular, Clustered	Orange berry / Deep pink blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Prairifire')*		20' x 20'	Allee, Regular, Clustered	Red berry / Red blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Radiant')*		25' x 20'	Allee, Regular, Clustered	Red berry / Deep pink blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Spring Snow')*		25' x 22'	Allee, Regular, Clustered	Nearly Sterile / White blossoms	Persistent fruit. Tolerates uran conditions.

* Denotes compatibility for use as a street tree.

TABLE 5H - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Emerald Arborvitae *(Thuja occidentalis 'Emerald')*	12' x 3'	Formal Massing	Cone / N/A	Evergreen shrub
	Dwarf Burning Bush *(Euonymous alatus 'compacta')*	6'x 4'	Formal or Informal	N/A / N/A	Brilliant red fall color
	River Birch *(Betula sp.) Various cultivars*	20'x 10' (varies slightly)	Informal Cluster	Catkin / N/A	Wet conditions. Attractive red bark.
	Hedge Cotoneaster *(Cotoneaster lucida)*	6' x 6'	Informal Grouping	Black berries / White	Dark green lustrous leaves in summer
	Red Osier Dogwood *(Cornus sericea)*	10' x 8'	Informal Grouping	White berries / White	Attractive winter red twigs
	Sutherland Gold Elderberry *(Sambucus racemosa 'Sutherland Gold')*	12' x 8'	Formal Massing	Red/Black berries / White	Edible fruit, attractive yellow foliage
	Forsythia *(Forsythia) Various cultivars*	8' x 6' (varies slightly)	Formal Massing	N/A / Yellow	Early spring flowers are powerful in large massings
	Wichita Blue Juniper *(Juniperus scopulorum 'Wichita Blue')*	12' x 5'	Formal Massing	Cone / N/A	Evergreen shrub
	Lilac *(Syringa vulgaris sp.) Various cultivars*	Varies	Formal Massing	N/A / Pink, purple, white	Fragrant flowers
	Mock Orange *(Philadelphus coronarius)*	8' x 6'	Formal Massing	N/A / White	Traditional pioneer plant, fragrant flowers

TABLE 5I - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Ninebark *(Physocarpus opuli-folious) Various cultivars*	Varies	Informal Grouping	N/A / White	Attractive red/ bronze foliage
	Golden Privet *(Ligustrum vicaryi)*	8'x 6'	Formal or Informal	N/A / White	Attractive yellow foliage, Fragrant flowers
	Rose of Sharron *(Hibiscus syriacus sp.) Various cultivars*	8' x 8'	Formal Massing	N/A / White/pink/ purple/blue	Showy flowers in summer
	Rose *(Rosa sp.) Various cultivars*	Varies	Formal Massing	Flower varies by cultivar	Fragrant flowers
	Wild Rose *(Rosa woodsii) Various cultivars*	6' x 6'	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Utah Serviceberry *(Amelanchier uta-hensis)*	8' x 10'	Informal Grouping	Red/purple /black pome / White	Important food source for wildlife
	Purple Leaf Sand Cherry *(Prunus x cistena)*	8' x 8'	Formal Massing	N/A / White	Red/purple leaves
	Squawbush Sumac *(Rhus trilobata)*	6' x 8'	Informal Grouping	Small red pubescent berries / White	Excellent Red Fall Color
	Burkwood Viburnum *(Viburnum X burk-woodii)*	8' x 6'	Formal Massing	N/A / White	Soil adaptable. Very fragrant flowers
	American Cranberry Bush Viburnum *(Viburnum trilobum sp.) Various Cultivars*	10' x 10' (varies slightly)	Formal Massing	Red berries / White	Deep red fall color

TABLE 5J - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Dwarf Blue Arctic Willow *(Salix purpurea nan)*	6' x 4'	Formal Massing	N/A / N/A	Soil adaptable
	Hicks Yew *(Taxus x media)*	10' x 4'	Formal Massing	N/A / N/A	Evergreen shrub
Small Shrubs <6 ft in Height	Barberry *(Berberis thunber-gii atro.) Various cultivars*	Varies	Formal or Informal	N/A / N/A	Attractive year-round foliage. Thorns
	Blue Mist Spirea (Caryopteris x clan-donenesis)	3' x 4'	Formal Massing	N/A / Blue/Purple	Flowers in summer/early fall
	Boxwood *(Buxus semper-virens)*	2'x 2'	Formal Massing	N/A / N/A	Evergreen shrub
	Cinquefoil *(Potentilla fruticosa sp.) Various cultivars*	3' x 3' (Varies)	Formal or Informal	N/A / White, Orange, Yellow, Pink	Drought tolerant once established
	Creeping Potentilla *(Potentilla neuman-niana)*	12" x 3'	Formal Massing	N/A / Yellow	Slow growing creeping form
	Dwarf European Cranberry *(Viburnum opulus 'Nanum')*	2' x 3'	Formal Massing	Red berries / White	Uniform mounding shape
	Currant *(Ribes sp.) Various Cultivars*	Varies	Formal or Informal	Yellow spring berries / Yellow	Red fall color; fruit for birds

TABLE 5K - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Variegated Tartarian Dogwood *(Cornus alba 'Elegantissima')*	5'x 4'	Informal Cluster	Berries / White	Attractive cream and green foliage
	Arnold's Dwarf Forsythia *(Forsythia x 'Arnold's Dwarf')*	3' x 5'	Formal Massing	N/A / Yellow	Early spring flowers are powerful in large massings
	Utah Honeysuckle *(Lonicera utahensis)*	3' x 4'	Formal Massing	small red berries / white	Traditional pioneer plant
	Emerald Mound Honeysuckle *(Lonicera x 'Emerald Mound')*	3' x 5'	Formal or Informal	N/A / White	Compact shrub
	Horizontal Juniper *(Juniperus horizontalis) Various cultivars*	12" x 6'	Formal or Informal	Cone / N/A	Evergreen, purple in winter
	Miss Kim Lilac *(Syringa vulgaris 'Miss Kim')*	3' x 3'	Formal Massing	N/A / purple	Fragrant flowers
	Miniature Snowflake Mock Orange *(Philadelphus var. 'Miniature Snowflake')*	3' x 5'	Formal or Informal	N/A / White	Fragrant flowers
	Nest Spruce *(Picea abies 'Nidiformis')*	3'x 5'	Formal Massing	Cones / N/A	Evergreen shrub

TABLE 5L- PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Creeping Scotch Pine *(Pinus sylvestris 'Hillside Creeper')*	1' x 8' (varies slightly)	Formal Massing	Cone / N/A	Evergreen
	Dwarf Mugo Pine *(Pinus mugo) Various Cultivars*	3' x 3' (varies slightly)	Formal Massing	Cone / N/A	Evergreen
	Rubber Rabbit Brush *(Chrysothamnus nauseosus)*	3' x 3'	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Black Sage *(Artemisia nova)*	2' x 3'	Informal Grouping	N/A / N/A	Native to Utah. Drought tolerant once established
	Silvermound Sage *(Artemesia schmidtiana)*	2' x 3'	Formal Massing	N/A / N/A	Uniform mounding shape
	Snow Berry *(Symphoricarpas alba)*	3' x 3'	Informal Grouping	White berries / White	Showy white berries
	Spirea *(Spiraea japonica sp.) Various Cultivars*	Varies	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer
	Spirea *(Spiraea x bumalda sp.) Various Cultivars*	Varies	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer
	False Spirea *(Sorbaria sorbifolia) Various Cultivars*	5'x 5'	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer

TABLE 5M - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Low Grow Sumac *(Rhus aromatica 'Low Grow')*	3' x 5'	Informal Cluster	N/A / White	Orange to red fall color
	Mormon Tea *(Ephedra nevaden-sis}*	2' x 3'	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Yew *(Taxus sp.) Various Cultivars*	Varies	Formal Massing	N/A / N/A	Evergreen shrub
	Dense Japanese Yew *(Taxus x media 'Densiformis')*	3' x 4'	Formal Massing	N/A / N/A	Evergreen shrub
Perennials	Apache Plume *(Fallugia paradoxa)*	4' x 4'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant
	Beardtongue *(Penstemon sp.) Various Cultivars*	Varies	Informal Grouping	N/A / Varies	Summer bloomer, drought tolerant
	Black Eyed Susan *(Rudbeckia fulgida)*	3'' x 3'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant
	Broom *(Genista lydia sp.) Various cultivars*	3' x 4'	Informal Grouping	N/A / Varies	Drought tolerant once established
	Butterfly Bush *(Buddleia davidii) Various cultivars*	Varies	Informal Cluster	N/A / Flower color varies by cultivar	Attracts butterflies and humming-birds

TABLE 5N - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Butterfly Weed *(Aesclepsia tuberosa)*	2' x 18''	Informal Grouping	N/A / Orange	Nitrogen fixing tuber, summer bloomer
	Coneflower *(Echinacea sp.) Various cultivars*	Varies	Informal Grouping	N/A / Flower color varies by cultivar	Summer bloomer
	Daylily *(Hemerocallis sp.) Various cultivars*	Varies	Formal or Informal	N/A / Flower color varies by cultivar	Summer bloomer
	Desert Four o'clock *(Mirabilis multiflora)*	12'' x 3'	Informal Grouping	N/A / Purple, magenta	Spring through summer bloomer, drought tolerant
	Licorice Mint Hyssop *(Agastache rup-estris) Various cultivars*	4' x 18''	Informal Grouping	N/A / Orange, red, purple	Fragrant foliage, summer bloomer
	English Lavender *(Lavendula angusti-folia)*	2' x 2'	Formal or Informal	N/A / Purple	Summer bloomer, fragrant foliage, medicinal value
	Globe Siberian Peashrub *(Caragana frutex globosa)*	3' x 4'	Informal Grouping	N/A / Yellow flower	Adapts to poor sites, medicinal value, compact shape
	Pygmy Peashrub *(Caraganax pyg-maea)*	4' x 5'	Informal Grouping	N/A / Yellow flowers	Adapts to poor sites, medicinal value
	Prairie Sagewort *(Artemisia frigida)*	2' x 2'	Informal Grouping	N/A / Yellow	Summer bloomer
	Russian Sage *(Perovskia atriplici-folia)*	5' x 3'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant

TABLE 5O - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Salvia *(Salvia sp.) Various cultivars*	2' x 2'	Formal or Informal	N/A / Purple, red, pink	Summer bloomer
	Georgia Blue Speedwell *(Veronica pedun-cularis 'Georgia Blue')*	12" x 5'	Informal Grouping	N/A / Blue, Purple	Drought tolerant
	Adams Needle Yucca *(Yucca filamentosa)*	3' x 3'	Informal Grouping	N/A / White	Evergreen, drought tolerant

TABLE 5P - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ornamental Grasses	Karl Foerster Feather Reed Grass *(Calamagrostis x acutiflora 'Karl Foerster')*	4' x 2'	Formal Massing	Seed heads / White/gold	Very attractive as a hedge in formal massings
	Maiden Hair Grass *(Miscanthus sinen-sis) Various cultivars*	6' x 3'	Formal Massing	Seed heads / Bronze/Purple	Very attractive as a hedge in formal massings
	Heavy Metal Switch Grass *(Panicum virgatum 'Heavy Metal')*	5' x 3'	Formal Massing	Seed heads / gold	Upright/stiff habit
	Elijah Blue Fescue *(Festuca ovina 'glauca')*	12" x 12"	Formal or Informal	N/A / N/A	Consistent com-pact shape
	Blue Oat Grass *(Helictotrichon sempervirens)*	2' x 2'	Informal Grouping	N/A / N/A	Consistent com-pact shape
	Flame Grass *(Miscanthus 'Purpu-rascens')*	4' x 3'	Informal Grouping	N/A / Purple seed heads	Blades turn gold to red in late summer
	Shenandoah Switchgrass *(Panicum 'Shenan-doah')*	4' x 3'	Formal or Informal	N/A / Purple seed heads	Blades turn orange to purple in late summer
	Hameln Fountain Grass *(Pennesetum alope-curoides 'Hameln')*	2' x 2'	Formal or Informal	N/A / Cream seed heads	Consistent com-pact shape
	Karly Rose Fountain Grass *(Pennesetum alo-pecuroides 'Karly Rose')*	3' x 3'	Informal Grouping	N/A / Pink seed heads	Consistent com-pact shape
	Little Bluestem *(Schizachyrium sco-parium)*	3' x 18"	Informal Grouping	N/A / N/A	Blades turn bronze to purple in late summer

TABLE 5Q - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Bugleweed *(Ajuga)*	4"	Formal Massing	N/A / Blue/purple	Many cultivars are well adapted to region
	Basket of Gold *(Alyssum)*	8" to 12"	Informal Grouping	N/A / Yellow Flower	Early spring bloomer
	Compinkie Rock-cress *(Arabis alpina 'Compinkie')*	6"	Informal Grouping	N/A / Deep Rose	Evergreen foliage
	Kinnikinnik *(Arctostaphylos uva ursi)*	6" to 8"	Informal Grouping	Red Berries / N/A	Evergreen, excel-lent red fall color
	Rockcress *(Aubrieta)*	4" to 6"	Formal Massing	N/A / Magenta	Drought tolerant once established
	Chocolate Flower *(Berlandiera lyrata)*	18"	Informal Grouping	N/A / Yellow	Fragrant, choco-late aroma
	Poppy Mallow *(Callirhoe involu-crata)*	2" to 4"	Informal Grouping	N/A / Magenta	Aggressive spreader. Attrac-tive when paired with Berlandiera
	Snow in Summer *(Cerastium arvense)*	4" to 6"	Formal Massing	N/A / White	
	Dwarf Tickseed *(Coreopsis 'nana')*	6" to 8"	Formal Massing	N/A / Gold	Late spring bloomer
	Hardy Ice Plant *(Delosperma)*	4" to 6"	Informal Grouping	N/A / Varies	
	Yarrow *(Achillea millefolium)*	2'x 2'	Informal Massing	N/A / Yellow flowers	Drought tolerant.

TABLE 5R - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Sulphur Flower *(Eriogonum umbrel-latum aureun)*	5"	Informal Grouping	N/A / Yellow	Summer bloomer
	Goblin Blanket Flower *(Gaillardia 'Goblin')*	12"	Informal Grouping	N/A / Yellow/Red	Heavy reseeder
	Mountain Boxwood *(Pachistima myrsinides)*	8"	Informal Grouping	N/A / N/A	Evergreen
	Sedum *(Sedum)*	4" to 12"	Informal Grouping	N/A / Varies	Many cultivars are well adapted to region
	Scarlet Globemal-low *(Sphaeralcea coc-cinea)*	6" to 12"	Informal Grouping	N/A / N/A	
	Lambs Ear *(Stachys Byzantine 'Helen Von Stein')*	8" to 10"	Informal Grouping	N/A / Rose-purple	
	Kentucky Bluegrass *(Poa pratensis)*	Turf	N/A	N/A	

TABLE 5S - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Gambel Oak *(Quercus gambelii)*	25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.
	Big Tooth Maple *(Acer grandidentatum)*	30' x 20'	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Utah Serviceberry *(Amelanchier utahensis)*	6 - 15'	Informal Grouping	Red/purple /black pome / White	Important food source for wildlife
	Rubber Rabbit Brush *(Chrysothamnus nauseosus)*	4'	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Wild Rose *(Rosa woodsii)*	2 - 6'	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Mormon Tea *(Ephedra nevadensis}*	2 - 4'	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Snow Berry *(Symphoricarpas alba)*	3'	Informal Grouping	White berries / White	Showy white berries
	Black Sage *(Artemisia nova)*	18"	Informal Grouping	N/A / N/A	Drought tolerant once established
	Yarrow *(Achillea millefolium)*	2'x 2'	Informal Massing	N/A / Yellow flowers	Drought tolerant.
	Chocolate Flower *(Berlandiera lyrata)*	18"	Informal Grouping	N/A / Yellow	Fragrant, chocolate aroma
	Blue Flax *(Linum lewisii)*	15"	Formal Massing	N/A / Blue	Heavy reseeder

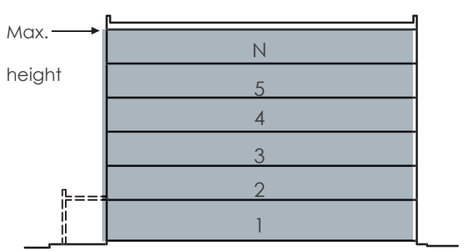
TABLE 5T- PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Creeping Potentilla *(Potentilla neumanniana)*	12"	Formal Massing	N/A / Yellow	Slow growing creeping form
	Scarlet Globemallow *(Sphaeralcea coccinea)*	6" to 12"	Informal Grouping	N/A / N/A	
	Lambs Ear *(Stachys Byzantine 'Helen Von Stein')*	8" to 10"	Informal Grouping	N/A / Rose-purple	
	Sulphur Flower *(Eriogonum umbrellatum aureun)*	5"	Informal Grouping	N/A / Yellow	Summer bloomer
	TYPE	SIZE	MAX. COVERAGE XERIC	MAX. COVERAGE TRADITIONAL	SPECIAL INSTRUCTIONS
Water-Wise	*Crushed Stone*	< 1"	66%	33%	3" min. depth, weed barrier required
	Colored decorative gravel	1" to 2.5"	66%	33%	4" min. depth, weed barrier required
	Cobble rock	3" to 6"	66%	33%	4" min. depth, weed barrier required

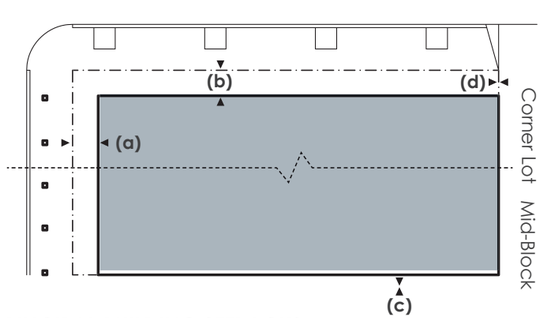
5c. GUIDING DEVELOPMENT STANDARDS

TABLE 6 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	10 stories max.*
Parking Structures	5 levels max.**
PARCEL OCCUPATION	
Average Floor Area Ratio	0.39 - 0.93
Maximum Floor Area Ratio	1.82
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	12 ft. min
Front- Secondary (b)	20 ft. min
Side (c)	20 ft. min
Rear (d)	20 ft. min

All buildings must comply with IRC and IBC. All buildings that exceed 35 feet in height, as measured in the Utah Municipal Code, must be sprinkled and meet all additional Fire and Building Department requirements
* One story equals 12'
** One parking level equals 10'



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

OFF-STREET PARKING

TABLE 7 - MINIMUM REQUIRED OFF-STREET PARKING*	
OFFICE	
-Up to 30,000 sq.ft.	3.5 / 1000 sq.ft.
-Above 30,000 sq.ft.	3 / 1000 sq.ft.
MEDICAL OFFICE	
-Up to 30,000 sq.ft.	4 / 1000 sq.ft.
-Above 30,000 sq.ft.	4 / 1000 sq.ft.
RETAIL	
-Up to 30,000 sq.ft.	4.5 / 1000 sq.ft.
-Above 30,000 sq.ft.	4 / 1000 sq.ft.
OTHER	2.8 / 1000 sq.ft.

TABLE 8 - PARKING CONFIGURATION			
Off-Street Parking			
ANGLE OF PARKING	**ACCESS AISLE WIDTH**		
	ONE WAY SINGLE LOADED	**ONE WAY DOUBLE LOADED**	**TWO WAY DOUBLE LOADED**
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

On Street Parking	
ANGLE OF PARKING	**STALL SIZE**
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

SIGNAGE

This Community Plan and subsequent Village Plan is exempt from the signage regulations as set forth in Title 19 of the Saratoga Springs Land Development Code. The governing signage standards for this Community Plan are established by State Statute and are contained in the DFCM design requirments 020215.

The following images are representative of the signage types, sizes, and materials that have been used on similar facilities in the region. The billboard sign type is prohibited.

Building Signs

Primary Entrance Sign

Secondary Entrance Sign

Parapet Building Signs

Window signs

Wall Mural Signs

Temporary Wayfinding Sign

Address Sign

LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, Market Street and Pioneer Crossing, will comply with Saratoga Springs City *Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Community Plan will comply with State Statute and are set forth in Title 10 of the Utah Municipal Code. The aesthetic style of light fixtures within the University of Utah Medical Center Community Plan will be consistent with the style of fixture used on similar University facilities in the region.

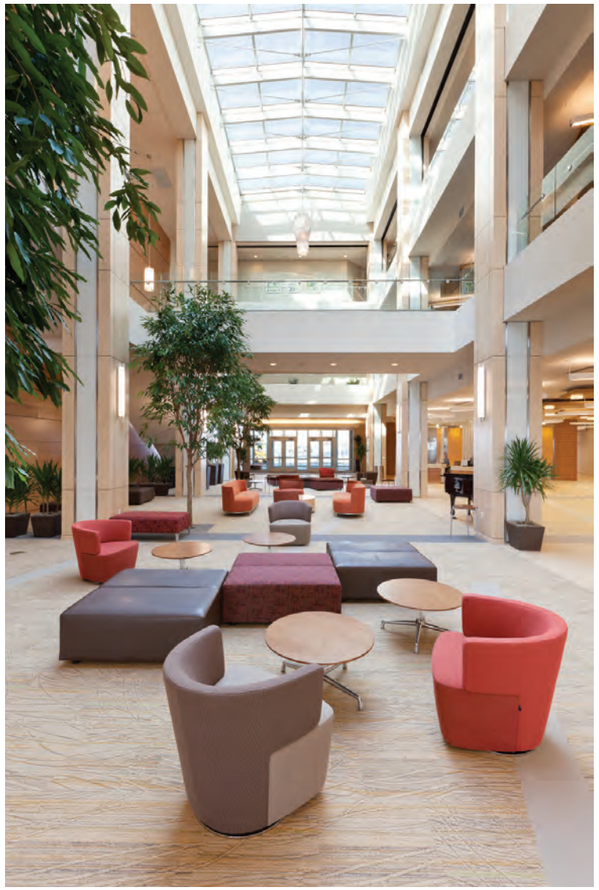
Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and sky-glow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After 11 pm, most lighting should be extinguished or reduced by 50% as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

BUILDING FORM

The following images are representative of the architectural style, massing, and materials that have been used on similar facilities in the region.

UNIVERSITY OF UTAH
HEALTH CARE



6. UTILITY CAPACITIES

Analyses of the existing systems are based on the conditions present at the time of analysis and does not create or imply a reservation of capacity. Demands are based on an overall ERU count of 180 in and anticipated business park use.

CULINARY WATER

Culinary water service for the University of Utah Medical Center will be provided through connection to the existing master plan pipelines crossing Market Street as well an additional connection to the existing 12" pipeline located at Redwood Road and Medical Drive.

Please refer to the Overall Utility Plan on the next page and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
Culinary Water Source: 800 gpd/ERU
Culinary Water Storage: 400 gpd/ERU

TABLE 9 - CULINARY WATER

AREA	CONNECTIONS	CULINARY WATER			
	ERU	Source Req'd gdp/ERU	Total Source gmp	Storage Req'd gdp/ERU	Total Storage gal
ZONE 1 USES	576	800	100	400	230,400
OVERALL TOTAL			100		104,000

SECONDARY WATER

Secondary water service for the University of Utah Medical Center will be provided through temporary connection to the existing culinay system as the Zone 1 Secondary Water System is developed. Master Plan secondary water pipelines are accounted for within the Overall Utility Plan as well as anticipated local service lines. For the purpose of this analysis, it is assumed that a total of 15% of the Community Plan area will be irrigated.

Please refer to the Overall Utility Plan on the next page and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
Secondary Water Source: 0,75 AF/yr
7.5 gpm/Irrigated Acre (IA)
Culinary Water Storage: 9,216 gal/Irrigated Acre (IA)

TABLE 10 - SECONDARY WATER

LAND USE	IRRIGATED AREA			SECONDARY WATER REQUIREMENTS			
	ACRES	% Irrigated	Irrigated Area	Source Req'd gpm/IA	Total Source gpm	Storage Req'd gal/IA	Total Storage gal
ZONE 1 USES	30.79	15%	4.62	7.5	34.7	9,216	42,578

SANITARY SEWER

Sanitary sewer service for the University of Utah Medical Center will be provided through extension of existing sewer lines with Market Street or the extension of the Master Plan sewer line within Redwood Road.
.

Please refer to the Overall Utility Plan on the next page and the following calculations

University of Utah Medical Center - Sanitiary Sewer Demands

Design criteria:
Sewer Flow: 255 gpd/ERU

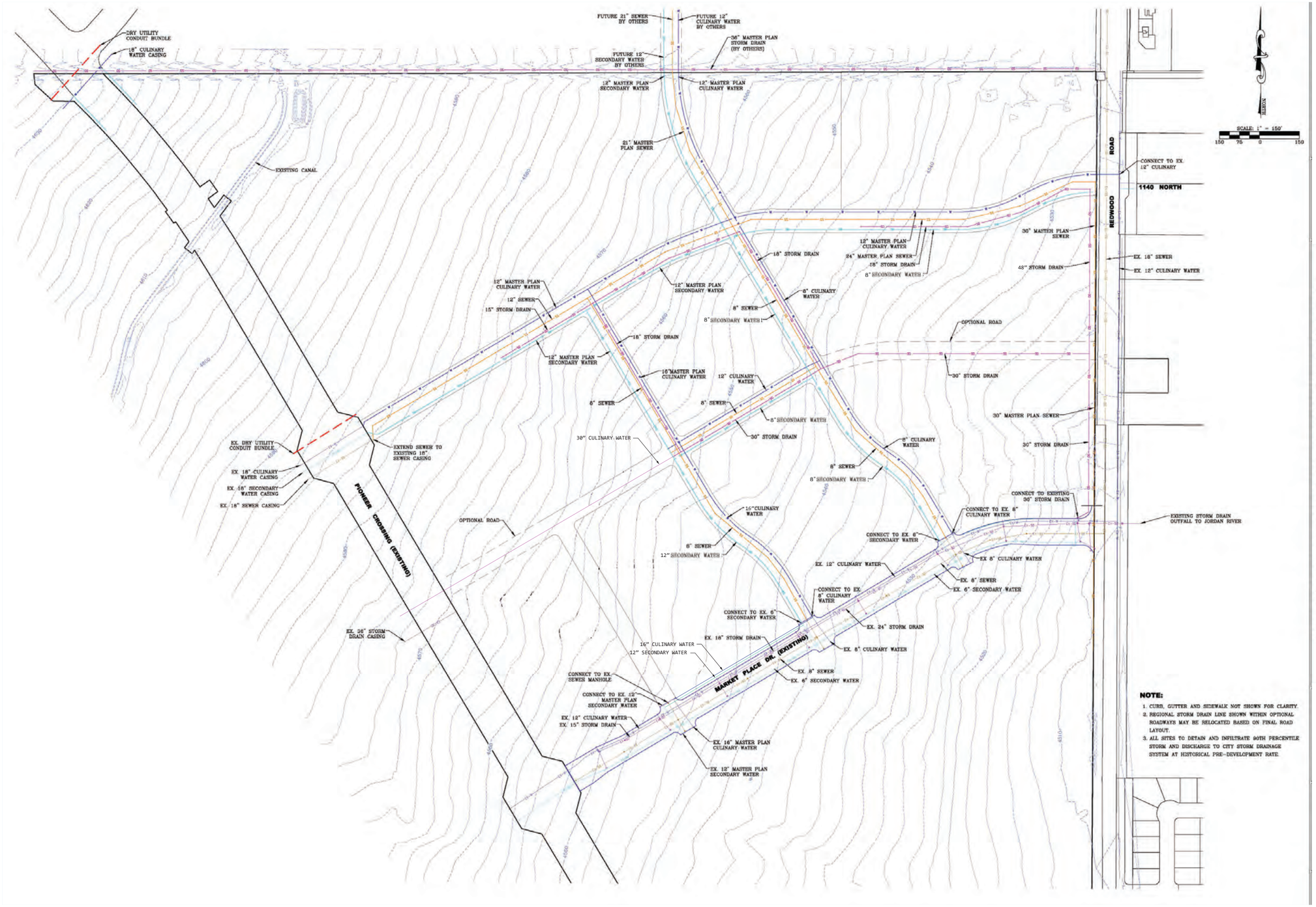
TABLE 11 - SANITARY SEWER DEMANDS

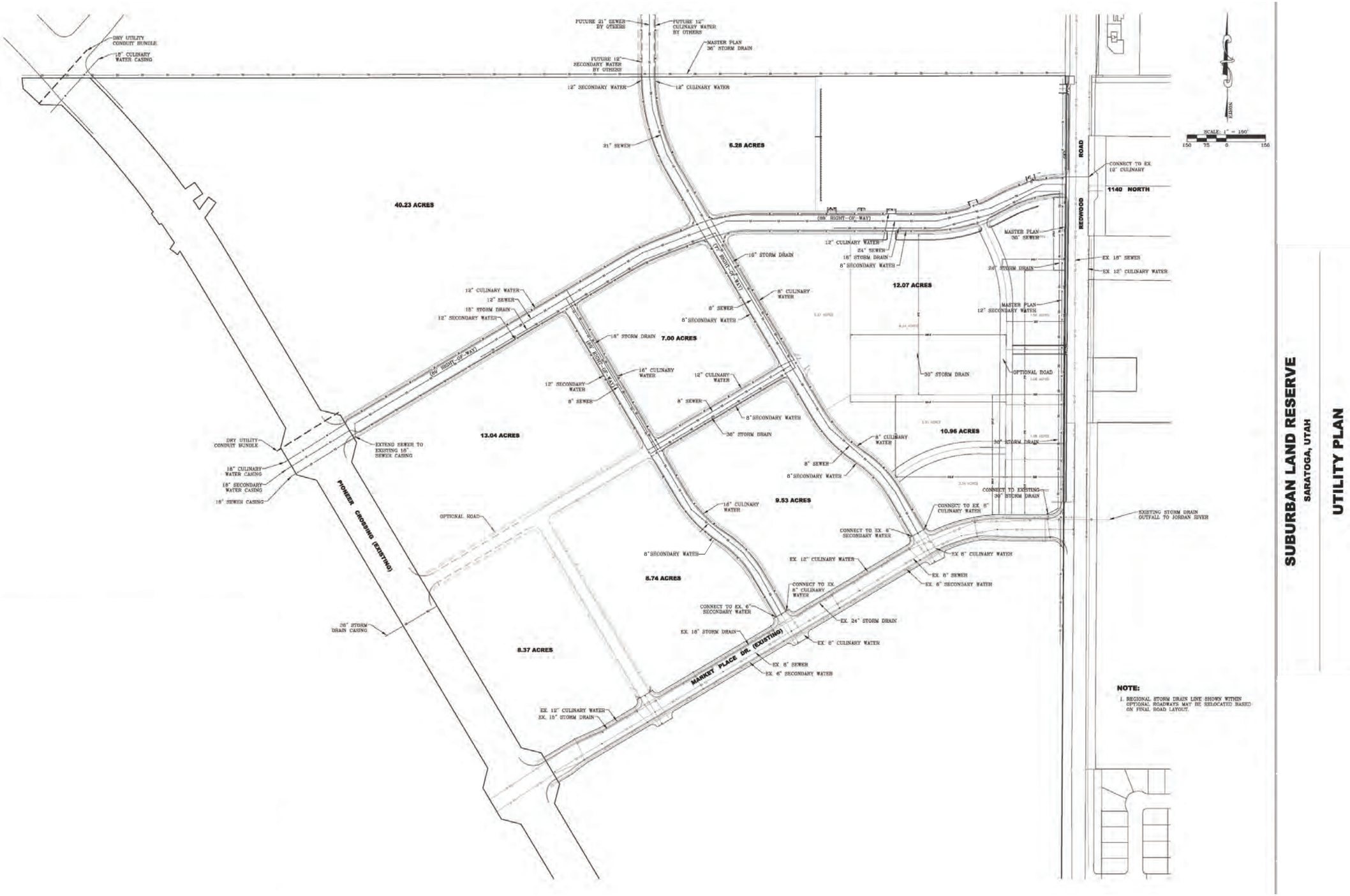
AREA	CONNECTIONS	SANITARY SEWER	
	ERU	Flow Rate gdp/ERU	Total Flow gpd
ZONE 1 USES	576	255	146,880
OVERALL TOTAL	576		146,880

STORM DRAINAGE

Storm drainage is to be detained on each site, with infiltration facilities constructed to infiltrate the 90th percentile storm as defined by Saratoga Springs City, and determined feasible by the City Engineer. All off-site discharges are to be limited to historical pre-development flows. Discharged flows are to be conveyed to the existing pipeline and Jordan River discharge located at the intersection of Market Drive and Redwood road.

Please refer to the Overall Utility Plan on the next page for further details


DRY UTILITY CONDUIT BUNDLE
18" CULINARY WATER CASING
EXISTING CANAL
FUTURE 21" SEWER BY OTHERS
FUTURE 12" CULINARY WATER BY OTHERS
36" MASTER PLAN STORM DRAIN (BY OTHERS)
FUTURE 12" SECONDARY WATER BY OTHERS
12" MASTER PLAN SECONDARY WATER
12" MASTER PLAN CULINARY WATER
21" MASTER PLAN SEWER
NORTH
SCALE: 1" = 150'
150 75 0 150
REDWOOD ROAD
CONNECT TO EX. 12" CULINARY
1140 NORTH
30" MASTER PLAN SEWER
12" MASTER PLAN CULINARY WATER
24" MASTER PLAN SEWER
18" STORM DRAIN
8" SECONDARY WATER
48" STORM DRAIN
EX. 18" SEWER
EX. 12" CULINARY WATER
16" STORM DRAIN
8" CULINARY WATER
8" SEWER
8" SECONDARY WATER
OPTIONAL ROAD
30" STORM DRAIN
12" MASTER PLAN CULINARY WATER
12" SEWER
15" STORM DRAIN
12" MASTER PLAN SECONDARY WATER
16" STORM DRAIN
16" MASTER PLAN CULINARY WATER
12" CULINARY WATER
6" SEWER
8" SEWER
8" SECONDARY WATER
30" STORM DRAIN
30" MASTER PLAN SEWER
30" STORM DRAIN
8" CULINARY WATER
8" SEWER
8" SECONDARY WATER
30" CULINARY WATER
EX. DRY UTILITY CONDUIT BUNDLE
EXTEND SEWER TO EXISTING 18" SEWER CASING
EX. 18" CULINARY WATER CASING
EX. 18" SECONDARY WATER CASING
EX. 18" SEWER CASING
PIONEER CROSSING (EXISTING)
OPTIONAL ROAD
16"CULINARY WATER
6" SEWER
12" SECONDARY WATER
CONNECT TO EXISTING 30" STORM DRAIN
CONNECT TO EX. 6" CULINARY WATER
EXISTING STORM DRAIN OUTFALL TO JORDAN RIVER
CONNECT TO EX. 6" SECONDARY WATER
EX. 12" CULINARY WATER
EX 8" CULINARY WATER
EX. 8" SEWER
EX. 6" SECONDARY WATER
CONNECT TO EX. 8" CULINARY WATER
CONNECT TO EX. 6" SECONDARY WATER
EX. 24" STORM DRAIN
EX. 36" STORM DRAIN CASING
EX. 18" STORM DRAIN
16" CULINARY WATER
12" SECONDARY WATER
EX. 8" CULINARY WATER
MARKET PLACE DR. (EXISTING)
EX. 8" SEWER
EX. 6" SECONDARY WATER
CONNECT TO EX. SEWER MANHOLE
CONNECT TO EX. 12" MASTER PLAN SECONDARY WATER
EX. 12" CULINARY WATER
EX. 15" STORM DRAIN
EX. 16" MASTER PLAN CULINARY WATER
EX. 12" MASTER PLAN SECONDARY WATER
NOTE:
1. CURB, GUTTER AND SIDEWALK NOT SHOWN FOR CLARITY.
2. REGIONAL STORM DRAIN LINE SHOWN WITHIN OPTIONAL ROADWAYS MAY BE RELOCATED BASED ON FINAL ROAD LAYOUT.
3. ALL SITES TO DETAIN AND INFILTRATE 90TH PERCENTILE STORM AND DISCHARGE TO CITY STORM DRAINAGE SYSTEM AT HISTORICAL PRE-DEVELOPMENT RATE.
PIONEER CROSSING EAST COMMUNITY PLAN
SARATOGA, UTAH
OVERALL UTILITY PLAN


SUBURBAN LAND RESERVE
SARATOGA, UTAH
UTILITY PLAN
NOTE:
1. REGIONAL STORM DRAIN LINE SHOWN WITHIN OPTIONAL ROADWAYS MAY BE RELOCATED BASED ON FINAL ROAD LAYOUT.
40.23 ACRES
5.28 ACRES
12.07 ACRES
7.00 ACRES
13.04 ACRES
10.96 ACRES
9.53 ACRES
8.74 ACRES
8.37 ACRES
PIONEER CROSSING (EXISTING)
MARKET PLACE DR. (EXISTING)
REDWOOD ROAD
1140 NORTH
(66' RIGHT-OF-WAY)
(89' RIGHT-OF-WAY)
(74' RIGHT-OF-WAY)
SCALE: 1" = 150'
NORTH
DRY UTILITY CONDUIT BUNDLE
18" CULINARY WATER CASING
FUTURE 21" SEWER BY OTHERS
FUTURE 12" CULINARY WATER BY OTHERS
MASTER PLAN 36" STORM DRAIN
FUTURE 12" SECONDARY WATER BY OTHERS
12" SECONDARY WATER
12" CULINARY WATER
21" SEWER
CONNECT TO EX. 12" CULINARY
MASTER PLAN 30" SEWER
EX. 18" SEWER
EX. 12" CULINARY WATER
24" STORM DRAIN
12" CULINARY WATER
24" SEWER
18" STORM DRAIN
8" SECONDARY WATER
16" STORM DRAIN
8" CULINARY WATER
8" SEWER
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MASTER PLAN 12" SECONDARY WATER
30" STORM DRAIN
OPTIONAL ROAD
18" STORM DRAIN
16" CULINARY WATER
12" SECONDARY WATER
EXTEND SEWER TO EXISTING 18" SEWER CASING
18" CULINARY WATER CASING
18" SECONDARY WATER CASING
18" SEWER CASING
CONNECT TO EXISTING 30" STORM DRAIN
CONNECT TO EX. 8" CULINARY WATER
CONNECT TO EX. 6" SECONDARY WATER
EXISTING STORM DRAIN OUTFALL TO JORDAN RIVER
EX. 12" CULINARY WATER
EX. 6" CULINARY WATER
EX. 8" SEWER
EX. 6" SECONDARY WATER
CONNECT TO EX. 8" CULINARY WATER
EX. 24" STORM DRAIN
EX. 18" STORM DRAIN
EX. 6" CULINARY WATER
36" STORM DRAIN CASING
EX. 12" CULINARY WATER
EX. 18" STORM DRAIN

7. CONCEPTUAL PLANS

No other elements are required to be addressed in this Community Plan. If other elements are discovered in association with specific uses proposed in a Village Plan, then those elements shall be discussed at the Village Plan level.

8. DEVELOPMENT AGREEMENT

Not applicable

9. ADDITIONAL ELEMENTS

9a. PHYSICAL CHARACTERISTICS

The Property generally slopes to the east at a gradient between 2% and 4% and has been historically used for agricultural and related purposes. A canal owned and operated by the Utah Lake Distribution Company (ULDC) travels the North Western section of the property as shown right.

A Regional trail is planned to travel the property along a similar alignment of the ULDC canal providing regional connectivity to pedestrians and bicyclists. A pedestrian crossing had been constructed beneath Pioneer Crossing near this location.

Generally, the soils are a silty loam suitable for the intended uses.

Phase 1 Environmental Site Assessment identifies no underground storage tanks on site and adjoining properties. This study identifies one leaking underground storage tank a half mile from the site that poses no impact to this project.

9b. FINDINGS STATEMENT

Findings for the University of Utah Medical Center Community Plan:

1. The Community Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). The thoroughfare network meets or exceeds the transportation system and complies with the City's standard street sections. The DFCM Design Requirements are in harmony with the DAP urban design guidelines. The Business Park place type is well suited for a medical office use that compliments the density objectives as outlined in the DAP.
2. The Community Plan creates a walkable, high intensity, business park development. The medical center is an important component that will allow people to live, work, shop, recreate, and receive quality health care within a sustainable community.
3. The Community Plan creates opportunity for employment and economic development. Medical facilities employ a significant number of individuals and attract other complimentary commercial land uses to locate nearby.
4. The Community Plan, as proposed, is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties, including the design for utilities and other shared infrastructure setting the precedent for the area.
5. The Community Plan has taken into account the existing and proposed infrastructure and includes adequate provisions for utilities, services, and roadway networks as outlined in the previous sections of this document.
6. The Community Plan is consistent with the guiding standards listed in the DAP; including development intensity, ERU allocation and Development Standards as outlined in the previous sections of this document.
7. The Community Plan contains the required elements as dictated in the DAP and outlined in the previous sections of this document.

9c. ENVIRONMENTAL ISSUES

This site has historically been used for agricultural purposes and there are no know environmental conditions.

9d. COMPLIANCE STATEMENT

The development will be governed by agreements between the future developer and tenants specifying responsibility for items such as maintenance, architectural standards and the time frame in which the various phases of the project will be developed for the project.

Exhibit 6: Full Community Plan

UNIVERSITY OF UTAH MEDICAL CENTER VILLAGE PLAN #3

May 14, 2020

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1. VILLAGE PLAN DESCRIPTION

LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 14 and the Southeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Pioneer Crossing as described in Deed Entry No. 28749:2014 in the official records of the Utah County Recorder, said point also being North 00°20'51" East, along the section line, 67.26 feet and South 89°39'09" East 618.47 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence along said easterly right-of-way the following five (5) courses: 1) North 30°43'06" West 8.27 feet, 2) North 75°43'06" West 77.78 feet, 3) North 30°43'06" West 1270.50 feet, 4) North 14°16'54" East 77.78 feet, 5) North 30°43'06" West 10.38 feet to the southerly right-of-way line of Medical Drive as shown on University of Utah Saratoga Springs Sub recorded March 26, 2018 as Entry No. 28387:2018 and Map Filing No. 15973, in the office of the Utah County Recorder; thence, along said southerly right-of-way line of Medical Drive, the following four (4) courses: 1) North 59°16'54" East 51.45 feet, 2) North 55°26'40" East 174.65 feet, 3) North 59°16'54" East 702.21 feet,4) easterly 12.57 feet along the arc of a 8.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 75°43'06" East 11.31 feet), to the westerly right-of-way line of Regent Street as shown on said University of Utah Saratoga Springs Sub; thence, along said westerly right-of-way line of Regent Street, the following six (6) courses: 1) South 30°43'06" East 818.33 feet, 2) southeasterly 233.81 feet along the arc of a 528.00 foot radius curve to the left, through a central angle of 25°22'17", (chord bears South 43°24'14" East 231.90 feet), 3) southeasterly 200.55 feet along the arc of a 472.00 foot radius curve to the right, through a central angle of 24°20'42", (chord bears South 43°55'02" East 199.05 feet), 4) South 30°52'34" East 26.58 feet, 5) South 23°35'46" East 52.42 feet, 6) South 30°43'02" East 89.41 feet to the northerly right-of-way line of Market Street as shown on Market Street Right of Way Dedication Plat, recorded April 23, 2015 as Entry No. 34053:2015 and Map Filing No. 14581, in the office of the Utah County Recorder thence, along said northerly right of way line, the following six (6) courses: 1) southerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 14°16'57" West 28.99 feet), 2) South 59°16'58" West 496.30 feet, 3) westerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", through a central angle of 90°00'00, (chord bears North 75°43'02" West 28.99 feet), 4) South 59°16'58" East 69.00 feet, 5) southerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 14°16'57" West 28.99 feet), 6) South 59°16'58" West 59.00 feet to the northerly line of that certain property dedicated to the City of Saratoga Springs as shown on University of Utah Parcel 2, Saratoga Springs Sub as recorded on August 24, 2018 as Entry No. 80617:2018 and Map Filing No. 16208, in the office of the Utah County Recorder; thence, along the said northerly line, the following two (2) courses: 1) South 66°09'04" West 200.72 feet,2) South 59°16'58" West 140.78 feet to the Point of Beginning.

Contains 1,443,448 Sq. Ft. / 33.14 Ac. / 1 Parcels

OVERVIEW

The University of Utah is under contract with Suburban Land Reserve to purchase 15.30 acres in Saratoga Springs, UT. This property is located east of Pioneer Crossing, North of Market Street, west of Redwood Road, As depicted below which designates the Village Plan boundary.

The property is presently zoned Planned Community (PC) and is subject to requirements of a previously approved District Area Plan (DAP). The DAP grants the rights to develop, in accordance with Section 19.26 of the City Code.

This Village Plan is intended to fulfill the submittal requirement, as identified in the governing PC Zone and to establish the Village Plan level transportation and utility systems. The University of Utah Medical Center Village Plan is meant to provide Saratoga Springs with an urban medical business park environment that presently does not exist in the city.

Compliance with existing Title 19 Land Development Code: The University of Utah, as a State entity, is exempt from being required to comply with local municipal code. This Village Plan is exempt from Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Village Plan are established by State Statute and are set forth in Title 10-Utah Municipal Code.

2. LAND USE

Current Phase - Medical Office (Business Park)

Business Park uses are defined generally by the District Area Plan as:

Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

***Note: Phase plan is conceptual; actual phases may vary.**
***Note: This Village Plan amends previous Village Plans to incorporate significant additional acreage (13.06 - 33.14) and square footage (300,000 - 1,247,000).**

3. BUILDOUT ALLOCATION

Current Phase - Business Park

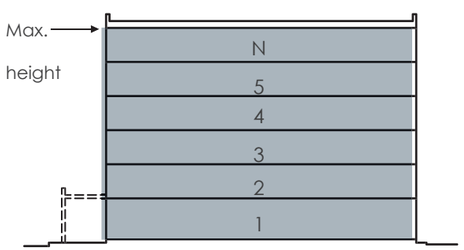
EQUIVALENT RESIDENTIAL UNITS

TABLE 1 - VILLAGE PLAN SUMMARY	
ACREAGE	
GROSS ACRES	33.14 ac
NET DEVELOPABLE AREA	30.79 ac
THOROUGHFARES	2..35 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR VILLAGE PLAN	576
DAP ERU ALLOCATION	576

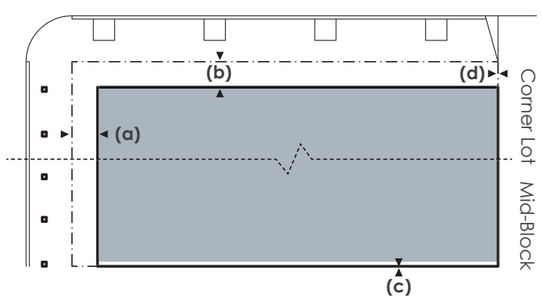
4. DEVELOPMENT STANDARDS

TABLE 3 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	10 stories max.*
Parking Structures	5 levels max.**
PARCEL OCCUPATION	
Average Floor Area Ratio	0.93
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	12 ft. min
Front- Secondary (b)	20 ft. min
Side (c)	20 ft. min
Rear (d)	20 ft. min

All buildings must comply with IRC and IBC. All buildings that exceed 35 feet in height, as measured in the Utah Municipal Code, must be sprinkled and meet all additional Fire and Building Department requirements
* One story equals 12'
** One parking level equals 10'



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

5. Design Guidelines

5a. Signage Legend

- Monument Sign
- Secondary Entrance Sign
- Building Sign

5b. SIGNAGE

This Village Plan is exempt from the signage regulations as set forth in Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Village Plan are established by State Statute and are contained in the DFCM design requirments 020215.

The following images are representative of the signage types, sizes, and materials that have been used on similar facilities in the region. The billboard sign type is prohibited.

Building Signs

Primary Entrance Sign

Secondary Entrance Sign

Parapet Building Signs

Window signs

Wall Mural Signs

Address Sign

Temporary Wayfinding Sign

5c. LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, Market Street and Pioneer Crossing, will comply with Saratoga Springs City *Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Village Plan will comply with State Statute and are set forth in Title 10 of the Utah Municipal Code. The aesthetic style of light fixtures within the University of Utah Medical Center Village Plan will be consistent with the style of fixture used on similar University facilities in the region.

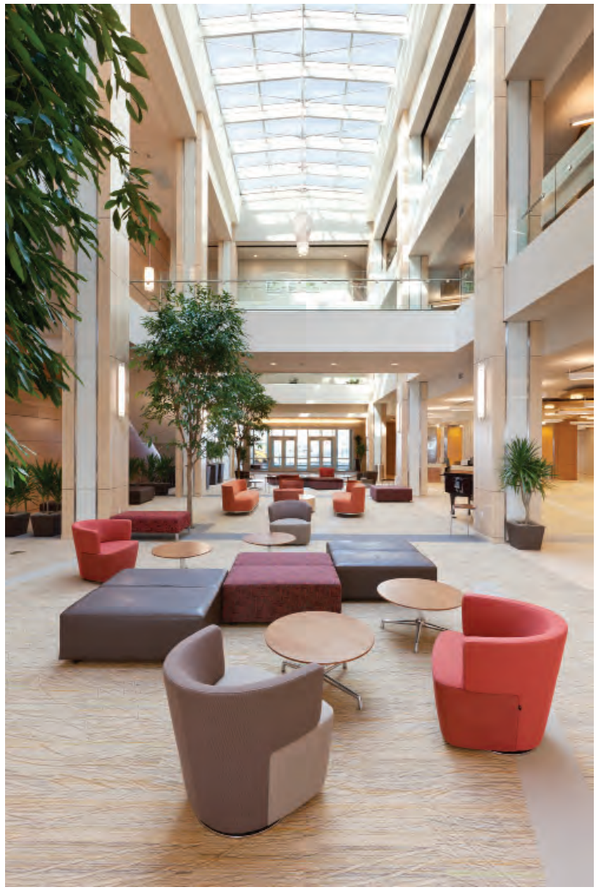
Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and sky-glow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After 11 pm, most lighting should be extinguished or reduced by 50% as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

5d. BUILDING FORM

The following images are representative of the architectural style, massing, and materials that have been used on similar facilities in the region.

UNIVERSITY OF UTAH
HEALTH CARE



6. Associations

All development, future development and maintenance will be governed by the leases and agreements (e.g. Operations and Easement Agreement) encumbering the property.

The City of Saratoga Springs shall maintain all areas from back of curb to back of trail along Pioneer Crossing.

7. PHASING PLAN

Phase 1

Phase 2

8. LOT BREAKDOWN

TABLE 4 - LOT BREAKDOWN (VILLAGE PLAN CALCULATION)

PHASE #	ACRES	OPEN SPACE %	BUILDING S.F.	IMPACT ERUs	DAP ERU ALLOCATION
Lot 1 Total	30.79	15-17%	1,247,000	576	576

9. LANDSCAPE PLAN

Open Space

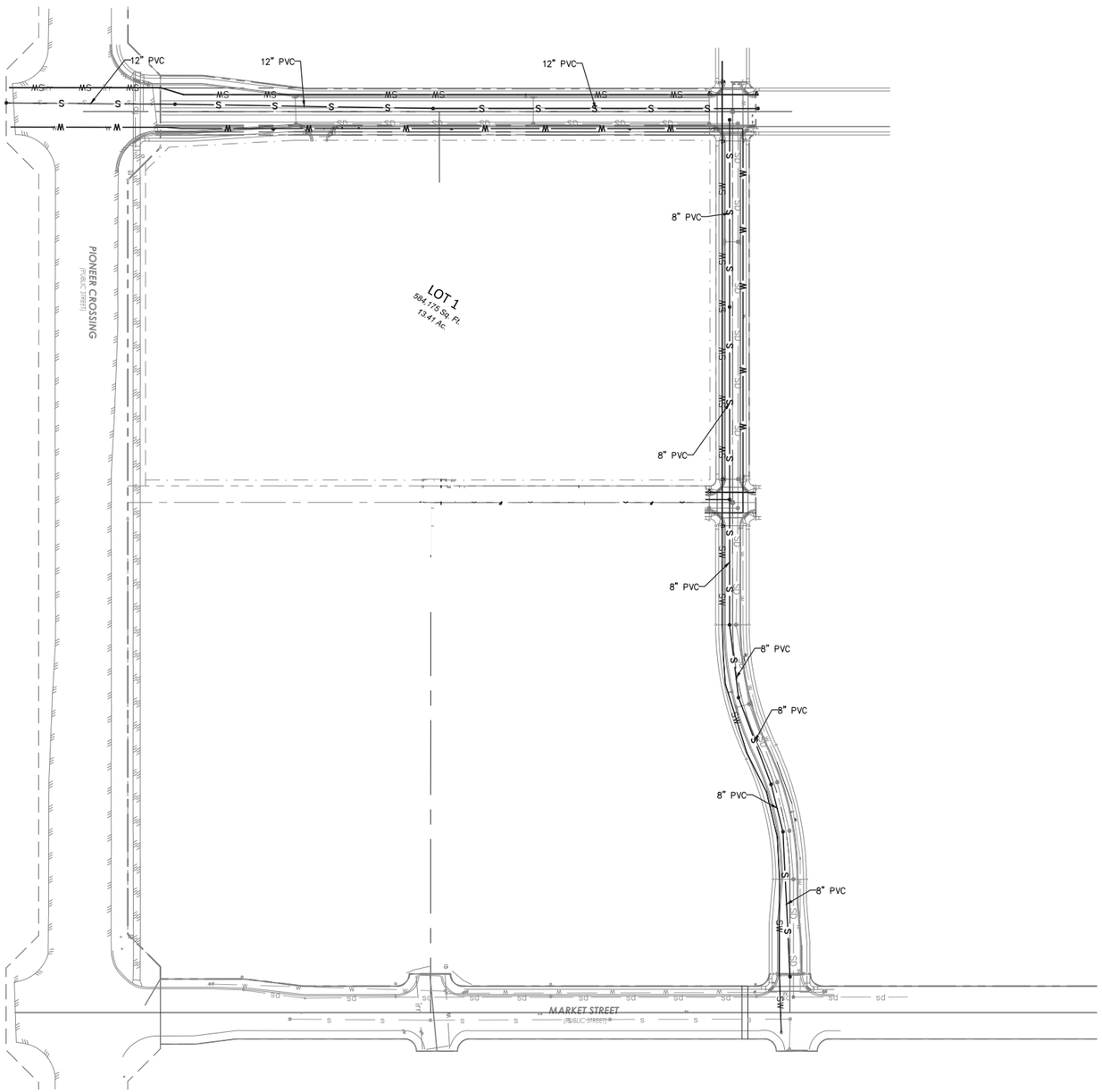
Building

See Community Plan Plant List for Required Plant Material
Note: Building and Parking Layouts are Conceptual

TABLE 5 - OPEN SPACE BREAKDOWN (VILLAGE PLAN CALCULATION)

TYPE	ACRES	OPEN SPACE %
Park Lawn	6.66	20
Plaza	1.72	5.2
Subtotal (Applicable Open Space)	**8.38**	**25.3**
Parking Lot Landscaping	1.11	3.4
Total Open Space	9.49	28.6

10. UTILITY PLAN



10a. UTILITY CAPACITIES

Analyses of the existing systems are based on the conditions present at the time of analysis and does not create or imply a reservation of capacity. Demands are based on an overall ERU count of 260 in and anticipated business park use.

CULINARY WATER

Culinary water service for the University of Utah Medical Center will be provided through connection to the existing master plan pipelines crossing Market Street as well an additional connection to the existing 12" pipeline located at Redwood Road and Medical Drive.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
Culinary Water Source: 800 gpd/ERU
Culinary Water Storage: 400 gpd/ERU

TABLE 6 - CULINARY WATER

AREA	CONNECTIONS	CULINARY WATER			
	ERU	Source Req'd gpd/ERU	Total Source gpm	Storage Req'd gpd/ERU	Total Storage gal
ZONE 1 USES	576	800	100	400	230,400
OVERALL TOTAL			100		230,400

SECONDARY WATER

Secondary water service for the University of Utah Medical Center will be provided through temporary connection to the existing culinary system as the Zone 1 Secondary Water System is developed. Master Plan secondary water pipelines are accounted for within the Overall Utility Plan as well as anticipated local service lines. For the purpose of this analysis, it is assumed that a total of 15% of the Village Plan area will be irrigated.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
Secondary Water Source: 0,75 AF/yr
7.5 gpm/Irrigated Acre (IA)
Culinary Water Storage: 9,216 gal/Irrigated Acre (IA)

TABLE 7 - SECONDARY WATER

LAND USE	IRRIGATED AREA			SECONDARY WATER REQUIREMENTS			
	ACRES	% Irrigated	Irrigated Area	Source Req'd gpm/IA	Total Source gpm	Storage Req'd gal/IA	Total Storage gal
ZONE 1 USES	30.79	15%	4.62	7.5	34.7	9,216	42,578

SANITARY SEWER

Sanitary sewer service for the University of Utah Medical Center will be provided through extension of existing sewer lines with Market Street or the extension of the Master Plan sewer line within Redwood Road.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Sanitiary Sewer Demands

Design criteria:
Sewer Flow: 255 gpd/ERU

TABLE 8 - SANITARY SEWER DEMANDS

AREA	CONNECTIONS	SANITARY SEWER	
	ERU	Flow Rate gpd/ERU	Total Flow gpd
ZONE 1 USES	576	255	146,.880
OVERALL TOTAL	576		146,880

STORM DRAINAGE

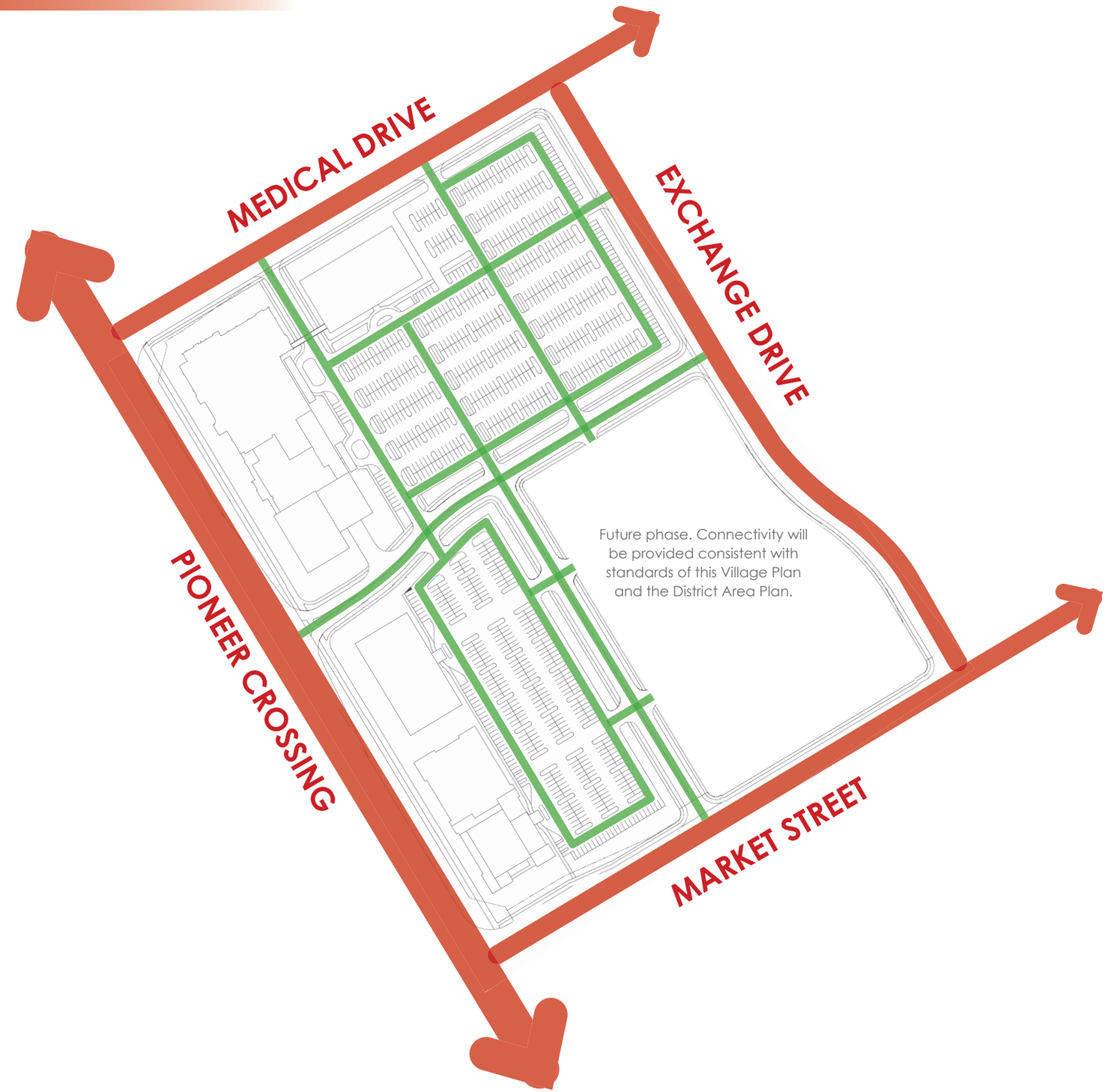
Storm drainage is to be detained on each site, with infiltration facilities constructed to infiltrate the 90th percentile storm as defined by Saratoga Springs City, and determined feasible by the City Engineer. All off-site discharges are to be limited to historical pre-development flows. Discharged flows are to be conveyed to the existing pipeline and Jordan River discharge located at the intersection of Market Drive and Redwood road.

Please refer to the Overall Utility Plan for further details

11. VEHICULAR PLAN

Public

Private



12. PEDESTRIAN PLAN

Walkways

Regional Trail

13. AMENDMENTS AND DENSITY TRANSFERS

Modifications to the Village Plan text or exhibits may occur in accordance with the following amendment process:

Major amendments are modifications that change the intent of the Community and Village Plans, and require City Council approval. Major amendments include the following:

- Any increase in non-residential intensity that results in Floor Area Ratios (FAR) that exceed 0.37 (500,000/30.79x43,560). FAR is calculated by dividing the building square footage by the net developable area of the parcel.
- The addition of adjacent property not included in the Community Plan that would constitute more than a 35% increase in acreage. (The potential area(s) where the site could increase are indicated in the map to the left.)

Minor amendments are accomplished administratively by the City Planning Director and may include:

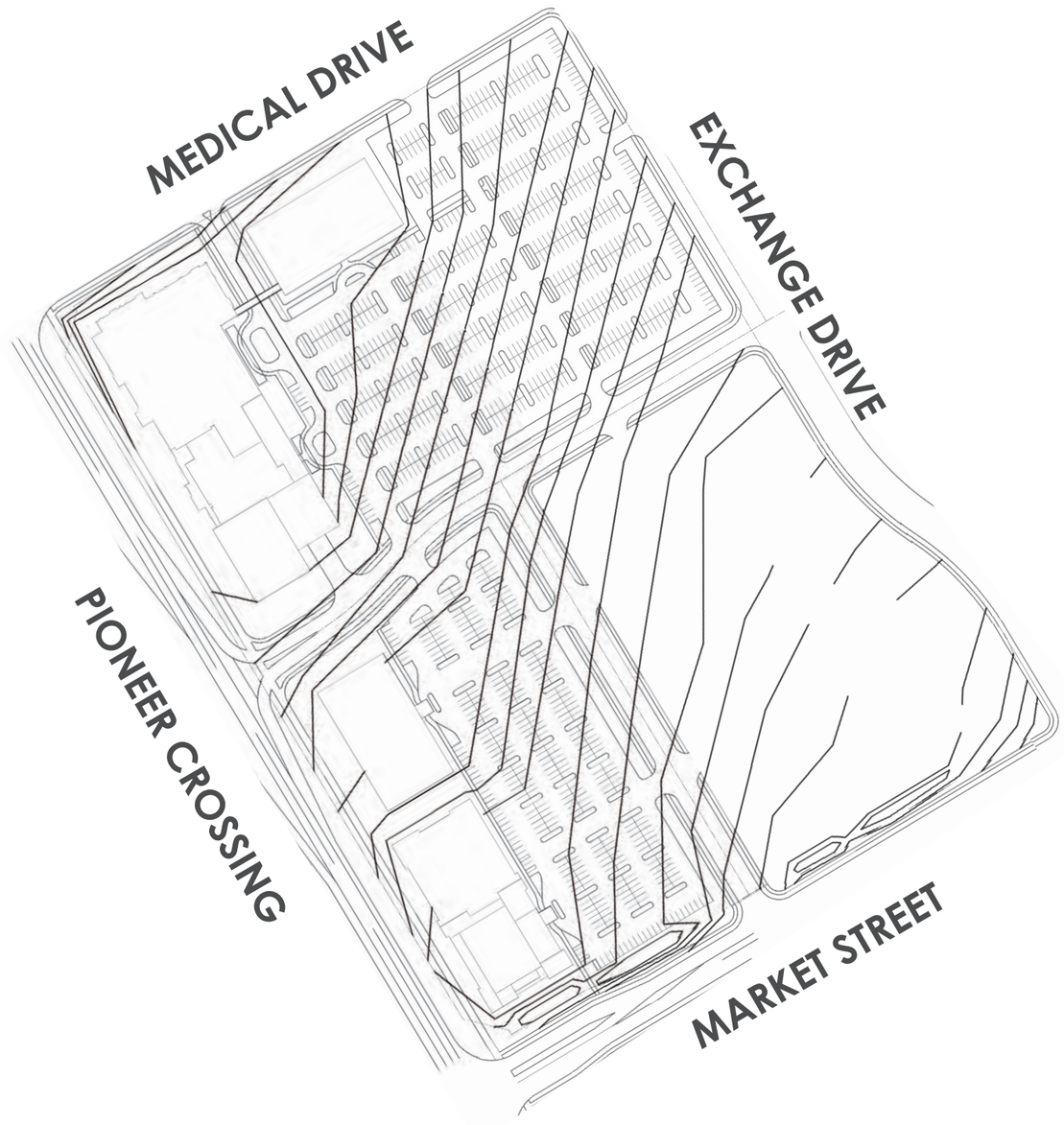
- All site plan revisions that impact the configuration of proposed buildings and conceptual parking layout (so long as the total building area does not exceed the maximum building square feet in Table 3 above)
- Changes in phasing
- Minor changes in the conceptual location of streets, public improvements, or infrastructure.

APPROVAL CONTINGENCY

The allowed maximum building SF listed in Table 4 above is contingent on the completion of a traffic impact study for the site, an updated master utility plan, and any potential required resulting improvements. Any development above 300,000 SF on lot 1 will require an updated traffic impact study, and master utility plan to be approved by City staff.

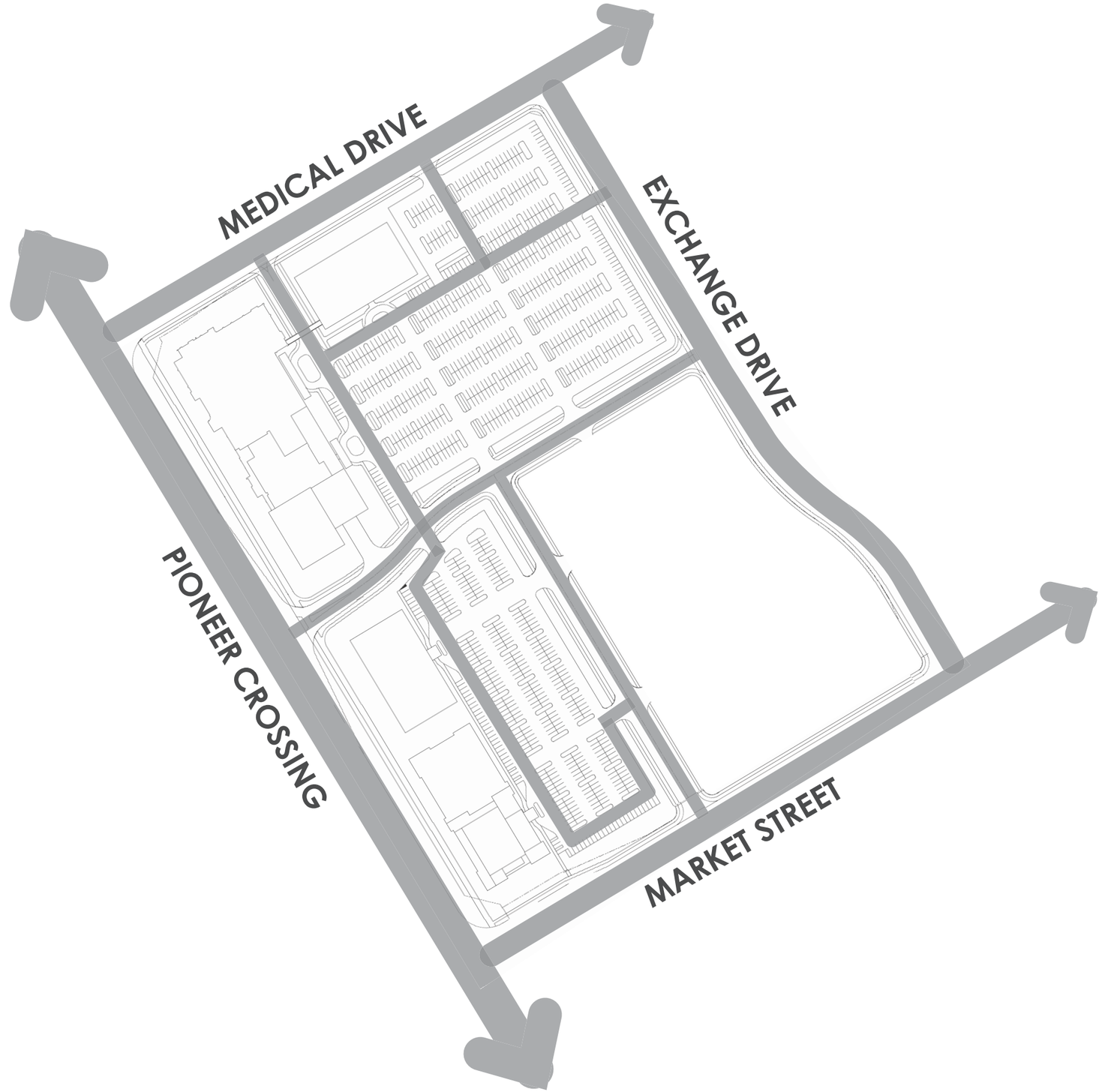
14. ADDITIONAL DETAILED PLANS

14a. GRADING/DRAINAGE PLAN



14b. FIRE LANE PLAN

Fire Lane Access



14c. WILDLIFE PLAN

Wildlife Corridor - There are no identified, designated, or protected wildlife corridors on the property.

15. SITE CHARACTERISTICS

The Property generally slopes to the east at a gradient between 2% and 4% and has been historically used for agricultural and related purposes. A canal owned and operated by the Utah Lake Distribution Company (ULDC) travels the North Western section of the property as shown right.

A Regional trail is planned to travel the property along a similar alignment of the ULDC canal providing regional connectivity to pedestrians and bicyclists. A pedestrian crossing had been constructed beneath Pioneer Crossing near this location.

Generally, the soils are a silty loam suitable for the intended uses.

Phase 1 Environmental Site Assessment identifies no underground storage tanks on site and adjoining properties. This study identifies one leaking underground storage tank a half mile from the site that poses no impact to this project.

16. FINDINGS STATEMENT

Findings for the U of U Village Plan:

1. The Village Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). The thoroughfare network meets or exceeds the transportation system and complies with the City's standard street sections. The DFCM Design Requirements are in harmony with the DAP urban design guidelines. The Business Park place type is well suited for a medical office use that compliments the density objectives as outlined in the DAP..
2. The Village Plan creates a walkable, high intensity, business park development. The medical center is an important component that will allow people to live, work, shop, recreate, and receive quality health care within a sustainable community.
3. The Village Plan creates opportunity for employment and economic development. Medical facilities employ a significant number of individuals and attract other complimentary commercial land uses to locate nearby.
4. The Village Plan, as proposed, is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties, including the design for utilities and other shared infrastructure setting the precedent for the area.
5. The Village Plan has taken into account the existing and proposed infrastructure and includes adequate provisions for utilities, services, and roadway networks as outlined in the previous sections of this document.
6. The Village Plan is consistent with the guiding standards listed in the DAP; including development intensity, ERU allocation and Development Standards as outlined in the previous sections of this document.
7. The Village Plan contains the required elements as dictated in the DAP and outlined in the previous sections of this document.

17. MITIGATION PLAN

This site has historically been used for agricultural purposes and there is no know environmental conditions that require mitigation of any kind. This statement includes wildlife as there are no identified, designated, or protected wildlife corridors on the property, and falls well outside of the city defined Wildland/Urban Interface zone.

18. OFFSITE UTILITIES

This is a conceptual estimate prepared prior to receiving surveys or preliminary design plans and will change up on completion of these items

TABLE 9 - OFFSITE UTILITIES

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT PRICE	COST
1	16" DIP Culinary Water	2,400 LF	$122.22	$293,500
Subtotal				**$293,500**
Total				**$293,500**

19. COMPLIANCE STATEMENT

The development will be governed by agreements between the future developer and tenants specifying responsibility for items such as maintenance, architectural standards and the time frame in which the various phases of the project will be developed for the project.

MINUTES – Planning Commission

Thursday, June 11, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Vice Chair Ken Kilgore

Present: Via Video Conferencing.

Commission Members: Bryce Anderson, Audrey Barton, Ken Kilgore, Reed Ryan, Josh Wagstaff.
Staff: Dave Stroud, Planning Director; Tippe Morlan, Senior Planner; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

Excused: Troy Cunningham

1. **Pledge of Allegiance –** led by Commissioner Ryan.

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

3. **Public Hearing: Amendment to Land Development Code, Title 19.10-Hillside Development, City Initiated. – Item to be continued to June 25th, 2020 meeting.**

   Public Hearing Open by Vice Chair Ken Kilgore, Receiving no public comment, the public hearing was closed by. Vice Chair Ken Kilgore.

   Motion made by Commissioner Ryan to Continue Item #3 Amendment to Land Development Code, Title 19.10-Hillside Development to the meeting of June 25th, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

4. **Public Hearing and Continued Item from May 14th, 2020: Code Amendment for Title 18.02-Flood Damage Prevention, City initiated.**
   City Engineer Gordon Miner presented the item. The changes are necessary to be consistent with state law and City policy. It is proposed that Chapter 18.02 be repealed and replaced.

   Public Hearing Open by Vice Chair Ken Kilgore, Receiving no public comment, the public hearing was closed by the Vice Chair.

   Commissioner Barton noted it was interesting to read through and made sense.

   Commissioner Kilgore asked about reason for allowing for 1 foot above base flood. City Engineer Gordon Miner advised that it was standard practice to locate everything one foot above elevation. Commissioner Kilgore asked if the City had any structures on the National of State Historic registry. City Engineer Gordon Miner thought there might be on Pelican Point but was not sure. He was not aware of any East of the Jordan River which was where this mainly applied. Commissioner Kilgore asked regarding manufactured homes. City Engineer Gordon Miner advised that he wasn't sure about the whole city, but there were not any in the flood plain. We didn't have any building in the flood plain. He referenced the fill that was required for the Northshore property to bring them out of the flood plain. Commissioner Kilgore asked if temporary structures such as snow-cone shacks were allowed. City Engineer Gordon Miner advised that as temporary structures they would be easily moved in case of flood. Roads needed to comply with the 10 year storm, but practically all of them in the City comply with more than that for maintenance reasons.

   Commissioner Anderson asked for clarification on structures in the flood plain. City Engineer Gordon Miner advised you cannot build in the flood plain but you can bring the property out of the flood plain by raising the elevation. Commissioner Anderson asked if the city may be interested in that land. City Engineer Gordon Miner could not advise whether the City would be interested or not.

DRAFT

Motion made by Commissioner Barton to forward a positive recommendation to the City Council to repeal the existing Floodplain Ordinance and replace it with this one. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

5. **Approval of Minutes: May 28, 2020**

Motion made by Commissioner Ryan to approve the minutes of May 28, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

6. **Reports of Action.** – No Reports were needed.

7. **Commission Comments.** – No comments were made.

8. **Director's Report.** – Planning Director Dave Stroud advised of upcoming agenda items.

9. **Possible motion to enter into closed session** – No closed session was held.

10. **Meeting Adjourned Without Objection at 6:26 p.m. by Vice Chair Ken Kilgore**.

_____ _____

Date of Approval Planning Commission Chair

_____

Deputy City Recorder