

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, February 2, 2016

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

CITY COUNCIL AGENDA

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE BY ORDER OF THE MAYOR.

Commencing at 7:00 p.m.

- Call to Order.
- Roll Call.
- Invocation / Reverence.
- Pledge of Allegiance.
- Public Input - Time has been set aside for the public to express ideas, concerns, and comments. Please limit repetitive comments.
- Awards and Recognitions.

POLICY ITEMS: (All items are scheduled for consideration and possible approval unless otherwise noted).

REPORTS:

1. Mayor.
2. City Council.
3. Administration Communication with Council.
4. Staff Updates: Inquires, Applications, and Approvals.

ACTION ITEMS:

1. Preliminary Plat for Fox Hollow N12 Irrigation Pond Located at 3250 South 800 West, Matt Scott/JF Capital-Applicant.
2. Preliminary Plat for Catalina Bay Located at Approximately 3500-3700 South, Between Redwood Road and Utah Lake, Desert Peak Management Group, LLC-Applicant.
3. Salt Lake County Officer Involved Shooting Protocol Interlocal Agreement (Amended), R16-08 (2-2-16).
4. 2nd Quarter Financial Update.
5. Appointment of Mayor Pro Tempore, R16-09 (2-2-16).
6. Appointment of City Treasurer, R16-10 (2-2-16).
7. Legacy Farms VP 1 and 2 Reimbursement Agreement, R16-11 (2-2-16).
8. Award of Contract for Architectural Consulting Services.
9. Discussion of Peck Landfill.

Approval of Minutes

1. January 19, 2016.

REPORTS OF ACTION.

CLOSED SESSION.

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

Adjournment.

Notice to those in attendance:

- Please be respectful to others and refrain from disruptions during the meeting.
- Please refrain from conversing with others in the audience as the microphones are sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (e.g., applauding or booing).
- Please silence all cell phones, tablets, beepers, pagers, or other noise making devices.
- Refrain from congregating near the doors to talk as it can be noisy and disruptive.



Preliminary Plat
Fox Hollow - Neighborhood 12 Irrigation Pond
February 2, 2016
Public Hearing

Report Date:	Tuesday, January 26, 2016
Applicant:	Matt Scott, JF Capital
Owner:	SCP Fox Hollow, LLC
Location:	~3750 South 840 West
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	A portion of 59:014:0016 (5.93 acres)
Parcel Zoning:	R-3 PUD
Adjacent Zoning:	R-3 PUD
Current Use of Parcel:	Irrigation Pond
Adjacent Uses:	Undeveloped land, planned for residential development
Previous Meetings:	2 nd Fox Hollow MDA reviewed by PC 3-28-13
Previous Approvals:	2 nd Fox Hollow MDA approved by CC 4-16-13
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Final Plat approval by staff
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The proposed preliminary plat includes 5.93 acres of property for the irrigation pond in Neighborhood 12 of Fox Hollow. The “Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement” (MDA) requires an irrigation pond inside of Neighborhood 12 for Zone 3 secondary water. The pond has been constructed and the purpose of the plat is to formalize the boundaries of the pond and dedicate it to the City.

Recommendation:

Staff recommends that the City Council conduct a public meeting on the Preliminary Plat, take public comment at their discretion, review and discuss the proposal, and choose from the options in Section “I” of this report. Options include approval, continuation, or denial.

- B. **Background:** The applicant has completed the Zone 3 irrigation pond in Fox Hollow Neighborhood 12. The purpose of the plat is to formalize the boundaries of the pond and dedicate the property to the City.
- C. **Specific Request:** This is a request for Preliminary Plat approval for the Fox Hollow Neighborhood 12 Irrigation Pond for Zone 3 irrigation. The plat also included access easements over gravel roads to access the pond site.
- D. **Process:** Code Section 19.13.04 outlines the process for Preliminary Plats and requires a public hearing with the Planning Commission. The Planning Commission makes a recommendation to the City Council and the City Council is the approval authority.
- E. **Community Review:** Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, no public comment has been received.

The Planning Commission will hold a public hearing on January 28, 2016. Results of that meeting will be presented to the City Council at the February 2, 2016 City Council meeting.

- F. **Review:** Per the MDA, the development of the Zone 3 irrigation pond and related water lines is tied to several neighborhoods including Neighborhood 1 (Phase 7), 3, 4, 5, 6, 10, and 12. The irrigation pond has been constructed and the proposed plat will formalize a boundary around the pond.
- G. **General Plan:** The General Plan designates this area for Low Density Residential development and states “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.”

Finding: consistent. The proposed plat includes one lot for a Zone 3 irrigation pond. The irrigation pond will service residential development in this location.

- H. **Code Criteria:** The property is regulated by the R-3 PUD zone and the MDA. The MDA requires construction of the zone 3 pond. The R-3 PUD zoning is reviewed below; however, this is not a standard residential lot as it is for an irrigation pond.
 - o Zone: R-3 PUD
 - o Use: Irrigation Pond – required per MDA
 - o Density: N/A
 - o Minimum lot size: The R-3 zone requires 10,000 square feet minimum. The PUD overlay allows the City Council to grant variations to lot sizes. The proposed lot is 5.93 acres which is larger than 10,000 square feet and no variations are requested.
 - o Setbacks: N/A
 - o Lot width: N/A – the site will be accessed via a gravel road with an access easement

- Lot Frontage: N/A – access easements are included over a gravel road
- Height: N/A
- Lot Coverage: N/A
- Dwelling size: N/A
- Open Space / Landscaping: MDA regulates open space requirements – none required with this plat.
- Sensitive Lands: N/A
- Trash: N/A

Staff finding: complies. *The proposed Preliminary Plat complies with the terms and requirements of the MDA.*

I. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, take public input at their discretion, discuss the application, and choose from the following options.

Staff Recommended Option – Positive Recommendation

“I move that the City Council approve the Neighborhood 12 Irrigation Pond Preliminary Plat, located at 3750 South 840 West, with the Findings and Conditions in the Staff Report.”

Findings

1. The application complies with the criteria in section 19.04 of the Land Development Code and the requirements of the MDA, as articulated in Section “H” of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached staff report.
2. Any other conditions or changes as articulated by the City Council:

Alternative 1 - Continuance

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

1. _____
2. _____

Alternative 2 – Negative Recommendation

The City Council may also choose to deny the application. “I move that the City Council deny the Neighborhood 12 Irrigation Pond Preliminary Plat, located at 3750 South 840 West, with the Findings below:”

1. The application is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The application is not consistent with Section 19.04 of the Code, as articulated by the City Council: _____, and/or
3. The application does not comply with the MDA, as articulated by the City Council:
_____.

J. Attachments:

1. City Engineer's Report
2. Location Map
3. Exhibit E and L of the MDA
4. Preliminary Plat

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Fox Hollow Neighborhood 12 Irrigation Pond Plat
Date: January 28, 2016
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: SCP Fox Hollow LLC
Request: Preliminary Plat Approval
Location: Fox Hollow Neighborhood 12 Irrigation Pond Plat
Acreage: 5.93 acres

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

D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. Developer shall bury and/or relocate the power lines that are within this plat.
- C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- D. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- E. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- F. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- G. Meet all engineering conditions and requirements as well as all Land Development

Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

- H. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- K. Project shall comply with all ADA standards and requirements.



LOCATION MAP

Exhibit "E"

Villages at Saratoga Springs (Fox Hollow) Water Improvements Summary	
Item	Water Improvements
W-1	Swainson Boulevard 12" Water Main Construction of a 12" water main in Swainson Blvd. from N-11 to the existing School property.
W-2	N-5 to N-11 12" Water Main Connection Construction of a 12" water main between N-11 Phase 2 across OS-3 to N-5.
W-3	Wildlife Boulevard 12" Water Main Construction of a 12" water main in Wildlife Blvd. from N-11 Phase 2 to Village Parkway.
W-4	Foothill Boulevard Zone 3 and Zone 4 Culinary and Secondary Irrigation Water Mains (1) Construction of Zone 3 16" culinary water main and 14" secondary irrigation water main and Zone 4 12" culinary water main and 10" secondary irrigation water main in Foothill Boulevard.
W-5	Zone 3 Booster Station Completion of the construction, testing, and energizing the Zone 3 Booster Station located at the Zone 2 Water Tank/Irrigation Pond site west of N-3.
W-6	Zone 3 Secondary Irrigation Pond Construction of those improvements associated with the portion of the Zone 3 Irrigation Pond associated with the Fox Hollow development including pond installation, drainage facilities, and pipeline facilities needed to connect these facilities to Zone 3 east of Foothill Boulevard.
W-7	Zone 3 18" Secondary Irrigation Water Main Construction of an 18" secondary irrigation water main in N-12 from the Zone 3 Secondary Irrigation Pond east to N-6.
W-8	Zone 3 to Zone 4/5 Culinary and Secondary Irrigation Water Main Connections (1) Construction of an 18" culinary water line and 16" secondary irrigation water line connection between the Zone 3 Booster Station and the Zone 4/5 Culinary Water Tank and Zone 4/5 Secondary Irrigation Pond.
W-9	Zone 4/5 Culinary Water Tank and Secondary Irrigation Pond (1) Construction of a 2.5 MG culinary water tank and that portion of a 16 AF secondary irrigation pond located in N-16 to service the Zone 4 and 5 water zones including tank and pond installations, drainage facilities, and pipeline facilities needed to connect these improvements to Zone 4/5 and construction of a booster station between Zones 3 and Zones 4/5.

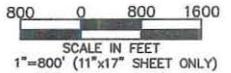
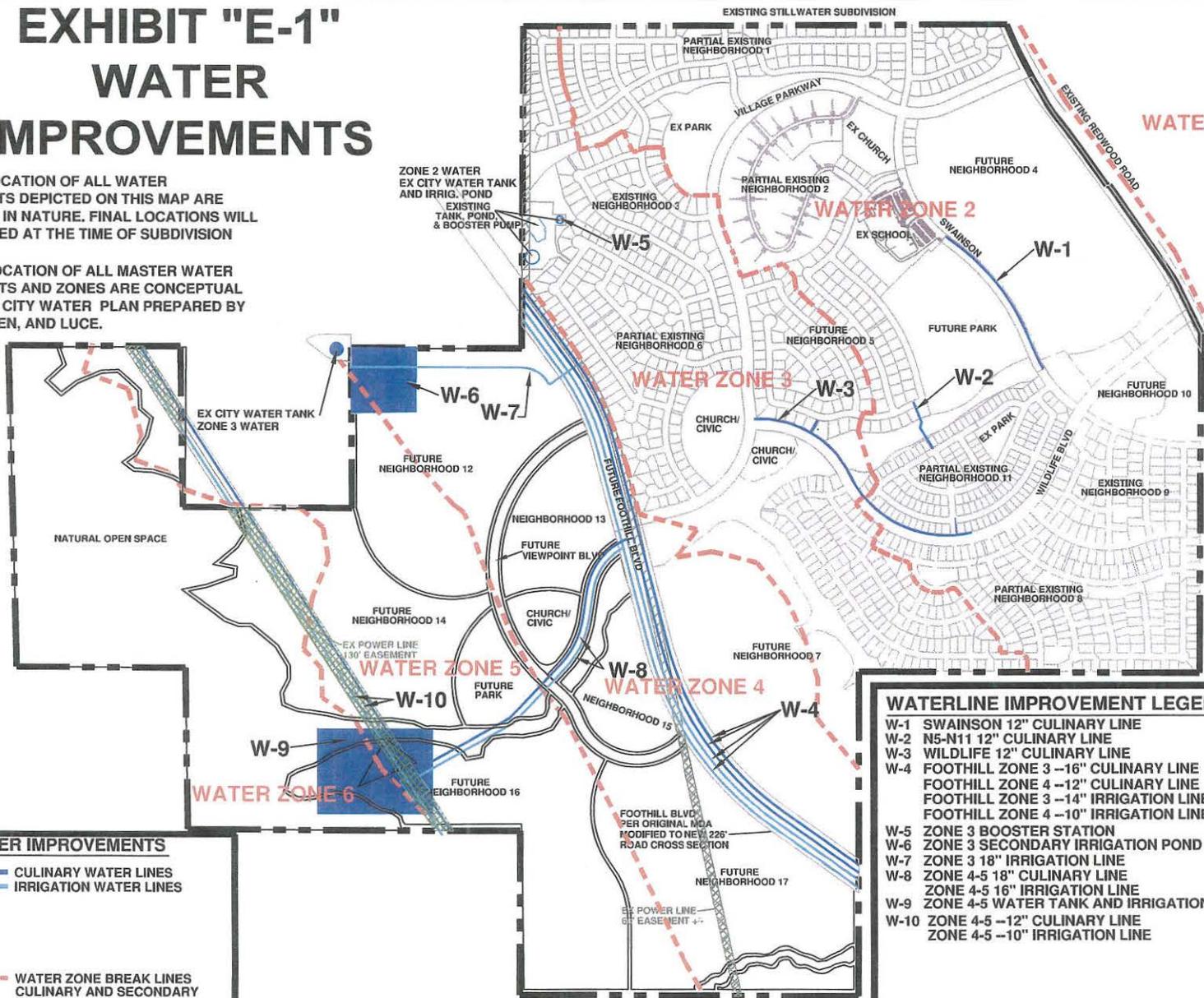
Villages at Saratoga Springs (Fox Hollow) Water Improvements Summary	
W-10	Zone 4/5 Culinary and Secondary Master Plan Water Mains (1) Construction of a 12" culinary water main and 10" secondary irrigation main to provide service to Zones 4 and 5 from the northern boundary of N-12 south to the southern end of N-16 per the City Water Master Plan.

- (1) These water facilities and their locations and sizes are conceptual in nature and are per the City Water Master Plan prepared by Hansen, Allen, and Luce. The final sizes and locations of these facilities will be determined at the time of subdivision approval.

EXHIBIT "E-1" WATER IMPROVEMENTS

NOTE: THE LOCATION OF ALL WATER IMPROVEMENTS DEPICTED ON THIS MAP ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SUBDIVISION APPROVAL.

NOTE: THE LOCATION OF ALL MASTER WATER IMPROVEMENTS AND ZONES ARE CONCEPTUAL AND PER THE CITY WATER PLAN PREPARED BY HANSEN, ALLEN, AND LUCE.



WATERLINE IMPROVEMENT LEGEND	
W-1	SWAINSON 12" CULINARY LINE
W-2	N5-N11 12" CULINARY LINE
W-3	WILDLIFE 12" CULINARY LINE
W-4	FOOTHILL ZONE 3 -16" CULINARY LINE
	FOOTHILL ZONE 4 -12" CULINARY LINE
	FOOTHILL ZONE 3 -14" IRRIGATION LINE
	FOOTHILL ZONE 4 -10" IRRIGATION LINE
W-5	ZONE 3 BOOSTER STATION
W-6	ZONE 3 SECONDARY IRRIGATION POND
W-7	ZONE 3 18" IRRIGATION LINE
W-8	ZONE 4-5 18" CULINARY LINE
	ZONE 4-5 16" IRRIGATION LINE
W-9	ZONE 4-5 WATER TANK AND IRRIGATION POND
W-10	ZONE 4-5 -12" CULINARY LINE
	ZONE 4-5 -10" IRRIGATION LINE

WATER IMPROVEMENTS	
	CULINARY WATER LINES
	IRRIGATION WATER LINES
	WATER ZONE BREAK LINES
	CULINARY AND SECONDARY

DESIGNED FOR: []	DATE: []	DATE: []
DESIGNED BY: []	DATE: []	DATE: []
CHECKED BY: []	DATE: []	DATE: []
SCALE: []	DATE: []	DATE: []

GATEWAY CONSULTING, Inc.
 202 BOYD ST. SUITE 100, LITTLE ROCK, AR 72201
 PH: (501) 666-8888 FAX: (501) 666-7000
 gatewayconsulting@gatewayconsulting.com

**VILLAGES OF FOX HOLLOW
VILLAGES AT SARATOGA SPRINGS
HAWKS LANDING**
**EXHIBIT "E-1"
WATER IMPROVEMENTS**

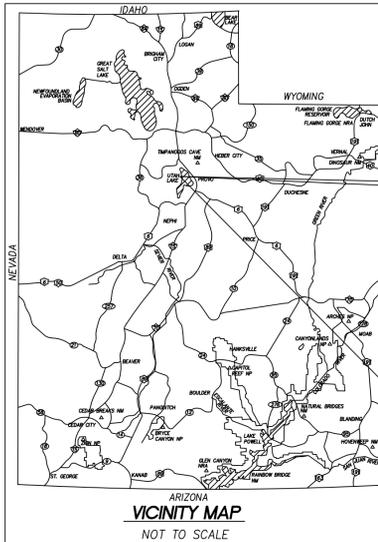
PROJECT NUMBER: []
 DATE: []
 SHEET NO. **E-1**

Exhibit "L"

Villages at Saratoga Springs Neighborhood Development Requirements Schedule (3)					
Neighborhood	Roadway Improvements	Storm Drain Improvements	Sewer Improvements	Water Improvements	Park and Open Space Improvements
1 / Phase 7		SD-1, SD-6		W-1, W-5, W-6, W-7	(2)
3	Recorded Plat	Recorded Plat		W-1, W-5, W-6, W-7	(2)
4	R-1, R-4	SD-9, SD-11	S-1		(2)
5	R-1, R-2, R-3	SD-11	S-1, S-5	W-1, W-2, W-3, W-5, W-6, W-7	(2)
6	R-1, R-2, R-3	SD-11		W-5, W-6, W-7	(2)
7	R-1, R-2, R-3, R-7	SD-10	S-2, S-3	W-4, W-8, W-9	(2)
8	R-1, R-2			W-3, W-5, W-6, W-7	(2)
10	R-1, R-4				(2)
11	R-1, R-2			W-2, W-3	Paid Park In Lieu Fees
12	R-5, R-8	SD-8	S-1, S-4	W-4, W-6, W-7, W-8, W-9, W-10	(2)
13	R-5, R-8	SD-8	S-1, S-4	W-4, W-8, W-9	(2)
14	R-5, R-8	SD-2, SD-3, SD-4, SD-5, SD-7	S-1, S-4	W-4, W-8, W-9, W-10	(2)
15	R-7, R-8	SD-8	S-2, S-3, S-4	W-4, W-8, W-9	(2)
16	R-7, R-8	SD-7, SD-8	S-2, S-3, S-4	W-4, W-8, W-9, W-10	(2)
17	R-7, R-8	SD-10	S-2, S-3, S-4	W-4, W-8, W-9	(2)
Legend	Description				
Roadway Improvements- Exhibit "H"					
R-1	Swainson Boulevard				
R-2	Wildlife Boulevard				
R-3	Village Parkway				
R-4	Redwood Road				
R-5	Foothill Boulevard Phase 1				
R-6	Foothill Boulevard Secondary Access				
R-7	Foothill Boulevard Phase 2				
R-8	Viewpoint Boulevard				
Storm Drain Improvements- Exhibit "G"					
SD-1	N-1 Phase 7 Detention Basin				
SD-2	Lower N-14 Detention Basin				
SD-3	Upper N-14 Detention Basin				
SD-4	N-14 Detention / Debris Basin				
SD-5	N-14 Detention / Debris Basin				
SD-6	N-1 Detention / Debris Basin				
SD-7	N-16 Debris Basin				
SD-8	N-15/16 Detention / Debris Basin				
SD-9	N-4 South Detention Basin				

Legend	Description
SD-10	Foothill Retention Basin
SD-11	N-4 North Detention Basins
Sewer Improvements- Exhibit "F"	
S-1	Village Parkway 12" Sewer Line
S-2	N-15 8" Outfall Sewer Line
S-3	N-17 8" Outfall Sewer Line
S-4	Foothill Boulevard Trunk Sewer Line
S-5	N-6 Outfall Sewer Line
Water Improvements- Exhibit "E"	
W-1	Swainson Boulevard 12" Water Main
W-2	N-5 to N-11 12" Water Main Connection
W-3	Wildlife Boulevard 12" Water Main
W-4	N-6 to Foothill Boulevard South 16" Water Main and 14" Secondary Irrigation Main (4)
W-5	Zone 3 Booster Station
W-6	Zone 3 Secondary Irrigation Pond
W-7	Zone 3 18" Secondary Irrigation Main
W-8	Zone 3/4 Culinary and Secondary Water Main Connections
W-9	Zone 4/5 Culinary Water Tank and Secondary Irrigation Pond
W-10	Zone 4/5 Culinary and Secondary Master Plan Water Mains

- (1) The costs associated with the dedication of the Regional Park (R-1) land will be allocated to all neighborhoods within the development on a pro-rata basis per the provisions of Section 1.c of Exhibit "I-1" Villages At Saratoga Springs (Fox Hollow) Open Space Improvements Procedures.
- (2) Park and Open Space Requirements will be identified per the procedures outlined in Exhibit "I-1".
- (3) Developers of individual neighborhoods may provide financial security for improvements identified in Exhibit "L" that do not pose a health and safety concern, as determined by the City, in lieu of completing these improvements prior to the issuance of building permits. Any financial security provided for the improvements shall be in the form of a Letter of Credit or Cash Bond (the "Improvement Bond"). Upon delivery of the Improvement Bond to the City, the City will agree to the issuance of building permits for the effected subdivision.
- (4) The improvements shown as part of W-4 may be constructed in phases as determined by the City. Those neighborhoods defined as responsible for these improvements may only be required to construct a portion of these improvements as determined at the time of subdivision approval.



NEIGHBORHOOD 12 IRRIGATION POND THE VILLAGES OF FOX HOLLOW

LOCATED IN
NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

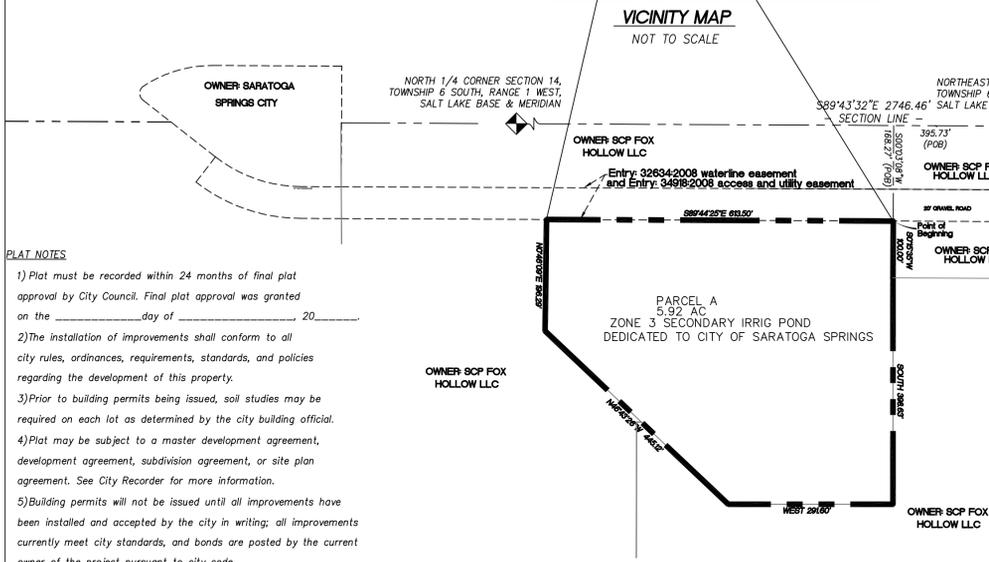
BASIS OF BEARINGS
THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PREPARED FOR
SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, UT 84104

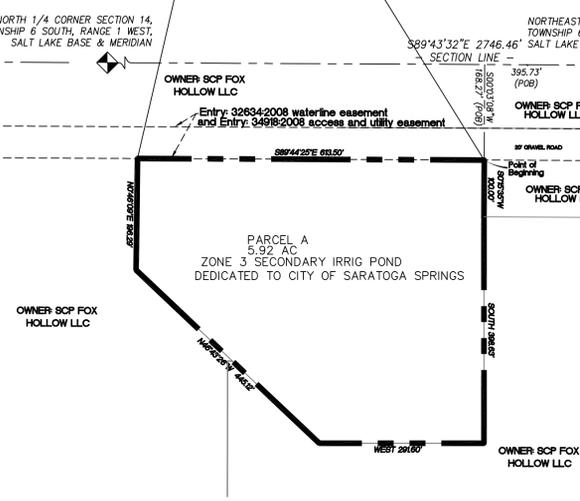
SURVEYOR'S CERTIFICATE
I, _____ do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. _____ in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land located in the Northeast quarter of Section 14, Township 6 South, Range 1 West, Salt Lake Base & Meridian.
BEGINNING at a point North 89°43'32" West, 395.73 feet from the Northeast corner of Section 14, Township 6 South, Range 1 West along the section line and South 0°03'08" West, 168.27 feet; thence South 0°15'35" West, 100.00 feet; thence South 398.63 feet; thence West, 291.60 feet; thence North 46°43'26" West, 445.12 feet; thence North 0°46'09" East, 196.29 feet; thence South 89°44'25" East, 613.50 feet back to the Point of Beginning.
Parcel containing 5.93 acres more or less.

SURVEYOR NAME _____ **LICENSE No.** _____ **DATE:** _____



- PLAT NOTES**
- 1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the _____ day of _____, 20____.
 - 2) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
 - 3) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
 - 4) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
 - 5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds are posted by the current owner of the project pursuant to city code.
 - 6) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.
 - 7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.
 - 8) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.

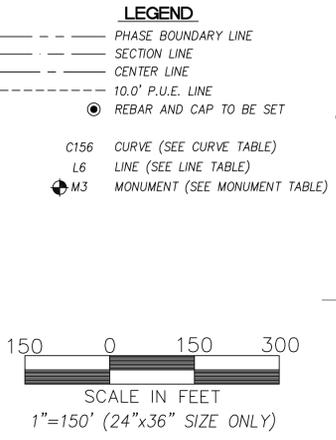


ROCKY MOUNTAIN POWER
THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.
ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
Approved this _____ day of _____, 20____.

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY
THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE. APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.
Approved this _____ day of _____, 20____.

QUESTAR GAS COMPANY
By _____
Title _____



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

CENTURY LINK
APPROVED THIS _____ DAY OF _____, A.D. 20____.

CENTURY LINK

COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

PLANNING DIRECTOR APPROVAL
APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.

LAND USE AUTHORITY

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY
APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

LEHI POST OFFICE REPRESENTATIVE

SHEET NO
1 / 1

CORPORATE SEAL

OWNER'S DEDICATION
Know all men by these presents that _____ the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as
**NEIGHBORHOOD 12
IRRIGATION POND
VILLAGES OF FOX HOLLOW**
do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.
In witness whereof _____ have hereunto set _____ this day of _____, A.D. 20____.

SCP FOX HOLLOW LLC

CITY MAYOR

OWNER'S ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
County of Utah }
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC
RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES _____

APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20____.

ATTEST

CITY RECORDER (SEE SEAL BELOW)

**NEIGHBORHOOD 12
IRRIGATION POND**
LOCATED IN THE
NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

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



**Preliminary Plat
Catalina Bay
Tuesday, February 2, 2016
Public Hearing**

Report Date: Thursday, January 7, 2016
Applicant: Desert Peak Management Group, LLC
Owner(s): Casey Development, LC, OilWell Properties, LC, Blackrock Homes, LLC, James Elgin Lowder and Patricia Mae Louder Trustees
Location: ~3500-3700 South, between Redwood Road and Utah Lake
Major Street Access: Redwood Road
Parcel Number(s) and size: 51.52 total acres. 45:228:0052 (5.25), 45:228:0051 (5.25 acres), 45:228:0050 (5.25 acres), 45:228:0049 (5.25 acres), 45:228:0048 (5.25 acres), 45:228:0047 (5.25 acres), 45:228:0143 (3.2 acres), 45:228:0142 (0.395 acres), 45:228:0141 (0.916 acres), 45:228:0194 (0.93 acres), 45:228:0091 and 45:228:0091 and 45:228:0091 and 45:228:0091 (5.47 acres), 45:228:0124 (1.42 acres), 45:228:0125 (0.40 acres), 45:228:0123 (2.22 acres), 45:228:0167 (0.65 acres), (5.47 acres), 45:228:0164 and 45:228:0164 and 45:228:0164 (2.19 acres), 45:228:0165 (0.64 acres), 45:228:0159 (1.21 acres)
General Plan Designation: Low Density Residential
Zone: R-3
Adjacent Zoning: R-3 and A
Current Use: vacant, undeveloped
Adjacent Uses: Low Density Residential, Agricultural
Previous Meetings: Staff Review of Concept Plan (letter sent 7/17/15)
City Council review of Open Space (8/18/15 Work Session)
Previous Approvals: All previous approvals have expired
Type of Action: Administrative
Land Use Authority: City Council
Future Routing: City Council
Planner: Sarah Carroll

- A. **Executive Summary:** This is a request for approval of the Catalina Bay Preliminary Plat which consists of 51.52 acres in the R-3 zone and includes 134 lots.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, review and discuss the proposal, and choose from the options in Section "I" of this report. Options include approval, continuation, or denial.

- B. **Background:** The subject property was once part of the Harbor Bay Master Plan which has expired. The application is being reviewed independent of the previous expired agreement.

The City Council reviewed a proposal regarding payment in lieu of open space for 2.20 acres of open space deficiency at the August 18, 2015 City Council meeting and supported a fee in lieu of \$433,714 for that deficiency. The Council also supported those funds being used for improvements at the Marina Park. The associated memo and minutes are attached.

- C. **Specific Request:** This is a request for Preliminary Plat approval for Catalina Bay; a 134 lot subdivision in the R-3 zone. The subject property is 51.52 acres resulting in a density of 2.60 units per acre.

- D. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

- E. **Community Review:** Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, no public comment has been received.

The Planning Commission held a public hearing on January 14, 2016. Minutes from that meeting are attached.

- F. **General Plan:** The General Plan designates this area for Low Density Residential development and states "The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces."

Finding: consistent. The subject property is 51.52 with 134 lots, resulting in a density of 2.60 units per acre. The proposed streets are designed to City standards. The lots will allow for single family detached dwellings. The plans include proposals for open space including the Redwood Road trail, a park, and fee in lieu of open space.

- G. **Code Criteria:** Applicable code sections are reviewed below. Please see the attached "Planning Review Checklist" for additional details.

- 19.04, Land Use Zones – Can Comply, open space and phasing plans need final approval by PC and CC, see “Additional Discussion” below.
- 19.05.02, Supplemental Regulations – Complies
- 19.06, Landscaping and Fencing – Complies
- 19.09, Parking - Complies
- 19.12, Subdivisions – Complies
- 19.13, Process - Complies

Additional Discussion:

Open Space:

At the August 18, 2015 City Council work session the City Council reviewed a request by the applicant for payment in lieu of open space. The City Council found the proposal for the amount of \$433,714 to be used towards improvements at the existing Marina Park to be an acceptable replacement for an open space deficiency of 2.20 acres. See attached work session memo and minutes.

The City Council may either approve the fee-in-lieu as previously proposed or discuss it further.

Section 19.13.11 of the Land Development Code requires:

2. **Payment in Lieu of Open Space Program.** The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones, or any other development in any zone containing equal to or less than four units per acre. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:

- a. The proximity of regional parks;

Staff Finding: The development is within close proximity to the future Marina Park which is identified as a Community Park in the City's Parks, Trails, Recreation and Open Space Master Plan. The proposed 3.55 acre private park will be approximately 1,500 feet from the Marina Park. The Marina Park master plan includes pavilions, play structures, walking paths, a beach area and other features. The proposed fee in lieu of open space of \$433,714 will be used towards the development of the Marina Park.

- b. The size of the development;

Staff Finding: The proposed development is approximately 52 acres and will include 134 lots.

- c. The need of the residents of the proposed subdivision for open space amenities;

Staff Finding: There will be a 3.55 acre private park within the development with a soccer field. Staff recommends a large pavilion with picnic tables and a 3-4 platform playground structure for ages 1-12 to be consistent with similar developments. The surrounding lots will be a minimum of 10,000 square feet and will have private backyards.

- d. The density of the project;

Staff Finding: This is a low density residential development in the R-3 zone. The density of the project is 2.60 units per acre. Each lot will have private yards.

- e. Whether the Payment in Lieu furthers the intent of the General Plan; and

Staff Finding: The General Plan states "Open spaces shall include useable recreational features as outlined in the City's Parks, Trails, Recreation and Open Space Master Plan" and recommends that the City does not continue to create or accept parks less than 5 acres in size. If the 2.20 acre open space deficiency were included in the project this could potentially result in a 5+ acre park. However, the Marina Park is about ¼ mile from the development and the Master Plan recommends 1 mile between community parks. The proposal allows for improvements within the Marina Park along with a 3.55 acre private park for the Catalina Bay development.

- f. Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.

Staff Finding: The proposed fee in lieu of open space will allow for improvements in the Marina Park which is a community park that is open to the public. The Catalina Bay residents will also have a private park.

Phasing:

The applicant is proposing to develop the proposed lots and open space in phases as depicted in the attached open space plan and the table below.

PHASE	TOTAL ACREAGE	ACREAGE OF OS	% of OS	# OF LOTS	CASH	NOTES	ACREAGE OF SENSITIVE LANDS
1	13.44	2.02 (15%)	38.33%	28			38,117 sq.ft./0.875 acres
2	2.3	0.35 (15%)	44.97%	5			9,433 sq.ft./0.22 acres
3	3.99	0.60 (15%)	56.36%	11			1,143 sq.ft./0.025 acres
4	3.15	0.47 (15%)	65.28%	9			
5	5.35	0.80 (15%)	80.46%	16			
6	3.7	0.56(15%)	91.09%	10			
7	8.52	0.47 (5.52%)	100%	26	\$142,214.82	CASH IN LIEU OF OPEN SPACE FOR MARINA	
8	5.79	0.00 (0%)	100%	16	\$152,754.07	CASH IN LIEU OF OPEN SPACE FOR MARINA	
9	5.28	0.00 (0%)	100%	13	\$138,745.11	CASH IN LIEU OF OPEN SPACE FOR MARINA	
TOTALS	51.52 acres	5.27 acres	100%	134	\$433,714.00	CASH IN LIEU OF OPEN SPACE FOR MARINA	1.12 acres OF SENSITIVE LANDS

Section 19.13.09(9) requires:

- 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.

Staff finding: up for discussion. The applicant is proposing 15% open space in each phase except phases 7-9; for phases 7-9 the applicant is requesting fee-in-lieu of open space in the amount of \$433,714, to be paid in proportionate amounts, for a deficiency of 2.20 acres. Amenities include a 3.55 acre park with a soccer field and a walking path and the Redwood Road trail. For consistency with similar developments, and to ensure adequate amenities to meet the varied recreational needs of future residents, staff recommends additional amenities in the park such as a large pavilion with picnic tables and a 3-4 platform playground system for ages 1-12; this has been added as a condition of approval. Another condition of approval is that an instrument addressing phasing shall be recorded with the final plat.

Traffic/McGregor Lane:

UDOT and the City would like the north end of McGregor Lane to be re-aligned to intersect Redwood Road at a 90 degree angle and to be lined up with Lake Mountain Drive on the west side of Redwood Road. The City will work with the applicant so that construction of this re-alignment occurs at the same time that the applicant reconstructs the portions of McGregor Lane on which they have frontage.

H. Settlement and Development Agreement:

There are other remaining issues regarding the development of this project and remaining obligations. For example, we have unresolved issues with a sewer lift station reimbursement agreement and Redwood Road trail obligations, as well as to what extent the developer is required to install open space improvements. We have been working with the developer's attorney on a settlement and development agreement. As a result, one of the conditions of approval is that the proposed settlement and development agreement be entered into by the parties prior to plat recordation and that the agreement drafting and approval be delegated to City Staff.

I. Recommendation and Alternatives:

Staff recommends that the City Council review the Preliminary Plat and select from the options below.

Recommended Motion – Approval:

"I move that the City Council approve the Catalina Bay Preliminary Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake, with the findings and conditions in the staff report."

Findings:

1. The proposed preliminary plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated by reference herein.
2. The proposed preliminary plat meets all the requirements in the Land Development Code as explained in Section "G" of this report, which findings are incorporated by reference herein.

Conditions:

1. That all requirements of the City Engineer are met, including those listed in the attached report.
 2. That all requirements of the Fire Chief are met.
 3. The fee in lieu of open space is approved as proposed.
 4. The phasing of open space and the phasing of the fee-in-lieu of open space is approved as proposed in section "G" of this report.
 5. A large pavilion with picnic tables and a 3-4 platform playground structure for ages 1-12 shall be added to the 3.55 acre park.
 6. The Landscape plans are conceptually approved as proposed.
 7. The fencing around the open space shall be six foot tall semi-private fencing. The fencing shall step down to three feet in the clear sight triangle and front yard setbacks.
 8. Fencing along Redwood Road shall be consistent with adjacent fencing in Harbor Bay.
 9. An instrument addressing the phasing shall be recorded with the first final plat.
 10. All other Code requirements shall be met.
 11. A note shall be added to the plat for lots near Redwood Road intersections that will require driveways off of the opposing streets (no driveways within 100' of the Redwood Road intersections).
 12. A settlement and development agreement be entered into by the City and developer prior to plat recordation.
 13. The applicant and the City shall work together on the construction and timing for the re-alignment of McGregor Lane.
 14. Any other conditions as articulated by the City Council:
-

Alternative Motions:

Alternative 1 – Continuance

The City Council may choose to continue the item. "I move to **continue** the preliminary plat 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 City Council may choose to deny the application. "I move that the City Council deny the Catalina Bay Preliminary Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake with the following findings:"

1. The preliminary plat is not consistent with the General Plan, as articulated by the Planning Commission:
_____, and/or,
2. The preliminary plat does not comply with Section [19.04, 19.05, 19.06, 19.12, 19.13] of the Code, as articulated by the Planning Commission:
_____.

J. Exhibits:

1. Engineering Staff Report
2. Zoning / Location map
3. Memo to City Council re Open Space, 8/18/15
4. 8/18/15 Work Session Minutes
5. Planning Review Checklist
6. Overall Phasing Plan and Open Space Plan
7. Proposed Preliminary Plat
8. Landscape Plans
9. Draft Planning Commission Minutes, 1/14/16

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Catalina Bay Subdivision
Date: January 14, 2016
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: Desert Peak Management Group, LLC
Request: Preliminary Plat Approval
Location: ~3500-3700 South, between Redwood Road and Utah Lake
Acreage: 51.52 acres - 134 lots

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

D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. Developer shall bury and/or relocate the power lines that are within this plat.
- C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- D. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- E. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- F. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- G. Meet all engineering conditions and requirements as well as all Land Development

Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

- H. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- K. Project shall comply with all ADA standards and requirements.
- L. Half width dimensions shall be shown for Redwood Road
- M. Sixty feet of Redwood Road shall be dedicated to UDOT and thirty feet shall be dedicated to the HOA with a utility and public access easement grant.
- N. Developer shall provide an updated Storm Drainage Report that accounts for runoff from all of McGregor Lane and from the surrounding properties.
- O. The intersection of McGregor Lane and Redwood Road shall be re-aligned such that it is aligned with the intersection of Lake Mountain Drive and Redwood Road. The intersection of McGregor Lane and Redwood Road shall also be at a 90 degree angle.
- P. Developer shall obtain all necessary UDOT permits for the Harbor Bay Drive and the McGregor accesses onto Redwood Road and incorporate UDOTs specifications for said intersections.
- Q. Developer shall extend the culinary and secondary water lines from McGregor Lane north through Redwood road to the stubbed lines from the Heron Hills Plat B development.



ZONING MAP



LOCATION MAP



City Council Memorandum

Author: Sarah Carroll, Senior Planner
Memo Date: Monday, August 17, 2015
Meeting Date: Tuesday, August 18, 2015
Re: Catalina Bay Concept Plan and Open Space

Background:

The applicant has submitted a concept plan for Catalina Bay. The project area is 51 acres, resulting in an open space requirement of 7.65 acres (15%). The proposed concept plan includes ~5.45 acres of open space leaving a deficiency of ~2.20 acres of open space.

Discussion:

Staff requests that the Council discuss either increasing the park space within the project boundary to meet the open space requirement or allowing the applicant to improve, or contribute the monetary equivalent of, a portion of the Marina Park in order to fulfill their open space obligations.

The proposed park within Catalina Bay is ~3.55 acres and would need to be increased to ~5.65 acres to meet the open space obligations. The proposed park is within 1/4 mile of the Marina Park boundary.

Staff met with the applicant and recommended that they consider improving a portion of the nearby Marina Park to meet their open space requirements. Staff provided the attached review letter outlining the payment-in-lieu of open space option with direction that the funds could be spent on a portion of the Marina Park if this option is chosen by the City Council.

The applicant's response is attached and states that the proposal makes the project unprofitable. They are requesting that they be relieved of the land and water costs associated with the fee in lieu option, reducing the total from \$554,377 to \$310,417. The basis for their request is that there is evidence that the original MDA allowed for a credit of 3.2 acres of open space and they dedicated 2.99 acres of open space

Catalina Bay Area Data Table
Table with 2 columns: Item, Area (Ac)
Rows include: Total Acreage of Subdivision (51.563), Road Dedication (0.559), Total Acreage Minus Road Dedication (51.004), Open Space Break Down (Open Space 1-5, Total Open Space 5.45, Open Space Percentage 10.69), Total Number of Lots (134), Net Density (2.63)
Footnote: *Detention Area = 71553 SF/ 1.64 Ac, Open Space Deficiency = 2.20 Ac

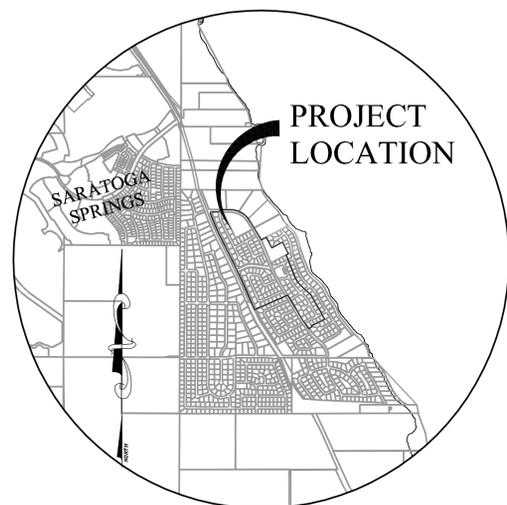
1City Staff has verified that they have a water credit on file with the City from the original Harbor Bay development.

for the Marina Park with Harbor Bay Plat 4 and paid water rights for that portion. Because the MDA has expired and the applicant is in default of the original MDA, the City has no obligation to consider any previous open space dedications, although they do have a water credit on file with the City. The applicant also mentioned that it would finish the unimproved portion (~.89 acres) of the Redwood Road trail that is adjacent to the Harbor Bay development, although this is a requirement of the applicant receiving the proceeds of the sewer reimbursement agreement and should not be part of the discussion of whether the open space requirement for Catalina Bay is met.

As a compromise to the proposal, staff recommends that the applicant contribute funds equivalent to the cost of improving the parcel that was dedicated with Plat 4 (2.99 acres); at \$3.33 per square foot the result is **\$433,714**. The Capital Improvements Manager suggests that the applicant pay the fee directly to the City rather than install the improvements because there may be some grants available that allow for a monetary match. The applicant would also be required to improve 5.45 acres of open space onsite and finish the remainder of the Redwood Road trail adjacent to the Harbor Bay development. The applicant currently has 76.678 acre feet in secondary water credits that can be utilized.

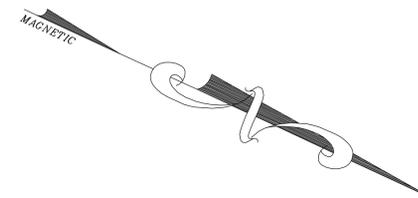
Attachments:

- Concept Plan
- Review Letter from Staff
- Response from Applicant
- Aerial Photo with Parcel Lines
- Harbor Bay Plat 4
- Marina Park Conceptual Master Plan



VICINITY MAP

CATALINA BAY SUBDIVISION CONCEPT



LOCATION
SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

JUNE 9, 2015



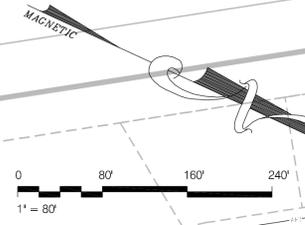
AREA DATA TABLE

TOTAL ACREAGE OF SUBDIVISION	51.563 ac.
ROAD DEDICATION (REDWOOD RD.)	0.559 ac.
TOTAL ACREAGE MINUS ROAD DEDICATION	51.004 ac.
TOTAL NUMBER OF LOTS	137
NET DENSITY (LOTS / ac.)	2.68
OPEN SPACE ACREAGE	5.417 ac.
OPEN SPACE PERCENTAGE	10.62%
AVERAGE LOT SIZE	0.266 ac.

DESIGN	T. KENISON	NO.	DATE	REVISION	BY
DRAWN	T. KENISON				
CHECK	V. HANSEN				
APPROV	V. HANSEN				

DESERT PEAK MANAGEMENT GROUP
947 South 500 East, SUITE 100
American Fork, UT 84003
OFFICE: 801-764-9000

CATALINA BAY SUBDIVISION
SARATOGA SPRINGS, UTAH
CONCEPT - COVER SHEET
PROJ: 14-399-01
DATE: JUNE 2015
SHEET: 01



ROADWAY DEDICATION 1
 7,804 sq.ft.
 0.18 acres

REDWOOD ROAD

OPEN SPACE 4
 23,409 sq.ft.
 0.54 acres

30 17,243 sq.ft. 0.40 acres
 31 12,749 sq.ft. 0.29 acres
 32 10,637 sq.ft. 0.24 acres
 33 10,536 sq.ft. 0.24 acres
 34 10,437 sq.ft. 0.24 acres
 35 10,563 sq.ft. 0.24 acres
 36 11,972 sq.ft. 0.27 acres

94 11,012 sq.ft. 0.25 acres
 95 10,043 sq.ft. 0.23 acres

29 10,129 sq.ft. 0.23 acres
 28 10,005 sq.ft. 0.23 acres
 27 10,005 sq.ft. 0.23 acres
 26 10,005 sq.ft. 0.23 acres
 25 10,079 sq.ft. 0.23 acres
 24 11,111 sq.ft. 0.26 acres

42 10,444 sq.ft. 0.24 acres
 41 10,929 sq.ft. 0.25 acres
 40 10,881 sq.ft. 0.25 acres
 39 10,834 sq.ft. 0.25 acres
 38 10,751 sq.ft. 0.25 acres
 37 14,255 sq.ft. 0.33 acres
 43 10,816 sq.ft. 0.25 acres
 44 10,882 sq.ft. 0.25 acres
 45 10,742 sq.ft. 0.25 acres
 46 10,602 sq.ft. 0.24 acres
 47 10,476 sq.ft. 0.24 acres
 48 12,632 sq.ft. 0.29 acres

93 11,831 sq.ft. 0.27 acres
 92 10,650 sq.ft. 0.24 acres
 78 12,182 sq.ft. 0.28 acres
 79 12,522 sq.ft. 0.29 acres

54 11,002 sq.ft. 0.25 acres
 53 12,015 sq.ft. 0.28 acres
 52 11,761 sq.ft. 0.27 acres
 51 11,508 sq.ft. 0.26 acres
 50 11,254 sq.ft. 0.26 acres
 49 15,617 sq.ft. 0.36 acres
 55 10,024 sq.ft. 0.23 acres
 56 11,912 sq.ft. 0.27 acres
 57 11,454 sq.ft. 0.26 acres
 58 11,454 sq.ft. 0.26 acres
 59 10,999 sq.ft. 0.25 acres
 60 10,904 sq.ft. 0.25 acres
 61 12,837 sq.ft. 0.29 acres

77 11,247 sq.ft. 0.26 acres
 76 10,178 sq.ft. 0.23 acres
 75 10,351 sq.ft. 0.24 acres
 62 12,268 sq.ft. 0.28 acres
 63 10,543 sq.ft. 0.24 acres
 64 10,540 sq.ft. 0.24 acres

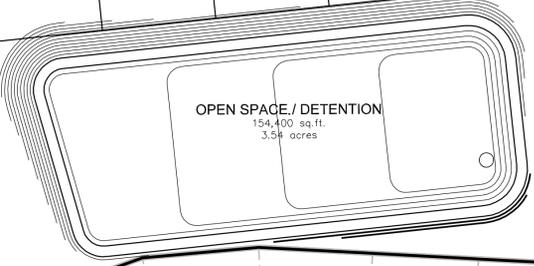
OPEN SPACE 2
 1,066 sq.ft.
 0.02 acres

OPEN SPACE 3
 4,504 sq.ft.
 0.10 acres

OPEN SPACE 1
 1,430 sq.ft.
 0.03 acres

1 12,727 sq.ft. 0.29 acres
 2 10,160 sq.ft. 0.23 acres
 3 10,067 sq.ft. 0.23 acres
 4 10,285 sq.ft. 0.24 acres
 5 11,284 sq.ft. 0.26 acres
 6 11,746 sq.ft. 0.27 acres
 7 11,927 sq.ft. 0.27 acres
 8 13,099 sq.ft. 0.30 acres
 9 12,988 sq.ft. 0.30 acres
 10 11,566 sq.ft. 0.27 acres
 11 15,480 sq.ft. 0.36 acres
 12 16,781 sq.ft. 0.39 acres
 13 11,842 sq.ft. 0.27 acres
 14 12,857 sq.ft. 0.30 acres
 15 14,074 sq.ft. 0.32 acres
 16 14,651 sq.ft. 0.34 acres
 17 12,415 sq.ft. 0.29 acres
 18 11,183 sq.ft. 0.26 acres
 19 11,060 sq.ft. 0.25 acres
 20 10,284 sq.ft. 0.24 acres
 21 10,238 sq.ft. 0.24 acres
 22 10,173 sq.ft. 0.23 acres
 23 11,220 sq.ft. 0.26 acres

137 15,322 sq.ft. 0.35 acres
 136 15,055 sq.ft. 0.35 acres
 135 15,055 sq.ft. 0.35 acres
 134 15,055 sq.ft. 0.35 acres
 133 15,055 sq.ft. 0.35 acres
 132 15,453 sq.ft. 0.35 acres
 131 12,819 sq.ft. 0.29 acres
 130 11,312 sq.ft. 0.26 acres
 129 11,312 sq.ft. 0.26 acres
 128 11,170 sq.ft. 0.26 acres



McGREGOR LANE



ROADWAY CENTERLINE CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	269.82	134.98	3500.01	4°25'01"	269.76	S64°42'32"W
C2	67.38	33.70	1700.00	2°16'16"	67.38	N65°46'55"E
C3	121.31	60.68	1700.00	4°05'18"	121.28	N62°36'08"E
C4	276.48	138.32	3256.00	4°51'55"	276.40	S31°27'52"E
C5	73.04	36.88	214.00	19°33'17"	72.68	N38°48'32"W
C6	102.10	65.00	65.00	90°00'00"	91.92	S68°51'54"E
C7	66.08	33.07	600.00	6°18'36"	66.04	S20°42'36"E
C8	85.42	42.78	600.00	8°09'26"	85.35	N21°38'01"W
C9	71.79	35.96	500.14	8°13'26"	71.73	S26°41'55"E
C10	102.37	51.69	300.00	19°33'03"	101.87	S74°03'47"W
C11	65.55	33.07	200.00	18°46'39"	65.25	S15°33'01"E
C12	86.00	43.30	300.00	16°25'30"	85.71	N75°37'33"E
C13	71.67	35.86	750.00	5°28'30"	71.64	N64°40'33"E
C14	82.42	41.23	1000.00	4°43'21"	82.40	S64°17'59"W
C15	77.38	38.76	500.15	8°51'50"	77.30	N27°01'07"W
C16	39.37	19.69	530.00	4°15'20"	39.36	N60°40'38"E
C17	140.33	71.47	300.00	26°48'04"	139.05	S13°06'51"E
C18	508.59	278.74	500.15	58°15'47"	486.96	N60°34'55"W

VERIFY SCALE
 BAR IS ONE INCH IN ORIGINAL DRAWING.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN: T. KENISON
 DRAWN: T. KENISON
 CHECK: V. HANSEN
 APPROV: V. HANSEN

DESERT PEAK MANAGEMENT GROUP
 947 South 500 East, SUITE 100
 American Fork, UT 84003
 OFFICE: 801-764-9000

CATALINA BAY SUBDIVISION
 SARATOGA SPRINGS, UTAH

CONCEPT

PROJ: 14-399-01
 DATE: JUNE 2015
 SHEET: 03

NO. DATE REVISION BY



CITY OF SARATOGA SPRINGS

July 17, 2015

Desert Peak Management Group
Attn: Susan Palmer
947 South 500 East #100
American Fork, UT 84003

Re: Catalina Bay, Concept Plan

Dear Ms. Palmer:

The purpose of this letter is to provide comments on the Catalina Bay Concept Plan that was submitted to the City on June 9, 2015. The Development Review Committee reviewed the plans on June 22, 2105. The plans were also discussed with the code sub-committee on July 7, 2015. Comments from those meetings are below:

- 1. The proposed concept plan is supported with the open space below 15% as long as the payment in lieu of open space method is applied and that amount is spent to improve the Marina Park.
2. This is supported because there is an undeveloped park nearby (the Marina Park) that will benefit the residents of the Catalina Bay development once it is improved.
3. The improvements should follow the approved concept plan for the park. The areas and items to be improved shall be coordinated with the City and an agreement will be created with the preliminary plat application for Catalina Bay.

- a. To determine the amount that would need to be spent on the Marina park improvements, we'd apply our payment in lieu of open space formula for any amount under 15%. For example, the current concept plan indicates a total of 51 acres which requires 15% or 7.56 acres of open space.
b. The concept plan indicates 5.417 (10.62%) open space. The difference between the required and the proposed is 2.14 acres.
c. The payment in lieu of open space formula requires: the cost of land, the cost of improvements, and the cost of water rights for the 2.14 acres, as follows:

Table with 2 columns: Description and Amount. Rows include Land (2.14 x \$90,000 per acre = \$192,600), Improvements (93,218.4 sq. ft. x \$3.33 per sq. ft. = \$310,417.27), and Water (2.14 x \$24,000 per acre = \$51,360).

TOTAL TO SPEND ON MARINA PARK: \$554,377 (This is an estimate only)

4. You may proceed with your preliminary plat application for the first phase.
5. The City Engineer may provide a separate review letter.

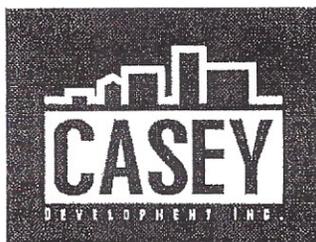
Now that the concept plan has been reviewed by staff you may submit a preliminary plat application and phasing plan. If you have any questions regarding this letter or the development process, please feel free to contact me at 801-766-9793 ext. 106 or scarroll@saratogaspringscity.com.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Carroll".

Sarah Carroll
Senior Planner

Cc: File



Re: Catalina Bay, Concept Plan

Sarah Carroll

City of Saratoga Springs

Dear Ms. Carroll:

I am writing to address the issues raised in your recent letter dated July 17, 2015, as well as to address other outstanding issues related to the proposed Catalina Bay development. I realize that many of the City's concerns about the currently proposed development emanate from the original Master Service Agreement regarding Harbor Bay, dated May 10, 2005. I am anxious to move this process forward as soon as possible and I am hopeful that we can quickly agree on a reasonable resolution to all of these outstanding issues.

Your letter states that there is a shortage of 2.14 acres of open space, and suggests that payment be made in lieu of open space. We are unable to make payment in lieu of open space because doing so would make the project unprofitable. However, I believe a reasonable middle ground can be reached. Casey Development is currently entitled to credit from the City for 3.224 acres of open space. Previous City attorney Richard Allen acknowledged in 2007 that prior developer Summit Development & Management ("Summit"), was entitled to off-site open space credit in the amount of 3.224 acres because of its prior donation of a total of 6.614 acres of open space. *See* August 29, 2007 Letter, attached as Exhibit "A" ("Subtracting the 3.39 acres of required onsite open space from the 6.614 acres of open space provided results in 3.224 acres of open space that can be used as offsite open space for additional Harbor Bay plats"). The 3.224 acres of open space credit were subsequently assigned to Casey Development and are now available for application to Catalina Bay. *See* Agreement for Assignment of Water Right Credits and Open Space Credit (the "Credit Assignment"), attached as Exhibit "B". As can be seen in the Credit Assignment, Casey Development now has more than enough open space credit to fulfill the requirements of the current concept plan, which if applied would leave a remainder of 1.084 acres of open space credit. Based upon this information, and in the spirit of cooperation with the City, I propose the following in order satisfy all open space requirements for the proposed concept plan:

1. The City would apply Casey Development's 3.224 acres of open space credit to satisfy the current open space requirements for Catalina Bay.
2. Casey Development would terminate the rights to its remaining 1.84 acres of open space credit.
3. Casey Development would provide improvements for the current open space, with a value of up to \$310,417.27 for those services provided.
4. Casey Development would complete the Redwood Road improvements previously discussed.

I hope the City can see the value of this reasonable compromise that will allow all of the parties to move forward with mutual benefit. If the aforementioned proposal is not acceptable, then in the alternative I may be forced to rework the proposed concept plan to include more open space in the area of the detention pond.

I would also like to address the Harbor Bay Special Service Area Sewer Facilities Agreement ("Sewer Reimbursement Agreement"), attached as Exhibit "C". While that Agreement is not in any way contingent upon the previous MSA, it does relate to Harbor Bay and is therefore probably best addressed now. Per Section 2.4 of that Agreement, the City agreed to reimburse all impact fees collected by the City. That Sewer Reimbursement Agreement was subsequently assigned to Casey Development. *See* Assignment of Sewer Facilities Agreement, attached as Exhibit "D". I have been informed that more than \$22,000 in impact fees have been collected in impact fees, but no reimbursements have been received by Summit or Casey Development. Therefore, I propose that those funds be released to Casey Development as soon as possible. I appreciate your cooperation on each of these matters. Please be sure to contact me with any questions or concerns.

Best Regards,



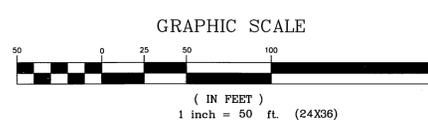
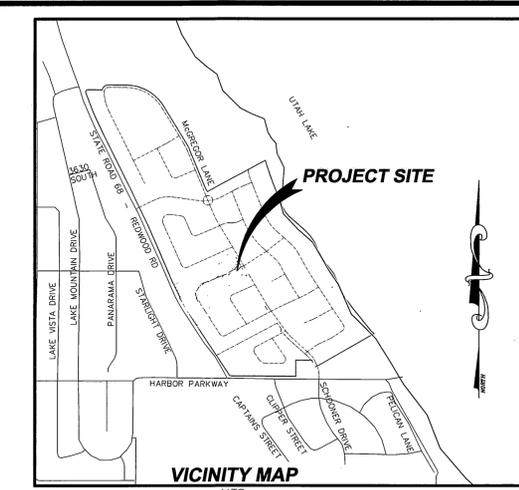
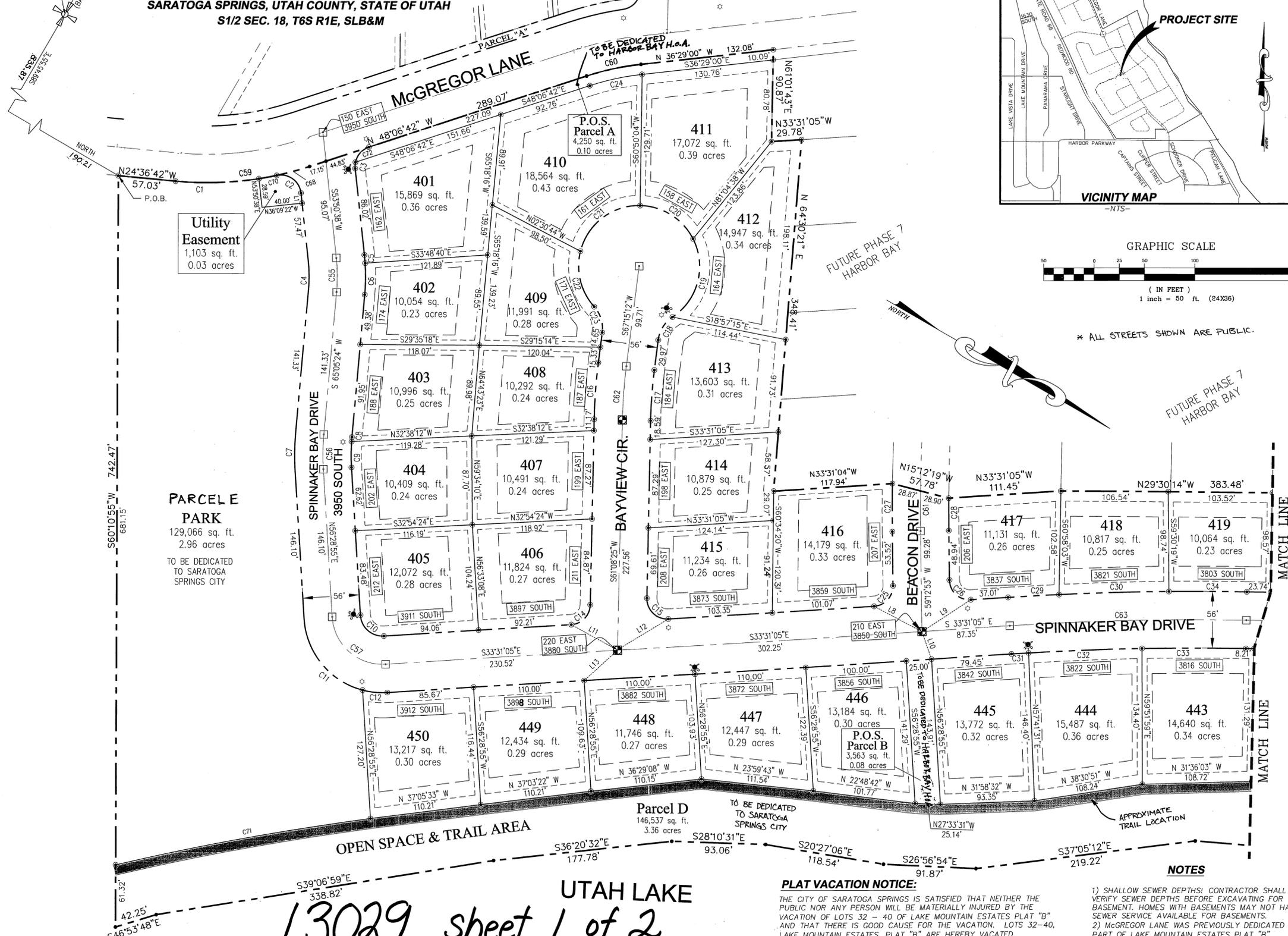
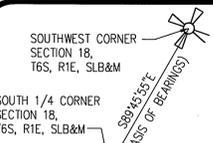
Kevin Casey

Casey Development, Inc.



AERIAL IMAGE OF MARINA PARK

HARBOR BAY - PHASE 4
BEING A VACATION OF LOTS 38 & 39, AND A PARTIAL
VACATION OF LOTS 32 - 37 & 40
LAKE MOUNTAIN ESTATES PLAT "B"
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH
S1/2 SEC. 18, T6S R1E, SLB&M



* ALL STREETS SHOWN ARE PUBLIC.

SURVEYOR'S CERTIFICATE
 I, Victor E. Hansen, do hereby certify that I am a registered land surveyor and that I hold certificate no. 176695 as prescribed under the laws of the state of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct to the best of my knowledge.
 Victor E. Hansen
 SURVEYOR
 Sept. 7, 2007
 DATE

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S89°45'55"E 835.87 FEET ALONG THE SECTION LINE AND NORTH 190.21 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N24°36'42"W 57.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 328.09 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 134.56 FEET, THROUGH A CENTRAL ANGLE OF 23°30'00" (CHORD BEARS N36°21'42"W 133.59 FEET); THENCE N48°06'42"W 289.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 272.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 55.22 FEET, THROUGH A CENTRAL ANGLE OF 113°7'42" (CHORD BEARS N42°17'51"W 55.12 FEET); THENCE N36°29'00"W 132.08 FEET; THENCE N61°01'43"E 90.87 FEET; THENCE N33°31'05"W 29.78 FEET; THENCE N64°30'21"E 348.41 FEET; THENCE N33°31'04"W 117.94 FEET; THENCE N15°12'19"W 57.78 FEET; THENCE N33°31'05"W 111.45 FEET; THENCE N29°30'14"W 383.48 FEET; THENCE N48°35'14"W 149.33 FEET; THENCE N52°07'15"W 57.74 FEET; THENCE N44°30'45"W 216.05 FEET; THENCE N29°52'17"W 110.40 FEET; THENCE N21°43'30"W 418.66 FEET; THENCE N17°43'52"W 56.27 FEET; THENCE N28°03'45"W 111.01 FEET; THENCE N62°02'24"E 383.78 FEET; THENCE S15°17'31"E 56.72 FEET; THENCE S19°25'06"E 219.06 FEET; THENCE S21°43'30"E 249.98 FEET; THENCE S26°17'24"E 116.97 FEET; THENCE S39°13'04"E 62.10 FEET; THENCE S48°35'14"E 253.07 FEET; THENCE S44°28'49"E 102.10 FEET; THENCE S34°04'35"E 85.51 FEET; THENCE S25°18'14"E 212.18 FEET; THENCE S37°05'12"E 219.22 FEET; THENCE S26°56'54"E 91.87 FEET; THENCE S20°27'06"E 118.54 FEET; THENCE S28°10'31"E 93.06 FEET; THENCE S36°20'32"E 177.78 FEET; THENCE S39°06'59"E 338.82 FEET; THENCE S46°53'48"E 42.25 FEET; THENCE S60°10'55"W 742.47 FEET TO THE POINT OF BEGINNING.
 CONTAINING 25.92 ACRES, MORE OR LESS AND 50 LOTS.

OWNER'S DEDICATION
 Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

HARBOR BAY PHASE 4
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.
 In witness whereof _____ have hereunto set _____ this 10th day of Sept. A.D., 2007.
 Summit Development and Management, L.L.C.
 By: _____ Its Managing Member.
 Heath Johnston
 ENT 620442009 Use # 13089 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2009 Jun 04 14:58 PM FEE \$10.00 BY GS RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of UTAH }
 On the 10th day of September, A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Utah in said State of Utah, the signer(s) of the above Owner's dedication, in number who duly acknowledged me to that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
 Heather Brown
 My commission expires: 10-17-07
 Dorem, UT
 Notary Public residing at

ACCEPTANCE BY LEGISLATIVE BODY
 The Mayor of the City of Saratoga Springs, County of Utah, approves this subdivision and subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
 This 10th day of June, A.D. 2009
 Mayor: _____ ATTEST: _____
 CITY RECORDER (See Seal Below)

SHEET 1 OF 2
HARBOR BAY - PHASE 4
BEING A VACATION OF LOTS 38 & 39, AND A PARTIAL
VACATION OF LOTS 32 - 37 & 40
LAKE MOUNTAIN ESTATES PLAT "B"
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH
S1/2 SEC. 18, T6S R1E, SLB&M

13029 sheet 1 of 2

PLAT VACATION NOTICE:
 THE CITY OF SARATOGA SPRINGS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 32 - 40 OF LAKE MOUNTAIN ESTATES PLAT "B" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 32-40, LAKE MOUNTAIN ESTATES, PLAT "B" ARE HEREBY VACATED.
NOTES
 1) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENTS.
 2) MCGREGOR LANE WAS PREVIOUSLY DEDICATED AS PART OF LAKE MOUNTAIN ESTATES PLAT "B"

H&H ENGINEERING AND SURVEYING, INC.
 938 S MAIN ST - PLEASANT GROVE, UT 84062
 TEL: (801) 796-5196 FAX: (801) 796-5186

PUBLIC UTILITY APPROVALS
 DATE
 QUESTAR see Page 2
 UTAH POWER & LIGHT 9-12-07
 QWEST 9-11-07
 COMCAST CABLE

FIRE CHIEF APPROVAL
 Approved this 26 day of May
 A.D., 20 09 By the Fire Chief.
 Duff
 CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
 Approved this 3rd day of June
 A.D., 20 09 By the Planning Commission.
 [Signature]
 CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
 Approved this 8 day of MAY
 A.D., 20 09 By the City Engineer.
 [Signature]
 CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 Approved as to form this 28th day of May
 A.D., 2007 By the City Attorney.
 [Signature]
 SARATOGA SPRINGS ATTORNEY

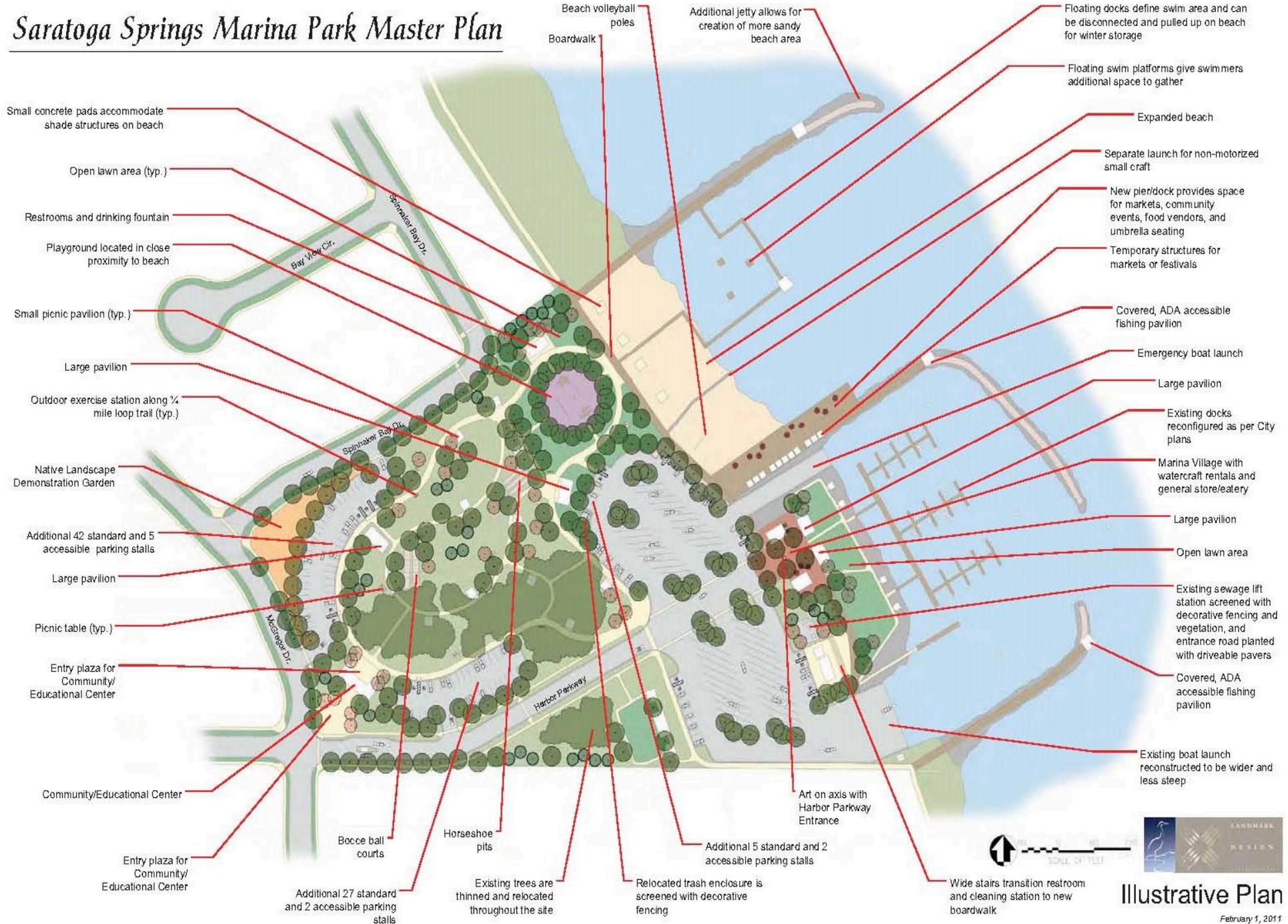
SURVEYOR'S SEAL
 VICTOR HANSEN
 176695
 STATE OF UTAH

NOTARY PUBLIC SEAL
 HEATHER BROWN
 176695
 STATE OF UTAH

CITY ENGINEER SEAL
 518109
 No. 4939908-2202
 JAMES J. MILLIGAN
 STATE OF UTAH

CLERK-RECORDER SEAL
 RANDALL A. COVINGTON
 STATE OF UTAH

Saratoga Springs Marina Park Master Plan



Illustrative Plan

February 1, 2011

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City of Saratoga Springs
City Council Meeting
August 18, 2015

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

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Work Session Minutes

18
19

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Nicolette Fike, AnnElise Harrison, Jess Campbell

Others: Chris Porter, Ron Edwards, Carl Ballard, Steve Lord

Excused:

Call to Order - 5:52 p.m.

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1. Discussion of an update to the City of Saratoga Springs Transportation Plan.

Jeremy Lapin introduced Steven Lord with Horrocks Engineering.

Steven Lord had a presentation to give an overview of the plan and recent updates. It was based on MAG Travel Demand Model Version 7 with City input on roadways and land use data. There has since been new development and Roadway construction. The MAG model version 8 was released in July 2015. He showed the different ROW widths. He felt there should be a width between 56' and the 77' ROW.

Councilwoman Call said the 56' ROW has changed a lot over the years, but a number of streets have a significant amount of asphalt and then park strips on top of that, was that a 56' ROW or did developers go above what our residential ever was.

Jeremy Lapin replied that he didn't know what master plans they were based on or if there were plans for more collectors after that with connections.

Councilwoman Call commented that if they put something on the 56' road like a park or church that increases the traffic, that it is not sufficient.

Steven Lord commented that most other cities have a minor collector cross section.

Councilwoman Baertsch thought we used to have a minor collector designation and now it has disappeared, she would like to see us get back to that.

Steven Lord is recalling that they had a minor collector but no minor arterial and when they adjusted it was bumped to collector and minor arterial.

Councilwoman Baertsch wondered how we compare to other cities.

Steven Lord replied that Lehi has a specific cross section for every situation and bike lanes. Spanish Fork is more similar to here with growth rather than redevelopment. We have larger side treatments. But it does seem that there is a width missing, somewhere in the 66' range.

Councilman Poduska wondered when they would reach capacity on the major arterial roads.

Steven Lord replied he didn't know what the capacity was exactly but something in the 50,000 vehicles per day range. When we reach capacity, level of service D, we will be ok most of the day, heavy on the peak hours. They assess the need for a change on a volume to capacity ratio. It's based on segments from intersection to intersection; maybe there are fixes with signs and signals. Once you hit about 80% of maximum capacity they start to look at improvement.

Order of items was changed.

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51
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53

3. Discussion of the Catalina Bay Concept & Open Space Plan.

Kevin Thurman said this is the remainder of the original Harbor Bay development. The new developer is asking if they can follow their own plan and not the original Harbor Bay plan. They cannot do the fee in Lieu option. They brought up the open space credit for the original development and would like

54 consideration of a reduction of open space. As a compromise to the proposal, staff recommends that the
55 applicant contribute funds equivalent to the cost of improving the parcel that was dedicated with Plat 4
56 (2.99 acres); at \$3.33 per square foot the result is \$433,714. The applicant would also be required to
57 improve 5.45 acres of open space onsite and finish the remainder of the Redwood Road trail adjacent to
58 the Harbor Bay development.

59 Councilwoman Call mentioned that they were able to get 1 million appropriated for lake and river
60 improvements this year and no applications have been submitted for those yet this year. If we can submit
61 an application soon they may be able to leverage those for matching funds.

62 Mark Christensen commented they talked about future plans and that we don't want to build a park that
63 limits our ability to finish the rest of the improvements. They felt the fee in lieu was a better option to
64 leverage the dollars for grants and not paint ourselves into a corner. He noted they would complete the
65 trail section down to the commercial property.

66 Councilwoman Call asked if there was a way they could get them to grub in the trail with permission of the
67 property owner. This is the area of the city that has no connectivity along Redwood Road.

68 Kevin Thurman noted the sewer reimbursement agreement and the developer has indicated he is ok with that,
69 it shows good will on his part.

70 Councilman McOmber thinks it's a great compromise. Finding the balance for the three acres seems like a
71 fair deal. Where we have already been in negotiations he would encourage staff to go ahead and get it
72 resolved as quickly as possible.

73 Councilman Willden is on board and thanked staff for working it out with the developer.

74 Kevin Thurman asked if the Council would be ok with slight counter-offers.

75 Council was ok with that.

76 Councilwoman Baertsch agrees, especially if we can get matching funds.

77 Councilman Poduska likes the matching part of it and the compromise. He sees it as really working with the
78 developer to make the City work.

79
80 **2. Discussion of pending Title 19, Land Development Code Amendments, including approval processes,**
81 **Mixed Lakeshore, and Landscaping.**

82 Kimber Gabryszak began with a review of Approval Process Delegations. This was discussed with the
83 subcommittee and Planning Commission. She went over the different types of approvals and proposed
84 processes.

85 Councilwoman Call asked if they could document a type of calendar or trigger that says we are going to run
86 this for, say, 6 months and then we can revisit it to see if we can take it down to Planning Commission
87 level. If everything is up to code there should be no reason why we couldn't see it at final plat for the
88 first time.

89 Kimber Gabryszak replied they anticipate continuing to streamline the process but only if they have good
90 code in place with good standards.

91 Councilwoman Baertsch commented that in our training and in code sub-committee we had talked about
92 when it's an administrative decision the council shouldn't need to see it at all. As they work on making
93 sure the codes are followed more closely and are less ambiguous, if it follows the code and is
94 administrative then City Council won't need to see it.

95 Councilwoman Call thinks we are good at following the code, but we are missing pieces of code. We need to
96 work on clarifying and documenting reasons we were uncomfortable with things and clarifying that
97 portion of the code.

98 Councilman Willden feels there are still some areas of code where there is ambiguity, those types of areas
99 need to be cleaned up and once those are done he is on board with pushing it down to staff.

100 Kevin Thurman said to keep in mind that for any of these they can delegate part of it to Planning
101 Commission or staff, and where they want discretion, within their authority, they can still keep that
102 portion. Some of the decisions should be made by Council still.

103 Councilwoman Call commented we are not doing this because we don't want extra work, it's so we can work
104 well with developers. The point in doing it to make sure we have good processes in place to make sure it's
105 easy to develop in Saratoga Springs and what we end up with is good, quality development.



APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	10/8/15
Date of Review Checklist:	11/20/15, 1/6/15
Project Name:	Catalina Bay
Project Request / Type:	Preliminary Plat
Body:	City Council
Meeting Type:	Public Hearing with PC
Applicant:	Desert Peak Management Group, LLC
Owner(s) (if different):	Casey Development, LC, OilWell Properties, LC, Blackrock Homes, LLC, James Elgin Lowder and Patricia Mae Louder Trustees
Location:	~3500-3700 South, between Redwood Road and Utah Lake
Major Street Access:	Redwood Road
Parcel Number(s) and size:	51.52 total acres. 45:228:0052 (5.25), 45:228:0051 (5.25 acres), 45:228:0050 (5.25 acres), 45:228:0049 (5.25 acres), 45:228:0048 (5.25 acres), 45:228:0047 (5.25 acres), 45:228:0143 (3.2 acres), 45:228:0142 (0.395 acres), 45:228:0141 (0.916 acres), 45:228:0194 (0.93 acres), 45:228:0091 and 45:228:0091 and 45:228:0091 and 45:228:0091 (5.47 acres), 45:228:0124 (1.42 acres), 45:228:0125 (0.40 acres), 45:228:0123 (2.22 acres), 45:228:0167 (0.65 acres), (5.47 acres), 45:228:0164 and 45:228:0164 and 45:228:0164 (2.19 acres), 45:228:0165 (0.64 acres), 45:228:0159 (1.21 acres)
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3 and A
Current Use:	vacant, undeveloped
Adjacent Uses:	Low Density Residential, Agricultural
Previous Meetings:	Staff review of Concept Plan (latter sent 7/17/15)
Land Use Authority:	City Council
Future Routing:	PC and CC
Planner:	Sarah Carroll

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: Final Plat application required after Preliminary Plat approval

Section 19.13.04 – Process

- DRC: dates/comments 10/12/15 new project, 10/26/15 CRM needed, 11/9/15 CRM scheduled for 11/17/15
- UDC: N/A
- Neighborhood Meeting: N/A
- PC: Tentative for 12/10/15
- CC: Tentative for 1/5/15

General Review

Building Department

- Lot numbering shall coincide with each phase. (I.e. Phase 1, Lots begin with 100, 101, 102, etc. Phase 2 lots begin with 200, 201, 203, etc.)

Fire Department

- Arrow Way needs to new cul-de-sac standards (125' diameter) – dimension cul-de-sac

GIS / Addressing

- Arrow Way needs to be changed to Circle or Cove.
- Indian Rock and Ribbon Rock both need to be given street type designation i.e. Street, Way, Drive.

Code Review

- 19.04, Land Use Zones: **complies. Open Space and Phasing plans need final approval by PC and CC**
 - Zone: R-3
 - Use: Single Family Residential
 - Density: 136 lots on 51.52 acre = 2.64 units/acre
 - Setbacks: complies. 25' front and rear, 8' min/ 20' combined sides
 - Lot width, size: complies. 70' wide min at front setback, 35' min frontage, 10,000 square ft. min, 11,000 sq. ft. min for corner lots
 - Dwelling/Building size/Height: reviewed at building permit
 - Open Space / Landscaping: up for discussion – review phasing plan with PC and CC
 - 15% required: CC discussed allowing a reduced percentage with in the project area in exchange for improvements in the existing Marina Park.
 - The open space phasing plan indicates 15% open space with phases 1-6 and proposes a monetary contribution for the Marina Park with Phases 7-9.
 - This proposal was discussed and supported by the CC during a worksession on 8/8/15 (see attached memo to Council). The Council supported a monetary contribution for the improvements to the Marina Park in the amount of \$433,714.
 - Sensitive Lands: Complies. The detention basin is sensitive lands and is 1.12 acres or 21.25% of the 5.27 acres of open space. Phase 1 open space is 41.31% sensitive lands (detention basin); Phase 2

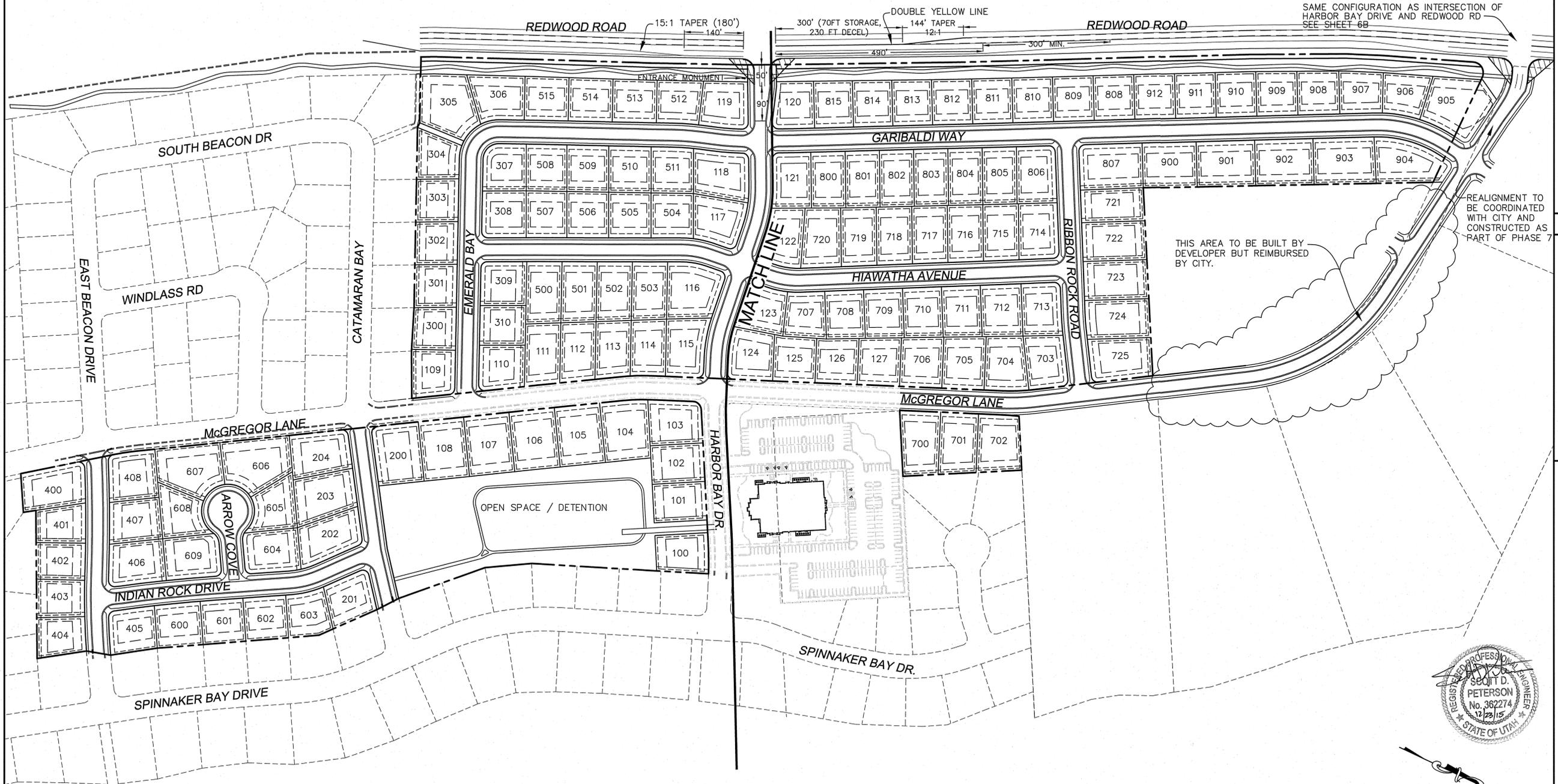
open space is 62.86% sensitive lands (detention basin); Phase 3 open space is 4.17% sensitive lands (detention basin). No other phases include sensitive lands.

- Trash: individual trash cans will be used for each lot.
- 19.05, Supplemental Regulations: **complies.**
 - Flood Plain: no lots are proposed in the flood plain
 - Water & sewage: Shall connect to City water and sewer
 - Transportation Master Plan: complies. No lots are proposed within master planned roadway corridors
 - Property access: complies. All proposed lots abut a public street
- 19.06, Landscaping and Fencing: can **comply.**
 - General Provisions
 - All new landscaping requires low flow sprinkler heads and rain sensors
 - Landscaping Plan:
 - provided and includes: planting plan, planting schedule, topo lines on grading plan, irrigation plans, fencing, data table
 - Fencing data and details: Semiprivate fencing required around park. Add note: 6' stepped down to 3' in clear sight triangle.
 - Along Redwood Road match existing fence in Harbor Bay
 - Planting Standards & Design
 - 2" caliper minimum for all deciduous trees
 - 6' height minimum for all evergreen trees
 - No more than 70% turf. Planter beds were added around the soccer field to comply.
 - 50% of trees and shrubs shall be drought tolerant - indicate on the legend which plants meet this requirement
 - If rock mulch is used a minimum of two separate colors and two separate sizes is required.
 - Shrub beds require high quality weed barrier, mulch, and concrete edging
 - Drip lines shall be used appropriately
 - Existing trees: identify any existing trees. If existing trees are to be removed they shall be replaced. See Section 19.06.06 (3)(h).
 - Fencing : Semi-private fencing is required adjacent to trails and open space. Provide 6' semi-private fencing that steps down to 3' within the clear sight triangle. Along Redwood Road match existing fencing in Harbor Bay.
 - Clear Sight Triangle: nothing taller than 3' in the clear sight triangle.
- 19.09, Off Street Parking
 - Each home shall have a 2 car garage and a 20' min deep driveway.
- 19.12, Subdivisions
 - General: complies. Standards for phased developments apply, see 19.13
 - Procedure / submittal requirements: public hearing with PC, final approval by CC
 - Preliminary Plat: required items have been submitted for review
 - Layout, lot design, phasing: layout and lot design comply. Phasing is subject to approval.

- Access: No more than 50 lots permitted unless a second access is provided to a collector or an arterial. Phase 1 includes a second access to Redwood Road.
- Driveways: A note shall be added to the plat for lots near Redwood Road intersections that will require driveways off of the opposing streets. (no driveways within 100' of the Redwood Road intersections)
- Section 19.13, Process
 - General Considerations:
 - General Plan: consistent. designated as low density residential
 - Notice / Land Use Authority: CC
 - Development Agreement / MDA: DA required for phasing
 - Payment in Lieu of Open Space: Reviewed at CC worksession on 7/8/15
 - Phasing: **up for discussion by PC and CC** - Each phase shall have a proportionate amount of open space and improvements.
- 19.18, Signs
 - No signs are proposed – do you want a development entry sign? If so, provide details – can be reviewed later.
- 19.25, Lake Shore Trail
 - N/A

SHEET A

SHEET B



SHEET NO.

2

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NO.			

OVERALL LAYOUT

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

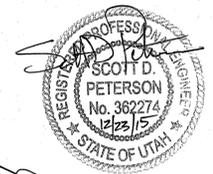


(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

DATE: 2015.11.20 11:39:27 Location: Box\CADD\PREL\IMINARY\02-OVERALL-BOUNDARY.dwg 12/22/2015 10:40:01 AM MST



PHASE #	TOTAL ACREAGE	ACREAGE OF OS	% OF OS	# OF LOTS	CASH	NOTES	ACREAGE OF SENSITIVE LANDS
1	13.44	2.02 (15%)	38.33%	28			38,117 sq.ft./0.875 acres
2	2.30	0.35 (15%)	44.97%	5			9,433 sq.ft./0.22 acres
3	3.99	0.60 (15%)	56.36%	11			1,143 sq.ft./0.025 acres
4	3.15	0.47 (15%)	65.28%	9			
5	5.35	0.80 (15%)	80.46%	16			
6	3.70	0.56 (15%)	91.09%	10			
7	8.52	0.47 (5.52%)	100%	26	\$142,214.82	CASH IN LIEU OF OPEN SPACE FOR MARINA	
8	5.79	0.00 (0%)	100%	16	\$152,754.07	CASH IN LIEU OF OPEN SPACE FOR MARINA	
9	5.28	0.00 (0%)	100%	13	\$138,745.11	CASH IN LIEU OF OPEN SPACE FOR MARINA	
TOTALS	51.52 acres	5.27 acres	100%	134	\$433,714.00		1.12 acres OF SENSITIVE LANDS



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO.

4A

OVERALL SITE PLAN
AND PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

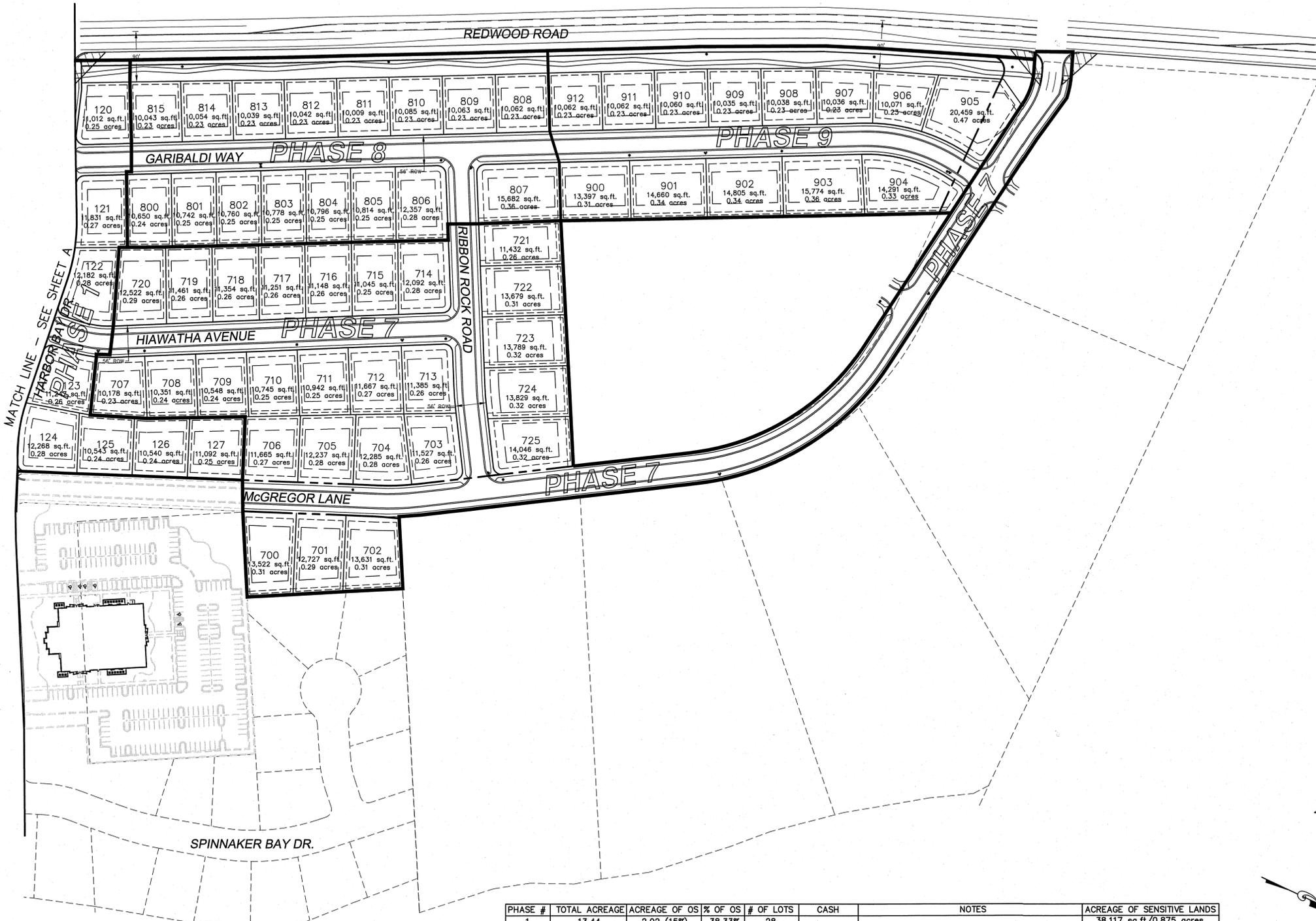
CATALINA BAY SUBDIVISION



PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

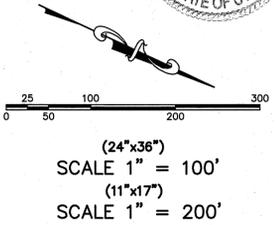
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MATCH LINE - SEE SHEET A

PHASE #	TOTAL ACREAGE	ACREAGE OF OS	% OF OS	# OF LOTS	CASH	NOTES	ACREAGE OF SENSITIVE LANDS
1	13.44	2.02 (15%)	38.33%	28			38,117 sq.ft./0.875 acres
2	2.30	0.35 (15%)	44.97%	5			9,433 sq.ft./0.22 acres
3	3.99	0.60 (15%)	56.36%	11			1,143 sq.ft./0.025 acres
4	3.15	0.47 (15%)	65.28%	9			
5	5.35	0.80 (15%)	80.46%	16			
6	3.70	0.56 (15%)	91.09%	10			
7	8.52	0.47 (5.52%)	100%	26	\$142,214.82	CASH IN LIEU OF OPEN SPACE FOR MARINA	
8	5.79	0.00 (0%)	100%	16	\$152,754.07	CASH IN LIEU OF OPEN SPACE FOR MARINA	
9	5.28	0.00 (0%)	100%	13	\$138,745.11	CASH IN LIEU OF OPEN SPACE FOR MARINA	
TOTALS	51.52 acres	5.27 acres	100%	134	\$433,714.00		1.12 acres OF SENSITIVE LANDS



SHEET NO.
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OVERALL SITE PLAN
AND PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

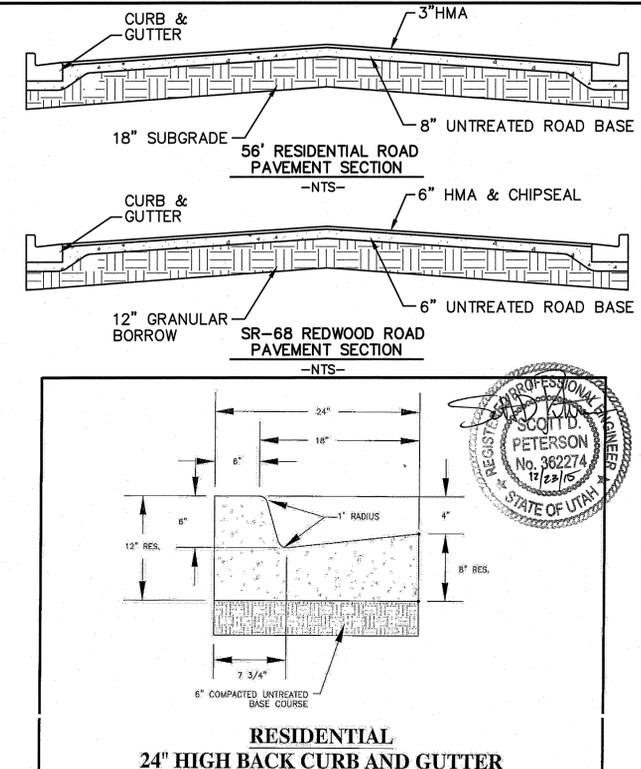
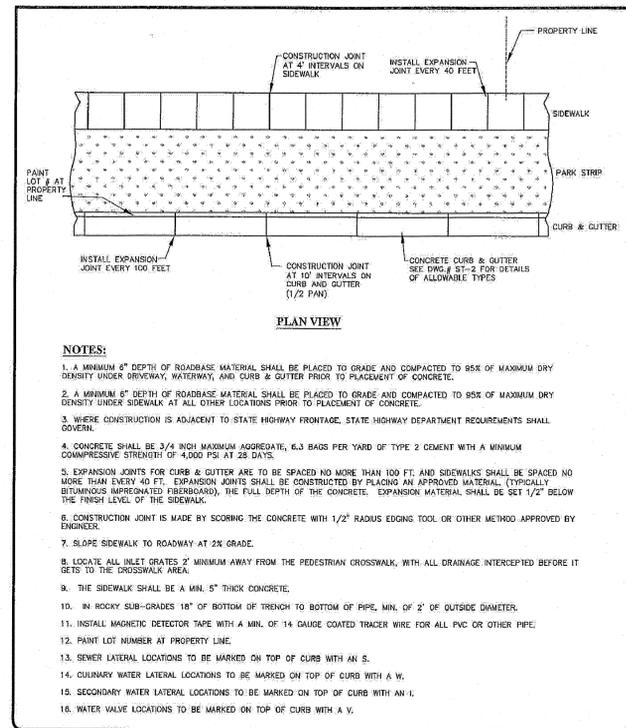
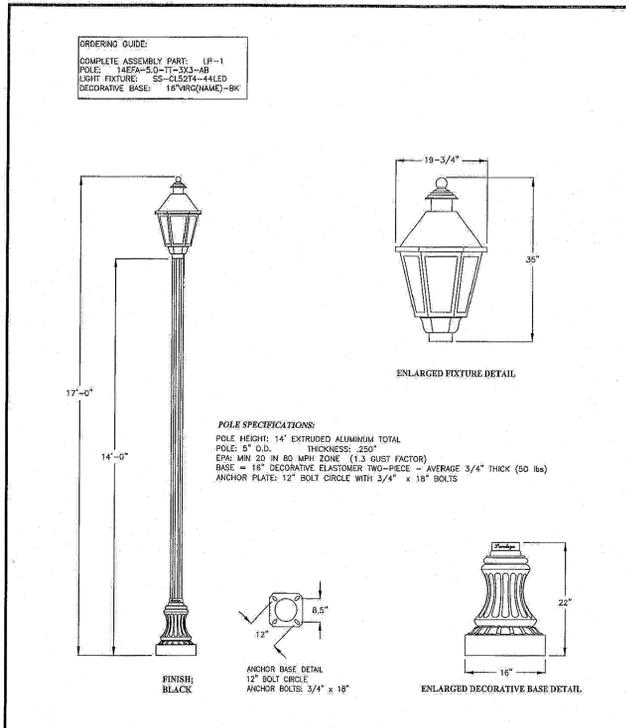
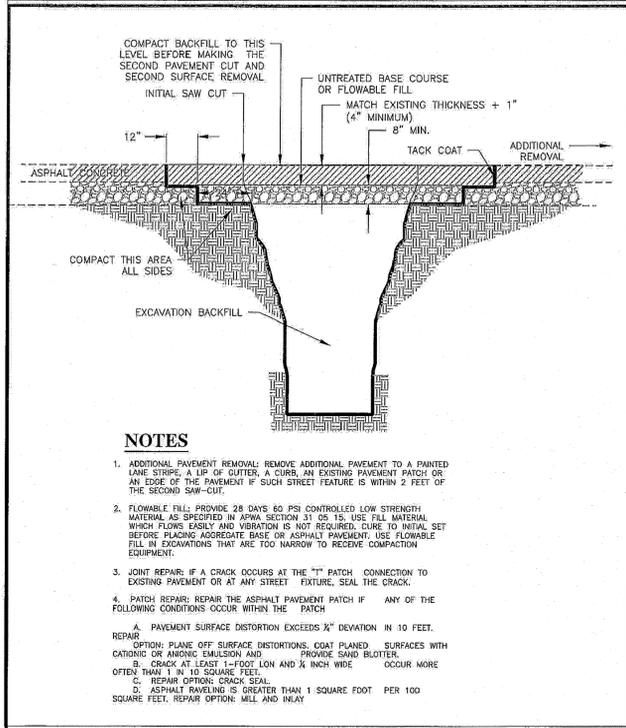
CATALINA BAY SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
12/23/15
STATE OF UTAH

12/23/2015 12:52:32 PM JUST



STANDARD TEE PATCH

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-26	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

14' RESIDENTIAL STREET LIGHT

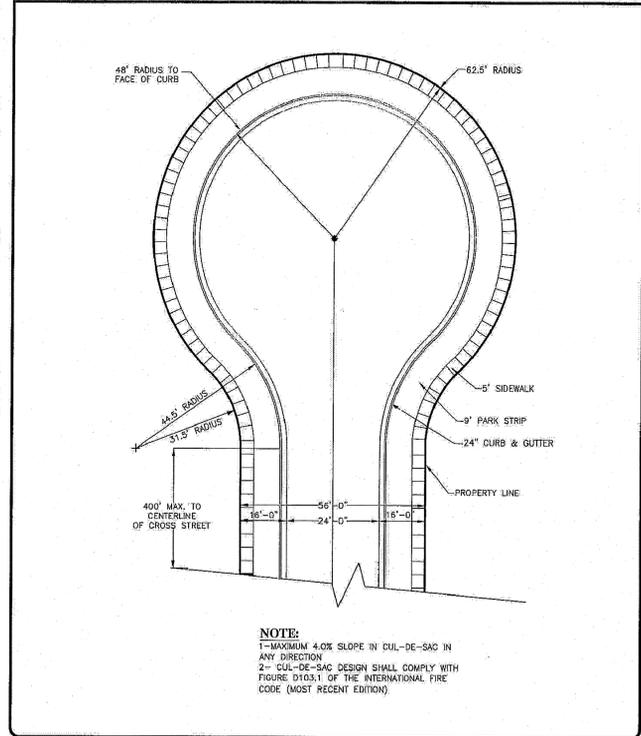
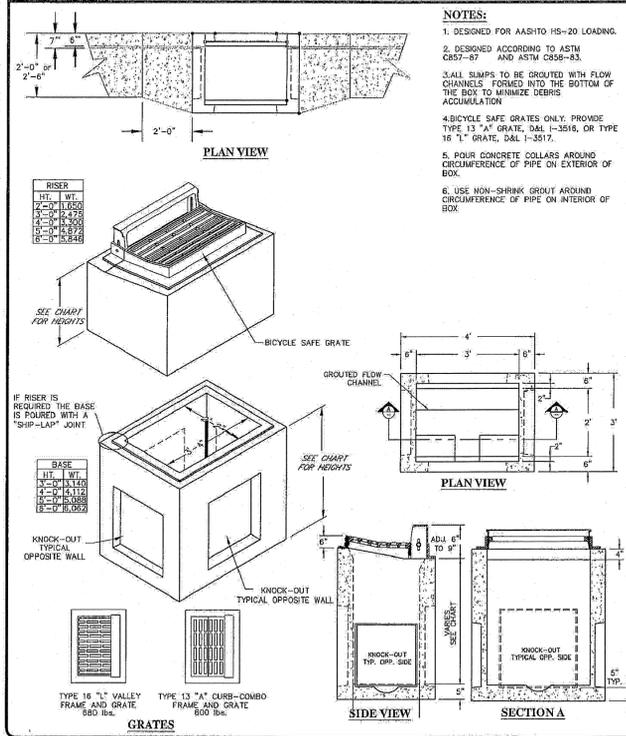
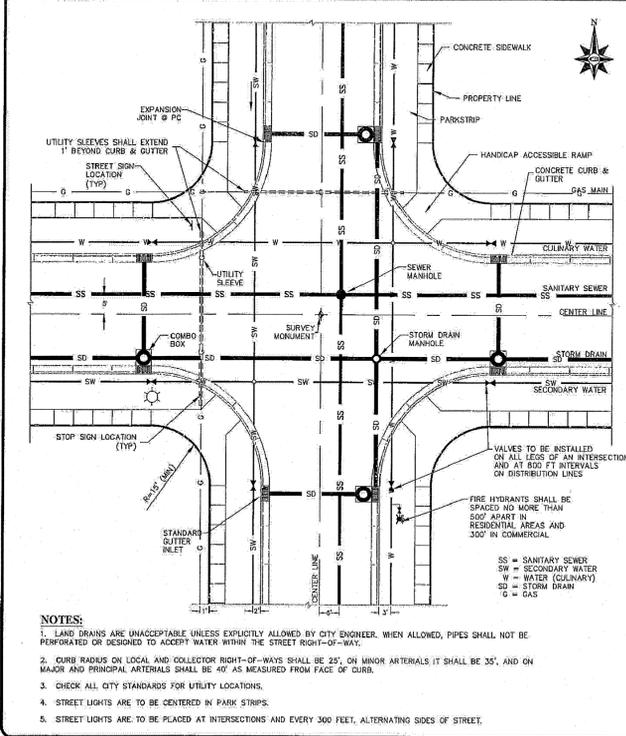
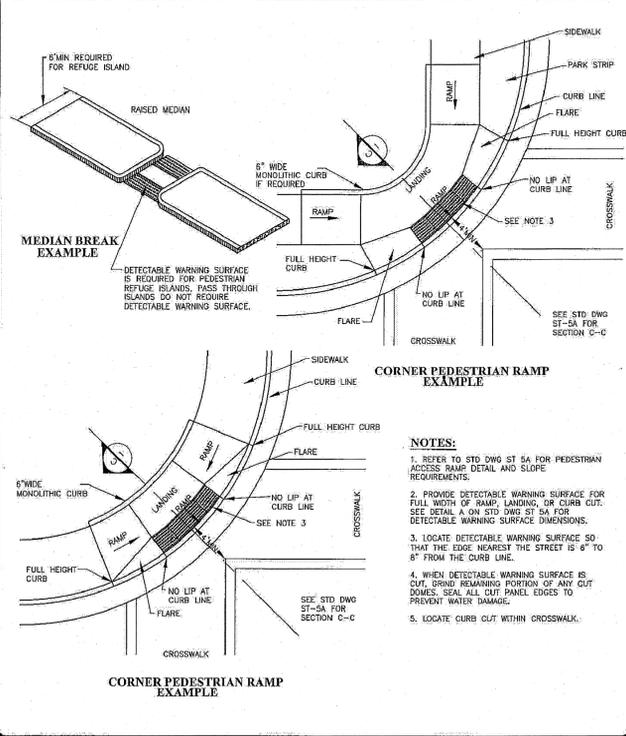
DATE: JANUARY 2014	REVISIONS:
DRAWING NO: LP-1	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

SIDEWALK, CURB & GUTTER STANDARDS

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-1	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

CURB & GUTTER DETAILS

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-2C	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	



HANDICAP ACCESSIBLE RAMP

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-5E	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

STANDARD INTERSECTION & UTILITY DETAILS

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-7	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

GUTTER INLET BOX

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: SD-2	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

STANDARD CUL-DE-SAC

DATE: JANUARY 2014	REVISIONS:
DRAWING NO: ST-16	REVISION: 1. REVISED TO MULTIPLE TEE PATCH TO L&C
DRAWN BY: BTL	CHECKED BY: BTL
SARATOGA SPRINGS CITY	

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

SARATOGA SPRINGS, UTAH COUNTY, UTAH

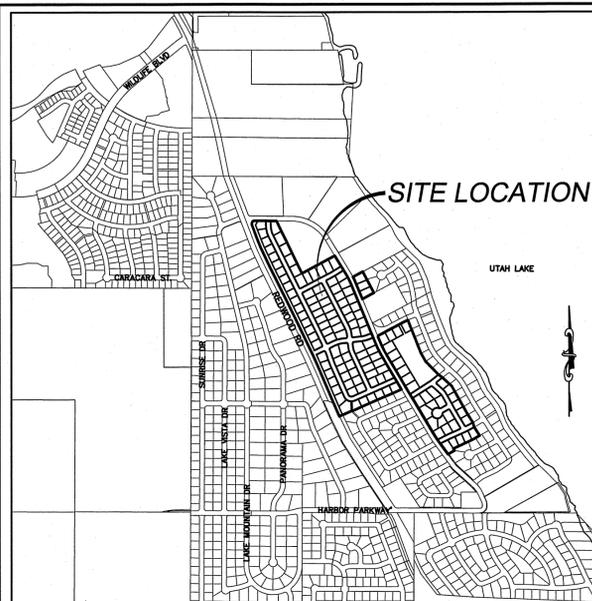
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DETAILS

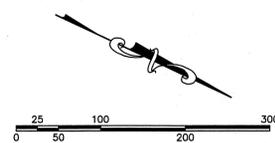
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VICINITY MAP
-NTS-

CATALINA BAY SUBDIVISION PRELIMINARY PLAT

SARATOGA SPRINGS, UTAH COUNTY, UTAH
CONTAINS 134 LOTS AND 51.52 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	469.85	46.74	46.72	S 33°38'51" E	5°41'59"
C2	472.14	67.77	67.71	S 26°41'58" E	8°13'26"
C3	20.00	29.50	26.90	S 19°40'30" W	84°31'30"
C4	971.99	77.34	77.32	S 64°13'01" W	4°33'32"
C5	25.01	48.55	41.28	S 34°39'36" W	111°14'02"
C6	472.14	73.04	72.97	N 27°01'10" W	8°51'49"
C7	528.14	75.81	75.74	S 26°41'58" E	8°13'26"
C8	528.15	41.93	41.92	S 20°18'47" E	4°32'55"
C9	3500.01	269.77	269.71	S 64°42'29" W	4°24'58"
C10	1712.93	61.27	61.27	N 65°53'17" E	2°02'58"
C11	1703.95	127.52	127.49	N 62°42'01" E	4°17'16"
C12	300.00	40.10	40.07	N 28°58'25" W	7°39'28"
C13	214.00	73.04	72.68	N 38°48'32" W	19°33'17"
C14	3256.00	214.28	214.25	S 30°55'01" E	3°46'15"
C15	15.00	18.49	17.34	S 01°10'59" E	70°37'42"
C16	3472.00	81.61	81.61	S 63°32'17" W	1°20'48"
C17	3472.00	94.68	94.68	S 64°59'33" W	1°33'45"
C18	3472.01	69.31	69.30	S 66°20'45" W	1°08'37"
C19	1729.64	17.91	17.91	N 66°37'15" E	0°35'32"
C20	1728.04	85.46	85.45	N 64°54'25" E	2°50'01"
C21	1728.00	81.33	81.32	N 62°08'31" E	2°41'48"
C22	15.00	7.52	7.44	S 48°29'52" W	28°44'01"
C23	15.20	20.78	19.20	S 69°31'22" E	78°21'01"
C24	414.29	61.84	61.78	S 34°47'00" E	8°33'07"
C25	15.00	2.22	2.21	N 66°52'02" E	8°27'49"
C26	3528.00	97.01	97.01	S 63°25'23" W	1°34'32"
C27	3528.00	98.16	98.15	S 65°00'29" W	1°35'39"
C28	3528.00	68.51	68.51	S 66°21'41" W	1°06'45"
C29	1672.00	15.83	15.83	N 66°38'47" E	0°32'33"
C30	15.00	25.24	22.37	N 18°09'40" E	96°25'41"
C31	3284.00	108.43	108.43	S 31°51'24" E	1°53'31"
C32	272.00	13.05	13.05	N 31°25'40" W	2°44'59"
C33	3284.00	107.69	107.69	S 29°58'16" E	1°52'44"
C34	15.00	23.84	21.41	N 74°34'04" W	91°04'21"
C35	31.50	25.61	24.91	S 36°36'25" W	46°34'40"
C36	62.50	85.05	78.64	N 48°08'55" E	77°57'53"
C37	31.50	2.28	2.28	S 11°14'32" W	4°09'07"
C38	62.50	66.45	63.37	S 62°24'33" E	60°55'10"
C39	62.50	71.86	67.97	S 00°59'25" W	65°52'46"
C40	62.50	83.66	77.55	S 72°16'40" W	76°41'45"
C41	31.50	9.71	9.67	S 78°12'10" E	17°39'24"
C42	31.50	18.18	17.93	N 76°25'57" E	33°04'23"
C43	15.00	23.28	21.01	N 15°25'56" E	88°55'39"
C44	186.00	27.80	27.77	N 33°18'48" W	8°33'48"
C45	186.00	35.68	35.63	N 43°05'27" W	10°59'28"
C46	15.00	19.40	18.07	N 85°37'58" W	74°05'34"
C47	15.00	4.56	4.54	S 48°37'07" W	17°24'16"
C48	15.00	18.52	17.36	S 04°33'09" W	70°43'40"
C49	15.00	24.05	21.56	S 76°44'43" E	91°52'04"
C50	15.00	26.33	23.08	S 01°41'49" W	100°33'59"
C51	242.00	78.71	78.36	N 38°20'56" W	18°38'04"
C52	242.00	3.89	3.89	N 48°07'35" W	0°55'12"
C53	15.00	21.74	19.89	N 72°20'17" W	83°03'13"
C54	93.00	31.68	31.53	N 75°53'39" E	19°31'05"
C55	93.00	12.02	12.01	N 89°21'18" E	7°24'12"
C56	92.95	56.64	55.77	S 69°29'22" E	34°55'05"
C57	92.90	45.74	45.28	S 37°57'39" E	28°12'40"

C58	65.00	102.10	91.92	S 68°51'54" E	90°00'00"
C59	37.00	58.12	52.33	S 68°51'54" E	90°00'00"
C60	15.00	23.28	21.01	S 69°24'07" E	88°55'34"
C61	15.00	23.84	21.41	N 20°35'53" E	91°04'26"
C62	200.00	65.55	65.25	S 15°33'01" E	18°46'39"
C63	228.00	26.85	26.83	S 21°33'55" E	6°44'50"
C64	228.00	47.87	47.78	S 12°10'36" E	12°01'48"
C65	172.00	56.37	56.12	S 15°33'01" E	18°46'39"
C66	15.00	23.56	21.21	S 38°50'19" W	90°00'00"
C67	15.00	23.56	21.21	N 51°09'41" W	90°00'00"
C68	572.00	49.27	49.25	S 21°23'51" E	4°56'05"
C69	572.00	13.73	13.73	S 18°14'33" E	1°22'30"
C70	628.00	69.71	69.67	N 20°44'06" W	6°21'36"
C71	15.00	23.09	20.88	S 20°11'11" W	88°21'10"
C72	628.00	60.22	60.20	S 21°07'04" E	5°29'39"
C73	628.00	8.94	8.94	S 17°57'46" E	0°48'57"
C74	572.00	60.72	60.69	N 20°35'46" W	6°04'56"
C75	15.00	24.11	21.59	N 69°40'29" W	92°04'30"
C76	600.00	66.08	66.04	S 20°42'36" E	6°18'36"
C77	600.00	85.42	85.35	N 21°38'01" W	8°09'26"
C78	272.00	38.73	38.69	S 68°21'59" W	8°09'27"
C79	272.00	54.09	54.00	S 78°08'31" W	11°23'36"
C80	300.00	102.37	101.87	S 74°03'47" W	19°33'03"
C81	328.00	60.09	60.00	S 78°35'25" W	10°29'47"
C82	328.00	51.83	51.78	S 68°48'54" W	9°03'16"
C83	15.00	23.56	21.21	S 70°42'44" E	90°00'00"
C84	15.00	23.56	21.21	N 38°50'19" E	90°00'00"
C85	172.00	63.14	62.79	N 16°40'41" W	21°02'00"
C86	200.00	73.42	73.01	N 16°40'41" W	21°02'00"
C87	15.00	23.56	21.21	S 51°09'41" E	90°00'00"
C88	228.00	50.76	50.65	N 12°32'22" W	12°45'20"
C89	228.00	32.94	32.91	N 23°03'22" W	8°16'40"
C90	328.00	94.03	93.71	N 75°37'33" E	16°25'30"
C91	15.00	25.38	22.46	N 17°39'43" E	96°56'47"
C92	15.00	23.56	21.21	N 67°35'13" W	89°59'57"
C93	300.00	86.00	85.71	N 75°37'33" E	16°25'30"
C94	272.00	76.09	75.84	N 75°25'38" E	16°01'40"
C95	15.00	23.56	21.21	N 22°24'47" E	90°00'03"
C96	272.00	1.89	1.89	N 83°38'23" E	0°23'51"
C97	15.00	23.56	21.21	N 19°17'16" E	90°00'00"
C98	328.00	16.83	16.82	S 25°02'42" E	2°56'21"
C99	328.00	90.08	89.80	S 15°42'27" E	15°44'08"
C100	328.00	46.52	46.48	S 03°46'36" E	8°07'35"
C101	15.00	23.56	21.21	N 44°43'06" W	90°00'34"
C102	300.00	140.33	139.05	S 13°06'51" E	26°48'04"
C103	272.00	127.23	126.08	S 13°06'51" E	26°48'04"
C104	15.00	23.56	21.21	S 45°16'54" W	89°59'26"
C105	15.00	23.74	21.34	S 71°51'17" E	90°40'49"
C106	502.00	37.29	37.28	N 60°40'38" E	4°15'20"
C107	15.00	23.56	21.21	N 13°32'57" E	90°00'03"
C108	530.00	39.37	39.36	N 60°40'38" E	4°15'20"
C109	15.00	23.56	21.21	N 76°27'03" W	89°59'57"
C110	558.00	41.44	41.44	N 60°40'38" E	4°15'20"
C111	15.00	23.56	21.21	S 17°48'18" W	90°00'00"
C112	15.00	23.56	21.21	N 72°11'42" W	90°00'00"
C113	15.00	23.38	21.09	S 18°08'43" W	89°19'11"
C114	1000.00	14.00	14.00	N 26°06'48" W	0°48'09"
C115	528.14	23.14	23.14	S 29°33'22" E	2°30'38"
C116	528.14	52.66	52.64	S 25°26'39" E	5°42'48"

NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, A.D. 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- "LOTS/UNITS" ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S".

NOTES:

- PARCEL A AND PARCEL B ARE COMMON OPEN SPACE AND ARE TO BE MAINTAINED BY CATALINA BAY HOA.
 - PARCEL C AND PARCEL D ARE PUBLIC ACCESS EASEMENTS AND UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.
- BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

QUESTAR GAS COMPANY APPROVED THIS _____ DAY OF _____, A.D. 20____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, A.D. 20____
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____, A.D. 20____	CENTURY LINK APPROVED THIS _____ DAY OF _____, A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	CENTURY LINK



FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____

CITY FIRE CHIEF
PLAT.dwg 11/18/2015 2:54:31 PM MST

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

SURVEYOR

BOUNDARY DESCRIPTION

SEE ADDITIONAL SHEETS

TOTAL ACRES: 51.52 TOTAL # OF LOTS: 134

OWNER'S DEDICATION

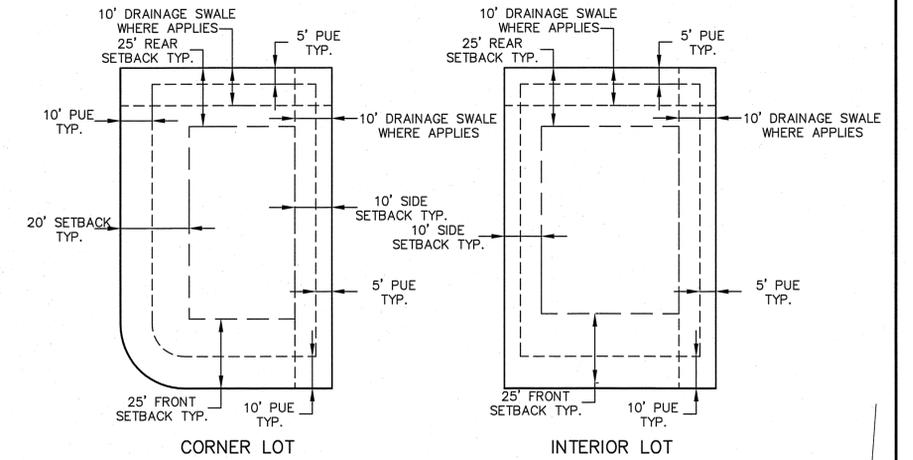
KNOW ALL MEN BE THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERE AFTER KNOWN AS

CATALINA BAY SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAN, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO THE EXTENT TO HAVE BEEN CAUSED BY THE OWNER'S ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY OWNER'S ESTABLISHMENT OF CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____,

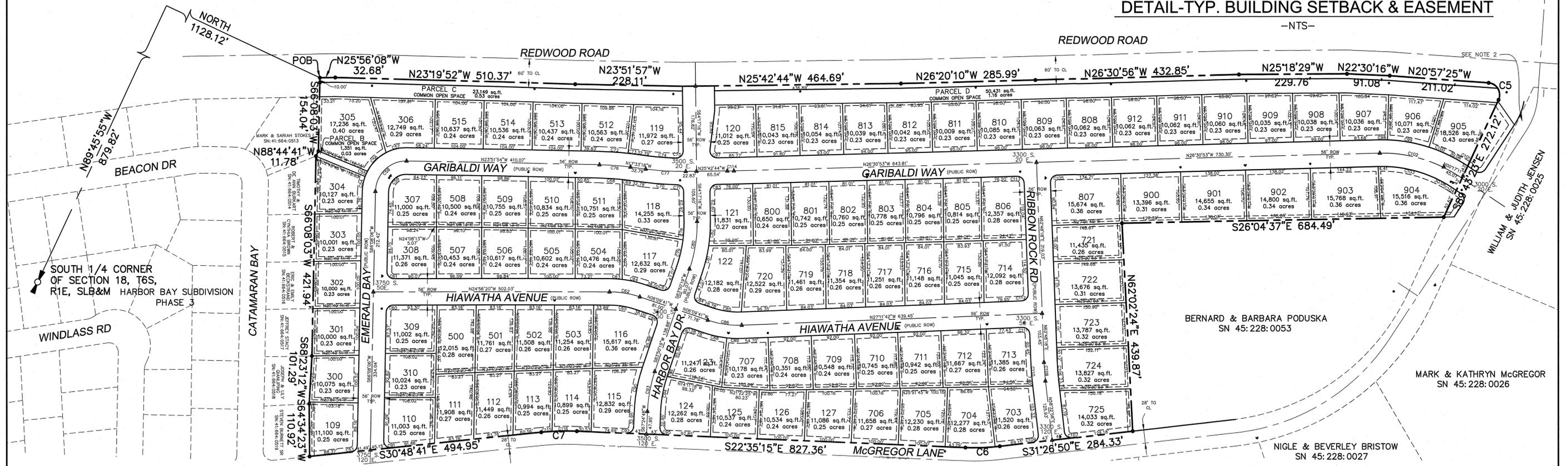
NOTES:

1. LOTS 119, 120 AND 905 MUST FRONT DRIVEWAYS ON GARIBALDI WAY. NO DRIVEWAYS ARE ALLOWED WITHIN 100' OF REDWOOD ROAD.
2. REALIGNMENT OF McGREGOR LANE IS PRELIMINARY. FINAL DESIGN WILL BE COORDINATED WITH SARATOGA SPRINGS CITY AND FINALIZED ON PHASE 7 PLAT PRIOR TO RECORDING.
3. PARCELS A, B, C & D ARE PUBLIC ACCESS EASEMENTS AND UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.



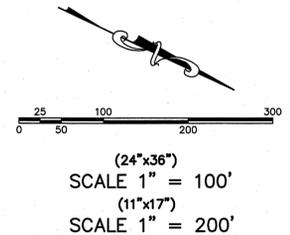
DETAIL-TYP. BUILDING SETBACK & EASEMENT

-NTS-



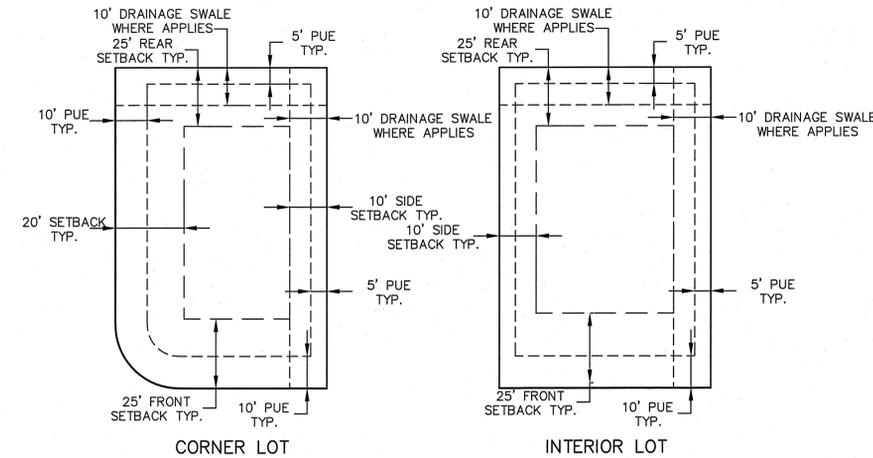
CATALINA WEST BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:
 Beginning at a point on the Easterly right of way of Redwood as shown on the Recorded Plat of Lake Mountain Estates Subdivision Plat B, located N89°45'55"W 879.82 feet along the Section line and North 1128.12 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running thence along the Easterly right of way of Redwood Road the following nine (9) courses and distances (1) N25°56'08"W 32.68 feet; (2) thence N23°19'52"W 510.37 feet; (3) thence N23°51'57"W 228.11 feet; (4) thence N25°42'44"W 464.69 feet; (5) thence N26°20'10"W 285.99 feet; (6) thence N26°30'56"W 432.85 feet; (7) thence N25°18'29"W 229.79 feet; (8) thence N22°30'16"W 91.08 feet; (9) thence N20°57'25"W 211.02 feet to the beginning of a curve to the right, having a radius of 25.01 feet; thence along the arc of said curve a length of 48.55 feet, passing through a central angle of 111°14'02", chord bears N34°39'36"E 41.28 feet; thence S89°43'23"E 272.12 feet along the southerly right of way line of McGregor Drive; thence S26°04'37"E 684.49 feet; thence N62°02'24"E 439.87 feet to the Westerly right of way of McGregor Drive; thence along the Westerly right of way of McGregor Drive the following five (5) courses and distances, (1) S31°27'05"E 284.33 feet to the beginning of a curve to the right, having a radius of 472.14 feet; (2) thence along the arc of said curve a length of 73.04 feet, passing through a central angle of 8°51'49", chord bears S27°01'10"E 72.97 feet; (3) thence S22°35'15"E 827.36 feet to the beginning of a curve to the left, having a radius of 528.14 feet; (4) thence along the arc of said curve a length of 75.81 feet, passing through a central angle of 8°13'26", chord bears S26°41'58"E 75.74 feet; (5) thence S30°48'41"E 494.95 feet; thence along the Northerly Boundary of Harbor Bay Phase 5 Subdivision the following (5) courses and distances, (1) S64°34'23"W 110.92 feet; (2) thence S68°23'12"W 101.29 feet; (3) thence S66°08'03"W 421.94 feet; (4) N88°44'41"W 11.78 feet; (5) S66°08'03"W 154.04 feet to the point of beginning.
 Containing 35.115 acres, more or less.



**CATALINA BAY SUBDIVISION
PLAT "A"**

SARATOGA SPRINGS, UTAH COUNTY, UTAH
 CONTAINS 134 LOTS AND 51.52 ACRES
 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

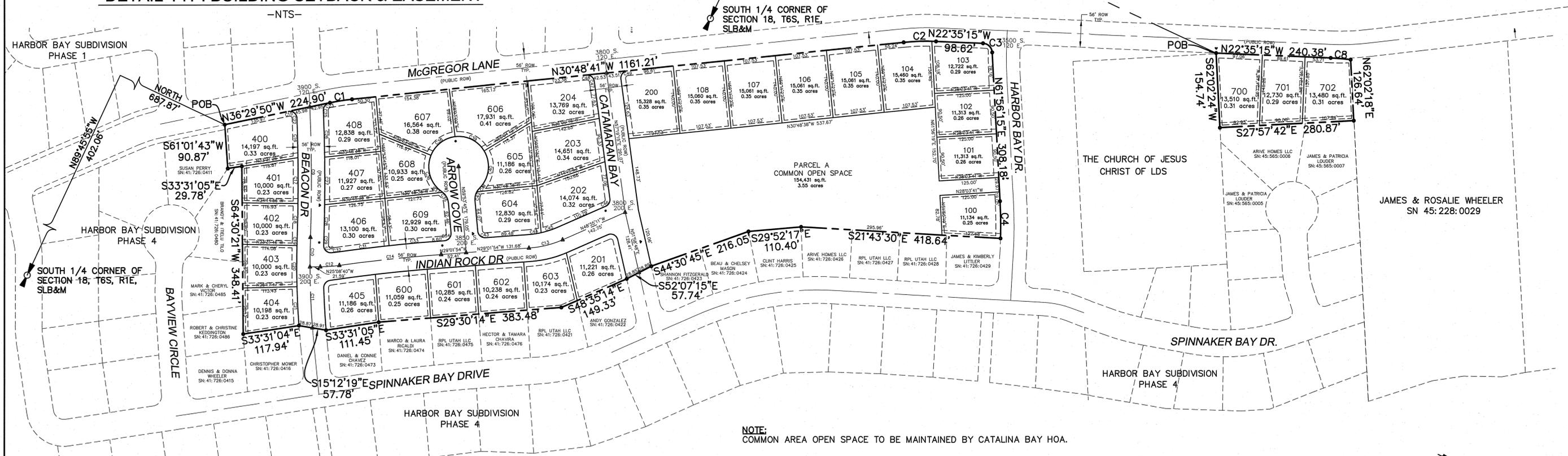


DETAIL-TYP. BUILDING SETBACK & EASEMENT

-NTS-

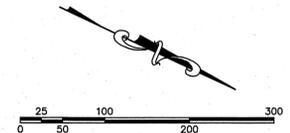
MONITOR BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:
 Beginning at a point on the Easterly right of way of McGregor Drive located N89°45'55"W 608.22 feet along the Section line and North 2503.15 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running thence N22°35'15"W 240.38 feet along the easterly line of McGregor Drive to the beginning of a curve to the right, having a radius of 528.15 feet; thence along the arc of said curve a length of 41.93 feet, passing through a central angle of 04°32'55", chord bears N20°18'47"W 41.92 feet; thence N62°02'18"E 126.64 feet along the southerly boundary of Lot 29 Lake Mountain Estates Plat B Subdivision; thence S27°57'42"E 280.87 feet along the westerly boundary of Lake Cove Subdivision; thence S62°02'24"W 154.74 feet along the northerly boundary of the LDS Church Property as described in Entry 109503:2012 to the point of beginning. Containing 0.912 acres, more or less.



CATALINA EAST BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:
 Beginning at a point on the Easterly right of way of McGregor Drive located S89°45'55"E 402.06 feet along the Section line and North 687.87 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running along the Easterly right of way of McGregor Drive the following five (5) courses and distances, (1) thence N36°29'50"W 224.90 feet to the beginning of a curve to the right, having a radius of 469.85 feet; (2) thence along the arc of said curve a length of 46.74 feet, passing through a central angle of 5°41'59", chord bears N33°38'51"W 46.72 feet; (3) thence N30°48'41"W 1161.21 feet to the beginning of a curve to the right, having a radius of 472.14 feet; (4) thence along the arc of said curve a length of 67.77 feet, passing through a central angle of 8°13'26", chord bears N26°41'58"W 67.71 feet; (5) thence N22°35'15"W 98.62 feet to the beginning of a curve to the right, having a radius of 20.00 feet; thence along the arc of said curve a length of 29.50 feet, passing through a central angle of 84°31'30", chord bears N19°40'30"E 26.90 feet; thence N61°56'15"E 308.18 feet to the beginning of a curve to the right, having a radius of 971.99 feet; thence along the arc of said curve a length of 77.34 feet, passing through a central angle of 4°33'32", chord bears N64°13'01"E 77.32 feet, to the westerly boundary of Harbor Bay Phase 4 Subdivision; thence along the boundary of Harbor Bay Phase 4 Subdivision the following twelve (12) courses and distances, (1) S21°43'30"E 418.64 feet; (2) thence S29°52'17"E 110.40 feet; (3) thence S44°30'45"E 216.05 feet; (4) thence S52°07'15"E 57.74 feet; (5) thence S48°35'14"E 149.33 feet; (6) thence S29°30'14"E 383.48 feet; (7) thence S33°31'05"E 111.45 feet; (8) thence S15°12'19"E 57.78 feet; (9) thence S33°31'04"E 117.94 feet; (10) thence S64°30'21"W 348.41 feet; (11) thence S33°31'05"E 29.78 feet; (12) thence S61°01'43"W 90.87 feet to the point of beginning. Containing 15.497 acres, more or less.



(24"x36")
 SCALE 1" = 100'
 (11"x17")
 SCALE 1" = 200'

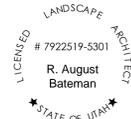
**CATALINA BAY SUBDIVISION
 PLAT "A"**
 SARATOGA SPRINGS, UTAH COUNTY, UTAH
 CONTAINS 134 LOTS AND 51.52 ACRES
 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CATALINA BAY

SARATOGA SPRINGS, UTAH

LANDSCAPE DRAWINGS PRELIMINARY SET - NOT FOR CONSTRUCTION

NOV 20, 2015



SHEET INDEX

SHEET	DESCRIPTION
L100	LAYOUT PLAN
L101	LAYOUT PLAN
L102	LAYOUT PLAN
L103	LANDSCAPE DETAILS
L200	IRRIGATION PLAN
L201	IRRIGATION PLAN
L202	IRRIGATION PLAN
L203	IRRIGATION DETAILS
L204	IRRIGATION NOTES AND SCHEDULE
L300	LANDSCAPE SPECIFICATIONS
L301	IRRIGATION SPECIFICATIONS

REFERENCE NOTES SCHEDULE (ENTIRE PROJECT)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA	230,906 sf
1-02	PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" OF DARK BROWN SHREDDED LANDSCAPE WOOD MULCH TOP DRESSING. PROVIDE 5 OZ. LANDSCAPE WEED BARRIER FABRIC.	48,949 sf

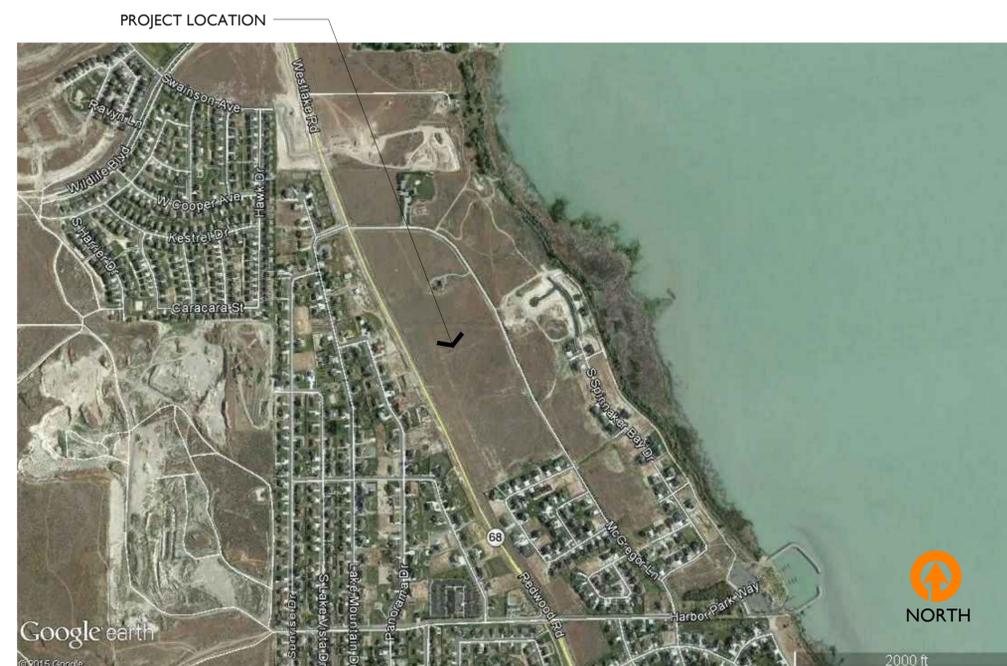
SYMBOL	2 HARDSCAPE DESCRIPTION	QTY
2-01	CONCRETE WALKWAY	8,644 sf

PLANT SCHEDULE (ENTIRE PROJECT)

CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	13	Pinus pungens 'Thune'	Colorado Blue Spruce	B & B		6'
	32	Pinus sylvestris 'Nana'	Dwarf Scotch Pine	B & B		6'

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	38	Acer campestre 'Evelyn'	Queen Elizabeth Maple	B & B		2"Cal
	24	Acer griseum	Paperbark Maple	65 gal		2"Cal
	28	Acer rubrum 'October Glory'™	October Glory Maple	B & B		2"Cal
	24	Cercis canadensis	Eastern Redbud	B & B		2"Cal
	14	Gleditsia triacanthos inermis 'Shademaster'™	Shademaster Locust	B & B		2"Cal
	24	Malus x 'Prairifire'	Prairifire Crab Apple	B & B		2"Cal
	6	Platanus x acerifolia	London Plane Tree	B & B		2"Cal
	17	Prunus x yedoensis 'Shidare Yoshino'	Yoshino Cherry	B & B		2"Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	34	Rhus glabra 'Cismontana'	Western Smooth Sumac	1 gal
	31	Rhus trilobata 'Gro Low'	Skunkbush Sumac	5 gal



CONTEXT MAP

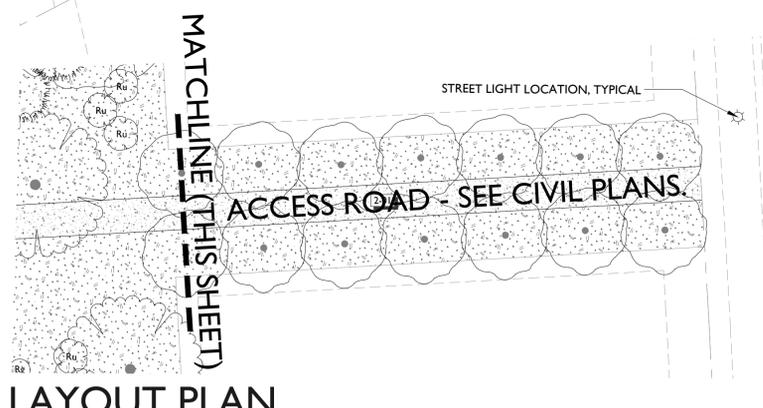
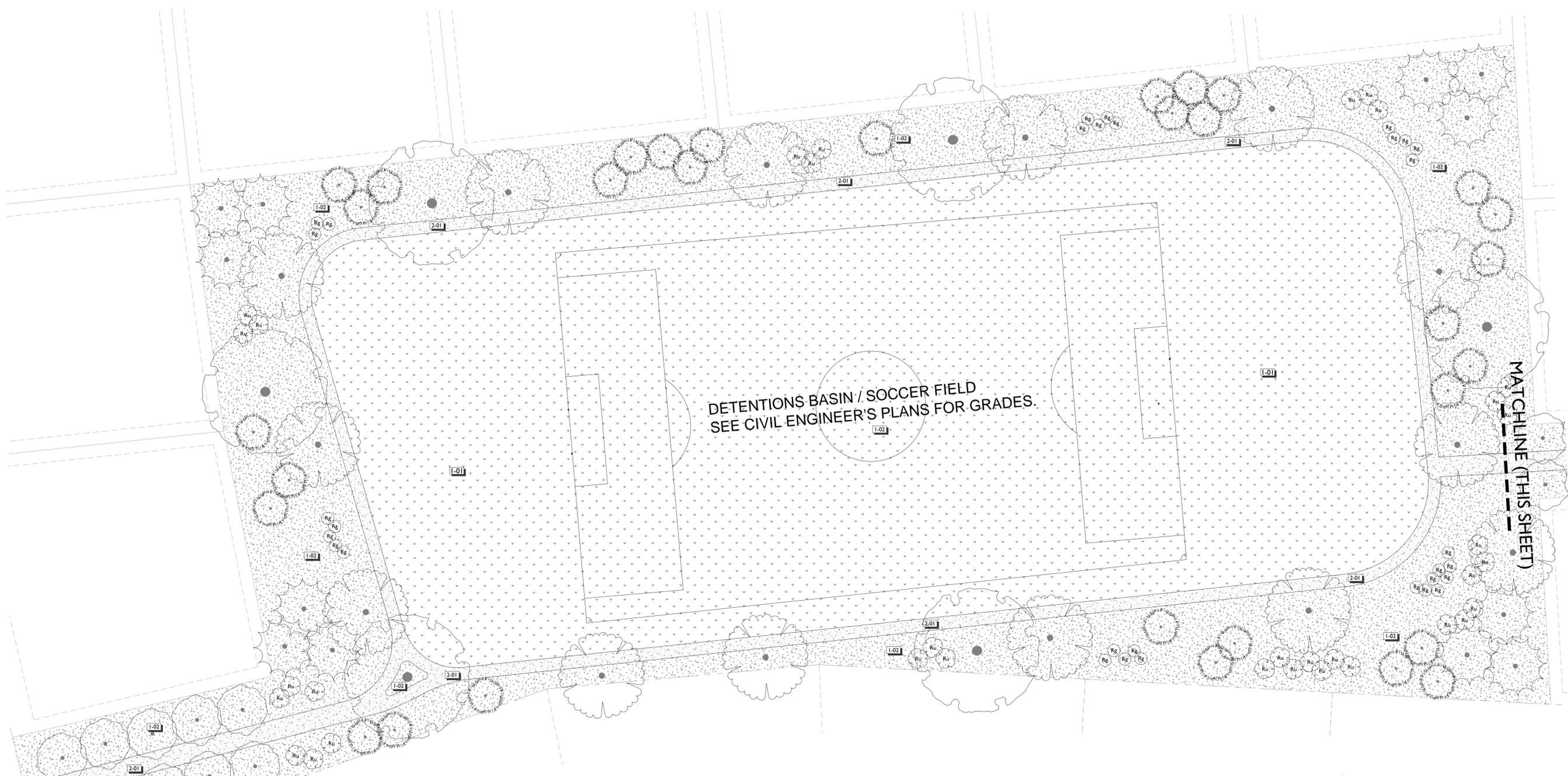
Amount of Required Landscaping

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



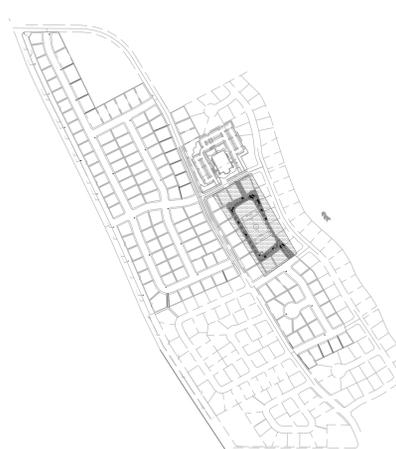
REFERENCE NOTES SCHEDULE PARK

1 LANDSCAPE DESCRIPTION		QTY
[Symbol]	SODDED LAWN AREA	74,434 sf
[Symbol]	PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" OF DARK BROWN SHREDED LANDSCAPE WOOD MULCH TOP DRESSING. PROVIDE 5 OZ. LANDSCAPE WEED BARRIER FABRIC.	48,949 sf
2 HARDSCAPE DESCRIPTION		QTY
[Symbol]	CONCRETE WALKWAY	8,644 sf

TOTAL PARK AREA: 3.03 ACRES
 REQUIRED DECIDUOUS TREES: 46
 REQUIRED EVERGREEN TREES: 44
 REQUIRED SHRUBS: 64
 MAXIMUM LAWN AREA ALLOWED (70%): 92,414 SQUARE FEET
 TOTAL LAWN AREA PROVIDED: 74,434 SQUARE FEET (56%)

PLANT SCHEDULE PARK

CONFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
[Symbol]	12	<i>Pinus pungens</i> 'Thorne'	Colorado Blue Spruce	B & B	6'	
[Symbol]	32	<i>Pinus sylvestris</i> 'Nana'	Dwarf Scotch Pine	B & B	6'	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
[Symbol]	14	<i>Gleditsia tricanthos</i> 'nervosa' 'Shademaster'™	Shademaster Locust	B & B	2"Cal	
[Symbol]	24	<i>Malus x 'Prairifire'</i>	Prairifire Crab Apple	B & B	2"Cal	
[Symbol]	6	<i>Platanus x acerifolia</i>	London Plane Tree	B & B	2"Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
[Symbol]	34	<i>Rhus glabra</i> 'Climovator'	Western Smooth Sumac	1 gal		
[Symbol]	31	<i>Rhus trilobata</i> 'Gro-Low'	Sturtevant Sumac	5 gal		

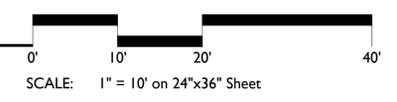


CONTEXT MAP



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (If and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



PRELIMINARY SET
NOT FOR CONSTRUCTION

L100

R. August Bateman
STATE OF UTAH

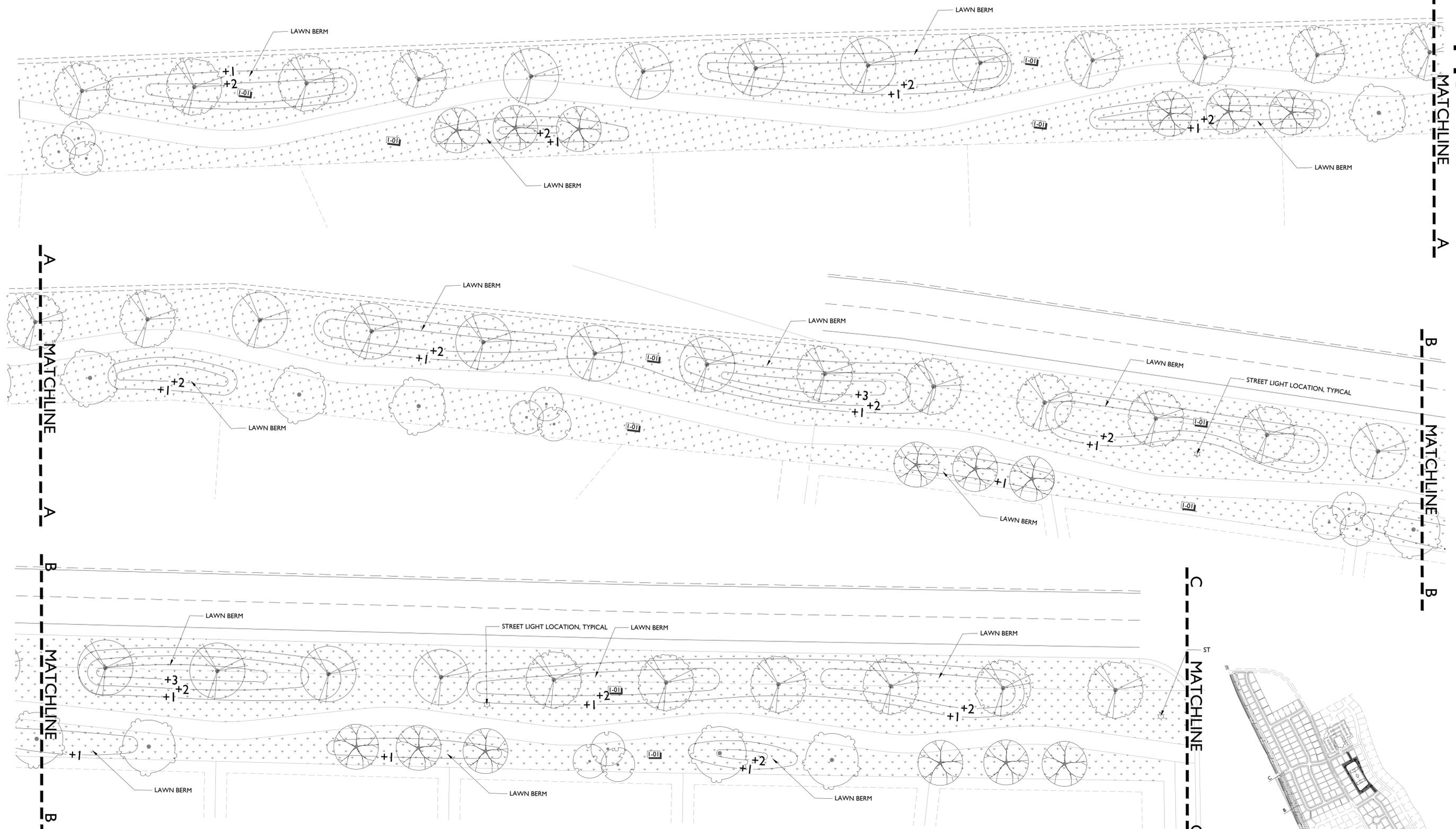
DATE: 28 Nov 2015

REVISIONS	DATE	BY	DESCRIPTION

LANDSCAPE ARCHITECT

CATALINA BAY
SARATOGA SPRINGS, UTAH



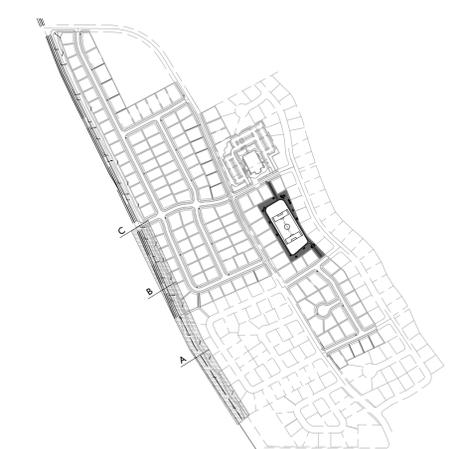


REFERENCE NOTES SCHEDULE REDWOOD ROAD PARKSTRIPS

SYMBOL	LANDSCAPE DESCRIPTION	QTY
[L-01]	SODDED LAWN AREA	156,473 sf

PLANT SCHEDULE REDWOOD ROAD PARKSTRIPS

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	38	<i>Acer campestre</i> 'Evelyn'	Queen Elizabeth Maple	B & B	2"	Cal
	24	<i>Acer griseum</i>	Paperbark Maple	65 gal	2"	Cal
	28	<i>Acer rubrum</i> 'October Glory' TM	October Glory Maple	B & B	2"	Cal
	24	<i>Cercis canadensis</i>	Eastern Redbud	B & B	2"	Cal
	17	<i>Prunus x yedoensis</i> 'Shidare Yoshino'	Yoshino Cherry	B & B	2"	Cal



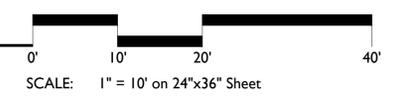
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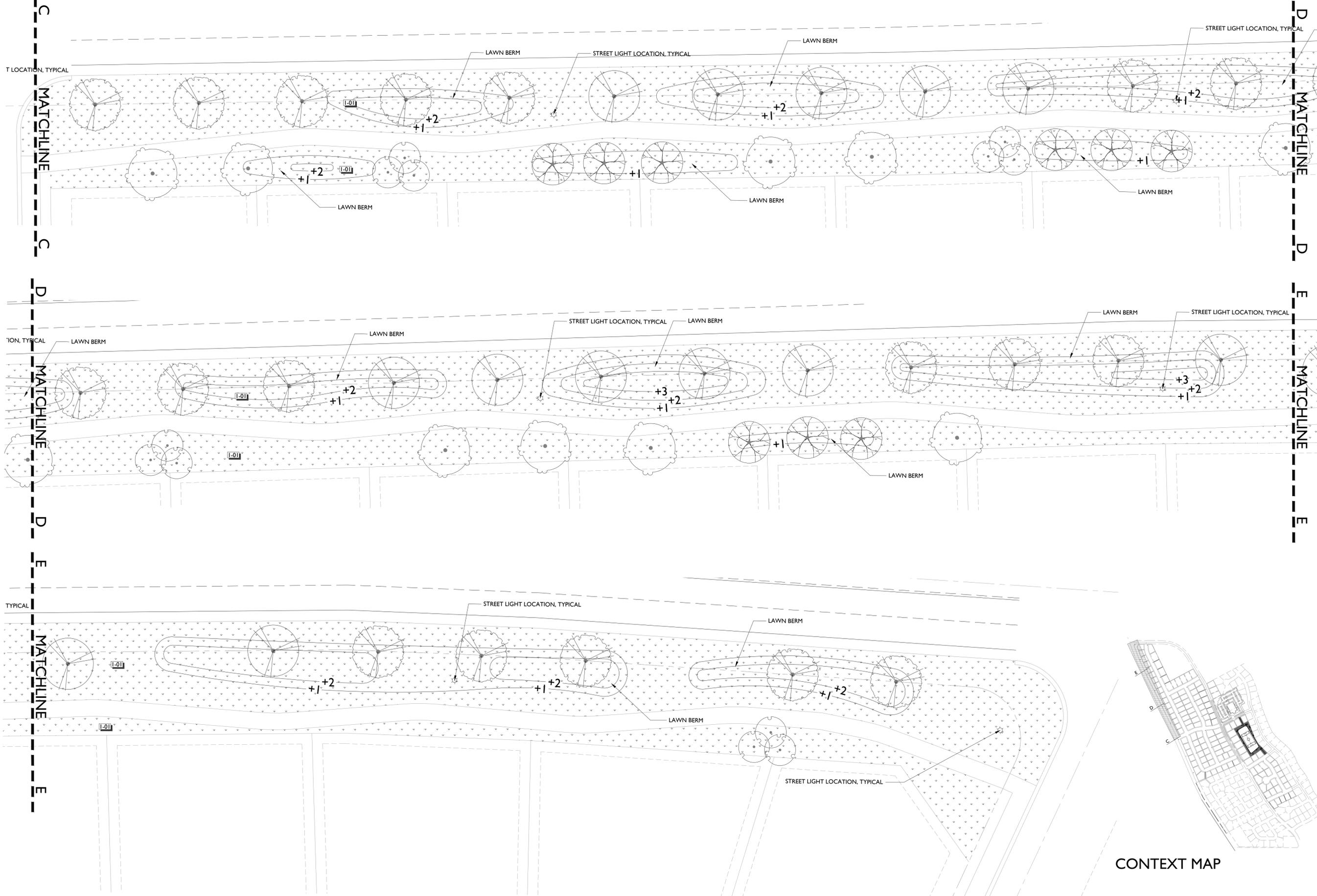
LAYOUT PLAN



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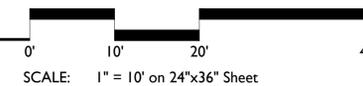


LAYOUT PLAN

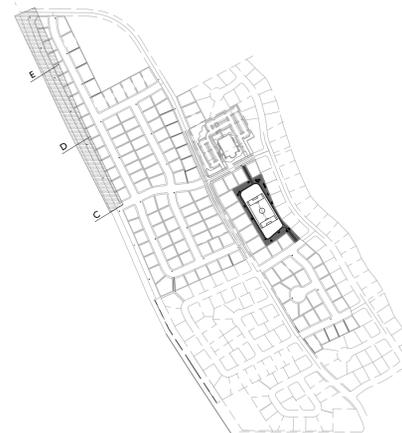


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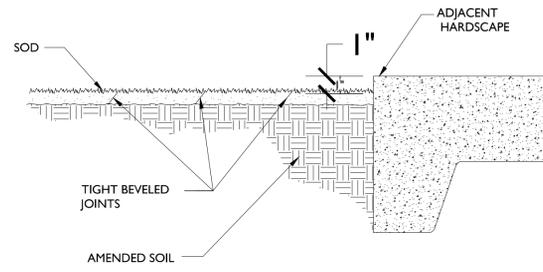
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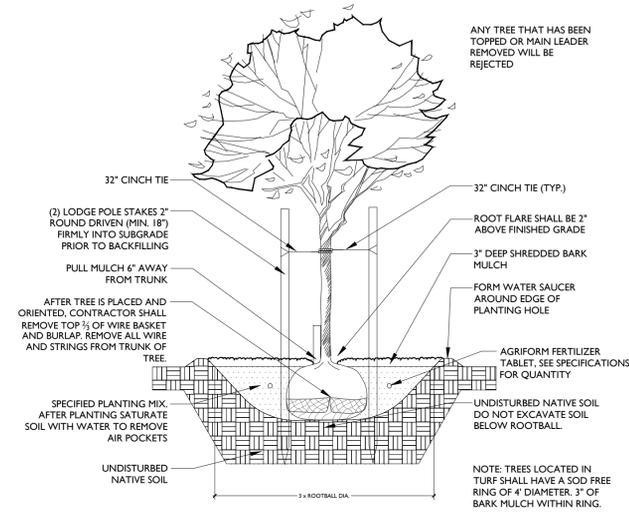
PRELIMINARY SET
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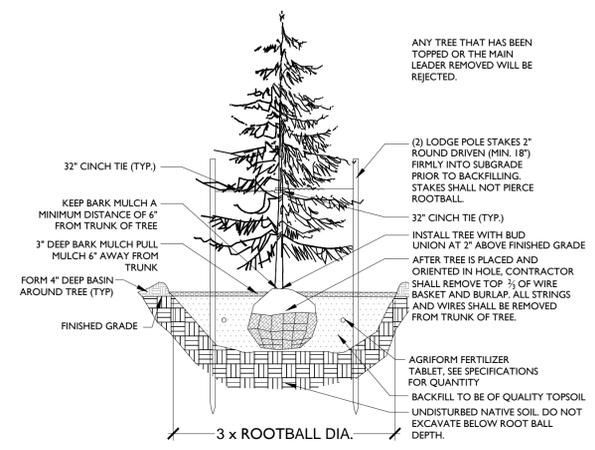
LANDSCAPE ARCHITECT
7922519-5301
R. August Bateman
STATE OF UTAH



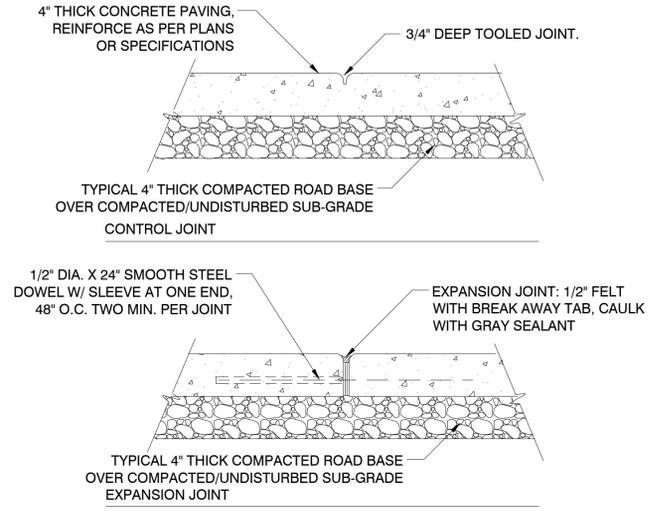
1 SOD INSTALL
3" = 1'-0" P-CO-MOR-11



2 DECIDUOUS TREE PLANTING
3/8" = 1'-0" P-CO-MOR-20



3 EVERGREEN TREE PLANTING
3/8" = 1'-0" P-CO-MOR-57



4 CONCRETE EXPANSION/CONTROL
1 1/2" = 1'-0" P-CO-MOR-MOR-06

LANDSCAPE DETAILS

**City of Saratoga Springs
Planning Commission Meeting
January 14, 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, Sarah Carroll, Kevin Thurman, Nicolette Fike, Kayla Moss

Others: Frank Pulley, Steve Maddox, Jim & Rose Wheeler, Susan Palmer, Bud & Barbara Poduska, Julie King, Brenda Heslop, Kraig Sweat, Greg Magleby, Gary Kirschbaum, Justin Johnston, Joe Parren

Excused: Brandon MacKay

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

Pledge of Allegiance - led by Frank Pulley

Roll Call – A quorum was present

Jeff Cochran was recognized for his service in Planning Commission and was presented with a commemorative plaque.

Public Input Open by Kirk Wilkins

No input was received tonight.

Public Input Closed by Kirk Wilkins

4. Election of Chair and Vice Chair for Planning Commission.

Motion made by Sandra Steele to elect Kirk Wilkins to be Chairman. Hayden Williamson seconded the motion. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

Motion made by Sandra Steele to elect David Funk to be Vice-Chairman. Ken Kilgore Seconded the motion. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

5. Approval of the Planning Commission Meeting Schedule for 2016.

Motion made by Hayden Williamson to approve the Planning Commission Meeting Schedule for 2016. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

6. Public Hearing: Preliminary Plat for Catalina Bay, Located approximately 3500-3700 South, between Redwood Road and Utah Lake, Desert Peak Management Group, LLC applicant.

Sarah Carroll presented the preliminary plat. This was originally part of the Harbor Bay Master Plan which has expired. The application is being reviewed independent of the previous expired agreement. In August 2015 the City Council reviewed a request by the applicant for payment in lieu of open space. They found the proposal for the amount of \$433,714 to be used towards improvements at the existing Marina Park to be an acceptable replacement for an open space deficiency of 2.20 acres. The project would be done in phases. Later phases would front McGregor Lane which the city proposes to realign with a street across the main road to help with traffic flow. Sarah reviewed the landscaping plans. Once the fee in lieu is paid to the City they would then formalize what parts of the Marina Park would be improved. They recommend the proposed phasing of open space and the phasing of the fee in lieu of open space be approved.

Susan Palmer, for the applicants, said they have updated their landscape drawings and the irrigation will be on that and amenities which they will get to the City soon.

Public Hearing Open by Chairman Kirk Wilkins

Brenda Heslop noted the fee in lieu and is concerned about the impact the development will have on the wildlife. We need to leave corridors for animals that are coming through the area.

Public Hearing Closed by Chairman Kirk Wilkins

Kimber Gabryszak addressed the concern about wildlife. The City does not have any specific protections but they work closely with the State. They do try to look for ways to connect open space as much as possible. Sarah Carroll added that they have several drainage corridors in the city that they preserve as open space that may help.

Ken Kilgore read about a recommendation for the City to space parks a half mile or so from each other and wondered if it was based on residents or animals

Sarah Carroll responded that the spacing was based on usability for residents and walkability to the parks.

Sandra Steele had no comments at this time.

Ken Kilgore is wondering if the payment in lieu can be bonded. It seems that it's in the later phases and he wonders if we will actually see it happen. He would like to see somehow to make sure it's happening.

Sarah Carroll replied that condition 9 addresses that, an instrument addressing the phasing shall be recorded with the first final plat and it will address the open space as well and require payment in full prior to recording those phases it affects.

Kevin Thurman advised the first few phases will be compliant with open space and not use the payment in lieu. There are things we can do to guarantee the payment will be made. They are installing Redwood Road trail which will be a regional benefit. If the recommendation is to find a way to make sure it happens we can address it. Our bonding requirements are when they record the plat we require the bonding. An open ended bond would be costly to the developer.

Ken Kilgore noted he uses the marina park with a trailer so he pays the fee; he asked if you are just using the park if you had to pay.

Sarah Carroll noted there are some parking spots where you don't need to go through the gate on the Master plan and additional spots in the plans.

Ken Kilgore asked the applicant if they were ok with the number for the fee.

Susan Palmer said the applicant has agreed to pay that amount.

Troy Cunningham noted some lakefront credit or grant we could apply for, would we be able to use the money from this for matching.

Mark Christensen noted we had already been granted some money this year, we think we will be able to leverage these funds successfully on projects in that area.

Troy Cunningham also had concerns about Redwood Road. He is concerned about the road that needs to move to match up and if it was an issue to the neighboring property owners.

Sarah Carroll said it will impact those owners and they have just started discussions with them but do not know their response at this time. She is not sure if there will be resistance or not.

David Funk had a concern on the funds for payment in lieu, are there any regulations to hold that money strictly for parks in that area.

Mark Christensen said yes, funds dedicated to specific sources are held to those things. There are checks and audits in place for that. The challenge is that parks get built and funded as they come in fees in lieu are not always marked for a particular park, in this case it would be.

David Funk wanted to make sure it was used for some open space around this area as it was the area the open space was taken from.

Mark Christensen replied that this is a complex project because of previous things not finished under the previous agreement. We are trying to make sure this park gets finished at this time.

Hayden Williamson indicated his questions had been answered.

Kirk Wilkins asked about the amenities in the soccer area, is it something they need to discuss?

Sarah Carroll said it is a condition of approval, the applicant has stated they don't have a concern with it.

Kirk Wilkins also had the same comments as David Funk about the open space fee in lieu being earmarked.

Motion made by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council for approval of the Catalina Bay Preliminary Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake, with the findings and conditions in the staff report. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

7. Public Hearing: Site Plan for Alpine District School (Name TBD) in Legacy Farms, Located approximately the NE corner of Highpoint Dr. and School House Rd., Alpine School District applicant.

Kimber Gabryszak presented the site plan which is for a 79,188 sq. ft. School. School House Road was designed to collect traffic for the school. The original proposal was for a 6-7 grade school and included 119 parking spaces. There has been a new proposal by the district; the proposal has been revised to a k-6 school. This will decrease the bus load to the school. In Option 2 the school remains facing the west but the access has changed with bus drop offs on the south and parent drop off on the west. It increases parking to 161 stalls +/- . Option 3 removes more potential traffic conflicts with no exits on to High Point. Parking is also increased to 200 stalls. Most Staff prefers alignment 3, the School District would prefer alignment 2. Either way it is requested that the access be one-way. According to State Code for schools we cannot regulate things like setbacks, height, lot coverage, aesthetics, fencing, etc. or zones. We can regulate location to avoid risks to health or safety. We recommend that the District work with the City on siting to avoid or mitigate existing and potential traffic hazards and to maximize school student and site safety. Three acres of the site has to remain as open space and helps Legacy Farms meet their open space requirement. They are looking at 4- 7 busses. Kimber reviewed the conditions. They have been revised to match the newer plans. Staff has not received verbal or written public comment.

Kraig Sweat with Alpine School District appreciated the city for working with the District and trying to meet the growth demands.

Frank Pulley, with Alpine School District Physical Facilities, spoke to why the district would like option 2. It would keep the walking students from crossing the entrance and exit of parent pick up and drop off zones. They want to make sure the drop off is on the passenger side of cars. They think option 2 is the safest for students walking and for drop off.

Joe Parren with A-Trans Engineering commented that the concern is on the counter flow situation with kids getting out on the travel lane and having a bypass lane on the right is counter-intuitive. They feel the flow would be better coming in for drop off with cars turning right out of the school and continuing north to 400 S. They are finishing up a new traffic study which will be finished next week.

Public Hearing Open by Chairman Kirk Wilkins

Julie King commented that she had some concerns. She thinks 4 – 5 buses is not an accurate number. She noted where several students would be bussed from around the area. She asked what the cut outs were on the plans. (Plumbed areas for trailers.)

Public Hearing Closed by Chairman Kirk Wilkins

Frank Pulley replied that with the split day school track there will be two starting times and less busses per time.

Hayden Williamson wanted to know why staff and the consultant felt the 3rd option was better.

Kimber Gabryszak replied that the consultant preferred the 3rd alignment. They were looking at previous traffic studies when it was going to be a middle school. Now that it's an elementary school they haven't had as much time to look at it. The third alignment was his preferred, she said that the recommendation was very strong to be one way for drop off. She explained the left drop-off option. Option 3 has more parking as well, but Option two is still an improvement.

David Funk asked if the upper bus drop-off is still needed with an elementary school.

Frank Pulley said they feel the flow is better when they can separate the bus drop off from parent drop off and helps to minimize problems.

David Funk received clarification that in option 3 kindergarten and older kids would use the same drop off.

Frank Pulley noted that where kindergarten parents want to make sure the kids are safer on drop off and pick up they found a separate kindergarten drop off has been merited. It also has some different times than the other drop offs. If they were the same drop off a kindergarten child would more likely stop the flow of traffic. They would recommend the flow go north with either option. He noted that kids walking would have to cross traffic flow at some point with option 3. They want to avoid that as much as possible.

Mark Christensen noted the critical distinction is with 2 you have a separate kindergarten drop off but less parking. On 3 you get more parking but more potential walking conflict. He appreciates the exit point aligned with the other street on the north. We are really waiting for the new traffic study. They are moving quickly with the application and they want to be able to build the building and they could sort the parking later so the school can be completed as much as possible for the next school year.

Kevin Thurman reminded the commissioners that the Code says the Alpine School District shall coordinate the siting of the school with the City. It's more of a mutual decision. We do need to put some weight on their recommendation based on their experience. They have mitigated some of the safety problems before.

David Funk said the additional parking does help; but, as far as safety which is our biggest thing we can talk about it's not going to be much different because you are giving up safety of pedestrians for the safety of parking. There would probably be parking on the street during events either way.

Frank Pulley said pedestrian safety is a major concern, if option 3 was preferred we would probably be back trying to come up with a new option because parents gets concerned with students crossing the drop off at any point. Their response would be to work with D.R. Horton to make sure the houses driveways are not in direct alignment with our entrance.

Mark Christensen mentioned that most of the traffic at these schools is the pick-up time, it's not the busses. Parking on high point will be limited. Option 2 has more parking than any of our schools already but the majority of the traffic comes from driving kids to school instead of having them walk. At some point it will become a walking school and less bus traffic. Hopefully we wouldn't have the mass lines of people.

Troy Cunningham visited the site a few times. He is concerned with the traffic from Redwood Road. It won't be easy for people to turn left (south) back onto Redwood Road. High Point eventually connects to 400 S. but now it ends at Saw Mill; do we know when that will be completed?

Kimber Gabryszak noted that it will wait until they get their approval from FEMA.

Troy Cunningham is concerned the road won't be completed by the time the school goes in. He was concerned about other roads not yet in and when they would be.

Kimber Gabryszak said they will begin installation with these roads now as they just recorded these plats. At some point when they get to a certain number of lots they will have to complete the access before they can move forward.

Troy Cunningham heard that by April they will have about 100 homes under construction. He wondered what work was being done when he visited.

Kimber Gabryszak said they are allowed to grub the site but not allowed to build yet.

Troy Cunningham asked how the kids would walk to the school now.

Mark Christensen noted that there were some trails existing now; they will have to do a safe school walking map. There will be cross walks and connections along where the church will be.

Troy Cunningham said his other concern is the width of the roads and that all the roads would be lined with cars. His preference is to have more parking than less but doesn't know if he likes either option. He would like to see the new traffic study.

Ken Kilgore asked if it will ever become an intermediate school.

Frank Pulley replied not this is not designed to be able to handle an intermediate school.

Mark Christensen noted that staff would not have recommended the intermediate school but we do support the direction this is going and we still need to look at the traffic study.

Ken Kilgore asked who would landscape the open space.

Kimber Gabryszak noted the school would take care of it after school hours would be for neighborhood use.

Ken Kilgore noted driveways across from the school and the church lot to the south and he wondered for residents that live on that road that will complain forever that their values will go down with traffic and parking is a concern so he is leaning toward option 2.

Sandra Steele doesn't feel the floor plan would have ever worked as an intermediate school and wondered what changed.

Frank Pulley noted with the speed that it needed to happen they needed to go with a school plan they have done before. They have a need of space for both types of schools with overcrowded, feedback from the community was to not have the 6-7 school.

Sandra Steele said normally before they vote they want a traffic report to look at and study but she understands them asking for approval tonight. They originally thought it would be a south facing school with convenient extra parking across the street at the church now that parking was a little extra hike. She has looked at both options and said that since they are asking for a recommendation without a traffic study she would have to go with option 3. She thinks that there are pedestrian issues either way. The danger is if parents decide they do not want to go through the maze and people will want to park on the street. With parking on either side of High Point they will have the same issues of kids darting out in front of cars. She asked if it was possible for us to make it as no parking on the east side adjacent to the school and put restricted parking on the west side.

Mark Christensen said yes, but would not recommend it. No matter when we prohibit parking it will cause problems somewhere else. When we have school events there will be a lot of parents, period. It won't matter where we assign parking it just pushes traffic; it almost makes it safer to not block it off. When the church is built there will be parents dropping off over there. Option 2 is better than any schools they have in the city currently and we don't have parking limited in any of those areas. It's not an easy problem.

Sandra Steele said her concern is there are several driveways and if cars are parked there, it makes limited visibility for backing out. Could we restrict parking on the west side during certain hours?

Mark Christensen would point to the Jr. High, the street on the back with the neighborhood is congested when sports are going on from people parking there. Any of the elementary schools will have the same problem. Most parents will not drop their kids off and have them dart across the street. With Option 2 they may be able to align the driveways. As long as you can cue the cars and people can get in drop off is not bad. He thinks that the kindergarten choke point may be the worse problem on this option 3. Both 2 and 3 are better than anything we have, but there are inherent flaws in both. He would not recommend parking restrictions.

Sandra Steele commented that in the future if it becomes a problem they can address it at that time. She wondered about a parking issue at Sage Hills because of parking on the streets and people could not exit.

Mark Christensen noted that Sage Hills got striped as a turn lane; he wouldn't recommend striping a turn lane because when people do park on the shoulder it blocks the lanes, the road isn't wide enough. Once Church Street is built there will be less of a problem.

Sandra Steele thinks there needs to be a crossing guard at Church Street.

Mark Christensen said it's \$10,000 a year for them for each crossing guard. He recommends having them do their safe walking plan; it will have the kids walk to wherever there is a crossing guard.

Sandra Steele said her first preference is to continue the item to see the traffic studies. Because of the parking issue and more parking in option 3, and less conflict on High Point she would go with option 3.

Kirk Wilkins asked if there was a bypass lane in option 3.

Joe Parren said there is passing lane in both options. Traditional flow is drop off on the right and pass on the left. It's a one way circulation.

Kirk Wilkins thinks lots of parking is good, less entrance to main roads is good, good stacking is important, less student crossing in traffic is most important. He asked who the author of option 3 was.

Kraig Sweat said it was one of their engineers so they could give options but they would like option 2.

Frank Pulley commented that option 2 is safest for a walking school.

Kirk Wilkins wondered if they could put speed bumps in the long drop off drive.

Kevin Thurman advised that the Statue says the school shall coordinate the site of the school to help mitigate traffic and safety concerns with the City, if the Planning Commission is going to recommend one plan over the other he would like to hear the reasons why.

Kirk Wilkins thinks with the absence of a traffic study he would defer to the experience of the school, so he would go with option 2, but it would be nice to see the traffic study.

Frank Pulley noted option 2 has about 40 more stalls than any other school they normally have.

Kirk Wilkins asked the commissioners to validate their concerns to the attorney's point.

Sandra Steele thinks option 3 has less conflict with traffic and safety of residents.

Ken Kilgore noted how it was with his student's school, minimizing the conflict points for the cars was better for him and so option 3 looked better to him.

Troy Cunningham thought option 3 was better because of the fewer entrances on High Point, he also noted the people that race on the long drop off.

Kirk Wilkins said his opinion stands with Option 2 and that the safety of the pedestrian students exceeds the safety of vehicles.

David Funk went with option 2 because of safety of pedestrians. He has grandchildren in a school which has houses in front of it with driveways and it doesn't seem to be a big problem to the neighborhood. It's definitely a safety issue to children walking.

Hayden Williamson leaning to option 2 in lieu of a traffic study, he would default to the district that has to do this often. He asked about the proposal to perhaps approve the school and approve the traffic flow later.

Kevin Thurman would recommend that they send it on to City Council.

Kimber Gabryszak noted they don't really have the ability to approve a partial site plan. The commission is equally split, the school district has a preference, they could forward this with a condition of a concern of the traffic study and City Council could make a decision.

Mark Christensen noted the school stays in the same spot with either option; the only question is where the asphalt goes.

Motion made by Hayden Williamson to forward a positive recommendation on the Legacy Farms School as outlined in Options 2 and 3 as provided by the applicants to the City Council. With the findings and condition in the Staff Report dated January 7, 2016. With the modified conditions as provided. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

Conditions:

1. All requirements of the City Engineer shall be met.
2. The site shall be modified to ensure that access is limited from High Point, and the remainder of access obtained from schoolhouse road to the south, per the original concepts and discussions and per the previous traffic study.
3. The Commission recommends that the City Council support the alternative layout proposed by the applicants in Option 2 or Option 3, whichever is supported as safest and most effective through a traffic study.
4. Parent drop off shall be limited to one-way traffic to minimize potential conflicts and increase safety.
5. All other applicable code requirements shall be met.

A short break was taken, meeting resumed at 8:20 p.m.

Kimber Gabryszak introduced Gordon Miner as the new City Engineer.

8. Work Session: Rezone, General Plan, and Community Plan for Talus at Saratoga Springs, Located between SR73 and Pony Express Parkway, adjacent to Eagle Mt., Edge Homes applicant.

Sarah Carroll presented the plans for Talus at Saratoga Springs. The applicant is requesting approval of a General Plan Amendment and Rezone to change the designations of the property from Low Density Residential (R-3) to Planned Community (PC), and also a Community Plan (CP) to master plan the approximately 688 acre property for residential and commercial uses. The CP lays out general densities and configurations, design guidelines, infrastructure plans, proposed road cross sections, hillside regulations, and an open space program. They asked Edge to run a scenario on proposed developments with a point system for amenities in open space plans. This is a first look at the master plan so we can get feedback at this level. She gave a broad overview of Review comments.

Steve Maddox said this project is very overwhelming and he wanted to thank staff for their guidance. There are restraints they encountered and they think they have solved the issues. They are against the wall of water pressures in the general vicinity. They realized the topography of the area was unique and they have worked with their engineers. They have integrated native trails and vegetation. He feels if they do it

together it will be a fun project. The theme for the project is a walkable community with 200 acres of open space. They explored underground walking tunnels under major streets.

Steve Maddox introduced Curtis Leavitt - Project Manager, Brandon Watson and Greg Magleby from LEI.

Sandra Steele would address the name of the project. She thinks Talus at Saratoga is confusing with Saratoga Springs Development. She suggested Talus at Mt. Saratoga. She wanted them to talk about their vision for the commercial area.

Steve Maddox responded that there were thoughts of storage, neighborhood retail, gas stations; Neighborhood Commercial is what they would lean towards. They are residential builders, they were asked by staff to include a commercial element.

Sandra Steele would hate to send everyone in Eagle Mountain for commercial; it's large enough that it would be a viable entity in the project.

Steve Maddox commented that one of the items they discussed was road widths and aisles to work with the hillsides and not fight with them. This is fairly close to what they intend on building.

Ken Kilgore wondered why the small lot sizes. The minimum would be 2500. He thinks it makes it a more walkable community but he is concerned so many tight homes would ghetto-ize the area.

Steve Maddox replied that now people want smaller lot size and xeriscaping. They are seeing an economy of a footprint with additional open space and not have the impact of watering all the space. If we bring on that larger size lot toady it would not be as marketable. The first phases are not near that. There was talk with staff of some half acre lots. We want to hit empty nesters to newlyweds. And the only way to do that is to work with them on what the final village will look like, the houses themselves are 23-3000 ft. but they have gone with little setbacks and landscaping. It is for those that want to live like that and have a walkable community. They have not built a dog park before, which is new, we are trying to be innovative and look toward the future.

Ken Kilgore commends their forward looking ideas. He knows people want smaller footprints but people moving to Saratoga seem to want the larger lots. Our city code of R-18 still has 5000 sq. ft. minimum.

Steve Maddox noted the open space and amenities that go along with that lot size and level of services and it is also lessening the impact at the same time. It's a lifestyle choice.

Ken Kilgore noted a lot of the younger age professionals are moving to this type. He noted however, that people are trying to move out of a lot of the smaller houses around here, but this is a different market they are looking at.

Troy Cunningham was concerned about the lot size too. He knows many are buying the smaller houses and lots and not liking the yard work as much. Even though he is concerned about the smaller lots it would go with whoever is buying. He asked about protecting petroglyphs.

Steve Maddox noted that they are looking into the best way to protect those; they don't want to draw attention to them yet. They noted in the first Village Plan they submitted the lots are almost two times the size and bigger. He thinks people will move when the services and infrastructure are there and the trails and it will be walkable. He noted where the school was interested in building. He also noted the underpass they are proposing.

David Funk noted that many enjoy gardening but it can be done on a smaller lot. One of his bigger concerns was on churches. He feels there is not enough churches set aside.

Steve Maddox said they talked to local leaders and they would like to maintain 400 homes per church site. It's lower here in Saratoga, other cities are 500 + to facilitate a chapel.

David Funk wanted to know what was approximately across from the commercial area.

Steve Maddox replied it was Eagle Mountain open spaces, near the amphitheater.

Hayden Williamson commented that it looked like a mix between single and multi-family and if they had an idea of their multi-family would look like.

Steve Maddox said there was an element of condo, maintenance interior and exterior. They don't do apartments. They have looked around they don't want to compartmentalize too much of one product in one area. If there was one pod of attached they would do another of detached next to it.

Hayden Williamson asked what the most dense product would be.

Steve Maddox replied that it was up to 20 units in one pod, per acre. He noted one pod in Village Plan 3 Neighborhood1.

Mark Christensen noted conversations on how do we lay out densities, opening up to products looking out to lake and a pod of higher densities towards the back, also providing for densities for economic advantage. It's a great project to meet Capital Projects citywide.

Ken Kilgore asked in cases where the density and minimum lot size is different from the code will it come up later on where we make a waiver.

Sarah Carroll noted at this point in time if you would like there to be broader ranges they can suggest that, you can give feedback when the plan comes through, otherwise when the plan does come through that is the minimum and that's what they review.

Hayden Williamson wondered how this works in with prop 6.

Kevin Thurman noted that prop 6 pertained to attached rather than detached, it would have some justified discussion, but prop 6 amended the general plan which is an advisory document, not necessarily binding, those are all considerations.

Sarah Carroll noted a breakdown of percentages of single-family and multi-family units for this project.

Hayden Williamson would advise to be as prop 6 compliant as possible because many residents are passionate about prop 6.

Mark Christensen said they have been working with Edge Homes for years on how to get this project off the back burner. We explored the historic densities on this parcel and we are working through all these issues.

Kirk Wilkins asked what the current land use was today.

Sarah Carroll said it's currently R3; the master plan that was in place has expired.

Kirk Wilkins said we had a large development come in recently and there was a lot of opposition to high density, for a higher density than what they were proposing doesn't make sense. They would need to expect some objection to high density areas. It would help to see what they plan to put in those higher densities.

Sandra Steele asked what kind of products they think they will be putting on 20 to the acre that is not an apartment.

Steve Maddox replied that an apartment is a for rent unit, we do not build for rent. It would be more stacked units with open space. The aesthetics of this will be different as they are building into hills and things. The maximum number of stories would be three.

9. Work Session: Discussion of Code and Vision.

Kimber Gabryszak talked about regulating home occupations by categories; office only, light manufacturing sales type and childcare and classes. They propose categories 1-2 staff approval and permit in multi-family housing, category 3 Planning Commission approval. Category 1 wouldn't need a Home Occupation, just a business license.

David Funk clarified that category 1 and 2 were not only in multifamily areas.

Kimber Gabryszak replied that it was multi-family in addition, if someone was just doing something like programming there is no reason it couldn't be in multi-family.

Sandra Steele commented she had a problem with 2 being in multi-family.

Kimber Gabryszak said in that case if they put a low cap on it, like no more than one car at a time. There may be something like a small daycare with kids walking from only that area.

Ken Kilgore commented on something like an artist with paint fumes.

Kimber Gabryszak noted there are regulations. These are good comments. She also noted lower fees for 1-2 and higher for 3 because of more work involved. They would suggest for category 1 business license only. She asked for discussion of any prohibited uses or do they let traffic dictate. Should they keep sq. ft. or percentage limitation, and differ that by category. Maybe for a dance studio with dedicated space it works, but for child care it wouldn't.

Kirk Wilkins felt it was how it impacted the neighborhood.

Hayden Williamson thought maybe traffic impacts and if they want to use the whole house. It becomes a fight that we can't regulate well anyway.

Sandra Steele suggested that tattoo parlors should not be an allowed use. The suggestion was discussed, health issues were most concerning.

Kimber Gabryszak thought they should not list limited uses, if they are concerned about health they can put requirements that they follow health regulations.

Sandra Steele noted if they allow too many businesses then the residential areas are no longer residential areas they are commercial.

Hayden Williamson commented that it comes down to how is what are they doing in their house impacting those next door. If we can control the impacts, than what happens in the house becomes somewhat irrelevant.

Sandra Steele said you are going to impact property values if you are not careful. She thought we need limitations about what can go in what zones just like we say a service station can't go in Neighborhood Commercial.

Ken Kilgore has seen articles where residents fight against a business they don't agree with, like gun sales for example.

Kirk Wilkins thought another category, besides impact, could be by types of sales.

Kimber Gabryszak noted that there is a separate section of code that covers sexual oriented businesses.

Sandra Steele mentioned a vehicle used in businesses needed to be clarified.

10. Approval of Minutes:

a. December 10, 2015.

Motion made by David Funk to approve the minutes for December 10, 2015. Seconded by Hayden Williamson. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Abstain: Sandra Steele. Motion passed.

11. Reports of Action.

Alpine School District, Legacy Farms School - Positive recommendation with conditions.

Motion made by Hayden Williamson to approve the Report of Action on the Legacy Farms Elementary School dated 1-14-16. Seconded by Ken Kilgore. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

12. Commission Comments. – No additional Comments.

13. Director's Report:

a. Council Actions

- o Council retreat was last weekend where they went over City Council goals. They would like to have another joint meeting with the Planning Commission. First possibly in March.

b. Applications and Approval

- o 2012 they had about 67 applications total, in 2013-14 they had around 122 and in 2015 they had over 150. Not only a large increase but the complexity of them was increased.

c. Upcoming Agendas

d. Other

14. Motion to enter into closed session. – No Closed session needed.

Meeting Adjourned at 9:35 p.m. by Chairman Kirk Wilkins

Date of Approval

Planning Commission Chair
Kirk Wilkins

Nicolette Fike, Deputy City Recorder

RESOLUTION NO. R16- 08 (2-2-16)

**RESOLUTION TO AMEND THE SALT LAKE COUNTY OFFICER INVOLVED
CRITICAL INCIDENT TASK FORCE INTERLOCAL AGREEMENT**

WHEREAS, Utah Code Annotated 76-2-408, the “Officer Involved Critical Incident (OICI) Statute” became effective May 12, 2015, and

WHEREAS, this statute required every law enforcement agency to adopt and post by December 31, 2105, (1) the policies and procedure the agency has adopted to select the investigating agency that will investigate an OICI that occurs in its jurisdiction when one or more of its officers are alleged to have caused or contributed to the OICI; and (2) the protocols the agency has adopted to ensure that every OICI investigation conducted in its jurisdiction is conducted professionally, thoroughly, and impartially, and

WHEREAS, the Saratoga Springs Police Department provides law enforcement services to the city of Bluffdale, that lies almost wholly within Salt Lake County, and,

WHEREAS, the Salt Lake Valley Police Alliance established the Salt Lake County OICI Task Force that Saratoga Springs and Bluffdale City approved membership in by resolution and now that agreement needs amending, and

WHEREAS, the Governing Body has reviewed the attached Staff Report.

NOW THEREFORE, be it resolved by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The Mayor is authorized to sign the attached amended interlocal agreement of the Salt Lake County Officer Involved Critical Incident Task Force.
2. The Mayor is authorized to sign future amended agreements if there are not substantial changes as determined by the police chief and city attorney.
3. This resolution shall take effect immediately upon passage.

Passed this 2nd day of February, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

Date

City Council Staff Report

Author: Andrew Burton, Chief of Police

Subject: Amended Salt Lake County Officer Involved Critical Incident Task Force Inter-local Agreement

Date: January 26, 2016

Type of Item: Resolution

Summary Recommendations: Staff recommends approval of the attached resolution authorizing the Mayor to sign the **Amended** Salt Lake County Officer Involved Critical Incident Task Force Inter-local Agreement.

Description:

A. Topic: Officer Involved Critical Incident Task Force in Salt Lake County.

B. Background: The City Council approved the original inter-local agreement in October 2015 authorizing the mayor to sign for the City. This first amendment (see attachment) adds the Attorney General's Office as a member of the established task force and establishes the procedures for amendments in the future. It is requested that the city council authorize the mayor to sign this amendment. Further, it is requested that the city council authorize the mayor to sign future amendments without a resolution by the council unless the amendment has substantial changes to the original document.

C. City Department Review: City Police Chief.

Alternatives:

A. Deny the Resolution: We could be in violation of UCA 76-2-408 if dropped from the task force.

B. Continue the Item: We could be in violation of UCA 76-2-408 if dropped from the task force.

Recommendation: Staff recommends approval of the resolution.

City Council Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Second Quarter FY 2016 Budget Financial Statements
Date: February 2, 2016
Type of Item: Informational



Description

A. Topic

Attached are the second quarter budget financial statements for the fiscal year 2015-2016.

B. Background

The budget document was adopted by the Council on May 19, 2015. The attached reports show the actuals in comparison to the budget up to December 31, 2015.

C. Analysis/Overview of the General Fund

Revenues in comparison to last year second quarter:

- Property Tax revenue collected is more by over \$342,940 compared to last fiscal year.
- Sales tax revenue collection is more by over \$93,180.
- Franchise and energy taxes are more by \$65,270
- Licenses and Permits are higher by more than \$91,740
- Collected over \$454,790 more in charges for services, a majority in preliminary and final review fees, engineer's inspection fees, and recreation revenue
- Collected approximately \$129,950 more in other revenue, mainly due to interest revenue and the increase in the Bluffdale contract

Expenditures in comparison to last year second quarter:

- Total General Fund expenditures increased by \$554,380. This is mainly due to an increase in general liability insurance, membership dues, pay plan, payment for Utah Valley Dispatch building, increase in Bluffdale salaries, fire department grant expenditures, and wages for the FTE's approved during the budget process.
- Another reason for the increase is benefits that incrementally increase every year that are not controlled by council or staff, such benefits are: URS retirement, health benefits, dental benefits, etc.

D. Summary

The City of Saratoga Springs is under the 50 percent threshold of expenditures to date. The threshold is determined to be 50 percent because the second quarter reflects half of our budget. In the General Fund we are currently at 44.7 percent of budgeted expenses.

The revenues are over the 50 percent threshold, mainly because the City has now received a majority of our property tax revenues budgeted. These taxes are mostly collected in December. In the General Fund we are currently at 61.5 percent of budgeted revenues.

Due to the way our current general ledger structure is set up, the beginning fund balance is added as budgeted revenue to be included with the revenues currently received. These monies were collected in previous years and are being used in the current year to balance the budget for projects in which will now be using the funds. The following chart shows what the current revenue percentage is without the beginning fund balance.

Street Ligting SID S. R. Fund	61.70%
SSD Street Light SID S. R. Fund	49.20%
Storm Drain - Capital Proj Fund	87.50%
Parks - Capital Projects Fund	68.10%
Roads - Capital Projects Fund	54.30%
Public Safety - Capital Projects Fund	62.20%
Capital Projects Fund	50.00%
Sewer Fund	70.50%
Waste Water	54.20%
Storm Drain Enterprise Fund	53.80%
Culinary Water Capital Project Fund	81.70%
2ndary Water Capital Project Fund	537.50%
Water Rights Fund	123.20%

2nd Quarter FY2016 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	\$ Variance
Revenue				
TAX REVENUE	3,847,407	3,224,259	19.3%	(623,148)
LICENSES AND PERMITS	466,503	316,050	47.6%	(150,453)
INTERGOVERNMENTAL REVENUE	480,557	391,101	22.9%	(89,456)
CHARGES FOR SERVICES	1,448,945	827,409	75.1%	(621,537)
OTHER REVENUE	1,027,018	735,750	39.6%	(291,268)
ADMINISTRATIVE CHARGES	959,773	1,040,562	7.8%	80,789
CONTRIBUTIONS AND TRANSFERS	0	152,327	-100.0%	152,327
TOTAL REVENUE	8,230,203	6,687,457	23.1%	(1,542,746)
Expenditures				
LEGISLATIVE DEPARTMENT	68,881	59,636	15.5%	(9,246)
ADMINISTRATIVE DEPARTMENT	278,290	318,149	-12.5%	39,859
UTILITY BILLING DEPARTMENT	53,549	71,715	-25.3%	18,166
TREASURER DEPARTMENT	83,671	78,003	7.3%	(5,669)
RECORDER DEPARTMENT	46,212	70,342	-34.3%	24,130
ATTORNEY DEPARTMENT	123,642	141,640	-12.7%	17,998
JUSTICE COURT DEPARTMENT	107,032	127,759	-16.2%	20,727
NON-DEPARTMENTAL	316,879	259,867	21.9%	(57,013)
GENERAL GOV'T BLDGS & GROUNDS	312,161	220,164	41.8%	(91,997)
ELECTION	15,095	4,800	214.5%	(10,295)
PLANNING AND ZONING DEPARTMENT	160,755	199,965	-19.6%	39,210
COMMUNICATIONS DEPARTMENT	53,234	64,252	-17.1%	11,018
POLICE DEPARTMENT	1,315,189	1,431,677	-8.1%	116,488
POLICE DEPARTMENT - BLUFFDALE	380,033	453,118	-16.1%	73,085
FIRE DEPARTMENT	793,061	785,926	0.9%	(7,135)
BUILDING INSPECTION	227,923	285,985	-20.3%	58,062
GRANT EXPENDITURES	159,866	107,479	48.7%	(52,387)
STREETS DEPARTMENT	151,652	350,952	-56.8%	199,300
PUBLIC WORKS DEPARTMENT	200,631	237,519	-15.5%	36,888
ENGINEERING DEPARTMENT	188,115	209,398	-10.2%	21,283
PUBLIC IMPROVEMENTS	195,942	229,131	-14.5%	33,189
PARKS & OPEN SPACES DEPT	337,555	480,097	-29.7%	142,542
RECREATION DEPARTMENT	90,213	92,948	-2.9%	2,735
CIVIC EVENTS	27,486	59,883	-54.1%	32,397
LIBRARY SERVICES	86,192	137,398	-37.3%	51,206
OTHER USES	0	3,230	-100.0%	3,230
TRANSFERS	206,430	206,430	0.0%	0
TOTAL EXPENSES	5,979,689	6,687,457	-10.6%	707,768
Revenues	NET REVENUE OVER EXPENDITURES			(2,250,514)
	2,250,514			

1) Contributions & Transfers - This is beginning fund balance to be appropriated, was collected in previous years.

Expenses

- 1) Legislative Department - memberships and association dues paid for at the beginning of the fiscal year.
- 2) Treasurer - Admin Bank Charges increasing due to more CC use
- 3) Non-Departmental - majority of the general liability insurance is paid for at the beginning of the fiscal year.
- 4) General Gov't Bldgs & Grounds - Payment for the 911 building
- 5) Elections - seasonal with most expenses in the first two quarters of the fiscal year
- 6) Grant Expenditures - majority of the Fire Grant funding used

2nd Quarter FY2016 Budget Analysis - Other Funds

All Other Funds			
Fund	YTD Actual Revenue	YTD Actual Expenses	YTD Net Revenue/(Expense)
STREET LIGHTING SID S.R. FUND	83,851	45,593	38,258
SSD STREET LIGHT SID S.R. FUND	11,122	7,121	4,001
ZONE 2 WATER IMPROVEMENT SID	93,299	1,750	91,549
STORM DRAIN-CAPITAL PROJ FUND	223,050	286,871	(63,821)
PARKS - CAPITAL PROJECTS FUND	375,176	1,887,861	(1,512,685)
ROADS - CAPITAL PROJECTS FUND	441,848	2,850,311	(2,408,463)
PUBLIC SAFE-CAPITAL PROJ FUND	194,621	45	194,576
CAPITAL PROJECTS FUND	1,307,474	1,741,546	(434,072)
DEBT SERVICE FUND	146,092	65,297	80,795
WATER FUND	2,154,090	2,040,405	113,685
SEWER FUND	1,647,338	1,046,652	600,686
WASTEWATER CAPITAL PROJ FUND	181,532	63,526	118,006
STORM DRAIN ENTERPRISE FUND	214,983	347,672	(132,689)
GARBAGE UTILITY FUND	474,831	478,857	(4,026)
CUL WATER CAPITAL PROJ FUND	611,246	68,724	542,522
2NDARY WATER CAPITAL PROJ FUND	1,078,017	110,666	967,351
WATER RIGHTS FUND	624,507	104,621	519,886

- 1) Storm Drain - Capital Proj Fund - Fund balance from previous years earnings being used for current projects
- 2) Parks Fund - Fund balance from previous years earnings being used for current projects
- 3) Road Impact Fund - Fund balance from previous years earnings being used for current projects
- 4) Capital projects fund - fund balance from previous years being used for current projects
- 5) Storm Drain Enterprise Fund - Fund balance from previous years earnings being used for current projects
- 6) Garbage Utility Fund - No increase in Fees to residents with increased service, fund balance covering deficit

RESOLUTION NO. R16-09 (2-2-16)

**A RESOLUTION APPOINTING A MAYOR
PRO TEMPORE FOR THE CITY OF
SARATOGA SPRINGS AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Saratoga Springs Municipal Code Section 2.02.010(3) states that at the first City Council meeting in February of each year the Council shall elect from among its members a Mayor Pro Tempore; and

WHEREAS, the City Council wishes to elect a Mayor Pro Tempore at its first meeting in February.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. Stephen Willden be appointed as the Mayor Pro Tempore.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed and effective this 2nd day of February, 2016.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
Deputy City Recorder

Date

RESOLUTION NO. R16-10 (2-2-16)

**A RESOLUTION APPOINTING A CITY
TREASURER FOR THE CITY OF
SARATOGA SPRINGS, UTAH.**

WHEREAS, Debra Elms is currently serving as City Treasurer; and

WHEREAS, Utah Code § 10-3-916 requires the Mayor, with the advice and consent of the City Council, to appoint a qualified person to the office of City Treasurer in February following a municipal election; and

WHEREAS, the City held a municipal election in November 2015; and

WHEREAS, the Mayor, with the advice and consent of the Council, has determined that Debra Elms is qualified to serve as City Treasurer and wishes to re-appoint her.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The Mayor hereby reappoints Debra Elms to the office of City Treasurer. The Council has authorized and consented to such re-appointment.
2. This resolution shall take effect immediately upon passage.

Passed and effective this 2nd day of February, 2016.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder (or Deputy)

Date

City Council Staff Report

Author: Spencer Kyle, Assistant City Manager
Subject: Architect Services for Police and Court Facilities
Date: February 2, 2016
Type of Item: Award of Contract for Architectural Consulting Services



Description:

A. Topic:

This item is for the award of bid to an architectural consulting firm for the preparation of a master plan for City facilities, a needs assessment for a Police and Justice Court facilities, and schematic designs for a new facility.

B. Background:

At the City Council's direction, staff has started the process of planning for a new Police and Court facility. Based upon the feedback staff received from the Council during our recent retreat, we have also added additional scope to this work to include a master plan for the site. The master planning process will help the City decide what buildings will be incorporated onto the property and how they will relate to each other. For example, the site planning process will help the City decide if these facilities can/should be shared with a City hall or if the facilities should be stand alone.

The City received a total of seven proposals. A committee was formed to evaluate each proposal and narrow the list down to finalists for interviews. The committee interviewed two architectural firms.

C. Analysis:

The City received the following bids from consulting firms:

SPE Architect	\$73,750.00
GSBS Architects	\$91,210.00
JRCA Architects	\$73,910.00
Curtis Miner Architecture	5.45% of total project construction value
Think Architecture	\$7,800.00
REA architecture inc.	\$39,400.00
Pioneer Architecture	\$8,800.00

Based upon a criteria ratings matrix that evaluated experience, personnel, timeline, project approach and total cost the committee narrowed the applicants down to two finalists—JRCA Architects and Think Architecture. Both of these firms had the most extensive experience in planning, programming and designing police and court facilities. Some of the bidders had no previous experience in these areas.

It was clear from the range of cost proposals we received that there were different levels of understanding regarding what deliverables we expected. Part of this process was to have the firms refine their proposals to only include schematic designs and not go any further with construction documents. Once schematic designs are approved by the City Council, we will go out to bid on the full construction drawings. We also asked these firms to update their scope of services to include the site master plan for the property that could contain these facilities as well as city hall, a library and possibly other facilities.

The revised bids came in as follows:

JRCA Architects	\$29,980
Think Architecture	\$14,600

Both firms appear to be very qualified for the services we're requesting. Based upon this factor, staff recommends awarding the contract to Think Architecture whose bid is significantly less than JRCA's bid.

Recommendation:

Staff recommends the council award the bid for Police and Justice Court architectural services to Think Architecture in the amount of \$14,600 and authorize the City Manager to enter into a professional services agreement.

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City of Saratoga Springs
City Council Meeting
January 19, 2016

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

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Work Session Minutes

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Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Kayla Moss,

Jamie Baron, Kara Knighton, Gordon Miner

Others:

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Excused:

Call to Order - 5:45 p.m.

1. **Rezone and General Plan Amendment for Holiday Oil, Located at 2990 South Redwood Road, Mike Wagstaff-Applicant.** This item was not discussed at the meeting because the applicant withdrew their proposal.
2. **Transportation Master Plan Update.** There was a miscommunication on the date of this meeting so it was not discussed at this work session.
3. **Amendments to the Saratoga Springs Land Development Code (Section 19.18 Sign Code).**

Kimber Gabryszak advised that this is a follow up from the last meeting. She reviewed what changes were made from the last meeting. This includes allowing commercial building signs on three elevations, temporary signage for new businesses and for sale or rent, defining a balloon sign, clarifying addresses on monument and pedestal signs and where they can go, defining a window, removing idea, flagpoles, neon in residential zones, vehicle signs, prohibiting illuminated signs abutting residentially zoned or developed property, time frames for residential signs, removing the 7 day minimum for banner signs, and modifying the monument signs back down to 7.5 feet. There were a couple of items the Council requested information on that will take more time. One thing was electronic messaging and digital reader signs and what restrictions for lumens could be enforced. The other thing was how to deal with bench signs. UTA and other government agencies could potentially want that type of signage down the road. She looked at multi-family signage; it is consistent with single family zones. There is additional signage because they can have a tenant listing sign. The temporary allowances are per unit. If there are 100 units you might end up with more signage in a smaller area. Institutional signage allows a little less than other commercial zones. Only one building sign is allowed, no ancillary signs, one monument sign, and the same temporary signage as the Commercial Zone. A comparison was also requested and she showed the Council that comparison.

Councilwoman Baertsch thanked Kimber for going through the whole code. She thinks that bench signage could be addressed when UTA comes in with proposals for bus stops and other things. She suggested that the code include something to say that no additional signage can be attached to the benches but artwork or logos may be incorporated onto the structure of the bench.

Mark Christensen clarified whether interesting structures for benches would be allowed such as a golden arch.

Councilwoman Baertsch wouldn't have any problem with that. It would have to be on their property. She then made note that the new sign code does increase the size of signage greatly. She would like to go down to 10% instead of 15% on some of the allowances.

Councilman Porter agrees with reducing it to 10%. He also thought that they needed to look at a way to reduce the size because a 900 square foot sign was too big in his mind.

53 Councilman McOmber wanted to see what the numbers would look like for the different percentages. He
54 agrees with reducing the amount and thinks that 8% is a good number.

55 Kimber Gabryszak advised that 900 square feet would go down to 600 square feet. The code currently is 300.
56 If they lowered the allowance to 8% it would still be doubling the square footage. They can revisit it if
57 there are any unintended consequences of lowering it to 8%.

58 Councilman McOmber noted that 8% is still a lot more than what they are allowed right now.
59 Mayor Miller is okay with making 8% standard and then giving the option of 10% for City staff to approve.

60 Councilwoman Baertsch mentioned that if there is an option everyone will ask for an exception for the higher
61 amount. Since they are already allowing more signage she doesn't think that they need to have the
62 exception right now.

63 Councilman McOmber suggested not putting a number on the option of increasing signage. They could make
64 a note that if they have a request for extra signage they can ask for staff review of the request.

65 Kimber Gabryszak suggested that they make it 8% of your façade or 30 feet, whichever is larger. That way a
66 smaller building can still have an ample amount of signage.

67 Councilman Poduska was okay with all of the changes to the sign code. He thinks it read well.

68 Councilman McOmber thanked Kimber for the red lines. He asked how the size of VASA fitness' "Now
69 Open" sign fits into the code.

70 Kimber Gabryszak advised that it is not in compliance and that is being looked into.

71 Councilman McOmber would like to allow businesses to have a large grand opening sign. He thinks that the
72 sign would be okay because it is good for the business and good for the City and residents.

73 Kimber Gabryszak advised that the code allows businesses to have grand opening signs for 45 days. That
74 could be changed to include banners exceeding the allowable size.

75 Councilman Porter agrees and thinks that we need to be friendly to businesses that are opening. He is willing
76 to give people leeway.

77 Councilwoman Baertsch suggested that they limit the different amounts of signs they can use for grand
78 openings so that it doesn't become too much.

79 Councilman Willden is okay with allowing bigger signs and other grand opening signs for 45 days.

80 Councilman McOmber is okay with anything for 45 days.

81 Councilwoman Baertsch thinks that if the City allows it and a business has a sign up for 45 days that the time
82 limit should be strictly enforced.

83 Councilman McOmber thinks that if the banners don't cause public safety issues they should be allowed
84 anywhere on the businesses property, not just on the façade.

85 Councilman Porter has issues with restricting a-frame signs in residential areas. He is concerned that not
86 allowing them is an overstep. HOA's use them to advertise.

87 Kimber Gabryszak advised that it was brought up last meeting that churches also use them to advertise.
88 Churches at some point should be moved to being in the Institutional Zone which would eliminate the
89 issue because a-frame signs would be allowed.

90 Councilman Porter also wondered what the requirement for flag poles was. He understands limiting flag
91 poles in residential but not in commercial zones.

92 Councilwoman Baertsch advised that the intention from last meeting was to restrict Residential zones to one
93 flag pole but keep Commercial at three flag poles.

94 Councilman Porter would be okay with three flag poles in Residential zones but with limits of the total
95 amount of height being restricted between the three of 70 feet with the tallest not being able to be more
96 than 35 feet.

97 Councilwoman Baertsch still would only like to allow one flagpole for Residential property.

98 Councilman Willden was happy to see the grand opening verbiage to help the City be friendlier. He isn't sure
99 why a-frame signs would be restricted in Residential zones. In Harvest Hills they see activities for the
100 neighborhood advertised on a-frame signs. He doesn't agree with not allowing them. He will not vote for
101 the code update if that is included.

102 Councilman McOmber advised that they were restricted because of home occupations. If there are 15 people
103 in the neighborhood who have MLM businesses in their homes they could all have a-frame signs outside
104 advertising those businesses.

105 Councilman Willden has some reservations because some religious organizations and HOA's have
106 advertised with a-frame signs. They invested money in those signs and now code enforcement will have
107 to cite them for using them. He understands why it was removed but when there hasn't been a problem
108 with it he doesn't want it to be restricted.
109 Councilman McOmber advised that we are going to allow churches and other institutional facilities when the
110 zone is created.
111 Councilman Poduska agrees that HOA's should be able to communicate activities going on in the
112 neighborhood. He asked what signage could be used to advertise if a-frames aren't allowed.
113 Kimber Gabryszak advised that they could have a sign on a stick in the ground or other means other than an
114 a-frame sign. Temporary signs are allowed for those kinds of things.
115 Councilman Willden reconsidered his opinion and said that he is okay with leaving the a-frame sign section
116 the way it is. He also asked about signs allowed for homes that are for rent. Technically homes that are
117 being rented out are still for rent. He wondered if those occupants that are renting the home could put up
118 a sign while they were living there. He suggested wording it as unoccupied homes for rent.
119 Kevin Thurman advised that you need to be careful with limiting signs on property for rent. There are
120 Supreme Court rulings giving property owners the right to advertise that their home is for rent.
121 Mayor Miller asked if gas stations could be allowed to have an electronic sign for changing gas prices.
122 Kimber Gabryszak advised that they worked with The Crossing for their gas station. They have a mechanical
123 sign that allows them to just push a button to change the price.

124 **4. Agenda Review:**

125 **a. Discussion of current City Council agenda staff questions.**

126 Councilwoman Baertsch advised that they received information on gating for the Fairways Office park
127 entrance. She wondered if the City has had any discussion with them about accessing the eastern
128 entrance from inside of Saratoga Springs Development.

129 Kimber Gabryszak advised that the City has not had any discussions with them about gating. The City has
130 not received any firm plans on what want to do with gates.

131 Councilwoman Baertsch would like to have the median extended and have the entrance gate at the front of
132 the second median. Also allow the exit gate to be after the second entrance.

133 Councilman McOmber advised that it adds a lot of extra cost. It would almost double the cost.

134 Councilwoman Baertsch asked if that is something the City could then regulate because of the extra cost.

135 Councilman McOmber suggested that a false gate could be put in as emergency access. That would keep
136 everyone going in at the main entrance.

137 Councilman Poduska asked if there are actual sites for boat in and boat out on the Jordan River.

138 Councilman Willden believes that there are sites.

139 Councilwoman Baertsch advised that there are three additional sites with the grants that were acquired for
140 the City. One on the south part of Inlet Park, one closer to the bridge area, and one on the other side of
141 old Saratoga Road.

142 Councilman Willden advised that he would follow up on Councilman Poduska's question on Thursday at the
143 Jordan River Commission meeting.

144 Councilman McOmber advised that MAG has Saratoga Springs listed as Lehi on the maps in their handout.

145 Councilwoman Baertsch advised that she mentioned that to them and it was ignored.

146 Mayor Miller advised that he was made Vice-Chair for Saratoga Springs on the Council of Governments.

147 Councilman McOmber thanked Owen Jackson for everything that went into recognizing the Victim
148 Advocates in the City. He thinks it was great to let residents know that there is that resource for them.

149 **b. Discussion of future City Council policy and work session agenda items.**

150
151 **Adjourn to Policy Session 6:40 p.m.**

152
153
154 _____
Date of Approval

Nicolette Fike, Deputy City Recorder

Policy Session Minutes

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Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Kara Knighton
Kayla Moss, Jess Campbell, Gordon Miner, Andrew Burton, Sarah Carroll

Others: Barbara Poduska, Peter Staks, Frank Pulley, Kraig Sweat, Talon Leakehe, Kat Leakehe, Bob Krejci,
Cari Krejci, Julie King, Mark Cheney, Matt Barged, Carter Barged, Richard Ferguson, Joe Perrin

Excused:

Call to Order 7:03 p.m.

Roll Call – a quorum was present

Invocation / Reverence - given by Councilman Willden

Pledge of Allegiance - led by Chief Burton

Public Input - Opened by Mayor Miller

Julie King, 1864Ms. King is concerned about safe walking paths for the location of the Legacy Farms school. She is glad to see that there is more parking because that is an issue at other schools in the City. She understands that this should be a walking school but that won't be the case for a few years. She is concerned about the width of the roadways until it does become a walking school. Preschools and other things that aren't determined ahead of time could become an issue in the future. She asked that the Council makes sure those issues are addressed.

Richard Ferguson, Fox Hollow. Mr. Ferguson advised that he addressed his concerns with Councilwoman Call last year and wanted to follow up now that she is gone. On the corner of Redwood Road and Village Parkway is a deep gully, or water reception area. It is unsightly and he would like it to be removed to make the neighborhood nicer. He advised that the property belongs to Utah County and it is parcel # 54-190-0133. Also Mallard Bay has street lights going in on the east side of the road that are about 6 feet taller than the west side of the road. That looks a little strange to him.

Mayor Miller asked that Spencer Kyle follow up on this issue.

Mark Christensen advised that the street light issue is because of the difference between the old style domed head street lights and the new arterial street lights.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- None

POLICY ITEMS

REPORTS

1. **Mayor.** These were discussed during the Work Session.
2. **City Council.** These were discussed during the Work Session.
3. **Administration Communication with Council.** These were discussed during the Work Session.
4. **Staff updates: Inquires, Applications, and Approvals.** None.

PUBLIC HEARING ITEMS:

1. **Budget Amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget, R16-05 (1-19-16).**

Chelese Rawlings highlighted some of the budget amendments that were being proposed. Funds through fees have been collected for electrical lockboxes. These are being added to the budget so that they can be purchased. It also includes the adjustment from three part time firefighters to three full time firefighters.

207 Councilman McOmber appreciates having the half year being added for the firefighters. He advised the
208 residents in attendance that part of what the Council is responsible for is making sure the City has
209 enough public safety. It was concerning that the fire department was short staffed so they agreed to bring
210 forth a budget amendment to include those. He would also like to include the increase of Police Officers
211 as well for half of the year.
212 Councilwoman Baertsch does not have any concerns with any of the budget amendments. She doesn't
213 remember wanting to add the Police Officers to this amendment.
214 Councilman McOmber advised that there were concerns with only having one officer available to respond on
215 certain calls and officers having to work extra hours and not being able to take time off potentially
216 causing burnout.
217 Councilman Porter also recalls that they were waiting for a proposal before Police Officers were added to
218 staffing. He is okay with everything proposed in the amendments.
219 Councilman Willden is okay with the amendments. He is glad that the Fire Department is being taken care
220 of.
221 Councilwoman Baertsch also noted that the City received some grant funding for Benches Park and Regal
222 Park so part of the amendment included that money to make the improvements to those parks.

223 **Public Hearing Open** by Mayor Miller.

224 No comments were received.

225 **Public Hearing Closed** by Mayor Miller.

226
227 **Motion made by Councilman Poduska to approve the amendments to the Saratoga Springs 2015-2016**
228 **Fiscal Year Budget R16-05. Seconded by Councilman McOmber.**

229 **Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
230 **Councilman Poduska and Councilman Porter. Motion passed 5 - 0.**

231 Councilman McOmber requested the City bring a proposal back as soon as possible for adding the needed Police
232 Officers for half of the year.

233
234 **ACTION ITEMS:**

235 **1. Site Plan for Fairways Office Park Located at Approximately 2246 S Talons Cove Drive, Peter**
236 **Staks-Applicant.**

237 Kara Knighton reviewed the site plan for Fairways Office Park. The location is approximately a half mile
238 south of Ring Road. It is currently zoned as Regional Commercial per the Saratoga Springs Master
239 Development Agreement. In 2013 there was a proposed rezone that came to the City to make it a R-10
240 zone. That application was later withdrawn so it remains Regional Commercial. This is to create two
241 commercial office buildings with the majority of the use being professional office space. It is just under 5
242 acres with 250 parking stalls. The Regional Commercial Zone allows for building height of 50 feet. This
243 building is 46 feet and 6 inches. Most of the improvements are going in with Phase 1. Phase 2 will be
244 grass until the development happens there. They are meeting and exceeding all of the landscaping
245 requirements. She reviewed the elevations for the buildings and also the renderings. She recommended
246 approval with findings and conditions. Most of the conditions are minor. One condition is the traffic
247 concerns for the site. They recommend that the applicant apply for an access permit with UDOT.

248 Another condition is that there is an error in the lighting plan. That needs to be fixed. A minor
249 subdivision will also need to be recorded prior to the building permit issuance. This site plan is for the
250 two buildings. There is a third future proposal that would need to go through its own site plan process.

251 Councilman Poduska wondered if the neighbors have been upset with the height of the buildings.

252 Peter Staks advised that these are either equal to or above the townhomes so there have not been any
253 complaints. The site has gone through a lot of engineering and a lot of design changes to try and drop the
254 buildings as low as possible. There is a big difference between the driveway that is going in and the golf
255 course itself. He thinks they will be plenty low.

256 Kara Knighton advised that there were residents from the West side of Redwood Road that came to the
257 public hearing at Planning Commission that were concerned about their view being blocked.
258

259 Councilman McOmber thinks that a small business park like this is a great asset to the City. He likes that it is
260 further south. He is concerned about the roads being private and the multiple locations for the gates. He
261 thinks that if there is any increase of costs to have the two separate entrance locations he isn't
262 comfortable with approving that option. He doesn't want to exact cost to the property owners. He is okay
263 with the two locations but doesn't want to impact the property owner and HOA. BobKrejci is the HOA
264 board president for the development. There needs to be discussion about having two gates instead of one
265 or ways to mitigate costs for the property owner. He suggested that some things be inside of the gates
266 and others not.

267 Councilwoman Baertsch is concerned that if the Townhomes are not inside of the gate they would be paying
268 for things they aren't benefitting from.

269 Councilman McOmber asked if there is any way to make a condition to include the costs associated with
270 installing the entrances. He doesn't want to cause burden to the HOA with requiring the more expensive
271 option.

272 Peter Staks advised that they could short cut it. He is not worried about the electrical conduit cost. He would
273 be willing to participate in what the costs would be. There is no design yet for the gates so that could be
274 worked out later.

275 Bob Krejci advised that the HOA is willing to work out costs for the gates especially if the applicant is
276 willing to participate in costs.

277 Councilman McOmber loves the design and he doesn't think that it takes away from the neighborhood.

278 Kevin Thurman advised that if we impose an exaction that is not legal the City would have to pay for it.
279 However the City is allowed to make exactions that make sense and the developer would have to pay for
280 the exaction as party of the development.

281 Councilman McOmber thinks that has been done to have the developer share in the costs.

282 Councilman Willden is excited for this development. He thinks it will help reduce congestion on Redwood
283 Road because people won't have to travel as far for certain services. He thinks that a condition was
284 found to benefit the HOA.

285 Councilman Porter agrees with the previous comments. As long as the two parties can come to an agreement
286 he is glad that the City can keep out of it as much as possible. It is great to have a business park come
287 into the City.

288 Councilwoman Baertsch asked about lighting going to 4,000k in one of the conditions. She wondered if it is
289 4,000, 4k, or actually 4,000k.

290 Kara Knighton advised that it is just 4,000.

291 Councilwoman Baertsch asked if there was an access permit with UDOT already for this project.

292 Peter Staks advised that they met with UDOT that morning about the permit they applied for. They are
293 putting this project in context with the widening project. The issue that the traffic study came up with is a
294 desire and possibly a need for a traffic signal. The Planning Commission advised that the issue may be
295 more with traffic coming from the West Side trying to get across. The widening is going to add an
296 additional lane. UDOT advised him that the acceleration lane is not necessary at this time. When the
297 widening project is finished they can reassess that. He thinks it will be good to have discussions with
298 UDOT in the future.

299 Councilwoman Baertsch clarified that the building was originally 42 feet and the roof maintenance enclosure
300 makes it 46 feet and 6 inches now. This is still under the 50 feet maximum. She is glad that this is going
301 to be sunk into the ground as much as possible to not ruin views from those across the road. She
302 wondered if the percentage of usage is taken care of. Right now 50,000 square feet is going to be used as
303 professional office and 10,000 is going to be used as medical. She wondered if this is going to be taken
304 care of through the business license process and wondered how it would be tracked.

305 Kimber Gabryszak advised that it would need to be tracked by business licensing. If it goes over the 10,000
306 square feet for medical it could cause some parking issues. It is being approved for those two uses. If
307 they come in to change to a different use there is a change of use permit process. They could apply for it
308 and if they met the parking the amount used for medical could be increased but they would have to meet
309 the requirements.

310

311 Councilwoman Baertsch wanted to add a couple of conditions, one being that the future proposed buildings
312 be identical to the elevations, color, material, landscaping etc. So that the future site plan doesn't come in
313 differently. The second condition to add would be that the second access point shall be situated in
314 coordination with SSOA HOA as far as gating and the increase in cost.
315 Councilwoman Baertsch asked about the subdivision that needs to be done. The plat is smaller than the
316 commercially allowed lot size. The required amount is 20,000 square feet and this is only 18,597 square
317 feet.
318 Kara Knighton advised that for a minor subdivision it only has to be over an acre. This is not going to be
319 subdivided currently because you cannot do it per code.
320

**Motion made by Councilwoman Baertsch to approve the site plan for Fairway Office Park including
all staff findings and conditions and the two additional conditions added by Council. Seconded by
Councilman McOmber.**

**Roll Call Vote Aye:, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,
Councilman Porter, Councilman Willden. Motion passed 5 - 0.**

2. Site Plan for Legacy Farms School (Name TBD), Alpine School District-Applicant.

328 Kimber Gabryszak introduced the proposal. The location is within the Legacy Farms development just south
329 of 400 South and Redwood Road. It is located at the intersection of School House Road and High Point
330 Drive. When the school submitted their application in 2014 it was for an intermediate school for 6th and
331 7th grade mostly bused into the community. The original concept had all of the drop off locations on
332 High Point Drive. School House Road was designed more with the access in mind. High Point Drive is a
333 smaller local street that have driveways across from the school. There was a limitation of driveways on
334 School House Road because of the school. Staff met with the applicants and expressed some concerns.
335 Prior to the Planning Commission meeting last week Alpine School District gave some alternative
336 options than the original proposal. Option 2 is Alpine School District's preferred design. This is no
337 longer an intermediate school. It is a K-6 school with about 4-5 buses at any given time. The traffic study
338 that was given to the Council accounted for six buses at a time. This did not have a significant increase.
339 The parcel size is the same with an increase of about 40 parking stalls. The access onto High Point Drive
340 has been limited and more access was opened on School House Road. Kimber reviewed the options with
341 the Council. The School District asked that the Council only discuss option 2, they do not prefer option
342 3. The City's traffic consultant reviewed the options and suggested that option 3 would be better.
343 Mark Christensen thinks this option 3 is a superior alternative but there are some concerns from staff. There
344 are concerns that the reverse flow would cause traffic to back up onto School House Road. He also
345 pointed out other potential concerns with option 3 on the map of the site.
346 Kimber Gabryszak advised that the backward flow was suggested by the traffic consultant because you could
347 make a left turn at a stop and make a right turn into the school. The applicants have provided a traffic
348 study that suggest option 2 is the best choice. There are various reasons for that. One being the ability to
349 flow traffic more naturally for the parents, separating the kindergarten drop off so there is less congestion
350 and confusion there. It also allows the students to be dropped off and make visual contact with their
351 teachers and go into the school from there. The City's traffic consultant is good with the traffic study
352 provided but they suggested that there not be a left turn across traffic and that it should be a right in right
353 out drop off during peak times. This is a bit of a unique site because it is part of the Legacy Farms
354 Development. The density was allocated through the Legacy Farms Community Plan. Schools are a
355 permitted use. Certain things like trash storage and lot size all comply with the Community Plan. The
356 school park applies towards Legacy Farms overall open space so there is a requirement for it. That isn't
357 usually the case for schools. Parking has also been increased because of the safety issues that may arise.
358 The recommendation for option 2 is to have one way traffic through the drop off area to minimize
359 vehicular conflict and, if possible, arrange the bus routes to limit left turns across the traffic into the bus
360 drop off area. Staff originally recommended option 3 due to the reduction in access but the further traffic
361 analysis supports the schools preference for option 2. There would also need to be a right out only for
362 egress during drop off and pick up periods. The traffic study also recommends a couple of improvements
363 for High Point Drive and School House Road. Placing a parking shoulder on the east side of High Point

364 Drive along the school frontage so that when stacking spills out they aren't out in the traffic. The
365 intersection of School House Road and High Point Drive should be a four way stop. They also
366 recommended considering a light at School House Road and Redwood Road. The Planning Commission
367 gave a positive recommendation on either option 2 or 3 based on the traffic study and left the option up
368 to the City Council for approval. Staff recommends approval with conditions being that the needs of the
369 City Engineer be met, modifying the site as they proposed to limit access from High Point Drive and
370 share access, most likely option 2 because it has been supported through a traffic study, limiting parent
371 drop off to one way traffic, and to not have two way access on the one side of the school.

372 Frank Pulley, Alpine School District Director of Physical Facilities, thinks that Kimber has done a great job
373 and staff has been great to work with to come up with the best solution to place the site.

374 Councilwoman Baertsch is still concerned about option 2. There are some conflicts with driveways that
375 won't happen with option 3. She likes option 3 because there are 40 more additional parking spaces. She
376 thinks that there will be fewer conflicts in option 3. If option 2 is the one that is picked she thinks asphalt
377 width needs to be widened on High Point Drive to allow for a turn lane. She also thinks there needs to be
378 allowance for parking on the eastern part of the road. The traffic for this part of the Master
379 Transportation Plan was changed with the knowledge that this was going to be a south facing school.
380 Now that it isn't it changes what the roads should have been. She is concerned that Herriman was used
381 instead of a school in Saratoga Springs in the traffic study.

382 Councilman Porter mentioned that option 3 is what stands out to him as being preferable. He thinks that most
383 of the traffic is going to be coming off of Redwood Road onto School House Road. He thought it would
384 be weird to have people have to flip around to park on High Point Drive. He doesn't think that the
385 asphalt width needs to be increased because School House Road and High Point Drive are both 38 feet.

386 Councilwoman Baertsch does not want to see them just restripe the road to allow for the parking because that
387 would push the traffic right up against the driveways of the homes on the west side of High Point Drive.

388 Councilman Poduska wondered if there would be even greater traffic concerns if there was stacking on
389 School House Road on option 3. He thinks that option 2 allows people to walk to the school without
390 having to cross traffic to get to the school. There is also a drop off for kindergarten in option 2 that he
391 thinks increases the safety for children.

392 Councilman Porter is less familiar with safe walking corridors and wondered how that process works.

393 Councilwoman Baertsch advised that making sure there are safe walking corridors is up to the City Council.
394 She pointed out some walking corridors in the Legacy Farms project. There are some issues with
395 walking access until everything is built out.

396 Councilman Porter asked what the parking stall counts for options 1, 2, and 3 are.

397 Councilwoman Baertsch advised that there are 170, 8 of which are ADA parking spots; there is also 772 feet
398 of queuing which would give you an additional 32 parking spots. There is also 275 feet of bus queuing
399 which gives you 12 more spots. That gives a total of 214 off street parking spots for option 2. Option 3
400 has 210 parking spots, 8 of which are ADA parking, there is 575 feet of queuing for the parent drop off
401 and 275 feet of bus queuing areas for a total of 247 off street parking spaces.

402 Mark Christensen advised that Church Street will also be available to park on as well once it is finished.

403 Councilman Willden asked what the more walkable option is between 2 and 3.

404 Kimber Gabryszak thinks that option 2 is a better option for walkability. There is the ability to cut through in
405 more locations. There is less conflict for kids trying to cross the street.

406 Mark Christensen advised that this has been a very rapidly changing application. He commended the school
407 district for coming back with two very robust alternatives. He agrees with Kimber on the walkability. He
408 doesn't think that the places the kids are going to have to walk are ideal in option 3. He thinks that the
409 access point on School House Road has potential for a lot of issues on option 3.

410 Frank Pulley advised that the School Districts preference for option 2 is because of the walkability. They
411 don't like students crossing the pickup and drop off areas. Option 2 allows them to have a completely
412 walkable school without that happening.

413 Councilman Willden is concerned with option 3. He thinks that there would be a lot of frustrations with
414 parents driving through option 3. His preference is option 2.

415 Councilman McOmber commended the bus drop off. He was glad to get them moved away from the parent
416 drop off. He also loves all of the additional parking. He appreciates the School District thinking ahead.

417 He walked around the site and understands why the south facing option wasn't feasible. He does like
418 option 3 because of the flow. On option 2 he likes the kindergarten flow that is like Thunder Ridge. It is
419 also closer than Thunder Ridge because the bus drop off was moved. He wants to figure out what D.R.
420 Horton is planning on for the lot across the street. He thinks that the driveway for that house would be
421 awful. He suggested that the lots should be combined to fix the issue. He does lean towards option 2
422 especially because of the kindergarten drop off.

423 Frank Pulley mentioned that they have opened up the field around other playgrounds at night events to allow
424 for more off street parking. They would consider that here as well to avoid parking issues.

425 Councilman McOmber appreciates the concerns with option 2. These roads were reduced because this was
426 supposed to be a pedestrian school only. He feels like they were misled a little bit when they discussed
427 the Legacy Farms Community Plan.

428 Frank Pulley advised that this is being built a year before they expected it to. It has to be built because of the
429 needs of the residents. They were anticipating that Legacy Farms would be a little more developed
430 before they built the school, which is why it was presented as a walking school. In the future it will be
431 more of a walking school.

432 Councilman McOmber appreciates the speed in getting this done. There are ongoing demands and he
433 appreciates Alpine School District's support of Saratoga Springs.

434 Councilman Poduska attended the Planning Commission meeting where this was discussed. He likes option
435 2 better because it is far safer for the children. He likes the kindergarten drop off being separate from the
436 parent drop off and the extra parking spaces. He thinks that this should work as well as could be hoped
437 for, based on the site that is being proposed.

438 Kimber Gabryszak advised that the initial right in right out was recommended in the first traffic study. What
439 is being recommended now is that one of the driveway areas shows right in and right out but it needs to
440 be one or the other.

441 Councilwoman Baertsch thinks that the road should be widened enough for a left turn lane. Unless parking is
442 restricted completely on the one side of the road.

443 Mark Christensen would like to address the concerns about the options more. He clarified that
444 Councilwoman Baertsch is asking for the road to be widened to accommodate a dedicated left hand turn
445 lane. He asked that the school siting be approved tonight because it is the same placement on either
446 option. If there are still concerns about the options they can come back with a solution for those concerns
447 later so they can build now and get the solution before they need to lay asphalt. The City also needs to be
448 careful if they have mitigated the traffic concerns, and if the City imposes a restriction that is greater than
449 needed, the City would be liable.

450 Councilwoman Baertsch thinks that this wouldn't be an illegal exaction because the roadways were created
451 at the width they are because the school was supposed to be south facing instead of west facing.

452 Kevin Thurman clarified that what he is hearing is that they will approve option 2 with conditions and have
453 the school mitigate the concerns.

454
455 **Motion made by Councilwoman Baertsch to approve the site plan for Legacy Farms School (Name**
456 **TBD) including all staff finding and conditions suggesting option 2 for child safety and walking**
457 **and that the staff and applicant will work together to solve parking and traffic flow issues.**
458 **Seconded by Councilman Poduska. Roll Call Vote Aye: Councilman Willden, Councilwoman**
459 **Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter. Motion passed 5 - 0.**
460

461 **3. America First Reimbursement Agreement, R16-06 (1-19-16).**

462 Kevin Thurman advised that this was seen in December. America First was charged \$88,000 in impact fees.
463 They were requesting \$40,000 in reimbursement. When data was looked at it was determined that the
464 reimbursement should be \$27,000. He recommends passing this resolution as well as the agreement that
465 goes along with it.

466 Councilman McOmber thanked the City for the work on this. It shows that due diligence can save the
467 taxpayers money.
468

469 Motion made by Councilman Porter moved to approve the resolution approving the America First
470 Reimbursement Agreement in the amount of \$27,724. Seconded by Councilman McOmber.
471 Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,
472 Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
473

474 **4. Adding Lots to the City Street Lighting Special Improvement District for Lakeside Plat 27, R16-07**
475 **(1-19-16).**
476

477 Motion made by Councilman McOmber moved to approve the resolution adding lots to the street
478 lighting special improvement district for Lakeside Plat 27 R16-07. Seconded by Councilwoman
479 Baertsch.

480 Roll Call Vote Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,
481 Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

482 Councilwoman Baertsch asked if this needs to be done by state code.

483 Kevin Thurman advised that it is required by state code currently. The City is looking into charging a utility
484 fee instead of adding lots into the SID. It would be a lot simpler.
485

486 **5. Amendments to the Saratoga Springs Land Development Code (Section 19.18), Ordinance 16-04 (1-**
487 **19-16).**

488 Kimber Gabryszak asked if Institutional Signage should be the same as 8% and 30 feet like the other
489 sections. The Council agreed that it should be changed to that.
490

491 Motion made by Councilman McOmber moved to approve the ordinance making amendments to the
492 Saratoga Springs Land Development Code (Section 19.18) with all changes outlined in the work
493 session and changes made during the policy session amended to include office warehouse space as
494 well. Seconded by Councilwoman Baertsch.

495 Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,
496 Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
497

498 **Approval of Minutes**

- 499 1. January 5, 2016.
- 500 2. January 8 and 9, 2016.
- 501

502 Motion made by Councilman Willden to approve the minutes for January 5, 2016 and January 8 and
503 9, 2016 with corrections posted. Seconded by Councilman Porter.

504 Councilwoman Baertsch added a couple of changes that she didn't submit. Line 97 should say "noted"
505 instead of "thinks". She also gave a change to the paragraph starting at line 196.

506 Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,
507 Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
508

509 **Closed Session**

510 Motion made by Councilman McOmber to enter into closed session for the purchase, exchange, or
511 lease of property, pending or reasonably imminent litigation, the character, professional
512 competence, or physical or mental health of an individual. Seconded by Councilman Poduska.
513 Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska
514 and Councilwoman Call. Motion passed unanimously
515

516 **Meeting Moved to Closed Session 9:09 p.m.**
517

518 **Closed Session**
519

520 **Present:** Mayor Miller, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman
521 Porter, Councilman Willden, Mark Christensen, Kevin Thurman, Spencer Kyle, Owen Jackson, Andy Burton

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Closed Session Adjourned at 9:19 p.m.

Policy Meeting Adjourned at 9:19 p.m.

Date of Approval

Mayor Jim Miller

Kayla Moss, City Recorder

DRAFT