Planning Commission Meeting

Thursday, November 10, 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: Major Site Plan Amendment for IHC, located at 354 W. Crossroads Blvd., VCBO Architecture, Levi Lloyd applicant. – Presented by Planner I Jeff Attermann.

5. Work session: Discussion of Code and Vision – Presented by Planning Director Kimber Gabryszak.

6. Approval of Minutes:
    a. October 27, 2016

7. Reports of Action

8. Commission Comments

9. Director's Report:
    a. Council Actions
    b. Applications and Approval
    c. Upcoming Agendas
    d. Other

10. 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.

11. 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

Major Site Plan Amendment
Intermountain Health Care Clinic Expansion
Thursday, November 10, 2016
Public Hearing

Report Date:	Thursday, November 3, 2016
Applicant:	Levi Lloyd (VCBO Architecture)
Owner:	Intermountain Healthcare (Contact: Ryan Johnson)
Location:	354 Crossroads Blvd.
Major Street Access:	Crossroads Blvd.
Parcel Number(s) & Size:	58:032:0161, 58:032:0062, 58:032:0061; ~30 acres
Parcel Zoning:	RC
Adjacent Zoning:	RC, A, R-3
Current Use of Parcel:	Existing IHC clinic
Adjacent Uses:	Agricultural, Regional Commercial
Previous Meetings:	4/15/08 PC and 4/22/08 CC for approval of original site plan/rezone/MPA/Conditional Use
Previous Approvals:	Site Plan, MDA, CUP
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Sarah Carroll / Jeff Attermann

A. Executive Summary:

The applicant is requesting approval of a Major Site Plan Amendment in order to expand the existing IHC clinic. The expansion includes an addition to the front of the building in the form of a hallway that will allow the patient rooms to be accessed from both sides. The existing building is 9,247 square feet and 10,970 square feet will be added. This request will result in some modifications to the landscaping and additional parking.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing on the major site plan amendment, take public comment, review and discuss the proposal, and vote to approve the proposal as outlined in Section "H" of this report. Alternatives include denial or continuation of the item.

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

B. Background:

The original site plan was approved in 2008 and includes a 9,247 square foot building. IHC owns ~30 acres in this location and anticipated this expansion during the 2008 review. It is also shown in the MDA that was approved in 2008.

C. Specific Request:

The request is for a Major Site Plan Amendment to enlarge the building by 10,970 square feet, adding parking stalls, and modify the landscaping accordingly.

D. Process:

Section 19.13 summarizes the processes for major site plan amendments, and 19.14 outlines the requirements for major site plan amendments. The process for this type of application involves a formal review of the request by the Planning Commission in a public hearing. The Planning Commission is the Land Use Authority for major site plan amendments and may approve, deny, or continue the decision.

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. General Plan:

The subject property is designated for Regional Commercial on the Land Use Map. The General Plan outlines the goals for the Regional Commercial zone and states:

> Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities. As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.

Staff finding: *Consistent. Medical and Health Care offices are anticipated in the Regional Commercial designation and area allowed as permitted uses in the RC zone.*

G. Code Criteria: For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: Complies
- 19.05, Supplemental Regulations: Complies
- 19.06, Landscaping and Fencing: Can comply, subject to conditions in Section H of this report
- 19.09, Off Street Parking: Complies
- 19.11, Lighting: Can comply, subject to conditions in Section H of this report

- 19.12, Subdivisions: N/A
- 19.13, Process: Complies
- 19.14, Site Plans: Complies
- 19.18, Signs: None Proposed

H. 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 – Approval with conditions

"I move to **approve** the Intermountain Health Care Clinic Major Site Plan Amendment, located at 354 Crossroads Boulevard, with the Findings and Conditions in the Staff Report dated November 10, 2016:"

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering staff report.
2. Add notes and/or details to the plans regarding tree base clearance. A 3' diameter at the tree base is to remain clear of rock and turf per Section 19.06
3. Add notes regarding rock color to the plans. Two separate colors and sizes are required per Section 19.06
4. Add notes regarding weed barrier to the plans. High quality weed barrier is required per Section 19.06.
5. Add the amount of turf within the project to verify compliance with Section 19.06 which requires 35% turf.
6. Provide information and details on parking lot and building lighting to verify compliance. Lighting shall comply with Section 19.11.
    a. Photometric measurements on sheet ES102 shall display all measurements including those beyond the paved areas. Future subdivisions will be affected by this and so this information must be provided at this time.
7. Add notes to verify compliance with dark sky requirements in Section 19.11.
    a. City Code requires the following: One hour after closing or by 11:00pm, whichever is earlier, businesses must turn off at least fifty percent (50%) of building lighting and lighting fixtures in surface parking lots…however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.

8. Add buffering and screening between the parking stalls on the north and the agricultural uses to comply with Section 19.14. This may be in the form of a wall, fence, or landscaping.
9. All other Code requirements shall be met.
10. 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 Intermountain Health Care Clinic Major Site Plan Amendment 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 – Denial

The Planning Commission may also choose to deny the application. "I move to **deny** the Intermountain Health Care Clinic Site Plan Amendment with the Findings below:

1. The proposed amendment is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The proposed amendment is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.18] of the Code, as articulated by the Planning Commission: _____.

I. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Site Plan Amendment
4. Landscape Plan
5. Proposed Elevations
6. Planning Review Checklist

Planning Commission
Staff Report

Author: Gordon Miner, City Engineer
Subject: IHC Expansion– Site Plan
Date: 11/3/2016
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:	*Levi Lloyd – VCBO Architecture*
Request:	*Site Plan Approval*
Location:	*354 UT-73*
Acreage:	*.05 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. Provide a trip generation memorandum.

D. Provide As-Built Certificate of existing Detention Pond.

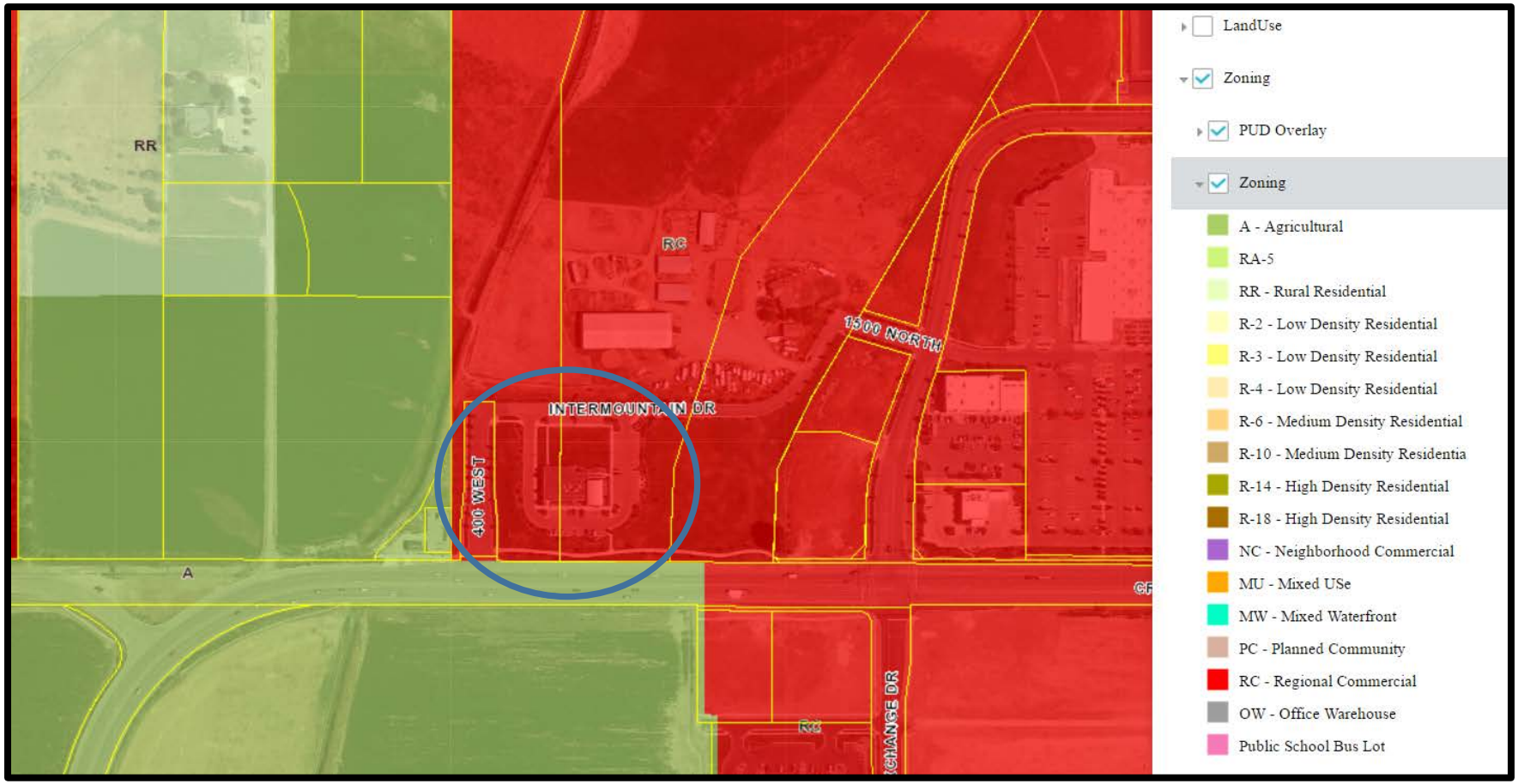
E. Provide easements for all public utilities not located in the public right-of-way.

F. 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.

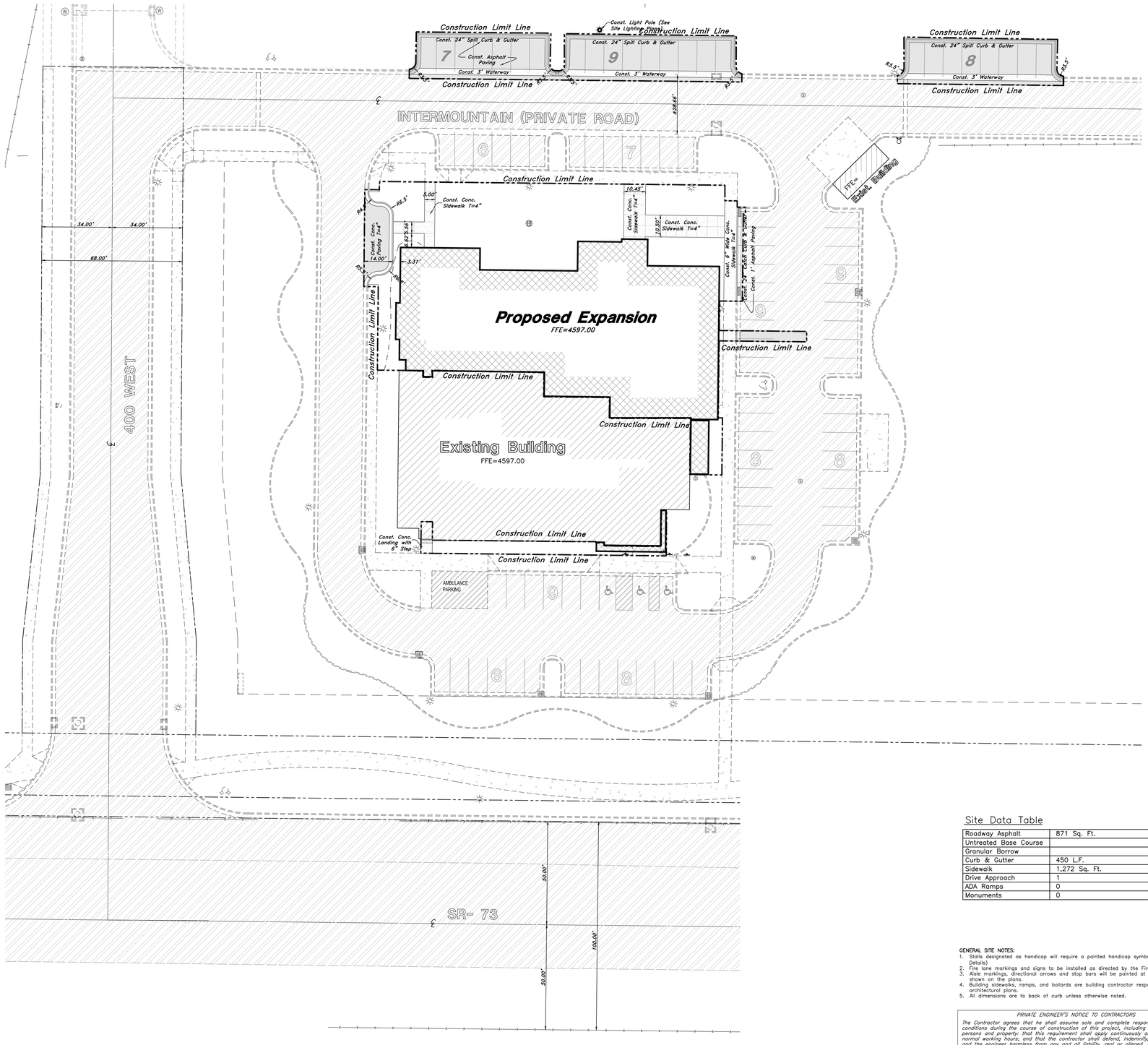
G. Final plans shall include an Erosion Control Plan that complies with all City and UPDES storm water pollution prevention requirements.

H. 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.

I. 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.



LOCATION AND ZONE MAP



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Cleanout	
Electrical Manhole	
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.23TA
Exist. Grade	95.72TA
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spill Curb & Gutter	
Demo Tree	
Tree To Remain In Place	

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Site Data Table

Roadway Asphalt	871 Sq. Ft.
Untreated Base Course	
Granular Borrow	
Curb & Gutter	450 L.F.
Sidewalk	1,272 Sq. Ft.
Drive Approach	1
ADA Ramps	0
Monuments	0

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

GREAT BASIN ENGINEERING
SALT LAKE CITY: 5746 S. 1475 E. OGDEN, UT 84403 MAIN: (801) 394-4515
FILLMORE: 1141 N. MAIN PO BOX 1486 FILLMORE, UT 84631 PH: (435) 743-6151
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: -
CLIENT NUMBER: 00000
DATE: 09-30-2016

No. 161283 10/27/16 PAUL CLARK ASGHARIAN STATE OF UTAH

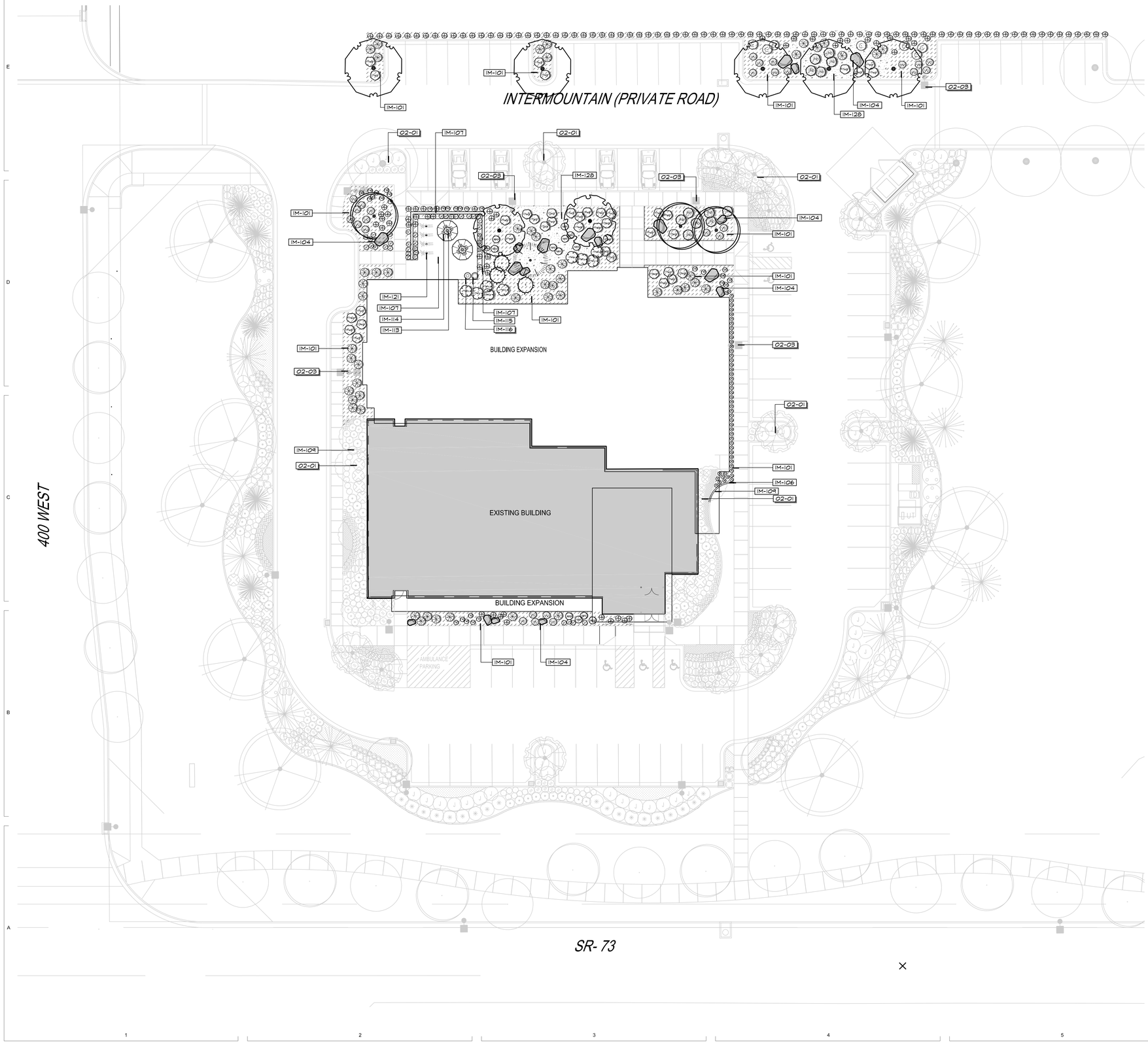
INTERMOUNTAIN HEALTHCARE CLINIC EXPANSION

SARATOGA SPRINGS
354 UT-73 SARATOGA SPRINGS CITY, UT 84045
PERMIT SET

SITE PLAN

C1.00

10/27/16 4:40:20 PM



PLANT SCHEDULE | A

SEE DTL A SHT L.L501 FOR PLANT SCHEDULE

PLANTING NOTES | B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 5 INCHES OF GRADE IN TURF SOD AREAS (4 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

REFERENCE SCHEDULE NOTES | C

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DI
02-01	PRESERVE AND PROTECT EXISTING LANDSCAPE		
02-03	PROTECT EXISTING LIGHT		

SYMBOL	SITE IMPROVEMENTS DESCRIPTION	QTY	DI
IM-101	ROCK MULCH TYPE 1, TYP. - SEE SPECS, FOR DEPTH REFER TO SHT. L.L501 DTL. G	6,621 sf	
IM-104	LANDSCAPE BOULDER, TYP. - SEE SPECS, REFER TO SHT. L.L501 DTL. B	18	
IM-106	MOW CURB, TIE INTO EXISTING MOW CURB, REFER TO SHT. L.L501 DTL. H		
IM-107	42" HIGH ARCHITECTURAL WALL, SEE ARCHITECTURAL PLANS		
IM-109	REPAIR LANDSCAPE AND MATCH/BLEND TO ADJACENT EXISTING LANDSCAPE MATERIALS		
IM-113	PICNIC TABLE, TYP. - REFER TO SHT. L.L501 DTL. J	2	
IM-114	CHAIR, REFER TO SHT. L.L501 DTL. K	8	
IM-115	TRASH RECEPTACLE, REFER TO SHT. L.L501 DTL. L	1	
IM-116	RECYCLE TRASH RECEPTACLE, REFER TO SHT. L.L501 DTL. L	1	
IM-121	BIKE RACK, TYP. REFER TO SHT. L.L501 DTL. I	4	
IM-128	ROCK MULCH TYPE 2, TYP. - SEE SPECS, REFER TO SHT. L.L501 DTL. G	1,582 sf	

QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

EXPANSION LANDSCAPE IMPACT | C

· NUMBER OF EXISTING PLANTS TO REMAIN	713
· WATER-CONSERVING SPRINKLER HEADS AND RAIN SENSORS ARE REQUIRED	SEE SHEET L-R101
· CLEAR SIGHT TRIANGLE, (A TRIANGLE WITH 30' EDGES ALONG THE CURB) PER SECTION 19.06.11 - PLANTS MAY NOT BE TALLER THAN 3' IN THE CLEAR SIGHT TRIANGLE	NO SIGHT TRIANGLE IMPACTED
· PERCENTAGE OF LANDSCAPED AREA, TURF, ROCK, MULCH, BARK, DROUGHT TOLERANT SPECIES	0% TURF 5% ROCK 95% ROCK MULCH 0% BARK 94% DROUGHT TOLERANT
* TURF- NO MORE THAN 70% (THIS SITE MIGHT HAVE MORE AND MIGHT BE GRANDFATHERED BASED ON THE ORIGINAL APPROVAL, BUT PLEASE ADD THE PERCENTAGE)	0%

0 8 16 32
SCALE: 1" = 16'-0"

NORTH

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.573.8800
VCBO.COM

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 east 2100 south
Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3346
www.arcsitiodesign.com

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Sept. 15, 206
STATE OF UTAH

REV	DATE	DESCRIPTION

VCBO NUMBER: 16545
CLIENT NUMBER: 00000
DATE: 20## XXX ##

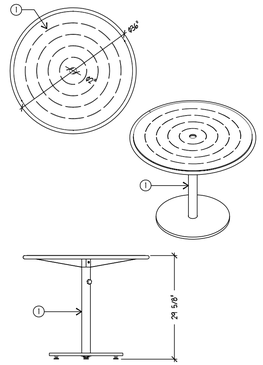
SARATOGA SPRINGS EXPANSION

INTERMOUNTAIN HEALTHCARE
354 UT-73, SARATOGA SPRINGS, UTAH 84045

DESIGN DEVELOPMENT

LANDSCAPE PLAN

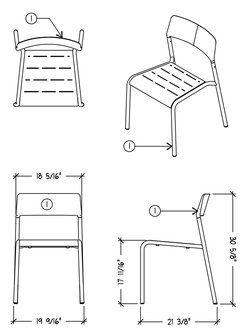
L.L101



1. MAGLIN TABLE-
MODEL: FRT1700-RD-M2-FSU-3
COLOR: SILVER14
CONTACT: CATHERINE LEDUKE,
855.284.2266

NOTES:
1. TABLE SHALL BE TRUE AND PLUMB.
2. INSTALL PER MANUFACTURERS INSTRUCTIONS.

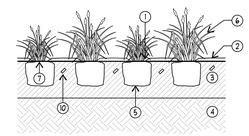
J PATIO TABLE
SCALE: NTS — ELEVATION



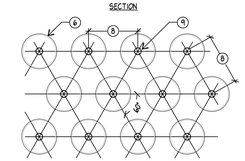
1. MAGLIN CHAIR-
MODEL: FRC1700-M5F-M2
COLOR: SILVER14
CONTACT: CATHERINE LEDUKE,
855.284.2266

NOTES:
1. INSTALL PER MANUFACTURERS INSTRUCTIONS.

K PATIO CHAIR
SCALE: NTS — ELEVATION



SECTION

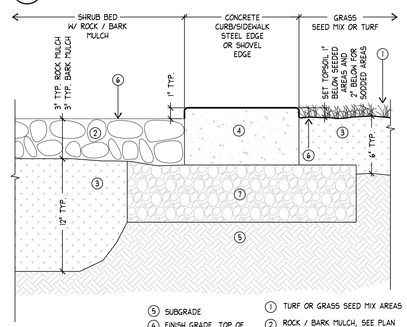


PLAN

1. KEEP MULCH BACK FROM BASE OF PLANT
2. MULCH LAYER - SEE SPECS.
3. AMENDED TOPSOIL - SEE SPECS.
4. UNDISTURBED SUBGRADE
5. IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
6. PLANT
7. BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
8. PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
9. CENTER OF PLANT
10. FERTILIZER TABLET - SEE SPECS.

NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

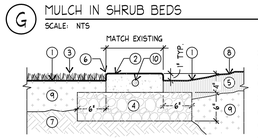
F PERENNIAL / GROUNDCOVER
SCALE: NTS — SECTION/PLAN



5. SUBGRADE
6. FINISH GRADE, TOP OF MULCH TO BE LEVEL
7. ROAD BASE - REFER TO ARCHS. PLANS

1. TURF OR GRASS SEED MIX AREAS
2. ROCK / BARK MULCH, SEE PLAN SHEET L.LI01 AND SPECS.
3. AMENDED TOPSOIL - SEE SPECS.
4. CONCRETE MOW CURB, SIDEWALK, IF APPLICABLE

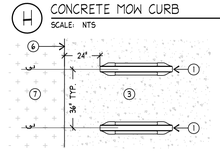
G MULCH IN SHRUB BEDS
SCALE: NTS — SECTION



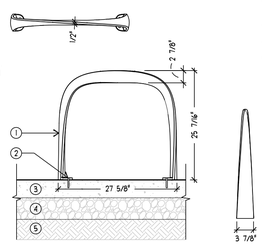
NOTE:
1. WHEN MOW CURB IS ADJACENT TO BUILDING OR WALL, USE EXPANSION JOINT AND SLOPE 2% AWAY FROM BUILDING.
2. FINISH W/ MED. BROOM PERPENDICULAR TO HEADER RUN.
3. EXPANSION JOINTS AT 20' O.C. AND A TOOLED JOINT AT 10' O.C.

1. FINISH GRADE
2. CONCRETE MOW CURB
3. TURF
4. COMPACTED ROAD BASE
5. MULCH, SEE SPECS.
6. 1/4" RADIUS, TYPICAL
7. COMPACTED SUBGRADE
8. SHRUB BED
9. AMENDED TOPSOIL
10. #3 REBAR

H CONCRETE MOW CURB
SCALE: NTS — SECTION

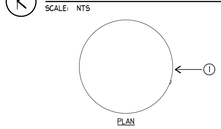


1. MAGLIN BIKE RACK-
MODEL: SCBR1600-S
MOUNT: SURFACE
COLOR: SILVER14
CONTACT: CATHERINE LEDUKE, 855.284.2266
2. BOLTED PER MANUFACTURER INSTRUCTIONS
3. CONCRETE PAD
4. COMPACTED ROADBASE - REFER TO CIVIL PLANS
5. COMPACTED SUBGRADE
6. EDGE OF CONCRETE
7. SHRUB BED



NOTES:
1. BIKE RACK SHALL BE TRUE AND PLUMB, SQUARE TO WALKS & BUILDING LINES.
2. BIKE RACKS SHALL BE NO CLOSER THAN 24" TO ANY CONCRETE EDGE AND 3" TO ANY JOINT.
3. WHEN INSTALLING A SERIES OF BIKE RACKS, SET RACKS A MIN. OF 36" CLEAR BETWEEN RACKS.
4. INSTALL PER MANUFACTURERS INSTRUCTIONS.

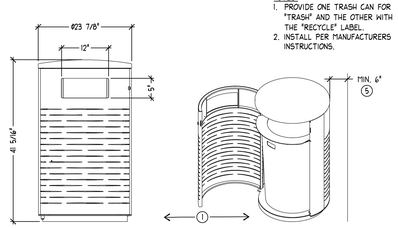
I BIKE RACK
SCALE: NTS — ELEVATION



PLAN

1. MAGLIN TRASH RECEPTACLE-
MODEL: MLWR650-32-1T-L4-LBK
COLOR: SILVER14
CONTACT: CATHERINE LEDUKE,
855.284.2266
2. PLACE TRASH RECEPTACLE 6" FROM EDGE OF ADJACENT PAVING, IF APPLICABLE

NOTES:
1. PROVIDE ONE TRASH CAN FOR "TRASH" AND THE OTHER WITH THE "RECYCLE" LABEL.
2. INSTALL PER MANUFACTURERS INSTRUCTIONS.



FRONT SECTION — SIDE SECTION

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

L TRASH RECEPTACLE
SCALE: 3/4"=1'-0" — SECTION

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Acer tataricum DROUGHT TOLERANT	Tatarian Maple	-	2"Cal		3
	Cedrus atlantica 'Fastigiata' DROUGHT TOLERANT	Columnar Blue Atlas Cedar	B & B		10'x12' H	3
	Cedrus libani stenocoma DROUGHT TOLERANT	Lebanon Cedar	B & B		10'-12' H	1
	Ulmus parvifolia 'Allee' DROUGHT TOLERANT	Allee Lacebark Elm	B & B	2"		5
	Zelkova serrata 'Green Vase' DROUGHT TOLERANT	Sawleaf Zelkova	B & B	2"		2

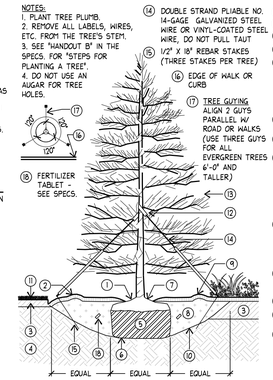
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
CN	Chrysothamnus nauseosus ssp. nauseosus DROUGHT TOLERANT	Dwarf Blue Rabbitbrush	1 gal			7
HR	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal			56
IP	Iris pseudacorus 'Flore Plens' DROUGHT TOLERANT	Yellow Flag	1 gal			34
JHB	Juniperus horizontalis 'Wiltoni' DROUGHT TOLERANT	Wilton Blue Rug Juniper	5 gal			12
NF	Nepeta faassenii DROUGHT TOLERANT	Catnip	1 gal			29
RAGL	Rhus aromatica 'Gro-Low' DROUGHT TOLERANT	Gro-Low Fragrant Sumac	3 gal			40
RTE	Rhus typhina 'Tiger Eyes' DROUGHT TOLERANT	Tiger Eyes Sumac	5 gal			9
SAL	Symphoricarpos albus DROUGHT TOLERANT	Common White Snowberry	5 gal			12
YFG	Yucca filamentosa 'Color Guard' DROUGHT TOLERANT	Adam's Needle	3 gal			27

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Calamagrostis acutifolia 'Karl Foerster' DROUGHT TOLERANT	Foerster's Reed Grass	1 gal			132
	Miscanthus sinensis 'Gracillimus' DROUGHT TOLERANT	Maiden Grass	1 gal			51

QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

A PLANT SCHEDULE
SCALE: NTS

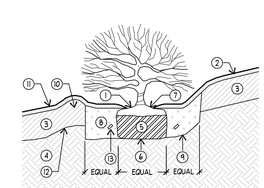
NOTES:
1. PLANT TREE PLUMB.
2. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
3. SEE "HANDOUT B" IN THE SPECS. FOR "STEPS FOR PLANTING A TREE".
4. DO NOT USE AN AUGAR FOR TREE HOLES.



14. DOUBLE STRAND PLIABLE NO. 14-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
15. 1/2" X 8' REBAR STAKES (THREE STAKES PER TREE)
16. EDGE OF WALK OR CURB
17. TREE GUYING ALIGN 2 GUYS PARALLEL W/ ROAD OR WALKS (USE THREE GUYS FOR ALL EVERGREEN TREES 6'-0" AND TALLER)
18. FERTILIZER TABLET - SEE SPECS.

1. MULCH 1" TO 2" BACK FROM TRUNK
2. 3" MULCH LAYER - SEE SPECS.
3. AMENDED TOPSOIL- SEE SPECS.
4. UNDISTURBED SUBGRADE
5. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK & TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
9. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY.
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS.
11. DO NOT PLANT LAWN IN TREE PIT
12. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
13. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

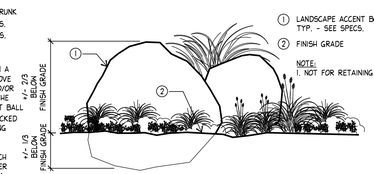
D EVERGREEN TREE WITH GUYING
SCALE: NTS — SECTION



1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH LAYER - SEE SPECS.
3. AMENDED TOPSOIL- SEE SPECS.
4. UNDISTURBED SUBGRADE
5. IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
9. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
10. CONSTRUCT WATERING DISH AT EACH PLANT USING TOPSOIL
11. FINISH GRADE
12. EXISTING GRADE
13. FERTILIZER TABLET - SEE SPECS.

NOTES:
1. PLANT SHRUB PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.
4. DO NOT USE AN AUGAR FOR TREE HOLES.
5. DEEP WATER WITH HOSE ALL PLANTS.
6. WATER PLANT IN POT PRIOR TO REMOVING PLANT FROM POT. DO NOT PLANT DRY PLANTS. ALL POTTED PLNATS MUST HAVE A MOIST ROOT SYSTEM.

E SHRUB
SCALE: NTS — SECTION

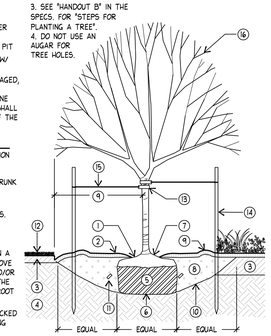


1. LANDSCAPE ACCENT BOULDERS, TYP. - SEE SPECS.
2. FINISH GRADE

NOTE:
1. NOT FOR RETAINING WALLS.

B LANDSCAPE ACCENT BOULDER
SCALE: NTS — SECTION

NOTES:
1. PLANT TREE PLUMB.
2. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
3. SEE "HANDOUT B" IN THE SPECS. FOR "STEPS FOR PLANTING A TREE".
4. DO NOT USE AN AUGAR FOR TREE HOLES.



1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH LAYER - SEE SPECS. AND PLANS
3. AMENDED TOPSOIL- SEE SPECS.
4. UNDISTURBED SUBGRADE
5. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
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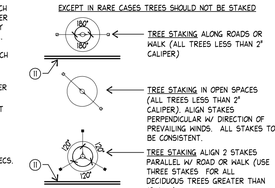
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
11. FERTILIZER TABLET - SEE SPECS.
12. DO NOT PLANT LAWN IN TREE PIT
13. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
14. 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HEIGHT)
15. DOUBLE STRAND PLIABLE NO. 14-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
16. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

EXCEPT IN RARE CASES TREES SHOULD NOT BE STAKED



TREE STAKING ALONG ROADS OR WALK (ALL TREES LESS THAN 2" CALIPER)

TREE STAKING IN OPEN SPACES (ALL TREES LESS THAN 2" CALIPER). ALIGN STAKES PERPENDICULAR W/ DIRECTION OF PREVAILING WINDS. ALL STAKES TO BE CONSISTENT.

TREE STAKING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)

C DECIDUOUS TREE WITH STAKING
SCALE: NTS — SECTION

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.573.8800
VCBO.COM

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 east 2100 south
Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3346
www.arcsitiodesign.com

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Sept. 15, 2016
STATE OF UTAH

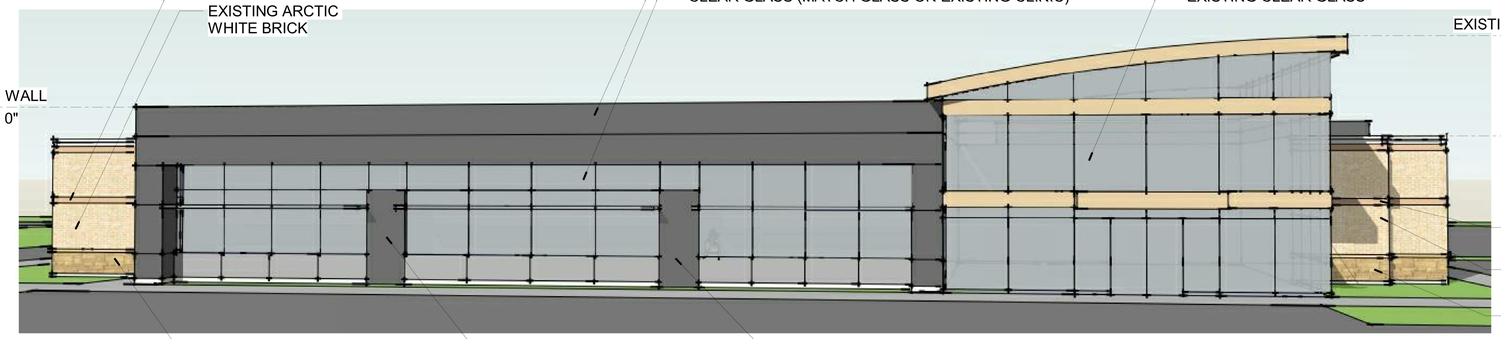
REV	DATE	DESCRIPTION

VCBO NUMBER: 16545
CLIENT NUMBER: 00000
DATE: 20## XXX ##

SARATOGA SPRINGS EXPANSION
INTERMOUNTAIN HEALTHCARE
354 UT-73, SARATOGA SPRINGS, UTAH 84045
DESIGN DEVELOPMENT

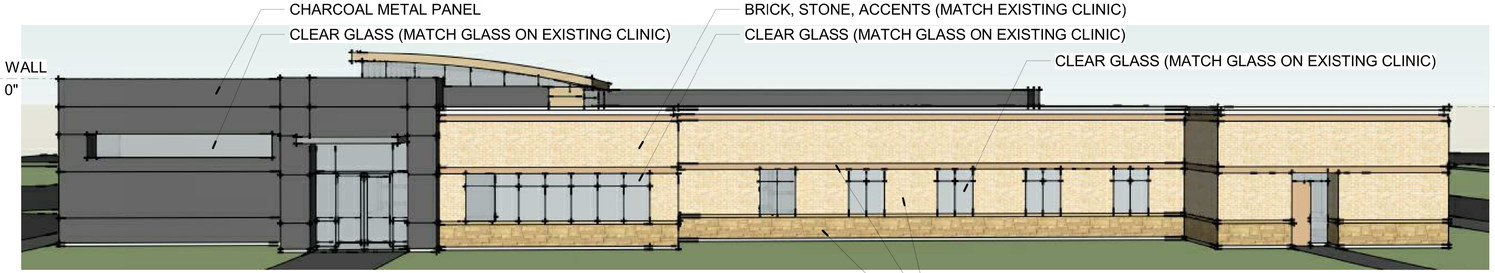
LANDSCAPE DETAILS
L.L501

EXTERIOR ELEVATIONS



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

CHARCOAL METAL PANEL

BROWN CANYON STONE
(EXISTING STONE COLOR)

DESERT SAND BRICK
(EXISTING BRICK COLOR)

ARCTIC WHITE BRICK
(EXISTING BRICK COLOR)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
JEFFERY PINEGAR
#124371
12/27/16
LICENSED ARCHITECT

REV	DATE	DESCRIPTION

VCBO NUMBER:	16545
CLIENT NUMBER:	00000
DATE:	20## XXX ##

SARATOGA SPRINGS EXPANSION

INTERMOUNTAIN HEALTCARE
354 UT-73, SARATOGA SPRINGS, UTAH 84045

SCHEMATIC DESIGN

EXTERIOR ELEVATIONS - OPTION 1

A201.1

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	October 27, 2016
Date of Review:	October 31, 2016
Project Name:	Intermountain Saratoga Springs Clinic Addition
Project Request / Type:	Site Plan Amendment – Major
Meeting Type:	Planning Commission – Public Hearing
Applicant:	Levi Lloyd (VCBO Architecture)
Owner (if different):	Intermountain Healthcare (Contact: Ryan Johnson)
Location:	354 Crossroads Blvd.
Major Street Access:	Crossroads Blvd.
Parcel Number(s) and size:	58:032:0161; 58:032:0062, ~30 acres
General Plan Designation:	Institutional/Civic
Zone:	Regional Commercial
Adjacent Zoning:	RC, A, R-3
Current Use:	Institutional (clinic)
Adjacent Uses:	Agriculture, Infrastructure (gas), Vacant
Previous Meetings:	4/15/08 PC and 4/22/08 CC for approval of original site plan/rezone/MPA/Conditional Use
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Future Routing:	Public Hearing with PC
Planner:	Sarah Carroll, Jeff Attermann

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: No
  - Zone: RC
- General Plan Amendment required: No
  - Designation: Institutional/Civic
- Additional Related Application(s) required: None

Section 19.13.04 – Process

- DRC: 10/24/16 - The stalls backing into the private road at the intersection are problematic. It is preferable that those be moved to the left (west) side of the building. The facade seems to have enough material articulation.

- UDC: 10/24/16: move stalls from intersection for increased safety/circulation. Verify whether or not design guidelines allow metal on the building (It is allowed per Section 5.B.)
- Neighborhood Meeting: N/A
- PC: Scheduled for 11/10/16
- CC: To be determined

General Review

Building Department: N/A

Fire Department

- Width adequate for engine, minimum of 26 feet. **Complies.** Private drive to north of building is 26' wide. Existing parking and drive area to east, west and south of building will be unchanged.
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development. **Unknown.** Existing and/or planned fire hydrants must be shown on plans.
- Third party review required for sprinkler systems is needed if sprinkled.

GIS / Addressing: N/A

Urban Design Committee – 19.14.04

- Mechanical Equipment: **Complies.** According to building elevations, no mechanical equipment will be visible from any public or private street. Any screens present are aesthetically incorporated into the design of the building.
- Windows: **Complies.** New glass will match existing glass. No untreated metal window frames to be used.
- Building Lighting: **Unknown.** No plans for exterior building lighting have been submitted.
- Trash Enclosures, Storage Areas, and External Structures: **Complies.** No changes will be made to trash enclosures. No new storage areas or external structures are proposed.
- Exterior Materials: **Complies.** Exterior materials will match existing materials with the addition of charcoal colored metal panels. All materials are high quality and conform to the City's Architectural Design Standards.
- Landscape Requirements: **Can Comply.** More information is need to verify compliance with City's landscape standards. See 19.06.
- Parking Lot and Street Lighting: **Can Comply.** More information is needed to verify compliance with the City's lighting standards. See 19.11.

Code Review

- 19.04, Land Use Zones
    - Zone: RC Regional Commercial
    - Use: Office, Medical and Healthcare
    - Density: **Complies.** The size of the building will roughly double increasing the intensity of the use. The density of the site will not be affected with this amendment.
    - Setbacks:
        - Front: **Complies**. 20' required; 91' provided

    - Sides: **Complies**. 30' required; 71' provided
    - Rear: **Complies**. 30' required; 1,000' or more provided
  - Lot width: **Complies.** The lot width is not being altered
  - Lot size: **Complies.** The lot size is not being altered
  - Lot coverage: **Complies.** Building square footage of 20,217 provides a lot coverage below 50%.
  - Building size: **Complies.** Total building square footage is 20,217.
  - Height: **Complies.** Maximum 50'; the highest point of the building is 24' ¾".
  - Landscaping: **Complies.** Of the total construction area of 24,002 square feet (per the cover sheet), the total landscaped area is stated as 6,222 square feet covering 25.9% of the construction area.
  - Sensitive Lands: **Complies.** No sensitive lands area included within the area.
  - Trash: **Complies.** The trash storage area is not being altered.

- 19.05, Supplemental Regulations
  - Flood Plain: **Complies.** The proposed building is not in a flood plain.
  - Water & sewage: **Complies.** Will connect to City infrastructure.
  - Transportation Master Plan: **Complies.** No proposed roads are within the site.
  - Property access: **Complies.** The proposed development will have access to a public road.

- 19.06, Landscaping and Fencing
  - General Provisions: **Complies.**
    - An irrigation plan is included. The use of pressure regulating sprinkler heads is indicated.
    - Sheet L.L101 states that the standard clear sight triangle will not be impacted by plantings or other structures.
  - Landscaping Plan: **Complies.**
    - Grading is indicated on Sheet C5.00.
  - Completion – Assurances: All landscaping shall be completed before the issuance of a Certificate of Occupancy. Landscaping improvements shall be guaranteed for 1 year after final acceptance by warranty bond and warranty bond agreement. Will comply; will be handled through the building permit process.
  - Planting Standards & Design
    - Required Trees:
      - Deciduous: **Complies.** 2" caliper required; 2" caliper provided.
      - Evergreens: **Complies.** 6' in height required; 10'- 12' provided.
      - Tree base clearance: **Can Comply – add detail and/or note to plans.** A 36" diameter surrounding all trees is required to remain clear of rock and turf. This is not specified within the plans.
    - Shrubs: **Complies.** At least 25% shall be in 5 gallons and the rest shall be in 1 gallons. The number of shrubs planned for the site is 408. City code requires 14 shrubs of which at least 25% must be 5 gallons in size or larger. Of the 408 proposed, 33 are at least 5 gallons in size. This exceeds the 25% requirement.
    - Turf: **Complies.** No new turf is proposed within the landscaped area; the amount of turf will not exceed 70% in the newly constructed area.
    - Drought tolerant plants: **Complies.** All trees and more than 50% of shrubs planned for the site are drought tolerant.

        - Rock: **Can Comply – add note to plans.** A minimum of two separate sizes and two separate colors shall be used and rock shall provide a contrasting color to pavement and other hard surfaces within the property. Two types of rock are shown within the plans but there is no indication of color or size of rock mulch.
        - Shrub beds: **Can Comply – add note to plans**
            - High quality weed barriers are required in all planting beds. The use of these barriers is not specified within plans.
            - No detail is provided on the rock mulch to be used.
        - Artificial turf: **Complies.** No artificial turf is proposed.
        - Evergreens: **Complies.** Evergreens are incorporated into the landscape.
        - Softening of walls and fences: **Complies.** Vegetation is placed around the building to soften the appearance.
        - Placement: **Complies.** Vegetation is placed along the building.
    - Amount of Required Landscaping: **Can Comply – add City's requirement to table to verify compliance and add amount of turf.**
        - The number of each type of existing plant to remain must be included in plans in addition to the proposed new plants.
        - The site will contain 6,222 square feet of landscaping. For this area, the following will show the amount of landscaping elements required and the amount provided per the landscape plan:
            - 5 deciduous trees required – 10 proposed. **Complies.**
            - 3 evergreen trees required – 4 proposed. **Complies.**
            - 14 shrubs required – 375 provided. **Complies.**
            - 35% minimum turf required – 0% provided. **Can Comply – specify amount of turf in the landscape table.** Please note that a code amendment to this requirement is underway; City Code currently requires 35% of landscaped area to be covered with turf but this will likely be replaced with a requirement that 50% of the landscaped area be covered with live vegetation at maturity.
    - Fencing & Screening: **Complies.** No new fencing is proposed.
    - Clear Sight Triangle: **Complies.** Sight triangles will not be impacted per Sheet L.L101.

- 19.09, Off Street Parking: **Complies.**
    - General Provisions: **Complies.** The material of the proposed parking lot is asphalt.
    - Parking Requirements / Design: **Complies.** On-street parking is not included in parking totals for the site.
    - Dimensions: **Complies.** Proposed parking stalls are 9'x18'.
    - Accessibility: **Complies.** The plan proposes 5 ADA accessible stalls out of 95 total.
    - Landscaping: **Complies.** Landscaped islands are included.
    - Pedestrian Walkways & Accesses: **Complies.** The total square footage of the parking area is under 75,000 square feet.
    - Minimum Requirements: **Complies.** The original building of 9,247 square feet required 37 stalls (4/1000 sf) and the addition of 10,970 square feet requires 55 stalls (5/1000 sf). The 20,217 square foot building requires a total of 92 (37 for original building and 55 for addition) parking stalls and 94 are proposed. Please update the data table on AS101 to reflect this information.

- 19.11, Lighting:
    - General Standards: **Complies.** Standard Saratoga Springs City lights are proposed per the electrical site plan Sheet ES101. Location of lights is specified in plans. The use of 4000K temperature bulbs are specified in plans.
    - Non Residential Lighting Hours:
        - City Code requires the following: One hour after closing or by 11:00pm, whichever is earlier, businesses must turn off at least fifty percent (50%) of building lighting and lighting fixtures in surface parking lots…however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. **Can Comply – add note to plans.** *Compliance with this requirement must be noted in the plans.*
        - City Code requires the following: Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system. **Can Comply – add note to plans.** *Compliance with this section of the Code shall be noted if applicable.*
    - Lighting Plan: **Can Comply – add measurements beyond paved areas for review.** Photometric measurements on sheet ES102 shall display all measurements including those beyond the paved areas. Future subdivisions will be affected by this and so this information must be provided at this time.
    - Other Prohibited Lighting: **Complies.** No prohibited lighting is proposed.

- 19.12, Subdivisions: Future sites will likely require a subdivision to create lots for further development.

- 19.13, Process
    - Major Site Plan Amendments require a public hearing with the PC and the PC is the approval authority.
    - Neighborhood meeting: N/A

- 19.14, Site Plans: Original site plan approved by CC on 4/22/2008
- 19.14.03, Site Plan Development Standards:
    - Site Plan Standards. **Complies.** The entire parcel is not built upon as allowed within the MPA for this development.
    - Buffering and screening. **Can Comply – add screening along the north parking stalls.** No wall, fencing or landscaping of acceptable design is placed to buffer this use from abutting agricultural uses.
    - Access. **Complies.** No changes to access points will be made; each access point is under 40' in width.
    - Interconnection. **Complies.** There are no adjacent parking lots to connect to.
    - Acceleration/deceleration lanes. **Complies.** Parking is not accessed from a major arterial.

- 19.15, Conditional Use Permit: N/A

- 19.18, Signs: None proposed with this application. Future signs will need to comply with City regulations at the time of application.

- Fiscal Impact for Open Space:
    - Is there any City maintained open space? No

City of Saratoga Springs - Planning Commission Meeting
October 27, 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, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham
Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kara Knighton, Planner 1; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder
Others: Shawn & Kim Barton, Matt & Heidie Kossman, Shauna Freebairn, Dan Reeve, Jim Wheeler, Chad Spencer, Jeff Bennion, Rick Bennion, Patrick Lucero, Dave Webster, Laura Nava, Lorenzo Nava, Blaine Walker
Excused: Brandon MacKay

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

1. **Pledge of Allegiance -** led by Matt Kossman

2. **Roll Call** – Sandra Steele, Kirk Wilkins, Troy Cunningham, Ken Kilgore. 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: Site Plan and Preliminary Plat for Deer Meadow Church located generally at 3261 S. Village Parkway, Chad Spencer - EA Architecture, applicant.**
Senior Planner Sarah Carroll presented the item. The site plan includes a church building, a pavilion, a storage building, and associated parking and landscaping. The preliminary plat is a one lot subdivision to formally create the lot for the church and dedicate a portion of Village Parkway. They need to add a small screening wall.

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

Public Hearing Open by Chairman Kirk Wilkins
No public comments were made.
Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Kilgore was assured by staff that the applicant had no issue with complying with the conditions. He commented about the tree base clearance, it seems to come up a lot and perhaps it's something we need to look at in the code. He asked about checking the bulb set. Senior Planner Sarah Carroll replied they need to check the lumens still, which isn't in this plan set yet, generally their other plans have always complied.

Commissioner Cunningham asked how we would follow up on the can complies. Senior Planner Sarah Carroll noted she and engineering would follow up on those as they submit their plans.

Motion made by Commissioner Steele that Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the Deer Meadow Church Site Plan and Preliminary Plat, located at 3261 South

Village Parkway, with the findings and conditions in the staff report. Seconded by Commissioner Cunningham. Aye: Sandra Steele, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 4 - 0.

5. **Public Hearing: Preliminary Plat for Saratoga Hills 6, located approximately 350 W. Grandview. Dan Reeve, applicant.**

City Planner Kara Knighton presented the item. She explained that several proposals for this property have been submitted to the city since 2000. This request is for a 52 lot subdivision in the R-3 zone. The applicant requests that the city take ownership and maintenance of the 4 open space parcels. They propose they stay native, with surface trails. Staff requested additional amenities to meet recreational needs.

Dan Reeve, applicant, emphasized the amount of open space in the development, the amounts of trails are significant. With the additional amenities requested they feel that it is above and beyond. They didn't feel the lookout station was necessary. They feel it is a trail system improvement to connect trails and as a system it makes sense for the City to take that over.

Public Hearing Open by Chairman Kirk Wilkins

Heidi Kossman was concerned about the fire that took all the vegetation and created a natural ravine and that is an issue for flooding. Perhaps the trails could be added behind Grandview court so they don't block the views as much.

Matt Kossman asked about lot 211A, is the existing fence going to be extended and how far. Also if there was going to be an easement between the existing lot lines and the back two properties. He is concerned for access to his backyard.

Shauna Freebairn asked if any of the land was BLM land. She wanted to know what the sensitive land was and will the land remain as is or be developed with flowers and grass. How many acres of open space is there going be total. A lot of the developments cram in a lot of homes. People move here for the fields and beautiful views and space and hopes we can look forward and protect that unique place.

Jim Wheeler moved here for the view and he talked to the city and was disturbed by the house height limit which he feels should be reconsidered. He also has a lot on the lake and the state owns the property on the shore and they won't remove the growth. He does not like high density but doesn't know how to control that. He would like single level homes only allowed. He paid for the view of the lake, it does enter into property tax value.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Wilkins asked staff to discuss if the city could restrict the house height.
Planning Director Kimber Gabryszak responded that the State is very pro-property rights. If an owner wants to develop and they can comply with all the codes in place we are supposed to approve it and apply conditions necessary to minimize impacts. A 35 foot limit allows for a 3 story home, or vaulted roofs. The City code does not regulate single family architecture and does not require any builders to be ramblers or multi-story. Views are not an identified property right under Utah Law because they infringe on the rights of the property owner that is being developed.

City Planner Kara Knighton noted that in this area it is not considered high density as a R3 it is the same zone and lot size in the surrounding neighborhoods. The sensitive lands are anything over a 30% slope. They have 7.71 acres of open space, 2.8 acres is sensitive lands. None of this parcel is owned by the BLM, the property adjacent to this area is not owned by the BLM either. For the west side of lot 211 there is currently a 10ft wide water easement.

Senior Planner Sarah Carroll said they don't have a code requirement for access across other properties.

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Dan Reeve commented that these lots would be sold to other owners and that would not allow access across their lots. The fence line would match the new lot lines with gate access for the City to maintain the detention pond. He shared about the density, with the lot size allowed they could have up to 80 homes but they only have 52. He added that the level of trail system, over half a mile, should be considered as an amenity. If more are required they may consider reducing the amount of trails. Other developments don't have this level of connectivity.

City Engineer Gordon Miner commented on the run off channel. The culvert under Glenhill drive would be sized appropriately and the drainage would go to the detention basin sized for a theoretical 100 year rain storm.

Commissioner Wilkins asked if remediation was done for planting vegetation in the area after the burn. City Manager Mark Christensen noted this area was not affected by the burn scar but there was some flooding above after but there will be a storm drain pipe as well as a debris flow. There is land developed on two sides and drainage that would go back into the school area.

Commissioner Steele said she was here when this project came through 4 years ago and it is now so much better than it was. It is compatible with the surrounding neighborhood. She noted the city taking over the park is not under their prevue. Generally anything under 5 acres is not permitted because of cost. The amenities are minimal with what the city has asked for. There are none for children and she doesn't think what has been asked for with work out stations is unreasonable.

Commissioner Cunningham echoes the comments about amenities. He doesn't think just a hiking trail is very appealing to kids. He would like to see more. He thinks we need more amenities and doesn't feel he can give a positive recommendation with what is suggested. This is for families and it needs something to include kids.

Commissioner Kilgore asked if the amenities asked for by staff are in the code. Planning Director Kimber Gabryszak replied the Code is that they are required to meet the needs of the residents they are bringing in. we don't have a specific definition. We looked at service in similar areas around the city and identified a basic level of service. Because of the type of community we are not seeing at tot lot or playground, more for the older age groups. Commissioner Kilgore noted several "can comply" conditions. Dan said they are definitely open to complying with the types of trees and landscaping. They can place something in the detention basin break it up.

Commissioner Wilkins was concerned that the tax you receive from new residents is able to support taking over the open space; will the taxes cover the cost of service.
City Manager Mark Christensen advised that you can do rough math as far as economic viability. Theoretically, the higher the density, the higher the revenue. This is a low density neighborhood. It's a question of the quality of the product going in, we assume it's a nice product, is it the right fit. From an economic development standpoint the R3 is not a money maker, it is really more of a fit question now.

Commissioner Wilkins was concerned about the potential flooding and wanted to make sure the plans are sufficient. He asked if water was a concern. City Manager Mark Christensen advised that they do have water and a certain number of connections in the city we have begun work on projects to alleviate problems in the south and a pipeline from Israel canyon down to this pond for secondary issues. There will be a redundant line into Fox Hollow also at that time and a new pump at the Marina with a few thousand gallons a minute to begin which should alleviate the of concerns. He would welcome a recommendation for more amenities amenable to families.

Commissioner Steele commented that knowing it was not going to be a 55 and over community, perhaps there should be some amenities for children. Maybe replace the work out stations with a tot lot. City Manager Mark Christensen noted they do worry about too many pocket parks and something that might

create another maintenance issue. Planning Director Kimber Gabryszak advised the other impacting factor is no manicured space, it's primarily native and trails. You could do nature play features; a tot lot would be difficult but doable. Commissioner Steele would suggest working with staff on that. She thinks one picnic table is adequate if we have the stations for kids.

Motion made by Commissioner Steele to forward a positive recommendation to the City Council for the Saratoga Hills 6 Preliminary Plat, located on parcel 58:041:0066 and as shown in exhibit 2, with the Findings and Conditions in the Staff Report dated October 27, 2016. With the additional condition that the applicant work with staff on amenities and that the recommendation go to City Council that the developer maintain the smaller parks under 5 acres. Seconded by Commissioner Cunningham.
Aye: Sandra Steele, Kirk Wilkins, Troy Cunningham, Ken Kilgore. Motion passed 4 - 0.

6. **Public Hearing: General Plan Amendment from Low Density Residential and Neighborhood Commercial to Low and Medium Density Residential and Regional Commercial and a proposed Rezone from A (Agricultural) to R-5, R-6, and RC (Low and Medium Density Residential and Regional) for Harvest Heights, located at 2300 N Redwood Road. Dave Webster/CBC Advisors, applicant.**

Senior Planner Sarah Carroll presented the item. The concept plan includes 1.5 acres for commercial development with the remaining property being residential development. The applicant is proposing to divide the residential development between the R-5 and R-6 zones. There are 53 lots that are 8,000 square feet or larger and proposed for single family homes and 28 lots that are 6,375 square feet or larger and proposed for two-family dwellings. The City Council will be discussing in a work session on if the canal should be buried. The canal company prefers it be buried.

Commissioner Williamson joined the meeting at this time.

Dave Webster gave an overview on what had transpired from 2014 to now. The canal company wanted to pipe the canal and relocate it to the west end and pipe it to the se corner. They looked at the cost effectiveness and took the advice to relocate it. They then changed the plat and reached out to the community at a meeting and they got some feedback that they modified in the plan. Neighbors were concerned in the density of the twin homes. They eliminated a whole row (11) of units. He has met with UDOT and they will approve a full intersection with three lanes now. They are looking to improve the acres to the north of the property. They would like to provide a frontage road along there. UDOT is improving 1800 N. and if they improved it they could tie it in. UDOT did grant that to them as well. There would then be two access points one with a full intersection and a full light access to the north also. They felt like this redesign was an improvement to the previous plat.

Public Hearing Open by Chairman Kirk Wilkins

Laura Nava is the president of the Orchard sub-association of the HOA. She doesn't know one resident that would like to change the zoning. These hills will be eaten up by urban sprawl. We need to make it more beautiful. The water is a big issue in this area. Adding all these homes and businesses, do we have enough water; it should be the first question. She is against the canal being covered its part of the beatification of the neighborhood. It is a parking lot along Fall Harvest Drive. She asks that they do not change the zoning. She noted a study on air pollution, concerned that dense homes will put us in the center of that dirty air.

Blaine Walker, one of the property owners, commented that currently the property is in an agriculture zone which is not being used as agriculture. If it gets rezoned it jumps up the tax base which has economic benefits to the city. Burying the canal is a safety issue, a maintenance issue for the canal company and to provide a trail on top of it will add additional green space. If it can not be developed they would have to leave it agriculture and put it back in green belt. They would not like to do that; they would like to move forward and develop. He noted the community meeting they had and that they

took several of those concerns to heart. No one would want to build large expensive homes right along Redwood Road. He thinks it will help with traffic flow. There is still less than 4 units to the acre which is not typically high density.

Email from Amy Fugal, I am definitely opposed to increasing housing for this project! Traffic and overcrowded schools are my main concerns. Thanks for sharing my opinion. I won't be able to make it to the meeting.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Funk joined the meeting at this time.

City Manager Mark Christensen commented on the water issues. He said the most prevalent issue in the Orchard neighborhood is in the upper portion; it's on the edge between two zones. With Wildflower going in it will allow them to switch access for better pressure. They understand those issues and new development will help create a zone change in the area. This subdivision is a lower area of the zone; there are some connections and capacities available.

City Engineer Gordon Miner noted the stage of this application now is simply a rezone, early stages. As the further applications come along we study those in depth. If the resources aren't there they have to wait for them to come or provide the resources.

Senior Planner Sarah Carroll commented on burying the canal, if it was buried they would still have the walkway, it would be landscaped and the trail would continue, a 55' wide corridor. She noted they had received complaints about parking along that road and the city has installed limited parking near the accesses.

Commissioner Wilkins commented that the canal is proposed to be moved anyway. On the density it is a legislative decision. City Manager Mark Christensen noted this was originally an application with higher density, it is now better.

Commissioner Kilgore asked about the rezone previously to R4. And why the subdivision was not recorded at that time and why the change from Neighborhood Commercial to Regional Commercial, what kind of applications are they looking for. He noted a Regional Commercial would allow gas stations and that is a concern. He was concerned about density, they were asking for 3.95 per acre. He mentioned that they do often talk about the water concerns at length; right now this application is not at that stage.

Blaine Walker noted the applicant did not move forward with the previous application because of the cost. Then the moving of the canal changed the density. Rick Bennion with the developer noted they had some doctors that wanted to put an office there in a building larger than the Neighborhood Commercial allowed.

Commissioner Cunningham mentioned they got approvals from UDOT and how do we know what those would be. Dave Webster replied when they apply for the plat they have to get written permission from UDOT. City Manager Mark Christensen noted that it is something we can look at as well. It's a spacing issue as to where they can place lights. City Engineer Gordon Miner noted the Transportation Plan that came before them last time showed where the plans for lights were.

Commissioner Williamson is in favor of a rezone for them but not in favor of this rezone. He has some concern about the additional units and does not like the change from Neighborhood Commercial to Regional Commercial.

Commissioner Steele noted that two years ago she was reluctant to approve but gave in. she can not support Regional Commercial. A service station that could be there would be a problem. We have to protect the neighborhoods. It's very clear in the City Code that the power lines need to be underground. As

far as the canal, she would hope that someone would have gone to the canal company to find out what they wanted. (Applicants noted the canal company had changed their mind). As far as the units along Redwood Road they mentioned the noise, maybe it would benefit them to do a sound study to see if we need sound mitigation. That goes for any housing development that goes there because sound travels up. She would stay with what was given in 2014 and nothing more, this is too high of density.

Commissioner Funk commented that higher density is not necessarily what they are looking for, especially in this neighborhood. If we did give them a rezone, once we did that we would be bound by that. It was rezoned once already. He is not opposed to progress but to changes that would negatively affect neighborhoods.

Commissioner Wilkins would hope they could find a plan that could work for them and with the current residents. The whole city has said they don't like high density. If he votes for a higher density he feels he would be ignoring the residents. He thanked them for working with the City and the Canal Company.

Commissioner Kilgore clarified that it was approved for R4 previously but it was not recorded so it was not rezoned yet. Senior Planner Sarah Carroll said the R4 was approved and it can still stand with a plat approval.

Rick Bennion mentioned in regards to the commercial zoning the reason they wanted to change that zone was to meet the needs of the doctor's office. Regarding high density, the area leans to more commercial. They were trying to proceed with the previous plat but it didn't work. They then went to the community and listened to ideas and comments. He noted that across the street they are putting in higher density than this. The sound walls don't really work. No one is going to want to put a large home right along Redwood Road. The open space is bigger than the previous plan as well.

In response to question from Commissioner Wilkins about the open canal Senior Planner Sarah Carroll noted the City is discussing a policy on open water ways, the City Council is discussing that in a work session in the near future. The code doesn't address open waterways right now.

City Manager Mark Christensen noted the canal issue is challenging , when certain conditions change along the canal the Canal Company tries to put more things on us like trail maintenance. It's very burdensome for us to take care of those trials. It includes liability on our part which transfers onto the residents.

Motion made by Commissioner Steele to forward a Negative recommendation to the City Council for the proposed General Plan Amendment and Rezone for ~27.66 acres located at ~2300 North Redwood Road, based on the findings in the staff report. Seconded by Commissioner Williamson. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

A short break was taken at this time.

7. **Public Hearing: Code Amendments, Entire Title 19 including Definitions, Zones & Setbacks, Design Standards, Open Space, Mixed Waterfront, Landscaping, Signs, and multiple clean-ups. – Presented by Planning Staff.**

Planning Director Kimber Gabryszak gave summary of the changes. She reviewed changes in some of the sections and highlighted changes made since the recent City Council work session.
19.01 and 19.03 – Clean ups for consistency, clarified multi-family and non-residential building permits.

Commissioner Steele feels the planning department should do an overview of the building permits.

City Manager Mark Christensen said last month they did almost 150 building permits. It's a full time job just to go through those plans. That would overload the planners. Senior Planner Sarah Carroll commented that we know they are getting done. If there are concerns they can look at specific situations.

19.02- added definitions.
19.04. Land Use Zones - Reformat entire chapter – Reformat, Development Standards, Setback changes, Footprint Development, Open Space move to 19.19. Added minimum lot sizes, modified open space to park space. Proposed new Community Commercial zone, and increased minimum lot size in mixed use.
19.06. Landscaping and Fencing - Remove City Council exception language, remove minimum turf requirements, add minimum live vegetation coverage.
19.09. Parking - Exempt single rows of parking at edges of lots with trees, require connectivity, remove through rows, and clarify land use authority. Canopy width defined. Loading and unloading

Commissioner Williamson asked if there was a more efficient way to determine parking. He asked if we are trying to hit a minimum.

Planning Director Kimber Gabryszak responded that they have looked at other cities, many are moving to a maximum allowed. It becomes more difficult for restaurants. We have reduced parking in a lot of sections and there is a ceiling to help minimize over parking. It does depend on use. We are typically higher than minimum. We reduced many requirements except for restaurants and medical offices. Really it's the big box uses that have the worst impact. The new Smiths required 4.6 a little higher than our code.

19.12. Subdivisions - Require data tables on the plats.
19.13. Process - Add concept plans accompanying rezones to the process table.
19.14. Site plans - Clarify requirement for vehicular and pedestrian connections.

Commissioner Wilkins asked about burying the utility lines. Planning Director Kimber Gabryszak advised that once it reaches the 46kV level it really shouldn't be buried.

19.16. Design Standards (New Chapter) - Create standards for multifamily developments, Reorganize the current design standards for clarity, Assemble all other design standards from other sections in one place, Add new standards for Mixed Use and Mixed Waterfront developments, Add new standards for developments in the Buffer Overlay areas. Prohibited materials

Commissioner Steele noted that in off-street loading spaces if it's before hours it's not a problem but if deliveries are coming in during business hours like a coke truck that is a problem. They discussed changing it to say avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.

19.18. Signs – Add provision for real estate signs and similar.
19.19. Open Space (New Chapter) – New program, park space vs. percentage, Require minimum amenities in open space per a points system, interior amenities for stacked and mixed buildings. Planning Director Kimber Gabryszak took time to demonstrate a proposed equivalent acres calculator developers could use.

Commissioner Steele commented on allowing native landscaping, for people who have put in nice sod and try to maintain it, it suddenly becomes weeds because the native landscaping is growing where it's not supposed to. Planning Director Kimber Gabryszak noted they have only allowed that in backyards with a solid fence with native landscaping it's not usually just left alone it is usually kept up a little.

19.25. Lakeshore Trail - Addition of Buffer Overlay requirements.

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Public Hearing Open by Chairman Kirk Wilkins
There was no public comment given.
Public Hearing Closed by Chairman Kirk Wilkins

Motion made by Commissioner Cunningham Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.01, 19.02, 19.03, 19.04, 19.06, 19.09, 19.12, 19.13, 19.14, 19.16, 19.18, 19.19, 19.25, and 19.26 with the Findings and Conditions in the staff report dated October 27, 2016. Seconded by Commissioner Williamson.

Commissioner Williamson asked about mentioning changes in the motion

Commissioner Cunningham amended the motion to include: With changes presented to the planning commission and made in the packet.
Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham, Ken Kilgore. Motion passed 6 - 0.

8. **Approval of Minutes:**
   a. **October 13, 2016**

Motion made by Commissioner Williamson to approve the minutes of October 13, 2016. Seconded by Commissioner Kilgore. Aye: David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham, Ken Kilgore. Abstain: Sandra Steele, Motion passed 5- 0.

9. **Reports of Action.** – No reports of Action.

10. **Commission Comments.** –
Commissioner Steele noted elections signs put up in the right-of-ways that needed removed.

11. **Director's Report:**
   a. **Council Actions**
   b. **Applications and Approval** – memo included in the packet
   c. **Upcoming Agendas –** IHC Amendment
   d. **Other** - working on end of year report for Council. We are maintaining about the same work load with the changes in approvals process.

12. **Motion to enter into closed session. –** No Closed Session.

13. **Meeting Adjourned without objection at 9:45 p.m. by Chairman Kirk Wilkins**

_____
Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

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City Recorder

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