AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tem Ryan Poduska
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Chris Porter
Council Member Stephen Willden

CITY OF SARATOGA SPRINGS
Tuesday, September 1, 2020, 6:00 pm
Pursuant to state and federal guidelines concerning COVID19, this meeting will be conducted electronically.
Meetings are streamed live at
https://www.youtube.com/c/CityofSaratogaSprings
Questions and comments to staff and/or Council may be submitted to comments@saratogaspringscity.com

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

Jim Miller, Saratoga Springs Mayor *Expiration: September 30, 2020*

POLICY MEETING

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Presentation: Envision Utah – Valley Visioning, Ryan Beck, Vice President of Planning, and Leota Coyne, Planning.

REPORTS:

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.
4. Department Updates: Building, Police, Fire/EMS (Please direct comments and questions to Department Manager)

BUSINESS ITEMS:

1. Wildflower Major Community Plan Amendment – Hillside Standards, Nate Shipp DAI Utah Applicant, ~Mountain View Corridor and Harvest Hills Boulevard; Ordinance 20-29 (9-1-20). *(Continued from 8-18-20)*

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.

2. The Hub at Saratoga Springs Preliminary Plat, Boyd Brown Applicant, ~ 2400-2600 North Redwood Road.
3. Award of Contract for 2020 Road Maintenance/Seal Coat, Schedule C, to Morgan Pavement Maintenance; Resolution R20-42 (9-1-20).

MINUTES:

1. August 18, 2020.

CLOSED SESSION:

Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

ADJOURNMENT

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.
The order of the agenda items are subject to change by the Mayor. Citizens may address the Council during Public Input which has been set aside to express ideas, concerns, and comments on issues not listed on the agenda as a Public Hearing. All comments must be recognized by the Mayor and addressed through the microphone. Final action may be taken concerning any topic listed on the agenda.

Decorum - The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others.

VALLEY
VISIONING

ASSOCIATION OF
UTAH COUNTY CHAMBERS

American Fork Chamber of Commerce

Eagle Mountain Chamber of Commerce

Point of the Mountain Chamber — Crossroads of Utah Business

Payson Santaquin Area Chamber of Commerce

Pleasant Grove-Lindon Chamber of Commerce

Spanish Fork & Salem Chamber of Commerce

Springville-Mapleton Chamber of Commerce

Utah Valley Chamber of Commerce

Utah Valley University

Brigham Young University — Founded 1875 — Provo, Utah

Envision Utah

Phase 1: Listening

Fall 2018 – Spring 2019

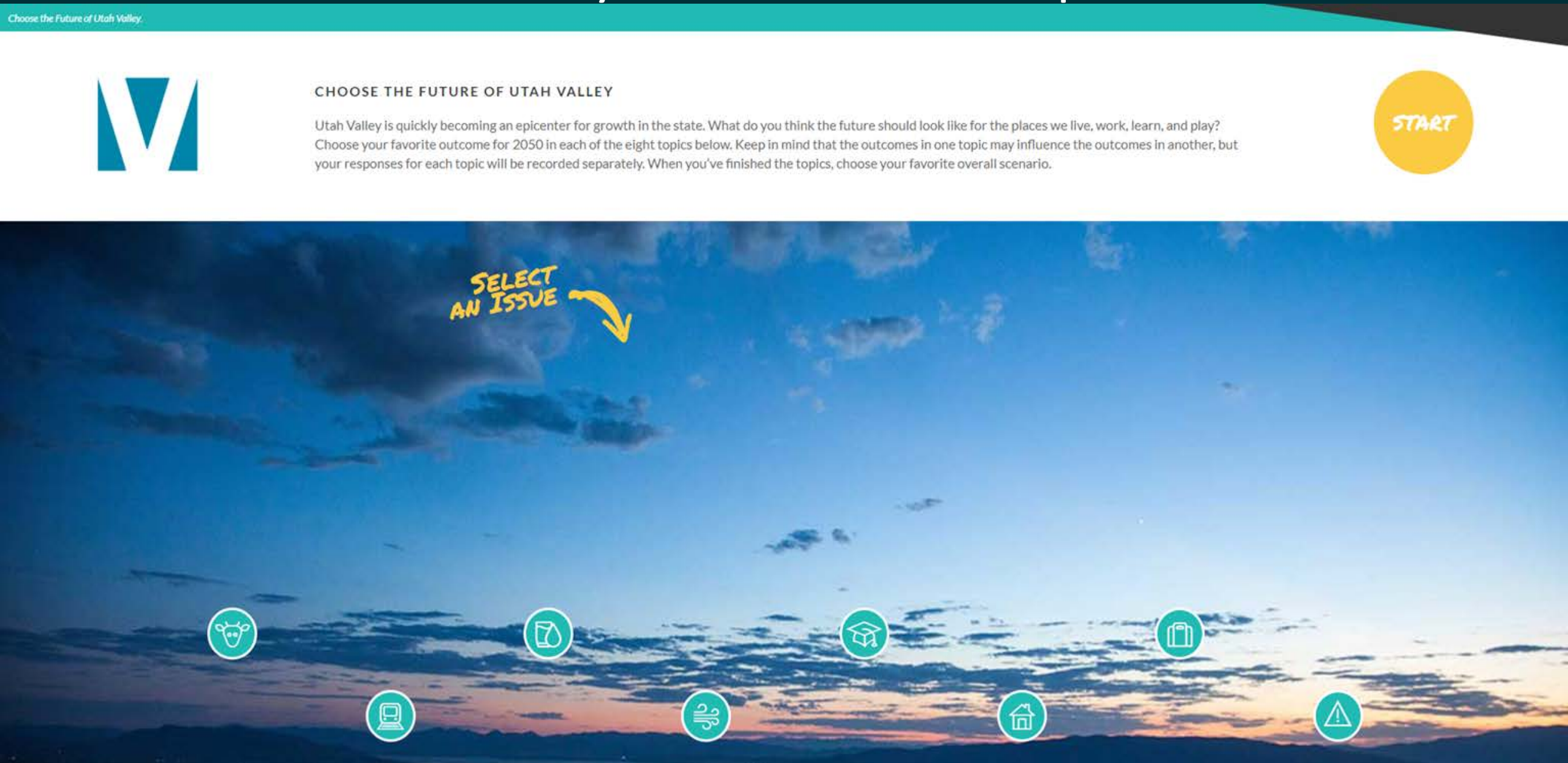
Phase 2: Scenarios

Summer 2019 – Winter 2019

Phase 3: Vision

2020

11,000 people reviewed the scenarios through the Online Survey & Public Workshops



Scenarios

Scenario A
Current Conditions

- Growth continues as it has for the last 20 years

Scenario B
Organized Centers

- Growth occurs in mixed-use centers near high capacity transportation

Scenario C
Westward Growth

- Growth primarily occurs west of the lake into Cedar Valley

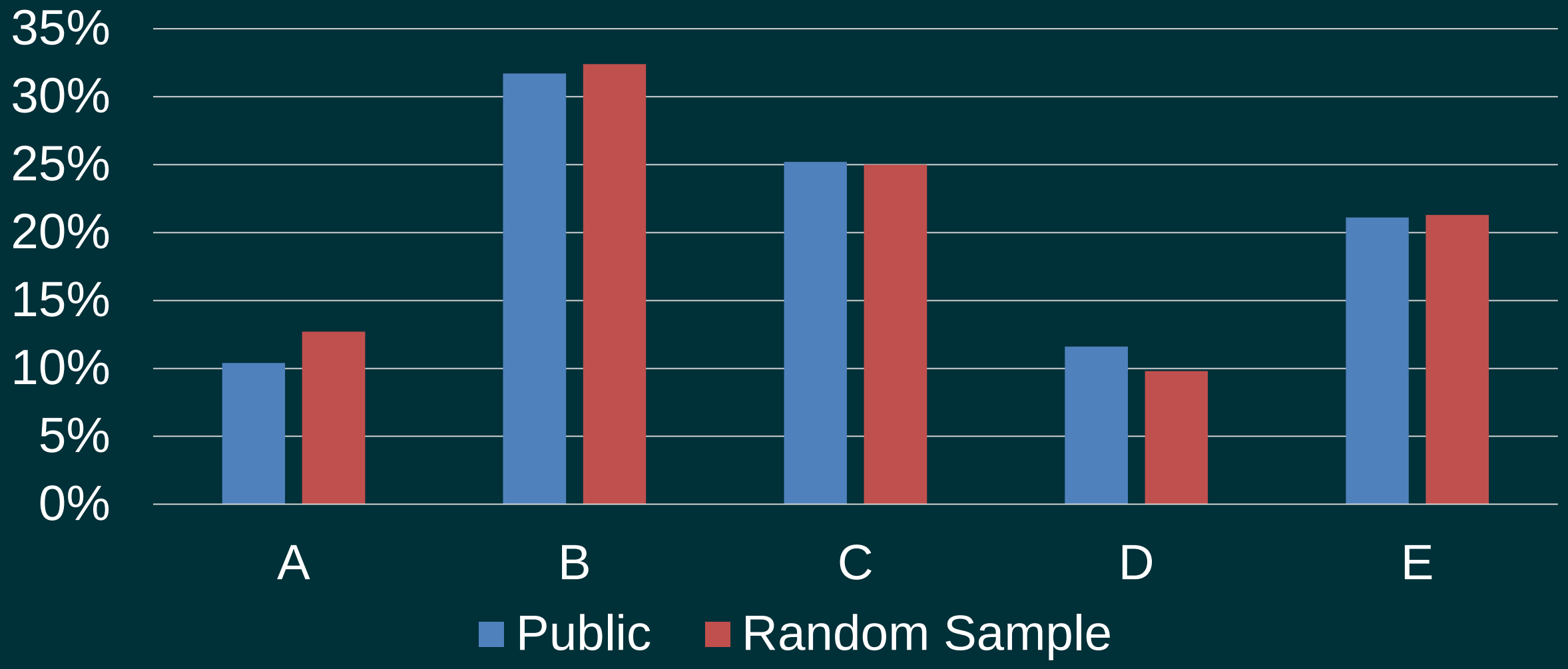
Scenario D
Southern Growth

- Growth primarily occurs south between Provo and Santaquin

Scenario E
Urban Infill

- Growth is primarily accommodated in existing urban areas

Random Sample How & Where We Grow Results



Phase 1: Listening

Fall 2018 – Spring 2019

Phase 2: Scenarios

Summer 2019 – Winter 2019

Phase 3: Vision

2020

Draft Overall Goals

As Utah County residents, we envision a future in which we

- Provide convenient transportation choices
- Support housing options
- Provide open space & recreation opportunities
- Support local agriculture
- Manage water wisely
- Foster a well-educated population
- Ensure clean air

Draft Valley Visioning Centers Map

Questions and Discussion

VALLEY
VISIONING

CITY OF SARATOGA SPRINGS

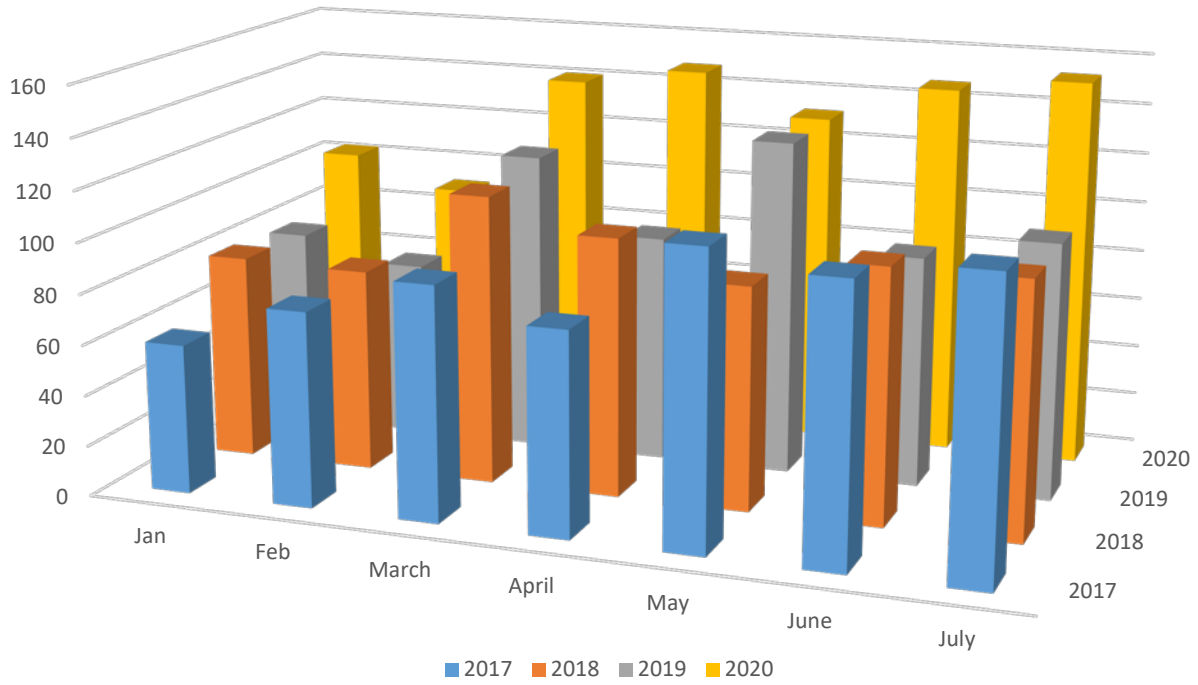
BUILDING DEPARTMENT COUNCIL UPDATE

Sept. 1,2020

BUILDING DEPARTMENT

Building Permits Issued First Seven Months 2017-2020

- Total Building Permit Numbers 2020
  - The number of permits issued in each month of 2020 have been the highest for each corresponding month since before 2007
  - Permit application and permits issued during the coronavirus pandemic continued to increase at accelerated rates.
  - We are running at about 150% of the average for the last 4 years.
  - Building Department completed the switch to a complete paperless application and permitting at the beginning of the pandemic and it is working out real well for us and the contractors.

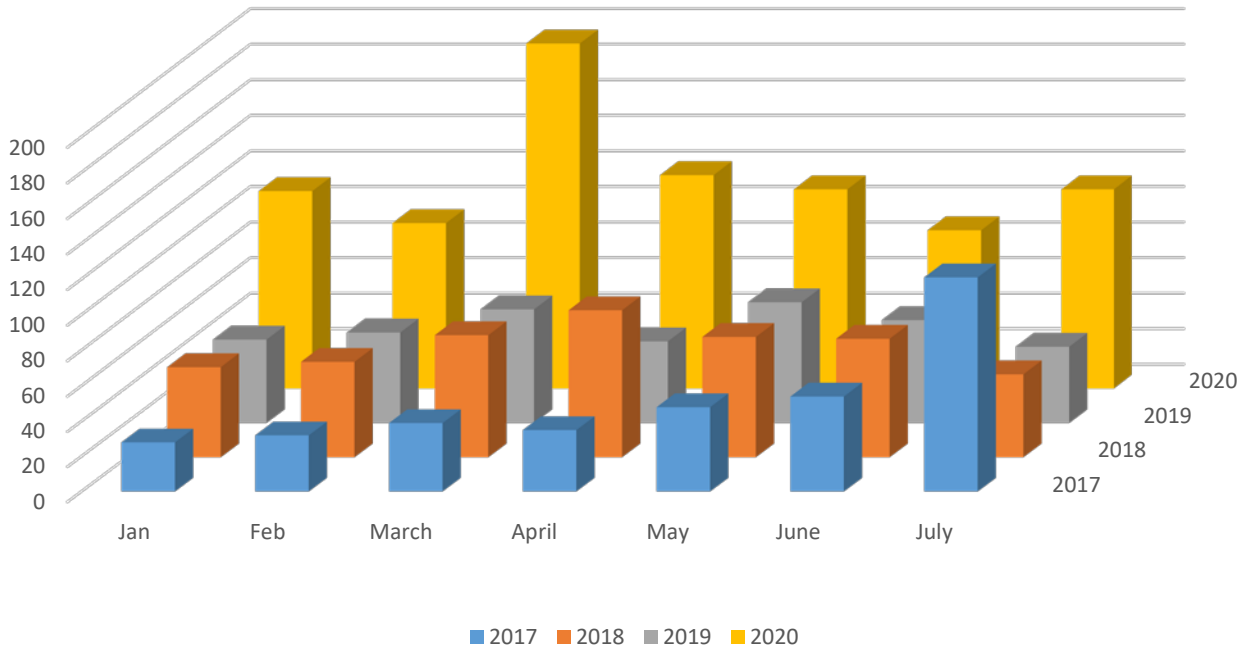


BUILDING DEPARTMENT

Residential Units First Four Months 2017-2020

RESIDENTIAL UNITS IN 2020 ARE AT RECORD HIGH RATES

- January 111
- February 93
- March 194
- April 120
- May 112
- June 89
- July 112



BUILDING DEPARTMENT

Active Commercial Projects

- MCDONALDS ADDITION
- LSD TEMPLE
- LSD STAKE CENTER
- SARATOGS SPRINGS COMMERCIAL
- RIVERSIDE CROSSING BUILDINGS 1 &2
- PONY EXPRESS DENTAL
- ABC GREAT BEGINNINGS PHASE 2 UPSTAIRS
- VELOCITY DANCE
- Saratoga TOWN CENTER LOT 2
- BLOSSOM RESAURANT
- STATE LIQUIRE STORE
- CONCORD CROSSING APPARTMENTS

BUILDING DEPARTMENT

PLEASE REACH OUT TO ME WITH
ANY QUESTIONS
THANKS

Saratoga Springs Police Department

Serving Saratoga Springs and Bluffdale Cities

Police Department Update

Saratoga Springs City Council

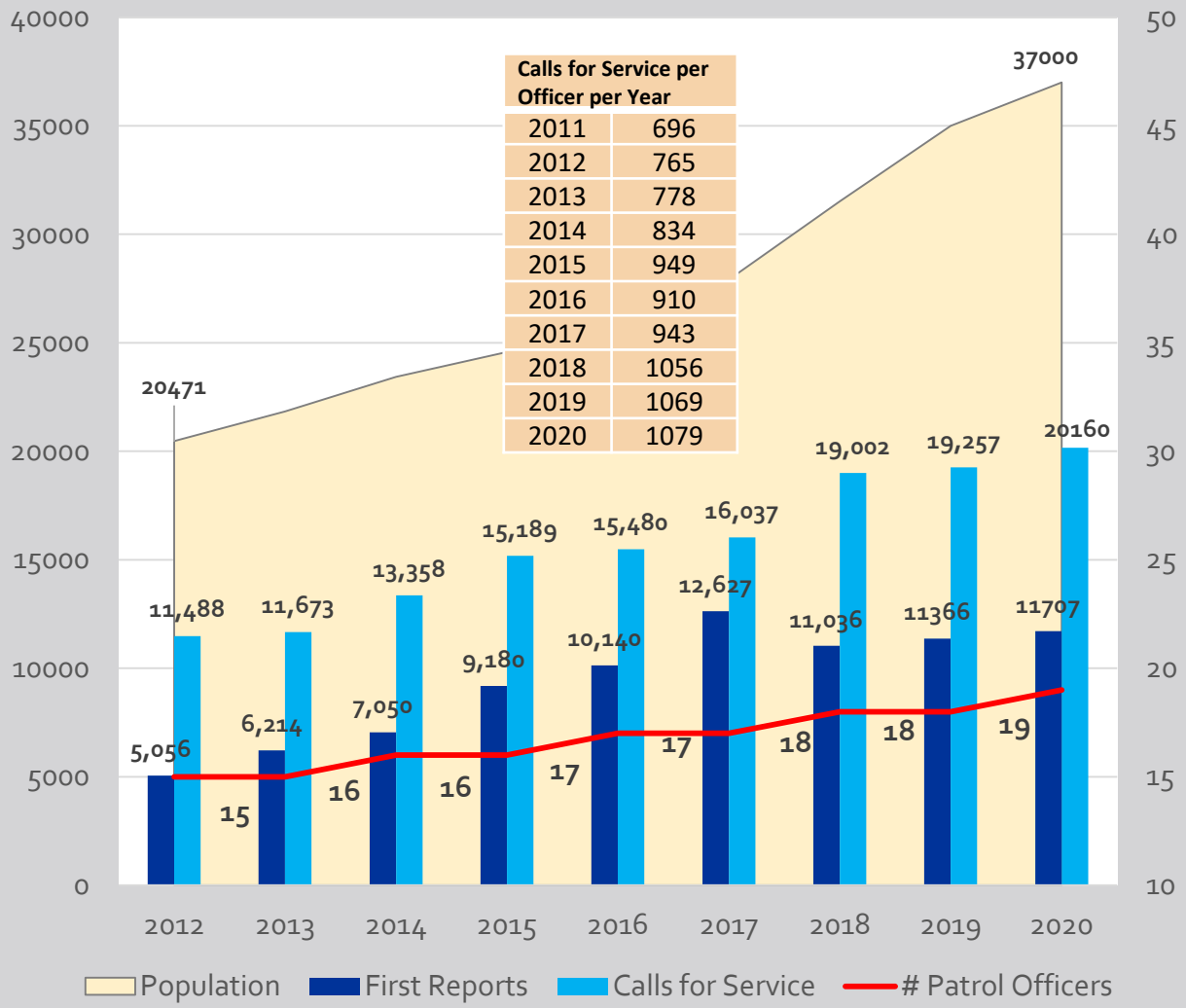
September 2020

Saratoga Springs Police Department

Serving Saratoga Springs and Bluffdale Cities

CALLS FOR SERVICE		
2011	10444	
2012	11488	*(10% Increase)*
2013	11673	*(2% Increase)*
2014	13358	*(14% Increase)*
2015	15189	*(14% Increase)*
2016	15480	*(2% Increase)*
2017	16037	*(4% Increase)*
2018	19002	*(19% Increase)*
2019	19572	*(3% Increase)*
2020	20160	*(3% Increase)*

INCIDENTS w/FIRST REPORTS		
2011	5125	
2012	5056	*(2% Decrease)*
2013	6214	*(23% Increase)*
2014	7050	*(13% Increase)*
2015	9180	*(30% Increase)*
2016	10140	*(10% Increase)*
2017	12627	*(26% Increase)*
2018	11036	*(12% Decrease)*
2019	11366	*(3% Increase)*
2020	11707	*(3% Increase)*



Saratoga Springs Police Department

Serving Saratoga Springs and Bluffdale Cities

Police Department Activity

* *Department Training*

June: Implicit Bias and Race Relations (UVU Professor Dr. Dianne McAdams-Jones)

* *SWAT Team Training*

May: Team Organization, Scouting and Reconnaissance Operations, Breaching and Entry Operations

August: Search Warrant Operations, Risk Assessments, Planning, Briefing, Mobile Field Force (Public Order) Operations

* *Special Events and Activities*

COVID-19 Response
Department Training
SWAT Team Training
National Night Out Parades
Promotion and New Officer Swearing In

* *Upcoming Special Events and Activities*

Department Training
SWAT Team Training

Saratoga Springs Police Department

Serving Saratoga Springs and Bluffdale Cities

COVID-19 Report

Even with COVID-19, patrol officers patrol the city, respond to emergencies, handle calls, and perform their duties as normally scheduled. Investigations personnel continue to work remotely about 25% of the time. Some support staff personnel are able to work remotely about 25 to 50% of the time. We maintain PD lobby hours of 0800 to 1600 for walk in service. The Police Department takes all reasonable precautions to protect ourselves and citizens from COVID-19.

Civic Unrest

SSPD Officers have been deployed to assist other agencies during protests due to our interagency agreements and participation in metro based public order units. We have had one protest here at SSPD and all went well.

Calls For Service

While total calls for service dropped off a bit during the height of the pandemic, we seem to be getting back to normal as far as work load. There have been a slightly higher number of mental subject calls, domestic violence calls, alarms, disturbances, about the same number of burglaries/thefts, suspicious, trespass and vandalism cases, more juvenile problems, and about the same number of animal calls. Our traffic cases are coming back up to normal levels.

Saratoga Springs Police Department

Serving Saratoga Springs and Bluffdale Cities

***Police Department Areas of Focus*:**

* Providing Professional Law Enforcement Services
* Officer Safety
* Officer Training, Wellness/PTSD, Retention
* Mental Health, Suicide and Opioid Epidemic Response
* School Safety
* Real Time Data Information/Mapping Technology
* Forensics/Evidence Technology (Digital, DNA, Drones)
* Special Operations (SWAT, Active Shooter, Terrorism Awareness)
* Use of Force Management and Review
* Media/Social Media Use and Response

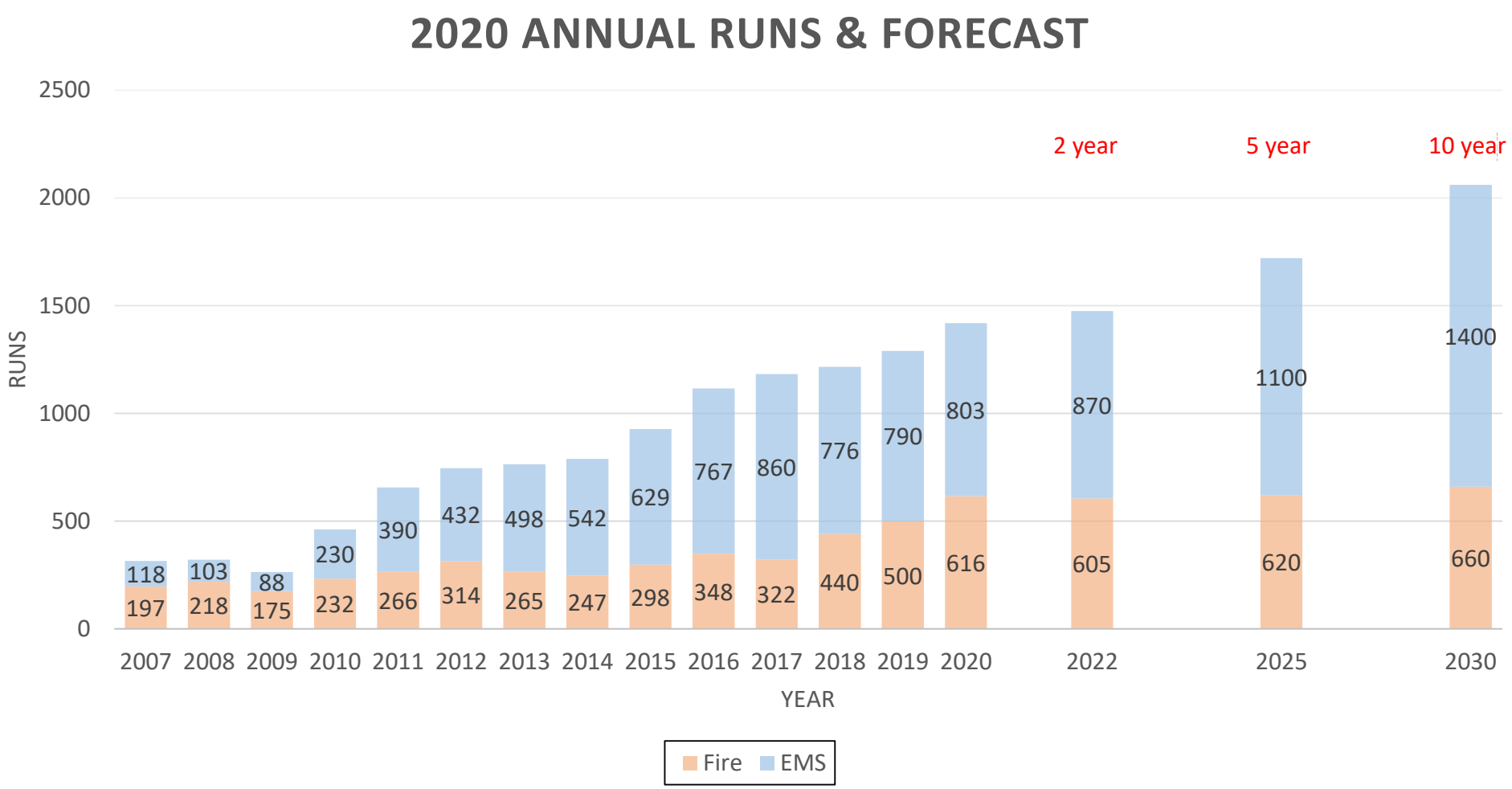
Police Department "Truths"

* People Are More Important Than Hardware/Systems
* Quality is Generally More Important Than Quantity
* Police Officers Are Not Easily or Quickly Recruited or Trained
* Police Capability Cannot Be Produced Upon/During an Emergency
* Police Require Competent Support Staff

CITY OF SARATOGA SPRINGS

Fire & Rescue Quarterly Report

Q4 Report - 2020

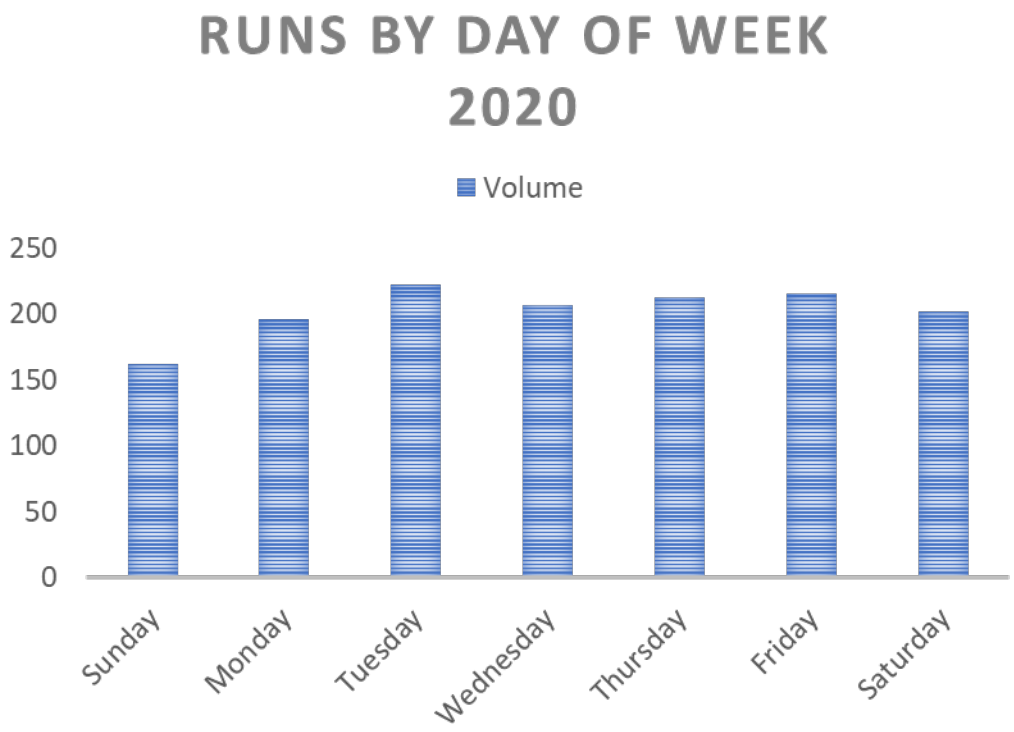


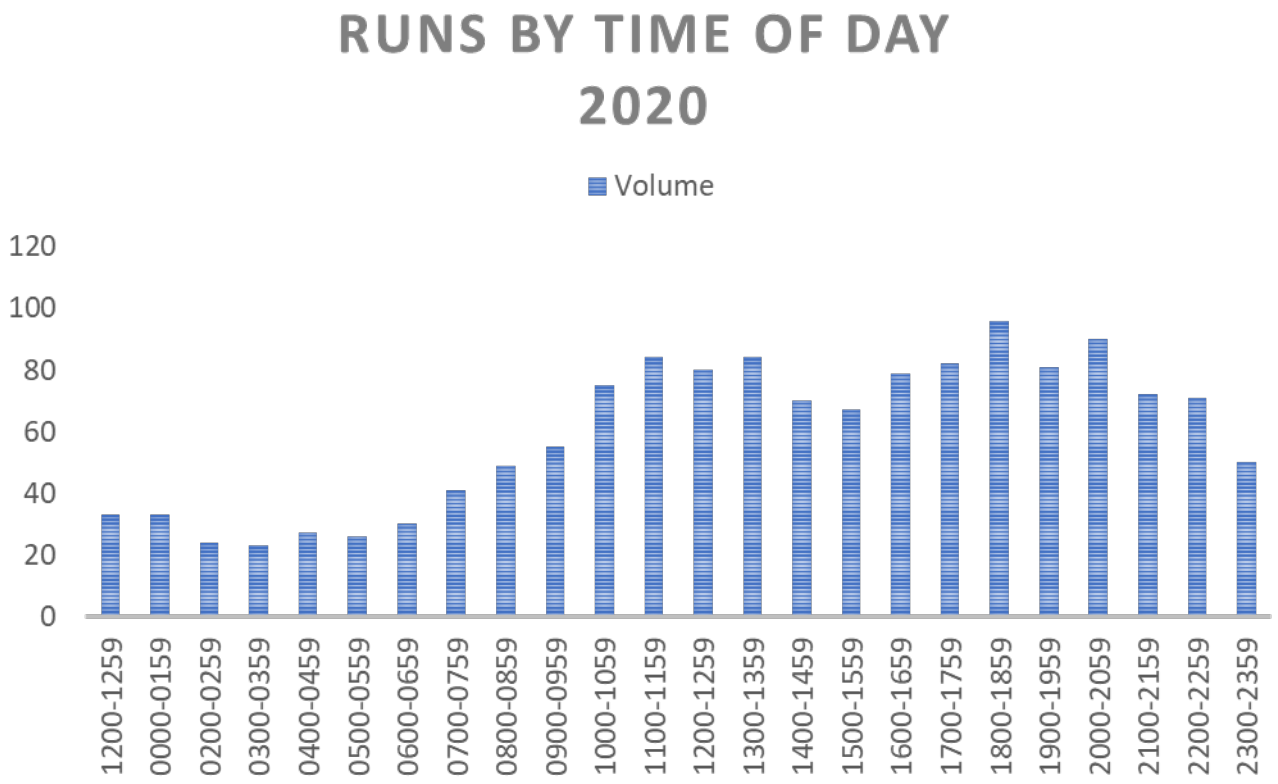
2020

1,416 Total Runs

- 10% increase
- 166 mutual aid runs
- 62% of runs are in the North district
- 63% of runs are medical

Q4 Report - 2020





Q4 Report - 2020

Highlights

- COVID-19 has placed additional federal, state and local requirements upon emergency responders.
- The wildfire season continues to strain resources locally and nationally. Saratoga Springs City averages 1 large urban interface fire every 4 years.
- The Knolls Fire burned 13,000 acres, forced evacuations, destroyed 1 home and damaged 20 other residential properties. Thank-you to all for the outstanding teamwork!
- Ladder Truck final inspection September 21st with delivery in early October.
- Engine 261 will be out of service for 30 days of maintenance. You may see a yellow Lehi fire engine around town.

Q4 Report - 2020

Wildfire Contract Program

- Program deploys a contract engine to state and federal fires. The city is reimbursed for personnel and apparatus expenses.
- Provides advanced training and experience to personnel which become an asset on local wildfires.

Revenue	2014-2020	$754,404.00	(includes 2020 billing)
Expenses	2014-2020	$603,919.00	(includes personnel costs, OT callback and engine purchase)
Wildfire Program Net Profit		**$150,485.00**	

Q4 Report - 2020

Wildfire Apparatus Assessment

- Brush 261- 2003 Ford F350 purchased as the city's first snow plow and converted in 2015. No longer reliable. High Priority replacement. **$125,000**
- Tactical Water Tender- Used for extended wildfire attack and to supply fire apparatus while working in remote areas. New Apparatus. **$200,000**

Questions?

SARATOGA SPRINGS PLANNING

City Council Staff Report

Major Community Plan Amendment
Wildflower Community Plan – Hillside Standards
Tuesday, August 18, 2020 <u>& September 1, 2020 (no changes made)</u>
Public Meeting

Report Date:	August 11, 2020
Applicant:	Nate Shipp, DAI
Owner:	Sunrise 3 LLC; Tanuki Investments, LLC; WF 2 Utah LLC; CLH Holdings LLC; Wildflower Master Homeowner's Association Inc.
Location:	Mountain View Corridor & Harvest Hills Boulevard
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:021:0152, 58:022:0123, 58:021:0176, 58:022:0138, 58:021:0143, 58:022:0134, 58:033:0308, 58:033:0346, 58:033:0327, 58:033:0183, 58:033:0398; 58:022:0160; 58:022:0159; approximately 1,201 acres
Parcel Zoning:	Planned Community
Parcel General Plan:	Planned Community Residential, Planned Community Mixed Use
Adjacent Zoning:	RC, A, R1-10
Current Use of Parcel:	Vacant, Single-Family Residential
Adjacent Uses:	Single-family residential, vacant, UDOT roads, Camp Williams, Hadco operations
Previous Meetings:	11/14/19 – Planning Commission Review and Recommendation 12/17/19 – City Council conditional approval of MDA Amendment 4/14/20 – City Council conditional approval of CP Amendment
Previous Approvals:	2/24/2015 – Wildflower Community Plan, Master Plan Agreement, General Plan Amendment, and Rezone approved 4/21/2015 – Springs Annexation, General Plan Amendment, and Rezone approved 11/15/2016 – Wildflower Community Plan Amendment approved
Land Use Authority:	City Council
Author:	Tippe Morlan, AICP, Senior Planner

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tmorlan@saratogaspringscity.com
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801-766-9793 x116 • 801-766-9794 fax

A. Executive Summary:

As a part of a major amendment to the Wildflower Community Plan (CP) and corresponding Master Development Agreement (MDA) approved by the City Council on April 14, 2020, a condition of approval was issued to review the hillside standards and exceptions the applicant would be proposing for this site. These are proposed as shown in Exhibit A.

Recommendation:

Staff recommends the City Council conduct a public meeting, discuss the proposed hillside standards for the Wildflower Community Plan Amendment, and *approve* the request with the finding and conditions as outlined in Section I of this staff report.

B. Background:

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

April 14, 2020 – The City Council approved the draft amendment to the Community Plan with a condition of approval that the applicant bring requested exceptions to the hillside standards back for review and approval. The Council also approved a corresponding Rezone, and General Plan amendment.

C. Specific Request:

The major amendment to the Wildflower Community Plan (CP) that was approved by the City Council on April 14, 2020 did not include details on the proposed exceptions to the hillside development standards. The applicant has now proposed standards specific to this development for the Council to review.

D. Process:

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for major community plan amendments following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items, which occurred on November 14, 2019.

E. Community Review:

Notice of the community plan amendment and the rezone was published and mailed to all property owners within 300 feet on October 31, 2019. As of the date of this staff report, no public comment has been received by the City. No public comment was made at the November 14, 2019 Planning Commission meeting or at any subsequent City Council meetings.

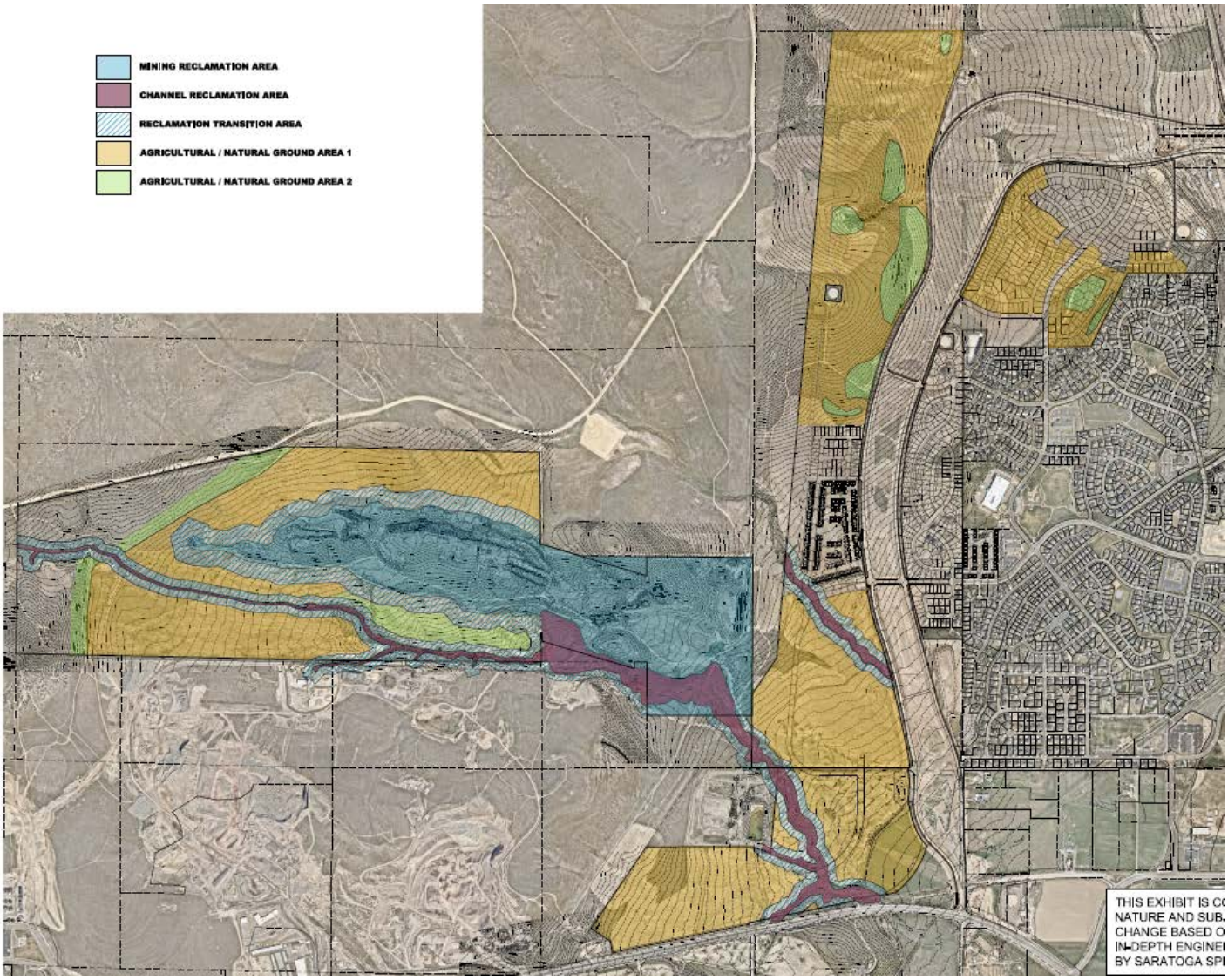
F. Staff Review:

The applicant has provided hillside development standards requesting exceptions from the existing code as shown in Exhibit A. This document identifies mining activity within the Springs portion of Wildflower and provides justification for the requested extent of cuts and fills. These

standards are proposed to allow for additional retaining and revegetation standards since the City had not yet adopted the updated hillside ordinance at the time the CP was approved. Requested exceptions are to be included as a part of the Amended and Restated MDA and CP. Any item not addressed in this document defaults to the City Code standards as of April 14, 2020.

The Wildflower community sits on significant slopes which exceed 30 percent in a many areas. As a result, a majority of the property will be subject to significant cuts and fills. The proposed grading plan as identified on Page A2-24 of the CP is to be superseded by the new exhibits.

Due to existing site conditions which include hillsides affected by mining activities, staff understands that exceptions to the current hillside ordinance may be warranted. The applicant has worked with City staff at length to develop the proposed code deviations. The entirety of the project has been broken up into 5 project areas with different grading criteria based on site conditions outlined in Exhibit A:



1) Mining Reclamation Area, ~171 acres: This area is characterized by surface mining activities that have occurred over at least the last 80 years as shown through Exhibits B1 and B2 which verify the disturbed nature of the site and the need for significant reclamation.
2) Channel Reclamation Area, ~50 acres: Several large storm drainage channels exist within the development area which are fed from drainage of Camp Williams property.
3) Mining/Channel Transition Area, ~121 acres: This area is located within 200 feet of the Mining Reclamation Area and 100 feet of the Channel Reclamation Area.
4) Agricultural/Natural Ground Area 1, ~466 acres: This area is characterized by historical agricultural uses or undisturbed natural ground and contain existing slopes of generally 5 to 15 percent.
5) Agricultural/Natural Ground Area 2, ~59 acres: This area is characterized by historical agricultural uses or undisturbed natural ground and contain steeper existing slopes of approximately 10 to 25 percent.

Staff has redlined the Agricultural/Natural Ground Area 2 standards as shown in Exhibit A to ensure it addresses the steep property adjacent to existing Harvest Hills lots. The Agricultural/Natural Ground Area 2 is the only defined area which requests grading exceptions for steep slopes without mining or channel activity.

The applicant is also proposing standards for retaining walls, steep slopes, and contouring similar to what was approved in the most recent approved update to Section 19.10: Hillside Development in the City Code.

G. General Plan:

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

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

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

H. Code Criteria:

19.26.06 Guiding Standards of Community Plans.

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. ***Finding*: Complies.** The proposed community plan maintains the intensity of development

that has previously been established within the existing Wildflower CP and Springs MDA.

2. **Equivalent Residential Unit Transfers.** Since build-out of a Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, after approval of a Community Plan, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability. Guiding transfer provisions shall be provided in the Community Plan and detailed transfer provisions shall be established in the Village Plans.
   ***Finding*: Complies.** The proposed community plan establishes that ERU transfers on Page 3-01 of the proposed plan. The proposed standards comply with the ERU requirements of the City Code. For Wildflower, ERU transfers can occur at Village Plan or Village Plan Amendment.

3. **Development Standards.** Guiding development standards shall be established in the Community Plan.
   ***Finding*: Complies.** Guiding development standards are provided on Pages 5-11 to 5-31 of the proposed plan. While the Code requires detailed standards and regulations to be contained in a Village Plan, the applicant has chosen to detail all standards now for consistency. Because there are two existing approved Village Plans within Wildflower, there have been issues with conflicting standards between VPs and CPs.

4. **Open Space Requirements.** Open space, as defined in Section 19.02.02, shall comprise a minimum of 30 percent of the total Planned Community District area.
   ***Finding*: Complies.** The proposed combined community provides approximately 32.9 percent of the overall area, not including Mountain View Corridor or Commercial/Business Park areas, as open space.

5. No structure (excluding signs and entry features) may be closer than 20 feet to the peripheral property line of the Planned Community District boundaries.
   ***Finding*: Complies.** No structures are proposed within 20 feet of the peripheral property line with the exception of the properties immediately adjacent to the Harvest Hills development. A landscape buffer has been provided as shown on the Land Use Exhibit on Page 2-01 of the proposed plan.

19.26.07 Contents of Community Plans.

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

1. **Description.** A metes and bounds legal description of the property and a vicinity map
   ***Finding*: Complies.** Shown on Pages 1-01 to 1-07 of the proposed plan.

2. **Use Map.** A map depicting the proposed character and use of all property within the Planned Community District. This map shall be of sufficient detail to provide clear direction to guide subsequent Village Plans in terms of use and buildout. This map is not required to specify the

exact use and density for each area and instead, to allow flexibility over the long-term, may describe ranges of buildout and ranges of uses.
***Finding*: Complies.** Shown on Pages 2-01 to 2-05 of the proposed plan.

3. **Buildout Allocation.** An allocation of all acreage within the Planned Community District by geographic subarea or parcel or phase with ranges of buildout levels calculated based on the City's measure of equivalent residential units, including residential and nonresidential density allocations and projections of future population and employment levels.
***Finding*: Complies.** Shown on Pages 2-01 to 2-05 and 3-01 of the proposed plan.

4. **Open Space Plan.** A plan showing required open space components and amenities
***Finding*: Complies.** Shown on Pages 4-01 to 4-12 and A3-01 to A3-28 of the proposed plan. The Open Space Plan is acceptable and enforceable as redlined and agreed upon by both staff and the applicant.

5. **Guiding Principles.** A general description of the intended character and objectives of the Community Plan and a statement of guiding land use and design principles that are required in subsequent and more detailed Village Plans and are necessary to implement the Community Plan.
***Finding*: Complies.** Shown on Pages 5-01 to 5-31 of the proposed plan.

6. **Utility Capacities.** A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.
***Finding*: Complies.** Shown on Pages A2-01 to A2-25 of the proposed plan.

7. **Conceptual Plans.** Other elements as appropriate including conceptual grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, and fire protection plans.
***Finding*: Complies.** See Pages 6-01 to 6-06 and A2-25 of the proposed plan.

8. **Development Agreement.** A Master Development Agreement, as described in Section 19.26.11.
***Finding*: Complies.** The amended and restated Master Development Agreement is attached as Exhibit C and reflects proposed changes to City Code within the CP.

9. **Additional Elements.** The following shall be included in the Community Plan or submitted separately in conjunction with the Community Plan:
    a. description of and responses to existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and slopes (two foot contour intervals);
    b. a statement explaining the reasons that justify approval of a Community Plan in relation to the findings required by Section 19.26.05;

c. an identification and description of how environmental issues, which may include wetlands, historical sites, and endangered plants, will be protected or mitigated; and
d. the means by which the Applicant will assure compliance with the provisions of the Community Plan, including architectural standards and common area maintenance provisions, and a specific description of the means by which phased dedication and improvement of open space will occur to assure the adequate and timely provision and improvement of open spaces.

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

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

I. Recommendation:

Staff recommends the City Council approve the hillside standards for the Wildflower Community Plan Amendment, choosing from the following options:

<u>Approvals with Conditions</u>

"I move to **approve** the hillside standards for the major amendment to the Wildflower Community Plan, located at approximately Harvest Hills Boulevard and Mountain View Corridor, based on the following findings and subject to the following conditions:

Findings

1. The application complies with the Land Development Code, as articulated in Section H of the staff report, which is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. With appropriate modifications, the application complies with Section 19.26 of the City Code as articulated in Section H of the staff report, which is incorporated by reference herein.

Conditions:

1. The hillside development standards shall be incorporated into the approved Amended and Restated Master Development Agreement and Community Plan as redlined in Exhibit A.
2. Any other conditions or changes as articulated by the City Council:
    a. _____.

<u>Option 2 - Continuance</u>

"I move to ***continue*** the hillside standards for the Wildflower Community Plan Amendment to the [September 1, 2020] meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____

2. _____

<u>Option 3 – Denial</u>

"I move that the City Council **deny** the hillside standards for the Wildflower Community Plan Amendment based on the following findings:

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

Exhibits:

A) Proposed Hillside Standards
B) December 17, 2019 City Council Minutes
C) April 14, 2020 City Council Minutes

Wildflower Development
Grading Criteria

Exhibits

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

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

placed in fill areas according to the requirements of a geotechnical study.

d. Exhibit C4 depicts Cross Section "C" which is through a deep section of the old mining operations that will be filled over 20 feet to accommodate the proposed recreational pond. This area would be unbuildable without significant cut / fill due to drainage and access.
e. Exhibit C5 shows Cross Section "D" through several of the mining "fingers" where clay extraction occurred. As shown, the mined areas are deep, steep sloped and no reclamation measures were performed following the mining. Areas of Mining Surplus Material are also shown which would be the primary source to fill in the mined areas. This Grading Criteria would then be applied to create roadways, development pads and open space.
f. Exhibit C6 depicts Cross Section "E" which shows one of the areas of extreme Mining Surplus Material of approximately 35 feet. This undocumented overburden material must be reworked, moved, or used for open space.
g. Exhibit C7 shows an area of extreme cut and fill. The fill area is a deep hole in the ground with no drainage or access.

4. *Exhibit D.* This exhibit shows the existing drainage channel through the "Springs" portion of Wildflower. Cross sections are included which depict the depth and steep slopes associated with the existing channel.
5. *Exhibit E.* This exhibit covers the preliminary proposed grading for Village 1 North of Wildflower. The intent of this exhibit is to show that while the larger Agricultural / Natural Ground Areas allow for a maximum cut or fill, this maximum is only used on a portion of the property. Ultimately, each Village Plan of Wildflower will produce a similar drawing as part of the Village Plan process.
6. *Exhibit F.* This exhibit shows the distinction of cut/fill areas within the "Springs" portion of Wildflower.

Mining Reclamation Area Criteria

Intent of Grading Efforts

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

Description of Area

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

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

Proposed Grading Standards

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

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

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

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

Channel Reclamation Criteria

Description of Area

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

Proposed Grading Standards

As shown in Exhibit D, many of the existing channels have excessive side slopes and depths that would not be conducive to development, maintenance, or safety. Therefore, the following alterations are allowed in accordance with City Standards:

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

Mining / Channel Transition Area Criteria

Description of Area

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

Proposed Grading Standards

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

Agricultural / Natural Ground Area 1 Criteria

Description of Area

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

Proposed Grading Standards

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

Agricultural / Natural Ground Area 2 Criteria

Description of Area

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

Proposed Grading Standards

and retention areas

on-site

Lots adjacent to existing Harvest Hills development homes addressed off of Nectar Way, Peach Place, and Blossom Court

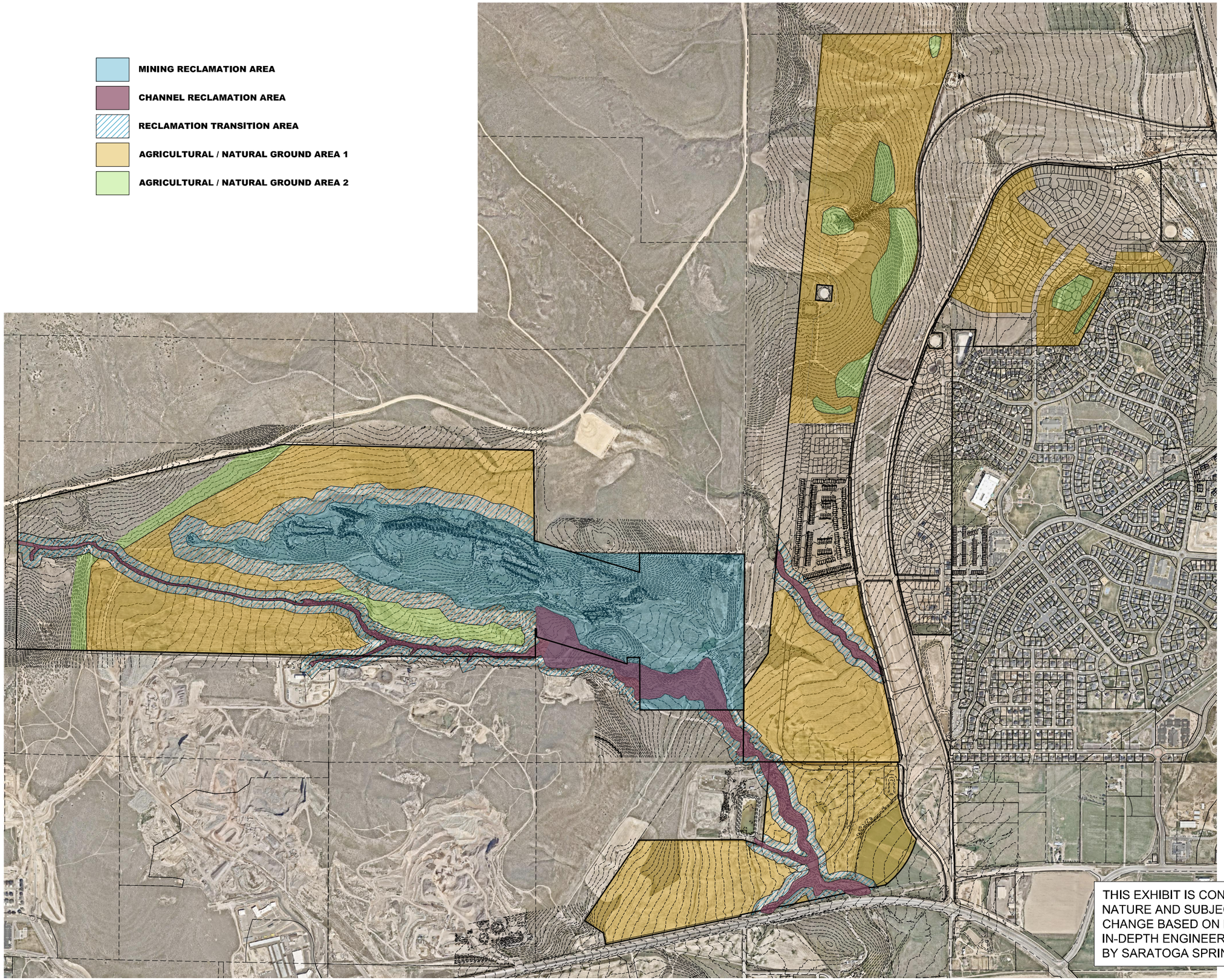
1. A maximum cut or fill of 20' from the existing grade will be allowed.
2. Lots adjacent to the existing Harvest Hills development ~~which cannot be drained to a City street~~ must design and install drainage systems for the 100-year storm event. Retention volumes are to be shown on the subdivision plat.

3. If retaining walls are needed to make lots buildable or if retaining walls cross property lines, they shall be subdivision improvements.
4. Retaining walls shall be a minimum of 20 feet from the rear property line for lots directly adjacent to the Harvest Hills development.
(#3 and #4 are Repeat comments)

Other Grading Criteria

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

   d. Any single retaining wall greater than four feet or terraced retaining walls of any height shall be designed by an engineer licensed by the State of Utah.
   e. Terraces created between retaining walls shall be permanently landscaped.
   f. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
   g. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.
2. Slopes
   a. All slopes shall be stabilized according to City Standards.
   b. Slopes of thirty-three percent (33%) or less are acceptable and shall be stabilized according to City Standards.
   c. Slopes greater than thirty-three percent (33%) and up to fifty percent (50%) will be allowed based on the findings and recommendations of a site-specific geotechnical study regarding stability, erosion control and grading methods. These slopes will not be allowed within building lots.
   d. Slopes greater than fifty percent (50%) will not be allowed except for rock outcroppings or other unique site features and only based on the findings of a site-specific geotechnical study. These slopes will not be allowed within building lots.
   e. Retaining walls are not included in slope calculations.
3. Contouring
   a. All permanent cuts, fills or graded slopes shall be re-contoured to blend into the natural grade of the surrounding land. The outside corners or edges shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet.



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WILDFLOWER
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EXHIBIT A

REVISIONS
1 -
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LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: NTS
DATE: 8/7/2020
EXHIBIT
A

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1939 MINING OPERATIONS EXHIBIT B1

REVISIONS
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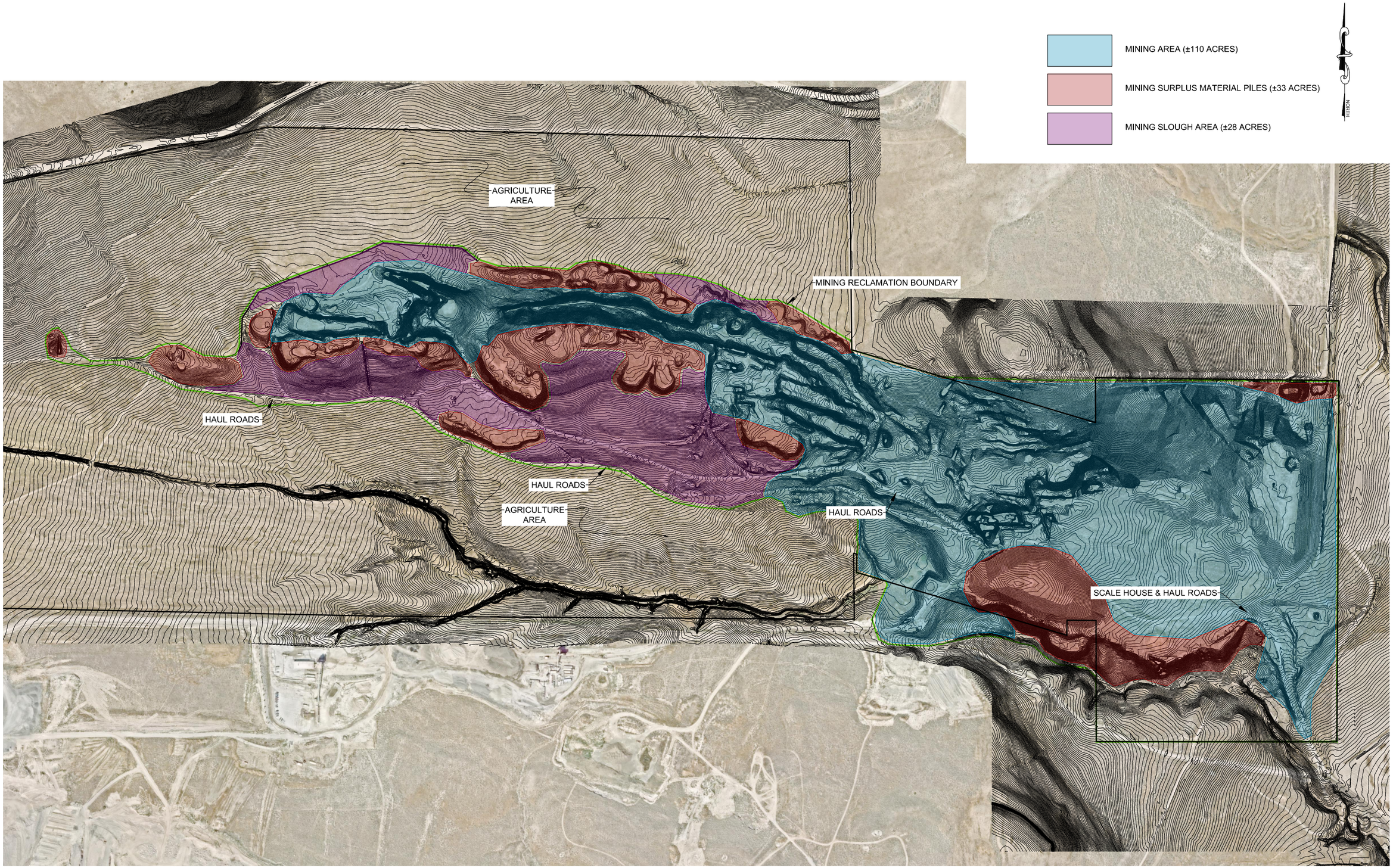
LEI PROJECT #: 2017-0032
DRAWN BY: MJV
DESIGNED BY: GDM
SCALE: NONE
DATE: 8/7/2020

EXHIBIT
B1



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2020 MINING OPERATIONS EXHIBIT - B2

REVISIONS
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DESIGNED BY: GDM
SCALE: NONE
DATE: 8/7/2020
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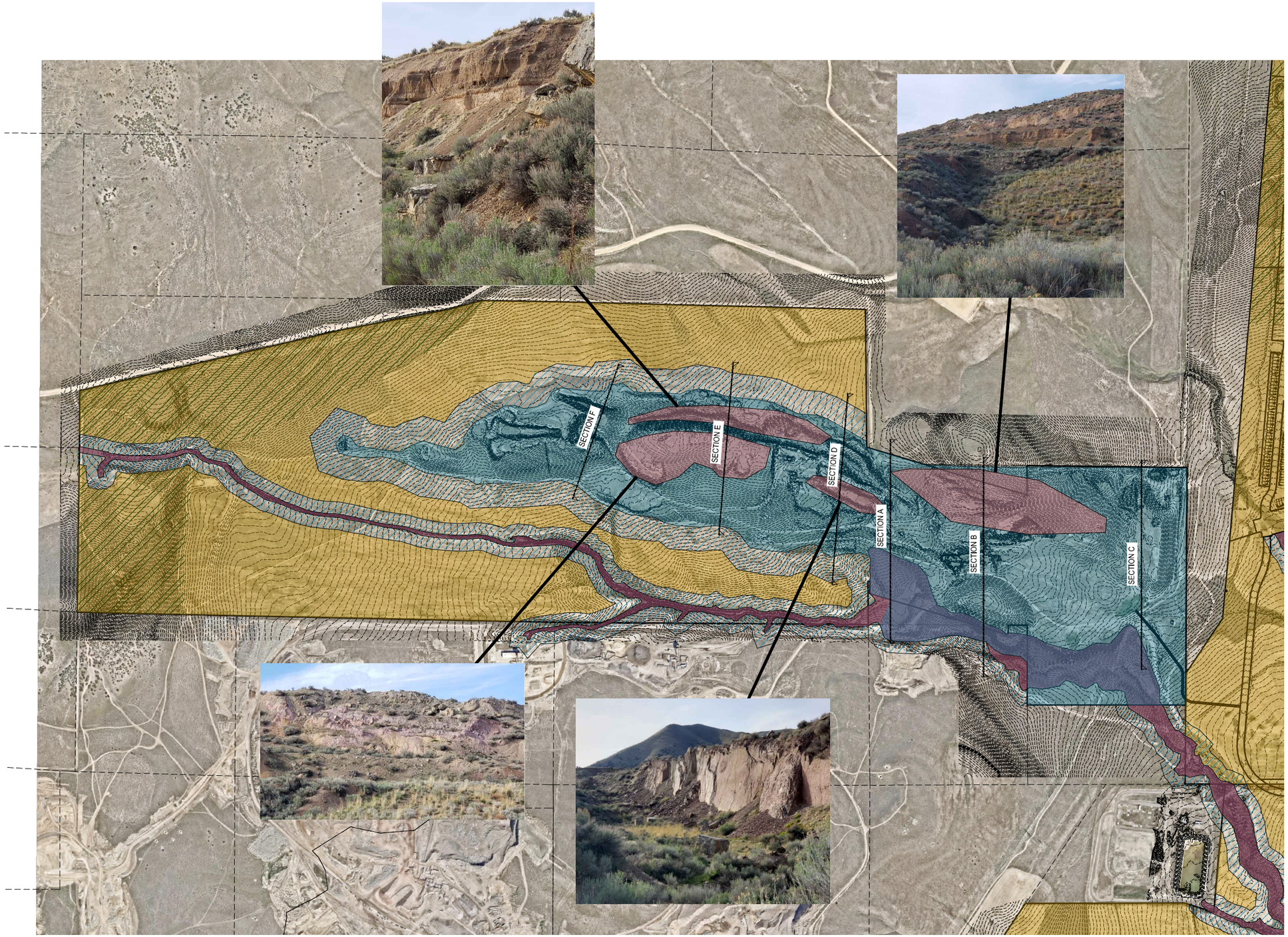

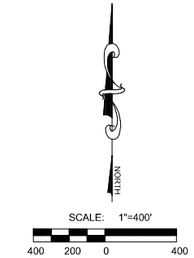

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EXHIBIT C1

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DESIGNED BY: GDM
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DATE: 7/22/2020
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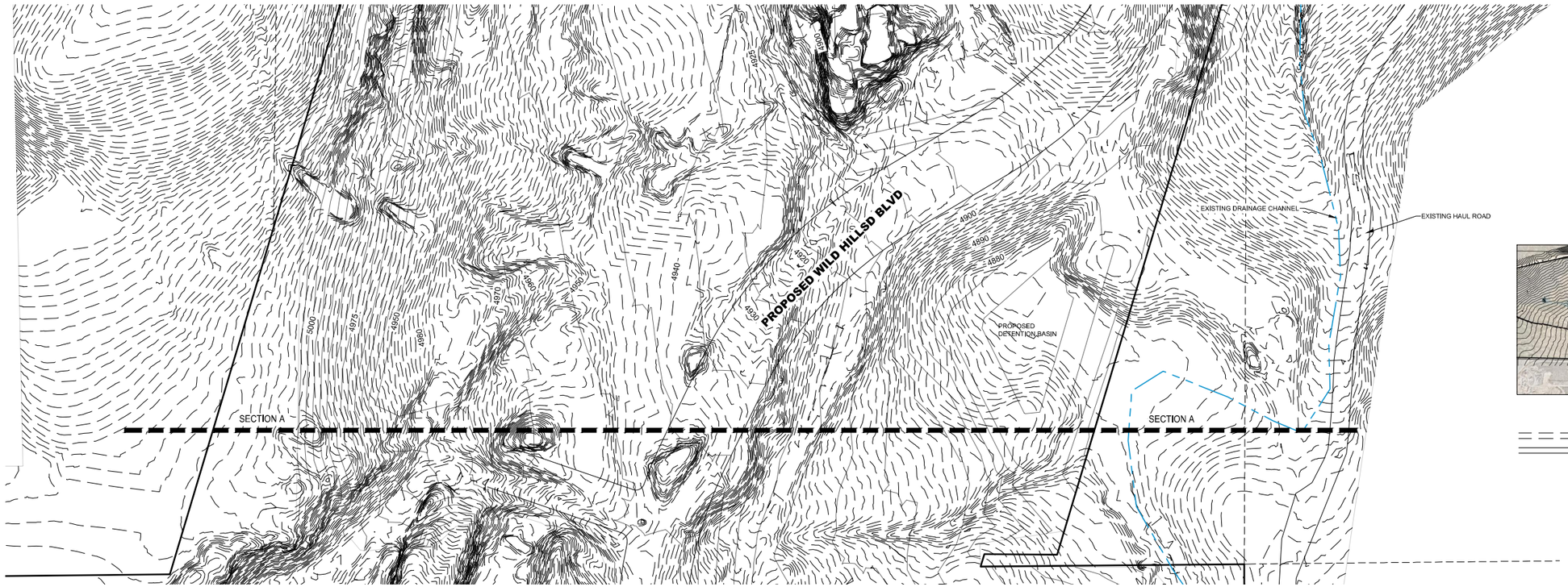

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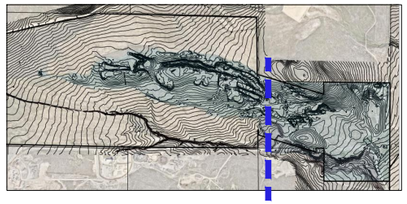

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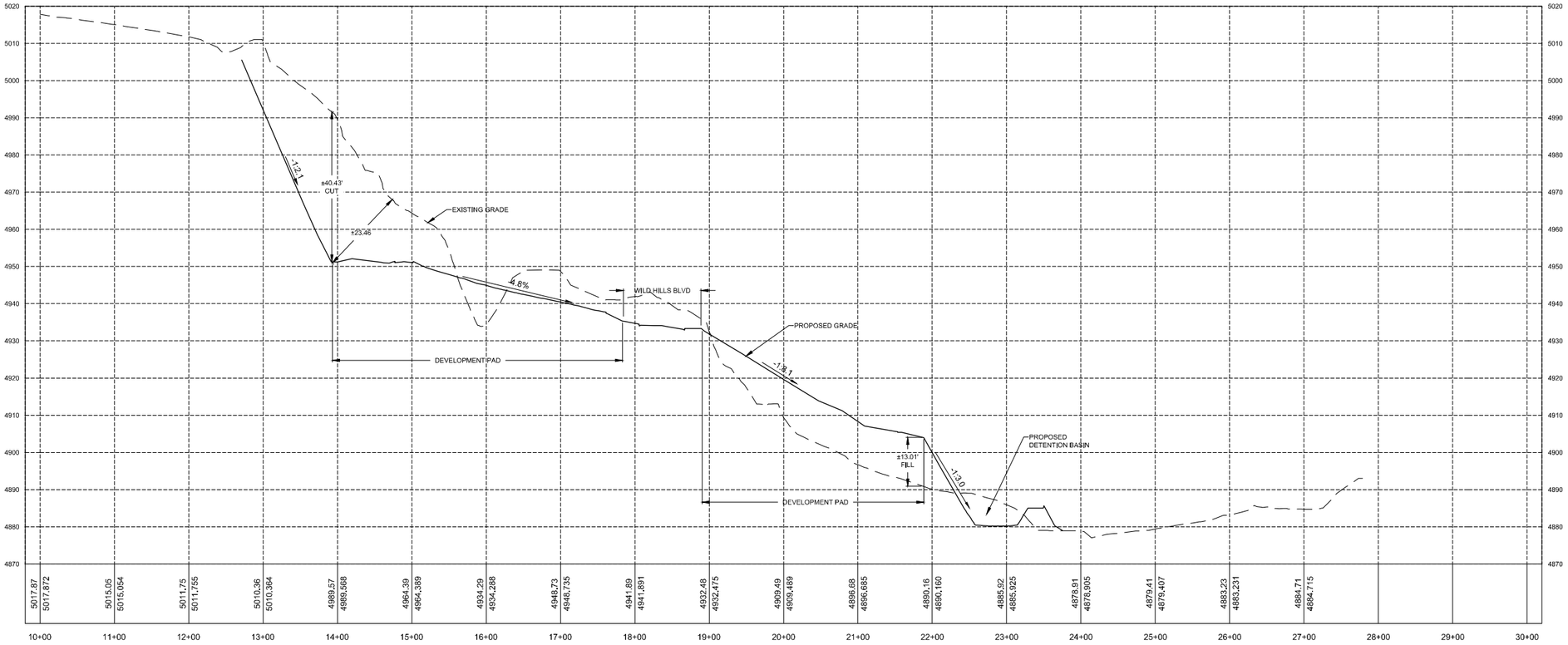

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EXHIBIT C2 - CROSS SECTION A

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LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
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DATE: 6/3/2020
EXHIBIT
C2

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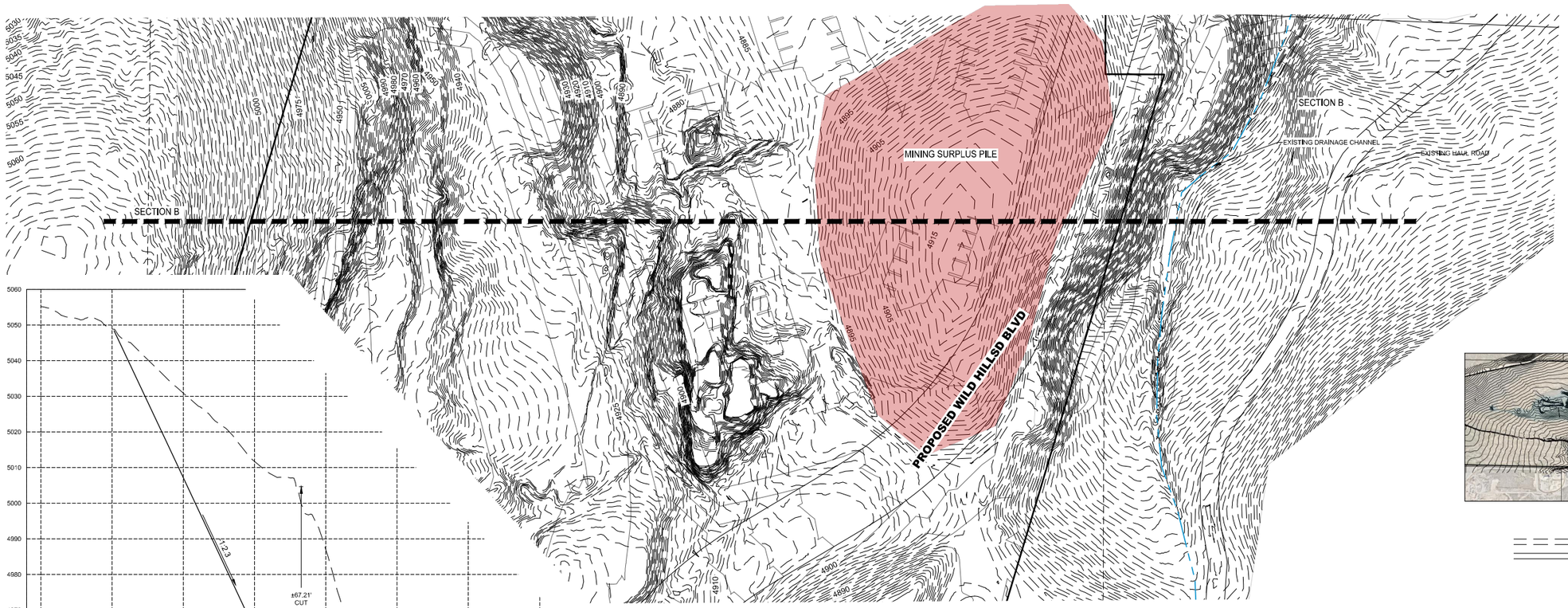

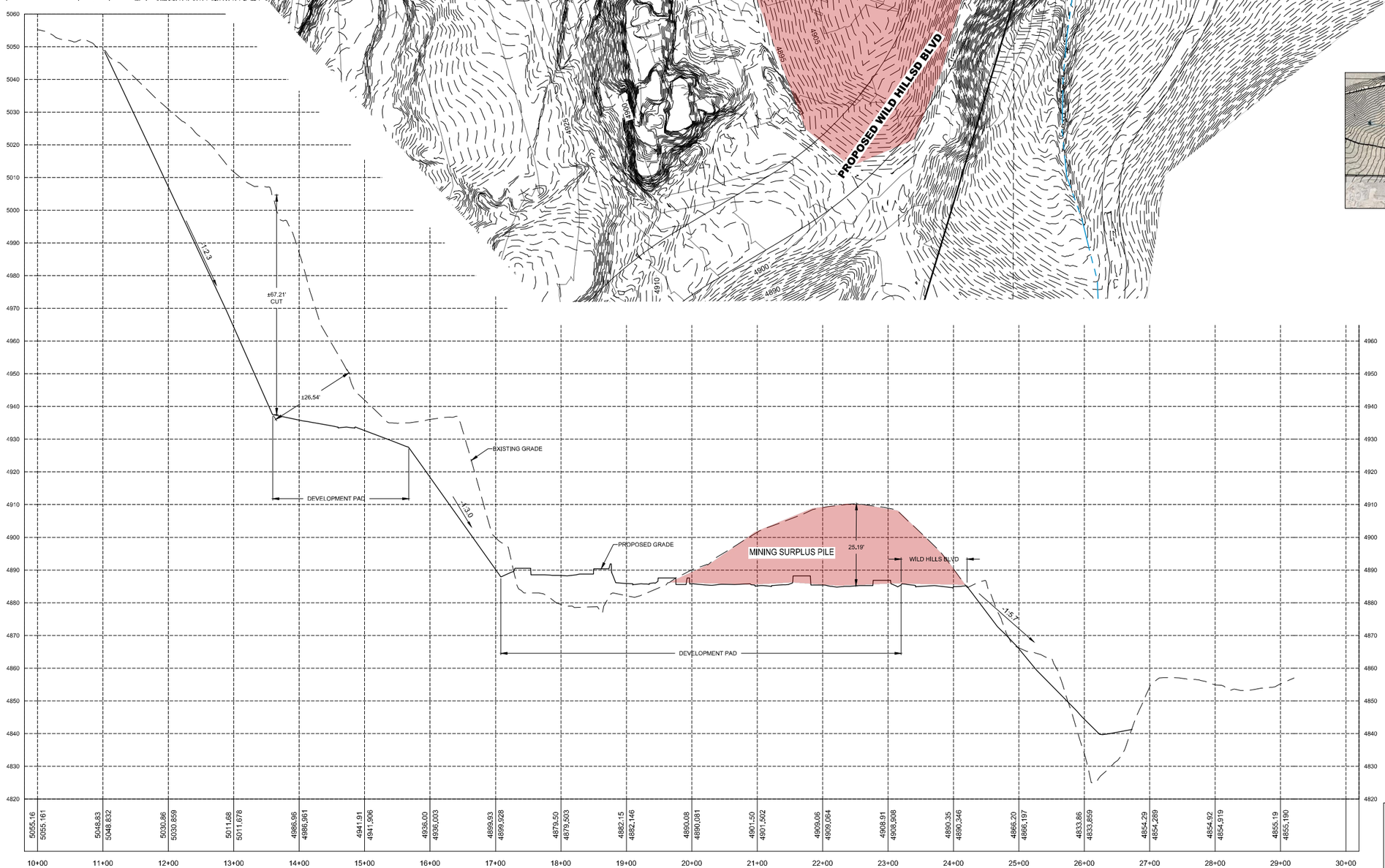

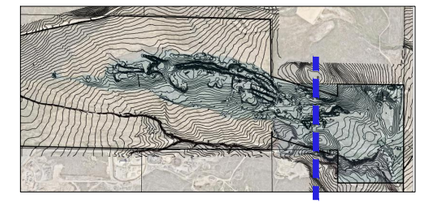

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EXHIBIT C3 - CROSS SECTION B

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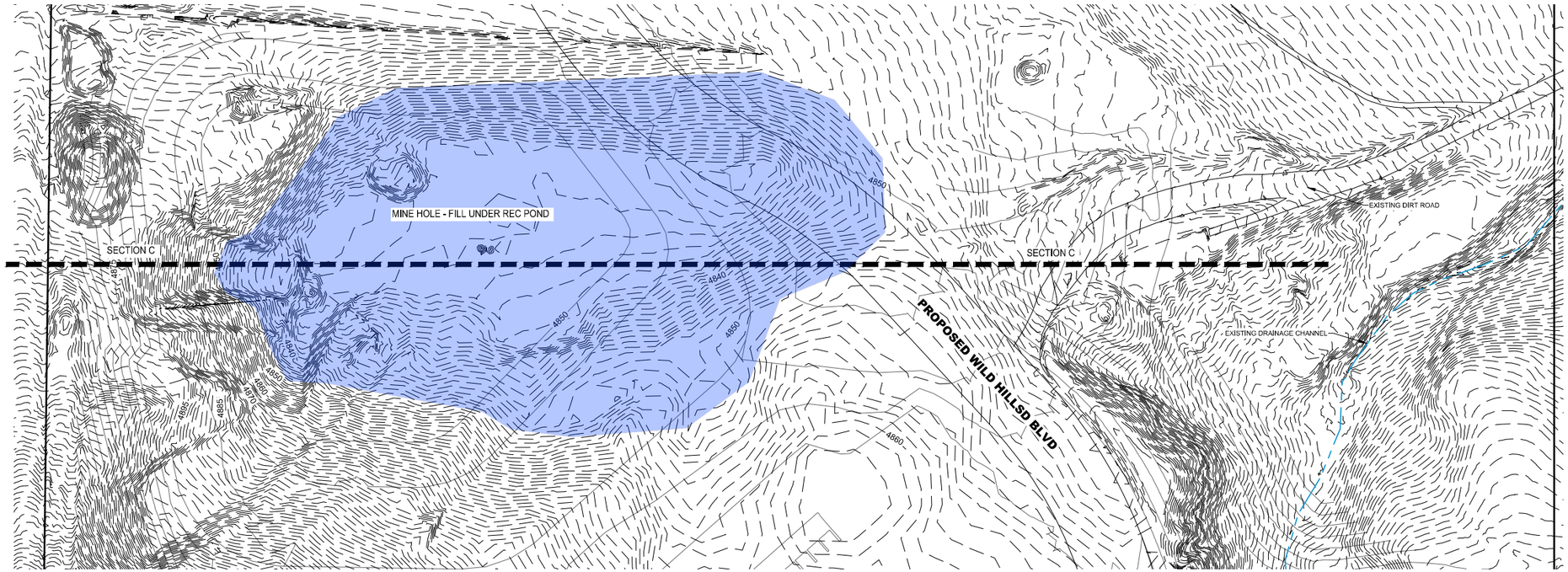
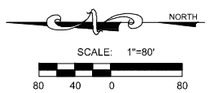
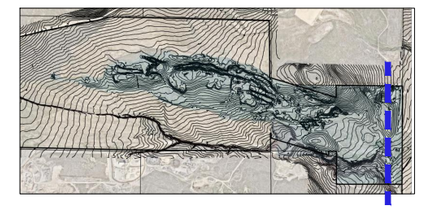
SHEET C3







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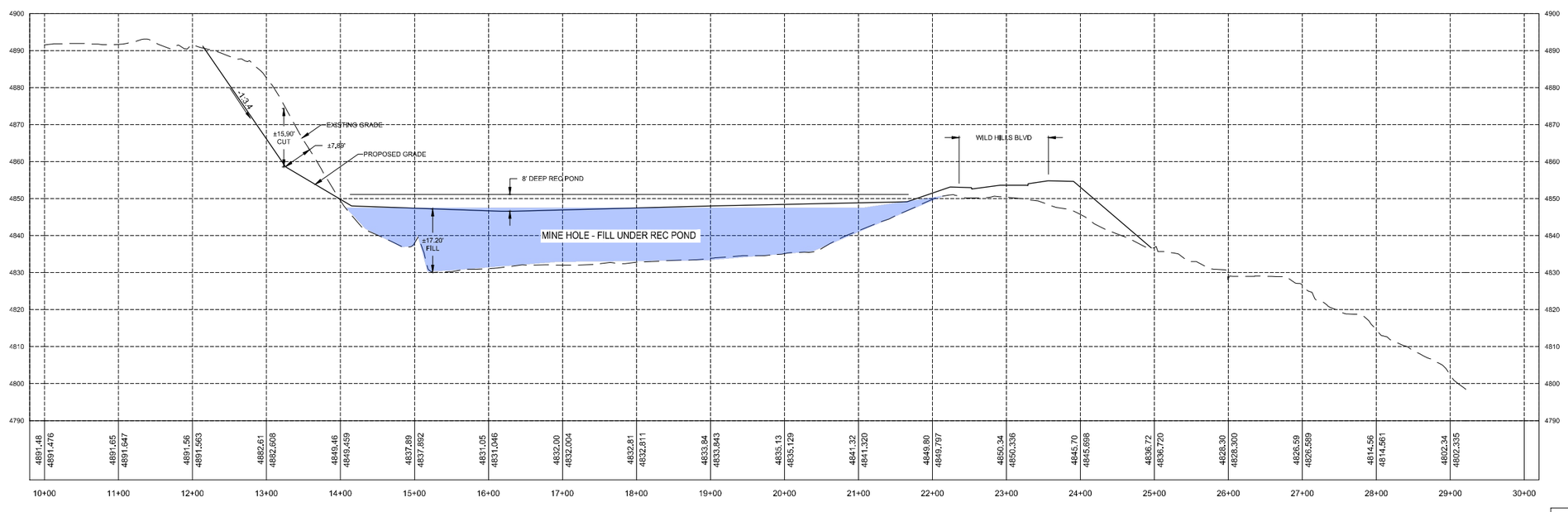

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EXHIBIT C4 - CROSS SECTION C

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EXHIBIT
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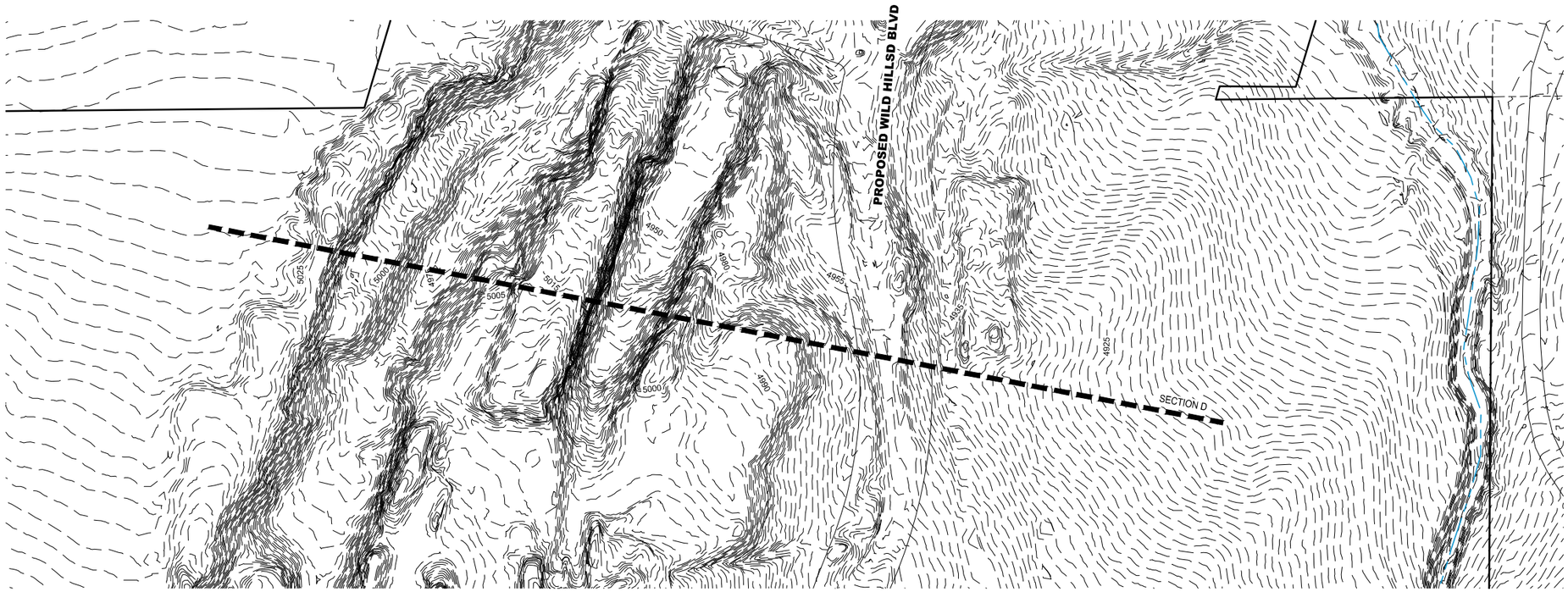

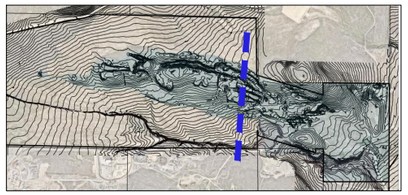

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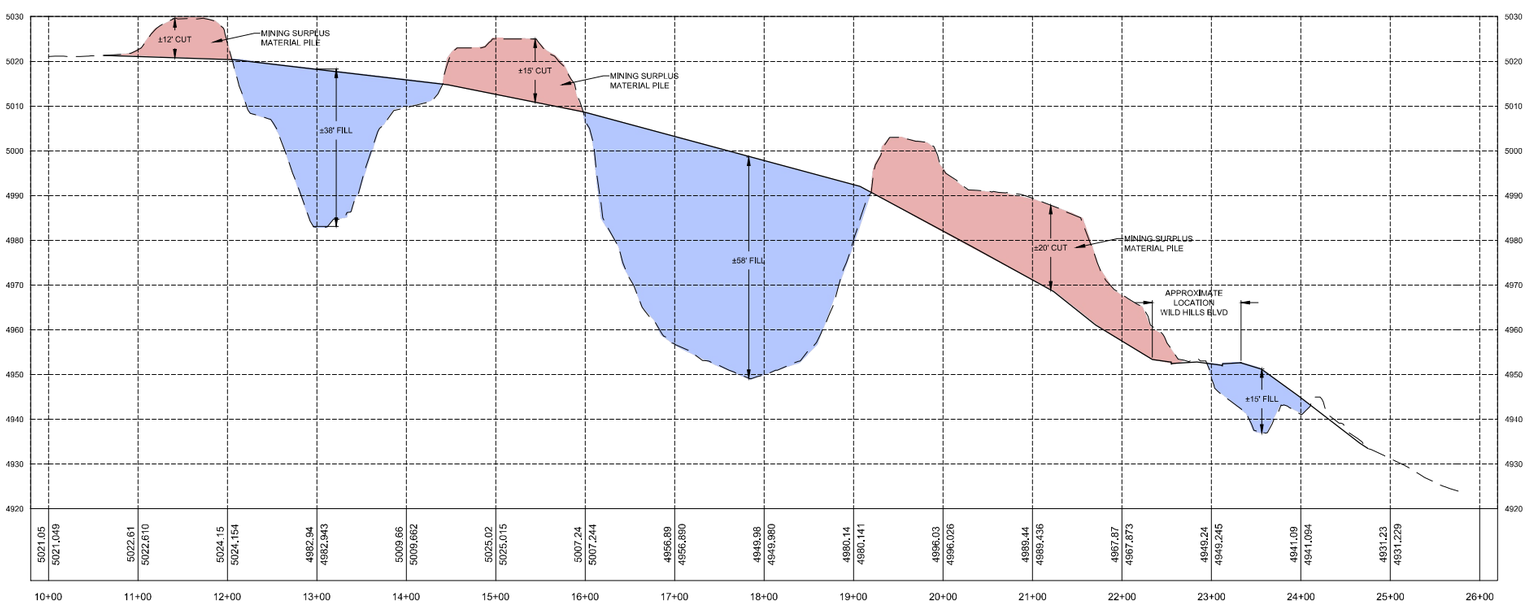

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EXHIBIT C5 - CROSS SECTION D

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LEI PROJECT #: 2013-0902
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DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 6/3/2020
EXHIBIT
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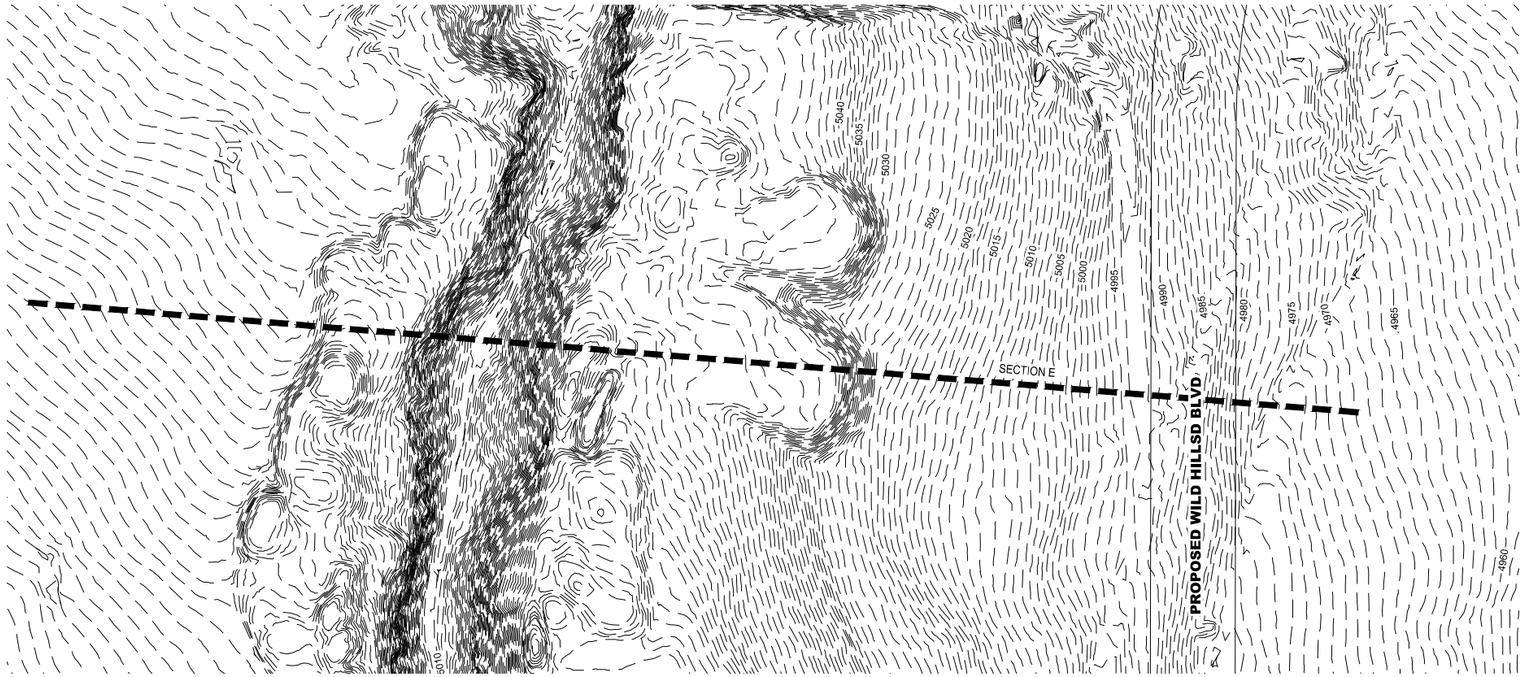

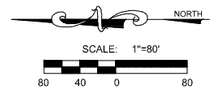

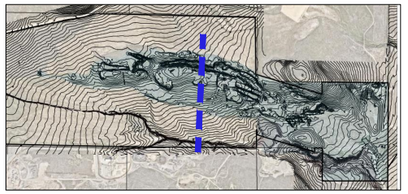

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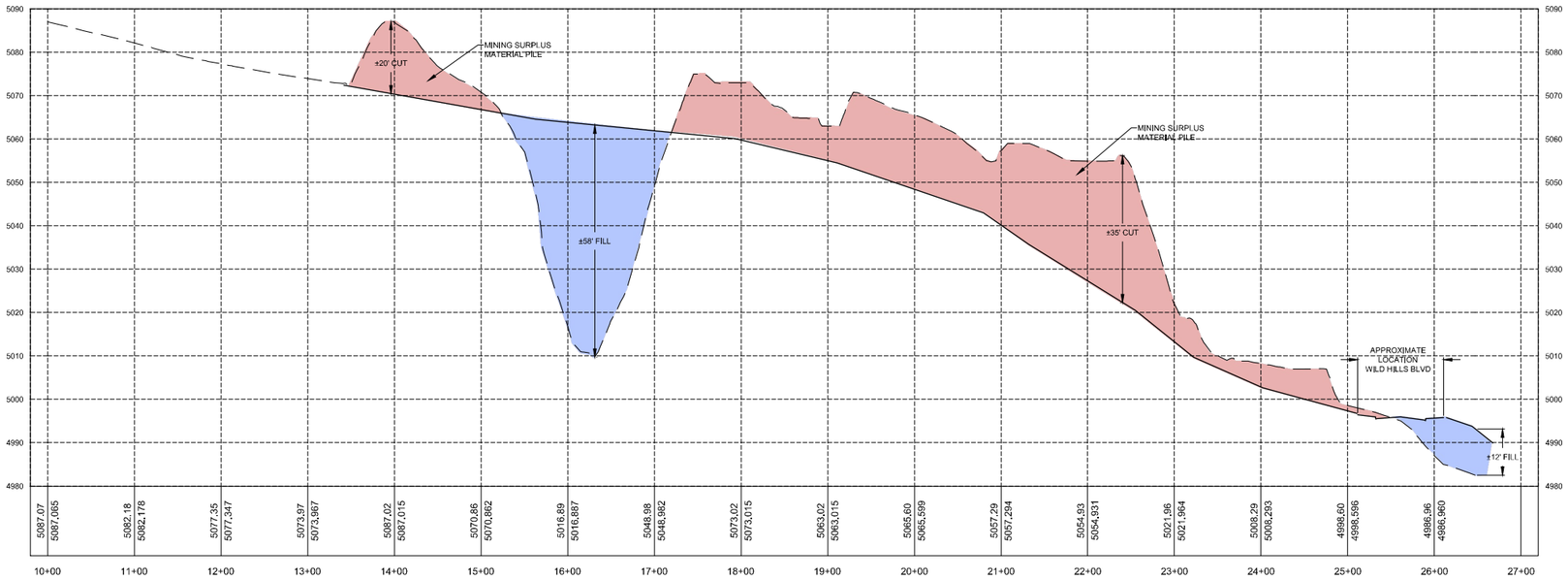

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WILDFLOWER
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EXHIBIT C6 - CROSS SECTION E

REVISIONS
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LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 6/3/2020
EXHIBIT
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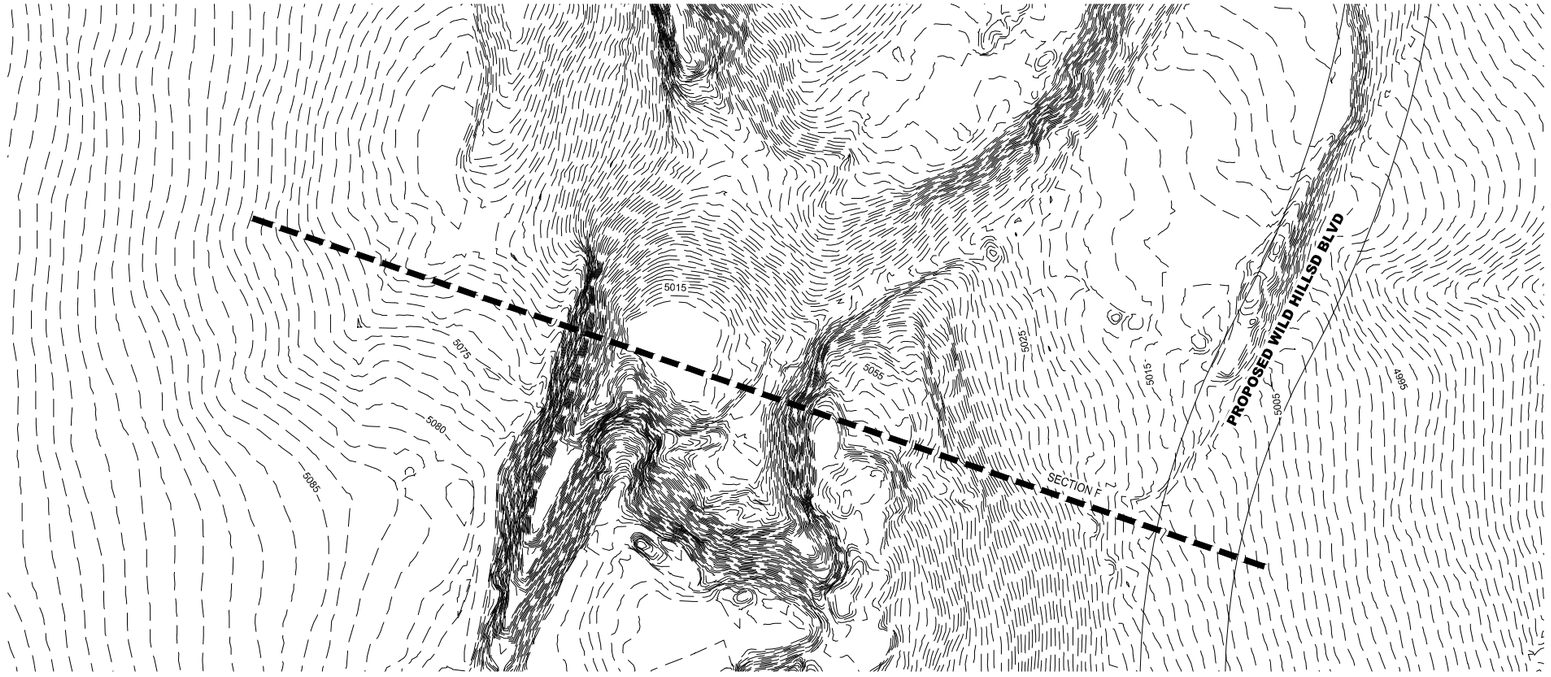

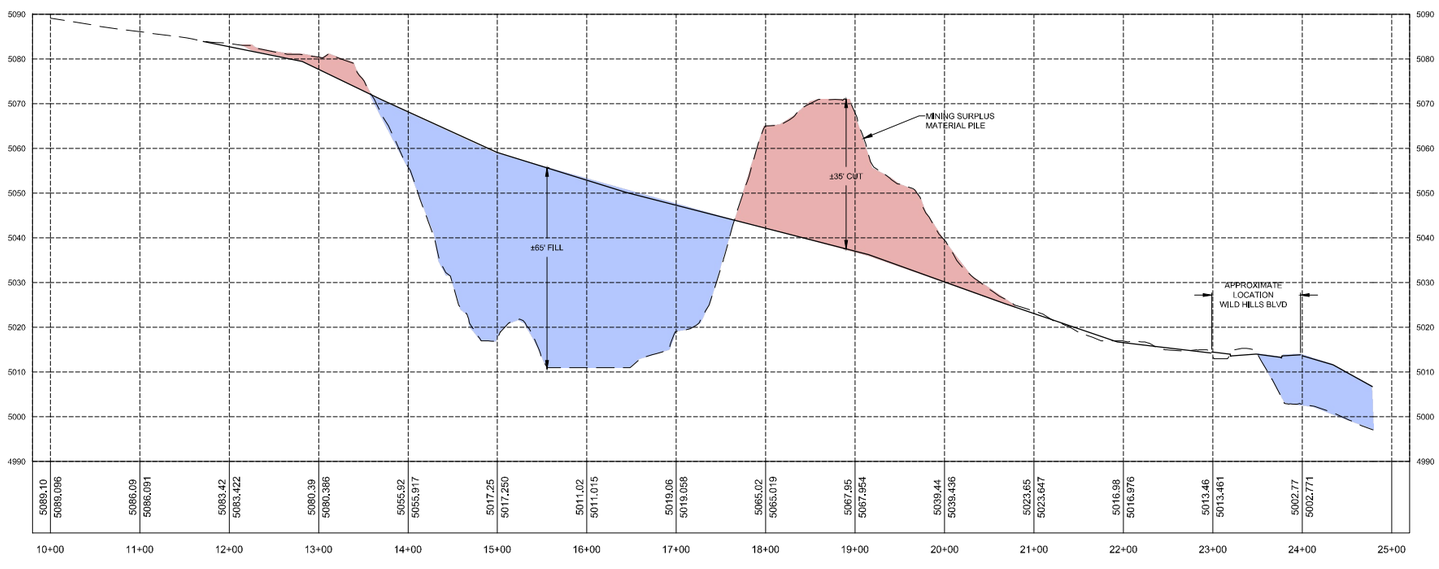

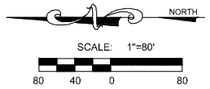

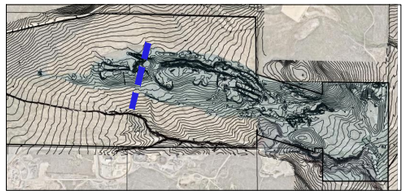

EXISTING CONTOURS

THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS

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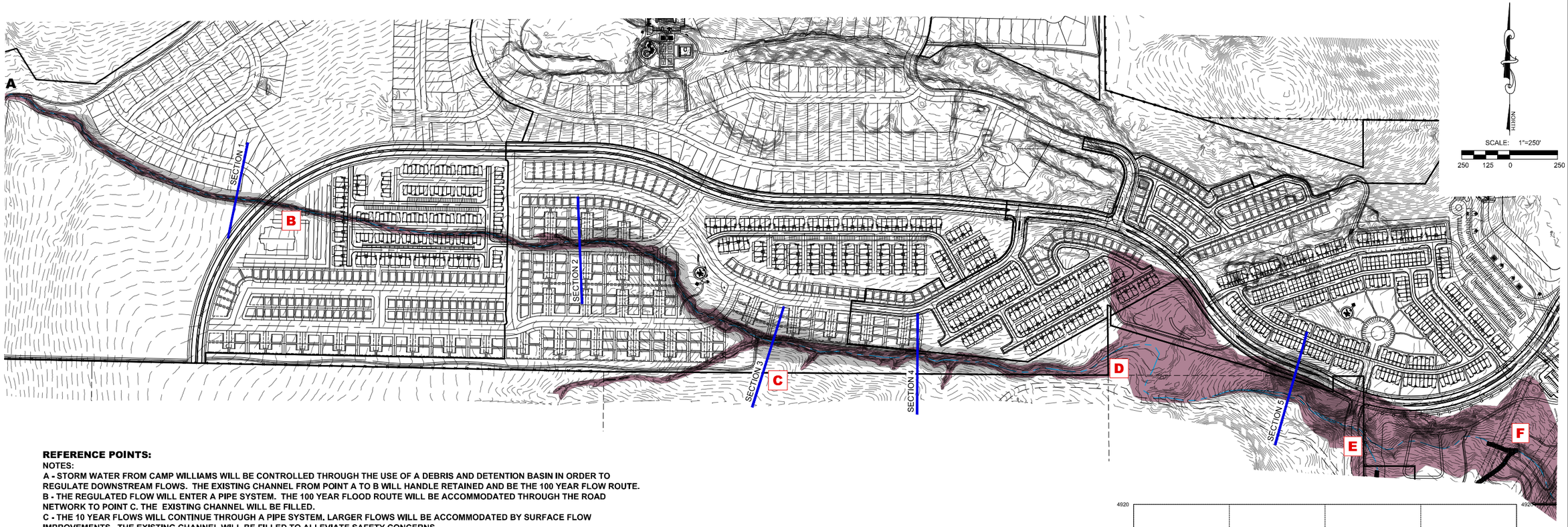
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C7 - CROSS SECTION F

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 6/3/2020
EXHIBIT
C7



REFERENCE POINTS:

NOTES:

A - STORM WATER FROM CAMP WILLIAMS WILL BE CONTROLLED THROUGH THE USE OF A DEBRIS AND DETENTION BASIN IN ORDER TO REGULATE DOWNSTREAM FLOWS. THE EXISTING CHANNEL FROM POINT A TO B WILL HANDLE RETAINED AND BE THE 100 YEAR FLOW ROUTE.

B - THE REGULATED FLOW WILL ENTER A PIPE SYSTEM. THE 100 YEAR FLOOD ROUTE WILL BE ACCOMMODATED THROUGH THE ROAD NETWORK TO POINT C. THE EXISTING CHANNEL WILL BE FILLED.

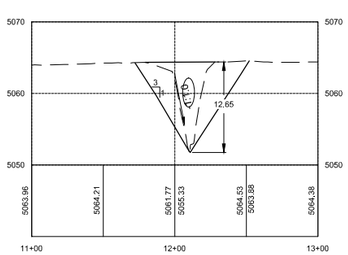
C - THE 10 YEAR FLOWS WILL CONTINUE THROUGH A PIPE SYSTEM. LARGER FLOWS WILL BE ACCOMMODATED BY SURFACE FLOW IMPROVEMENTS. THE EXISTING CHANNEL WILL BE FILLED TO ALLEVIATE SAFETY CONCERNS.

D - THE 10 YEAR PIPE FLOW WILL BE DIVERTED TO AVOID THE OUT-PARCEL OF LAND. LARGER SURFACE FLOWS WILL CONTINUE.

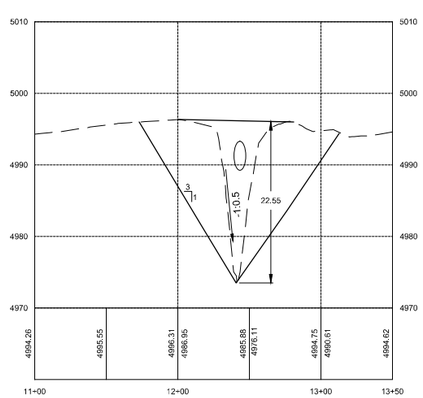
E - ALL DRAINAGE SYSTEMS CONVERGE AT THIS POINT WHERE A REGIONAL DETENTION BASIN IS PROPOSED. THE FLOWS FROM CAMP WILLIAMS WILL BE DISCHARGED AND ON-SITE DETAINED FLOWS WILL BE DISCHARGED AS WELL.

F - ALL STORMWATER FROM THE SPRINGS AND OTHER CONTRIBUTING AREAS ARE DISCHARGED INTO THE EXISTING CHANNEL.

THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS



SECTION 1



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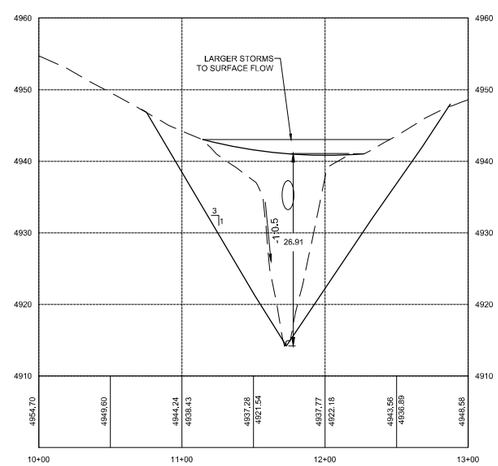

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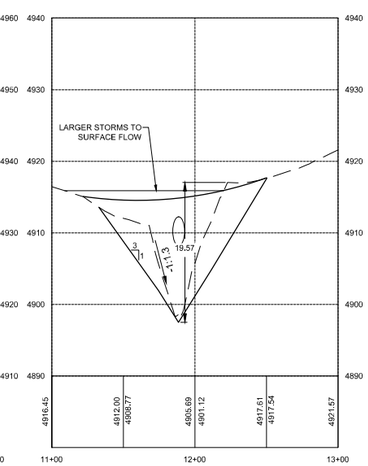
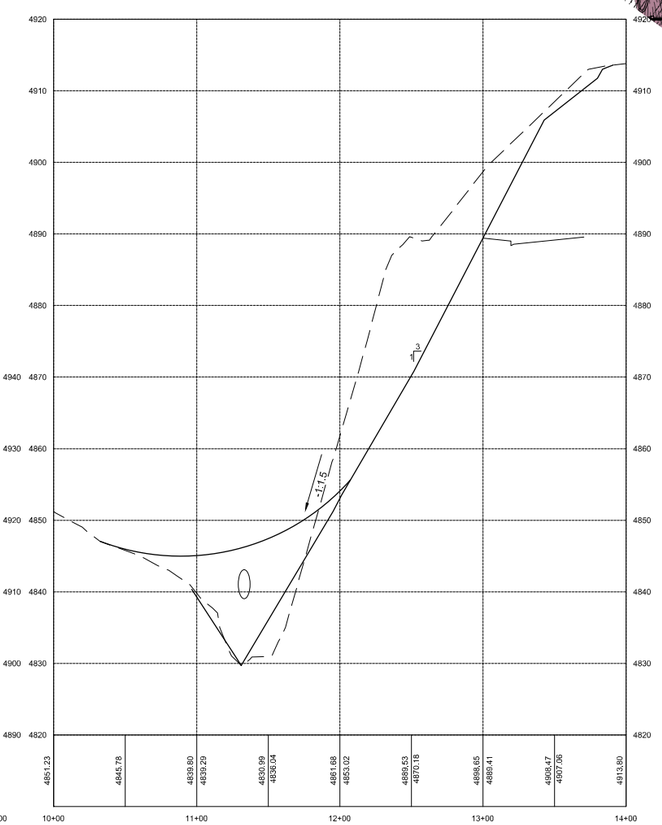


SECTION 4



SECTION 5

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WILDFLOWER
SARATOGA SPRINGS, UTAH

EXHIBIT D

REVISIONS
1 -
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LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=250'
DATE: 8/7/2020

EXHIBIT
D

U:\LAND DESIGN\PROJECTS\13-0902 DAYCO LLC\BIG BROTHERS\DWG\EXHIBITS\13-0902 - SPRINGS CHANNEL GRADE.DWG 7/22/2020 2:22 PM

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-18.00	-12.00	105513.73	
2	-12.00	-4.00	609952.78	
3	-4.00	-2.00	465190.20	
4	-2.00	0.00	915639.18	
5	0.00	2.00	1745594.75	
6	2.00	4.00	686551.96	
7	4.00	12.00	629821.43	
8	12.00	16.00	13777.88	

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WILDFLOWER
SARATOGA SPRINGS, UTAH

EXHIBIT E

REVISIONS
1 -
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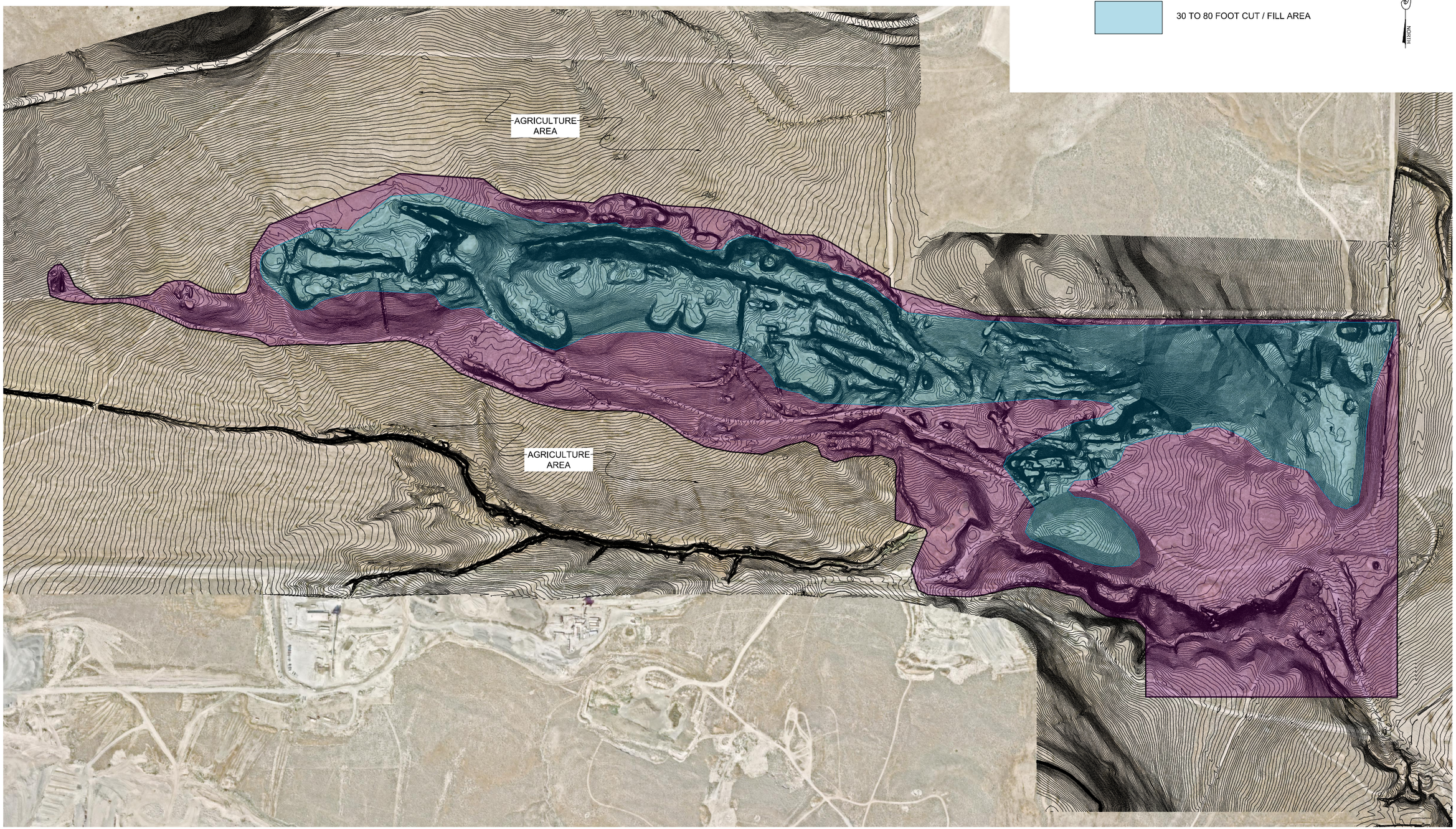
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=150'
DATE: 7/22/2020

EXHIBIT
E

U:\LAND DESKTOP PROJECTS\13-0902 DAI COLLINS BROTHERS\DWG\EXHIBITS\13-0902 - V1 NORTH MASS GRADE.DWG 7/22/2020 2:15 PM



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WILDFLOWER - SPRINGS

SARATOGA SPRINGS, UTAH

EXHIBIT F

REVISIONS

1 -
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LEI PROJECT #:
2017-0032

DRAWN BY:
MJV

DESIGNED BY:
GDM

SCALE:
NONE

DATE:
7/22/2020

EXHIBIT
F

U:\LAND DESKTOP PROJECTS\13-0902 DAI COLLINS BROTHERSON\GEXHIBITS\13-0902 - RECLAMATION 30-80.DWG 7/22/2020 2:23 PM

Exhibit B

MINUTES – CITY COUNCIL

Tuesday, December 17, 2019
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Meeting to order at 7:28 p.m.

Roll Call:

Present: Mayor Jim Miller, Council Members Chris Porter, Shellie Baertsch, Michael McOmber, Stephen Willden, and Ryan Poduska.

Staff Present: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Public Works Director Jeremy Lapin, Police Chief Andrew Burton, Planning Director David Stroud, Senior Planner Sarah Carroll, Planner Tippe Morlan, Deputy City Recorder Nicolette Fike, and Deputy City Recorder Kayla Moss.

Invocation by Council Member McOmber
Pledge of Allegiance by Council Member Baertsch

PUBLIC INPUT: None

REPORTS: Council Member Baertsch advised that she went to the Legislative Policy Meeting. They went through the tax reform that was just passed. She also attended the lake commission meeting. Mayor Brad Frost was elected as the chair. All of the reservoirs are at 85-90% capacity currently so it is looking good so far.

BUSINESS ITEMS:

1) **Recognition of Outgoing Planning Commissioners**. Council Member McOmber recognized Chris Carn for his service on the Planning Commission.

Council Member Baertsch recognized Sandra Steele for her service on the Planning Commission.

Mayor Miller recognized Kirk Wilkins for his service on the Planning Commission.

2) **Planning Commission Appointments; Resolution R19-69 (12-17-19).**
The new planning commissioners recommended for appointment are Reed Ryan, Audrey Barton, and Josh Wagstaff.

Motion by Council Member Willden to approve the Planning Commission Appointments; Resolution R19-69 (12-17-19) was seconded by Council Member McOmber.
Vote: Council Members Poduska, McOmber, Baertsch, Willden and Porter – Aye.
Motion carried unanimously.

3) **Justice Court Judge Nomination and Appointment; Resolution R19-70 (12-17-19).**
Ann Boyle was recommended as the new Justice Court Judge.

Motion by Council Member Baertsch to approve the Justice Court Judge Nomination and Appointment to Ann Boyle; Resolution R19-70 (12-17-19) was seconded by Council Member Poduska.
Vote: Council Members Poduska, McOmber, Baertsch, Willden and Porter – Aye.
Motion carried unanimously.

4) Pony Express Extension, Utah County Interlocal Cooperation Agreement; Resolution R19-71 (12-17-19).

Public Works Director Jeremy Lapin advised that this agreement is with Utah County to extend Pony Express. The money doesn't become available until October 2020 but this allows the City to start spending on the project now and be reimbursed when the funding is available.

Motion by Council Member Porter to approve the Pony Express Extension, Utah County Interlocal Cooperation Agreement; Resolution R19-71 (12-17-19), was seconded by Council Member Baertsch.
Vote: Council Members Poduska, McOmber, Baertsch, Willden and Porter – Aye.
Motion carried unanimously.

5) **Wildflower Amended and Restated Master Development Agreement, DAI Nate Shipp Applicant, Harvest Hills Boulevard and Mountain View Corridor; Ordinance 19-40 (12-17-19).**

Tippe Morlan advised that the applicant requests an Amended and Restated Master Development Agreement (ARMDA) consistent with a corresponding updated Community Plan (CP) to incorporate The Springs development into the existing Wildflower development. The new proposed Wildflower Community consists of approximately 1,202 acres and 3,238 Equivalent Residential Units (ERUs) entirely within the PC zone. Approval of the ARMDA shall be contingent upon approval of the CP to be reviewed at the January 7, 2020 City Council meeting. They are requesting to transfer 63 units at the cemetery site plus a bonus of 14 extra units to try and make up the money lost on those 20 acres.

Council Member Porter thinks that the 14 units is a fair ask to have the 100 acres of open space in a place that is uninhabitable and a 20 acre cemetery.

Council Member McOmber is also okay with the 14 units as part of negotiations.

Council Member Baertsch has more reservations about this then the other council members. She feels this is more than just 14 units. It is changing the lot size to much smaller than originally expected. This draft was only given to her one hour before the meeting and she hasn't been able to go over it fully enough to make a decision on it. She appreciates the concept of moving the homes away from the camp because they shouldn't be built there anyway.

Council Member Willden noted that he was able to look through the MDA document. He did not read through all of the pages but he did go through it. He relies on the City Staff to make recommendations on documents like this because they are so large and it's not always possible to catch every detail. He is comfortable with approving the additional 14 units for a total of 77 units.

Council Member Poduska appreciates the work that was done with Camp Williams to create an agreement. He doesn't like getting documents right before the meeting. Having said that he reads through the packets but also consults with the staff.

Council Member McOmber advised that he read the master development agreement. He agrees that this could have been given to them earlier but he has read it. The City does have the right to get out of the agreement if deemed necessary. He realizes that the lots will be smaller but there will be more single family lots instead of more multi-family lots, which he likes.

Amended Motion by Council Member Porter to approve the Wildflower Amended and Restated Master Development Agreement, DAI Nate Shipp Applicant, Harvest Hills Boulevard and Mountain View Corridor;

Ordinance 19-40 (12-17-19) removing exhibits B, C, and F to be replaced later with conditions matching the community plan including all staff findings and conditions except for item 3 and to make any non-substantial changes as necessary was seconded by Council Member McOmber.

Vote: Council Members Poduska, McOmber, Willden and Porter – Aye Baertsch - Nay.

Motion carried 4-1.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:37 p.m.

Jim Miller, Mayor

Attest:

Cindy LoPiccolo, City Recorder

Approved: 1-21-20

Exhibit C

MINUTES – CITY COUNCIL

Tuesday, April 14, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Meeting to order at 6:00 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted electronically.

Present: Mayor Jim Miller, Council Members Chris Porter, Michael McOmber, Christopher Carn, Ryan Poduska, and Stephen Willden.

Staff Present: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss.

Invocation by Council Member Poduska
Pledge of Allegiance by Council Member McOmber
Presentation: Recognition to Bryan Chapman, former Planning Commissioner.

PUBLIC INPUT: None

REPORTS:

Council Member McOmber doesn't think we need to cancel Splash Days until we have more information and as we get closer to the date. He thinks if they wait to make a decision until the beginning of May or so we will have more information. After more discussion and information he agreed that postponing Splash Days until August was a good idea.

Council Member Porter advised that he was on a call with the Lieutenant Governor earlier in the day and it was strongly advised to delay events in June and July. Mass gatherings will be the last thing to be re-implemented after the safe at home initiative.

Events Director David Johnson advised city staff have discussed moving Splash Days to August, doing it digitally, and other possible solutions.

Council Member Poduska advised that he would like to move Splash Days to August.

City Manager Mark Christensen agreed that postponing Splash Days until August is probably the safest bet.

Council Member McOmber would like to see more events like the Easter parade in the City throughout the summer since a gathering like splash won't be happening in June.

Mayor Miller agreed with having Splash Days in August.

Council Member Porter advised that he and some of the staff met with UTA and let the know that we aren't pleased with the services currently in Saratoga Springs.

The reports for Library, Recreation, and Economic Development/Events were made available electronically to the Council Members.

City Manager Christensen mentioned that a lot has been going on. There have been a lot of meetings. Last month was the highest building permit month ever. A lot of things are happening in the community.

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City Council Work Session

1) Public-Private Recreational Center Program.

The City was approached in November 2019 by Community Development Partners (CDP) with a proposal for a public-private partnership to build a recreation facility. They have proposed several partnership items from the City and would like to discuss interest of the Council.

Council Member Carn asked how much out of the current recreation budget goes towards facility fees that the City would no longer have to pay.

City Manager Christensen advised that a lot of the recreation budget goes towards staffing of the events. In the past it has cost roughly $30,000 for all facilities for recreation programs. The City would still need to utilize schools to make the recreation programs work. The cost savings would be minimal for facilities.

Council Member Poduska thinks that the facility looks very nice. He asked if the ropes course is an additional cost of if it is included in the membership cost.

Council Member McOmber isn't as concerned about the non-compete for the next ten years. He also suggested that there could be a population clause to increase City programming time as more people move in. He also asked if they would consider removing "at" from the name of the center.

Council Member Porter is concerned that the city would be paying 10 times as much for court space then it is currently and it wouldn't solve the space crunch that already exists. He is also concerned about paying the impact fees, which would be about $400,000. That money has to come from somewhere. The City pays all of the fees for all of the facilities it owns and it can't just be waived. He also is worried that this would give the recreation center an unfair advantage over VASA or any other future recreation facility in the City that don't have City participation.

Dave Card of CDP mentioned that there would be a discount to the residents of Saratoga Springs. They want the relationship with the City because they are all about community and bringing people together.

Council Member Willden asked where this is proposed to go. He agrees with the comments that have been made. He isn't sure if it makes financial sense currently, he does think the economy will rebound faster than some think but putting a pin in it may make sense.

Council Member Poduska mentioned that the City would be getting more than just 3 court spaces in the $250,000 they would be paying the recreation facility. It includes more space for city events, discounted services for city residents, and more.

BUSINESS ITEMS:

1) Implementation of Governor's State of Emergency Declaration; Resolution R20-17 (4-14-20).

City Manager Christensen advised this captures all of the changes that have taken place over the last couple of weeks. Saratoga Springs did not declare a state of emergency. The State's emergency declaration has a blanket effect and allows the City to still utilize some of the federal assistance being offered currently.

Council Member Porter is grateful for the proactive nature of the City's response.

Motion by Council Member McOmber made a motion to approve the implementation of Governor's State of Emergency Declaration; Resolution R20-17 (4-14-20) was seconded by Council Member Porter.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

2) **Riverview Plaza and Townhomes Rezone and Concept Plan, Jared Osmond Applicant, 1080 North Redwood Road; Ordinance 20-11 (4-14-20).**
The applicant requests the City rezone 9+ acres of property from Agricultural to Mixed Use, located between Redwood Road and the Jordan River. The applicant also requests non-binding feedback on the proposed Riverview Plaza and Townhomes concept development.

Council Member Poduska likes the project and thinks it will fit nicely in the area.

Council Member McOmber likes the planning and design. He is not a big fan of the Mixed Use Zone in general but since it is an option in the code he has to allow it.

Council Member Carn is concerned about accepting a rezone with a concept plan that can be deviated from. He knows the developer isn't planning on changing it but protections need to be put in place for the City. He suggested a condition be put in place to say rezone is conditional upon the development agreement complies with the concept plan presented in this meeting.

City Attorney Kevin Thurman suggested approving the rezone at the same time as a development agreement.

Council Member Willden agreed with the conditions suggested. He thinks it will be a great building for the area.

Motion by Council Member Porter made a motion to approve the Riverview Plaza and Townhomes Rezone and Concept Plan, Jared Osmond Applicant, 1080 North Redwood Road; Ordinance 20-11 (4-14-20) with a condition that the rezone is conditional upon revising development agreement to comply with concept plan presented in the council meeting on 4-14-20 was seconded by Council Member Poduska.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

3) **Wildflower/The Springs Major Community Plan Amendment, Rezone, and General Plan Amendment, DAI Nate Shipp Applicant, Harvest Hills Boulevard and Mountain View Corridor; Ordinance 20-12 (4-14-20).**

The applicant requests an updated Community Plan (CP) with a corresponding Master Development Agreement amendment to incorporate The Springs development into the existing Wildflower development while also amending the standards of the existing Community Plan. The new proposed Wildflower Community Plan consists of approximately 1,202 acres and 3,238 Equivalent Residential Units (ERUs) entirely within the Planned Community zone. If approved, the property within the current Springs boundaries is proposed to be designated as Planned Community – Residential within the General Plan and rezoned to Planned Community (PC) consistent with City Code.

Council Member Willden advised that he would like it to be part of the conditions to not allow multi-family units on the east side. He would like to defer to the fire department on the renaming of Harvest Hills Boulevard

to Wild Hills Boulevard. He understands why it is wanted but he wants to make sure emergency services aren't impacted because of that.

Nate Shipp of DAI believes that renaming the road is a critical part of marketing and branding their neighborhood.

City Attorney Thurman advised that the naming of streets is a legislative decision that is completely up to the Council.

Council Member McOmber is okay with changing the street name from Harvest Hills Boulevard. He doesn't like including Hills in the new name. He appreciates the staff work on the project.

Council Member Porter doesn't see an issue with changing the road name. He is not a fan of the name Wild Hills Boulevard either. He asked that other choices are presented. He clarified how the configuration would change on type 4 if the veterans cemetery happens in that area. He wants to add a condition that a contingency would be addressed if the National Guard purchases the property for a veterans cemetery. He is all for more commercial real estate in the City but he wants to know where the residential units were moved to.

Motion by Council Member Porter made a motion to approve the Wildflower/The Springs major community plan amendment, rezone, and general plan amendment, DAI Nate Shipp applicant, Harvest Hills Boulevard and Mountain View Corridor; Ordinance 20-12 (4-14-20) with all staff findings and conditions adding condition that item 12 from engineering staff report be modified to eliminate roadways and sidewalks, that language be included in community plan regarding density transfers to type 4 in event national guard executes option, no density be transferred from west side of mountainview to east side of mountainview adding condition that alignment of Mount Saratoga follow alignment from hales engineering and the connector road between Mount Saratoga and Harvest Hills be designated as a collector and mitigation measures be taken and that Harvest Hills be renamed west of Mountainview Corridor but striking the name Wild Hills boulevard and determine name later and regional commercial must be included in the planned community was seconded by Council Member Willden.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

4) Award of Contract to Newman Construction for Talons Cove Golf Course Sewer Replacement Project; Resolution R20-18 (4-14-20).

Motion by Council Member McOmber to approve the Award of Contract to Newman Construction for Talons Cove Golf Course Sewer Replacement Project; Resolution R20-18 (4-14-20) was seconded by Council Member Carn.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

5) Code Amendment, Title 19.16.03.02 Site Design Standards, City-Initiated; Ordinance 20-13 (4-14-20).

Planning Director David Stroud advised that a business is wanting to locate in a spot on Redwood Road and would like to be able to put their loading docks in an appropriate place. This would require updating part of the site design standards.

Motion by Council Member Willden to approve the Code Amendment, Title 19.16.03.02 Site Design Standards, City-Initiated; Ordinance 20-13 (4-14-20) was seconded by Council Member Poduska.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

6) Code Amendment, Title 18.06 Storm Water Regulations, City-Initiated; Ordinance 20-14 (4-14-20).

City Engineer Jeremy Lapin advised that this is a slight modification to allow the City to work with business owners in regards to storm water regulations.

Motion by Council Member Poduska to approve the Code Amendment, Title 18.06 Storm Water Regulations, City-Initiated; Ordinance 20-14 (4-14-20) was seconded by Council Member Carn.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

7) Code Amendment, Title 8.01 Drinking Water System Minimum Source and Storage Sizing Requirements; Ordinance 20-15 (4-14-20).

City Engineer Lapin advised that a new standard was passed in the legislature that requires cities to do their own studies for required water for new development. This benefits developers wanting to locate in the City.

Council Member McOmber asked what the statue is for those that put in applications 3 months ago.

City Attorney Thurman advised that it is the same process as impact fees. The fee doesn't go into effect until the ordinance is passed, it is not back dated. The state was requiring the city to charge according to their standard so the city was following what was required.

City Manager Christensen advised that this would allow the city to start charging this as of tomorrow. The impact fee analysis still needs to be done but people can start seeing the benefit immediately.

Motion by Council Member Willden to approve the Code Amendment, Title 8.01 Drinking Water System Minimum Source and Storage Sizing Requirements; Ordinance 20-15 (4-14-20) was seconded by Council Member Poduska.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

9) Saratoga Springs Lehi Boundary Adjustment, Ordinance 20-16 (4-14-20).

Motion by Council Member Porter to approve the Saratoga Springs Lehi Boundary Adjustment, Ordinance 20-16 (4-14-20) was seconded by Council Member Willden.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

8) Consolidated Fee Schedule Amendments; Storm Water Inspections, Electric Vehicle Charging Station; Resolution R20-19 (4-14-20).

Assistant City Manager Owen Jackson advised that this allows the City to charge for the new electric vehicle charging stations at the police department.

Motion by Council Member McOmber to approve the Consolidated Fee Schedule amendments; Storm Water Inspections, Electric Vehicle Charging Station; Resolution R20-19 (4-14-20) was seconded by Council Member Poduska.
Vote: Council Members McOmber, Poduska, Porter, Carn, and Willden– Aye.
Motion carried unanimously.

MINUTES:

1. March 17, 2020.

Motion by Council Member McOmber to approve the Minutes of March 17, 2020, with the submitted and posted changes, was seconded by Council Member Porter.
Vote: Council Members Poduska, Porter, McOmber, Willden, and Carn – Aye
Motion carried unanimously.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 9:26 p.m.

Jim Miller, Mayor

Attest:

Cindy LoPiccolo, City Recorder

Approved: May 5, 2020

ORDINANCE NO. 20-29 (9-1-20)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A COMMUNITY PLAN AMENDMENT FOR THE "WILDFLOWER" DEVELOPMENT

WHEREAS, the City Council approved the Wildflower Community Plan ("Community Plan") on April 14, 2020, with a condition that City Staff work with DAI Utah, LLC ("Developer") on proposed amendments to Exhibit A2-24, Mass Grading; and

WHEREAS, City Staff and Developer have agreed on proposed amendments to Exhibit A2-24 with respect to Hillside development regulations and have submitted those recommendations to the City Council; and

WHEREAS, after due consideration in a public meeting held on September 1, 2020, the City Council wishes to approve the amendments to Exhibit A2-24, which are entitled Hillside Development Grading Criteria and are attached to this ordinance as Exhibit 1; and

WHEREAS, the City Council, in exercising its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that approving the amendments in Exhibit 1 further the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments to Exhibit A2-24 of the Wildflower Community Plan, attached hereto as Exhibit 1 and incorporated herein by this reference, are hereby approved and enacted, subject to the City Council's adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in 3 public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this __ day of _____ 2020.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

	VOTE
Chris Carn	_____
Michael McOmber	_____
Ryan Poduska	_____
Chris Porter	_____
Stephen Willden	_____

EXHIBIT 1
Amendments to Exhibit A2-24 of the Wildflower Community Plan

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Preliminary Plat
The Hub at Saratoga Springs
September 1, 2020
Public Meeting

Report Date:	August 24, 2020
Applicant:	Boyd Brown
Owner:	Boyd Brown, BB Land Opps LLC (Et Al)
Location:	~2400-2600 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	A portion of parcel 36:431:0016 (2.81 acres), a portion of parcel 58:021:0119 (2.88 acres), 58:021:0066 (1 acre)
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC, Regional Commercial
Adjacent Zoning:	Agricultural
Current Use of Parcel:	Vacant, undeveloped, one house
Adjacent Uses:	Agricultural property
Previous Meetings:	Rezone, GPA, and Concept in 2017
Previous Approvals:	8/22/17 Rezone, GPA, DA
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Sarah Carroll, Senior Planner

A. Executive Summary:

The proposed preliminary plat for The Hub at Saratoga Springs includes six commercial lots within the RC zone. The lots range in size from 0.69-1.46 acres. Open space is not required in a commercial subdivision plat. Each lot will have landscaping requirements at the time of site development.

Recommendation:
Staff recommends that the City Council review and discuss the proposal, and choose from the options in Section I of this report. Options include approval with conditions, denial, or continuation.

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x106 • 801-766-9794 fax

B. **Background:** A rezone and general plan amendment for the subject property was approved in 2017 which designated this property for Regional Commercial development. The applicant is now proposing a preliminary plat prior to final plat and site plan.

C. **Specific Request:** The applicant is requesting preliminary plat approval of a six lot subdivision in the RC zone. The range in size from 0.69-1.46 acres. The proposed lots comply with the underlying zones as outlined in Section H of this report.

D. **Process:** Code Section 19.13.04 outlines the process for preliminary plats and requires a Planning Commission recommendation followed by a final decision from the City Council.

E. **Community Review:** A public hearing was held when the rezone and general plan amendment were proposed in 2017. Preliminary plats do not require a public hearing; newspaper and mailed notices are not required. As of the date of this report no public input has been received regarding the proposed preliminary plat.

F. **Review:** There is a joint development and reimbursement agreement (DA) associated with this property that was approved with the rezone. The DA focuses on utilities and how those will be met for this site. The agreement outlines funding and reimbursements and refers to storm drain, sewer, culinary water, and secondary water. Engineering has reviewed those items for compliance. Please refer to the attached staff report from Engineering. The proposed subdivision is dependent on some off-site infrastructure that may be completed by another developer and/or the City.

G. **General Plan:** The land use map of the general plan designates the proposed lots as Regional Commercial. This land use designation is summarized below.

Regional Commercial	These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

Staff conclusion: *The proposed subdivision will allow for developments that are consistent with the general plan. The proposed lots comply with code as outlined below.*

H. **Code Criteria:**

The attached planning review checklist is for the proposed preliminary plat. The preliminary plat can meet all of the code requirements as indicated in the checklist and summarized below. Some items have been redlined and comments sent to the developer. These remaining items will be addressed and reviewed again with the final plat submittal.

- 19.04, Land Use Zones – complies
- 19.05, Supplemental Regulations – complies
- 19.06, Landscaping and Fencing – complies; however, an irrigation plan is required.
- 19.09, Off-street Parking – not applicable to preliminary plat

- 19.11, Lighting – complies. City standard street lights will be used for the proposed street.
- 19.12, Subdivisions – complies
- 19.13, Process – complies
- 19.14, Site Plans – not applicable to preliminary plat
- 19.16, Site and Architectural Design Standards – not applicable to preliminary plat
- 19.18, Signs - not applicable to preliminary plat

I. Recommendation and Alternatives:

Staff recommends that the City Council review and discuss the application and choose from the following options.

Option 1 – Recommendation for Approval

"I move that the City Council approve the proposed preliminary plat for The Hub at Saratoga Springs, located at approximately 2400-2600 North Redwood Road, based upon the Findings and Conditions in this Staff Report:"

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Staff report.
2. All outstanding redlines and Planning Review items shall be addressed with the final plat submittal and future site plan applications.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the City Council: _____.

Alternative 1 – Continuance

The City Council may also choose to continue the item. "I move to **continue** the application to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation

The City Council may choose to forward a negative recommendation. "I move that the City Council deny the proposed application, based upon the following findings:"

1. The application is not consistent with the General Plan, as articulated by the City Council: _____, and/or,

2. The application is not consistent with Section [XX.XX] of the Code, as articulated by the City Council: _____.

J. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Preliminary Plat, Site Plan, Landscape Plans
5. Minutes from 8/13/20 Planning Commission

Staff Report

Author: Gordon Miner, City Engineer
Subject: The Hub – Preliminary Plat
Date: Aug 13, 2020
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Boyd Brown*
Request:	*Preliminary Plat Approval*
Location:	*~2400-2600 North Redwood Rd*
Acreage:	*8.14 Acres*

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

3. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.

4. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project.

5. Developer shall bury the power lines less than 46 kV that are within this plat.

6. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

7. Developer shall prepare and provide easements for all public facilities not located in the public right-of-way

8. Project shall comply with all ADA standards and requirements.

9. The required PUE's shall be shown in plan view on the plat.

10. The City has insufficient information at this time to 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 Final Plat 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.

11. This development depends on offsite utility improvements of zone 1 drinking water, zone 1 secondary water, and storm drain. These utilities must be installed by the project or the project must wait until these improvements are installed by other development.

12. If necessary, the development agreement must be revised to address reimbursements because conditions have changed.

Location Map: The Hub

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	6/30/2020
Date of Review:	**7/29/2020**
Project Name:	The Hub
Project Request / Type:	Preliminary and Final Plat
Meeting Type:	Public Hearing with PC, Public meeting with CC
Applicant:	Boyd Brown
Owner:	Boyd Brown
Location:	2400-2600 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	A portion of parcel 36:431:0016 (2.81 acres), a portion of parcel 58:021:0119 (2.88 acres), 58:021:0066 (1 acre)
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Agricultural
Current Use:	Undeveloped
Adjacent Uses:	Undeveloped
Previous Meetings:	Rezone/GPA/DA approved 8/22/17
Previous Approvals:	Rezone/GPA/DA approved 8/22/17
Type of Action:	Administrative
Land Use Authority:	City Council for Preliminary Plat, Planning Director for final plat
Future Routing:	N/A
Planner:	Sarah Carroll, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: July 7, 2020
- Neighborhood Meeting: Not required
- PC: date TBD
- CC: dates TBD

General Review

Building Department
- No comments

Fire Department
- No comments

GIS / Addressing
- Contact Brian Gallegos at bgallegos@saratogaspringscity.com for addressing.

Code Review

- 19.04, Land Use Zones
  - Zone: RC
  - Use: Commercial subdivision

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*all lots are 30,000 Sq.Ft. or greater*
Front/Corner Side Setback (Minimum)	10'	**Complies**	*reviewed with site plan*
Interior Side Setback (Minimum)	10'	**Complies**	*reviewed with site plan*
Rear Setback (Minimum)	30'	**Does Not Comply**	*reviewed with site plan*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)		**N/A**	
Lot Frontage (Minimum)		**N/A**	
Building Height (Maximum)	50'	**Can Comply**	*reviewed with site plan*
Lot coverage (Maximum)	50%	**Complies**	*reviewed with site plan*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*reviewed with site plan*
Building Size (Maximum)		**N/A**	

- Landscaping Requirements: 20%, reviewed with site plan review

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Must meet City requirements and the terms of the DA*
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	
Property Access - All lots shall abut a dedicated public or private road.	**Complies.**	

19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**N/A.**	*This plan only has parkstrip landscaping along Redwood Road*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	
Irrigation: Irrigation plans showing the system layout and details.	**Does Not Comply.**	*No irrigation plan provided*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*Reviewed with site plan*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved landscape plans.	**Can Comply.**	*Inspected after installed*
Planting Standards		
Deciduous Trees: 2" in caliper.	**Complies.**	
Evergreen Trees: 6' in height.	**N/A.**	
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch.	**Complies.**	*6’ indicated in landscape plan notes*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	**N/A.**	*No shrubs shown in the park strip area*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	*This will be reviewed with each site plan*
Artificial Turf : Not allowed.	**N/A.**	*None shown*
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	**Can Comply.**	*Specify which ones are drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**N/A.**	*None shown*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**N/A.**	*This will be reviewed with each site plan*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**N/A.**	*This will be reviewed with each site plan*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**N/A.**	*This will be reviewed with each site plan*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Can Comply.**	*Provide an irrigation plan and meet this requirement*

Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**N/A.**	*This will be reviewed with each site plan*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**N/A.**	*This will be reviewed with each site plan*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The City Council gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Power lines/poles are to be buried*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*This will be reviewed with each site plan*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	*This will be reviewed with each site plan*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	*This will be reviewed with each site plan*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	*This will be reviewed with each site plan*
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	*This will be reviewed with each site plan*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	*This will be reviewed with each site plan*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**N/A.**	
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**N/A.**	
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	
Drip Lines: Drip lines must be used in planter beds.	**N/A.**	
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.	**Complies.**	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals,	**N/A.**	

and trails. In addition, fencing may also be required adjacent to undeveloped properties.		
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	**N/A.**	*This will be reviewed with each site plan*
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**N/A.**	*This will be reviewed with each site plan*
At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**N/A.**	*This will be reviewed with each site plan*

Copy and Paste Landscape Amount Table from Excel Here – this will be reviewed with each site plan

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**N/A.**	*This will be reviewed with each site plan*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**N/A.**	*This will be reviewed with each site plan*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**N/A.**	*This will be reviewed with each site plan*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**N/A.**	*This will be reviewed with each site plan*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**N/A.**	*This will be reviewed with each site plan*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	**N/A.**	*This will be reviewed with each site plan*

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	*This will be reviewed with each site plan*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Item.	*This section will be reviewed with each site plan*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Item.	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	Item.	
When a development contains multiple uses, more than one parking requirement may be applied.	Item.	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	Item.	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Item.	
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	Item.	
Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: a. the intensity of the proposed use; b. times of operation and use; c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; e. trip generation; and f. peak demands.	Item.	
Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	Item.	
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10’ wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30’. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	Item.	

Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10’ in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3’ to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30’ between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Item.	*This section will be reviewed with each site plan*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6” higher than the parking surface.	Item.	
Clear Sight Triangles must be followed.	Item.	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Item.	
On doubled rows of parking stalls, there shall be one 36’ x 9’ landscaped island on each end of the parking rows, plus one 36’ x 9’ landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	Item.	
On single rows of parking or where parking abuts a sidewalk, there shall be one 18’ x 9’ foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6’ from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9’ of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Item.	
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Item.	
Required Minimum Parking		
	Item.	*This section will be reviewed with each site plan*

Copy and Paste Parking Stall Dimensions Table from Excel Here *This section will be reviewed with each site plan*

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	Item.	*This section will be reviewed with each site plan*

Base: All lighting poles shall have a 16” decorative base.	Item.	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Item.	
Angle: Shall be directed downward.	Item.	
Lamp: Bulbs may not exceed 4000k.	Item.	
Drawings: Design and location of fixtures shall be specified on the plans.	Item.	
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	Item.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Item.	
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	Item.	
Residential Lighting		
Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16’. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Item.	*This section will be reviewed with each site plan*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Item.	
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Item.	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	Item.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Item.	
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Item.	
Parking lot poles shall be limited to a height of 16’ when in or within 200’ of a residential zone; all other locations shall have a height limit of 20’.	Item.	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Item.	

One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Item.	
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Item.	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Item.	*This section will be reviewed with each site plan*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	Item.	
Bollard lighting shall be limited to a height of 4'.	Item.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Item.	*This section will be reviewed with each site plan*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Item.	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Item.	
Plans providing information required in the Technical Standards and Specifications Manual.	Item.	

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	
Name and address of property owner and developer.	**Complies.**	
Name of land surveyor.	**Complies.**	
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Does Not Comply.**	*Add street names*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	
Subdivision name cleared with Utah County.		
North arrow.	**Complies.**	
A tie to a permanent survey monument at a section corner.	**Complies.**	
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	

Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	
Proposed road cross sections.	**Complies.**	
Proposed fencing.	**N/A.**	
Vicinity map.	**Complies.**	
All required signature blocks are on the plat.	**Complies.**	
Prepared by a professional engineer licensed in Utah.	**Complies.**	
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Can Comply.**	*Add to plat*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**Complies.**	
Standard Plat Format followed.	**Complies.**	
Name and address of property owner and developer.	**Complies.**	
Name of land surveyor.	**Complies.**	
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	
The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property.	**Does Not Comply.**	*Add the street names*
North arrow.	**Complies.**	
A tie to a permanent survey monument at a section corner.	**Complies.**	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	
Lot Numbers.	**Can Comply.**	*Change parcel to lot*

Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Can Comply.**	*Label roads as such*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road ROW widths.	**Complies.**	
Vicinity map.	**Complies.**	
All required signature blocks are on the plat.	**Complies.**	
Prepared by a professional engineer licensed in Utah.	**Complies.**	
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	
Fencing plans.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Existing and Proposed easements.	**Can Comply.**	*Add a public access easement for the canal trail*
Street monument locations.	**Complies.**	
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Can Comply.**	*Get addresses from GIS*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Can Comply.**	*Add the data table*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Condominium Process		
Condominium projects shall receive Site Plan and Preliminary Plat approval.	**N/A.**	
A Declaration of Condominium and Condominium Plat shall be submitted.	**N/A.**	
The Condominium Plat shall follow the Final Plat requirements.	**N/A.**	
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	

Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**N/A.**	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	
Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. **Access Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	**N/A.**	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	**Complies.**	
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;	**N/A.**	

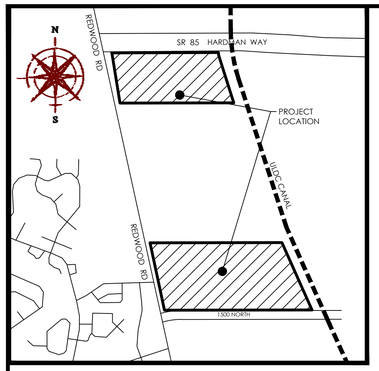
ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.		
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	**Complies.**	
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	
Corner lots for residential use shall be 10% larger than the required minimum lot.	**N/A.**	
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.	**Complies.**	
Double access lots are not permitted with the exception of corner lots.	**N/A.**	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*Not required*
Notice/Land Use Authority.	*City Council*
Master Development Agreement.	*DA applies*
Phasing Improvements.	*Not phased*
Payment of Lieu of Open Space.	*N/A*

Fiscal Impact for Open Space	
Regulation	**Findings**
Is there any City maintained open space?	*none*
What is the anticipated cost to the City?	*none*
When will City maintenance begin?	*N/A*

THE HUB AT SARATOGA

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

PLAT TABULATIONS

AREA	8.14 ACRES 354,578 SQ. FT	100%
BUILDABLE LAND	6.82 ACRES 296,870 SQ. FT	83.78%
OPEN SPACE	0.00 ACRES 0.00 SQ. FT	0.98%
ROW AREA	1.32 ACRES 79,006.85 SQ. FT	16.22%
SENSITIVE LANDS	0 ACRES 0 SQ. FT	0.0%
NUMBER OF LOTS	6 LOTS	
DENSITY	0.74 LOTS/ACRE	

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	229.50	1°52'47"	7.53	N01°01'22"W	7.53
C2	15.00	90°00'27"	23.56	N45°05'21"W	21.21
C3	229.50	22°16'17"	89.21	N13°05'54"W	88.65
C5	170.50	24°09'04"	71.87	S12°09'30"E	71.34
C6	53.00	56°54'47"	52.65	N28°35'04"W	50.51
C7	20.83	47°13'44"	17.17	N33°27'03"W	16.69
C8	53.00	56°54'47"	52.65	S28°35'04"E	50.51
C9	200.00	24°09'04"	84.30	S12°09'30"E	83.68

LEGEND

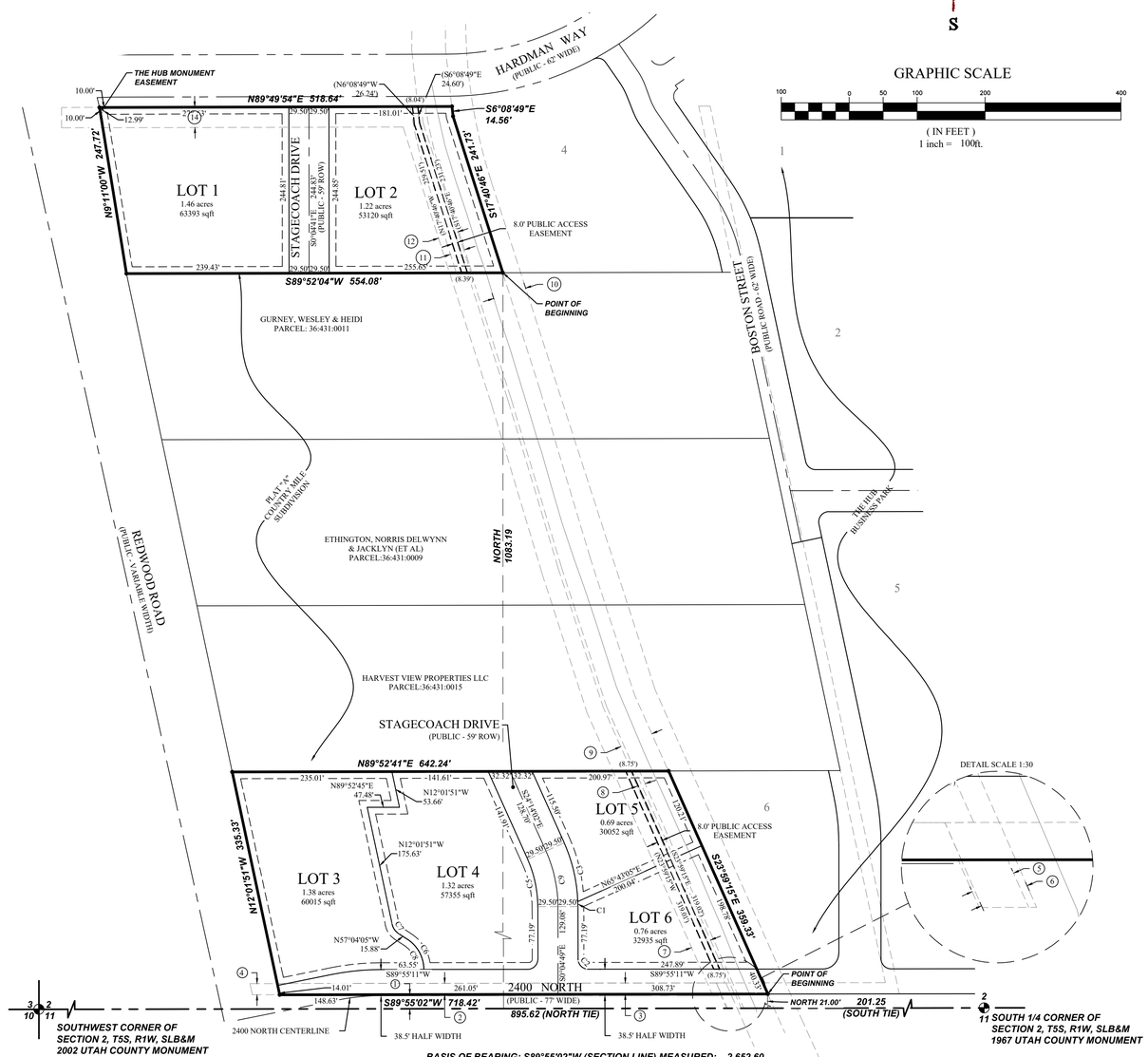
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS."
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERTAIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EASEMENT TABLE

REF NO.	DESCRIPTION
1	20' RIGHT OF WAY BOOK 2768 PAGE 177
2	ACCESS EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17236 PAGE 2014
3	16.5' ACCESS EASEMENT IN FAVOR OF CUWCD BOOK 37976 PAGE 2011
4	ACCESS EASEMENT IN FAVOR OF DUANE G. & BETHANY M. BROWN BOOK 3655 PAGE 148
5	20' SEWER EASEMENT IN FAVOR OF COLONY PARTNERS, LLC BOOK 135335 PAGE 2008
6	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 21423 PAGE 2013
7	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007
8	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014
9	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014
10	49.5' EASEMENT IN FAVOR OF UTAH LAKE DISTRIBUTION COMPANY (CANAL) BOOK 129142 PAGE 2012
11	22' WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 95689 PAGE 2013
12	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007
14	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007



SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

_____ _____
Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

SOUTH AREA

A portion of the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of THE HUB BUSINESS PARK, according to the Official Plat thereof recorded _____ as Entry No._____ in the Office of the Utah County Recorded, said corner being located S89°55'02"W along the Section line 505.72 feet and North 21.00 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°55'02"W parallel to and 21.00 feet northerly of the Section line 718.42 feet to the Easterly Right-of-Way of Redwood Road described in Deed Entry No. 9191:2009 of the Official Records of Utah County; thence N12°01'51"W along Redwood Road 335.33 feet to a point on the Southerly line of Lot 4, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County; thence N89°52'41"E along said lot 642.24 feet to the Northwest Corner of Parcel 6 of said THE HUB BUSINESS PARK; thence S23°59'15"E along said plat 359.33 feet to the point of beginning.

Contains: 5.13 acres+/-

NORTH AREA

A portion Lot 1, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning a point on the North line of Lot 2, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County, located S89°55'02"W along the Section line 895.62 feet and North 1,083.19 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°52'04"W along said lot 554.08 feet to the Easterly Right-of-Way of Redwood Road described in Deed Entry No. 20295:2009 of the Official Records of Utah County; thence N09°11'00"W along Redwood Road 247.72 feet to the Southerly line of Parcel A, THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT, according to the recorded November 6, 2018 as Entry No. 106267:2018 of the Official Records of Utah County; thence N89°49'54"E along said Parcel 518.64 feet to the Westerly line of Parcel 4, THE HUB BUSINESS PARK, according to the Official Plat thereof recorded _____ as Entry No._____ in the Office of the Utah County Recorded; thence along said parcel the following (2) two courses: 1) S06°08'49"E 14.56 feet; 2) S17°40'46"E 241.73 feet to the point of beginning.

Contains: 3.01 acres+/-

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

OWNER'S DEDICATION

THE HUB

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof I have hereunto set my hand this_____ day of_____ A.D. 20_____.

Signature	Print Name	Title & Entity
Signature	Print Name	Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

On this __ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This_____ day of _____ , A.D. 20_____.

_____ ATTEST: _____
APPROVED BY CITY MAYOR — CITY-RECORDER (SEE SEAL BELOW)

THE HUB AT SARATOGA

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK -RECORDER SEAL

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20___. Questar Gas Company

By _____

Title _____

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

_____
ROCKY MOUNTAIN POWER

_____
DATE

OWNER/DEVELOPER
BB SOLD PC
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-5838
CONTACT: BOYD BROWN

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PUBLIC WORKS DIRECTOR

Approved by the Public Works Director on this_____ day of _____, A.D. 20____

_____
PUBLIC WORKS DIRECTOR

CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
Approved this_____ day of _____, A.D. 20____	Approved by the Planning Director on this_____ day of _____, A.D. 20____	Approved by the Land Use Authority on this _____ day of _____, A.D. 20____	Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____
CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION	CITY ENGINEER	FIRE CHIEF APPROVAL	LEHI CITY POST OFFICE
Approved this_____ day of _____, A.D. 20____	Approved by the City Engineer on this _____ day of _____, A.D. 20____	Approved by the Fire Chief on this _____ day of _____, A.D. 20____	Approved by Post Office Representative on this _____ day of _____, A.D. 20____
COMCAST CABLE TELEVISION	CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

Z:_2020\20-0102\The Hub at Saratoga\design 20-0102\dwg\sheets\C2 - FINAL PLAT.dwg

MATCH SHEET C3.1

FUTURE ROAD A DEVELOPMENT
(NOT CONSTRUCTED WITH THIS PROJECT)

ROAD A

30.0' DRAINAGE & SEWER EASEMENT
IN FAVOR OF SARATOGA SPRINGS

EXIST. OVERHEAD POWERLINE
TO BE BURIED. SEE SHEET C2.1

EXIST. FIRE HYDRANT

UTAH LAKE DISTRIBUTION COMPANY CANAL

4.5' ULDC CANAL EASEMENT

FIRE HYDRANT (101)
PER SARATOGA SPRINGS STD. DW-4

STREET LIGHT (101)
PER SARATOGA SPRINGS STD. LP-1A

2.0' PAVEMENT

5.0' CONCRETE
SIDEWALK (TYP.)

8.0' PARK STRIP (TYP.)

25.0' DRIVE
ACESS

FUTURE IMPROVMENTS

PROP. 48" RCP PIPE CULVERT

8.0' CONCRETE
WALKING TRAIL

REDWOOD ROAD

8' CONCRETE MEANDERING
SIDEWALK PER SARATOGA
SPRINGS STD ST-11

2.5' TYPE M1 CURB & GUTTER
PER UDOT STD. GW 2A

2.0' HIGHBACK CURB & GUTTER
PER SARATOGA SPRINGS STD. ST-2B

5.0' RIGHT-OF-WAY
PER SARATOGA SPRINGS
STD. ST-8

COMMERCIAL DRIVE APPROACH
PER SARATOGA SPRINGS STD. ST-4B
(TYP.)

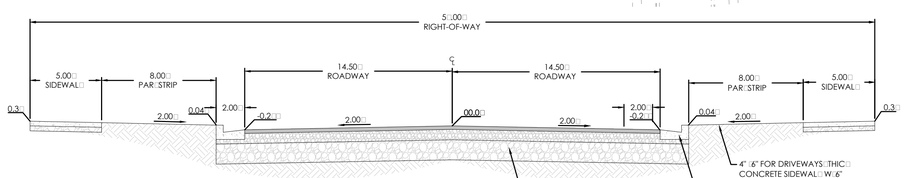
EXIST. STREET LIGHT

25.0' DRIVE ACESS

2400 NORTH
(TO BE DESIGNED BY CIR AS PART OF
NORTHERN FRONTIER PROJECT PLANS)

EXIST. FIRE HYDRANT

EXIST. STREET LIGHT



59' PUBLIC ROAD

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTES:

- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.
- ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM UDOT PRIOR TO CONSTRUCTION IN REDWOOD ROAD. RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH UDOT TO OBTAINING A PERMIT.
- ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM LEHI CITY PRIOR TO CONSTRUCTION IN HARDMAN WAY RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH LEHI CITY PLANNING AND ENGINEERING TO OBTAIN A PERMIT.

AREA TABULATIONS

TOTAL AREA:	354,324 SF, 8.13 ACRES
PUBLIC ROAD AREA (DEDICATED AS ROW):	57453 SF, 1.32 ACRES, 16.2%
IMPERVIOUS AREA:	43216 SF, 0.99 ACRES, 12.2%
CANAL EASEMENT (SENSITIVE LAND):	30,671 SF, 0.70 ACRES, 8.65%
OPEN SPACE/LANDSCAPING:	296,871 SF, 6.81 ACRES, 83.8%
BUILDABLE LAND:	84.9%
LOTS:	6

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 5526950-2202
THOMAS M. ROMNEY
6/29/20
STATE OF UTAH

THE HUB AT SARATOGA

SARATOGA SPRINGS
SITE PLAN

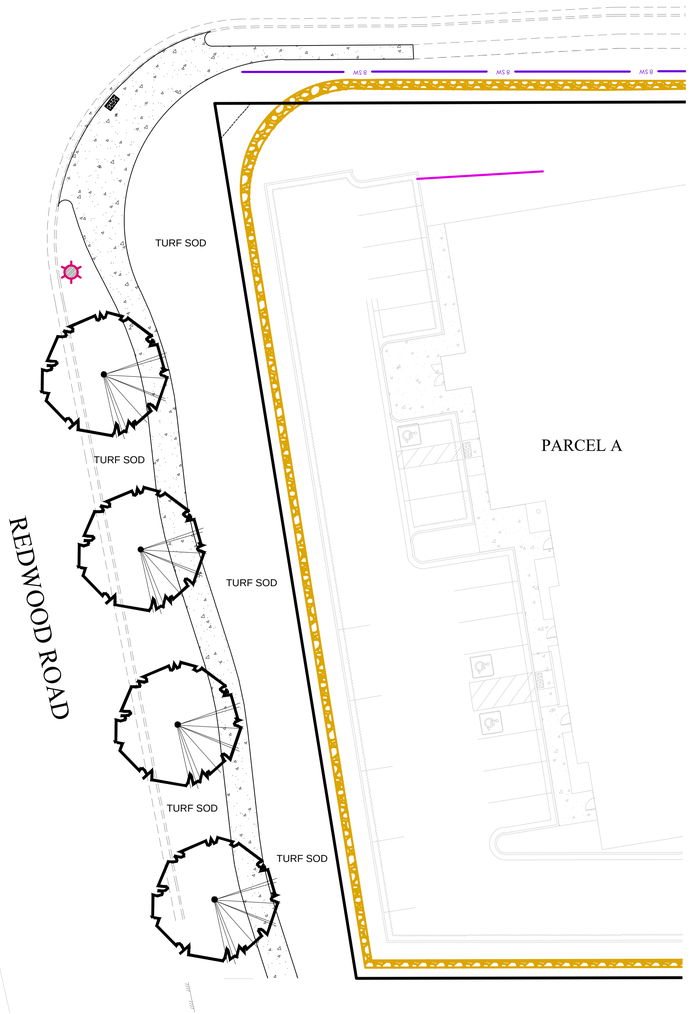
REVISION BLOCK

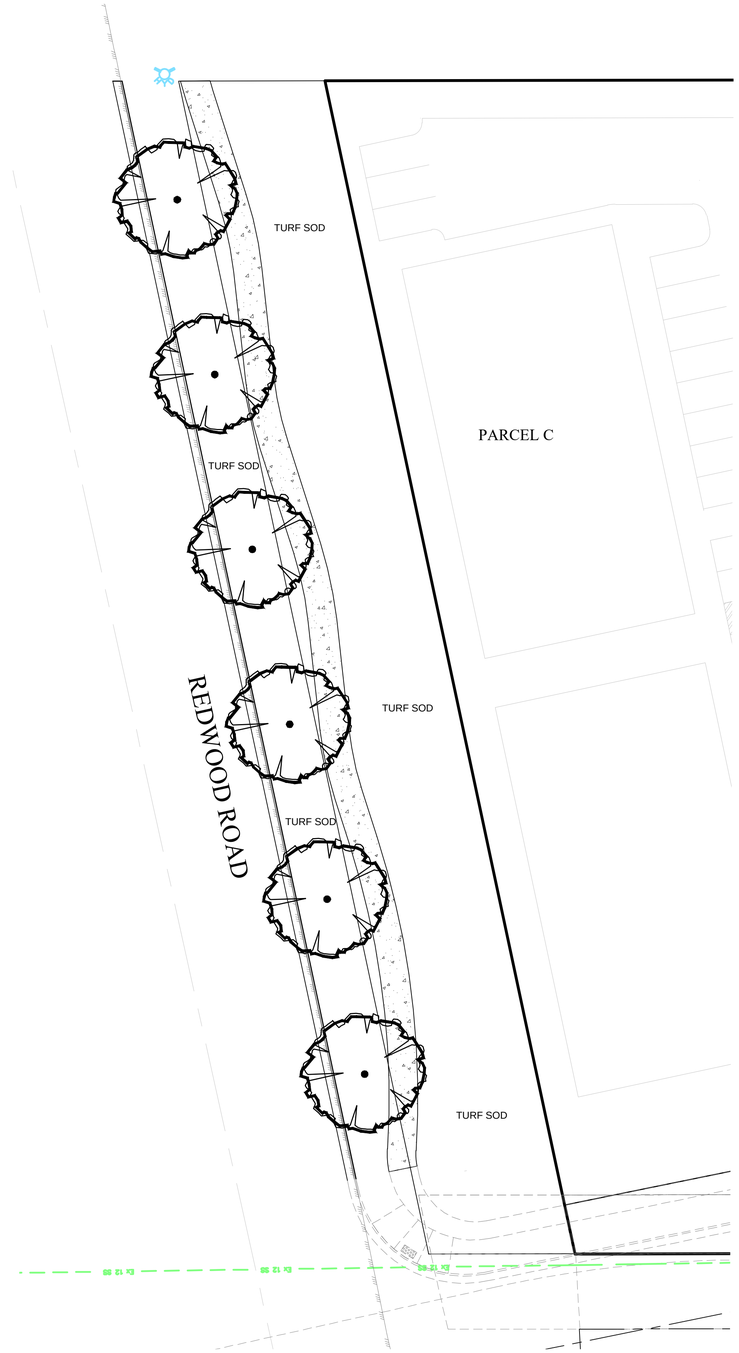
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

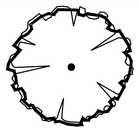
Scale: 1"=40'	Drawn: CT
Date: 06/29/2020	Job #: 20-0102
Sheet: C3	

Z:_2020\20-0102 The Hub at Saratoga\design 20-0102\dwg\sheets\C3 - SITE PLAN.dwg

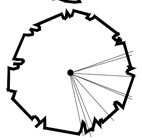




TREE LEGEND



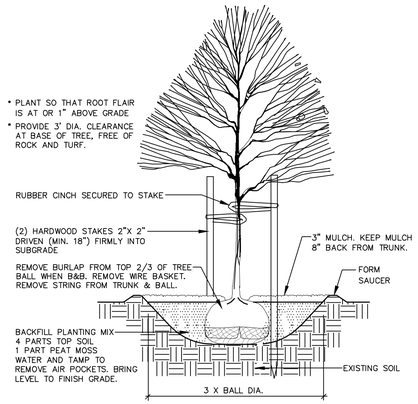
Acer platanoides 'Emerald Queen'
Emerald Queen Maple 2" cal.
(6 total trees)



Ulmus x 'Accolade'
Accolade Elm 2" cal.
(4 total trees)

LANDSCAPE NOTES:

1. LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
2. GOOD GRADE SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
3. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
4. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH.
5. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
6. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
7. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.



A TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

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LICENSED PROFESSIONAL ENGINEER
No. 5526950-2202
THOMAS M. ROMNEY
6/29/20
STATE OF UTAH

THE HUB AT SARATOGA

SARATOGA SPRINGS
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AW
Date:	06/29/2020	Job #:	20-0102
Sheet:	L1		

Z:_2020\20-0102 The Hub at Saratoga\design 20-0102\dwg\Sheets\L1 - LANDSCAPE PLAN.dwg

MINUTES – Planning Commission

Thursday, August 13, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES - DRAFT

Call to Order - 6:00 p.m. by Chairman Troy Cunningham

Present: Via Video Conference

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.

Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

Others: Boyd Brown, Shane Williams, Marvin Calderon

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

1. **Pledge of Allegiance -** led by Commissioner Cunningham.

2. **Roll Call** – quorum was present – New Commissioner Bryce McConkie was introduced to the Commission.

3. **Business Item: Preliminary Plat for The Hub, located approximately 2400-2600 N. Redwood Road. Boyd Brown, applicant.**

Planning Director Dave Stroud presented the item. The applicant is requesting approval of a 6 lot subdivision in the Regional Commercial zone. This will allow for development consistent with the General Plan.
Boyd Brown was present as applicant. He noted his work for several years on the land, is excited to get going.

Commissioner McConkie
- Thought the plans looked great.

Commissioner Barton
- Asked what businesses were coming in. Boyd Brown noted that parcel D would be an Event Center. The owners were local and were looking forward to coming. Parcel A would be tile and flooring. There are no other specific buildings planned at this time.
- Asked about approval without a stormdrain plan in place? City Engineer Gordon Miner advised that when it's time to record the offsite infrastructure will need it to be in place or bond for it.

Commissioner Kilgore
- Received confirmation from the applicant that they would comply with all required conditions.
- Asked what would happen with the road area between the parcels. Boyd Brown replied that he does not control that area, those owners they are not ready to move on those yet. They will stub and there will be an easement to run water lines. Planning Director Dave Stroud advised that our code requires inter-connectivity and the road would need to be completed. There is no guarantee to what access UDOT might give. More details will come further in the process.
- Asked if the applicant foresaw any problems with offsite development for water in the area. Boyd Brown replied that the city will supply the water to the parcels according to agreement. City Engineer Gordon Miner advised that the city will abide by the agreement. Storm drainage may be a separate issue.
- In response to question the applicant did not see problems with delay on irrigation and street names.

Motion made by Commissioner Barton that the Planning Commission forward a recommendation of approval to the City Council for the proposed preliminary plat for The Hub as Saratoga Springs, located approximately 2400-2600 N Redwood Road, based upon the findings and conditions in the staff report. Seconded by Commissioner Kilgore.

Commissioner Ryan asked Staff about properties that are separated like this, was there a way for the city to help there be architectural continuity when developers come later between the two parcels. Planning Director Dave Stroud advised that they just need to meet our standards. Commissioner Barton commented it was a good question, it could become a jumble of designs if there wasn't some continuity.

Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

4. **Approval of Minutes: July 23, 2020**

Motion made by Commissioner Kilgore to approve the minutes of July 23, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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

6. **Commission Comments.**
Commissioner Barton welcomed Commissioner McConkie to the Commission. Commissioner McConkie further introduced himself.

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

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

9. **Meeting Adjourned Without Objection at 6:25 p.m. by Chairman** Troy Cunningham.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

City Council Staff Report

Author: Chris Klingel, Assistant Public Works Director, Infrastructure
Subject: 2020 Road Maintenance Project (Seal Coat), Schedule C
Date: September 1, 2020
Type of Item: Approval of Contract
Description: Contract for Road Maintenance/Seal Coat Project, Schedule C

A. Topic:

This item is for the approval of a contract for Schedule C, Asphalt Polymer Surface Treatment asphalt maintenance project to be performed throughout the City.

B. Background:

The City previously solicited and received bids for the citywide pavement preservation project in July of 2020. At the July 21, 2020 City Council meeting, Schedule C was awarded to M&M Asphalt. However, during the submittal process, it was discovered that M&M Asphalt did not possess the required certifications as specified in the Contract Documents. The City's consulting engineer, PEPG Consulting, has recommended that Saratoga Springs reject the bid from M&M Asphalt due to failure to meet the certification requirements as designated in the contract documents. PEPG recommends that Saratoga Springs accept the next low "qualified" bid, Morgan Pavement Maintenance at $89,444.42.

C. Analysis:

During the pre-construction submittal process for the project, which takes place after contract award, it was discovered that M&M Asphalt does not currently possess the required certifications as specified in the Contract Documents. City staff has reviewed the situation and has determined that the best course of action is to reject the apparent low bid from M&M Asphalt and to accept the next low "qualified" bid, Morgan Pavement Maintenance in the amount of $89,444.42.

D. Fiscal Impact:

The funding for this project has been previously appropriated by the City Council with the approval of FY2020 budget under GL#s 35-4000-744 and 10-4410-740.

E. Recommendation

Staff recommends the City Council approve resolution R20-42 (9-1-20) awarding the contract for the 2020 Road Maintenance Seal Coat Project, Schedule C, to Morgan Pavement Maintenance in the amount of $89,444.42.

PEPG CONSULTING L.L.C.

August 7, 2020

Chris Klingel, P.E.
Asst. Public Works Director
Saratoga Springs
213 N 900 East
Saratoga Springs, UT 84045

RE: Review of TSP2 Certification for APST System Application of 2020 Seal Coat Projects

Chris,
PEPG has reviewed the material submitted by M&M Asphalt (M&M) dated July 22, 2020 and July 27, 2020. Our review identified the following:

1. M&M has supplied an updated project Warranty letter for material and workmanship for 2 years. It references some areas <u>This updated letter does not identify any specific segments that are excluded from the warranty.</u>

2. The warranty letter does not agree to the warranty section in Section 32 01 13.35S, Article 1.9 – APST System Warranty, and contains the phrase "Damage outside the parameters of normal wear will not be warrantied under this agreement. The warranty letter also does not define "normal wear".

3. ASPT Material: M&M has submitted a letter from SealMaster, dated July 29, 2020 with responses to our previous review. The submittal does not include bend test results (for information only) as required in Table 1 and references note "e" regarding the Engineer's prerogative to waive bend test results. These tests have not been waived, albeit the results will be "for information only".

4. TSP2 Certification – In the July 27, 2020 response, M&M has identified that they do not have TSP2 certification, and cannot attain it until next year. The TSP2 slurry system certification includes minimum requirements for up to date training in seal system construction, a proficiency exam and a TSP2 acceptable Company Quality Control program. The submitted information by M&M regarding "certification" includes some equipment specific training, attendance of ISSA slurry seal educational workshops in 2012 and 2013, and attendance of the local Asphalt Association conference. <u>It does not appear to represent up to date training and does not include certification of the Company or it's quality control program.</u>

Based on our review, M&M Asphalt will not be able to meet the requirements of Section

32 01 13.35S, specifically regarding TSP2 certification and performance of work in the 2020 construction year.

Should you have any further questions, please feel free to contact me.

Sincerely,

Timothy Biel, M.S., P.E.
PEPG Consulting, LLC

RESOLUTION NO. R20-42 (9/1/20)

A RESOLUTION APPROVING A CONTRACT WITH MORGAN PAVEMENT MAINTENANCE FOR THE 2020 ROAD MAINTENANCE (SEAL COAT) PROJECT

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified contractors to provide services in accordance with the 2020 Road Maintenance, Seal Coat, Project; and

WHEREAS, the City advertised a bid document on SciQuest and in a public newspaper for the 2020 Road Maintenance, Seal Coat, Project in order to acquire services from qualified contractors; and

WHEREAS, the City's engineering consultant, PEPG Consulting L.L.C, provided an analysis of all quotations to determine the lowest responsible bidder; and

WHEREAS, the lowest bidder, M&M Asphalt, did not possess the required certifications as specified in the Contract Documents therefore the lowest responsible bidder was determined to be Morgan Pavement Maintenance for a contract amount of $89,444.42; and

WHEREAS, the City Council has determined that awarding the project to the lowest responsible bidder is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Saratoga Springs, Utah, that the 2020 Road Maintenance, Seal Coat, Project is awarded to in the amount of $89,444.42 and the City Manager is authorized to enter into the contract with Morgan Pavement Maintenance. This resolution shall take effect immediately upon passage.

PASSED on the 1st day of September, 2020.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

PEPG CONSULTING L.L.C.

August 7, 2020

Chris Klingel, P.E.
Asst. Public Works Director
Saratoga Springs
213 N 900 East
Saratoga Springs, UT 84045

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Should you have any further questions, please feel free to contact me.

Sincerely,

Timothy Biel, M.S., P.E.
PEPG Consulting, LLC

MINUTES – CITY COUNCIL

Tuesday, August 18, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Meeting to order at 6:00 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted electronically.

Present Mayor Jim Miller, Council Members Christopher Carn, Chris Porter, Michael McOmber, Ryan Poduska, and Stephen Willden.

Staff Present City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, City Engineer Gordon Miner, Planning Director David Stroud, Finance Director Chelese Rawlings Public Works Director Jeremy Lapin, Senior Planner Sarah Carroll, and Deputy City Recorder Kayla Moss.

Invocation by Council Member Michael McOmber
Pledge of Allegiance by Council Member Willden

PUBLIC INPUT: None Submitted

REPORTS: Mayor Miller advised Costco had their grand opening. There were a lot of people at the grand opening.

Council Member McOmber advised that Costa Vida in Saratoga Springs was number one worldwide in terms of numbers.

City Manager Christensen advised that with school starting they are going to be vigilant in watching traffic and any issues that may arise at intersections near schools.

PUBLIC HEARING:

1) FY 2020-2021 Budget Amendments; Resolution R20-41 (8-18-20).

Finance Director Chelese Rawlings presented the budget amendments to the City Council.

City Council Member McOmber felt that some of the budget increases were not explained very well. He would have liked the explanations to be more in depth and less vague and requested staff update the budget amendment spreadsheet to provide greater explanation and detail and attach to minutes for public viewing. (Note: Updated Budget Amendment Spreadsheet attached with information included in Project Notes.)

The public hearing was opened at 6:19 pm. There were no comments so it was closed.

Motion by Council Member Poduska to approve the FY 2020-2021 Budget Amendments; Resolution R20-41 (8-18-20) was seconded by Council Member Porter.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden– Aye.
Motion carried unanimously.

BUSINESS ITEMS:

1) Wildflower Major Community Plan Amendment – Hillside Standards, Nate Shipp DAI Utah Applicant, ~Mountain View Corridor and Harvest Hills Boulevard.
Senior Planner Tippe Morlan advised that this was approved in April. They were asked to work on their hillside exceptions and this is to address the changes they have made.

Council Member Porter mentioned that since this is the first time the City has reviewed something like this he would like to have sufficient time to review the request. He has a lot of questions that need to be answered and he thinks it may take some time to get those answers.

The council agreed to continue this item to a future meeting.

Motion by Council Member Porter to continue the Wildflower Major Community Plan Amendment – Hillside Standards, Nate Shipp DAI Utah Applicant, ~Mountain View Corridor and Harvest Hills Boulevard, to the Council meeting on September 15, 2020 was seconded by Council Member McOmber.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden– Aye.
Motion carried unanimously.

NOTE: Although the motion was for continuance to September 15, this item was placed on the September 1, 2020 meeting agenda and heard at that time.

2) Code Amendments Title 13 and Title 19, City Initiated; Ordinance 20-28 (8-18-20).
Planning Director David Stroud presented the changes to Title 13 and Title 19. Number seven was added to title 13.08.01 to allow for enforcement of blocking sidewalks from use.

Council Member Willden asked to extend the 48 hours stated on item 4 in 13.08.01 to 72 hours.

The Council agreed to let staff review this part of code change and have it brought back at a future meeting.

Council Member McOmber asked why there was a fifty percent reduction on 19.04.07 for the side and rear setbacks on accessory structures. He thinks that since the setback has been 5 feet for over twenty years and hasn't been a problem it should stay that way. He also thinks that it may create more issues with weeds and other things if it is only 2 feet.

Motion by Council Member Porter to approve the Code Amendments to Title 19, City Initiated; Ordinance 20-28 (8-18-20) removing Title 13 and directing staff to bring it back at a later meeting was seconded by Council Member McOmber.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden– Aye.
Motion carried unanimously.

MINUTES:

1. August 4, 2020.

Motion by Council Member Willden to approve the Minutes of August 4, 2020 with the submitted and posted changes, was seconded by Council Member McOmber.
Vote: Council Members McOmber, Carn, Poduska, Porter, and Willden– Aye.
Motion carried unanimously.

CLOSED SESSION:

Motion by Council Member Willden to enter into closed session for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual, was seconded by Council Member Porter.
Motion Carried Council Members Unanimously in Favor

The meeting moved to closed session at 6:58 p.m.

Present: Mayor Miller, Council Members Willden, Carn, Porter, Poduska, McOmber, City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Deputy City Recorder Kayla Moss.

Closed Session adjourned at 7:33 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:34 p.m.

_____
Jim Miller, Mayor

Attest:
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Cindy LoPiccolo, City Recorder

Approved:

2020-2021 Budget Amendment Supplemental #1						
G/L Account	**Department**	**Description**	**Current FY 2021 Budget**	**New Budget Amount**	**Debit/Credit**	**Notes/Comments**
General Fund						
Expenditures						
10-4510-500	Parks and Open Space	Infield Maintenance Contract	111,463	151,463	40,000	DuraEdge Contract, funded with general fund balance
10-4610-400	Library	Book Purchases	39,959	29,959	(10,000)	same level adjustment
10-4610-410	Library	Digital Collection	-	10,000	10,000	same level adjustment
General Fund Total					**$ 40,000**	
General Capital						
Expenditures						
35-4000-402	General Capital	Public Works Parking Lot Exp and Fence	-	370,000	370,000	PW parking lot and perimeter fence, funded with transfer from general fund
General Capital Total					**$ 370,000**	
Water Operations						
Expenditures						
51-5100-405	Water Operations	Distribution	35,000	185,000	150,000	Meters for crossovers, funded with water operations fund balance
Water Operations Total					**$ 150,000**	
Storm Drain Impact						
Expenditures						
new	Storm Drain Impact	Pony Express Extension Outfall	$ -	$ 450,000	$ 450,000	To be Built with Pony extension, funded with strom drain impact fund balance
Storm Drain Impact Total					**$ 450,000**	
Parks Impact Fund						
Revenue						
32-3310-100	Grant Revenue	Grant	$ -	$ (1,216,781)	$ (1,216,781)	Grant for South Marina
Expenditures						
32-4000-720	Parks Impact	South Marina Capital	$ -	$ 2,200,000	$ 2,200,000	South Marina Beach and landscaping funded with grants and fund balance
new	Parks Impact	Ongoing Wetland Mitigation Trail Proj	$ -	$ 20,000	$ 20,000	funded with fund balance
new	Parks Impact	Redwood Road missing trail segments	$ -	$ 718,080	$ 718,080	funded ith fund balance
new	Parks Impact	Sunrise Meadows Park	$ -	$ 300,000	$ 300,000	funded with fund balance
new	Parks Impact	North Marina Dredge Phase 1	$ -	$ 500,000	$ 500,000	This is funding for a phase 1 dredging project at the new North Marina Property that the City acquired as part of the Northshore development agreement. As part of the development of a City Marina on this property, extensive dredging and expanding of the current marina is required. This allocation will fund an estimated removal of 20,000 cubic yards of material. The City will need to complete additional master planning and engineering to determine the total amount of material that will need to be removed to fully develop the facility. This cost to develop a second marina is currently in the City's Parks IFFP
Parks Impact Total					**$ 2,521,299**	
Roads Impact Fund						
Revenue						
33-3310-100	Grant Revenue	Grant	$ -	$ (3,628,135)	$ (3,628,135)	MAG Funded with 6.77% match
Expenditures						
33-4000-710	Roads Impact	Transporation Planning	$ 17,078	$ 57,078	$ 40,000	Continued studies

33-4000-759	Roads Impact	Pony Express Extension	$ -	$ 4,180,870	$ 4,180,870	MAG Funded with 6.77% match from Redwood to Jordan River, 650K Jordan River to Saratoga Road, remainder funded with fund balance
new	Roads Impact	Foothill from Pony to Lariat		$ 700,000	$ 700,000	The City has received approval from the MAG technical committee for the Foothill Boulevard Extension Project in the amount of $10M as part of the 2020 TIP funding process. This project will provide an roadway from Pony Express to Lariat Blvd following the proposed Mountain View Corridor alignment. MAG funding for the project will not be available until 2025-26 however the City intends to enter into an advanced funding agreement so that the project can be fast tracked. The agreement would allow the City to fund some or all of the project in advance and get reimbursed when the funding is programmed by MAG. This proposed allocation would cover the cost of design and engineering services for the project. This project is in the City's current Transportation IFFP (project 26)
Roads Impact Total					**$ 1,292,735**	
Sewer Impact Fund						
Expenditures						
53-4000-793	Sewer Impact	Wetland Mitigation for Sewer Bid SCH 3	$ -	$ 51,000	$ 51,000	mitigation for wetland, funded with sewer fund balance
53-4000-600	Sewer Impact	Master Plan Studies	$ -	$ 40,000	$ 40,000	Continued studies
Sewer Impact Fund Total					**$ 91,000**	
Culinary Water Impact						
Expenditures						
56-4000-600	Culinary Water Impact	Culinary Water Master Plan	$ -	$ 20,000	$ 20,000	mitigation for wetland, funded with sewer fund balance
new	Culinary Water Impact	2300 West CUWCD connection and Pipe	$ -	$ 83,200	$ 83,200	funded with fund balance
56-4000-835	Culinary Water Impact	Northgate Culinary Water Line	$ 237,978	$ 437,978	$ 200,000	2000 ft 10 inch, funded with culinary impact fee fund balance
Culinary Water Impact Total					**$ 303,200**	
Secondary Water Impact						
Expenditures						
57-4000-715	Secondary Water Impact	Equip Well #7	$ 871,960	$ 1,514,674	$ 642,714	equip well per capital facilities plan, funded with 2016 water bonds
new	Secondary Water Impact	Northgate Secondary Waterlines	$ -	$ 350,000	$ 350,000	In June of 2018 the City entered into a Joint Development and Reimbursement agreement with BB Land Opps LLC (Boyd Brown) and agreed to provide Zone 2 Drinking and Secondary Waterlines to their property. The closest point of connection to existing Zone 2 waterlines is at Fall Harvest Drive on the west side of Redwood Road. This amendment will provide funding for the secondary waterline portion of this project, the culinary portion was funded in the FY20 budget. While these are not in the current drinking water or secondary water IFFP's, those documents are currently in the process of being updated and will include these projects.
new	Secondary Water Impact	Crossroads Pipeline to Commerce Dr	$ 237,978	$ 437,978	$ 200,000	with MAG crossroads blvd widening project, funded with 2016 water bonds
Secondary Water Impact Total					**$ 1,192,714**	
Total Funding Impact					**$ 6,410,949**	