



Planning Commission Meeting

Thursday, October 13, 2016

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

AGENDA

Commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Saratoga Springs 2 Church Site Plan located at 233 E. School House Rd. Evans & Associates Architecture applicant. – Presented by City Planner Kara Knighton.
5. Public Hearing: Wildflower Community Plan Amendment located West and North of Harvest Hills and North of S.R. 73, DAI applicant. – Presented by Planning Director Kimber Gabryszak.
6. Public Hearing: Updates to the Transportation Master Plan, an element of the General Plan. Presented by Horrocks Engineers.
7. Work Session: Code Amendments, Title 19, multiple sections, including Open Space, ERUs, Mixed Waterfront and Buffer Overlay, Design Standards, and 19.04 overhaul/setbacks. – Presented by Planning Staff.
8. Approval of Minutes:
 - a. September 22, 2016
9. Reports of Action
10. Commission Comments
11. Director's Report:
 - a. Council Actions
 - b. Applications and Approval
 - c. Upcoming Agendas
 - d. Other
12. Possible Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.
13. Adjourn.

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

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



Planning Commission Staff Report

Site Plan

Saratoga Springs 2 church

Thursday, October 13, 2016

Public Hearing

Report Date:	Thursday, October 6, 2016
Applicant:	Evans & Associates Architecture (Chad Spencer)
Owner:	Corp of the Pres Bishop Church of Jesus Christ of LDS
Location:	233 East School House Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	45:581:0241; 3.25 acres
Parcel Zoning:	PC (Planned Community)
Adjacent Zoning:	PC, R-3 PUD
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Single Family Residential, Institutional
Previous Meetings:	N/A
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan and Village Plan 1 (PC 6/12/2014 and CC 7/1/2014) Village Plans 2, 3, 4, and 5 (PC 12/11/2401 and CC 1/6/2015) MDA (CC 1/6/2015) Village Plan 1 Plats 1A-1F (PC 3/12/2015 and CC 3/31/2015) Village Plan 2 Plats 2A-2B (PC 11/12/2015 and CC 12/1/2015) Village Plan 2 Plats 2C-2E (PC 11/12/2015 and CC 1/5/2016) Village Plan 3 Plats 3A-3E (PC 8/25/2016 and CC 9/6/2016)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the property owner, is requesting approval of a site Plan for a 19,422 sq. ft. church on a 3.25 acre parcel at 233 East School House Road, in the Legacy Farms 2-B Plat. A concept plan for the proposed use was reviewed by Staff on March 29, 2016.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Saratoga Springs 2 Site Plan, take public comment, review and discuss the proposal, and vote to forward a positive recommendation to the City Council as outlined in Section "I" of this report.

Alternatives include continuation of the item, or forwarding a negative recommendation.

B. Background:

The Legacy Farms Community Plan was approved in July, 2014, the Legacy Farms Village Plan 2 was approved in January, 2015, and the Legacy Farms Plat 2A and 2B were approved on December 1, 2015. Plat 2A contained a 3.25 acre lot intended for future development as a church. The Final Plat was approved on December 22, 2015 and was recorded with Utah County on January 15, 2016.

Urban Design and Architectural Review

The Development Review Committee (DRC) reviewed the site plan and elevations on August 1, 2016. Their comments are summarized below.

1. The dead space behind the dumpster is a safety concern.
2. Recommendation: It is recommended that a pathway, perhaps using the parking islands, be provided to allow a connection from the trail to the south.

A resubmittal was received on September 19, 2016 clarifying that the space behind the dumpster is wide enough for people to easily see behind the enclosure.

C. Specific Request:

The Site Plan is for a 19,422 sq. ft. church in the PC zone on a 3.25 acre parcel, as shown in Exhibit 3. The proposal also contains a 190 sq. ft. storage building, 210 parking stalls including 7 ADA stalls, and 34,367 sq. ft. of landscaping.

D. Process:

The proposed project is part of the Legacy Farms development and therefore must comply with the District Area Plan (DAP), Community Plan (CP), and Village Plan 2 (VP2). Whenever the CP and VP are silent the project must comply with the Saratoga Springs City Code which process is outlined below.

Section 19.13 summarizes the processes for site plans, and 19.14 outlines the requirements for site plans. The development review process for site plan approval involves a formal review of the request by the Planning Commission in a public hearing, with a recommendation forwarded to the City Council. The City Council is then the deciding body and formally approves or denies the site plan request in a public meeting.

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

F. **Review:**

Place Type

The CP designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described in the DAP as follows:

TRADITIONAL NEIGHBORHOOD

Range of Average Dwelling Units/Acre	5–32 du/ac
Range of Average FAR	0.47–1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

The “ingredients” that make up a Traditional Neighborhood:

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a “front porch” culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

Density

The CP allocated a maximum of 41 Equivalent Residential Units (ERUs) to the school and church site from the 1,000 ERUs allocated to the CP by the DAP. The school site was approved on January 19, 2016 with 31 ERUs leaving a remainder of 10 ERUs for the proposed church site. As proposed, the current square footage of the church will equal 10 ERUs, which is within the allotment.

G. **General Plan:**

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

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

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the

DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The CP was approved in 2014 and VP2 was approved on January 6, 2015 and found to be in compliance with the DAP; the CP includes trail connections and parks in compliance with the related master plans. Both were found to be consistent with the General Plan.

- H. Code Criteria: For full analysis please see the attached Planning Review Checklist, Exhibit “8”.** The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections. Whenever the CP and VP do not contain standards the project must comply with Title 19.

19.26.04- Uses Permitted within a Planned Community District

- The application is for a church lot which is a permitted use in the PC zone and is subject to the more specific criteria in the CP and VP 2.

CP and VP 2 Standards

The CP outlines high-level standards for the development; while VP 2 calls out more specific standards, the site plan is still subject to any specifics in the CP.

- Landscaping standards: **Complies**. All plants are listed in the CP, all deciduous trees meet the caliper requirement, and all evergreens meet the height requirement.
- Lighting standards: **Complies**. Only full cut-off fixtures are permitted and only full cut-off are proposed.
- Parking standards: **Complies**. The CP requires 17 trees in the parking lot and 33 are provided, and the 90 degree parking stalls are 9’x18’.
- Signage standards: **Complies**. The address sign meets all area, width, and height requirements.

Code Criteria

- 19.04, Land Use Zones: **Complies**
- 19.05, Supplemental Regulation: **Complies**
- 19.06, Landscaping and Fencing: **Can comply**
 - Tree Base Clearance: An area at the base of the tree a minimum of 3’ in diameter shall be kept free of rock and turf. A note needs to be added to details A and B on sheet L103 specifying the requirement.
 - Clear Sight Triangle: Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity that enters the clear site triangle is no greater than twelve inches. A notes needs to be added to the trees in the clear site triangle specifying the requirement.
- 19.09, Off Street Parking: **Complies**
- 19.11, Lighting: **Complies**
- 19.13, process: **Complies**

- 19.14, Site Plans: **Complies**
- 19.18, Signs: **Complies**

I. Recommendation and Alternatives:

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

Recommended Motion- Positive Recommendation

“I move to forward a **positive recommendation** to the City Council for the Saratoga Springs 2 Site Plan, located on parcel 45:581:0241 and as shown in exhibit 2, with the findings and Conditions in the Staff Report dated October 6, 2016. “

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. With modifications as conditions of approval, the application is consistent with the guiding standards in the Legacy Farms Community Plan as outlined in Section “F” of this report, which section is hereby incorporated by reference.
3. With modifications as conditions of approval, the application is consistent with the specific standards in the Legacy Farms Village Plan 2 as outlined in Section “G” of this report, which section is hereby incorporated by reference.
4. With modifications as conditions of approval the application complies with the criteria in section 19 of the 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 Staff report in Exhibit 1.
 2. The Saratoga Springs 2 site plan is positive recommendation as shown in the attachment to the Staff report in Exhibit 3.
 3. All lighting shall be full cut-off.
 4. A note shall be placed on detail A and B on page L103 of the landscape plan stating that a “tree base clearance of 3’ in diameter to be kept free of rock and turf.”
 5. A note shall be placed on the trees in the clear sight triangle stating that at maturity the canopies must be maintained at a height of 8’.
 6. The semi-private fencing detail shall match the semi-private fencing in Legacy Farms.
 7. The trespass lighting shall comply with Section 19.11.05.
 8. Any other conditions or changes as articulated by the Planning Commission:
-

Alternative 1 - Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Saratoga Springs 2 site plan 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 Planning Commission may also choose to forward a negative recommendation to the City Council for the Saratoga Springs 2 site plan. “I move to forward a **negative recommendation** to the City Council for the Saratoga Springs 2 site plan with the Findings below:

1. The Saratoga Springs 2 site plan does not comply with the Legacy Farms Community Plan, as articulated by the Planning Commission:
_____, and/or,
2. The Saratoga Springs 2 site plan does not comply with the Legacy Farms Village Plan, as articulated by the Planning Commission
_____, and/or,
3. The Saratoga Springs 2 site plan is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.18] of the Code, as articulated by the Planning Commission:
_____.

J. Attachments:

- | | |
|------------------------------|--------------|
| 1. City Engineer’s Report | (page 7-8) |
| 2. Location & Zone Map | (page 9) |
| 3. Site Plan | (page 10) |
| 4. Landscape Plan | (page 11-12) |
| 5. Elevations | (page 13-14) |
| 6. Signage | (page 15) |
| 7. Lighting | (page 16-17) |
| 8. Planning Review Checklist | (page 18-23) |

Planning Commission/City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: Saratoga 2 LDS Chapel– Site Plan
Date: 9/30/2016
Type of Item: Site Plan Approval



Description:

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

B. Background:

Applicant: Saratoga 2
Request: Site Plan Approval
Location: 233 E. School House Rd.
Acreage: 3.25 Acres

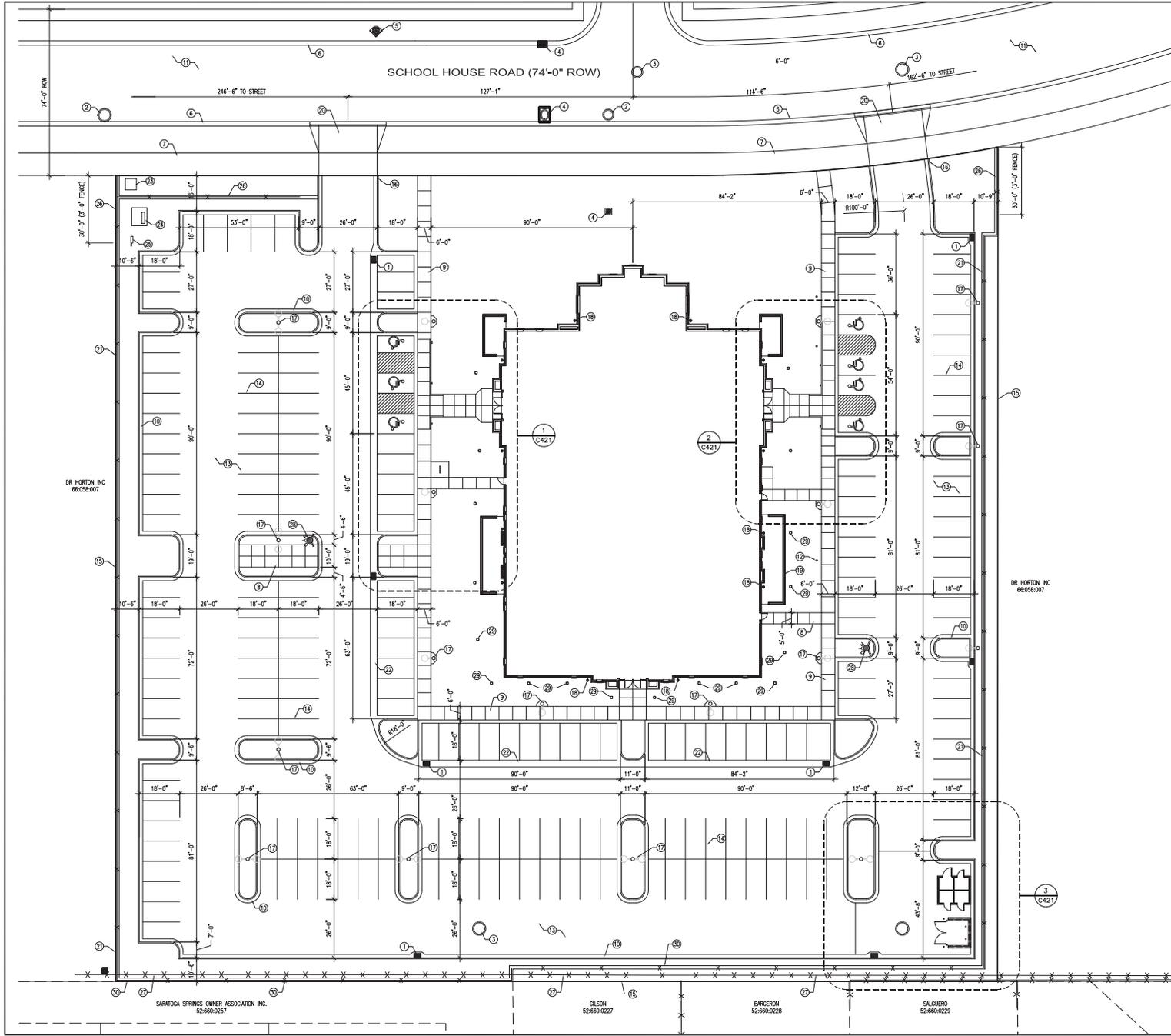
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

- A. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- B. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- C. Submit easements for all public utilities not located in the public right-of-way.
- D. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.
- E. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- F. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

- G. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.





- KEYED NOTES**
- CATCH BASIN - SEE SITE GRADING AND DRAINAGE PLAN AND C513
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
 - EXISTING CATCH BASIN TO REMAIN - PROTECT DURING CONSTRUCTION
 - EXISTING FIRE HYDRANT TO REMAIN - PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE CURB AND GUTTER TO REMAIN - PROTECT DURING CONSTRUCTION
 - EXISTING WALK TO REMAIN - PROTECT DURING CONSTRUCTION
 - CONCRETE WALK - SEE D/C512
 - COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER - SEE B/C511 AND C/C511
 - CONCRETE CURB AND GUTTER - SEE E/C511 AND F/C511
 - EXISTING ASPHALT ROAD TO REMAIN - PROTECT DURING CONSTRUCTION
 - CLEAN OUT TO GRADE - SEE E/C512 AND GRADING AND DRAINAGE PLAN
 - ASPHALT PAVEMENT - SEE C/C512
 - 4" WIDE PAINTED PARKING STRIPS - TYPICAL
 - PROPERTY LINE
 - TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES - TYPICAL BOTH SIDES - SEE F/C513
 - LIGHT POLE - SEE ELECTRICAL
 - DOWNSPLOUT CATCH BASIN - SEE K/C513 AND GRADING AND DRAINAGE PLAN
 - MECHANICAL ENCLOSURE - SEE B/C521
 - REMOVE AND REPLACE EXISTING CONCRETE CURB AND GUTTER, SIDEWALK - INSTALL NEW CONCRETE DRIVE APPROACH - SEE ST-4/C611
 - 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP - SEE J/C512
 - CONCRETE WATERWAY - SEE H/C511 AND GRADING AND DRAINAGE PLAN
 - EXISTING ELECTRICAL EQUIPMENT TO REMAIN - PROTECT DURING CONSTRUCTION
 - TRANSFORMER - SEE ELECTRICAL
 - CT CABINET - SEE ELECTRICAL
 - 3'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP
 - REMOVE EXISTING FENCE
 - FIRE HYDRANT - SEE UTILITY PLAN
 - YARD DRAIN - SEE SITE GRADING AND DRAINAGE PLAN AND C513
 - 6'-0" TALL VINYL SEMI-PRIVACY FENCE WITH CONCRETE MOW STRIP - SEE J/C512 SIM
- GENERAL NOTES**
- CONCRETE RADI ARE 4'-0" UNLESS NOTED OTHERWISE
 - COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
 - ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
 - PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE
 - ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE



A New Meetinghouse for:
Saratoga Springs 2
Saratoga Springs UT Stake
 232 East School House Road
 Saratoga Springs, Utah

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

Revision	Description	By	Date
1	Concept Plan Submittal		7/2/2016
2	Site Plan Submittal		9/22/2016
3	Site Plan Re-Submittal		

Project Number: 15247
 Plan Series: HET-24033-2016
 Property Number: 501-9711
 Date: February 1, 2016

Sheet Title:
ARCHITECTURAL SITE PLAN

Sheet:
C411

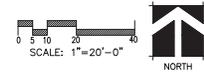
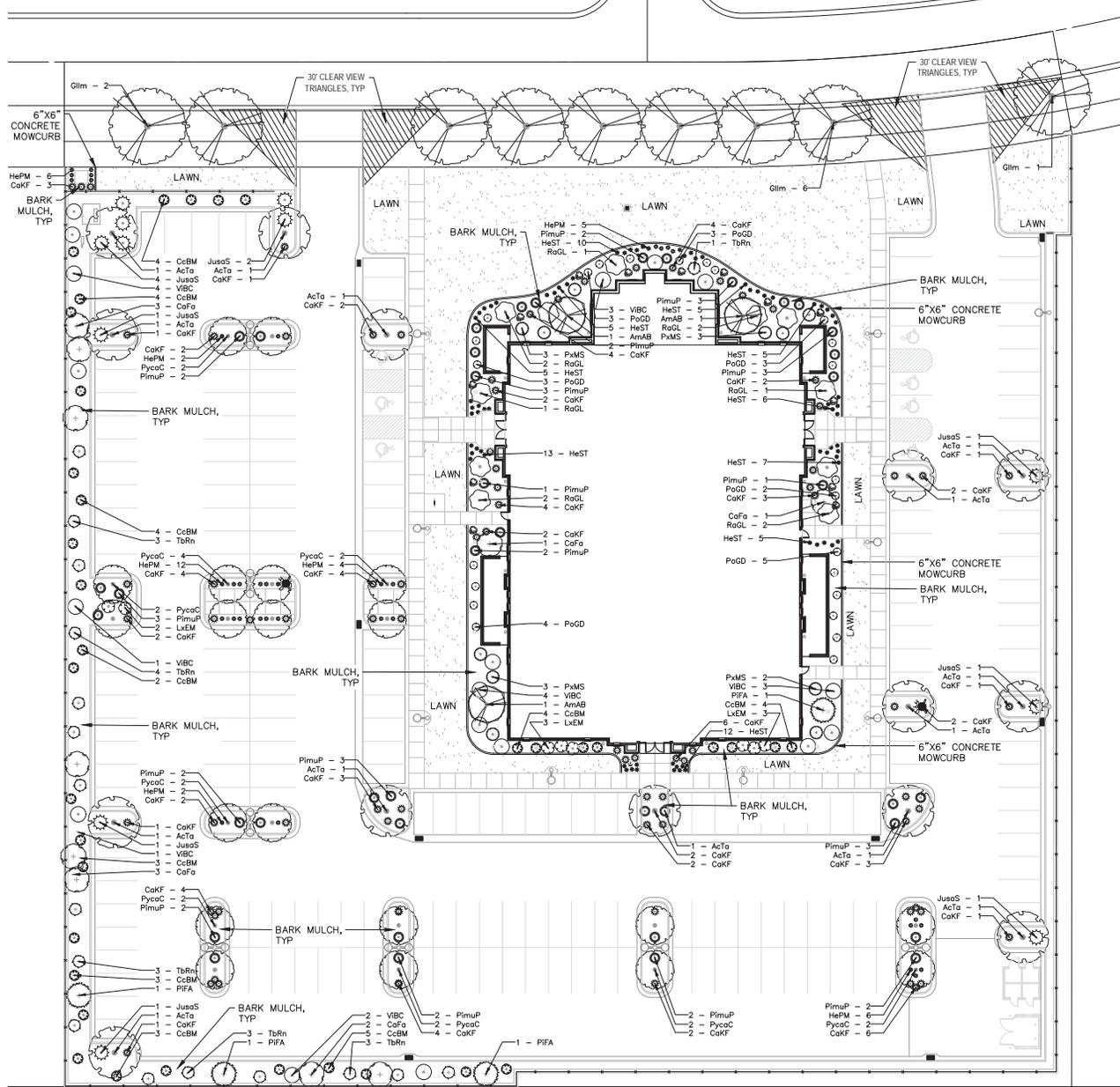
SITE PLAN
 SCALE: 1" = 20'-0"



SARATOGA SPRINGS OWNER ASSOCIATION INC. 52-660-0257
 GILSON 52-660-0227
 BARBERON 52-660-0226
 SALGUERO 52-660-0229

DR HORTON INC
 66058007

DR HORTON INC
 66058007



Stamp
 LANDSCAPE ARCHITECT
 # 70229-9301
 28 August
 Salt Lake City
 STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 2
Saratoga Springs UT Stake

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

Revisions	Description

Project Number	15427
Plan Series	
Property Number	501-9711
Date	February 1, 2016

Sheet Title

LANDSCAPE PLAN

Sheet

L101

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AcTa	Acer tataricum	Tatarian Maple*	2"-Cal	14
	AmAB	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry (clump)	Clump	3
	Gilm	Gleditsia triacanthos Inermis 'Imperial'	Imperial Honeylocust	2"-Cal	9
	PycaC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal	20
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CaFa	Cedrus atlantica 'Fastigiata'	Columnar Blue Atlas Cedar	6" Ht.	10
	PiFA	Picea pungens 'Fat Albert'	Colorado Spruce	6" Ht.	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CcBM	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub*	5 gal	36
	JusaS	Juniperus sabina 'Scandia'	Scandia Juniper*	5 gal	12
	LxEM	Lonicera xylosteum 'Emerald Mound'	Emerald Mound Honeysuckle	5 gal	8
	PxMS	Philadelphus x 'Miniature Snowflake'	Miniature Snowflake Mockorange	5 gal	11
	PimuP	Pinus mugo 'Pumilio'	Mugo Pine*	5 gal	40
	PoGD	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla*	5 gal	24
	RaGL	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal	11
	TbRn	Taxus baccata 'Rependens'	Spreading English Yew	5 gal	17
	VlBC	Viburnum trilobum 'Bailey Compact'	Bailey's Compact American Cranberry Bush	5 gal	18
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass*	1 gal	85
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	HePM	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily*	1 gal	37
	HeST	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily*	1 gal	73

* Indicates drought tolerant plant

DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	City of Saratoga Springs
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Interior Lot
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	48% of Total Landscape (16,586 sq. ft.)*

* Park Strip landscape of 3,977 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	141,763 sq. ft. (3.25 acres)
Shrubs/Groundcover	17,781 sq. ft.
Total Landscape Area	34,367 sq. ft.
Trees On Site	60

* Park Strip landscape of 3,977 sq. ft. NOT included in this total

PLANT COVERAGE TABLE

	Shrub-Mature Coverage	Tree-Coverage Intent
Street Frontage	32% (25%-50%)	Frame Building
Primary Entries	40% (30%-50%)	Frame Entry
Building Perimeter	29% (25%-45%)	Accent Building
Site Perimeter	6% (5%-15%)	Screen Lot

CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	16	46
Evergreen Trees	14	14
Shrubs (incl. Grasses & Perennials)	34	361
Drought Tolerant	50%	321 (76%)

NOTES:

- Implement on-site stock-piled topsoil in the following manner:
 - 5 inches minimum in lawn area
 - All shrub beds between building and parking lot (including front of building) to have full bed filled with 12 inches minimum.
 - All shrub beds between parking lot and property perimeter to have topsoil implemented around individual plants in an area twice the size of the root ball and at the same depth as root ball.
- Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
- 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
- Shredded bark mulch to be a natural, non-dyed bark, 2"-3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
- Bark Mulch to be clean and free of dirt and debris, placed at uniform depth, and raked smooth.
- DeWitt 4.1 oz Landscape Fabric to be implemented in all shrub beds and other indicated areas prior to bark mulch implementation. Follow manufacturers installation instructions.
- Landscape Boulders to be 3'-4' size 'McGuire Boulders' from Staker Parsons in Willard, Utah. Bury boulders a minimum of 6" in ground. (13 Total)
- No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.



A New Meetinghouse for:
Saratoga Springs 2
Saratoga Springs UT Stake

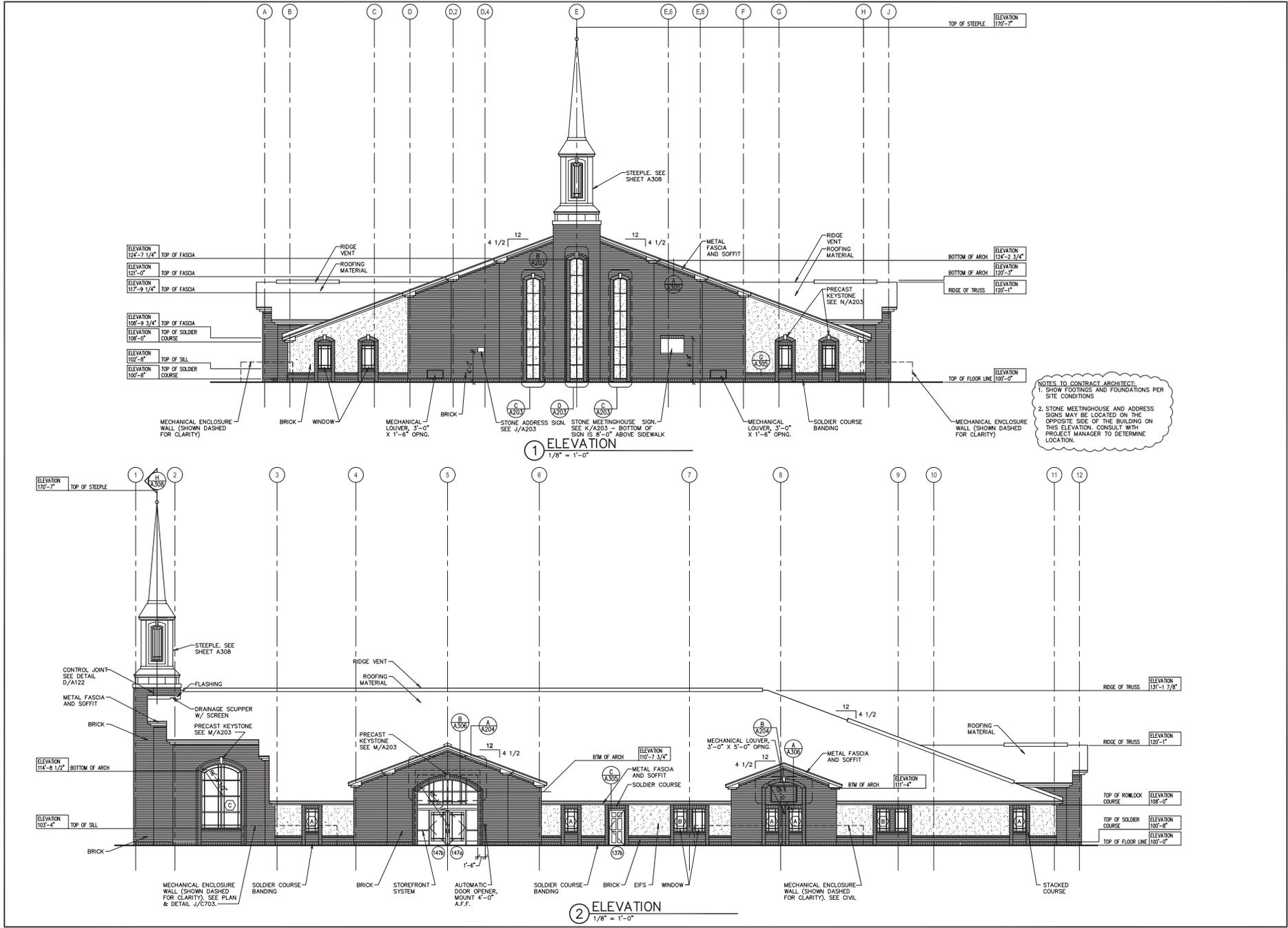
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Concept Plan	Final
1	2/7/2016		

Project Number: 1547
 Plan Series:
 Property Number: 501-9711
 Date: February 1, 2016

Sheet Title:
LANDSCAPE PLAN

Sheet:
L102



A New Meetinghouse for:
Saratoga Springs 2
Saratoga Springs UT Stake
 228 East School House Road
 Saratoga Springs, Utah

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

Month	Date	Description
	2/7/2016	Concept Plan Submittal
	7/2/2016	Site Plan Submittal
	9/22/2016	Site Plan Re-Submittal

Project Number: 15247
 Plan Series: HET-2403-A201
 Property Number: 501-9711
 Date: February 1, 2016

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A201



A New Meetinghouse for
Saratoga Springs 2
 Saratoga Springs UT Stake

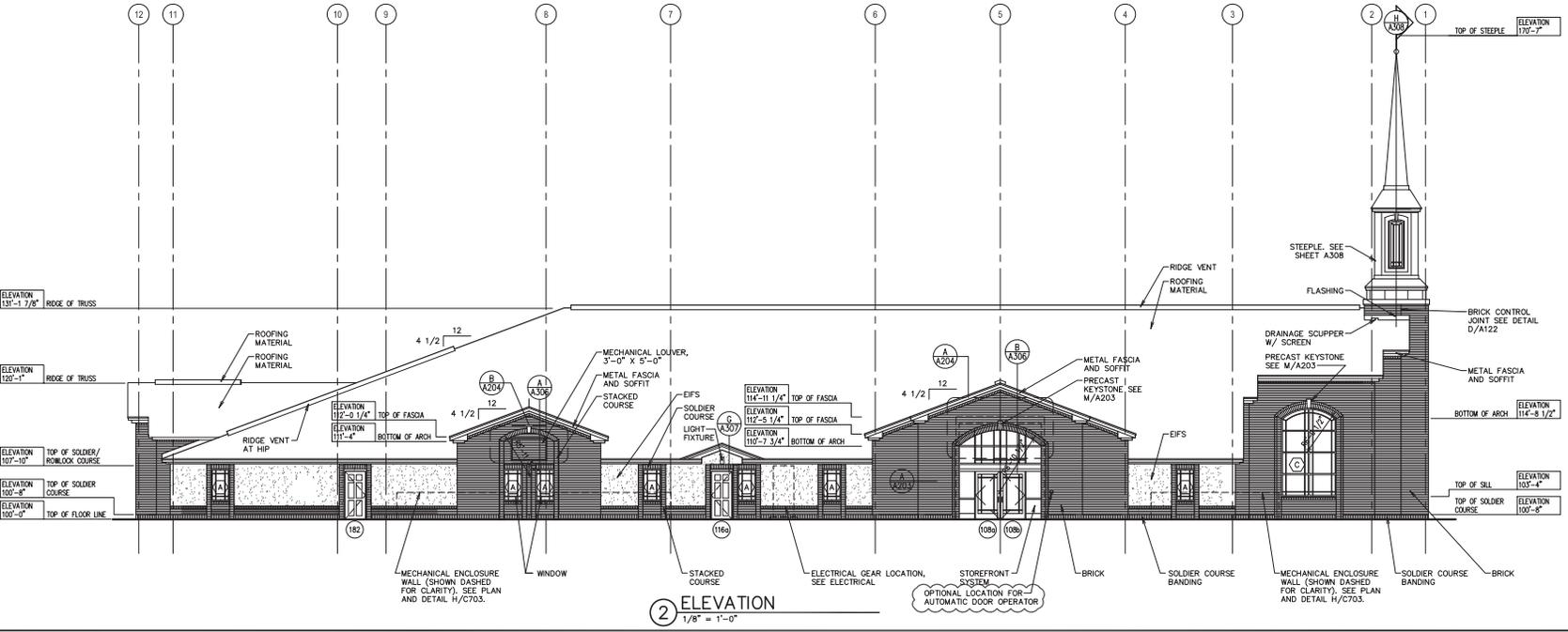
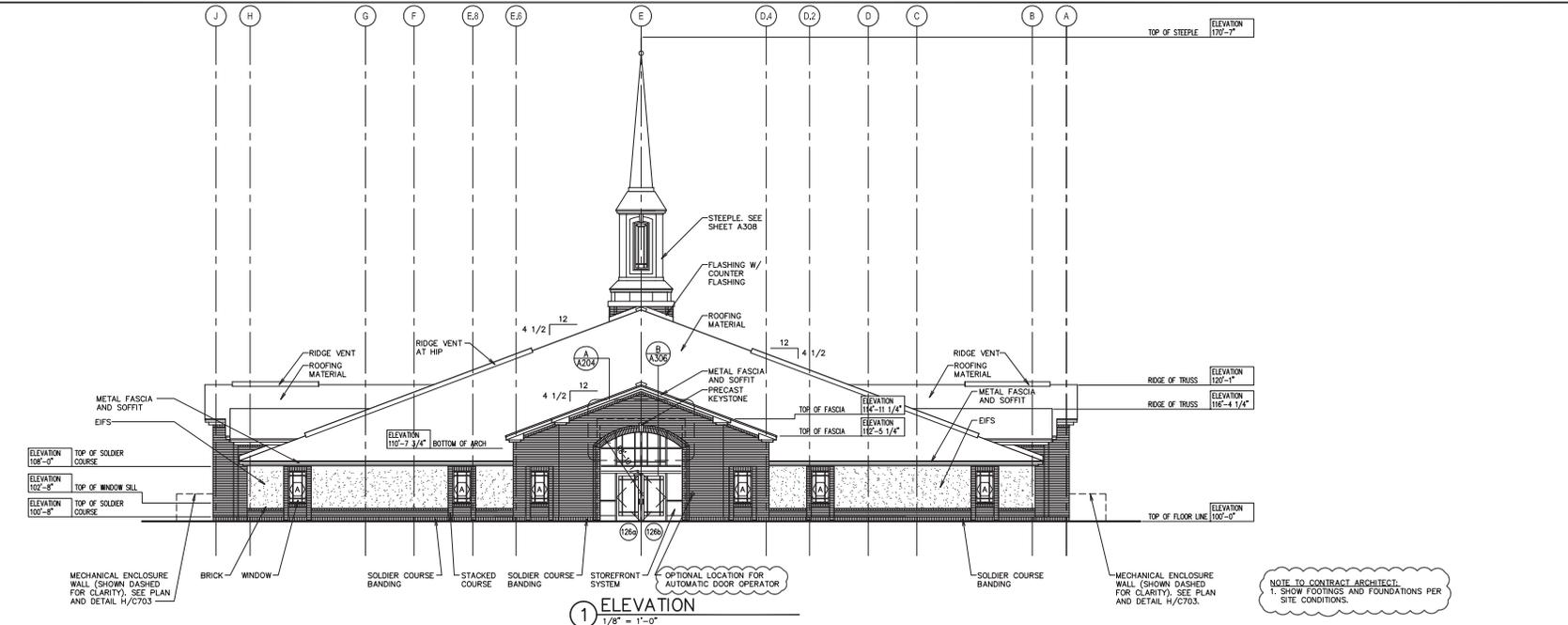
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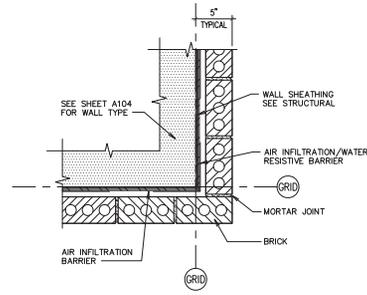
Revision	Description	Date
1	Concept Plan Submitted	2/2/2016
2	Site Plan Submitted	7/2/2016
3	Site Plan Re-Submitted	9/22/2016

Project Number: 15027
 Plan Series: HET-4023-A202
 Property Number: 501-8711
 Date: February 1, 2016

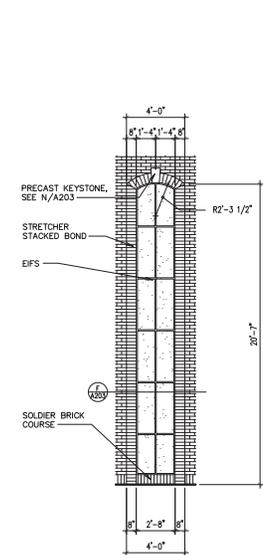
Sheet Title: BUILDING ELEVATIONS

Sheet: A202

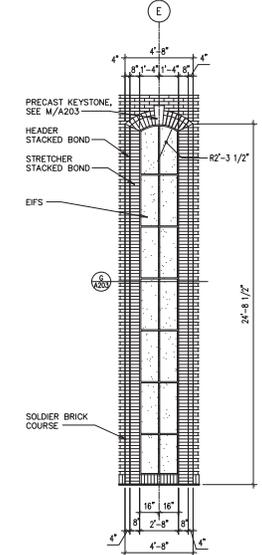




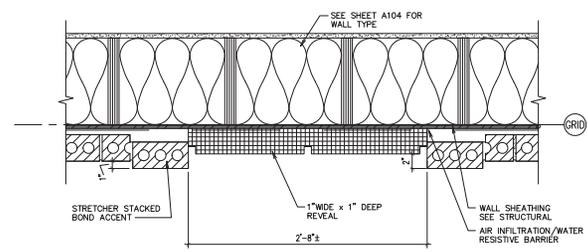
B BRICK CORNER
1 1/2" = 1'-0"



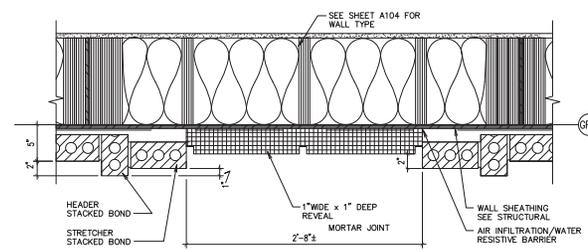
C FRONT RECESSED SIDE BRICK PANEL
1/4" = 1'-0"



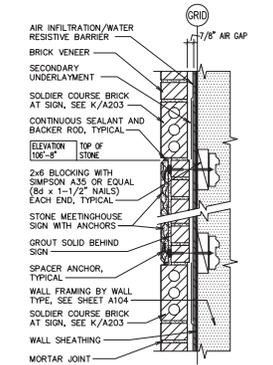
D FRONT RECESSED CENTER BRICK PANEL
1/4" = 1'-0"



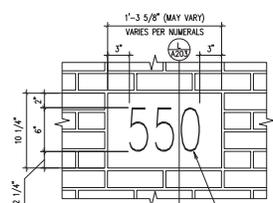
E FRONT RECESSED SIDE BRICK PANEL
1 1/2" = 1'-0"



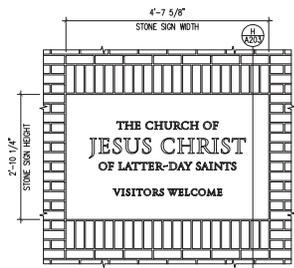
F FRONT RECESSED CENTER BRICK PANEL
1 1/2" = 1'-0"



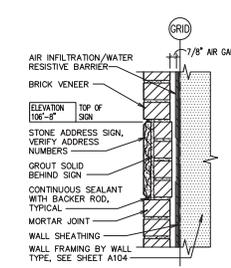
G MEETINGHOUSE STONE SIGN
1 1/2" = 1'-0"



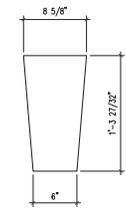
H MEETINGHOUSE ADDRESS SIGN
1 1/2" = 1'-0"



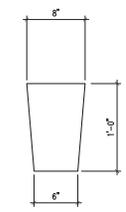
I MEETINGHOUSE STONE SIGN
3/4" = 1'-0"



J MEETINGHOUSE ADDRESS SIGN
1 1/2" = 1'-0"



K PRECAST KEYSTONE
1 1/2" = 1'-0"



L PRECAST KEYSTONE
1 1/2" = 1'-0"



A New Meetinghouse for:
Saratoga Springs 2
Saratoga Springs UT Stake
223 East School House Road
Saratoga Springs, Utah

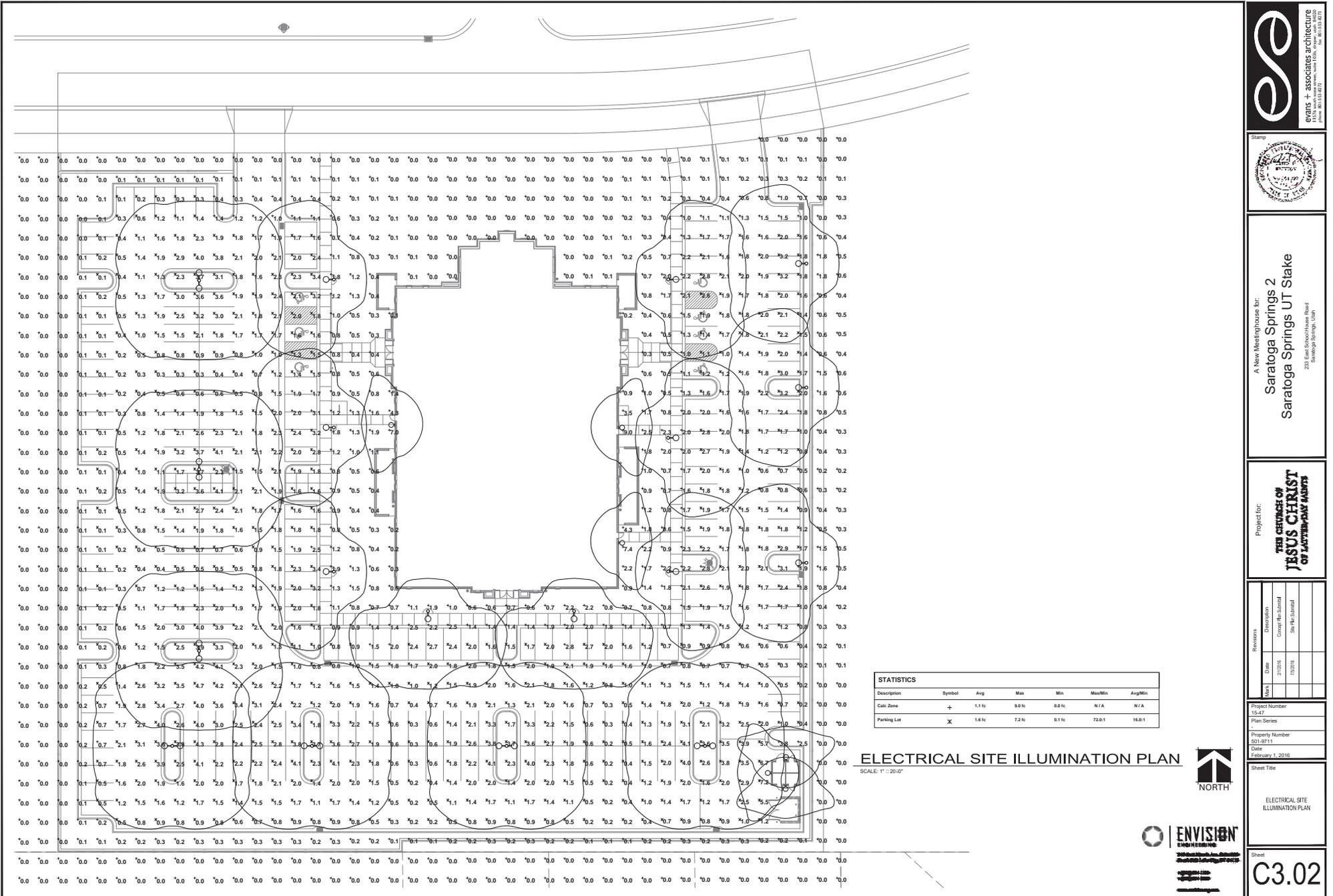
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revision	Description	Design	Check	Date
1	Issue for Permit	PK	PK	7/27/2016
2	Issue for Construction	PK	PK	9/22/2016

Project Number: 15047
Plan Series: HET-1403-2016
Property Number: 501-9711
Date: February 1, 2016

Sheet Title:
BUILDING ELEVATIONS DETAILS

Sheet:
A203



STATISTICS						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Calc Zone	+	1.1 fc	9.0 fc	0.0 fc	N/A	N/A
Parking Lot	X	1.6 fc	7.2 fc	0.1 fc	72:0.1	16:0.1

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



Stamp
A New Neighborhood for:
Saratoga Springs 2
Saratoga Springs UT Stake
220 East School House Road
Saratoga Springs, Utah

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

Rev	Date	Description
1	1/2/21	Issue for Submittal
2	1/20/21	Issue for Submittal

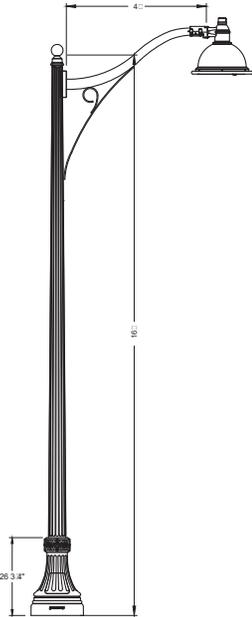
Project Number: 15-47
Plan Series:
Property Number: 501-9711
Date: February 1, 2016
Sheet Title:
ELECTRICAL SITE ILLUMINATION PLAN

Sheet:
C3.02

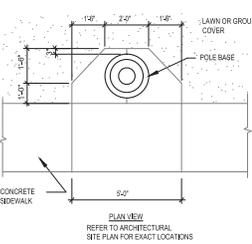
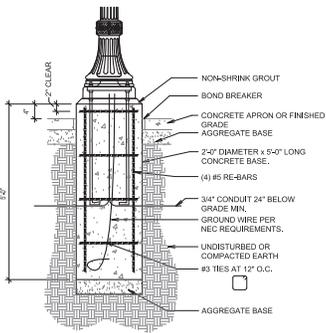


Rev.	Date	Description
1	1/20/16	Correct file format
2	7/20/16	San file format

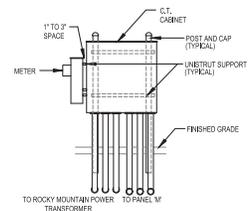
Project Number	15-47
Plan Series	
Property Number	501-9711
Date	February 1, 2016
Sheet Title	ELECTRICAL SITE PLAN DETAILS



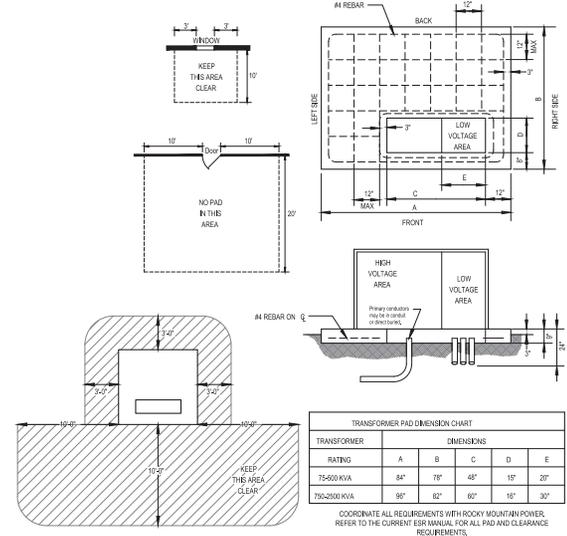
4 TYPICAL SINGLE HEAD SITE LIGHT FIXTURE
 SCALE: NONE
 SINGLE ASSEMBLY
 STERNBERG
 POLE: 6216ETFP9 BC04 CA54 BK
 FIXTURE: 1A 1521RLED 5M FG 6ARC3174 F MDL03 BK
 ALLOWANCE: \$4,200.00 EA. + FREIGHT



3 TYPICAL POLE BASE DETAIL
 SCALE: NONE
 PLAN VIEW
 REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS



2 CT CABINET/METER MOUNTING DETAIL
 SCALE: NONE



1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
 SCALE: NONE

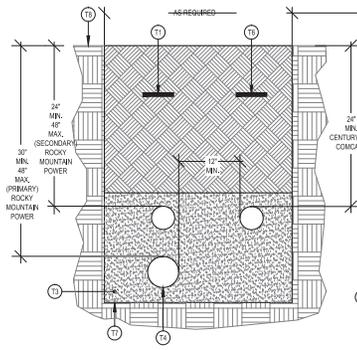


TRENCHING KEYED NOTES:

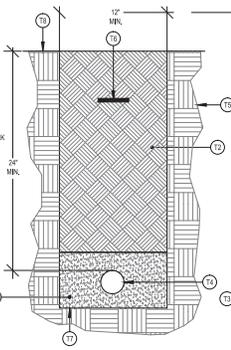
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6\"/>
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4\"/>
- BACKFILL MATERIAL WITHIN 4\"/>
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SET FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

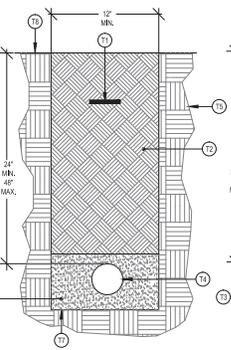
- PROVIDE PULL 1/4\"/>
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.



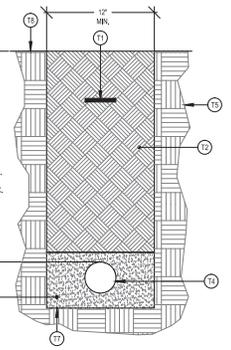
9 TRENCH DETAIL - JOINT USE
 SCALE: NONE
 ROCKY MOUNTAIN POWER (CENTURYLINK/COMCAST JOINT USE)



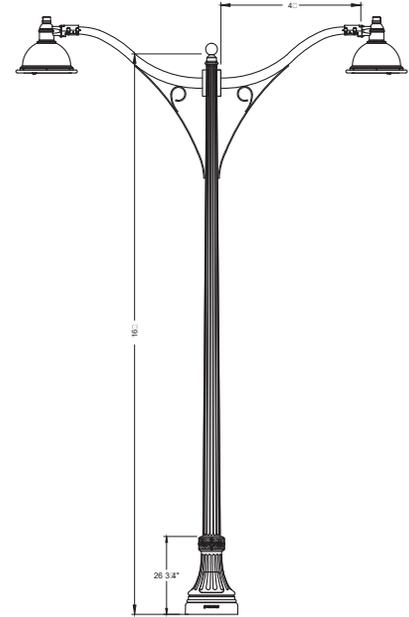
8 TRENCH DETAIL
 SCALE: NONE
 CENTURYLINK/COMCAST



7 TRENCH DETAIL
 SCALE: NONE
 ROCKY MOUNTAIN POWER (SECONDARY POWER)



6 TRENCH DETAIL
 SCALE: NONE
 ROCKY MOUNTAIN POWER (PRIMARY POWER)



5 TYPICAL DOUBLE HEAD SITE LIGHT FIXTURE
 SCALE: NONE
 DOUBLE ASSEMBLY
 STERNBERG
 POLE: 6116ETFP9 BC04 CA54 BK
 FIXTURE: 2A 1521RLED 5M FG 6ARC3174 F MDL03 BK
 ALLOWANCE: \$6,400.00 EA. + FREIGHT

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	7/28/2016
Date of Review:	8/10/2016
Project Name:	Saratoga Springs 2
Project Request / Type:	Site Plan
Meeting Type:	Public Hearing
Applicant:	Evans & Associates Architecture (Chad Spencer)
Owner (if different):	Corp of Pres. Bishop Church of Jesus Christ of LDS
Location:	233 E. School House Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	45:581:0241; 3.25 acres
General Plan Designation:	PC
Zone:	PC
Adjacent Zoning:	PC, R-3
Current Use:	Vacant, undeveloped
Adjacent Uses:	Residential, undeveloped
Previous Meetings:	N/A
Land Use Authority:	City Council
Type of Action:	Administrative
Future Routing:	City Council
Planner:	Kara Knighton, Planner I

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: none

Section 19.13.04 – Process

- DRC: 8/1/2016
- UDC: 8/1/2016
- Neighborhood Meeting: if required dates/comments
- PC: 10/13/2016
- CC: 11/1/2016

Code Review

- 19.04, Land Use Zones: **Complies.**
 - Zone: PC
 - Use: **Complies.** The use is permitted in the CP and VP 2.
 - Setbacks: **Complies.** The CP/VP does not specify setbacks for the civic space block type. The setbacks exceed that the Institutional/Civic zone and all residential zones.
 - Front: 45' provided
 - Side: East side provides 80' and the west side provides 160'
 - Rear: 120' provided.
 - Lot width, depth, size, and coverage: **Complies.** The lot including width, depth, and size was approved with VP 2 Plat 2A. Civic space block types do not have a maximum lot coverage; however, the lot coverage is 14% (overall site is 141,761 sq. ft. and the building is 19,422 sq. ft.) which complies with all block types that are specified in the VP and Section 19.04.
 - Dwelling/Building size: **Complies.** The CP and VP do not have any building size minimum; however, the proposed building exceeds that of most zones including residential zones.
 - Height: **Complies.** The CP states that the total height of a structure may not exceed 45 feet. The proposed building is 32'.
 - Open Space / Landscaping: **Complies.** The amount of open space in VP2 complies with the CP which complies with the DAP. The amount of open space in the project is consistent with VP2 and the CP. For reference the project proposes 24% landscaping which is compliant with zones such as the Institutional/Civic.
 - Sensitive Lands: **Complies.** There are no sensitive lands.
 - Trash: **Complies.** Shall comply with 19.04.

- 19.05, Supplemental Regulations: **Complies.**
 - Flood Plain: **Complies.** The lot is not in the flood plain.
 - Water & sewage: **Complies.** The proposed building will connect into the City's water and sewer system.
 - Transportation Master Plan: **Complies.** The proposed building is not proposed on a proposed road, street, highway, or right-of-way.
 - Property access: **Complies.** The lot abuts a public road.
 - Structure located on PUE: **Complies.** No structure is proposed on a PUE.

- 19.06, Landscaping and Fencing: **Can comply.**
 - General Provisions: **Complies.**
 - Automatic irrigation required. **Complies.** The project proposes pressure regulating heads, and a rain sensor.
 - All refuse areas (including dumpsters) must be screened.
 - Tree replacement required if mature trees are removed.
 - Landscaping Plan: **Complies.** A landscaping plan was submitted.\
 - CP/VP compliance: **Complies.**
 - Plant type: **Complies.** All plants are listed in the CP.
 - Completion – Assurances: **Bond required for public improvements prior to recordation.**

- Planting Standards & Design: **Can comply.**
 - Required Trees: Can comply.
 - Deciduous: Complies. CP requires 1.5" caliper, 2" proposed.
 - Evergreen: Complies. CP requires 5' - 6' height minimum, 6' provided.
 - Tree Base clearance: Can comply. 3' diameter shall be kept free of rock and turf. Note needed.
 - Shrubs: Complies. 25% shall be 5 gallon and the rest shall be 1 gallon; all proposed shrubs are 5 gallon.
 - Turf: Complies. 70% max. The project is providing 34,367 sq. ft. of landscape area and 16,586 sq. ft. of turf for a total of 48% turf.
 - Drought Tolerant Plants: Complies. 50% of all trees and shrubs shall be drought tolerant. More than half (76%) of all trees and shrubs are drought tolerant.
 - Rock: Complies. No rock mulch is proposed.
 - Planting and shrub beds: Complies. Edging, drip lines, and edging is provided.
 - Artificial turf: Complies. No artificial turf is proposed.
 - Evergreens: Complies. Evergreens are incorporated.
 - Softening of walls and fences: Complies. There are shrubs placed intermittently all around the building.
 - Energy conservation: Complies. Most of the evergreens are located on the southern end of the project for buffering. There are some evergreens on the west side of the building.
 - Tree preservation: Complies. No mature trees are present on the site.
 - Placement: Complies. Shrubs are provided around the building.
 - Amount: Complies. The CP requires 16.2 sq. ft. of landscaping for every parking stall. 210 parking stalls x 16.2 = 3,402 sq. ft. of landscaping required. The project proposes 34,367 sq. ft.
 - Additional Requirements: Complies. Trees and lawn are proposed in the park strips.
 - Fencing & Screening: **Complies.** The CP (pg. 102 graphic) requires 6' semi-private fencing along the rear property line as it abuts an existing trail. The project proposes 6' semi-private fencing. The retaining wall will require a building permit as it taller than 4'. 19.06 requires all non-residential fencing and other screening materials to be approved by the CC. The fencing was approved during the VP 2 process.
 - Clear Sight Triangle: **Can comply.** This is a public road, but the HOA is maintaining the park strips. A note specifying an 8' clearance between the ground and canopy at maturity is required.
- 19.09, Off Street Parking: **Complies.**
 - General Provisions: **Complies.** The parking lot is proposed as asphalt.
 - Parking Requirements / Design: **Complies.** No tandem spaces are proposed.
 - Dimensions: **Complies.** The CP requires 90 degree parking to be 9'x18' with an aisle width of 24'. The proposed stalls measure 9'x18' with an aisle width of 26'.
 - Accessible: **Complies.** Of the 210 parking stalls proposed 5 are accessible and 2 are van accessible for a total of 7 accessible stalls.
 - Landscaping: Complies.
 - Parking areas adjacent to public streets: Complies. 10' landscaped area containing a berm or screen wall 3' in height between parking area and public streets to minimize light intrusion is required. The project proposes a 10' landscaped area with a 3' vinyl fence

and several shrubs against the fence to minimize light intrusion. The 3' vinyl fence meets the intent of the code section and complies with the CP/VP. The public frontage complies with the CP/VP as the trees are spaced a little closer than 40 feet on center, ground cover (lawn) is proposed in the planter with large shade trees.

- Parking islands (including CP/VP requirements): **Complies.**
 - The CP requires one tree per 4,200 sq. ft. of parking lot area to be placed within the parking lot. The parking lot is 72,855 sq. ft. which requires 17 trees within the parking lot. The project proposes 33 trees in the parking lot.
 - Double rows: **Complies.** One 36x9 landscaped island on each end of the parking rows, plus one every 20 stalls. The project proposes one 36x9 landscaped island on each end of the parking rows, plus one every 20 stalls.
 - Single rows: **Complies.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18x9 foot landscaped island a minimum of every 10 stalls. The project proposes one 18x9 foot landscaped island a minimum of every 10 stalls.
 - Ends: **Complies.** The ends are shaped to help direct traffic.
- Curbs: **Complies.** Curbs are proposed between parking areas and landscaping.
- Clear sight: See analysis above.
- Components: **Complies.** The landscaped parking area consists of trees, shrubs, and groundcover. An irrigation plan has been provided.
- Pedestrian Walkways & Accesses: **Complies.** The parking lot is 72,855 sq. ft. Staff has recommended a walkway on the southern end of the parking lot to provide a path from the trail to the south to the proposed church.
- Shared Parking: **Complies.** No shared parking is proposed.
- Minimum Requirements: **Complies.** 19.09 requires churches to provide 1 stall per 3 seats. There are 242 seats requiring 81 parking stalls. This parking requirement may be exceeded by more than 25%. The project proposes 210 seats.
- 19.11, Lighting: **Complies.**
 - CP/VP compliance: Only full cut-off fixtures are permitted. **Complies.** All proposed lighting fixtures are full cut-off.
 - General Standards: **Complies.**
 - Material: **Complies.** All lighting fixtures and assemblies shall be metal. The proposed lights are made of aluminum.
 - Base: **Complies.** A decorative base of 16" in height is required. A decorative pole base of 26" is provided.
 - Angle: **Complies.** All lighting fixtures shall be angled downwards. The lighting fixtures are angled downwards.
 - Lamp: **Complies.** The lamp shall not exceed 4000K in color temperature. The proposed lights are 3500K.
 - Drawings: **Complies.** The design and location of proposed fixtures are shown and labeled on the plans.
 - Flags: **Complies.** No flags are proposed.
 - Non-residential lighting: **Complies.**

- Wall mounted: Complies. 16' mounting height max. The proposed mounting height is 7'.
 - Intermittent lighting: Complies. No intermittent lighting is proposed.
 - Trespass lighting: Complies. Trespass lighting into residential development shall not exceed 0.1 footcandles. The east side of the property is exceeding the 0.1 footcandles; however, the applicant is proposing shields on those eastern lights and the use of those shields cannot be reflected in the photometric.
 - All lighting fixtures shall be black: Complies. The proposed lighting fixtures are black.
 - Pole design shall include an arm and bell shade: Complies. The pole design boasts an arm and bell shade.
 - Parking lot poles: Complies. The poles shall not exceed 16' as they are next to residential. The proposed poles are 16' tall.
 - Outdoor sign lighting: **Complies**. No signs propose illumination.
 - Walkway lighting: **Complies**. No bollard lighting is proposed. All pathways will be illuminated by parking lighting.
 - Lighting Plan: **Complies**.
 - Location and types of illumination: Complies. The plans indicate the location and types of illumination.
 - Descriptions of the illuminating devices: Complies. The manufacturer specs. have been provided.
 - Photometric sheet: Complies. Provided.
- Section 19.13, Process: **Complies**.
 - General Plan: Complies. The project is part of a planned community. The CP/VP comply with the General Plan.
 - Notice / Land Use Authority: The City Council is the land use authority. Prior to City Council, the Planning Commission shall hold a public hearing and forward a recommendation onto the City Council.
 - 19.14, Site Plans: **Complies**.
 - Development Standards: **Complies**.
 - Buffering and screening: Complies. The use is not commercial, but there is a 6' vinyl privacy fence placed between the residential to the east and west. Semi-private is proposed to the south.
 - Access: Complies. The access spacing is consistent with the CP/VP.
 - Utilities: See Engineer's report
 - Grading & drainage: See Engineer's report
 - Water: See Engineer's report
 - Irrigation ditches: See Engineer's report
 - Architectural and Urban Design Requirements: Can comply.
 - Process: Complies. The DRC reviewed the elevations and site plan prior to the Planning commission public hearing.
 - Mechanical equipment: Complies. The mechanical equipment is screened by a brick enclosure which matches the building.

- Windows: **Complies**. Nonrectangular windows may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. The majority of the windows are rectangular. A few nonrectangular windows are proposed as accents.
 - Building lighting: **Complies**. The proposed building lighting is shielded and directed downward.
 - Trash enclosure: **Complies**. A brick surround to match the building is proposed around the dumpster. A landscaping island is proposed between the parking and the dumpster location. A gravity latch and a 16 gauge sheet metal panel are proposed.
 - Exterior materials: **Complies**. A materials board was provided and the DRC reviewed the materials and elevations on August 1, 2016.
 - Landscape requirements: See analysis above.
 - Parking lot, building, and street lighting: See analysis above.
 - Special Provisions: uses within buildings, nuisances, residential conversions
 - Uses within buildings: **Complies**. All uses will occur within the building.
 - Nuisances: **Complies**. The proposed use does not create a hazard to the surrounding area.
 - Maps and Drawings Required: **Complies**. Provided.
 - Bond: A bond will be required
- 19.18, Signs: **Complies**
 - Permanent
 - Meetinghouse stone sign: **Complies**. The CP does not have specific standards for building signs so the following sign was reviewed under 19.18.09 Institutional/civic zone standards.
 - Primary building signs
 - Number: One sign per primary building. **Complies**. Only one sign is proposed.
 - Size: shall not exceed 8% of the façade or thirty square feet, whichever is larger. **Complies**. The proposed sign is 15 square feet.
 - Height: 8' of clearance required. **Complies**. The proposed bottom of sign is 8' above sidewalk.
 - Meetinghouse address sign: **Complies**. The CP has specific requirements outlined below.
 - Quantity: One per address. **Complies**. Only one sign is proposed.
 - Area: 2 sq. ft. max. **Complies**. The area is 1.11 sq. ft.
 - Width: 24" max. **Complies**. The sign is just over 15".
 - Height: 12" max. **Complies**. The sign is just over 10".
 - Depth/projection: 3" max. **Complies**. The sign is flush with the building façade.
 - Clearance: 4.5' minimum. **Complies**. There is 6' of clearance proposed.
 - Letter height: 6" max. **Complies**. The lettering is 6".
- 19.27, Addressing: **Complies**.
 - 233 E School House Road
- Fiscal Impact: No costs.
 - Is there any City maintained open space? No.



**Wildflower
Community Plan Amendment
Thursday, October 13, 2016
Public Hearing**

Report Date: Thursday, October 6, 2016
 Applicant: DAI Utah
 Owner: Sunrise 3, LLC; Collin’s Brothers Land Development; Collin’s Brother’s Oil; Easy Peasy, LLC; Tanuki Investments, LLC; WFR 3, LLC, UDOT
 Location: 1 mile west of Redwood Road; West and North of Harvest Hills
 Major Street Access: State Road 73, future: Redwood Road and Mountain View Corridor
 Parcel Number(s): 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
 Total: approx. 595 acres (not including commercial area)
 Parcel Zoning: Planned Community (PC)
 Adjacent Zoning: RC, A, R-3, R-18
 Current Use of Parcel: Vacant
 Adjacent Uses: Residential
 Previous Meetings: Gilead Rezone/Master Plan application submitted 2011; not finalized.
 Community Plan, 2014-2015, approved February 2015
 Village Plan 1, in process
 Previous Approvals: Community Plan 2/24/2015
 Land Use Authority: Council
 Type of Action: Administrative
 Future Routing: City Council
 Author: Kimber Gabryszak, AICP

A. Executive Summary:

The applicant is requesting approval of an amendment to the Wildflower Community Plan (CP), which was approved on February 24, 2015. The CP approval included a total of 1468 residential units, of which a maximum of 442 were permitted to be non-stacked multi-family. The proposed amendment relocates the multi-family housing, and also reduces the amount of multi-family units from 442 to 425. This amendment affects only the portion of the development on the western side of the future Mountain View Corridor.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, review the amendment, and choose from one of the options outlined in Section H of this report. Options include a positive recommendation, continuance, or a negative recommendation.

B. Background: The property is currently zoned PC, with a maximum density of 1468 units over the entire property. Of these units, a maximum of 442 were approved as multi-family housing, to be located in the southwest corner of the development (the original Neighborhood 13). Since the 2015 approval, the applicants have been in discussions regarding the potential for a school to be located within the development. Based on the desire of the school to locate in the current multi-family neighborhood, the applicants propose to relocate the multi-family to several northern neighborhoods.

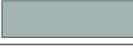
C. Specific Request:

The applicants propose swapping the original Neighborhood 13 with the original Neighborhoods 8, 9, and a portion of 10. As a result, the acreages of the new 8, 9, 10, and 13 change, as well as the layouts for the original Neighborhoods 11 and 12. The overall density does not change, while the multi-family and single family number change slightly.

The current acreage and density allowances in the currently approved CP are outlined below:

<u>RESIDENTIAL LEGEND</u>		
LAND USE	AREA*	ERUs*
 RESIDENTIAL	±287 ACRES (84.2%)	1,026
 MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442
 NEIGHBORHOOD PARKS	±92 ACRES	--
 MOUNTAIN VIEW CORRIDOR	±145 ACRES	--
 TRAIL	--	--
 MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±10 ACRES	--
TOTAL	±595 ACRES	1,468
*ALL AREAS SHOWN ARE APPROXIMATE, FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR. ERU COUNT FIXED AT 1,468 ERUs.		

The proposed acreage and density allowances are outlined in the table below:

<u>LEGEND</u>		
LAND USE	AREA	UNITS
 RESIDENTIAL	±268 ACRES	1,043 ERUs
 MOUNTAIN VIEW HOUSING	±57 ACRES	425 ERUs
 NEIGHBORHOOD PARKS	±93 ACRES	--
 MOUNTAIN VIEW STORM POND	±9 ACRES	--
 MOUNTAIN VIEW CORRIDOR	±144 ACRES	--
 REGIONAL COMMERCIAL	±160 ACRES	--

Open space remains consistent with the original approval with slight shifts to recognize the UDOT pond / park, and commercial also remains the same. The main changes are to the acreage and allocation of density for single family housing (“Residential” and multi-family housing (“Mountain View Housing”).

To compare the overall project changes side by side:

Land Use	Current Acres	Proposed Acres	Difference	Current ERUs	Proposed ERUs	Difference
Single Family	287 acres	268 acres	- 19 acres	1026 ERUs	1043 ERUs	+17 ERUs
Multi-family	61 acres	57 acres	- 4 acres	442 ERUs	425 ERUs	- 17 ERUs

Changes by neighborhood:

Neighborhood	Change to lot size exceptions	Lot Width Changes	Original Lot Sizes, sq.ft.	Proposed Lot Sizes, sq.ft.
1	No change	60’ – no change	8000-14000	No change
2	No change	70’ - no change	9000-14000	No change
3	No change	45’ – no change	4500-7000	No change
4	No change	45’ – no change	4500-8000	No change
5	No change	60’ – no change	8000-11000	No change
6	No change	50’ – no change	4500-7000	No change
7	No change	45’ – no change	5000-7500	No change
8*	Removed exception option	45’ – was 50’	7000-10000	4500-7000
9*	Removed exception option	45’ – was 50’	7000-11000	4500-7000
10*	Removed exception option	45’ – was 50’	7500-12000	4500-7000
11	No change	50’ – no change	6000-12000	No change
12	No change	70’ – no change	9000-20000	No change
13*	Added “lots may face private drive”	45’ – was 50’	3500-4500	No change

**Neighborhood location and/or size/layout changed*

Additional Changes and Requirements:

As a result of the housing shift, the following changes are also proposed:

- Prepare for a school by allocating ERUs to the school site
- Reducing the lot widths and minimum lot sizes in Neighborhoods 8, 9, and 10

The applicants also propose inserting the Open Space Management Plan proposed with Village Plan 1 into the amended CP

Additionally, Staff has provided the applicants with a list of necessary revisions, including:

- Rename “neighborhood parks” to “open space and parks”
- Number pages to reflect the pages being replaced/amended in the original CP
- Remove the lots from the Land Use Master Plan and just show the land use type
- Add orange dashed phase/Village-Plan lines to the key
- Modify the Phase 2 note to read “Phases may be constructed out of order”
- Community Level Open Space plan
 - Restore or explain removal of three trails from the plan
 - Restore the Mountain View Housing definition and Village Plan usability note from the original Open Space page in the CP
 - Restore the MVC open space note from the original Open Space page in the CP
 - Correct minor numerical typos
- Comply with City Engineer and Fire Chief requirements

D. Process:

Community Plan Amendment, Major

Major amendments are those that change the density, configuration, or standards, among other changes, and must follow the approval process below:

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

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

F. General Plan:

Land Use Designation

The property is designated as Planned Community, which is described in the General Plan below:

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

Staff analysis: the CP was approved and found consistent with the General Plan; the modifications are consistent with the original approval and are therefore consistent with the General Plan.

G. Code Criteria:

Community Plan

Amendments to a CP must comply with all requirements for an original CP.

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.
Staff finding: complies. *Consistent with original approvals. Density has been relocated, but the relocation is consistent with the original intent of placing multi-family development on the west side of the Mountain View Corridor. The location is also consistent with Council discussion during the original approval process. The number of multi-family units have been decreased.*
2. Equivalent Residential Unit Transfers.
Staff finding: complies. *As originally approved.*
3. Development Standards. Guiding development standards shall be established in the Community Plan.
Staff finding: complies. *As originally approved, with minor modifications proposed.*
4. Open Space Requirements.
Staff finding: complies. *As originally approved, with minor modifications to layout proposed.*
5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
 - a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
 - b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.
Staff finding: complies. *As originally approved.*

19.26.07 – Contents of Community Plans

Complies. The items required for a Community Plan were previously provided, and will remain with modification.

19.26.05 – Adoption and Amendment of Community Plans

The criteria for adoption of a Community Plan are below:

- a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in

communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;

Staff finding: consistent. See Section F of this report.

- b. does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;

Staff finding: complies. As originally approved.

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

Staff finding: complies. The proposed standards are consistent with the original approval.

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

Staff finding: complies. No changes to original approval regarding adjacent development.

- e. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies with conditions. As originally approved, with addition conditions in the attached Engineer's report.

- f. is consistent with the guiding standards listed in Section 19.26.06; and

Staff finding: complies. As originally approved.

- g. contains the required elements as dictated in Section 19.26.07.

Staff finding: complies. As originally approved.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application and choose from the options below.

OPTION 1: POSITIVE RECOMMENDATION WITH CONDITIONS

“Based upon the information and discussion tonight, I move to forward a **positive** recommendation to the City Council for the Wildflower Community Plan Amendment, as outlined in Exhibit 4, with the Findings and Conditions in the staff report dated October 13, 2016:

Findings:

1. With conditions, the amendment is consistent with the previously approved Community Plan.
2. With conditions, the amendment complies with Section 19.26 of the Development Code as outlined in Section G of the staff report, which section is incorporated herein by reference.
3. The amendment is consistent with the General Plan as articulated in Section F of the staff report, which section is incorporated herein by reference.

Conditions:

1. All requirements of the City Engineer shall be met, including but not limited to the requirements in Exhibit 2.
 2. The CP shall be modified as directed by Staff in the correction letter attached in Exhibit 5.
 3. All other Code requirements shall be met.
 4. All conditions of the original CP shall be met, including but not limited to:
 - a. Fire standards of the Wildland Urban Interface shall be met.
 - b. No development to the west of the proposed MVC shall be permitted until the MVC property is dedicated to UDOT, and verification received from UDOT.
 - c. Wayfinding signs for different homebuilders shall be removed within 90 days of the last home in a particular phase being sold.
 - d. Wayfinding signs shall be no higher than 20' and shall comply with 19.18.09, including off premise and on premise Development Information Signs.
 5. Any other conditions or modifications added by the City Council:
-

OPTION 2: CONTINUANCE

“I move to **continue** the Wildflower Community Plan Amendment to the October 27, 2016 meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____.
2. _____.
3. _____.
4. _____.
5. _____.

OPTION 3: NEGATIVE RECOMMENDATION

“Based upon the information and discussion tonight, I move to forward a **negative** recommendation to the City Council for the Wildflower Community Plan amendment with the Findings below:

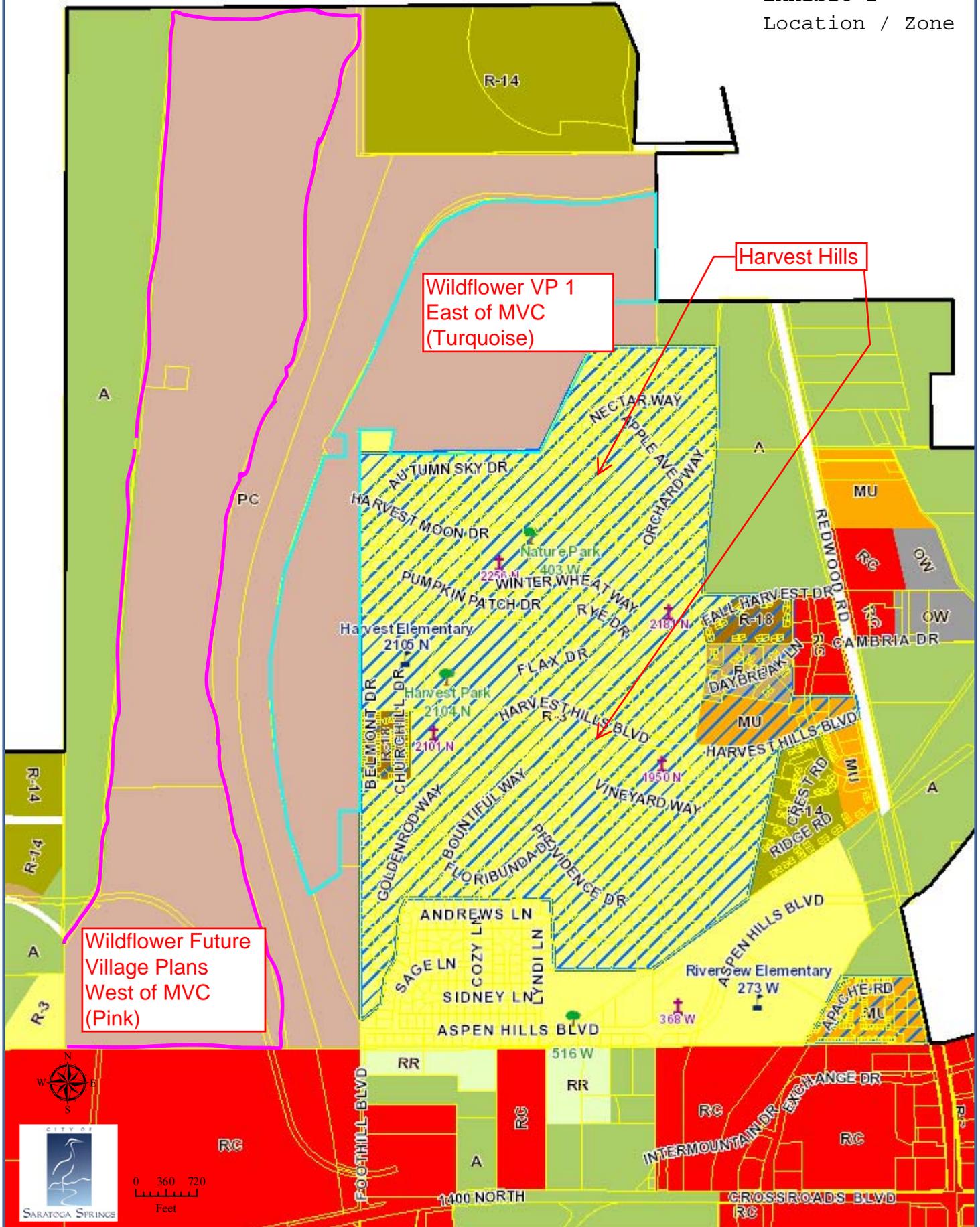
1. The application is not consistent with the General Plan, as articulated by the Commission: _____, or
2. The application does not comply with Section 19.26 of the Development Code, as articulated by the Commission: _____.

I. Exhibits:

1. Location & Zone Map (page 8)
2. City Engineer’s Report (pages 9-10)
3. Originally Approved CP Layout & Density (page 11)
4. Proposed CP Amendment (pages 12-26)
5. Planning Staff Review Letter (page 27)
6. Original Community Plan – available in its entirety online:
www.SaratogaSpringsCity.com/Planning, under “Pending & Recently Approved Applications” then “Wildflower Community Plan”

Saratoga Springs Map

Exhibit 1
Location / Zone



Wildflower VP 1
East of MVC
(Turquoise)

Harvest Hills

Wildflower Future
Village Plans
West of MVC
(Pink)



0 360 720
Feet

Planning Commission Staff Report

Author: Gordon Miner, City Engineer
Subject: Wildflower Community Plan
Date: October 5, 2016
Type of Item: Community Plan Amendment Approval



Description:

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

B. Background:

Applicant: Nate Shipp, DAI Utah
Request: Community Plan Amendment Approval
Location: Area West of Harvest Village
Acreage: 795 acres

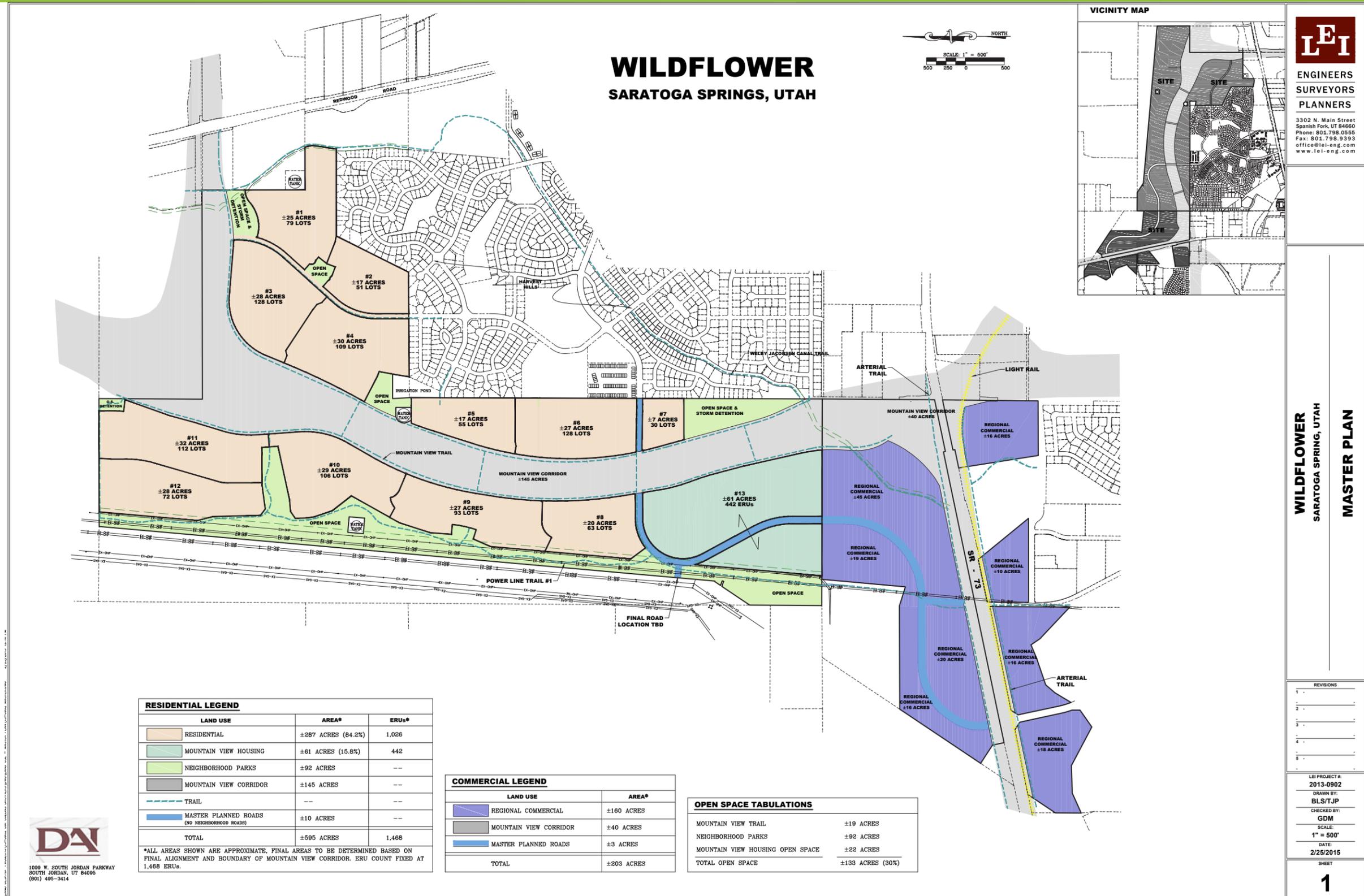
C. Recommendation: Staff recommends the approval of community plan amendment subject to the following findings and conditions:

D. Conditions:

1. The project shall comply with the recommendations of the Traffic Impact Study from Hales Engineering.
2. Harvest Hills Blvd. shall be dedicated before Feb. 2017
3. A new culinary and secondary water source must be online before this development is allowed online.
4. The proposed Zone 3 secondary pipe shall be sized appropriately to connect to the 6" existing pipes in Harvest Hills Blvd and Providence Dr.
5. The canal shall be piped.
6. Show and label the runoff route for south detention basins. The overland runoff route shall convey the flood water to a stormwater facility (usually a street) and not flood homes.
7. Manage the runoff of the 100-yr. storm event.
8. Proposed sewer outfalls are acceptable subject to the limitations identified in the March 6, 2015 Technical Memorandum.
9. There is limited capacity in the Posey Lift Station. Currently, it has only enough capacity for approximately 600 additional ERUs from all upstream development. The capacity in the lift station will be provided on a first-come-first-served basis and will not be reserved until impact fees have been paid. Approval of this community plan does not guarantee capacity will be available for this proposed development at the lift station.

10. Sanitary sewer design shall follow the March 6, 2015 Technical Memorandum.
11. Discharge into canals or existing drainage channels is not acceptable. Development will need to wait for downstream master plan projects to be completed or finance the construction of these facilities now.

EXHIBIT TWO: Land Use Master Plan





COMMUNITY PLAN AMENDMENT

September 7, 2016

DRAFT



WILDFLOWER

AT SARATOGA SPRINGS



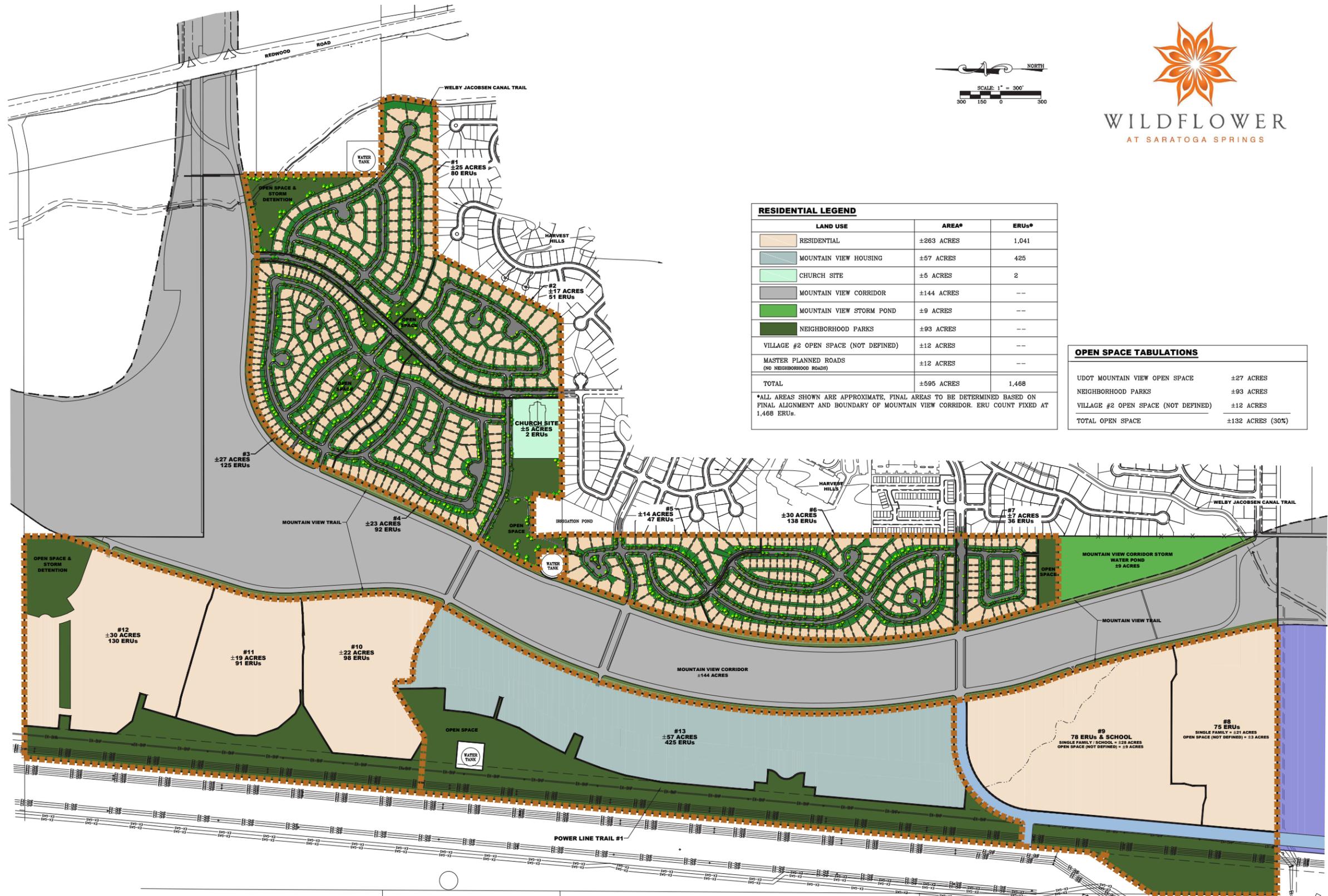
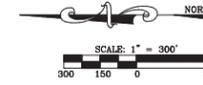
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WILDFLOWER
AT SARATOGA SPRINGS



RESIDENTIAL LEGEND

LAND USE	AREA*	ERUs*
RESIDENTIAL	±263 ACRES	1,041
MOUNTAIN VIEW HOUSING	±57 ACRES	425
CHURCH SITE	±5 ACRES	2
MOUNTAIN VIEW CORRIDOR	±144 ACRES	---
MOUNTAIN VIEW STORM POND	±9 ACRES	---
NEIGHBORHOOD PARKS	±93 ACRES	---
VILLAGE #2 OPEN SPACE (NOT DEFINED)	±12 ACRES	---
MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±12 ACRES	---
TOTAL	±595 ACRES	1,468

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

OPEN SPACE TABULATIONS

UDOT MOUNTAIN VIEW OPEN SPACE	±27 ACRES
NEIGHBORHOOD PARKS	±93 ACRES
VILLAGE #2 OPEN SPACE (NOT DEFINED)	±12 ACRES
TOTAL OPEN SPACE	±132 ACRES (30%)





WILDFLOWER
AT SARATOGA SPRINGS



LEGEND		
LAND USE	AREA	UNITS
RESIDENTIAL	±268 ACRES	1,043 ERUs
MOUNTAIN VIEW HOUSING	±57 ACRES	425 ERUs
NEIGHBORHOOD PARKS	±93 ACRES	--
MOUNTAIN VIEW STORM POND	±9 ACRES	--
MOUNTAIN VIEW CORRIDOR	±144 ACRES	--
REGIONAL COMMERCIAL	±160 ACRES	--

* PHASE 2 MAY BE CONSTRUCTED OUT OF ORDER.
** NO FUTURE RESIDENTIAL DENSITY SHALL BE PERMITTED ON THIS PROPERTY.





EXHIBIT 3: Legal Description (Community Plan Page 16)



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS PREPARED FOR DAI Job No. 13-0902 (January 27, 2015)

OVERALL WILDFLOWER PROPERTY

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

Beginning at the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 5319.15 feet to the South 1/4 Corner of said Section 10; thence N89°52'02"W along the Section Line 2655.93 feet to the Southwest Corner of said Section 10; thence N0°20'24"E along the Section Line 928.72 feet; thence N33°57'04"E 432.41 feet; thence S70°29'56"E 67.56 feet; thence N19°30'04"E 20.00 feet; thence N70°29'56"W 62.40 feet; thence N33°57'04"E 103.50 feet; thence N5°03'04"E 7949.57 feet; thence N89°52'43"E 1644.05 feet; thence S0°17'28"W 1333.65 feet to the East-West Quarter Section Line; thence N89°53'51"E along the Quarter Section Line 2688.30 feet to the East 1/4 Corner of said Section 3; thence S0°05'10"E along the Section Line 1326.40 feet; ; thence N89°51'58"E 547.97 feet to the East Bank of the Jacob Welby Canal; thence along the said East Bank the following six (6) courses: S16°33'17"E 43.07 feet; thence S9°58'30"E 53.91 feet; thence S6°37'28"W 103.89 feet; thence S9°27'03"W 107.43 feet; thence S8°32'21"W 53.31 feet; thence S6°29'17"W 48.17 feet; thence N89°58'51"W 1118.84 feet to the Northwest Corner of Plat "W", Harvest Hills Subdivision; thence S26°33'37"W along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence S89°36'29"W along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence N9°35'01"E 216.50 feet; thence West 315.47 feet; thence S3°19'17"E 215.67 feet to the point of beginning.

Gross Area Contains: ±596.19 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

All of that real property described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder.

Net Area Contains: ±594.40 Acres

FUTURE COMMERCIAL PROPERTIES

PARCEL NO.	ACREAGE
58:033:0346	88.05
58:033:0308	46.50
58:033:0317	20.03
58:033:0327	11.30
58:033:0183	11.09
58:033:0193	7.90
58:033:0192	0.09
58:033:0187	18.39
58:033:0194	0.04
58:033:0184	1.56

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

www.lei-eng.com

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

☎ 801.798.0555 📠 801.798.9393
☎ 801.495.2844 📠 801.495.2847
☎ 208.846.9600





Neighborhood Breakdown (Community Plan Page 27)

Area	Neighborhood Lot Size Percentage Exceptions	Minimum Lot Width at Front Setback	Typical Range of Lot Sizes	Side Yard Setbacks**
Neighborhood 1*	N/A	60	8,000 - 14,000	6'/12'
Neighborhood 2	Maximum 10% of lots 8,000 - 9,000 square feet	70	9,000 - 14,000	8'/16'
Neighborhood 3	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 4	Maximum 25% of lots 4,500 - 5,000 sq. ft.	45	4,500 - 8,000	5'/10'
Neighborhood 5	Maximum 10% of lots 7,000 - 8,000 square feet	60	8,000 - 11,000	6'/12'
Neighborhood 6	N/A	50	4,500 - 7,000	5'/10'
Neighborhood 7	N/A	45	5,000 - 7,500	5'/10'
Neighborhood 8	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 9	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 10	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 11	Maximum 20% of lots 5,000 - 6,000 square feet	50	6,000 - 12,000	5'/10'
Neighborhood 12	Maximum 25% of lots 9,000 - 10,000 square feet	70	9,000 - 20,000	8'/16'
Neighborhood 13***	NA – Lots may face private drives	45	3,500 - 4,500	5'/10'

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

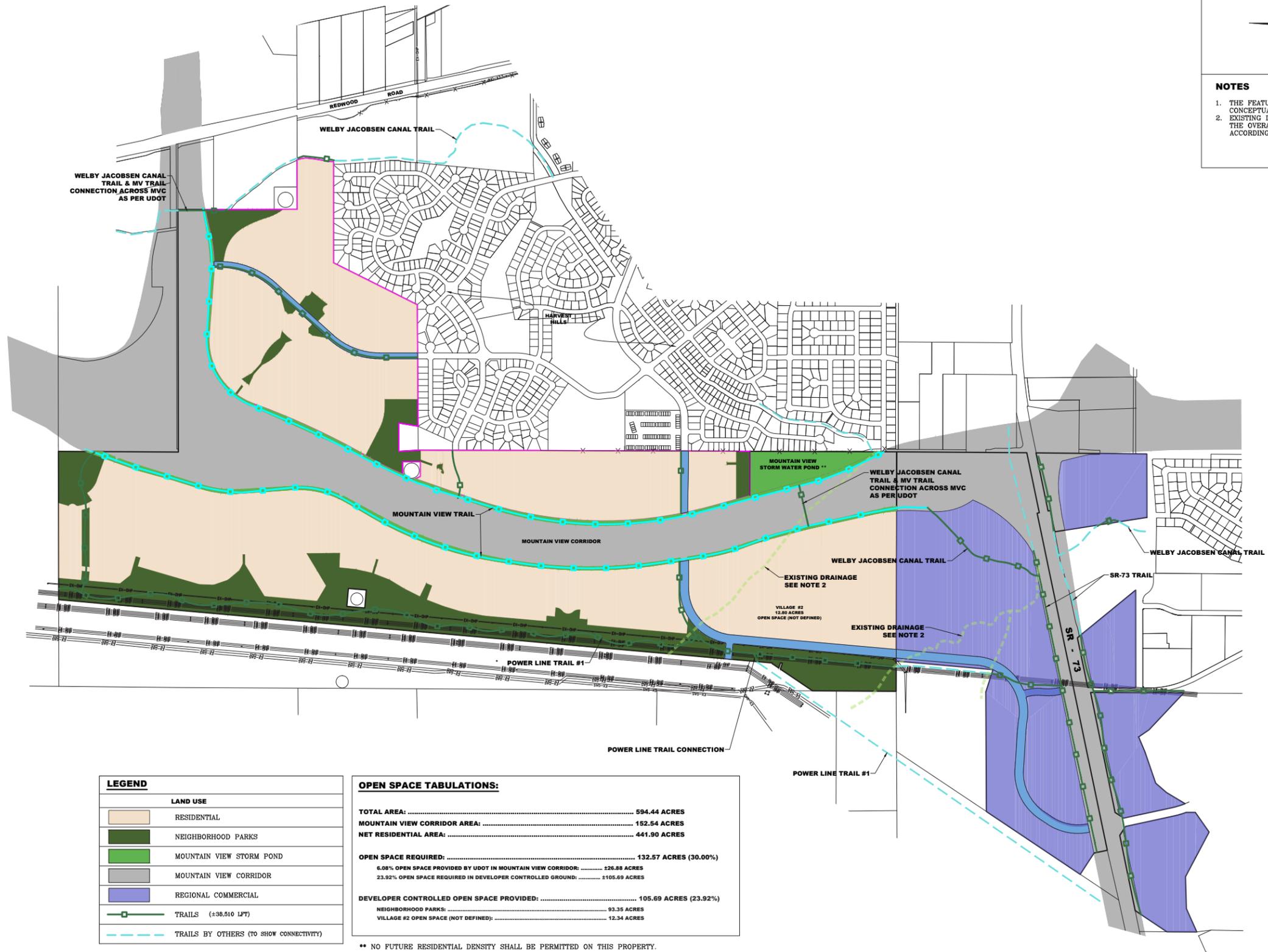
** Summary of setbacks. Full setback details can be found on page 26 of the Community Plan.

*** Cluster Homes located in multi-family area. See pages 30-32 of the Community Plan for product description.





EXHIBIT 4: Community Level Open Space (Community Plan Page 46)



NOTES

1. THE FEATURES AND AMENITIES IN THIS EXHIBIT ARE CONCEPTUAL IN NATURE.
2. EXISTING DRAINAGE WILL BE INCORPORATED INTO THE OVERALL OPEN SPACE PLAN AND IMPROVED ACCORDING TO CITY STANDARDS.

LEGEND	
LAND USE	
[Light Brown Box]	RESIDENTIAL
[Dark Green Box]	NEIGHBORHOOD PARKS
[Light Green Box]	MOUNTAIN VIEW STORM POND
[Grey Box]	MOUNTAIN VIEW CORRIDOR
[Blue Box]	REGIONAL COMMERCIAL
[Green Line with Square]	TRAILS (+38,510 LFT)
[Dashed Blue Line]	TRAILS BY OTHERS (TO SHOW CONNECTIVITY)

OPEN SPACE TABULATIONS:	
TOTAL AREA:	594.44 ACRES
MOUNTAIN VIEW CORRIDOR AREA:	152.54 ACRES
NET RESIDENTIAL AREA:	441.90 ACRES
OPEN SPACE REQUIRED:	132.57 ACRES (30.00%)
6.08% OPEN SPACE PROVIDED BY UDOT IN MOUNTAIN VIEW CORRIDOR:	\$26.88 ACRES
23.92% OPEN SPACE REQUIRED IN DEVELOPER CONTROLLED GROUND:	\$105.69 ACRES
DEVELOPER CONTROLLED OPEN SPACE PROVIDED:	105.69 ACRES (23.92%)
NEIGHBORHOOD PARKS:	93.35 ACRES
VILLAGE #2 OPEN SPACE (NOT DEFINED):	12.34 ACRES

** NO FUTURE RESIDENTIAL DENSITY SHALL BE PERMITTED ON THIS PROPERTY.



Open Space Management Plan

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

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





EXHIBIT 5: Open Space Management Plan

Village Plan Area 1

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

Future Village Plan Requirements

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

UDOT Open Space in MVC Trails & Detention

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

Total Open Space Required Per Community Plan

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

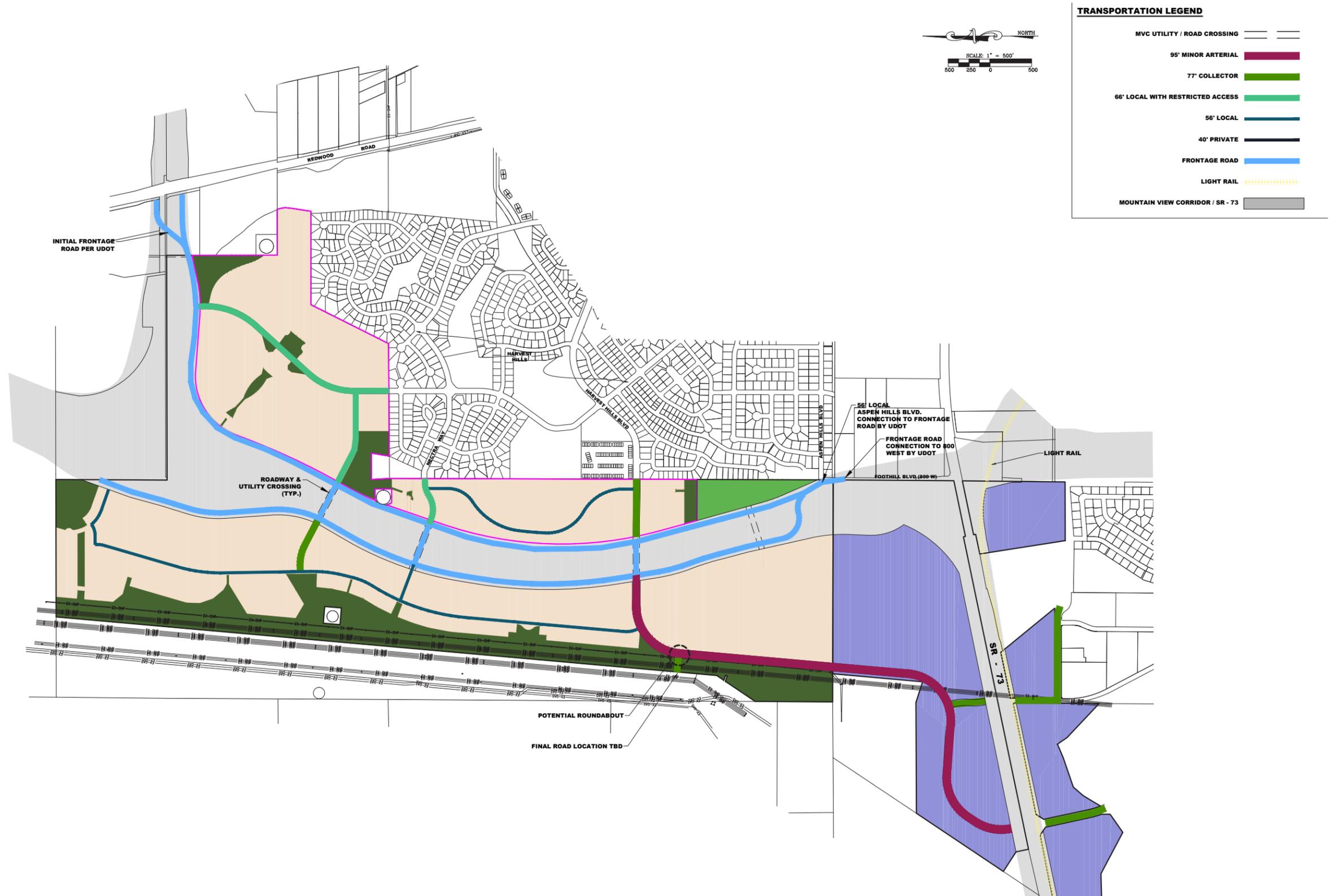
Total Open Space Required Per Community Plan

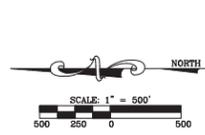
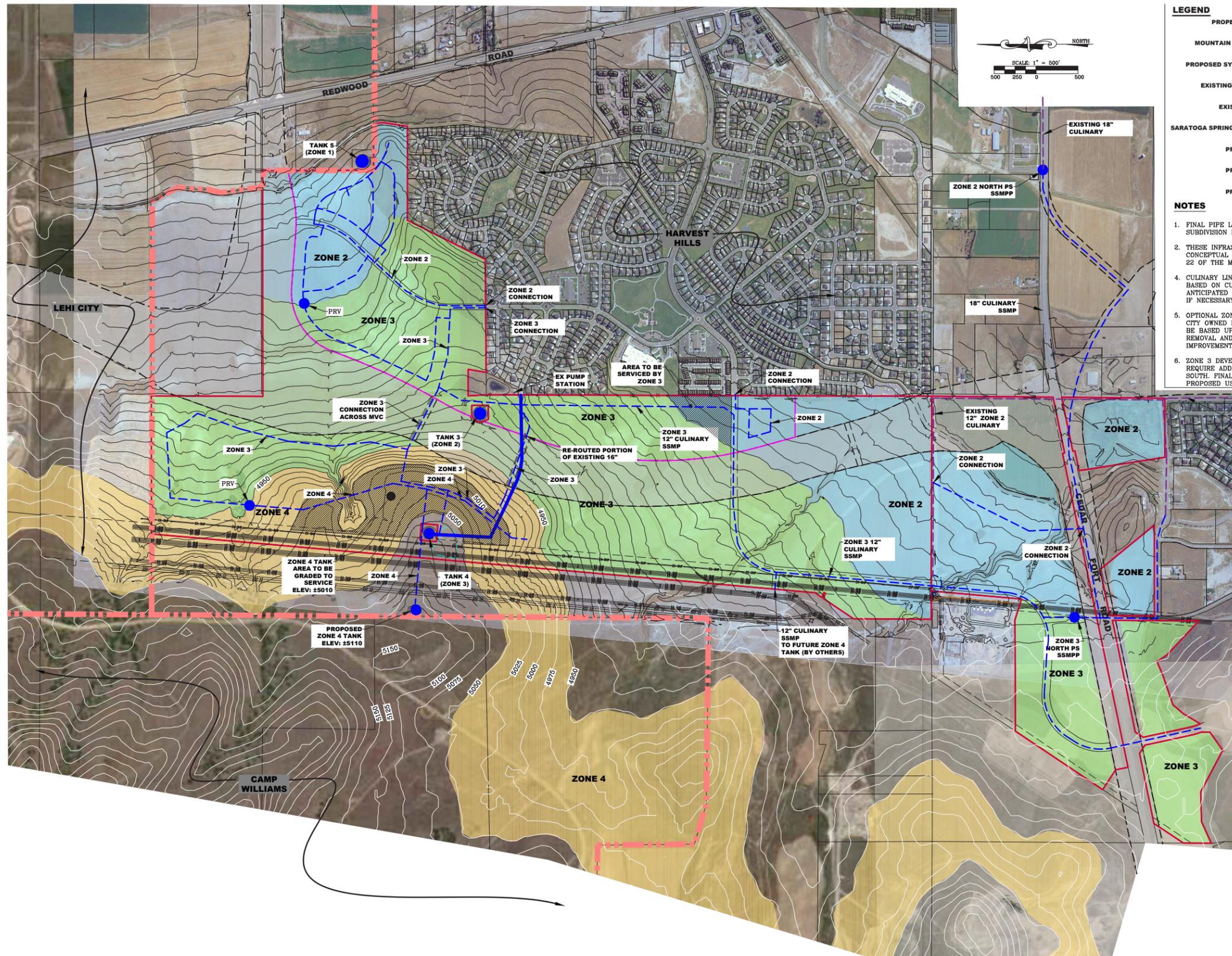
	Units	Acres of Open Space	% of Total Ground
Wildflower Owned (Village Plan Area 1 plus Future Village Plans)	1,468	107	24.15%
UDOT	0	26	5.85%
Total Village Plan Area 1	1,468	133	30%

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

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





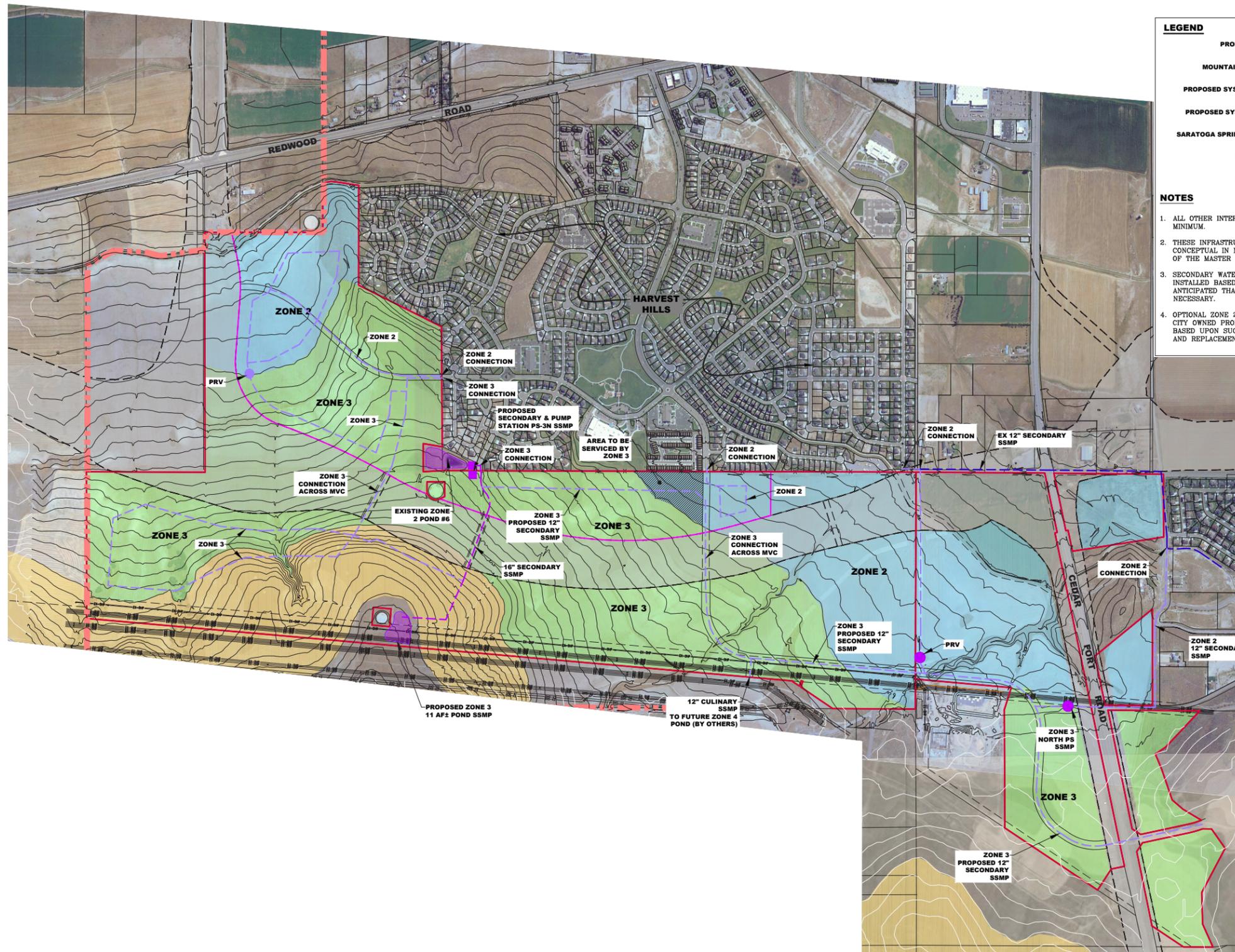
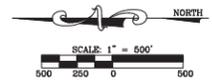


LEGEND

PROPERTY BOUNDARY	—
MOUNTAIN VIEW CORRIDOR	—
PROPOSED SYSTEM CULINARY	---
EXISTING SYSTEM WATER	---
EXISTING CULINARY	---
SARATOGA SPRINGS MASTER PLAN SSMP	---
PRESSURE ZONE 2	■
PRESSURE ZONE 3	■
PRESSURE ZONE 4	■

- NOTES**
1. FINAL PIPE LOCATION & SIZE TO BE BASED ON SUBDIVISION DESIGN & USES
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 3. CULINARY LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
 4. OPTIONAL ZONE 2 CONNECTION TO BE PLACED WITHIN CITY OWNED PROPERTY. ACCEPTANCE OF OPTION TO BE BASED UPON SUCCESSFUL NEGOTIATION OF REMOVAL AND REPLACEMENT OF EXISTING PRIVATE IMPROVEMENTS.
 5. ZONE 3 DEVELOPMENT SOUTH OF SR-73 MAY REQUIRE ADDITION STORAGE OR SERVICED FROM THE SOUTH. FINAL DETERMINATION TO BE BASED ON PROPOSED USES.





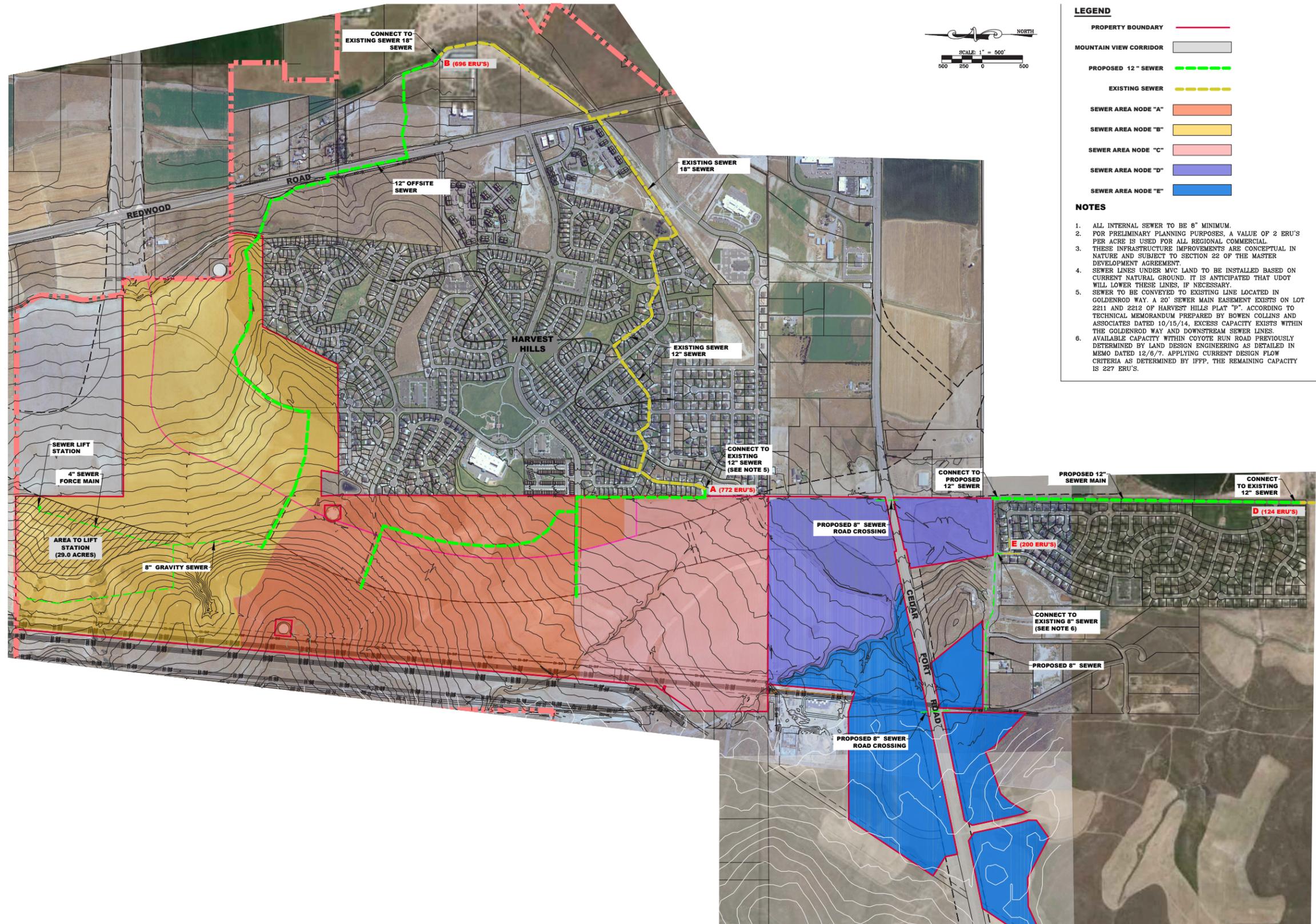
LEGEND

- PROPERTY BOUNDARY
- MOUNTAIN VIEW CORRIDOR
- PROPOSED SYSTEM SECONDARY
- PROPOSED SYSTEM SECONDARY
- SARATOGA SPRINGS MASTER PLAN SSMP
- PRESSURE ZONE 2
- PRESSURE ZONE 3

NOTES

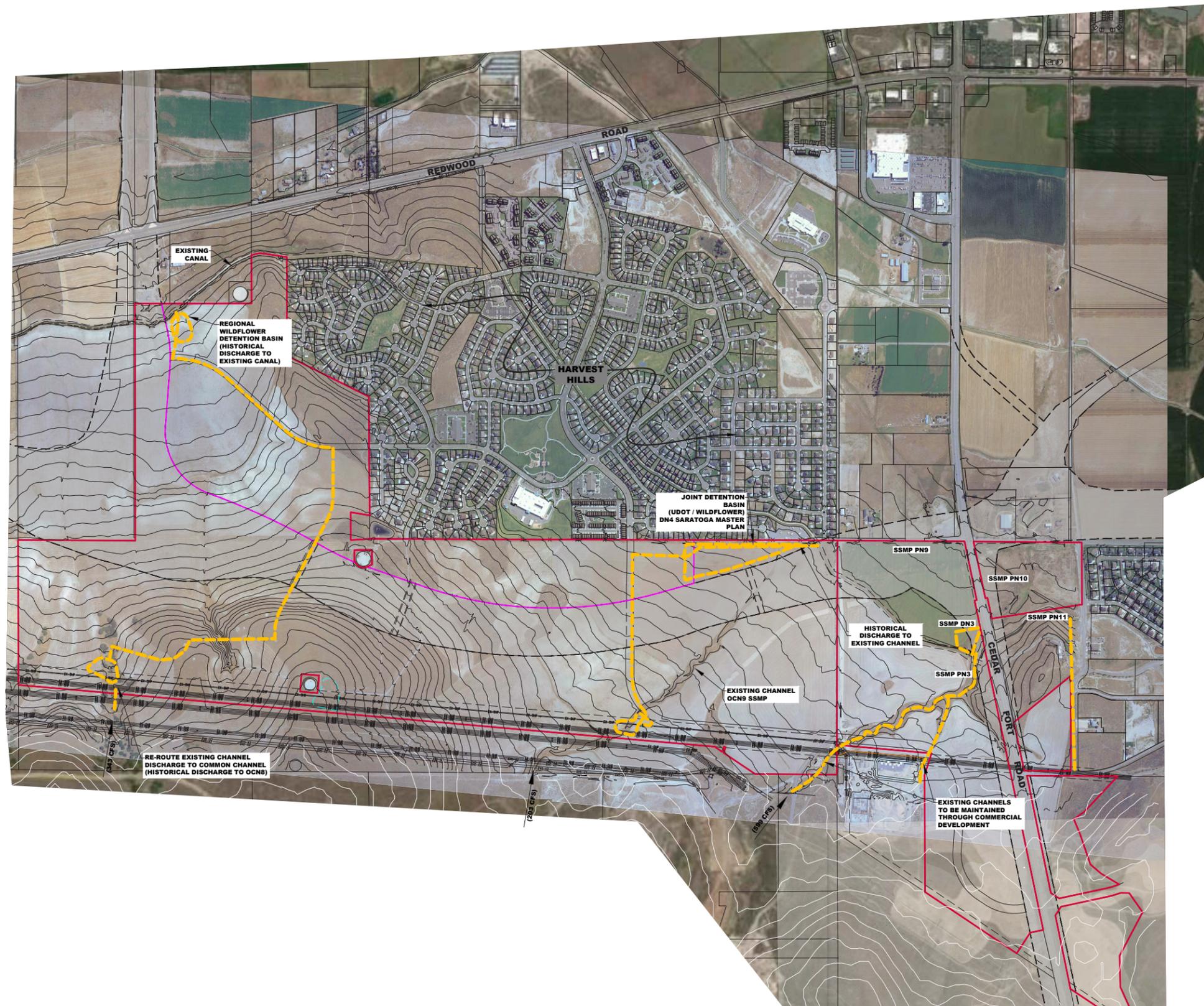
1. ALL OTHER INTERIOR SECONDARY WATER LINES TO BE 6" MINIMUM.
2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
3. SECONDARY WATER LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
4. OPTIONAL ZONE 2 CONNECTION TO BE PLACED WITHIN CITY OWNED PROPERTY. ACCEPTANCE OF OPTION TO BE BASED UPON SUCCESSFUL NEGOTIATION OF REMOVAL AND REPLACEMENT OF EXISTING PRIVATE IMPROVEMENTS.





- LEGEND**
- PROPERTY BOUNDARY
 - MOUNTAIN VIEW CORRIDOR
 - PROPOSED 12" SEWER
 - EXISTING SEWER
 - SEWER AREA NODE "A"
 - SEWER AREA NODE "B"
 - SEWER AREA NODE "C"
 - SEWER AREA NODE "D"
 - SEWER AREA NODE "E"
- NOTES**
1. ALL INTERNAL SEWER TO BE 8" MINIMUM.
 2. FOR PRELIMINARY PLANNING PURPOSES, A VALUE OF 2 ERU'S PER ACRE IS USED FOR ALL REGIONAL COMMERCIAL.
 3. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 4. SEWER LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
 5. SEWER TO BE CONVEYED TO EXISTING LINE LOCATED IN GOLDENROD WAY. A 20' SEWER MAIN EASEMENT EXISTS ON LOT 2211 AND 2212 OF HARVEST HILLS PLAT "P". ACCORDING TO TECHNICAL MEMORANDUM PREPARED BY BOWEN COLLINS AND ASSOCIATES DATED 10/15/14, EXCESS CAPACITY EXISTS WITHIN THE GOLDENROD WAY AND DOWNSTREAM SEWER LINES.
 6. AVAILABLE CAPACITY WITHIN COYOTE RUN ROAD PREVIOUSLY DETERMINED BY LAND DESIGN ENGINEERING AS DETAILED IN MEMO DATED 12/6/77. APPLYING CURRENT DESIGN FLOW CRITERIA AS DETERMINED BY IFFP, THE REMAINING CAPACITY IS 227 ERU'S.





LEGEND

- PROPERTY BOUNDARY —
- MOUNTAIN VIEW CORRIDOR
- PROPOSED STORM DRAIN ---
- SARATOGA SPRINGS MASTER PLAN --- SSMP

NOTES

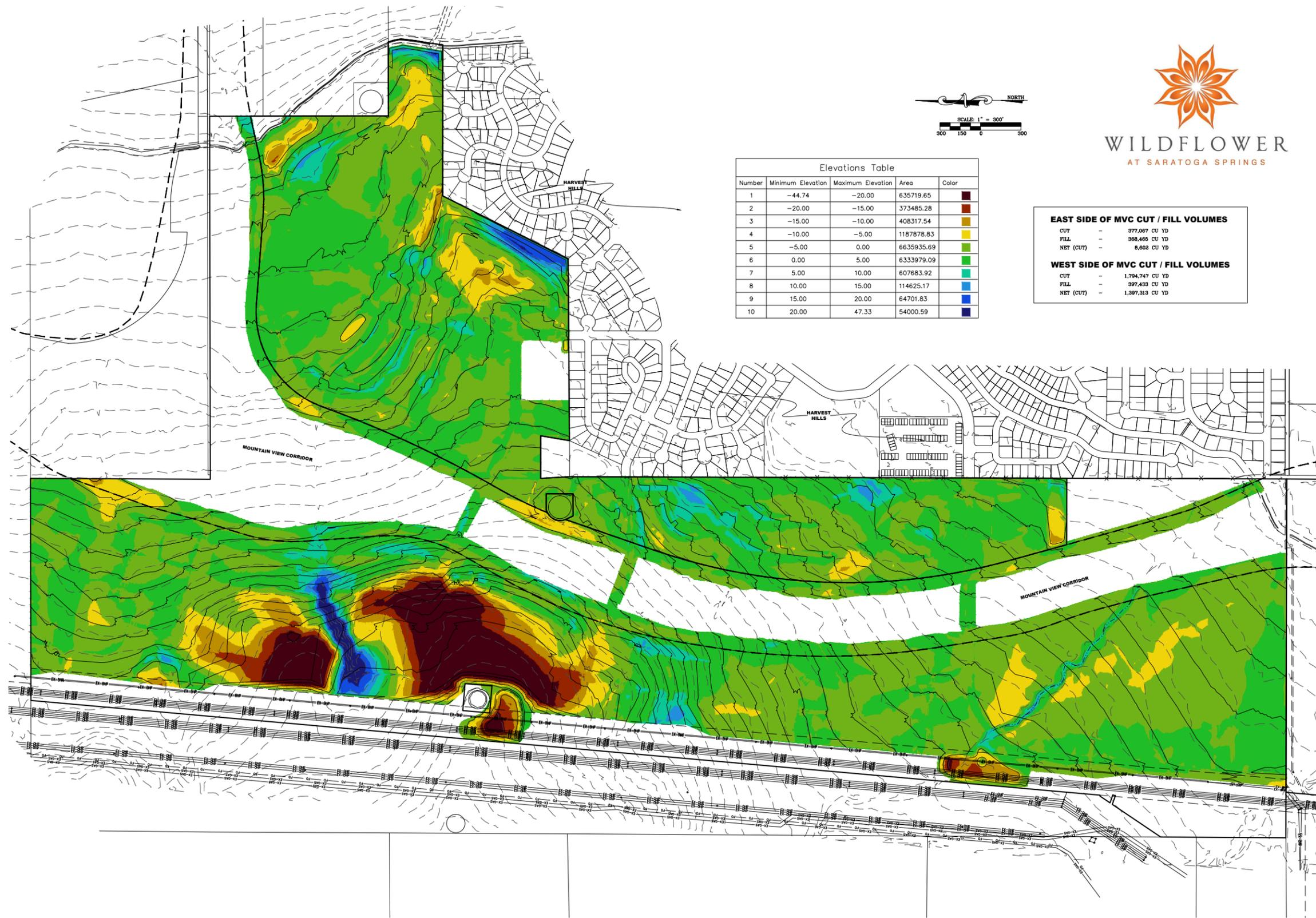
1. ONLY REGIONAL BASINS ARE SHOWN, ADDITION LOCAL BASINS WILL BE REQUIRED BASED ON FINAL DESIGN.
2. ALL COMMERCIAL TO BE REQUIRED TO DETAIN STORM WATER ON EACH SITE WITH RELEASE AT HISTORICAL RATES.
3. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
4. UDOT HAS ALLOWED THE DEVELOPER TO CO-LOCATE STORAGE WATER AREAS TO SERVE BOTH THE PROJECT AND MVC UPON THE REQUEST AND APPROVAL OF THE CITY.
5. STORM DRAIN LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
6. OFF-SITE FLOWS FROM WEST OBTAINED FROM CITY STORM DRAIN IFFP (DRAFT).
7. SSMP PROJECT IDENTIFIERS OBTAINED FROM CITY STORM DRAIN IFFP (DRAFT).

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

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

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





Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-44.74	-20.00	635719.65	Dark Red
2	-20.00	-15.00	373485.28	Red
3	-15.00	-10.00	408317.54	Orange
4	-10.00	-5.00	1187878.83	Yellow
5	-5.00	0.00	6635935.69	Light Green
6	0.00	5.00	6333979.09	Green
7	5.00	10.00	607683.92	Light Blue
8	10.00	15.00	114625.17	Blue
9	15.00	20.00	64701.83	Dark Blue
10	20.00	47.33	54000.59	Very Dark Blue

EAST SIDE OF MVC CUT / FILL VOLUMES

CUT	-	377,067 CU YD
FILL	-	368,466 CU YD
NET (CUT)	-	8,602 CU YD

WEST SIDE OF MVC CUT / FILL VOLUMES

CUT	-	1,794,747 CU YD
FILL	-	397,433 CU YD
NET (CUT)	-	1,397,313 CU YD





September 29, 2016

DAI
Attn: Nate Shipp
1099 W. South Jordan Parkway
South Jordan, UT 84095

Via email to: nate@daiutah.com

Re: Wildflower Community Plan Amendment Review – Planning Department, File 16-0121

Dear Mr. Shipp,

We have reviewed the submitted Community Plan Amendment for the Wildflower Project, located west of Harvest Hills and north of Crossroads (SR-73), and have the following comments and requirements for the project. Please make the proposed changes prior to the Planning Commission hearing on October 13, 2016.

Fire District

1. Fire flows shall be met for this development as well as future development in the area. All IFC 2012 Edition requirements shall be met.
2. All other requirements shall be verified at time of platting.

Planning Department

1. Rename “neighborhood parks” to “open space and parks”
2. Number pages to reflect the pages being replaced/amended in the original CP
3. Remove the lots from the Land Use Master Plan and just show the land use type
4. Add orange dashed phase/Village-Plan lines to the key
5. Modify the Phase 2 note to read “Phases may be constructed out of order”
6. Community Level Open Space plan
 - a. Restore or explain removal of three trails from the plan
 - b. Restore the Mountain View Housing definition and Village Plan usability note from the original Open Space page in the CP
 - c. Restore the MVC open space note from the original Open Space page in the CP
 - d. Correct minor numerical typos
7. Comply with City Engineer requirements

Engineering comments will be provided separately.

If you have any questions or comments please don't hesitate to contact our office.

Sincerely,

Kimber Gabryszak, AICP
Saratoga Springs Planning Director

Planning Commission Staff Report Staff Report

Author: Gordon Miner, City Engineer
Subject: Transportation Master Plan
Date: October 13, 2016
Type of Item: Legislative



Description:

A. Topic: Update to the Saratoga Springs Transportation Master Plan

B. Background:

Applicant: Gordon Miner, P.E., City Engineer
Request: Positive Recommendation to the City Council
Location: Citywide

As an element of the General Plan, the Transportation Master Plan (TMP) is a guide to provide capacity in the City's transportation system to accommodate expected growth.

The TMP was originally adopted in 2012. Subsequently, it was amended in 2013. This update addresses: Travel Demand Modelling, Demographic data, Roadway Level of Service, and a planned 2040 roadway network, based on the regional network plans found in the Mountainland Association of Governments TransPlan40.

This update was prepared by Horrocks Engineers, who will be present to entertain questions.

By way of information, this TMP also includes the City's Neighborhood Traffic Calming Program as an appendix. But, the Traffic Calming Program is not part of this recommendation by the Planning Commission.

C. Recommendation: Staff requests that a positive recommendation be forwarded to the City Council.



Code Amendments Work Session

Title 19

Thursday, October 13, 2016

A. Executive Summary:

19.04. Land Use Zones

- Reformat- requirements such as lot coverage and square footage were combined into the existing table
- Development standards were removed and placed in the Design Standards
- Changes to some setbacks
- The inclusion of footprint development standards
- Changes to the Mixed Waterfront Zone:
 - Increased flexibility within the Zone.
 - Several proposed changes were made to match the proposed amendments to other Code sections.
 - The 80%/20% residential/commercial requirements was removed and replaced with a table.
 - Setbacks specific to multifamily and other development including mixed use and commercial were added for greater clarity.
 - Multiple development standard sections were added to mitigate impacts of the development.

19.06. Landscaping and Fencing

- Remove exception language
- Remove minimum turf requirements and modify shrub parameters

19.09. Parking

- Exempt single rows of parking from the parking island requirement, when adjacent to a similar landscaped area
- More clearly require connectivity
- Remove through-access requirements
- Clarify land use authority

19.12. Subdivisions

- Require data tables on the plat rather than as accompanying data

19.18. Signs

- Allow additional temporary signage in all non-residential zones, for example “for lease” or other similar types

19.25. Lake Shore Trail

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

19.TBD Design Standards

- Creation of standards for multifamily developments
- Reorganization of the current design standards for clarity
- Assemble all other design standards from other sections in one place
- Addition of standards for Mixed Use and Mixed Waterfront developments
- Addition of standards for developments in the Buffer Overlay areas.

19.TBD Open Space

- Replace current open space standards with requirement for park space per residential unit

B. Attachments:

1. 19.04
2. Mixed Waterfront
3. Buffer Overlay
4. Open Space
5. Design Standards
6. Combined general amendments

19.04 Overhaul - Ag and Residential, CLEAN VERSION

19.04.07. Summary of Land Use Regulations.

1. Purpose and Intent of Agricultural and Residential Zones:

- A. **Agricultural (A).** The purpose of the Agricultural Land Use Zone is to allow for the continuation of agricultural practices and rural residential neighborhoods where farming is allowed together with the keeping of large animals.
- B. **Residential Agricultural (RA-5).** The purpose of the Residential Agricultural (RA-5) Land Use Zone is to allow for the continuation of agricultural practices and the raising of livestock. It covers the portion of the City which historically has been irrigated and utilized for these purposes in Utah County along Lehi-Fairfield Road prior to annexation.
 - a. Although this zone has been established to protect agricultural rights and the raising of livestock, certain non-farm uses, as established herein, and residences on lots large enough to minimize conflict with surrounding properties are allowed in the zone.
- C. **Rural Residential (RR).** The purpose of the Rural Residential Land Use Zone is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands and that more fully preserves the rural character of Saratoga Springs.
- D. **R1-40 (Residential Single Family 40,000).** The purpose of the R1-40 Land Use Zone is to allow for single family homes with a minimum lot size of 40,000 square feet per unit., This zone allows for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands, and the rural character of Saratoga Springs.
- E. **R1-20 (Residential Single Family 20,000).** The purpose of the R1-20 Land Use Zone is to allow single family homes with a minimum lot size of 20,000 square feet per unit. This zone allows for the establishment of single family neighborhoods on large lots that are characteristics of traditional suburban residential neighborhoods.
- F. **R1-10 (Residential Single Family 10,000).** The purpose of the R1-10 Land Use Zone is to allow single family homes with a minimum lot size of 10,000 square feet. This zone allows for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods.
- G. **R1-8 (Residential Single Family, 8,000).** The purpose of the R1-8 Land Use Zone is to allow single family homes with a minimum lot size of 8,000 square feet. This zone allows for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods.
- H. **R2-8 (Residential Two-Family 6,000).** The purpose of the R2-6 Land Use Zone is to allow for Medium Density developments with Residential Two-Family buildings. This zone allows for two-family buildings and also allows for footprint development. .
- I. **R3-6 (Residential Three-Family 6,000).** The purpose of the R3-6 Land Use Zone is to allow for Medium Density developments with Residential Three-Family buildings. This zone allows for three-family buildings and also allows for footprint development.

19.04 Overhaul - Ag and Residential, CLEAN VERSION

building or facility												
Public Building or Facilities (City Owned)	C	C	C	C	C	C	C	C	C	C	C	C
Public Parks, playgrounds, recreation areas, or other park improvements*	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for Elderly Persons	C	C	C	C	C	C	C	C	C	C	C	C
Residential Facilities for Persons with a Disability	P	P	P	P	P	P	P	P	P	P	P	P
Riding Arena (Commercial)	C	C	C									
Riding Arena (Private)	P	P	P									
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	C	C	C	C								
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
Stables	P	P	C									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P

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

19.04 Overhaul - Ag and Residential, CLEAN VERSION

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

A. Lot Size Reductions: Lot size reductions may be granted by the City Council for residential development in the R1-20, R1-10, R1-8, and R2-6 zones, based on the criteria below.

- a. The City Council may approve a reduction in the lot size if such reduction serves a public or neighborhood purpose such as:
 - i. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 - ii. the creation of additional and significant amenities that may be enjoyed by all residents of the neighborhood;
 - iii. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see definition of “open space” in Section 19.02.02); or
 - iv. any other public or neighborhood purpose that the City Council deems appropriate.
- b. In no case shall the overall density in any approved project be increased above what is allowed within the underlying zone as a result of an approved decrease in lot size pursuant to these regulations.
- c. In making a determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the

19.04 Overhaul - Ag and Residential, CLEAN VERSION

implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.

- d. In no case shall the City Council approve a residential lot size reduction greater than ten percent of the minimum lot size required by the underlying zone notwithstanding the amenities that are proposed.
- e. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

B. Footprint Development:

- a. The minimum lot size shall be equal to the footprint of the unit.
- b. A minimum of 35% of the total project area shall be designated as common area.

4. Open Space and Landscaping Requirements:

- a. All new residential development is subject to the requirements of Section 19.19.
- b. Required landscaping shall comply with Section 19.06
- c. All sensitive lands shall be protected as part of the open space and/or landscaped area of any development.
- d. For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping.

19.04 overhaul - Ag and Residential, REDLINED VERSION

19.04.07. Summary of Land Use Regulations.

1. Purpose and Intent of Agricultural and Residential Zones:

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

Commented [SRC1]: Max units per acre are in the development standards table

Formatted: Justified

Commented [SRC2]: Currently 9,000; proposing 8,000

19.04 overhaul - Ag and Residential, REDLINED VERSION

- H. ~~Low Density Residential (R-5), R2-8 (Residential Two-Family 6,000).~~ The purpose of the ~~Low Density (R-5) R2-6~~ Land Use Zone is to allow for ~~Medium Density developments with Residential Two-Family buildings. This zone allows for two-family buildings and also allows for footprint development. the establishment of single family neighborhoods on medium sized lots that are characteristic of traditional suburban residential neighborhoods.~~ Residential densities in this zone are limited to minimum lot size requirements and shall not exceed five ERUs per acre.
- I. ~~Medium Density Residential (R-6), R3-6 (Residential Three-Family 6,000).~~ The purpose of ~~the R3-6 Medium Density Residential (R-6)~~ Land Use Zone is to allow for ~~Medium Density developments with Residential Three-Family buildings. This zone allows for three-family buildings and also allows for footprint development. a mix of permitted housing types.~~ Residential densities in this zone shall not exceed six ERUs per acre.
- J. ~~Medium Density Residential 10 (R-10), MF-10 (Multi-Family, 10 Units Per Acre).~~ The purpose of the ~~MF-10 Medium Density Residential (R-10)~~ Land Use Zone is to allow for the establishment of ~~Medium Density multi-family residential neighborhoods and to allow for footprint development. This zone allows up to 10 units per acre. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed ten ERUs per acre.~~
- K. ~~High Density Residential 14 (R-14), MF-14 (Multi-Family, 14 Units Per Acre).~~ The purpose of the ~~High Density Residential (R-14) MF-14~~ Land Use Zone is to allow for the establishment of ~~single family High Density multi-family residential neighborhoods and to allow for footprint development. This zone allows up to 14 units per acre, on small lots and to allow for a mix of single family and multi-family housing types. Residential densities in this zone shall not exceed fourteen ERUs per acre.~~
- L. ~~High Density Residential (R-18), MF-18 (Multi-Family, 18 Units Per Acre).~~ The purpose of the ~~High Density Residential 18 MF-18~~ Land Use Zone is to allow for the establishment of ~~single family High Density multi-family residential neighborhoods and to allow for footprint development. This zone allows up to 18 units per acre, on small lots and to allow for a mix of single family and multi-family housing types. Residential densities in this zone shall not exceed eighteen ERUs per acre.~~

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

P = Permitted C = Conditional

	A	RA-5	RR	R-1 <u>R1-40</u>	R-2 <u>R1-20</u>	R-3 <u>R1-10</u>	R-4 <u>R1-8</u>	R-5 <u>R2-6</u>	R-6 <u>R3-6</u>	R-10 <u>MF-10</u>	R-14 <u>MF-14</u>	R-18 <u>MF-18</u>
Agriculture	P	P	P									
Animal Hospital,	P	P										

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19.04 overhaul - Ag and Residential, REDLINED VERSION

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

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 - i. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 - ii. the creation of additional and significant amenities that may be enjoyed by all residents of the neighborhood;
 - iii. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see definition of “open space” in Section 19.02.02); or
 - iv. any other public or neighborhood purpose that the City Council deems appropriate.
- b. In no case shall the overall density in any approved project be increased above what is allowed within the underlying zone as a result of an approved decrease in lot size pursuant to these regulations.
- c. In making a determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the

19.04 overhaul - Ag and Residential, REDLINED VERSION

implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.

- d. In no case shall the City Council approve a residential lot size reduction greater than ten percent of the minimum lot size required by the underlying zone notwithstanding the amenities that are proposed.
- e. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

B. Footprint Development:

- a. The minimum lot size shall be equal to the footprint of the unit.
- b. A minimum of 35% of the total project area shall be designated as common area.

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4. Open Space and Landscaping Requirements:

- a. All new residential development is subject to the requirements of Section 19.19.
- b. Required landscaping shall comply with Section 19.06
- c. All sensitive lands shall be protected as part of the landscaped open space and/or landscaped area of any development.
- 4.d. For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping.

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

Commented [SRC4]: Moved up to #4

6. Sensitive lands:

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

Commented [SRC5]: Covered in 19.19

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

Commented [SRC6]: Duplicative. Covered in 19.14.04

1. **Purpose and Intent of Non-Residential Zones:**

- A. **Neighborhood Commercial (NC).** The Neighborhood Commercial Land Use Zone is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents' commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and Architectural compatibility with the surrounding neighborhood.
- B. **Community Commercial (CC).** The purpose of the Community Commercial zone is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.
- C. **Regional Commercial (RC).** The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.
- D. **Office Warehouse (OW).** The purpose of the Office Warehouse Land Use Zone is to allow for large lot warehouse and select office development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial, and warehouse and shipping operations in an industrial setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.
- E. **Industrial (I).** The purpose of the Industrial Land Use Zone is to allow for large lot industrial and manufacturing development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial and industrial operations in a business park setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.
- F. **Business Park (BP).** The purpose of the Business Park (BP) Land Use Zone is to allow for certain land uses that require large tracts of land in appropriate locations. Development under these regulations should provide for office space, light manufacturing (subject to location restrictions as determined during Site Plan review), and commercial operations in a business park campus-type setting characterized by large buffer strips, open spaces, landscaping, and quality site development standards. Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement. Certain land uses have been identified as either ancillary uses or edge uses only.

G. **Institutional/Civic (IC).** The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public.

H. **Public School Bus Lot (PSBL).** The purpose of the Public School Bus Lot (PSBL) Land Use Zone is to allow for a specific land area used for the storage or layover of public school buses or motor coaches. Development under these regulations may only provide for a bus lot, administrative office space, maintenance facilities, fueling stations, or other accessory uses associated with a public school district in a specific setting. Such development is characterized by large buffer strips, open spaces, landscaping, and quality site development standards.

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

P= Permitted C= Conditional

	NC	CC	MU	RC*	OW	I	ML	BP	IC	PSBL
Alcoholic Beverage, Package Agency						C				
Alcoholic Beverage, State Liquor Store						C				
Animal Hospital, Large/Large Veterinary Office	C	P	C	P	P					
Animal Hospital, Small/Small Veterinary Office	C	P	C	P	P					
Arts & Crafts Sales	C	P	P	P			P			
Automobile Refueling Station		C	C	C	C	C				
Automobile Rental & Leasing Agency		C		C	C	P		C ^A		
Automobile Repair, Major					C	C				
Automobile Repair, Minor				C**	C	C		C ^E		
Automobile Sales				C**		C				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service				C**	C	P				
Bakery, Commercial					C	C				
Bakery, Retail	P	P	P	P			P	C		
Bed and Breakfast			C				C			
Bookstore	P	P	P	P			P			
Building Material Sales (with outdoor storage)				C**	C	P				

Fueling Station, Cardlock Facility										P
Funeral Home	C	C	C	C						
Grocery Store		P	C	P			P			
Hair Salon	P	P	P	P			P			
	NC		MU	RC*	OW	I	ML	BP	IC	PSBL
	NC		MU	RC*	OW	I	ML	BP	IC	PSBL
Hardware & Home Improvement Retail		C	C	P						
Home Occupations	See §19.08		See §19.08	See §19.08	See §19.08					
Hospital		P		P				C	P	
Hotels		C		C	C	C	C	C		
Ice Cream Parlor	P	P	P	P			P	C ^A		
Impound Yard						C				
Kennel, Commercial				C	C	P				
Laundromat		C		C	C	C				
Library		P	P	P					P	
Light Manufacturing					C	C		C		
Marina							P			
Mining						C				
Mixed Use			P				P			
Neighborhood Grocery Store		P	P				P			
Motels				C	C	C	C			
Non-Depository Institutions				C						
Office, High Intensity					P	C		C		
Office, Medical and Health Care	C	P	C	P				P	P	
Office, Professional	C	P	P	P	P	C	P	P		
Pawn Shop					C	C				
Personal Service Establishment	C	C	C		C		C	C ^A		
Plant & Tree Nursery	C	C		C	C	P				
Postal Center	C	P	C	P	C			P ^A	P	
Preschool	C	C	C	C			CA	C ^A		
Printing, lithography & publishing establishments					C	C		P		
Public & private utility building or facility				C	C	C	C		C	C

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

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

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

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

** The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.

3. Development Standards:

	NC	CC	RC	OW	I	BP	I/C	PSBL
Minumim Project Size*				40,000 sq. ft.	10 acres	1 acre for single building development; 5 acres for a business park		
Minimum Lot Size	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	30,000 sq.ft.	20,000 sq.ft.	10 acres
Minimum Setback								
Front/Corner Side	25'	25'	10'	20'	30'	10'	25'	50'
Interior Sides	25'	25'	10'	25'	30'	30' where adjacent to a residential, MU or MW zone. 20' next to all	25'	50'
Rear	25'	25'	30'	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50'	25'	50'
Exceptions Allowed	X	X						X
Building Separation						20' between single story, 30' between two or more stories		
Minimum Lot Width	100'	100'		70'		80'	80'	
Minimum Lot	100'	100'				80'	80'	
Maximum Height of	35'	40'	50'	35'	50'	50'	50'	35'
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	80% for parking lot and buldings
Maximum Building Size	15,000 sq.ft.							

*Lots may be created within the development based on a

	MU
Maximum Units per Acre	14 units/acre for residential portion of project
Minimum Project Size	5 acres
Minimum Lot Size:	
Non-residential	10,000 sq. ft.
Single Family Lots	5,000 sq.ft.
Two-Family and Three-Family Dwellings	6,000 sq.ft.
Multi-Family Dwellings	see footprint development requirements
Footprint Development	Allowed
Residential Above Commercial	10,000 sq.ft.
Minimum Setback Requirements:	
Mixed use buildings	single-story: 10' around the perimeter two-story: 20' around the perimeter three-story: 30' around the perimeter four-story: 40' around the perimeter
Front	20' *
Interior Sides	5'
Rear	20'
Corner Side	15'
Accessory Building Setbacks	front and corner side: same as primary structure, Rear and interior side: 5'
Minimum Lot Width	50'
Minimum Lot Frontage:	
Residential	35'
Non-residential	100'
Mixed use buildings	100'
Maximum Height of Structures	Four Stories, 45'?
Maximum Lot Coverage	50%
Minimum Dwelling Size	1,000 sq.ft. above grade
Landscaping and Open Space:	
Commercial Landscaping	25% of the area devoted to Commercial development shall be landscaped
Residential Open Space	See Section 19.19
Residential Above Commercial	25% of the project area shall be landscaped, and amenities provided per Section 19.19

*An unenclosed front entry or porch may encroach up to five feet into the 20' front setback.

A. Setback Exceptions:

- a. the City Council may reduce no more than one setback requirement by up to ten feet if:
 1. The setback is along a collector or arterial frontage, and
 2. The setback does not abut residentially developed or zoned properties.

B. Footprint Development:

- a. The minimum lot size shall be equal to the footprint of the unit.
- b. A minimum of 35% of the total project area shall be designated as common area for the residential portion of the development. This does not apply to mixed use structures with residential above commercial.

C. Residential Above Commercial:

- a. Residential is allowed above commercial in the RC and MU zone. The following additional standards shall apply:
 - i. The minimum unit size for residential above commercial in the RC zone is 600 square feet.
 - ii. The maximum residential density for residential above commercial in the RC zone is 14 units per acre.
 - iii. Section 19.19 shall apply to developments in the MU zone for the portion of property that has residential development.

D. Open Space and Landscaping Requirements:

- a. All new residential development is subject to the requirements of Section 19.19.
- b. Required landscaping shall comply with Section 19.06
- c. All sensitive lands shall be protected as part of the open space and/or landscaped area of any development.
- d. For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping.

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

Sections:

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

* * * * *

19.04.25. Mixed Waterfront (MW).

1. Purpose and Intent.

- a. The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. The goal is to accomplish a mix of residential and commercial uses with a majority being residential.
- c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Density shall be focused around the water front with density decreasing the farther from the waters edge. In an effort to incentivize commercial along the waterfront the following units per acre allotments shall apply.
- d. The maximum residential density shall be based upon the amount of commercial development provided, as outlined in the table below, with smaller amounts of commercial reflecting lower residential density.

ALLOWABLE DENSITY BY PROJECT SIZE AND COMMERCIAL PERCENTAGE					
Development of Less than 10 acres		Development of 10-50 acres		Development of More than 50 acres	
Commercial Area	Maximum Density on Residential Area	Commercial Area	Maximum Density on Residential Area	Commercial Area	Maximum Density on Residential Area
0-10%	2 units per acre	0-5%	2 units per acre	0-5%	2 units per acre
11-20%	6 units per acre	6-15%	6 units per acre	6-15%	6 units per acre
21-35%	10 units per acre	16-25%	8 units per acre*	16-20%	8 units per acre*
		26-35%	10 units per acre*	21-30%	10 units per acre*

**Up to 30% of the residential development may have up to 14 units per acre, however the overall average residential density shall not exceed this maximum density.*

- i. Example: A project consisting of 25 acres containing 15% commercial may have up to 6 units per acre.
- e. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- f. Certain land uses have been identified as either ancillary uses or edge uses only.

2. Permitted Uses. The uses identified in 19.04.07.3 as Permitted Uses in the Mixed Waterfront Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Mixed Waterfront (MW) Zone, with some uses identified in that section limited to edge or ancillary use only.
4. **Minimum Development Size and Lot Sizes.**
 - a. Lots within a one acre or larger development may be created based upon an approved comprehensive Concept Plan All developments in this zone are required to develop a comprehensive Concept Plan that includes maps and descriptions of how the entire property is anticipated to develop

5. Setbacks and Yard Requirements.

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

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

6. Open Space and Landscaping Requirement.

- a. If the open space is common space, the developer shall record a public access easement at plat recordation to any adjacent public open space or access to the waterfront.
- b. Common and private open spaces shall be provided as follows:
 - i. Up to 25% of the total open space requirement may be met by counting any private open space areas (patios and balconies) provided within the project.

- ii. The minimum area of any private open space shall be 25 sq. ft. This may be in the form of patios or balconies accessible only to the abutting unit.
 - iii. The minimum dimension of eligible common open space areas shall be 150 square feet with a minimum width of 10 feet. These may be located at grade or above grade and may include terraces, courtyards, fitness centers for vertical mixed use and multifamily, rooftop gardens, or other similar areas.
 - iv. Common and private open spaces shall be designed to limit intrusion by nonresidents.
- c. Sharing of common open space between residential and nonresidential uses may be allowed by the applicable Land Use Authority when it is clear that the open space will provide direct benefit to residents and patrons of the project subject to the following limitations.
- i. Up to 30% of the required open space for residential uses in a horizontal mixed use project may be provided as quasi-public open space within the nonresidential component of the project; or
 - ii. Up to 50% of the required open space for residential uses in a vertical mixed use project may be provided as quasi-public open space within the nonresidential component of the project.
 - iii. The minimum area of shared common open space areas shall be 150 sq. ft. with a minimum width of 10 feet. These areas shall be accessible for use by the general public.
 - iv. Quasi-public open space areas shall not include outdoor dining areas or other outdoor activity areas for exclusive use by an individual business.
 - v. Quasi-public open space areas are areas located on private property and accessible to the general public. These areas may include pedestrian oriented amenities, including enhanced seating, lighting, paving, landscaping, public art, water features, and other similar features deemed appropriate by the (which authority).

7. Sensitive Lands.

- a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
- b. All sensitive lands shall be placed in protected open space.

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

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

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

Sections:

- 19.04.01. Purpose.
- 19.04.02. Land Use Zones and Classification Established.
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- 19.04.12. Low Density Residential (R-2).
- 19.04.13. Low Density Residential (R-3).
- 19.04.14. Low Density Residential (R-4).
- 19.04.15. Low Density Residential (R-5).
- 19.04.16. Medium Density Residential (R-6).
- 19.04.17. Medium Density Residential (R-10).
- 19.04.18. High Density Residential (R-14).
- 19.04.19. High Density Residential (R-18).
- 19.04.20. Neighborhood Commercial (NC).
- 19.04.21. Mixed Use (MU).
- 19.04.22. Regional Commercial (RC).
- 19.04.23. Office Warehouse (OW).
- 19.04.24. Industrial (I).
- 19.04.25. ~~Mixed Lakeshore (ML)~~, Mixed Waterfront (MW)
- 19.04.26. Business Park (BP).
- 19.04.27. Institutional/Civic (IC).
- 19.04.28. Public School Bus Lot (PSBL).

* * * * *

19.04.25. Mixed Waterfront (MW).

1. Purpose and Intent.

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

ALLOWABLE DENSITY BY PROJECT SIZE AND COMMERCIAL PERCENTAGE					
Development of Less than 10 acres		Development of 10-50 acres		Development of More than 50 acres	
Commercial Area	Maximum Density on Residential Area	Commercial Area	Maximum Density on Residential Area	Commercial Area	Maximum Density on Residential Area
0-10%	2 units per acre	0-5%	2 units per acre	0-5%	2 units per acre
11-20%	6 units per acre	6-15%	6 units per acre	6-15%	6 units per acre
21-35%	10 units per acre	16-25%	8 units per acre*	16-20%	8 units per acre*
		26-35%	10 units per acre*	21-30%	10 units per acre*

*Up to 30% of the residential development may have up to 14 units per acre, however the overall average residential density shall not exceed this maximum density.

- i. Example: A project consisting of 25 acres containing 15% commercial may have up to 6 units per acre.

~~d.e.~~ Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.

~~e.f.~~ Certain land uses have been identified as either ancillary uses or edge uses only.

2. Permitted Uses. The uses identified in 19.04.07.3 as Permitted Uses in the Mixed Waterfront Zone.

Mixed Waterfront, REDLINED VERSION

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

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5. Setbacks and Yard Requirements.

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

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

- a. ~~Setbacks and yard requirements describe the amount of space required between buildings and property lines.~~
- b. ~~All primary buildings in this zone are required to maintain minimum setbacks as follows:~~
 - i. ~~Front: Twenty five feet.~~
 1. ~~For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.~~
 2. ~~An unenclosed front entry or porch may encroach up to five feet into the twenty five foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.~~
 - ii. ~~Sides:~~
 1. ~~single family structures: 5/10 feet (minimum/combined);~~
 2. ~~multi family and non residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.~~

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

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

6. Open Space and Landscaping Requirement.

- a. If the open space is common space, the developer shall record a public access easement at plat recordation to any adjacent public open space or access to the waterfront.
- b. Common and private open spaces shall be provided as follows:
 - i. Up to 25% of the total open space requirement may be met by counting any private open space areas (patios and balconies) provided within the project.
 - ii. The minimum area of any private open space shall be 25 sq. ft. This may be in the form of patios or balconies accessible only to the abutting unit.
 - iii. The minimum dimension of eligible common open space areas shall be 150 square feet with a minimum width of 10 feet. These may be located at grade or above grade and may include terraces, courtyards, fitness centers for vertical mixed use and multifamily, rooftop gardens, or other similar areas.
 - iv. Common and private open spaces shall be designed to limit intrusion by nonresidents.
- c. Sharing of common open space between residential and nonresidential uses may be allowed by the applicable Land Use Authority when it is clear that the open space will provide direct benefit to residents and patrons of the project subject to the following limitations.
 - i. Up to 30% of the required open space for residential uses in a horizontal mixed use project may be provided as quasi-public open space within the nonresidential component of the project; or
 - ii. Up to 50% of the required open space for residential uses in a vertical mixed use project may be provided as quasi-public open space within the nonresidential component of the project.
 - iii. The minimum area of shared common open space areas shall be 150 sq. ft. with a minimum width of 10 feet. These areas shall be accessible for use by the general public.
 - iv. Quasi-public open space areas shall not include outdoor dining areas or other outdoor activity areas for exclusive use by an individual business.
 - iv.v. Quasi-public open space areas are areas located on private property and accessible to the general public. These areas may include pedestrian oriented amenities, including enhanced seating, lighting, paving, landscaping, public art, water features, and other similar features deemed appropriate by the (which authority).

12.7. Sensitive Lands.

- a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
- b. All sensitive lands shall be placed in protected open space.

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e. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.

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

13.

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

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

Chapter 19.25 Buffer Overlay

Sections:

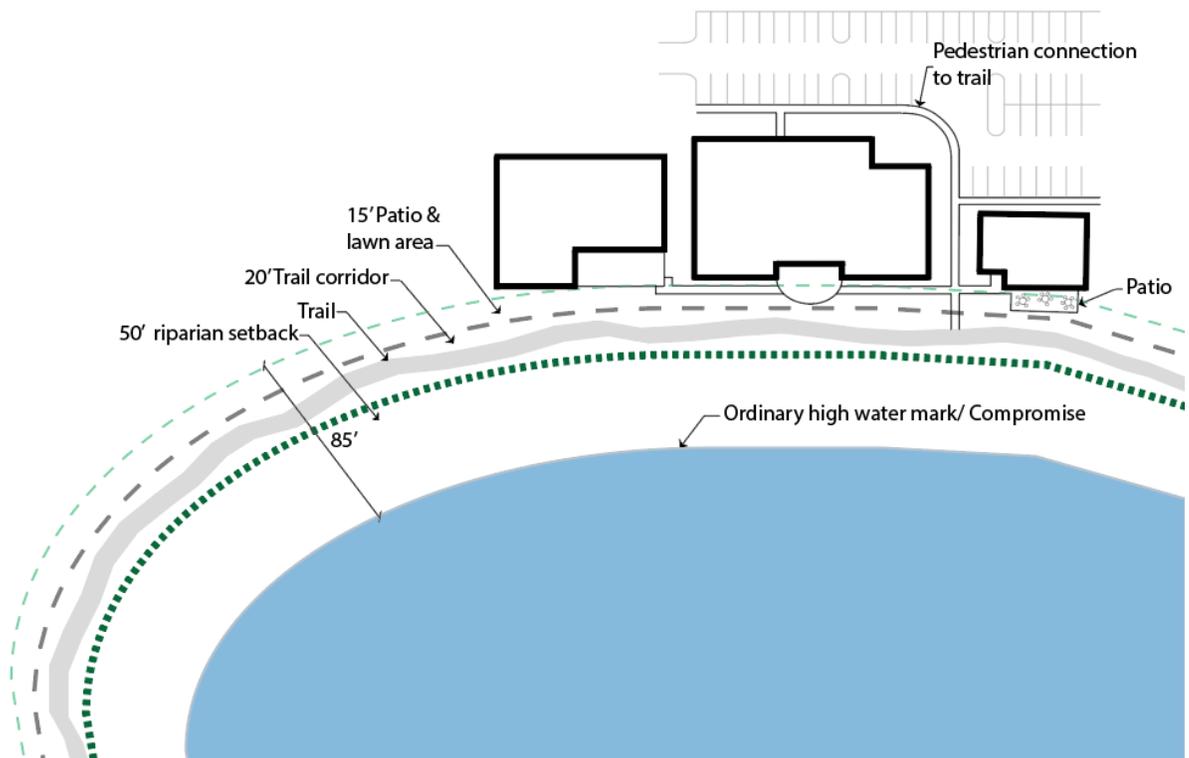
- 19.25.01 Purpose
- 19.25.02 Applicability
- 19.25.03 Setbacks
- 19.25.04 Pedestrian access & experience
- 19.25.05 Site coverage and ground level public access
- 19.25.06 Lake Shore Trail

19.25.01 Purpose

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

19.25.02. Applicability

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



19.25.03 Waterway setbacks

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

19.25.04 Pedestrian access & experience

1. Public access and parking:
 - a. Developments shall provide a public access to the Shoreline or Jordan River trail
 - b. Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.
 - c. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.
2. Screening Requirements
 - a. Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3 feet in height.
 - b. Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.
3. Landscaping in riparian and trail setbacks shall utilize native or naturalized plant materials that provide wildlife food and shelter. Manicured landscaping and lawns are prohibited in riparian setbacks.

19.25.05 Site Coverage and Ground Level Public Access

1. Purpose and Applicability. The intent of these standards is to ensure that new buildings and other constructed objects do not create barriers that wall off the river. These standards shall be applied in addition to the Design Standards in **Section XX**.
 - a. The more restrictive standards of the underlying zone, the design standards, or this section shall apply.
- i. Maximum structure width
 - a) On sites with a width greater than 100 feet that is generally parallel to the river corridor, structures shall not be allowed to exceed 70 percent of the width of the site. (combine this with 1b below)
 - b) On sites with a 50 to 80 foot width that is generally parallel to the river, structures shall not be allowed to exceed 50 feet or seventy percent of the width of the site, whichever is greater.

- c) On sites with a width of less than 50 feet that generally runs parallel to the river, structures shall not be required to comply with subsection 19.25.05(i).
- ii. Pedestrian views and access for large buildings
 - a) At a maximum interval of 300 feet of structure that is generally parallel to the river, there shall be a clear visual and pedestrian penetration at the ground level from a public street to the river corridor.
 - b) The visual and pedestrian penetration shall not be less than 30 feet wide.

Chapter 19.19. Open Space.

Sections:

- 19.19.01. Purpose and Applicability.
- 19.19.02. Definitions.
- 19.19.03. Equivalent Acres.
- 19.19.04. Minimum Required Open Space.
- 19.19.05. Minimum Amenities.
- 19.19.06. Payment in Lieu of Open Space Program.
- 19.19.07. Phasing.
- 19.19.08. Maintenance.

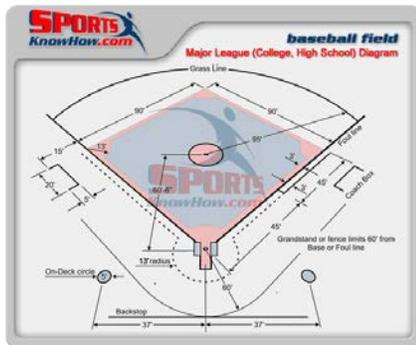
19.19.01. Purpose and Applicability.

1. **Purpose.** This Chapter establishes minimum open space requirements for all new residential development to ensure that parks and open space meeting the recreational and scenic needs of new residents are met.
2. **Applicability.** This Chapter applies to all new development in the City and expansions to previously approved developments in the City, excepting development in the A, RA-5, RR, and R-1 zones.

19.19.02. Definitions.

1. "Amenities" means an improvement for use by park patrons, such as playground equipment, play fields, trails, benches, and restrooms.
2. "Amphitheater" means a curved open-air venue for entertainment, with tiered seating or upward-sloped turfed area suitable for seating surrounding a central level area for performances. Seating capacity is calculated on nine square feet per person on the tiered or turf seating area.
3. "ASTM" means the American Society of Testing Materials.
4. "Baseball Diamond" means a play field improved with turf except for the skinned infield, and striped with paint to support the play of baseball or softball, with each diamond supporting one game at a time. Minimum dimensions by type are shown in the following graphics:

- a. "Major League©" (College, High School) diagram:

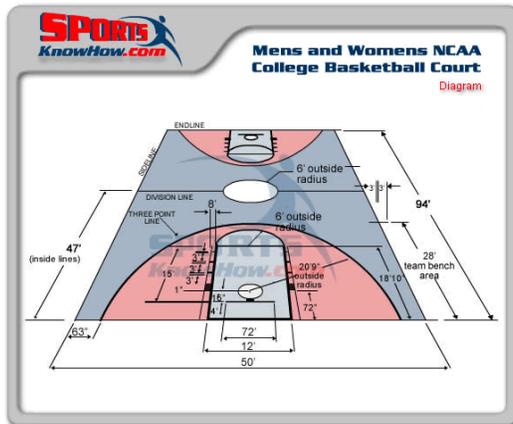


- b. "Little League©" diagram:



5. "Basketball Court" means a hard-surfaced area with amenities to support the playing of basketball.

- a. "Half court" means a court a minimum of 47 feet by 50 feet in area and containing one standard (pole and net).
- b. "Full court" means a court a minimum of 50 feet by 94 feet in area and containing a minimum of two standards, with the option of four standards creating two smaller full courts within the main court and perpendicular to the main court.



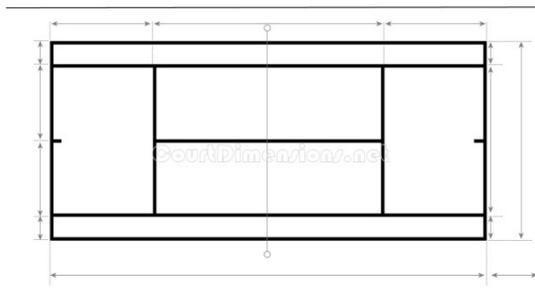
6. "BBQ Grill" means an outdoor appliance for grilling and cooking, constructed of industrial cast iron and permanently mounted on concrete.
7. "Bike Rack, 4-bike capacity" means a ridged one-piece structure to which bicycles can be locked, permanently mounted on concrete. May be substituted by multiple single-bike racks or poles with capacity for four bikes.

8. "Detention basin – limited access" means a detention basin that is improved to provide access for recreational use when not storing water.
9. "Drinking Fountain" means an industrial or commercial grade outdoor drinking facility, with proper drainage.
10. "Equivalent Acres" means the number of acres of different types of land it takes to equal one acre of fully improved park space.
11. "Fully Improved" means open space completely improved with turf, non-native landscaping, and amenities.
12. "Fully Improved with limited access" means fully improved open space with limitations to access, such as a pay-for-use golf course, limited hours for a cemetery, or similar limitation.
13. "Fully Improved with full access" means fully improved open space with no limitations on user access.
14. "Horseshoes, tetherball, similar" means an outdoor recreation area designed for the playing of horseshoes, or tetherball, or other permanently installed outdoor game.
15. "Improvements" means any addition or enhancement to open space, such as landscaping, recreational amenities, trails, and grading. See also "Partially Improved", "Fully Improved", and "Unimproved".
16. "Native" means the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape could include the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch.
17. "Open space with no access" means open space with no user access or recreational benefit provided.
18. "Park Bench" means an industrial or commercial grade outdoor seat, permanently mounted on concrete.
19. "Partially Improved" means open space left in a native state, such as existing or new native grasses instead of turf, and with recreational amenities consisting of more than trails and pavilions provided.
20. "Pavilion" means a free-standing structure with an open frame and covered by a roof to provide shade for a table or sitting area or other similar use.
 - a. "Small" means a pavilion of up to 400 square feet covering at least one table and related seating, one BBQ grill, or similar facilities.
 - b. "Medium" means a pavilion of up to 750 square feet covering at least two tables and related seating, several BBQ grills, or similar facilities.
 - c. "Large" means a pavilion of up to 1000 square feet covering at least four tables and related seating, or two tables and several BBQ grills, or similar facilities.
 - d. "Extra-large" means a pavilion of over 1000 square feet covering eight to ten tables and related seating, or a combination of tables and BBQ grills of similar amount.
21. "Play Field" means a level grass field that is useable for the play of various sports such as football, lacrosse, soccer, or other field. May or may not be striped with paint for a specific sport.
22. "Play structures" means a structure containing any of the following: swings, post and platform, slides, climbers, rockers, rotational, and interactive features. A single-platform refers to one elevated platform containing multiple features. All playground structures must have a certificate of compliance with current CPSC and ATSM standards.

23. "Restroom" means a room containing a wash basin, toilet, and other facilities for use. Where a restroom is provided, at least one cleaning/maintenance closet shall be included. May consist of a unisex lockable-from-inside restroom, or separate men and women's restrooms. May include a single or multiple stalls. Restrooms shall comply with ADA requirements, including percentage of stalls that are accessible in design.
24. "Sensitive Lands, limited access" means open space consisting of wetlands, steep slopes, or other sensitive lands with some user access provided such as trails, boardwalks, or pavilions.
25. "Soccer Field" means a play field a minimum of 180 feet by 300 feet in area, and striped with paint to support the play of soccer as shown in the graphic below:

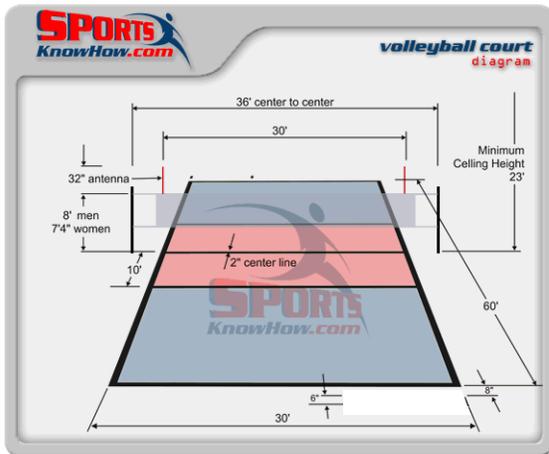


26. "Splash Pad" means a recreation area for water play with little to no standing water. May include fixed or movable spray or drip features and nozzles.
27. "Swimming Pool" means a man-made structure or tank constructed to hold water deep enough to permit swimming and other water based recreation. Minimum depth of six feet where diving is permitted; does not include wading pools. Minimum dimensions of 80 feet by 16 feet for a two-lane lap pool, or 50 feet by 25 feet for a non-lap pool.
28. "Tennis Court" means a level rectangular area for the playing of tennis. Minimum dimensions of 27 feet by 78 feet for a singles court; minimum dimension of 38 feet by 78 feet for a doubles court, striped in the following manner:



29. "Trash Can" means a waste receptacle for either trash or recyclables, minimum capacity of 50 gallons, permanently mounted on concrete.
30. "Unimproved" means open space left or planted in a native state, without the addition of amenities.
31. "User" means a person accessing open space for recreation, relaxation, or other purpose. Refers to residents of a development for privately maintained open space, or to the public for publicly maintained open space.

32. "Volleyball Court or Pit" means a level rectangular area with a net structure for the playing of volleyball. Minimum area of 1800 square feet. May be a lowered or level sand surface, or a hard level surface. Minimum dimensions as shown in the graphic below:



33. "Wading Pool" means a man-made structure or tank constructed to hold a small amount of water for water play that is not deep enough to permit swimming.
34. "Workout Station" means an industrial or commercial grade fitness components or devices designed to offer exercise opportunities to users, permanently mounted and meeting ASTM standards.

19.19.03. Equivalent Acres.

1. **Equivalent Acres.** As used in this Chapter, open space requirements shall be calculated based on Equivalent Acres, where different types of open space qualify as more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined in this Section:
 - a. **Method:** Multiply each acre or portion thereof, for each category provided, by the multiplier to determine the Equivalent Acres:

EQUIVALENT ACRE FORMULA	
Category of Open Space Provided:	Multiplier:
Unimproved, not Sensitive Lands	0.15
Open Space with no access	0.15
Sensitive Lands - limited access	0.33
Improvement of existing City owned open space	0.67
Detention basin - limited access	0.67
Detention basin - no access	0 - no credit
Partially Improved	0.75
Fully improved with limited access	0.75
Fully Improved with full access	1

- b. **Example:** A project providing 10 acres of open space that consists of 2.5 acres of hillside with trails (Sensitive Lands with Limited Access), 1 acre of detention basin with limited access, ½ acre of detention basin with no access, 2 acres of sensitive lands with no access, 3 acres of native park space, and 1 acre of fully improved park space with full access would be calculated as follows, resulting in credit of 5.05 Equivalent Acres:

EQUIVALENT ACRE FORMULA				
Category:	Multiplier:	Actual Acres provided	Equivalent Acre Formula:	Equivalent Acres Provided:
Unimproved, not Sensitive Lands	0.15			
Sensitive Lands - no access	0.15	2.00	2 acres x .15	0.30
Sensitive Lands - limited access	0.33	2.50	2.5 acres x .33	0.83
Improvement of existing City owned open space	0.67			n/a
Detention basin - limited access	0.67	1.00	1 acre x .67	0.67
Detention basin - no access	0 - no credit	0.50	.5 x 0	0.00
Partially Improved	0.75	3.00	3 x .75	2.25
Fully improved with limited access	0.75			
Fully Improved with full access	1	1.00	1 x 1	1.00
	TOTALS	10.00		5.05

19.19.04. Minimum Required Open Space.

1. **Open Space Required.** A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.
 - a. **Example:** a development with 150 units must provide 3.75 Equivalent Acres:
 $150 \div 40 = 3.75$.
 - b. **Exception:** any development where a minimum of 75% of the lots are one acre in size or larger shall not be required to provide Equivalent Acres.
2. **Minimum percentage by development.** In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:
 - a. Single family developments: 10% of overall development acreage
 - b. Multi-family developments: 15% of overall development acreage
 - c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage
 - d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.
3. **Other Limitations.**
 - a. In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.
 - i. Unimproved, not Sensitive Lands
 - ii. Open space with no access

iii. Detention basin – no access

19.19.05. Minimum Required Amenities.

1. **Methodology.** In order to meet the needs of new residents in each development, each development is required to provide amenities equaling a minimum number of points per required Equivalent Acre of open space.
2. **Minimum Points.** A minimum number of points is required per required Equivalent Acre, based on the total number of required Equivalent Acres provided in an individual park. The amenities may be distributed across all provided acres, but the points requirement is only based only on the required Equivalent Acres.

a. Required points: minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table below:

Park Size	Min Points Per Required Equivalent Acre:
0 - 2.49 Equivalent Acres	100
2.5 - 4.99 Equivalent Acres	80
5 - 9.99 Equivalent Acres	60
10+ Equivalent Acres	40

b. Example of application: a development with 150 units is required to provide 3.75 Equivalent Acres ($150 \div 40 = 3.75$), and must provide amenities averaging 80 points per Equivalent Acre, for a total of 300 points ($3.75 \times 80 = 300$). If the development provides 6 Equivalent Acres instead of the minimum 3.75, the total point requirement is still 300 and does not increase based on additional acreage.

3. **Points Per Amenity.** Each recreational amenity is worth a number of points. For appropriate spacing of amenities, each item also has a minimum square footage requirement.

4. **Mixture of Amenities and Required Amenities.**

- a. All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.
- b. No more than 25% of the points may be met by one specific item type in any one category.
- c. All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum 1-toilet restroom per each 5 acres or fraction thereof.
- d. Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.

Item	Min sq.ft	Category	Approx. Cost	Points per Item
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	per item			
Ice rink - indoor facility	n/a	A	\$3,500,000.00	1750.0
Marina - public access (ramp to accommodate 4 boats min.)	n/a	A	\$1,000,000.00	500.0
Amphitheater (structure)	2500	A	\$750,000.00	375.0
Ice rink - outdoor facility	?	A	\$500,000.00	250.0
Baseball Diamond - Little League© size	56000	A	\$432,002.00	216.0
Skate Park - one pit	10000	A	\$400,000.00	200.0
Swimming Pool, 2 lane equivalent	3000	A	\$300,000.00	150.0
Amphitheater (100 person seating area)	1000	A	\$250,000.00	125.0
Splash Pad (25 people)	2250	B	\$180,000.00	90.0
Restroom 3+ Toilets	400	B	\$164,000.00	82.0
Play Field - full size (soccer, football, etc.)	56000	B	\$112,000.00	56.0
Tennis Court (post tension concrete with fencing)	7200	B	\$100,800.00	50.4
Trail, hard surface, per 1000 linear feet	10000	B	\$82,500.00	41.3
Restroom 1-2 Toilets	200	B	\$82,000.00	41.0
Additional Equivalent Acre Above Requirement	See Tables	B	\$80,000.00	40.0
Pavilion - extra large (30'x40')	1200	C	\$78,000.00	39.0
Pavilion - large (30'x32')	960	C	\$62,400.00	31.2
Play field - half size	28000	C	\$56,000.00	28.0
Play or skate feature - eg rock wall or kicker, large	200	C	\$50,000.00	25.0
Playground Structure (1-platform)	250	C	\$50,000.00	25.0
Pavilion - (medium, 30'x24')	720	C	\$46,800.00	23.4
Pickleball Court	3000	D	\$45,000.00	22.5
Zipline - per 75' linear rideable line	n/a	D	\$35,000.00	17.5
Basketball 1/2 court	2350	D	\$32,900.00	16.5
Pavilion (small, 30'x16')	400	D	\$31,200.00	15.6
Personal Watercraft Dock	2000	D	\$25,000.00	12.5
Swingset	100	D	\$25,000.00	12.5
Trail, soft surface, per 1000 linear feet	5000	D	\$16,500.00	8.3
Drinking fountain (freeze resistant w/pet bowl & bottle filler)	9	D	\$12,000.00	6.0
Horseshoes or similar	250	E	\$6,000.00	3.0
Bleachers - per section	450	E	\$5,500.00	2.8
Volleyball pit	1800	E	\$2,500.00	1.3

Art - 1 statue, sculpture, or other single piece	50	E	\$2,000.00	1.0
Table (6' aluminum)	75	E	\$1,600.00	0.8
Tetherball or similar	250	E	\$1,200.00	0.6
Trash Receptacle (32 gal)	25	E	\$1,200.00	0.6
Workout station	100	E	\$1,000.00	0.5
Bench	50	E	\$800.00	0.4
BBQ Grill	25	E	\$600.00	0.3
Bike Rack, 4-bike capacity	30	E	\$500.00	0.3
Parking - 1 space (hard surface with drive aisle)	320	P	\$800.00	0.4
Parking - 1 space (soft surface with drive aisle)	320	P	\$272.00	0.1

** When an amenity is proposed that is not listed, Planning Director shall compare the cost and capacity of the amenity with amenities in this table to determine a comparable points value and category.*

*** A minimum of one trash can is required with every pavilion and one for every park without pavilions.*

Note: the City will put together a practical application spreadsheet for developer packet, and PC/CC.

19.19.06. Payment in Lieu of Open Space Program.

1. **Applicability:** the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:

- a. any single-family development where a minimum of 75 percent of the lots are 10,000 square feet or larger, or
- b. any single-family development with a park requirement of less than one acre, or
- c. up to 25% of the requirement for any multi-family development, or
- d. any portion of a development that is located within ¼ mile of an existing improved regional public park.

2. **Arrangements and Handling of Payment.**

- a. The developer shall pay as a Payment-in-Lieu the amount of money equivalent to the land value in subsection 2.b below, plus the cost of open space improvements identified in subsection 2.c below.
- b. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. **NEED TO IDENTIFY RELIABLE THIRD PARTY INFO WE CAN USE.**

- c. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.
- d. Upon receipt of the payment, the City shall deposit those funds in an account that has been established for the purchase of park lands, the construction of parks and recreation improvements, or for upgrading or repairing existing park facilities. The City may expend the Payment in Lieu of Open Space funds at its discretion so long as they are only used for the purchase of parks, construction of parks and recreation improvements, or for upgrading or repairing existing parks facilities.
- e. The City and developer may also agree to make other arrangements for the Payment in Lieu of Open Space if acceptable terms can be reached, but in no case shall the value of the Payment be less than the expected appraised value, estimated cost of open space improvements, and estimated water costs as described herein.

3. Voluntary Participation.

- a. This program is completely voluntary and developers who participate in it shall do so on a voluntary basis only. Written development agreements shall contain a description of the terms of this program.
- b. This program is also voluntary for the City and approval of all payments in lieu of open space are made at the sole discretion of the City Council. No entitlements are granted by virtue of this Chapter and all proposals to participate in this program are subject to the total and complete review and discretion of the City Council.

19.19.07. Phasing.

1. **(As currently stated in 19.13.09)** If the construction of various portions of the project is proposed to occur in stages, then the following standards shall be met.
 - a. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
 - b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given phase. The Developer may install open space in excess of the proportionate amount for each phase and bank open space credits towards later phases; however the open space installed must be a part of the open space shown in the Phasing Plan.
 - c. A perpetual instrument running with the land shall be recorded against the entire project prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

19.19.08. Maintenance and City Acceptance.

1. **General Maintenance.** All open space shall be maintained regularly, by the property owner or HOA as appropriate, to maintain a clean, weed-free, and healthy appearance.
2. **Turf and Plantings.**

- a. Turf shall be maintained at a maximum height of 3-4 inches.
- b. Turf and plantings shall be fully established and kept free of broadleaf weeds and other invasive species.
- c. Fertilizer shall be applied as necessary.

3. Irrigation.

- a. Irrigation shall comply with all City watering restrictions and guidelines, and shall begin no earlier than April 15th and shall end no later than October 15th of every year.
- b. Irrigation systems shall be maintained to operate efficiently, with leaks and malfunctions repaired promptly.
- c. Components and nozzles shall be utilized to keep a uniform distribution of spray per irrigation zone.
- d. Water shall be limited to irrigable areas and shall not cross onto hardscape such as sidewalks and streets.
- e. Water-saving devices, including smart timers and rain sensors, shall be utilized to ensure efficient use of water, and to prevent watering during precipitation.

4. Amenities.

- a. Amenities shall be maintained in clean, safe, working order. Rust shall be removed annually.
- b. Broken or malfunctioning amenities shall be repaired or replaced promptly.
- c. Proper maintenance schedules as recommended by the manufacturer or industry for each amenity shall be followed.

5. City Acceptance: the City shall be responsible for the maintenance of all open space dedicated to and accepted by the City for public ownership and use, or where a permanent public use and City maintenance agreement has been recorded. The City may only accept dedication or easements for open space that meets one or more of the following criteria:

- a. Regional trail corridors that are identified on the City Trails Master Plan and built to City standards, as well as crucial connections between such corridors.
 - i. Trail corridors dedicated to the City shall have a minimum width of fifteen feet.
 - ii. Public access trail easements through privately owned open space shall include only the area from exterior edge of trail surface to exterior edge of trail surface with adjacent landscaping maintained by the owner of the adjacent property.
- b. Public parks over 5 Equivalent Acres with a minimum average of [100] points of amenities per Equivalent Acre.
- c. Public parks of less than 5 Equivalent Acres only when offering a major public benefit such as trailhead parking or other need identified in the City Parks and Trails Master Plan, and containing a minimum average of [125] points of amenities per Equivalent Acre.

19.TBD. Site and Architectural Design Standards

MOVE 19.14.03 and 19.14.04 here as well OR amend to reference this section as part of design review...

19.TBD. Purpose.

19.TBD. Applicability and Review Process.

19.TBD. Site Design Standards, General.

19.TBD. Site Design Standards, for Commercial, Institutional, and Office Warehouse zones

19.TBD. Architectural Design Standards, General.

19.TBD. Architectural Design Standards, Residential.

19.TBD. Architectural Design Standards, Non-Residential.

19.TBD. Mixed Use and Mixed Waterfront standards.

19.TBD. Buffer Overlay standards.

19.TBD.Purpose.

These standards have been adopted to promote high quality development, while enhancing and protecting aesthetics as the City grows. Each new development in the City shall be designed to:

1. Provide for a harmonious arrangement of buildings, site landscaping, open space, driveways, access, parking, and development amenities.
2. Make reasonable efforts to preserve the desirable existing conditions found on a site through minimized removal of desirable trees and other vegetation and soil and minimized site grading.
3. Use high quality building materials, colors, textures, lighting, architectural and landscape forms.
4. Create safe vehicular, pedestrian, and bicycle circulation by way of interior drives, parking areas, pathways, and sidewalks.
5. Provide buffering between adjacent properties.
6. Provide architectural designs that are visually appealing on all visible elevations.
7. Maintain building massing that is scaled to pedestrian and vehicular perspectives.

19.TBD.Applicability and Review Process.

1. Conformance required. This section applies to all new development in the City unless otherwise exempted in this Title, and expansions to previously existing development in the City.
2. Exemptions. The following uses shall be exempt from the requirements of this section:
 - a. New and expanded Agricultural sites and structures.
 - b. Construction of individual single-family homes.
3. Review Process. Site and Architectural Review will be done by the Development Review committee as part of the review process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to approvals or public meetings
4. Submittal Requirements. Material and color boards, along with colored elevations of all sides of the proposed buildings, shall be submitted with the items required accompanying development application.

19.TBD.Site Design Standards, General.

1. The following standards are applicable to all new non-residential and multi-family development:

- a. Pedestrian Connectivity.
 - i. All buildings and Site Plans shall be designed to be pedestrian friendly by way of connecting walkways.
 - ii. Pedestrian connections shall be made, when feasible between developments, between buildings within a development, to any streets adjacent to the property and to any pedestrian facilities that connect with the property.
 - iii. All pedestrian connections shall be shown on the Site Plan.
 - iv. Sites shall be designed to allow for safe pedestrian access from parking areas to the building, from building to building, from the building to adjacent developments and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.
- b. Parking areas.
 - i. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Land Use Authority, subject to the following criteria:
 - 1. The use is a big box with outparcels helping to screen parking, or
 - 2. At least 50% of the parking is located to the side or rear of the building.
 - ii. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
 - iii. Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. Small projects may need to combine components of the hierarchy.
 - iv. The use of shared parking with adjacent sites is encouraged as per the shared parking provision within Section 19.09 of the Land Development Code.
 - v. Parking lots and cars should not be the dominant visual element of the site. Large expansive paved areas located between the street and the building should be avoided in favor of a group of smaller parking areas separated by landscaping and buildings.
 - vi. Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, low screen walls, landscape hedges or combinations thereof.
- b. Parking structures.
 - i. Parking structures shall be architecturally consistent with the project buildings, including the use of the same finish materials as the exterior of the adjacent or adjoining buildings.
 - ii. When placement of parking structures along site frontages is necessary, mitigation such as landscape buffers, upper-level setbacks or additional architectural treatment shall be used.
 - iii. The view of a parking structure from a public street should be minimized by placing its shortest dimension along the street edge.
 - iv. The top deck of parking structures shall include either screen walls or periphery landscape islands where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.
 - v. All top deck lighting shall be screened and directed downward to avoid light spill onto the street below. Visibility of light poles from the street level is strongly discouraged.
- c. Trash Areas.
 - i. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences and dense planting.
 - ii. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. All trash dumpsters shall be provided with solid enclosures.
 - iii. Enclosure material for the above uses shall be composed of 6 foot high solid masonry or decorative precast concrete walls with opaque gates and self-latching mechanisms, to keep

gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

- d. Buffers.
 - i. A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the City Council as part of a site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the Chapter 19.18.
 - ii. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid white vinyl are suggested types of fences, and as circumstances require, one or the other may be required.
 - iii. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height.
- e. Screening of Storage & Loading Areas
 - i. To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located at the rear or side of the site.
 - ii. Screening for storage and loading areas shall be composed of 6 foot high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.
 - iii. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.
 - iv. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
 - v. Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).

19.TBD. Site Design Standards, for Commercial, Institutional, and Office Warehouse zones

- a. Shopping Cart Corrals.
 - a. Shopping cart corrals are required for big box or mid box retail uses.
 - b. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they should blend in with the established building design.
 - c. If a roof cover is not utilized, the shopping cart corral rail finish should match or compliment the exterior finishes of the main building. Exposed galvanized steel finish is not encouraged.
- b. Outdoor Display
 - a. All retail product displays shall be located under the buildings' permanent roof structure and on designated display pads within front landscape areas.
 - b. All display areas in front of buildings shall be clearly defined on the approved Site Plan and designated on the pavement with a contrasting colored paint.
 - c. Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.
 - d. All outdoor displays must be located within approved display areas. These areas shall be clearly identified through the Site Plan process and demarcated by a contrasting colored paint. Seasonal uses outside of these areas may be approved through the Temporary Use process
- c. Access Requirements for Commercial lots. For each commercial lot:

- i. each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
 - ii. the entire flare of any return radii shall fall within the right-of-way.
- b. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.
- c. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.
- d. Off-street Truck Loading Space. Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.
- e. Utility boxes. Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.

19.TBD.Architectural Design Standards, General.

The following standards are applicable to all new development:

1. Long and monotonous wall and roof planes shall be avoided.
2. Building articulation. Building elevations exceeding 40 feet shall incorporate two of the following, plus one additional category for every additional 40 feet:
 - a. A single elevation shift, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least 10 feet.
 - b. A combination of vertical and horizontal elevation shifts combining to equal 10 feet.
 - c. Addition of horizontal and vertical divisions by use of textures or materials.
 - d. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches.
 - e. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.
3. Roof treatment.
 - a. Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 18 inches in height of the roof.
 - c. Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.
 - d. In no case shall wooden or vinyl fences or chain link fencing with slats be used as a roof top equipment screen.
4. Awnings and canopies.
 - a. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window or over a walkway or outdoor seating area.
 - b. All awnings or canopies must be attached to a vertical wall.
 - c. Awnings or canopies shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.

- d. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area.
 - e. All awnings shall be made of woven cloth or architectural metal materials.
 - f. Backlighting of awnings is not permitted.
5. General.
- a. Mechanical units (condensers, generators, etc.) shall be screened from view with wing walls or other enclosures that are integrated into the building and landscaping of the site.

19.TBD.Architectural Design Standards, Residential.

The following standards apply to all new multi-family, two-family, and three-family residential development, and to all master planned single-family development:

1. Architectural wrap.
 - a. Stone, brick, wainscot, and other front elevation treatments shall be wrapped a minimum of two feet into interior side elevations.
 - b. Stone, brick, wainscot, and other front elevation treatments shall extend the full width of any street side yard.
 - c. Rear elevations adjacent to a street?
2. Materials and colors.
 - a. A minimum of three materials and three colors shall be utilized on front or street side elevations. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
 - b. No more than 75% of any building elevation shall consist of any one material or color.

19.TBD.Architectural Design Standards, Non-Residential.

The following standards are applicable to all new or amended non-residential development.

1. Four-sided architecture.
 - a. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front. No building shall have blank, flat walls.
2. Colors and materials.
 - a. Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.
 - b. Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.
 - c. No more than 75% of any building elevation shall consist of any one material or color.
3. Prohibited materials.
 - a. Brick tiles. Full veneer brick is permitted, however brick veneer tile is prohibited.
 - b. Wood as a primary exterior finish material.
 - c. Plain, grey, unfinished CMU block except as an accent material.
4. All stairways to upper levels shall be located within the building unless otherwise approved by the Planning Commission for secondary access to outdoor patio decks.
5. All roof drains shall be designed to be interior to the building, In addition, all conduit and piping for heating, maintenance stairs and ladders, air conditioning units and other related services shall be located on the interior of the building.
6. To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.

7. Street Orientation.

- a. All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street, or other people spaces.
- b. At least 70 percent of the first floor elevation(s) of multi-story buildings that are viewed from public streets shall include transparent windows, display windows and/or doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere.

8. Metal Buildings.

- a. Metal buildings are only permitted in the Office Warehouse and Industrial Zones.
- b. All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.

19.TBD Mixed Use and mixed waterfront development standards. A mixed-use development project shall be designed and constructed to:

1. Be pedestrian in its focus by:

- a. Providing direct pedestrian linkages to adjacent public sidewalks.
- b. Creating enhanced pedestrian connections throughout the project between residential and nonresidential uses and parking areas.
- c. Providing enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.
- d. Incorporating architectural design elements and materials that relate to a pedestrian scale by:
 - i. Building articulation including, but not limited to staggered walls, stepped walls, offsets, recesses, overhangs and/or;
 - ii. Ground floor transparency for nonresidential uses. 50% of the ground level façade shall be devoted to windows affording some view into the interior areas.

2. Locate uses in proximity to one another without large intervening parking lots so that it is convenient for people to walk rather than drive between the various uses;

3. Provide a transition from commercial to adjacent residential uses by reducing building height and increasing building setbacks where possible.

4. Ensure consistent use of architectural details and materials. Architectural style and use of quality materials shall be compatible and consistent throughout an entire mixed-use project. However, differences in architectural details and materials may occur to differentiate between the residential and nonresidential portions of the project. The overall project design and site layout shall be one that promotes a strong pedestrian environment and active street frontage. This can be accomplished by incorporating features into the project as outlined below.

5. Features.

- a. Street level features. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
- b. Pedestrian-oriented features. At least 75 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
- c. Upper level features. Upper floor balconies, bays, and windows shall be provided whenever opportunities exist for these types of features.
- d. Entrances. When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses. Entrances to individual residential units in a

vertical mixed use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units.

6. Security. Projects shall be designed to minimize security risks to residents and to minimize the opportunities for vandalism and theft. This may be accomplished by:

- a. Maximizing visibility to common open space areas, internal walkways, and public sidewalks. Using opportunities for natural surveillance to increase visibility.
- b. Using walkways, low fences, lighting, signage, and landscaping to clearly guide people and vehicles to and from the proper entrances.
- c. Eliminating areas of concealment, hiding places, and dead spaces.
- d. Using lighting to improve the visibility of common areas while enhancing the pedestrian environment. Lighting should not be overly bright and should provide a uniform level of light over the subject area to eliminate dark spaces.

7. Parking, loading, and circulation.

- a. The total number of parking spaces shall comply with the requirements of Chapter 19.09. Applicants for a mixed-use project may be required to submit a parking study for review and decision by the applicable reviewing body.
- b. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses.
- c. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided whenever possible.
- d. Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.
- e. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas.
- e. Vehicular circulation shall be designed to direct traffic away from adjacent residential streets outside the mixed use districts to the greatest extent feasible.

8. Site planning and design standards for live/work units.

- a. Live/work units are structures or spaces within structures that are used jointly for commercial and residential purposes.
- b. Each live/work unit fronting a public street shall have a pedestrian-oriented frontage that allows views into the interior of the nonresidential areas of the unit.
- c. Each live/work unit shall have a clearly identified, separate access from other live/work units within the structure or development. Access to individual units shall be from common access areas, parking lots, or walkways. Access to each unit shall be clearly identified to provide for emergency services.
- d. The living space within the live/work unit shall be contiguous with the working space, with direct access between the two areas.

9. Site Organization Standards.

- a. Location of nonresidential uses along street frontages.
 - i. For vertical mixed use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20% of the ground floor frontage may be

Commented [KK1]: I am going to need to define live/work units. Do I need to define it in 19.02 or does this work?

Commented [KK2]: Should this be its own section or under the development standards???

- occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).
- ii. For horizontal mixed use projects, the residential portion of the project may have frontage on a public/private street.
- iii. On corner parcels, the nonresidential space shall turn (wrap around) the corner for a distance of at least 30 feet along secondary/side streets.
- b. A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.
- c. Site planning shall integrate the street pedestrian environment with the nonresidential uses through the provision of pedestrian-oriented features (e.g., courtyard, plaza, paseo, street furniture, enhanced walkways, lighting, and landscaping).

Commented [KK3]: We could also rephrase this to say "Entrances shall be equally prominent on the street side as on the river or lake side."

10. Operational standards.

- a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 10:00 P.M. and 6:00 A.M. Approval of a conditional use permit may modify these hours.
- b. Loading and unloading activities shall not take place after 10:00 P.M. or before 7:00 A.M. on any day of the week.
 - i. Noise notification procedure.
 - 1. Residents, whether owners or tenants, of a mixed-use development project shall be notified in writing before taking up residence that they will be living in an urban environment and that the noise levels may be higher than a typical residential areas.
 - 2. The covenants, conditions, and restrictions of a mixed-use project shall require that the residents acknowledge their receipt of the written noise notification. Their signatures shall confirm receipt and understanding of this information.

Commented [KK4]: When does the garbage pickup occur? We could just keep the requirement to loading and unloading activities.

11. Landscaping Buffers

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street parking requirements.)

19.TBD Buffer Overlay standards

- 1. Building standards: The following standards shall apply to buildings and structures over 35 feet.
 - a. Building height standards
 - i. Upper story setback. This shall apply to all buildings with a 0' setback. All floors above 35 feet shall be setback from all street lot lines and property lines a minimum of 10 feet.
 - ii. Setback for upper floors from river facing lower story facades. River facing facades of all floors above 35 feet shall be setback a minimum of 5 feet from all floors below 35 feet. (add for every 15 feet in excess of 35' shall be stepped back 5')
 - iii. Maximum tower dimension and tower orientation for floor above 35 feet. All floors above 35 feet shall have a maximum diagonal plan dimension of one hundred 45 feet.
 - iv. Another method is to set the building back from the river a distance sufficient to avoid shading the river.
 - b. Ground floor transparency.
 - i. The building façade facing the river shall have at least 50 percent of the river level façade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt.
 - ii. Prohibited building materials
 - iii. Large expanses of high gloss or shiny metal panels
 - iv. Mirror glass panels.

- c. Entrances
 - i. Entrances shall be prominent on the street side as on the river or lake side
 - ii. Entrances shall be placed so as to be highly visible
 - iii. Entrances shall have a change in material and/or wall plane.
 - iv. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail.
- d. Riverside Facades
 - i. Facades on the riverside shall be pedestrian scale, and not give the appearance of the “back of a building” but designed with simpler details, and appear less formal than the street facades.
 - ii. If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
 - iii. The awning, arcade, or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings.

Summary:

19.06. Landscaping and Fencing

- Remove exception language
- Remove minimum turf requirements and modify shrub parameters

19.09. Parking

- Exempt single rows of parking from the parking island requirement, when adjacent to a similar landscaped area
- More clearly require connectivity
- Remove through-access requirements
- Clarify land use authority

19.12. Subdivisions

- Require data tables on the plat rather than as accompanying data

19.18. Signs

- Allow additional temporary signage in all non-residential zones, for example “for lease” or other similar types

Chapter 19.06. Landscaping and Fencing.

19.06.07. Amount of Required Landscaping.

1. Portions of property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.
2. Single-family residential lots shall be required to landscape per Section 19.06.08.
3. The Multi-family, improved open space, and nonresidential development in all Zones shall be required to adhere to the minimum landscaped standards contained in the table below.
- ~~4. The City Council shall have authority to adjust these standards as circumstances dictate.~~

Required Landscaped Area ¹	Minimum Deciduous Trees ² Tree s ²	Minimum Evergreen Trees ³	Minimum Shrubs	Minimum Percentage of Required Turf	Percentage of Required Planting and Shrub Beds
< than 1,000	1	1	7	0% ³	Up to 100%
1,001 - 3,000	3	1	10	0% ³	Up to 100%
3,001 - 5,000	5	2	13	0% ³	Up to 100%
5,001 - 7,000	5	3	14	35%	Up to 100% Not more than 65%
7,001 - 9,000	6	3	17	35%	Not more than 65% 75%
9,001 - 11,000	6	4	19	35%	Not more than 65% 75%
11,001 - 13,000	6	4	22	35%	Not more than 65% 75%
13,001 - 15,000	7	5	25	35%	Not more than 65% 75%
15,001 >	7 + 1 per additional 3000 sq.ft.	5 + 1 per additional 3000 sq.ft.	25 + 1 per additional 3000 sq.ft.	25%	Not more than 75%

¹Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

~~²The City Council may require a certain percentage of turf on a case by case basis.~~

~~³This number shall be increased per the requirements of Section 19.06.06 above.~~

(Ord. 15-29, Ord. 14-23, Ord. 14-1)

Chapter 19.09. Off-Street Parking Requirements.

Sections:

- 19.09.01. Purpose.**
- 19.09.02. Required Parking.**
- 19.09.03. General Provisions.**
- 19.09.04. Submittal and Approval of Parking Areas.**
- 19.09.05. Parking Requirements.**
- 19.09.06. Dimensions for Parking Stalls.**
- 19.09.07. Accessible Parking.**
- 19.09.08. Landscaping in Parking Areas.**
- 19.09.09. Pedestrian Walkways and Accesses.**
- 19.09.10. Shared Parking and Curb Cuts.**
- 19.09.11. Required Parking.**

* * * * *

19.09.03. General Provisions.

1. **Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards.
2. **Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.

3. Parking Area Access.

a. 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. All structures other than residential are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public street.

~~3-b.~~ Shared access. Adjacent non-residential development shall stub for future shared access where such opportunities exist.

4. **Lighting in Parking Areas.** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward to prevent nuisances to adjacent properties or uses.
5. **Location of Parking Areas.** Required off-street parking areas for non-residential uses shall be placed within 600 feet 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.

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6. Storm Water Runoff. All parking areas other than single-family dwellings shall be reviewed and approved by the City Engineer for adequate drainage of storm water runoff.

* * * * *

19.09.05. Parking Requirements.

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.11, Required Parking by Zone, when determining required parking for any project:

* * * * *

7. Where no comparative land use standard for parking is found in Section 19.09.11, Required Parking by Zone, the ~~land use authority for the related development approval City Development Review Committee, Planning Commission, or City Council~~ shall determine an appropriate requirement using 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 19.09.10 below—if there is a shared parking agreement, a reduction may not be granted;
 - e. the number of employees;
 - f. the number of customers and patrons;
 - g. trip generation; and
 - h. peak demands.
8. 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.
9. Parking requirements may deviate from the standards contained in Section 19.09.11, Required Parking by Zone, 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 19.09.10 below;
 - e. trip generation; and
 - f. peak demands.

(Ord. 15-13)

* * * * *

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets.** 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 ten feet in width placed between the sidewalk and the parking areas, containing a berm or screen wall with a minimum height of three feet 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 thirty feet between trees except in the clear sight triangle. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.
2. **Curbs.** 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 six inches higher than the parking surface.
3. **Clear Sight.** See Chapter 19.06.11, Clear Sight Triangles.
4. **Components of Landscaped Areas.** 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.
5. **Required Parking Islands.**
 - a. **Islands on Doubled Rows of Parking.** On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot 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. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
 - b. **Islands on Single Rows of Parking.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 9-foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
 - b.i. Exception: landscaped islands are not required in single rows of parking that abut a landscaped area containing an equal or greater number of trees

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as would have been provided in islands. Such trees shall be located within 9 feet of the edge of parking area.

- c. 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. ~~There shall be a break in parking rows at a minimum of forty parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site.~~

- 6. **Completion of Landscaping.** All landscaping improvements shall be completed in accordance with the approved Site Plan, landscape-planting plan, and irrigation plan and occur prior to the issuance of a Certificate of Occupancy for the building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of required landscaping improvements. In such cases an extension period of six months is permitted but a bond shall be posted for not less than 115% of the value of the landscaping and shall be held until the requirements of this Chapter are met.

(Ord. 16-01, Ord. 14-23, Ord. 14-13)

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19.12.03. Subdivision Process and Approval Procedure.

* * * * *

1. **Preliminary Subdivision Plats.** All subdivisions must receive a Preliminary Plat approval. Upon receipt of an application for a Preliminary Plat, City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is incomplete. Once an application is deemed to be complete, City Staff shall review the proposed Preliminary Plat and determine whether it is in compliance with state law, federal law, and City standards, resolutions, and ordinances. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat. An application for a Preliminary Plat shall follow the approved City format and must contain the following information:
 - a. Application form, applicant certification, and application fee.
 - b. Preliminary title report.
 - c. Soils report.
 - d. Preliminary Hydraulic and Hydrologic report and storm drainage calculations.
 - e. Wetland delineation when required by City Engineer, Planning Commission, Development Review Committee, or the Army Corp of Engineers.
 - f. Preliminary traffic report. Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include the following:
 - i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents that meets the standards of the Transportation Master Plan.
 - g. ~~Data table including:~~
 - i. ~~total project area;~~
 - ii. ~~total number of lots, dwellings, and buildings;~~
 - iii. ~~square footage of proposed building footprints and, if multiple stories, square footage by floor;~~
 - iv. ~~number of proposed garage parking spaces;~~
 - v. ~~number of proposed total parking spaces;~~
 - vi. ~~percentage of buildable land;~~
 - vii. ~~acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;~~

- viii. ~~area and percentage of open space or landscaping;~~
- ix. ~~area to be dedicated as right of way (public and private);~~
- x. ~~net density of dwellings by acre (sensitive lands must be subtracted from base acreage).~~

- h. Evidence of compliance with all applicable federal, state, and local laws and regulations, if requested by City.
- i. ALTA survey including deeds, easements, trees, utilities, structures, and other existing features and conditions.
- j. Preliminary Plat: Full-size 24" x 36" copies of the Preliminary Plat at a scale no smaller than 1" = 100' and 11 x 17 inch reductions as identified on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each copy shall conform to the City's standard plat layout and contain at a minimum the following items:
 - i. General Layout.
 - ii. Name and address of owners of land and name and address of developer if different than owner.
 - iii. Name of land surveyor.
 - iv. The location of the proposed subdivision with respect to surrounding property and streets.
 - v. The name of all adjoining property owners of record, or the names of adjoining developments.
 - vi. The names and location of adjoining streets and all facilities within 100 feet of the platted property.
 - vii. 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).
 - viii. Subdivision name cleared with Utah County.
 - ix. North arrow.
 - x. A tie to a permanent survey monument at a section corner.
 - xi. The boundary lines of the project with bearings and distances and a legal description.
 - xii. Layout and dimensions of proposed lots with lot area in square feet.
 - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, recreational amenities, and trails.
 - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
 - xv. Proposed road cross sections.
 - xvi. Proposed fencing.
 - xvii. Vicinity map.
 - ~~xviii.~~ Signature blocks for preliminary approval by Planning Commission and City Council.

~~xviii.~~

~~xix.~~ Data table including:

i-1. total project area;

ii-2. total number of lots, dwellings, and buildings;

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- ~~iii.~~ square footage of proposed building footprints and, if multiple stories, square footage by floor;
- ~~iv.~~ for multi-family developments, the number of proposed garage parking spaces and:
 - ~~v.~~ 3. number of proposed total parking spaces;
 - ~~vi.~~ 4. percentage of buildable land;
 - ~~vii.~~ 5. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;
 - ~~viii.~~ 6. area and percentage of open space or landscaping;
 - ~~ix.~~ 7. area to be dedicated as right-of-way (public and private);
 - ~~x.~~ 8. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- ~~xi.~~ xx. The Preliminary Plat shall be prepared and stamped by a professional surveyor or engineer licensed in Utah.
- ~~xi.~~ xxi. Proposed methods for the protection or preservation of sensitive lands.
- ~~xi.~~ xxii. Location of any flood plains, wetlands, and other sensitive lands.
- ~~xi.~~ xxiii. Location of 100-year high water marks of all lakes, rivers, and streams.
- ~~xi.~~ xxiv. Projected Established Grade of all building lots.
- k. Preliminary Construction drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide full-size 24" x 36" copies and 11 x 17 inch reductions as required on the application form. Additional copies may be required prior to adding the application to the Planning Commission agenda.
- l. Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards and requirements in Section 19.06.
- m. Phasing plan including a data table with the following information for each phase:
 - i. total 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.
- n. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- o. File of all plans, documents, and reports in pdf format.
- p. A copy of the Utah County plat map showing ownership and parcel numbers.
- q. A document from UDOT Region 3 stating that UDOT has granted approval for all proposed accesses onto any State road.
- r. Geolocated KMZ file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.

* * * * *

3. Final Plat Application Requirements. Applications for Final Plats shall be on an approved-City form and include the following items:

- a. Application form, applicant certification, and paid application fee.
- b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
- c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
- d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
- e. Final Hydraulic and Hydrologic storm drainage report and calculations
- f. **Final Traffic report.** Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
 - i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain an level of service for existing and proposed residents acceptable to the City.
- g. ~~Data table including:~~
 - i. ~~total project area;~~
 - ii. ~~total number of lots, dwellings, and buildings;~~
 - iii. ~~square footage of proposed building footprints and, if multiple stories, square footage by floor;~~
 - iv. ~~number of proposed garage parking spaces;~~
 - v. ~~number of proposed parking spaces;~~
 - vi. ~~percentage of buildable land;~~
 - vii. ~~acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area;~~
 - viii. ~~area and percentage of open space or landscaping;~~
 - ix. ~~area to be dedicated as right of way (public and private);~~
 - x. ~~net density of dwellings by acre (sensitive lands must be subtracted from base acreage).~~
- h. **Final Subdivision Plat:** Full-size 24" x 36" sheets and 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items:
 - i. Subdivision name and location.
 - ii. Name and address of owners of land and name and address of developer if different than owner.
 - iii. Name of land surveyor.
 - iv. The location of the proposed subdivision with respect to surrounding property and streets.

- v. The name of all adjoining property owners of record, or the names of adjoining developments.
- vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
- vii. Subdivision name cleared with Utah County.
- viii. North arrow.
- ix. A tie to a permanent survey monument at a section corner.
- x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.
- xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
- xii. Lot Numbers
- xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.
- xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
- xv. Proposed road ROW widths.
- xvi. Vicinity map.
- xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
- xviii. The Preliminary Plat shall be prepared by a professional engineer licensed in Utah.
- xix. Proposed methods for the protection or preservation of sensitive lands.
- xx. Fencing plans.
- xxi. Location of any flood plains, wetlands, and other sensitive lands.
- xxii. 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.
- xxiii. Existing and Proposed easements.
- xxiv. Street monument locations.
- xxv. Fire hydrant locations.
- xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).
- ~~xxvii.~~ Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.

- ~~xxvii.~~
- ~~i-xxviii.~~ **Data table including:**
 - ~~xi-1.~~ total project area;
 - ~~xi-2.~~ total number of lots, dwellings, and buildings;
 - ~~xi-3.~~ where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;
 - ~~xiv.~~ for multi-family developments, the number of proposed garage parking spaces; and the total

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- ~~xxv~~.4. number of proposed parking spaces;
- ~~xxvi~~.5. percentage of buildable land;
- ~~xxvii~~.6. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area;
- ~~xxviii~~.7. area and percentage of open space or landscaping;
- ~~xxix~~.8. area to be dedicated as right-of-way (public and private);
- ~~xxx~~.9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

~~xxviii-xxix~~. Final Established Grade of all building lots.

- i. **Final Construction Drawings** containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda.
- j. **Landscaping and irrigation plans** drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, installation details and other information consistent with the standards in 19.06. .
- k. 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.
- l. **Lighting plan** including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- m. File of all plans, documents and reports in pdf format.
- n. A document from UDOT Region 3 indicating that UDOT has granted approval for all proposed accesses onto any State road.
- o. **Geolocated KMZ file or GIS Shapefile** including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
- p. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
- q. **Mylar Final Plat:** After receiving Final Plat approval from the Planning Director or City Council and in a form approved by the City, a 24" x 36" copy of the Final Plat shall be provided to the City on reproducible Mylar for recording with Utah County. The Mylar Final Plat shall be presented with all utility and owner signatures and appropriate notarizations.

19.18.09. Institutional/ Civic Zone Standards.

1. Schools, churches, public facilities, and other uses in the Institutional/ Civic Zone are permitted the following signage.
 - a. Primary Building signs.
 - i. Number. Each primary building is permitted one building sign.
 - ii. Size. The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
 - iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
 - b. Monument signs.
 - i. Number.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
 - c. Pole signs.
 - i. Not permitted.
 - d. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.
 - e. Banner Signs.
 - i. Banner signs shall only be permitted on a temporary basis.
 - ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
 - iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
 - iv. Banner signs shall be limited to a cumulative total of thirty days in a calendar year.
 - f. Internal Directional Signs

- i. Type: small pedestal and monument signs are the only freestanding directional signs permitted.
- ii. Location:
 - i. all signs shall be located interior to the development and shall not be oriented to draw traffic from the exterior of the development.
 - ii. all signs shall be located adjacent to and within ten feet of an internal intersection, or drive-thru, or similar feature needing directional clarification as identified on an approved site plan.
- iii. Height: a small pedestal or monument sign shall not exceed a height of three feet.
- iv. Size: a small pedestal or monument sign shall not exceed three square feet in size.
- v. Number: no more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

g. Temporary signs.

- i. Banner signs.
 - i. Banner signs shall only be permitted on a temporary basis.
 - ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
 - iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
 - iv. Banner signs shall be limited to a cumulative total of thirty days in a calendar year.
- ii. Other temporary signs. A developed commercial lot is permitted one of the following:
 - i. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
 - ii. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year, or
 - iii. for a lot or property that is currently for sale or actively for rent, one temporary sign, limited to eight feet in height and 32 square feet in size, during the period for which the property is for sale or rent the following additional temporary signage, in lieu of other temporary signage.

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(Ord. 16-20, Ord. 16-04)

19.18.10. Commercial Zone Sign Standards.

- 1. Temporary signs in ~~Banner Signs~~ in all commercial zones.
 - a. Banner signs.

~~a.i.~~ Banner signs shall only be permitted on a temporary basis.

~~b.ii.~~ Banner signs shall not exceed four feet in height and thirty-two square feet in size.

~~c.iii.~~ Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.

~~d.iv.~~ Banner signs shall be limited to a cumulative total of thirty days in a calendar year.

b. Other temporary signs. A developed commercial lot is permitted one of the following:

i. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year,

or

ii. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year, or

iii. for a lot or property that is currently for sale or actively for rent, one temporary sign, limited to eight feet in height and 32 square feet in size, during the period for which the property is for sale or rent the following additional temporary signage, in lieu of other temporary signage.

2. Grand Opening Signs in all commercial zones

a. Within the first year of obtaining a first business license at a particular location for the business, a business may erect, in addition to permitted permanent signs, otherwise prohibited temporary signage at that location for a single period of time not to exceed forty-five calendar days. All temporary signage must be removed at the end of the forty-five day period. Such temporary signage includes:

- i. banners exceeding the maximum size otherwise defined in this chapter,
- ii. streamers,
- iii. pennants,
- iv. balloon signs, and
- v. wind signs.

3. Tenant Listing Signs in all commercial zones.

- a. Number. Each building that contains multiple tenants or uses shall be limited to one sign in addition to other allowed wall signage per zone per primary entrance to the building, and each tenant shall be limited to one panel.
- b. Size. Each panel shall be limited to a maximum of one square foot.
- c. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
- d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.

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- e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

4. Internal Directional Signs in all commercial zones

- a. Type: small pedestal and monument signs are the only freestanding directional signs permitted.
- b. Location: all signs shall be located adjacent to and within ten feet of an internal intersection, drive-thru, or similar feature needing directional clarification as identified on an approved site plan.
- c. Height: a small pedestal or monument sign shall not exceed a height of three feet.
- d. Size: a small pedestal or monument sign shall not exceed three square feet in size.
- e. Number: no more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

5. Signage in the Neighborhood Commercial Zone.

- a. Building signs.
 - i. See Regional Commercial requirements.
- b. Monument signs.
 - i. Number.
 - 1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - 2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- c. Pedestal signs.
 - i. Only internal directional signage permitted.
- d. Awning and Canopy Signs.
 - i. Number. One awning or canopy may be used as signage for a tenant, in lieu of a secondary building sign.
 - ii. Location and Design. Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.
 - iii. Size. Sign content shall not exceed twenty percent of the awning or canopy on which the sign is located, or fifteen square feet, whichever is less.

- iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.
 - e. Projecting and Suspended Signs.
 - i. Number. Each street-level tenant is permitted one projecting or suspended sign.
 - ii. Location and Design. Signs shall be located above the entrance to the use, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.
 - iii. Size. Signs shall not exceed twelve square feet in size.
 - iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.
 - f. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.
- 6. Signage in the Regional Commercial zone.
 - a. Building signs.
 - i. Number. Each tenant in a building is permitted one primary building sign, and two secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.
 - ii. Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger.
 - iii. Secondary signage. Secondary signage shall not be mounted on the same façade as primary signage, and each secondary sign shall not exceed fifty percent of the size of the tenant's primary sign.
 - b. Monument signs.
 - i. Number, in addition to interior directional signage.
 - a. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - b. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
 - c. Pedestal signs.

- f. Window and Door signs.
 - i. Sign content shall not exceed twenty percent of the window or door on which the sign is located.

7. Signage in the Office Warehouse and Business Park Zones.

- a. Primary Building signs.
 - i. Number. Each building is permitted one primary building sign.
 - ii. Size. The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
 - iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
- b. Ancillary Building signs.
 - i. Number. Ancillary uses within a building are permitted one building sign each, with a cumulative maximum of two such signs per any one elevation.
 - ii. Size. The area of the sign shall not exceed twenty-four square feet.
 - iii. Location. The sign shall be mounted by the nearest entrance leading to the ancillary use.
 - iv. Height. The sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured to the top of the sign.
- c. Monument signs.
 - i. Number, in addition to interior directional signage.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- d. Pedestal signs.
 - i. Number. In addition to interior directional signage, developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.
 - ii. Spacing. Pedestal signs must be separated by a minimum distance of 300 feet, as measured diagonally across the property.
 - iii. Size. The area of the sign face shall not exceed 120 square feet.

- iv. Height. A pedestal sign shall not exceed twenty feet in height.
- e. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

(Ord. 16-20, Ord. 16-04)

19.18.11. Industrial Zone Signage.

1. Primary Building signs.
 - a. Number. Each building is permitted one primary building sign.
 - b. Size. The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
 - c. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
2. Tenant Listing Sign.
 - a. Number. Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
 - b. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
 - c. Size. Each panel shall be limited to a maximum of one square foot.
 - d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
 - e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.
3. Monument signs.
 - a. Number, in addition to internal directional signs.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - b. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - c. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

4. Pedestal signs.
 - a. Only internal directional signs permitted.
5. Window and Door signs.
 - a. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.
6. Internal Directional Signs
 - a. Type small pedestal and monument signs are the only freestanding directional signs permitted.
 - b. Location: all signs shall be located adjacent to and within ten feet of an internal intersection, drive-thru, or similar feature needing directional clarification as identified on an approved site plan.
 - c. Height: a small pedestal or monument sign shall not exceed a height of three feet.
 - d. Size: a small pedestal or monument sign shall not exceed three square feet in size.
 - e. Number: no more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

8. Temporary signs.

- a. Banner signs.
 - i. Banner signs shall only be permitted on a temporary basis.
 - ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
 - iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
 - iv. Banner signs shall be limited to a cumulative total of thirty days in a calendar year.
- b. Other temporary signs. A developed lot is permitted one of the following:
 - i. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
 - ii. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year, or
 - iii. for a lot or property that is currently for sale or actively for rent, one temporary sign, limited to eight feet in height and 32 square feet in size, during the period for which the property is for sale or rent the following additional temporary signage, in lieu of other temporary signage.

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City of Saratoga Springs
Planning Commission Meeting
September 22, 2016

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

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay

Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Senior Planner; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; City Planner Kara Knighton; City Planner Jeff Attermann

Others: Nate Shipp, Mindy Dansie, Brian Flamm, Jeremy Searle, Paul Linford, Lia Gerke, Heather Laughter, Paul Sellers, Karena Kruger, Bryan McEntire, Paul Hardman, Chad Spencer, Brad Cahoon, Ballards, Dave DeLong, Anne Braithwaite, Lance Wadman, Ray Walker, Ted Warren, Jason Krull

Excused: Hayden Williamson

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

1. **Pledge of Allegiance** - led by Tiffany Wilkins

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

3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No public input was given.

Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Marina Pump Station Site Plan and Conditional Use Permit, located at 156 E. Harbor Parkway, City initiated.**

Planning Director Kimber Gabryszak presented the item. They are requesting Site Plan and CUP approval for the purpose of constructing a secondary irrigation pump station at the Marina. The pump station will use water from the Lake for irrigation purposes in the southern part of the City. Additional recommendations were made to put a trail down around to be able to see the access point to the lake. Landscaping with two proposed plans.

City Manager Mark Christensen noted how the south well had failed earlier this year and a test well in the area was not useable as a water source so this project has moved ahead to help the situation. They hope to move forward this winter. The landscaping will need to have some clean-up and restoration after this project. The next project will be to open another jetty to the north in the area and they hope to be adding more amenities.

Public Hearing Open - by Commissioner Wilkins.

There was no public comment on this item.

Public Hearing Closed - by Commissioner Wilkins.

Commissioner Steele asked, with the low lake level, how far out they would need to go. City Manager Mark Christensen noted the marina is the low point now. The intake will be at the interior corner of the north arm. Part of the area will be used as a temporary drying pond; once this is done they will be

finalizing the park. Commissioner Steele asked if he felt it was pretty well drought proof. City Manager Mark Christensen replied that there are a lot of complexities with it, if the lake gets shut off, at that point a whole lot of cities will be having this conversation. The few times this has happened all the water users have gotten together to keep the water going. We don't have any other options at this point in the south end of the city.

Commissioner Funk likes the plans with making it so they can get in to repair it as needed. He asked about the intake screen, concern with fish and noise from the station. City Manager Mark Christensen responded that there will be a dock over the top of the intake. The water will naturally flow into this, gravity fed, there will be no suction at the intake but will feed into a pond. Once an hour or so there will be a push back of air to help keep the screen clear. We filter the water at our pump house; it has to be filtered through the sewer system before it can return to the lake. He mentioned that generally they don't anticipate any problems with noise. They tend to be fairly sound proof with no noise impact on the neighborhoods.

Commissioner Kilgore also had the noise question. He asked about the loss in parking, if it dropped below the minimum. City Manager Mark Christensen replied typically the parking for boats is the amount of parking they are allowed to have for maximum capacity. These would be additional parking for the beach. In the future they will be adding more parking as they do additional phases. We aren't moving any boat stalls. Commissioner Kilgore asked when the landscape and irrigation plan will be finalized. Planning Director Kimber Gabryszak replied that there are just a few changes that will be finalized at the City Council meeting. Commissioner Kilgore asked how long it would take. City Manager Mark Christensen responded that it is a big project and they want to get it done quickly but should go into early spring, they are hoping to get it done by early spring. Some site restoration may need to go beyond that.

Commissioner Cunningham also had similar questions about parking and impacting fish which were answered previously.

Commissioner Wilkins asked how they would be using the water and how much capacity would they get out of it and would it be able to supply the needs. City Manager Mark Christensen said they will treat this water as they do all the other secondary water; it is filtered, not potable. It is ultimately the same source as their other secondary water. They do look at this as a long term structure. They typically equip the station with one or two pumps with room to add new capacity. The first phase will pump straight to zone 2; they hope to add a secondary pond above Lake Mountain. That will do about 10,000gpm at its peak. It will start off with closer to 2000-4000gpm.

Motion made by Commissioner Steele to forward a recommendation of approval for the Marina Pump Station Site Plan and Conditional Use Permit located at 156 E. Harbor Parkway, with the findings and conditions in the staff report. Seconded by Commissioner Funk. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

5. Public Hearing: Saratoga Springs 4 Church Major site plan amendment, located at 49 W. Tanner Lane, Chad Spencer Applicant.

City Planner Kara Knighton presented the plans. The request is for a Major Site Plan Amendment to enlarge the building by 875 sq. ft. The expansion is to the rear portion of the chapel resulting in the loss of 9 parking stalls and the adjustment of open space around the proposed building.

Chad Spencer, applicant, was present to answer any questions.

Public Hearing Open – by Commissioner Wilkins.

There was no public comment on this item.

Public Hearing Closed – by Commissioner Wilkins.

Commissioner Kilgore asked about the fencing that could comply. He asked what the parking stall number was that was required. City Planner Kara Knighton replied the fencing actually does comply now. She advised that they proposed 246 stalls, 7 of which are ADA, the requirement is less than that, based on 1 per every 3 seats, 242 stalls.

Motion made by Commissioner Steele to approve the Saratoga Springs 4 Major Site Plan Amendment as outlined in exhibit 3 with the Findings and Conditions in the Staff Report dated September 13, 2016. Seconded by Commissioner Funk. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

6. Public Hearing: Master Development Agreement and Rezone from Agriculture to Industrial for HADCO, Parcels 58:022:0121 & 58:022:0114, and 58:022:0115 (west of Wildflower and north of SR 73) JD V and JD VI applicant.

Planning Director Gabryszak presented the item. The owners of the JD V and JD VI properties have requested the Industrial Zone to facilitate the expansion of mining activity to the annexed property, and potentially develop the property in the future when mining is completed. They have existing rights through the County for mining and similar use on adjacent property in Eagle Mountain. There is not a related General Plan amendment because this area is already on the GP for this use.

City Attorney Kevin Thurman advised that this property is a non-conforming use, mining, that came with them when they were annexed; this isn't granting them anymore than they are currently allowed to do as far as mining is allowed. They are permitted to mine but are required to get the required permits through the City and the State.

Brad Cahoon with the law firm of Snell and Wilmer represented the applicant. They concur with the staff report and statements made tonight.

Public Hearing Open – by Commissioner Wilkins.

There was no public comment on this item.

Public Hearing Closed – by Commissioner Wilkins.

Commissioner Kilgore asked what happens to the litigation after approval of the Master Development Agreement. City Attorney Kevin Thurman advised that this is part of a settlement agreement, still subject to City Council legislation. We receive benefits that they will provide an alternate truck route. This will resolve the litigation. Commissioner Kilgore wanted to confirm that the additional condition will restore the original permitted uses for the industrial zone. Planning Director Kimber Gabryszak replied yes.

Commissioner Cunningham had some concerns over the impact the mining would have long term and asked how long would they be able to mine. He thought we may be able to add conditions like Eagle Mountain as to hours of operation and lighting. He noted friends in Eagle Mountain had indicated it was a source of irritation. Planning Director Kimber Gabryszak advised that it could be 10-15 years for mining, the estimate for removal of that hill, it could be longer. We do have similar standards in place; dark sky requirements, hours of operation for lighting and dust mitigation are some of those. City Attorney Kevin Thurman noted the development condition gives them the permitted uses, all other uses they will have to make the proper applications and follow code. Commissioner Cunningham noted that he had seen trucks on Aspen Hills Blvd. which is way too small for vehicles of that size. He is not in favor of removing their property rights to mine; we need to protect their rights and also the rights of those living near here in the future.

Commissioner Funk had a little concern that once the roads become city roads, what keeps the public from trespassing on their property. City Attorney Kevin Thurman replied they are just building an access road, not built to city standard. We won't be accepting this road; it will be private. They would need to work out access with adjacent property owners and they could gate it off as a private road.

Commissioner MacKay received clarification that the access road would be leading to S.R. 73. City Attorney Kevin Thurman noted they would like the connection to be across from Spring Hill Rd. for a light at the intersection. Commissioner MacKay asked if there were requirements in regards to mud and debris being tracked onto the State Road. City Attorney Kevin Thurman replied the highway authority would control that, SR 73 was a UDOT road.

Commissioner Steele asked that since this is already in our city if there has been any attempt to have them comply to the light ordinances. Planning Director Kimber Gabryszak said they have not had any incidences they are aware of; most activity is taking place adjacent in Eagle Mountain. Commissioner Steele asked what the timeline was and what happens if they don't build the road. City Attorney Kevin Thurman replied that it was within 3 years. If they aren't able to get those easements then they would go back to using Military Road. City Attorney Kevin Thurman noted the road and concerns over that are a separate agreement which has already been signed, this only concerns the zoning of the property. Commissioner Steele asked about line 17b; if we could take out the language of condominiums in the zone. City Attorney Kevin Thurman replied that they could if they felt it necessary. Brad Cahoon noted a few other spots where dwelling was mentioned. It was suggested to replace "condominium" and "dwelling" with "lot or unit."

Commissioner Wilkins summarized points of the discussion.

Motion made by Commissioner Funk to forward a positive recommendation for approval of the HADCO Rezone of ~40.99 acres from Agriculture to Industrial with the Findings and Conditions in the staff report dated September 8, 2016.

I also move to forward a positive recommendation to the City Council for the HADCO MDA, in generally the form outlined in Exhibit 2 and including necessary changes, with the Findings and Conditions in the staff report dated September 8, 2016. With the additional conditions of item 4a and 4b. Seconded by Commissioner Kilgore.

City Attorney Kevin Thurman noted the change needed on the date.

Commissioner Funk and Commissioner Kilgore approved the amendment to **correct the date to September 22, 2016.**

Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

Additional conditions:

4.a. The uses in the Master Development Agreement shall include all conditional and permitted uses in the industrial zone.

4.b. Replace "condominium" and "dwelling" with "lot or unit" in the MDA.

7. Public Hearing: Wildflower Village Plan Area 1, located West & North of Harvest Hills and North of SR 73. Nathan Shipp, DAI Utah applicant.

Planning Director Kimber Gabryszak presented the application. The applicants have requested approval of the first Village Plan, subject to the requirements of the Community Plan and Section 19.26 of the Code, which governs the Planned Community (PC) zone. Village Plan 1 consists of approximately 168 acres, and proposes allocating 571 Equivalent Residential Units (ERUs), consisting of 569 single family units and two non-residential ERUs to be applied to a church site. The applicants are asking for a higher height of entry features but only two per community, maximum text height is lower than allowed at 5'2". Also additional entry features for individual neighborhoods and additional builder directional signs.

Nate Shipp, Mindy Dansie, and Brian Flamm with DAI were present to answer questions.

Public Hearing Open – by Commissioner Wilkins.

Heather Laugter wondered when they would start selling and what expected prices would be per sq. ft. for lots and homes and how it would impact the schools. She asked about access for construction for safety.

Ray Walker was concerned with water availability. He thinks we need to make sure our water supply is shored up before we bring in more people to the city. He feels the roads in Harvest Hills are too narrow and that the main thoroughfare may be unsafe.

Kevin Ballard was concerned about the topography and what will be done with some of the hills, also the timing of the phases. He is assuming UDOT paid some compensation and they are gaining some compensation for the units, and it may be double dipping.

Lia Gerke was concerned about drainage issues and water runoff control.

Ted Warren is asking if there are roads coming in through Harvest Hills, what will be developed first and when will they be built and does the church already own the property.

Jason Krull is concerned about the speed of traffic through Harvest Hills, has there been something considered to slow traffic. He also would like to know the timing of the phases. He asked when the frontage road would be coming in.

Public Hearing Closed – by Commissioner Wilkins.

Brian Flamm responded to questions. He wanted to start with changes from the previous work session. He noted they have changed to sidewalks on both sides of the roads leading up to the park. They took out the tree species that were requested. They confirmed the surfaces for the parks that have ADA equipment will be ADA compliant. They are open to make sure they select brands of equipment that will be good for the City and community. There is a master grading plan that will address the sensitive lands. With the single family homes, he noted Candlelight Homes would be building many of them, they would expect them to start in the high 2's likely up to 4's and 5's finished homes. There are many issues to complete yet but they hope to be selling next year at some point. The church is under contract for that property but until the Village Plan is approved they cannot purchase. They are working with Alpine District, who needs to wait on timing and funding. The overall Community Plan addresses school location. They are required to comply with engineering conditions regarding water issues before final approval. They are still working on water rights.

City Engineer Gordon Miner noted the developer will have to bring the source, storage, and distribution of the water. It will probably be upsizing, not only what they need to fill the demands of this subdivision but will upsize to help make the whole system more robust than it was before.

Brian Flamm noted they were very sensitive with the drainage and are working with Camp Williams and with canals and engineers and UDOT for a pond and hopefully this will resolve all the issues that have happened over time. There was language added to the traffic portion of the plan for traffic calming. The curvilinear design is a very good traffic calming design. They hope they can make sure all the traffic concerns are addressed. The access points to this neighborhood are 3 points out of Harvest Hills and a right to build a construction access down to Redwood Road. Timing on UDOT; they can't control when they build, they are told the funding for the frontage road on the east side of the corridor has been approved and they have told them next year, but it is not under our control. Planning Director Kimber Gabryszak responded to questions about calming the Harvest Hills neighborhood, the frontage road will help alleviate the load through the Harvest Hills Neighborhoods. Brian Flamm noted there will be final grading plans to each area to make sure they are not causing problems. The fine tuning has not been done but that will come with the plats.

Planning Director Kimber Gabryszak responded to question about number of units; it was based on the R3 zone. To take into account that there was compensation City Council approved about 2/12 units per acre, not 3. It was discussed and addressed throughout the process. Brian Flamm commented that the appraisals noted the amounts were justified, it was not double dipping. At this point the timing is contingent upon UDOT for when they get more firm roads and utilities designed, at this time they cannot commit which would be the first phase; although the LDS church is very interested to get going and will likely be in the first phase. Planning Director Kimber Gabryszak addressed the comments about water; each development in the city is required to bring water with them that ends up improving the whole system. There are also different zones all over the city, even though here may have been constraints in one area of the city that is not necessarily the case in all the areas. This area is adequately supplied.

Commissioner Kilgore asked what the open space situation was. Planning Director Kimber Gabryszak replied it is required to do 30% open space. They are allowed to get ahead, some of it will be drainage and along the corridor, that reduces the amount they need in the actual developments. They will not meet the 30% fully in each phase, they will compensate the remaining requirement on the west side of the subdivision. There are quite a few native areas with trails and other amenities. There will be a data table to track and keep a running total.

Commissioner Funk asked what the 5' parkway meant in their plans. Does that mean there are sidewalks along both sides; parkway doesn't say there is a sidewalk. Nate Shipp took note of where that concern was to correct it in the plans. Commissioner Funk noted that he would redraw it and make both sides similar, if they put the 5' sidewalk in on the 12' parkstrip they may have to change more, he doesn't want to limit them and have them make changes that would then change other things. Nate Shipp noted they still then had 7' for trees. They will be able to make it work out. Commissioner Funk did have a concern about the signs.

Commissioner Steele cannot support the 30 ft. entrance structure. She feels 20 ft. is plenty. Brian Flamm clarified that on the directional signs they want to avoid bootlegging. They don't want every single builder having 20 of their own signs all over the place. They want a standard sign for the builders to leave it uncluttered. The better they do with brand sites the better they do to avoid the bootleggers. Commissioner Steele commented that common sense may dictate how many were needed so she was not prepared tonight to say a specific number. Brian Flamm noted the differences in the signs they were requesting. He noted part of the reason for the height on the entrance is the hills; the freeway will be 60 ft. below grade. They want to make sure it's visible and want a high end good looking community. They feel proportionately it is good. The other alternative is to separate it as a purely entrance feature and not a sign. Commissioner Steele would agree with an art piece at 30 feet, but sign should stay within code. Brian said they were ok with that. Commissioner Steele asked if the traffic engineer was present, Jeremy Searle came forward to answer questions. She asked what was considered phase 1 because the trip generations were listed for phase 1 Jeremy clarified that the first part for phase 1 was correct, everything on the east side of Mountain View Corridor. The below line should just say for phase 2 (west side). Commissioner Steele commented that they need to change the wording on traffic study.

Commissioner MacKay asked what the connection points to the west side would be. Brian Flamm noted 3 connections, eventually UDOT will have to replace those with bridges. Commissioner MacKay noted the church and open space and received clarification of where the pond was located near them, it was City property.

Commissioner Wilkins asked what their ability was to make decisions on height of the signs. Planning Director Kimber Gabryszak explained the Community Plan allows them to make their own standards. You want to look at public benefit, and standards throughout their plan. You have the ability to give input to Council to say you would recommend them or not. Commissioner Wilkins noted there are few times the City Council has deviated from the code. His own recommendation for the signs is to adhere close to the

current City Code. Commissioner Kilgore and Commissioner Steele indicated that if they separate the sign from the artwork then it could be counted separate and not as a sign.

Nate Shipp asked about the Engineer condition for the road dedication to 2017. Gordon noted it was mainly to remind him, they need to talk about that more fully.

Motion made by Commissioner Steele that Based upon the information and discussion tonight, I move to forward a positive recommendation to the City Council for the Wildflower Village Plan Area 1 with the Findings and Conditions in the Staff Report. With the addition of 3 conditions: 6.a. add sidewalk to both sides of parkway on page S11-1, with the sidewalk inserted into the 12' parkstrip. 6. b. signage shall be removed from the 30' entry feature; such signage may be replaced with the smaller monument signs. 6. c. revise phase II language on page S14-33 traffic study. Seconded by Commissioner Funk. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

8. Work Session: Code Amendments to Title 19.04, Mixed Waterfront and Buffer Overlay.

Planning Director Kimber Gabryszak noted that there is repetitive language throughout the code they are trying to clean up. We are looking at the desired outcome. We realized there are design standards in every chapter. The mixed waterfront has become mixed up in this and they are bringing in other things. She discussed some changes they are looking at with new code in Open Space.

Commissioner Wilkins had a question on sensitive lands; it used to say none would be calculated, it now says 50% will. Planning Director Kimber Gabryszak responded that in other communities it has been the result of developer challenges, the compromise is that they have been allowed to have densities calculated but a much lower rate, which helps avoid other challenges.

Commissioner Steele commented that the matrix didn't work so well, it needs to be simplified. Multifamily needs to have minimum width for alleyway. In 19.04. The multifamily with units per acre, they need to put "up to" so we have a way to say it's over impacting. City Attorney Kevin Thurman noted we need to be careful that it does not become a zone change. Commissioner Steele noted instances where it may look like entitlement. Planning Director Kimber Gabryszak thought we were fine because the code currently says maximum units. Commissioner Steele commented on the ADU Overlay, how will it work because not every area will be able to have the overlay. Planning Director Kimber Gabryszak noted that is pending depending on the ADU code as well. This is a place holder for now; we don't recommend having the overlay in the higher density zones. Commissioner Steele commented on R2-6 asked if the minimum is confusing with the R2-6 and should it be R2-8. Planning Director Kimber Gabryszak noted the changes for that section. Commissioner Steele noted a place where a 0' setback as long as there is a 10' sidewalk, is that if it faces the river, also on footprints, what if someone puts in a window box that goes over the footprint. City Planner Kara Knighton noted it is street side. They could put a note that you couldn't put anything that protrudes over the footprint. Commissioner Steele noted the table on mixed waterfront is confusing. City Planner Kara Knighton commented it is the incentive table. Commissioner Steele noted we don't want to get to so complicated that we don't understand it. It would be good to have it only able to be interpreted one way.

Commissioner Kilgore asked about the open space landscaping and requirement. City Planner Kara Knighton noted it's dependent upon the other sections of the code and how they go.

9. Approval of Minutes:

a. September 8, 2016

Motion made by Commissioner Funk to approve the minutes of September 8, 2016. Seconded by Commissioner Cunningham. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham. Motion passed 5 - 0. Abstain: Ken Kilgore.

10. Reports of Action.

Planning Director Kimber Gabryszak shared the report of action for the HADCO Rezone.

Motion made by Commissioner Steele to approve the Report of Action for the HADCO Rezone from A to I and the Master Development Agreement. Seconded by Commissioner Funk. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

Planning Director Kimber Gabryszak shared the Report of Action for the Wildflower Item.

Motion made by Commissioner Steele to approve the Report of Action for the Wildflower Village Plan. seconded by Commissioner Funk. Aye: Sandra Steele, Brandon MacKay, David Funk, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

11. Commission Comments.

Commissioner Steele commented on the political signs that were removed and thanked code enforcement. Commissioner Kilgore apologized for missing the last meeting. He noted he is on the steering committee for his Alumni association and they are sponsoring a lecture at The Leonardo on What Makes a Great City, promoted by the Utah American Planning Association Conference in Salt Lake City. This would be in November.

12. Director’s Report:

- a. **Council Actions** – approved the code amendments. Saratoga Springs rezone and Papa’s carwash.
- b. **Applications and Approvals** – in the packet
- c. **Upcoming Agendas** – continue work session on code items.
- d. **Other**

13. Motion to enter into closed session – No closed session.

14. Meeting Adjourned at 9:38 p.m. by Chairman Kirk Wilkins

Date of Approval

Planning Commission Chair
Kirk Wilkins

City Recorder



CITY OF SARATOGA SPRINGS

Memo

To: Mayor, City Council and/or Planning Commission
From: Planning Department
Date: October 5, 2016
Meeting Date: October 13, 2016
Re: New Applications & Resubmittals

New Projects:

- 09.26.16 Denny's Site Minor Amendment (1516 N. Redwood Rd)
- 10.03.16 Intermountain Saratoga Springs Clinic Addition Major Site Plan Amendment (354 W S.R. 73)

Resubmittals & Supplemental Submittals:

- 09.26.16 Catalina Bay Phase 1 Final Plat (McGregor Lane & Harbor Bay Dr)
- 09.27.16 Saratoga Hills Plat 6 Preliminary (Grandview & Hillside Dr)
- 09.27.16 Harvest Village Site Plan (164 W 2000 N- Harvest Hills)
- 10.03.16 Legacy Farms Village Plan 3 Plats 3A-3E Final (400 S. Redwood Rd)
- 10.04.16 Harvest Village MDA Major Amendment (164 W 2000 N- Harvest Hills)
- 10.04.16 Harvest Village Preliminary Plat (164 W 2000 N- Harvest Hills)
- 10.04.16 Harvest Village Site Plan (164 W 2000 N- Harvest Hills)
- 10.04.16 Harbor Bay Tilo Plat Amendment (164 E. Bayview Circle)
- 10.04.16 Western Hills Phase 2 & 3 Final Plat (350 W. Aspen Hills Blvd)

Staff Approvals: