



Jim Miller, *Mayor*
Stephen Willden, *Mayor Pro Tem*
Shellie Baertsch, *Council Member*
Michael McOmber, *Council Member*
Bud Poduska, *Council Member*
Chris Porter, *Council Member*

CITY COUNCIL MEETING

Tuesday, May 17, 2016

7:00 P.M.

City of Saratoga Springs Council Chambers

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Public Input – This time has been set aside for the public to express ideas, concerns, and comments - please limit repetitive comments.
6. Presentations:
 - a. 3rd Quarter Financial Update.
 - b. Eagle Scout Jaden A. Taylor – Talon’s Trail Project Proposal.

POLICY ITEMS:

REPORTS:

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

PUBLIC HEARINGS:

1. FY 2016 Budget Amendments, Resolution R16-30 (5-17-16).
2. FY 2017 Budget.
3. Land Development Code Amendments 19.06, Landscaping Large Lot, Ordinance 16-10 (5-17-16).
4. ABC Great Beginnings Rezone & Concept Plan, Ordinance 16-11 (5-17-16).

ACTION ITEMS:

1. Fox Hollow Final Plat, N6-8.
2. Western Hills Preliminary Plan, Phase 2 & 3.
3. Lake View Terrace PUD, Fence Variations.
4. Heron Hills Park, Design Parameters and Design Cost.
5. City Street Lighting Special Improvement District (SID) – Adding Saratoga Springs Alpine School District Subdivision, Lot 3, Vista Heights Church, Resolution R16-31 (5-17-16).
6. Spring Clean Up - Discussion

APPROVAL OF MINUTES:

1. May 3, 2016.

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

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.
The order of the agenda items is subject to change by order of the Mayor.

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

City Council Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Third Quarter FY 2016 Budget Financial Statements
Date: May 17, 2016
Type of Item: Informational



Description

A. Topic

Attached are the third 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 March 31, 2016.

C. Analysis/Overview of the General Fund

Revenues in comparison to last year third quarter:

- Property Tax revenue collected is more by over \$219,878 compared to last fiscal year.
- Sales tax revenue collection is more by over \$150,529.
- Franchise and energy taxes are more by \$70,391
- Licenses and Permits are higher by more than \$322,021
- Collected over \$683,635 more in charges for services, a majority in zoning and development fees, preliminary and final review fees, plan checking fees, engineer's inspection fees, recreation revenue, and Wildland Revenue
- Collected approximately \$162,248 more in other revenue, mainly due to interest revenue, law enforcement fines and citations, and the increase in the Bluffdale contract

Expenditures in comparison to last year third quarter:

- Total General Fund expenditures increased by \$696,425. 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 75 percent threshold of expenditures to date. The threshold is determined to be 75 percent because the third quarter reflects three quarters of our budget. In the General Fund we are currently at 65.6 percent of budgeted expenses.

The revenues are over the 75 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 84.7 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.

Fund	Percent of Total Revenue Collected without Beginning Fund Balance included in Total Revenue
Street Lighting SID S. R. Fund	93.10%
SSD Street Light SID S. R. Fund	74.10%
Storm Drain - Capital Proj Fund	147.00%
Parks - Capital Projects Fund	136.20%
Roads - Capital Projects Fund	135.60%
Public Safety - Capital Projects Fund	125.60%
Capital Projects Fund	75.00%
Sewer Fund	108.00%
Waste Water	111.00%
Storm Drain Enterprise Fund	81.60%
Culinary Water Capital Project Fund	149.00%
2ndary Water Capital Project Fund	717.30%
Water Rights Fund	298.50%

3rd Quarter FY2016 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	\$ Variance
Revenue				
TAX REVENUE	5,312,697	4,836,389	9.8%	(476,309)
LICENSES AND PERMITS	877,948	474,075	85.2%	(403,873)
INTERGOVERNMENTAL REVENUE	716,690	586,652	22.2%	(130,039)
CHARGES FOR SERVICES	2,189,358	1,241,113	76.4%	(948,245)
OTHER REVENUE	1,176,155	1,103,625	6.6%	(72,530)
ADMINISTRATIVE CHARGES	1,399,264	1,379,063	-1.5%	(20,201)
CONTRIBUTIONS AND TRANSFERS	0	719,592	-100.0%	719,592
TOTAL REVENUE	11,672,112	10,340,508	12.9%	(1,331,604)
Expenditures				
LEGISLATIVE DEPARTMENT	87,560	89,453	-2.1%	1,893
ADMINISTRATIVE DEPARTMENT	442,557	477,224	-7.3%	34,667
UTILITY BILLING DEPARTMENT	83,916	107,572	-22.0%	23,656
TREASURER DEPARTMENT	128,356	117,004	9.7%	(11,352)
RECORDER DEPARTMENT	79,496	105,513	-24.7%	26,017
ATTORNEY DEPARTMENT	189,884	212,459	-10.6%	22,575
JUSTICE COURT DEPARTMENT	166,401	191,639	-13.2%	25,238
NON-DEPARTMENTAL	399,856	389,800	2.6%	(10,056)
GENERAL GOV'T BLDGS & GROUNDS	355,965	330,246	7.8%	(25,719)
ELECTION	15,095	11,322	33.3%	(3,773)
PLANNING AND ZONING DEPARTMENT	251,663	318,697	-21.0%	67,034
COMMUNICATIONS DEPARTMENT	84,921	96,378	-11.9%	11,457
POLICE DEPARTMENT	2,084,877	2,216,300	-5.9%	131,423
POLICE DEPARTMENT - BLUFFDALE	529,888	679,677	-22.0%	149,789
FIRE DEPARTMENT	1,219,424	1,296,382	-5.9%	76,958
BUILDING INSPECTION	363,979	428,977	-15.2%	64,998
GRANT EXPENDITURES	184,294	197,219	-6.6%	12,925
STREETS DEPARTMENT	284,492	526,427	-46.0%	241,935
PUBLIC WORKS DEPARTMENT	311,422	377,155	-17.4%	65,733
ENGINEERING DEPARTMENT	320,716	356,456	-10.0%	35,740
PUBLIC IMPROVEMENTS	295,595	343,696	-14.0%	48,101
PARKS & OPEN SPACES DEPT	471,135	720,145	-34.6%	249,010
RECREATION DEPARTMENT	137,484	139,422	-1.4%	1,938
CIVIC EVENTS	60,060	89,824	-33.1%	29,764
LIBRARY SERVICES	179,535	207,035	-13.3%	27,500
OTHER USES	0	4,845	-100.0%	4,845
TRANSFERS	309,645	309,645	0.0%	0
TOTAL EXPENSES	9,038,216	10,340,508	-12.6%	1,302,292
Revenues	NET REVENUE OVER EXPENDITURES			(2,633,896)

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

Expenses

- 1) Treasurer - Admin Bank Charges increasing due to more CC use
- 2) General Gov't Bldgs & Grounds - Payment for the 911 building
- 3) Elections - seasonal with most expenses in the first two quarters of the fiscal year

3rd 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	126,886	97,306	29,580
SSD STREET LIGHT SID S.R. FUND	16,751	10,685	6,066
ZONE 2 WATER IMPROVEMENT SID	100,979	181,221	(80,242)
STORM DRAIN-CAPITAL PROJ FUND	370,008	289,101	80,907
PARKS - CAPITAL PROJECTS FUND	751,323	2,034,663	(1,283,340)
ROADS - CAPITAL PROJECTS FUND	1,095,964	3,392,836	(2,296,872)
PUBLIC SAFE-CAPITAL PROJ FUND	387,899	45	387,854
CAPITAL PROJECTS FUND	1,407,321	2,008,699	(601,378)
DEBT SERVICE FUND	219,138	65,297	153,841
WATER FUND	3,161,442	2,641,568	519,874
SEWER FUND	2,524,468	1,613,026	911,442
WASTEWATER CAPITAL PROJ FUND	351,824	147,593	204,231
STORM DRAIN ENTERPRISE FUND	327,083	403,885	(76,802)
GARBAGE UTILITY FUND	716,932	713,294	3,638
CUL WATER CAPITAL PROJ FUND	1,117,474	115,072	1,002,402
2NDARY WATER CAPITAL PROJ FUND	1,439,272	112,738	1,326,534
WATER RIGHTS FUND	1,508,157	119,953	1,388,204

- 1) Zone 2 Water Improvement SID - Fund balance from previous years used for part of debt payment
- 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

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAX REVENUE	5,312,697	6,448,518	1,135,821	82.4
LICENSES AND PERMITS	877,948	632,100	(245,848)	138.9
INTERGOVERNMENTAL REVENUE	716,690	782,202	65,512	91.6
CHARGES FOR SERVICES	2,189,358	1,654,817	(534,541)	132.3
OTHER REVENUE	1,176,155	1,471,500	295,345	79.9
ADMINISTRATIVE CHARGES	1,399,264	1,838,751	439,487	76.1
CONTRIBUTIONS & TRANSFERS	0	959,456	959,456	.0
	<u>11,672,112</u>	<u>13,787,344</u>	<u>2,115,232</u>	<u>84.7</u>
<u>EXPENDITURES</u>				
LEGISLATIVE DEPARTMENT	87,560	119,271	31,711	73.4
ADMINISTRATIVE DEPARTMENT	442,557	636,298	193,741	69.6
UTILITY BILLING DEPARTMENT	83,916	143,429	59,513	58.5
TREASURER DEPARTMENT	128,356	156,005	27,649	82.3
RECORDER DEPARTMENT	79,496	140,684	61,188	56.5
ATTORNEY DEPARTMENT	189,884	283,279	93,395	67.0
JUSTICE COURT DEPARTMENT	166,401	255,518	89,117	65.1
NON-DEPARTMENTAL	399,856	519,733	119,877	76.9
GENERAL GOV'T BLDGS & GROUNDS	355,965	440,328	84,363	80.8
ELECTIONS DEPARTMENT	15,095	15,096	1	100.0
PLANNING AND ZONING DEPARTMENT	251,663	424,929	173,266	59.2
COMMUNICATIONS DEPARTMENT	84,921	128,504	43,583	66.1
POLICE DEPARTMENT	2,084,877	2,955,066	870,189	70.6
POLICE DEPARTMENT - BLUFFDALE	529,888	906,236	376,348	58.5
FIRE DEPARTMENT	1,219,424	1,728,509	509,085	70.6
BUILDING INSPECTION	363,979	571,969	207,990	63.6
GRANT EXPENDITURES	184,294	262,958	78,664	70.1
STREETS DEPARTMENT	284,492	701,903	417,411	40.5
PUBLIC WORKS DEPARTMENT	311,422	502,873	191,451	61.9
ENGINEERING DEPARTMENT	320,716	475,275	154,559	67.5
PUBLIC IMPROVEMENTS	295,595	458,261	162,666	64.5
PARKS & OPEN SPACES DEPT	471,135	960,193	489,058	49.1
RECREATION DEPARTMENT	137,484	185,896	48,412	74.0
CIVIC EVENTS	60,060	119,765	59,706	50.2
LIBRARY SERVICES	179,535	276,046	96,511	65.0
OTHER USES	0	6,460	6,460	.0
TRANSFERS	309,645	412,860	103,215	75.0
	<u>9,038,215</u>	<u>13,787,344</u>	<u>4,749,129</u>	<u>65.6</u>
	<u>2,633,897</u>	<u>0</u>	<u>(2,633,897)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

STREET LIGHTING SID S.R. FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
STREET LIGHTING SID REVENUE	125,734	135,000	9,266	93.1
INTEREST REVENUE	1,151	34,983	33,832	3.3
	<u>126,886</u>	<u>169,983</u>	<u>43,097</u>	<u>74.7</u>
<u>EXPENDITURES</u>				
STREET LIGHTING SID EXPENDITUR	97,306	169,983	72,677	57.2
	<u>97,306</u>	<u>169,983</u>	<u>72,677</u>	<u>57.2</u>
	<u>29,580</u>	<u>0</u>	<u>(29,580)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

SSD STREET LIGHT SID S.R. FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
SSD STREET LIGHT SID REVENUE	16,662	22,500	5,838	74.1
INTEREST REVENUE	89	9,492	9,403	.9
	<u>16,751</u>	<u>31,992</u>	<u>15,241</u>	<u>52.4</u>
<u>EXPENDITURES</u>				
SSD STREET LIGHT SID EXPENDIT	10,685	31,992	21,307	33.4
	<u>10,685</u>	<u>31,992</u>	<u>21,307</u>	<u>33.4</u>
	<u>6,066</u>	<u>0</u>	<u>(6,066)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

ZONE 2 WATER IMPROVEMENT SID

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
WATER SID REVENUE	100,593	400,000	299,407	25.2
INTEREST REVENUE	386	0	(386)	.0
	<u>100,979</u>	<u>400,000</u>	<u>299,021</u>	<u>25.2</u>
<u>EXPENDITURES</u>				
WATER SID EXPENSES	181,221	267,583	86,363	67.7
TRANSFERS AND OTHER USES	0	132,417	132,417	.0
	<u>181,221</u>	<u>400,000</u>	<u>218,780</u>	<u>45.3</u>
	<u>(80,242)</u>	<u>0</u>	<u>80,242</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

STORM DRAIN-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONTRIBUTIONS & OTHER SOURCES	0	808,048	808,048	.0
IMPACT FEES REVENUE	370,008	255,000	(115,008)	145.1
	<u>370,008</u>	<u>1,063,048</u>	<u>693,040</u>	<u>34.8</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	289,101	1,063,048	773,947	27.2
	<u>289,101</u>	<u>1,063,048</u>	<u>773,947</u>	<u>27.2</u>
	<u>80,907</u>	<u>0</u>	<u>(80,907)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

PARKS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	751,323	3,489,575	2,738,252	21.5
	<u>751,323</u>	<u>3,489,575</u>	<u>2,738,252</u>	<u>21.5</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	2,034,663	2,923,528	888,864	69.6
TRANSFERS AND OTHER USES	0	566,047	566,047	.0
	<u>2,034,663</u>	<u>3,489,575</u>	<u>1,454,911</u>	<u>58.3</u>
	<u>(1,283,341)</u>	<u>0</u>	<u>1,283,341</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

ROADS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	1,095,964	5,406,461	4,310,496	20.3
	<u>1,095,964</u>	<u>5,406,461</u>	<u>4,310,496</u>	<u>20.3</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	3,392,836	4,710,831	1,317,995	72.0
TRANSFERS AND OTHER USES	0	695,630	695,630	.0
	<u>3,392,836</u>	<u>5,406,461</u>	<u>2,013,625</u>	<u>62.8</u>
	<u>(2,296,871)</u>	<u>0</u>	<u>2,296,871</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

PUBLIC SAFE-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	387,899	1,124,737	736,838	34.5
	<u>387,899</u>	<u>1,124,737</u>	<u>736,838</u>	<u>34.5</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	45	824,737	824,692	.0
TRANSFERS AND OTHER USES	0	300,000	300,000	.0
	<u>45</u>	<u>1,124,737</u>	<u>1,124,692</u>	<u>.0</u>
	<u>387,854</u>	<u>0</u>	<u>(387,854)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
TRANSFERS AND OTHER SOURCES	279,036	1,697,046	1,418,010	16.4
CONTRIBUTIONS & OTHER REVENUE	1,128,285	3,467,773	2,339,488	32.5
	<u>1,407,321</u>	<u>5,164,819</u>	<u>3,757,498</u>	<u>27.3</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	2,008,699	5,164,819	3,156,119	38.9
	<u>2,008,699</u>	<u>5,164,819</u>	<u>3,156,119</u>	<u>38.9</u>
	<u>(601,379)</u>	<u>0</u>	<u>601,379</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

DEBT SERVICE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
ADMIN FEES	160,488	216,814	56,326	74.0
CONTRIBUTIONS AND TRANSFERS	58,650	78,027	19,377	75.2
BEGINNING BALANCE	0	1,500	1,500	.0
	<u>219,138</u>	<u>296,341</u>	<u>77,203</u>	<u>74.0</u>
<u>EXPENDITURES</u>				
DEBT SERVICE	65,297	293,300	228,003	22.3
DEPARTMENT 4800	0	3,041	3,041	.0
	<u>65,297</u>	<u>296,341</u>	<u>231,044</u>	<u>22.0</u>
	<u>153,841</u>	<u>0</u>	<u>(153,841)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

WATER FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
UTILITY OPERATING REVENUE	3,161,442	3,440,500	279,058	91.9
SOURCE 39	0	635,486	635,486	.0
	<u>3,161,442</u>	<u>4,075,986</u>	<u>914,544</u>	<u>77.6</u>
<u>EXPENDITURES</u>				
WATER OPERATIONS	1,798,671	2,631,930	833,259	68.3
SECONDARY WATER OPERATIONS	842,897	1,444,056	601,159	58.4
	<u>2,641,568</u>	<u>4,075,986</u>	<u>1,434,418</u>	<u>64.8</u>
	<u>519,875</u>	<u>0</u>	<u>(519,875)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

SEWER FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING & NON-OPERATING REV	2,524,468	2,336,500	(187,968)	108.0
CONTRIBUTIONS & TRANSFERS	0	321,244	321,244	.0
	<u>2,524,468</u>	<u>2,657,744</u>	<u>133,276</u>	<u>95.0</u>
<u>EXPENDITURES</u>				
SEWER OPERATIONS	1,613,026	2,657,744	1,044,717	60.7
	<u>1,613,026</u>	<u>2,657,744</u>	<u>1,044,717</u>	<u>60.7</u>
	<u>911,442</u>	<u>0</u>	<u>(911,442)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

WASTEWATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	351,824	1,486,303	1,134,479	23.7
	<u>351,824</u>	<u>1,486,303</u>	<u>1,134,479</u>	<u>23.7</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	147,593	1,486,303	1,338,710	9.9
	<u>147,593</u>	<u>1,486,303</u>	<u>1,338,710</u>	<u>9.9</u>
	<u>204,231</u>	<u>0</u>	<u>(204,231)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

STORM DRAIN ENTERPRISE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	326,369	400,000	73,631	81.6
CONTRIBUTIONS & OTHER SOURCES	714	96,719	96,005	.7
	<u>327,083</u>	<u>496,719</u>	<u>169,636</u>	<u>65.9</u>
<u>EXPENDITURES</u>				
STORM DRAIN OPERATIONS	368,101	449,006	80,905	82.0
TRANSFERS AND OTHER USES	35,784	47,713	11,929	75.0
	<u>403,885</u>	<u>496,719</u>	<u>92,834</u>	<u>81.3</u>
	<u>(76,802)</u>	<u>0</u>	<u>76,802</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

GARBAGE UTILITY FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	716,518	880,000	163,482	81.4
INTEREST REVENUE	414	0	(414)	.0
	<u>716,932</u>	<u>880,000</u>	<u>163,068</u>	<u>81.5</u>
<u>EXPENDITURES</u>				
GARBAGE OPERATIONS	713,294	872,664	159,370	81.7
TRANSFERS AND OTHER USES	0	7,336	7,336	.0
	<u>713,294</u>	<u>880,000</u>	<u>166,706</u>	<u>81.1</u>
	<u><u>3,638</u></u>	<u><u>0</u></u>	<u><u>(3,638)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

CUL WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONNECTION FEES REVENUE	1,117,474	998,013	(119,461)	112.0
	<u>1,117,474</u>	<u>998,013</u>	<u>(119,461)</u>	<u>112.0</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	115,072	617,378	502,306	18.6
TRANSFERS AND OTHER USES	0	380,635	380,635	.0
	<u>115,072</u>	<u>998,013</u>	<u>882,941</u>	<u>11.5</u>
	<u><u>1,002,402</u></u>	<u><u>0</u></u>	<u><u>(1,002,402)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

2NDARY WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
BOND REVENUE	0	2,999,027	2,999,027	.0
CONNECTION FEES REVENUE	1,439,272	200,000	(1,239,272)	719.6
	<u>1,439,272</u>	<u>3,199,027</u>	<u>1,759,755</u>	<u>45.0</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	112,738	3,151,027	3,038,289	3.6
TRANSFERS OUT	0	48,000	48,000	.0
	<u>112,738</u>	<u>3,199,027</u>	<u>3,086,289</u>	<u>3.5</u>
	<u><u>1,326,534</u></u>	<u><u>0</u></u>	<u><u>(1,326,534)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 9 MONTHS ENDING MARCH 31, 2016

WATER RIGHTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
WATER RIGHTS - DEVELOPER FEES	1,492,394	500,000	(992,394)	298.5
INTEREST REVENUE	15,763	900,000	884,237	1.8
	<u>1,508,157</u>	<u>1,400,000</u>	<u>(108,157)</u>	<u>107.7</u>
<u>EXPENDITURES</u>				
WATER RIGHTS EXPENSES	119,953	1,400,000	1,280,047	8.6
	<u>119,953</u>	<u>1,400,000</u>	<u>1,280,047</u>	<u>8.6</u>
	<u>1,388,204</u>	<u>0</u>	<u>(1,388,204)</u>	<u>.0</u>

Talon's Trail

Proposal Created by: Jaden A. Taylor

Hi, I'm Jaden Taylor, a sophomore at Westlake High School, who is also a Life Scout, working on their rank toward Eagle Scout. Part of earning the rank of Eagle Scout consists of doing an "Eagle Project", which is where Talon's Trail comes into context. Here is some history of how Talon's Trail came about.

I have a huge passion for running, as I run with the Westlake Track and Cross-Country team. When Track season is over each year, I enjoy doing runs on my own or with a partner. On one occasion, I was running with Linda Christiansen along the trail next to Redwood Road. She then proposed an idea to input mile marker signs along Redwood Road, and stated that it would be a huge help to tracking her running. So I took this idea, and composed it into the project called, "Talon's Trail".

The original idea proposed was to include mile marker signs every half mile starting at the Saratoga Springs Development, then stretching it south for 2.5 miles, and ending a little past Stillwater where the sidewalk stops. (When calculated with GPS, the sidewalk actually ends at 2.49 miles). I proposed this idea to Rick Kennington, the Parks Superintendent, who approved and gave further advice/proceeding steps to take for the project. With some further research and editing, I then met with Mark Christiansen, City Manager, and discussed the idea. He was enthusiastic about Talon's Trail, but also wanted to expand the trail past Westlake, and further North toward the City boundaries. So he referred me to Spencer Kyle, Assistant City Manager to go over the project.

After Meeting with Mr. Kyle, the idea of different phases of the project came about, in which sections of the trail would be done at a time. This would allow for future Eagle projects by other scouts, as well as finish mine. In this packet, it includes the new and updated version of the proposed Talon's Trail (known as phase 1), and a future extension of the trail, both done by Brian Gallegos, the GIS Administrator.

This Packet also includes:

- Page 4: Signage Description
- Page 5: Talon's Trail Project Costs
- Page 6: Pictures of diverse trail users
- Page 7: Views from the trail
- Page 8: Scenery on the Trail
- Page 9: City Benefits
- Page 10: Project Approval

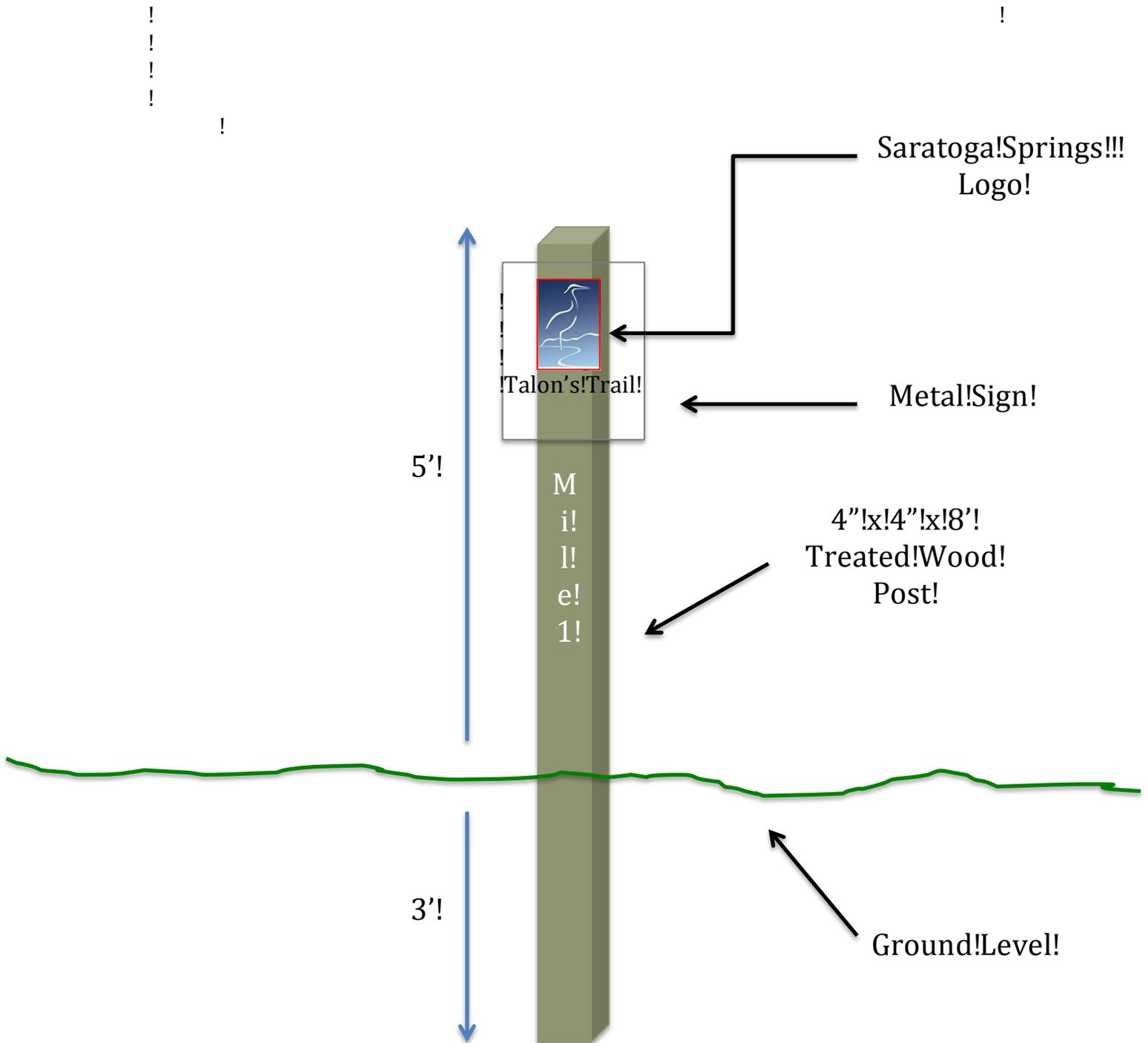
Future Proposed Trail

Talon's Trail - Proposed Distance Markers



Map Created by:
Brian Gallegos - GIS Administrator

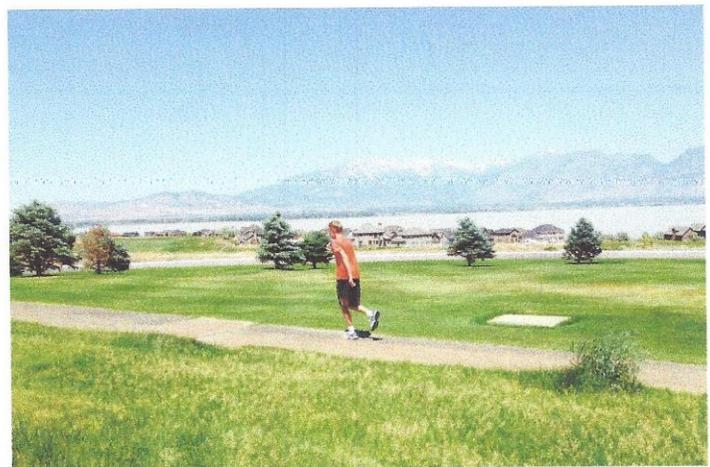
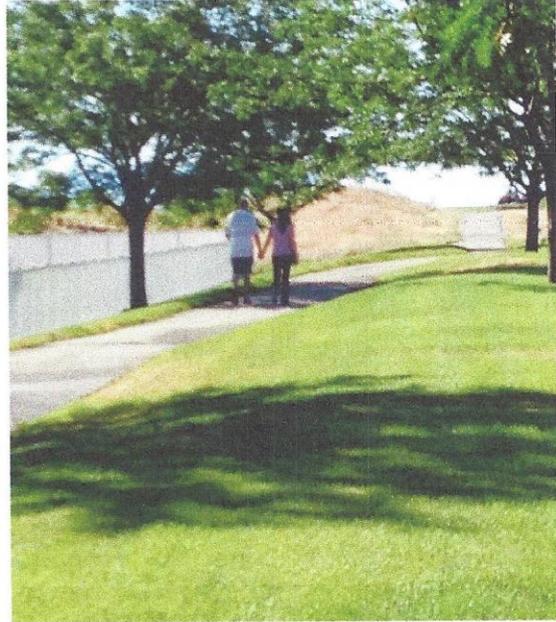
Talon's Trail Signage Description



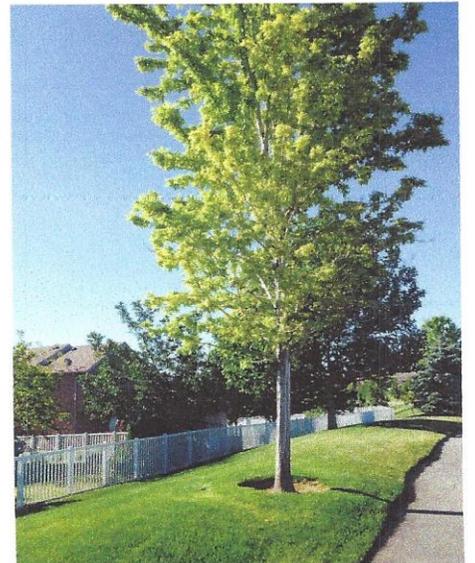
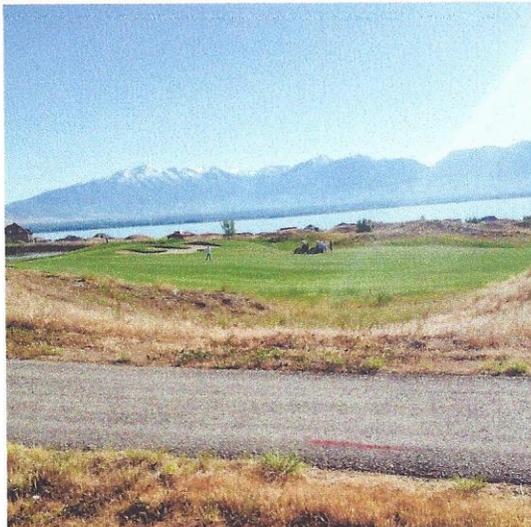
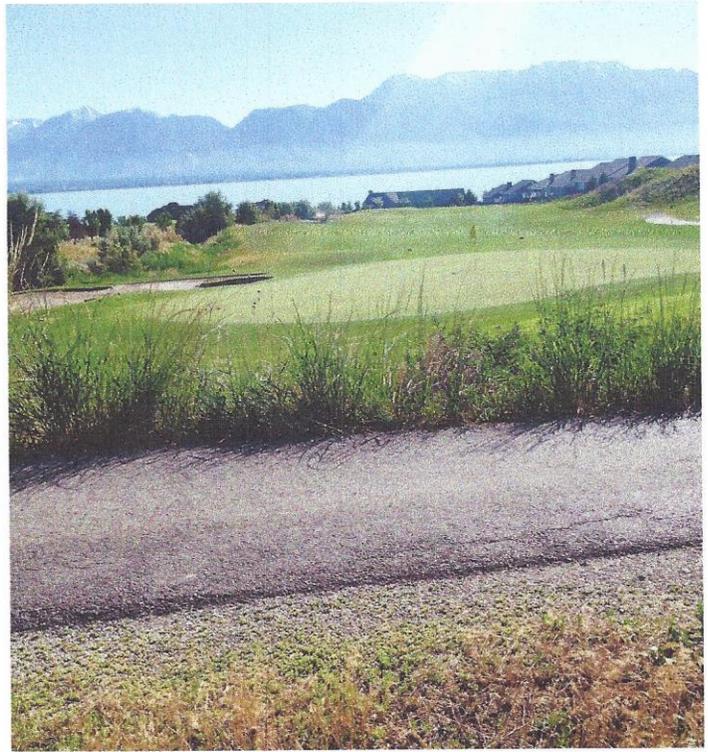
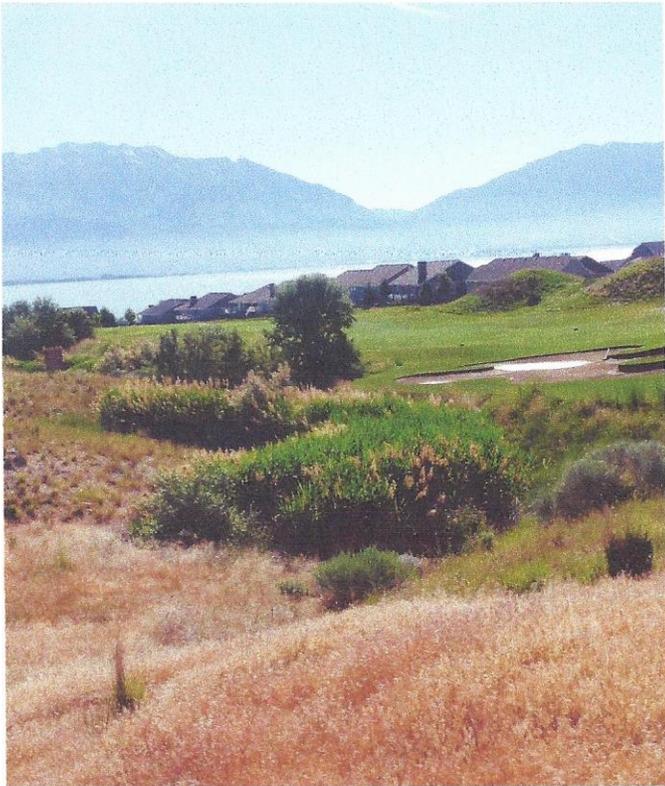
Talon's Trail Project cost proposal

Material Name	Quantity	Cost Sum
4x4x8 treated lumber post	5	\$ 63.51
Post hole digging	5	donated
3/8in-5in galvanized bolt	10	\$ 24.40
3/8in galvanized washer	10	\$ 3.04
12x18 metal sign	5	\$ 125.34
Artwork for signs	5	donated
Elastomeric paint Coating	2	\$ 113.98
<hr/>		
Total Cost		\$ 330.27

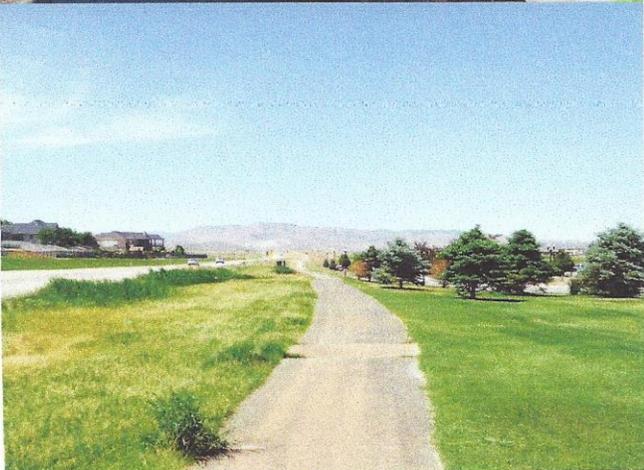
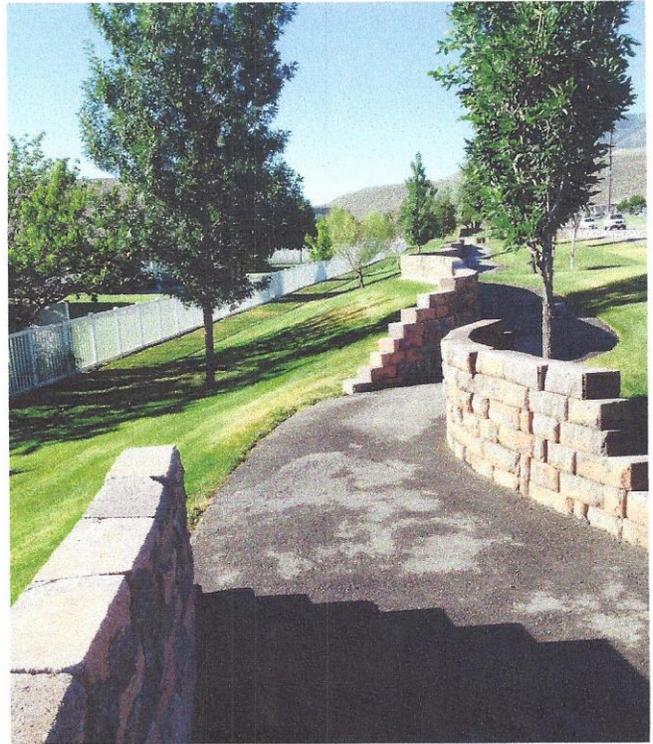
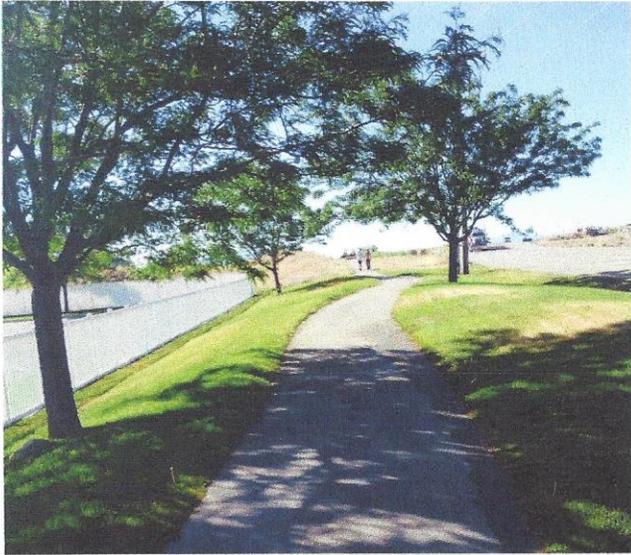
Runners, roller skaters, bikers, dog walkers, and more...



Views from the trail



Scenery on the trail



City Benefits

- The Project is low cost – about \$500 for Phase 1
- Sense of Community – Hundreds of people run, walk, bike, skateboard, push baby strollers and the like on Phase 1 of Talon's trail. Posting mileage signs with the City of Saratoga Springs logo will give them a warm feeling of community every time they travel by one of the signs.
- Talon's Trail will enhance, even further the positive image of the community.
- If approved, the project can be done by the end of this summer.

Project Approval

Is the City Council interested in funding phase 1 of this project for approximately **\$500?**

Project also supported by:

Saratoga Springs HOA

Melissa Scott – Senior Association Manager

Centennial Church Property

Thomas Nehren – Stake PFR

City of Saratoga Springs

Rick Kennington – Parks Superintendent

Spencer Kyle – Assistant City Manager

Mark Christiansen – City Manager

Questions or Comments?

Call/Text: 385-269-6073

Email: jtjadent@gmail.com

Proposal Created by: Jaden A. Taylor

2015-2016 Budget Amendment Supplemental #6

G/L Account	Department	Description	Current FY 2016 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
<u>Revenues</u>						
10-4610-400	Library Services	Book Purchases	23,371	29,371	6,000	State of Utah library grant - Check for amount has been received
10-4560500	Recreation Department	Recreation Program Expenses	4,856	18,011	13,155	Recreation funds for grant
General Capital Projects						
<u>Expenditures</u>						
35-4000-744	General Capital Projects	Road Projects	737,208	912,208	175,000	UDOT Jurisdictional Transfer - Check for amount has been received
					-	
Roads Impact Fund						
<u>Expenditures</u>						
new code	Roads Impact	400 W to Aspen Hills Blvd - Design and Const.	-	1,000,000	1,000,000	Roads Impact project
new code	Roads Impact	Foothill Blvd Alignment Study	-	50,000	50,000	Roads Impact project
Water Operations Fund						
<u>Revenues</u>						
51-3716-100	Water Operations	Servicing Installations	157,500	317,500	(160,000)	Estimated Revenue to be received to offset purchase of meters
51-5100-402	Water Operations	Water Meter Expenses	338,985	498,985	160,000	Purchase of water meters
					1,244,155	

RESOLUTION NO. R16-30

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2015-2016 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2015-2016 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

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

1. The City of Saratoga Springs does hereby adopt the amended 2015-2016 fiscal year budget as set forth and attached hereto.

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

Passed on the 17th day of May, 2016

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

City Council Staff Report

Author: Chelese M. Rawlings, Finance Manager
Subject: Budget Amendments
Date: May 17, 2016
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2015-16.

Description

A. Topic

This is the sixth budget amendment for the fiscal year 2015-2016.

B. Background

On August 4, 2015, October 6, 2015, January 19, 2016, February 16, 2016, and March 15, 2016 the first through fifth budget amendments for FY15-16 were approved by council. Attached is the detail of the requested budget amendments for the 6th budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2015-16.

TENTATIVE BUDGET DOCUMENT FOR THE CITY
OF SARATOGA SPRINGS

FY 2016 – 2021

Prepared By

Mark Christensen, City Manager

Chelese Rawlings, Finance Manager

Daniel Widenhouse, Management Analyst

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Mayor and City Council,

I am pleased to present the FY 2016 - 17 tentative budget to you. The City of Saratoga Springs FY 2017 tentative budget reflects current and future issues that our community will face. In addition, I am pleased to report that the City of Saratoga Springs is in strong financial position. As stewards of public funds, the city administration strives to meet and exceed city council goals within the constraints of available financial, human, and capital resources. The recommendations found within this document are designed to maintain a strong financial position while providing and expanding quality services for our citizens. The following is an overview of the significant budgetary items and trends in the FY 2016 - 17.

Growth of the City

The national economy and housing market trends continue to improve, placing Saratoga Springs as one of the fastest growing cities in the state with a positive economic forecast for the near future. The City of Saratoga Springs currently has over 8,000 units in the planning approval process. Commercial investment in the city is also increasing, providing increased private services for our residents to enjoy.

With the uptick in the economy, tax revenue is increasing, and all major revenues are increasing. These revenues will allow the city to provide quality services to an increasing population. The city administration continues to monitor revenue forecasts and uses conservative methods to project future revenues. Though revenues are increasing, the demand for municipal services is growing at a faster pace than revenues. In addition, some revenues, namely property tax, are not received until more than a year after a home is built, further restricting available funds for providing services. In order to maintain fiscal soundness, the City must conservatively increase expenditures in addition to increasing revenues. The recommendations in this document try to strike an appropriate balance between both options.

Additional Personnel and Pay Plan

Due to the increased growth of the city, the workload of city staff has increased. By conducting workload analyses, department heads have determined the specific departmental needs for additional personnel. In conjunction with the need for additional personnel, the City contracted with a third party, Personnel Systems, to conduct a pay plan analysis. The analysis revealed several recommendations for providing market-driven pay to all city staff. The recommended pay plan is presented in this document.

EXECUTIVE SUMMARY

Capital Projects

With the increased growth, the city needs more capital infrastructure projects than ever before. The following are the major capital projects represented in this fiscal year's budget:

- Police Facility
- Sports Complex
- North Zone 2 Canal Turnout
- South Zone 2 Reservoir
- North Sewer Outfall Phase II

Conclusion

The proposed budget presented herein has been compiled with goals and objectives outlined by City Council. Moreover, pursuant to §10-6-109, Utah Code Annotated, the FY 2015 - 16 Adjusted budget, FY 2016 - 17, and FY 2018 – 21 budgets have been prepared for the City of Saratoga Springs using budgetary practices and techniques recommended by the Governmental Accounting Standards Board (GASB) and the Governmental Finance Officers Association (GFOA). As required by State law, the proposed budget is balanced and represents a fiscally conservative approach to meet the demands imposed by the national, state, and local economy.

I submit this budget document for your review and approval. Thank you.

Mark Christensen

City Manager

EXECUTIVE SUMMARY



Mayor Jim Miller
Term: 01/2014 - 01/2018



Council Member Stephen Willden
Term: 01/2014 - 01/2018



Council Member Chris Porter
Term: 01/2016 - 01/2020



Council Member Bud Poduska
Term: 01/2016 - 01/2020



Council Member Michael McOmber
Term: 01/2014 - 01/2018

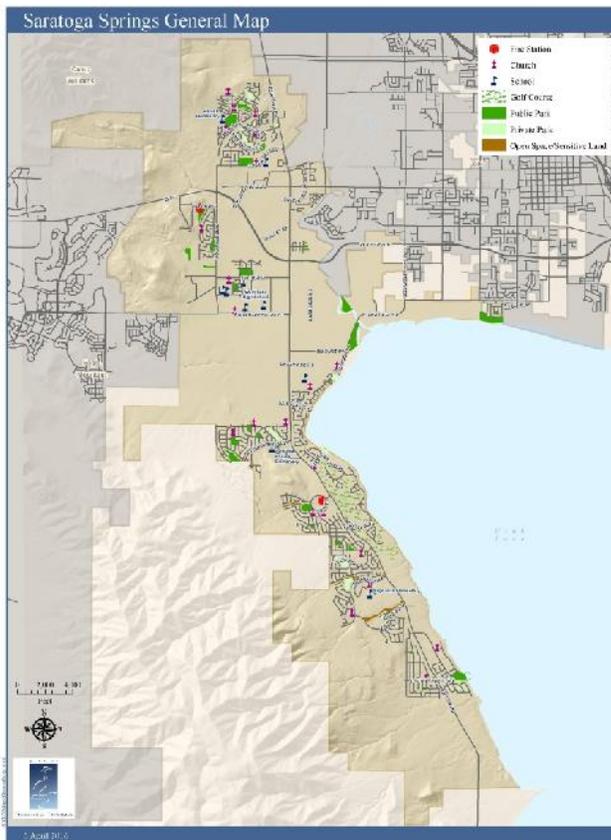


Council Member Shellie Baertsch
Term: 01/2016 - 01/2020

Will be adjusting pictures

COMMUNITY INFORMATION AND STATISTICS

Community Information and Statistics



The City of Saratoga Springs is a developing community located on the northwest shores of Utah Lake in the center of Utah’s Wasatch Front Metropolitan Area. The City, incorporated in December of 1997, boasts a high quality of life that includes beautiful lakeshore living, a quiet and rural atmosphere, great air quality, superb views and an excellent central location midway between the Provo/Orem and Salt Lake City metro areas. There is excellent access to I-15, via Pioneer Crossing, for both north and south travel, and access to the Bangerter Highway via Redwood Road for quick travel to Salt Lake International Airport (30-40 minutes by car) or other critical locations north of the City. Provo/Orem is located

approximately 20-25 minutes by car via I-15.

The City’s population of approximately 25,000 residents is a suburban population that works along the Wasatch Front but desires a quiet suburban area in which to live. The City is among the top ten highest growth cities in Utah, and as a region, the northern Utah County area has also experienced rapid development and growth in recent years. Even in a down economy, the cities of Saratoga Springs, Eagle Mountain, and Lehi continue to issue many development approvals and permits. The physical infrastructure to continue rapid residential growth is in place and regular planning ensures that transportation expansions map to population growth rates. The estimated combined population of these cities is 105,000 residents, mostly located west of the I-15 corridor.

Land development in the City has taken the form of large “master planned” communities with progressive land-use and zoning practices which have resulted in quality and diverse housing styles.

Saratoga Springs is only partially developed and it is expected that the build-out population of the City will be over 100,000 residents. Only 25 % of the land area within the City has

COMMUNITY INFORMATION AND STATISTICS

been developed or is planned to be developed. There are still several large parcels that remain as well as numerous smaller tracts that will one day be developed. In its General Land Use Plan, the City has sites planned for low, medium, and high density residential, neighborhood and regional parks, schools, commercial and office uses and large research and development properties.

The City provides many public services including water, sewer, police, garbage, and fire and emergency medical response. There is a fully functioning administrative office with staff providing city management, building permitting and inspections, engineering, development services, public works, utility billing, and records management. In addition to administrative functions, the City has a growing recreation program that provides year round recreational programs and clinics. This document includes budgets of all funds and account groups responsible for these activities, organizations, and functions that are related to the City and are controlled by or dependent upon the City's governing body, the Mayor and City Council.

The Saratoga Springs Special Improvement District is chartered under Utah law as separate legal governmental entity. This document includes reports of these entities since the Mayor and City Council are the appointed board members for these agencies.

The City operates under a six member council with the Mayor as a non-voting member of the legislative body. The Council has by ordinance established a city-manager form of government. Under this organizational structure, the Mayor and a five member Council appoint a city manager to act as the chief executive officer who oversees the daily operations of the City. The Council establishes policy and direction by enacting local legislation and adopting budgets; the city manager is responsible for implementing the Council's policies and direction. The Mayor is elected for a term of 4 years, while the Council is elected for 4 years with staggered terms.

The Mayor appoints seven members of the Planning Commission with the advice and consent of the City Council. The Planning Commission is a stipend position appointed to 4 year staggered terms. The Commission's primary responsibilities are to review and provide a recommendation on new development plans in accordance with the direction established by Council, zoning changes, and the general plan.

COMMUNITY INFORMATION AND STATISTICS

City Statistics

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age	Unemployment Rate
2010	16,516	447,032,121	25,141	26.1	7.9
2011	17,781	474,366,480	21,209	22.6	6.5
2012	19,054	583,888,488	27,624	22.6	5.5
2013	21,137	unavailable	unavailable	unavailable	unavailable
2014	24,356	492,234,760	20210	24.3	3.4
2015	25,710	unavailable	unavailable	unavailable	unavailable

Table 1 - Demographic and Economic Statistics

Employer	2015			2006		
	Employees	Rank	% of Total Employment	Employees	Rank	% of Total Employment
Alpine School District	1,695	1	53%	350	1	43%
Wal-Mart Stores Inc.	500	2	16%	-	-	-
Lakeview Academy	250	3	8%	-	-	-
Smith's Food & Drug	249	4	8%	120	3	15%
City of Saratoga Springs	200	5	6%	125	2	25%
Vivint/ARM Security	60	6	2%	-	-	-
Dean Flour, LLC	40	7	1%	-	-	-
McDonald's	40	8	1%	-	-	-
Riding Siding	40	9	1%	-	-	-
Arctic Circle Restaurants	40	10	1%	40	5	5%
Total City Employment	3207			812		

Table 2 - Principal Employers

COMMUNITY INFORMATION AND STATISTICS

Operation Indicators by Function	2015
Fire Protection	
# of full-time employees	7
# of part-time	89
Fire calls for service	257
Medical calls for service	604
Police Protection	
# of officers	19
Police calls for service	13,655
Municipal Water Services	
# of connections	6,282
Gallons billed/day	1,162,300
Municipal Sewer Services	
# of connections	6,282
Municipal Refuse Services	
# of first cans	5,261
# of second cans	1,374
# of recycle cans	5,077
Business Licenses	
# of licenses issued	551
Building and Construction	
# of building permits issued	550
# of residential units – single family	257
# of residential units – multi-family	90
Parks and Recreation	
# of football participants	221
# of basketball participants	936
# of soccer participants	1,739
# of tball participants	386

Table 3 - Operation Indicators by Function

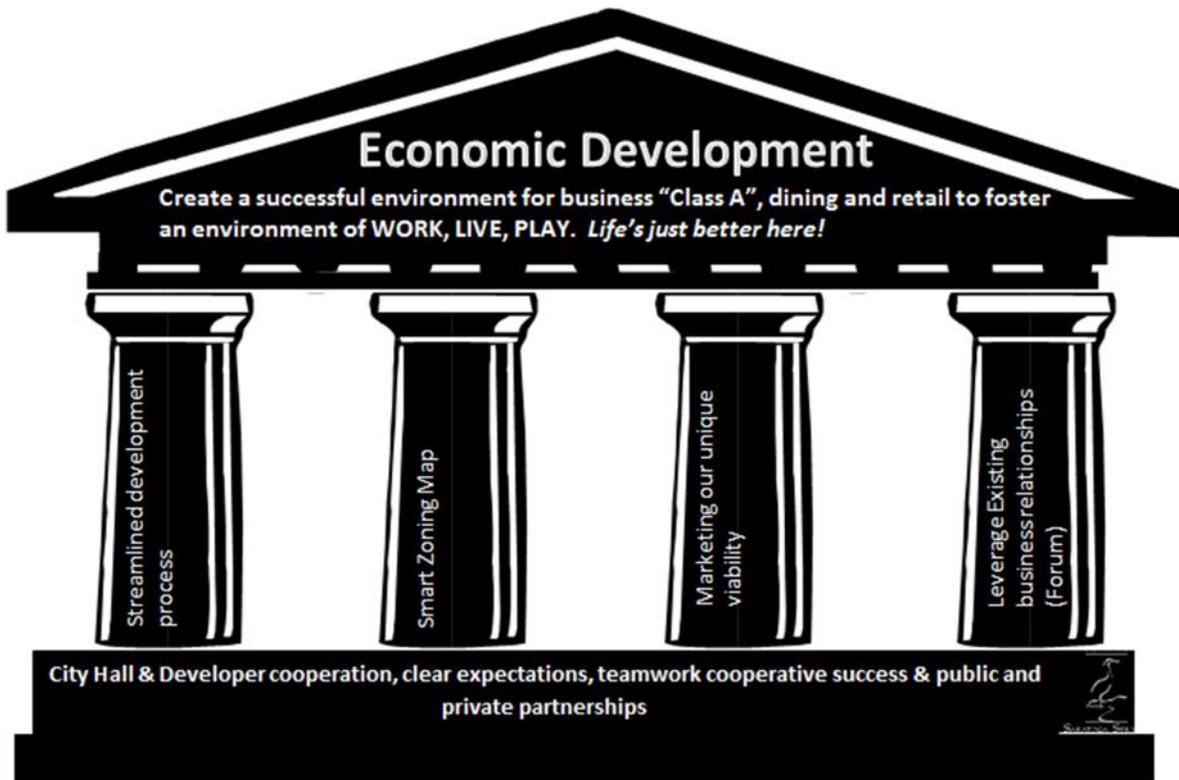
COMMUNITY INFORMATION AND STATISTICS

Capital Assets by Function	2015
Streets	
# of lane miles	85
# of street lights	1,583
Fire Protection	
# of stations	2
# of fire hydrants	1,209
# of fire pumping vehicles	3
Police Protection	
# of stations	1
Education	
# of high schools	1
# of junior high schools	1
# of elementary schools	7
Municipal Water Facilities	
Miles of water mains	210
Municipal Sewer Facilities	
Miles of sewer mains	94
Parks and Recreation	
# of parks	24
Park and open space acreage	140

Table 4 - Capital Assets by Function

LONG-TERM STRATEGIC GOALS

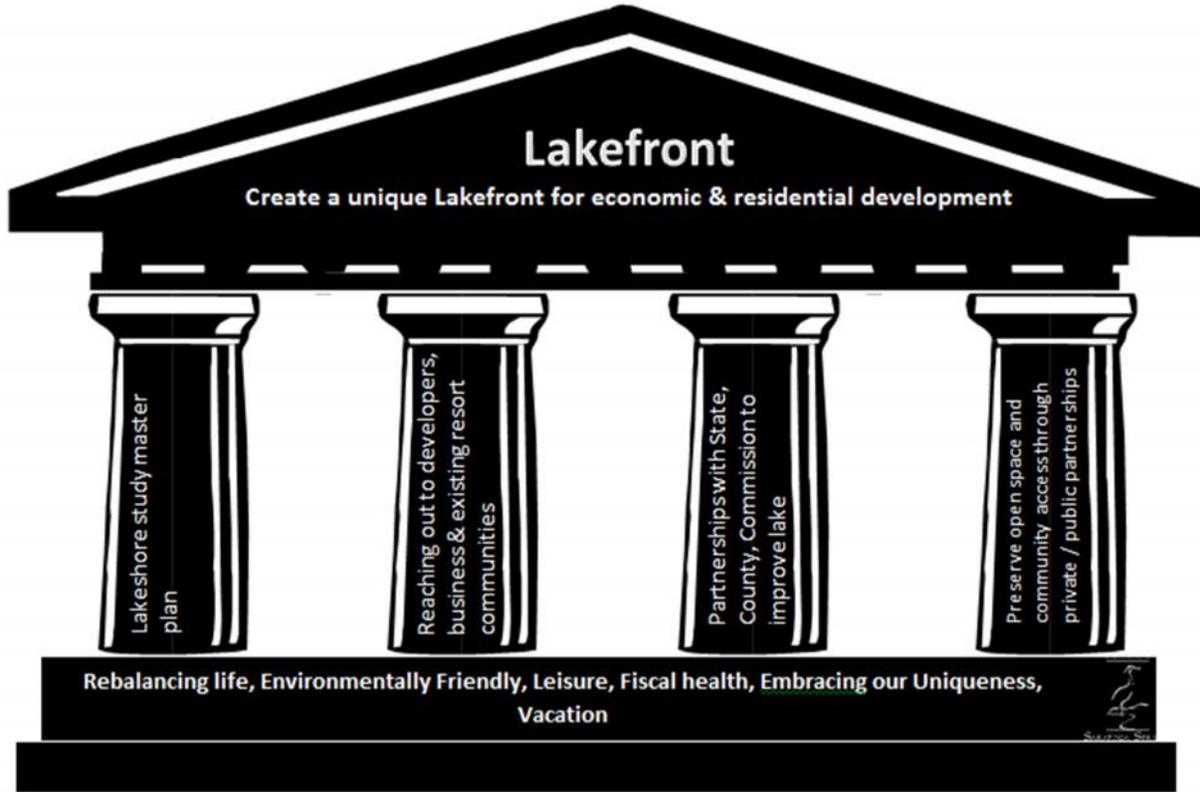
Strat Houses



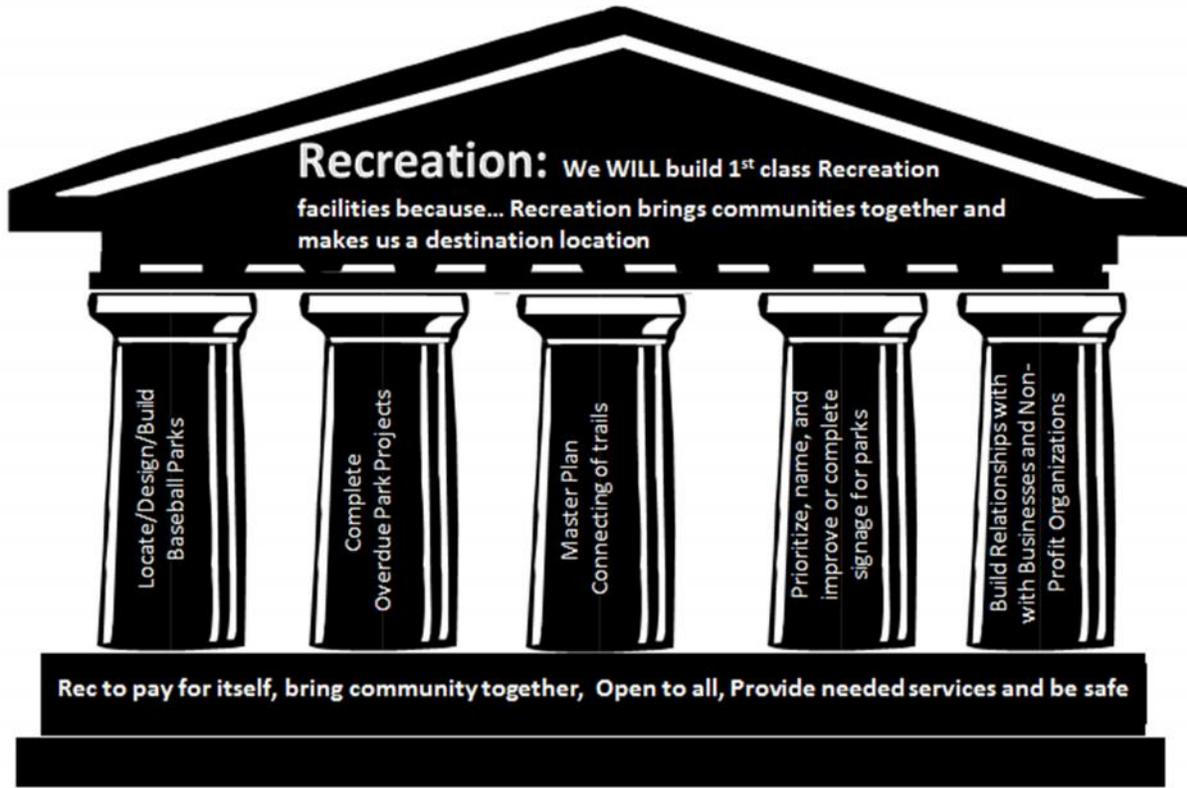
LONG-TERM STRATEGIC GOALS



LONG-TERM STRATEGIC GOALS



LONG-TERM STRATEGIC GOALS



SHORT-TERM AND UPCOMING ISSUES

Growth of the City

Northern Utah County and southern Salt Lake County are rapidly developing and are among the fastest growing areas of the country. With a build-out of only 21%, Saratoga Springs is poised to continue holding a place in the top ten fastest growing cities in Utah. The tables below show historical growth rates and future projections for population.

Saratoga Springs Population (Past)		
Year	Percent Change	Population
2010		16,516
2011	8%	17,781
2012	7%	19,054
2013	11%	21,137
2014	15%	24,356
2015	6%	25,710

Table 5 - Saratoga Springs Population (Past)

Saratoga Springs Population Estimates		
Year	Percent Change	Population
2020	(from 2015) 52%	39,186
2030	43%	58,496
2040	26%	78,987
2050	27%	107,900
2060	19%	134,000

Table 6 - Saratoga Springs Population Estimates

Population estimates are based on projections using a combination of prior growth rates, current planning application numbers, and the correlation with the number of building permits. The tables below show both historical and projected planning application and building permit counts.

Saratoga Springs Building Permits		
Calendar Year	Percent Change	Count
2010		365
2011	13%	411
2012	23%	506
2013	6%	537
2014	-13%	467
2015	26%	587
2016	70%	1000 (projected)
2017	-15%	850 (projected)
2018	22%	967 (projected)

SHORT-TERM AND UPCOMING ISSUES

2019	21%	1,170 (projected)
2020	20%	1,402 (projected)

Table 7 - Saratoga Springs Building Permits

Saratoga Springs Planning Applications				
Application Type	2012	2013	2014	2015
Ag Protection	0	2	0	1
Annexation	0	1	1	1
Change of Use	0	0	0	2
Code Amendment	0	1	3	1
Community Plan/Amend	0	1	1	4
Concept Plan	8	24	20	16
Conditional Use	6	4	6	6
Final Plat	10	30	13	23
Home Occupation	0	4	9	10
Lot Line Adjustment	3	1	8	2
MDA	4	6	2	1
Minor Subdivision	1	2	1	2
Plat Amendment	1	0	1	4
Preliminary Plat	7	25	14	17
Rezone/GPA	4	2	5	18
Sign Permit	11	7	15	21
Site Plan - new/amend	12	10	10	17
TUP	0	0	10	7
Variance	2	1	1	3
Village Plan	0	1	4	1
Other			1	2
Total Applications	69	122	124	157
Average Applications/wk	1.33	2.35	2.38	3.41

Table 8 - Saratoga Springs Planning Applications

At several staff leadership meetings throughout the year, department heads and supervisors determined that the number one problem facing each department individually and the city as a whole was staffing. They identified several issues that have or can occur with a lack of staffing:

1. Poor customer service
2. Low employee morale/increased burn out rate
3. Increased service/response times
4. Lack of flexibility in providing additional services

SHORT-TERM AND UPCOMING ISSUES

The city manager tasked each department head with developing a workload and personnel matrix to determine, using appropriate data analytics techniques, appropriate staffing levels. These analyses were presented at the 2016 Annual City Council Retreat. Based on these analyses, department heads submitted their requests for additional personnel for the next five years, including promotions of current staff. The recommended personnel requests are located in the individual department sections in the Departmental Information section of this document. Any unapproved personnel requests are located in the budget request appendix.

Pay Plan

Scope and History

Upon direction from the Council last fall, Staff contracted with a consultant to evaluate the best compensation methodology to be competitive within local government. The consultant chosen for the contract was Mike Swallow from Personnel Systems & Services (PSS). The purpose of this study was to update the City's compensation methodology. The previous methodology led to several problems including but not limited to being unable to find an adequate enough sample size for some positions, internal inequity issues, and questions from employees about wage progression; one of the many consequences of these problems is the difficulty to keep employees with valuable institutional knowledge. PSS also demonstrated that a 20 percent pay band was significantly smaller (approximately 45 percent average) than other pay bands currently in use by other public entities. The analysis was a diagnostic evaluation of the general philosophy and methodology of the pay plan.

Analysis

At the beginning of the project, PSS met with the two City Council Members assigned to this project and upon their recommendations conducted the following analysis.

PSS worked with staff to identify the employee's ranking prioritization of job values and a ranking methodology that helps establish job classifications. He then studied the City's previous compensation methodology and came back with the following recommended changes:

1. **To create an internal equity measure to meet FLSA guidelines for pay compensation.** This was achieved by reviewing all City job descriptions and utilizing a job values methodology to assign each position a numeric value; this allows us to compare the relative values of each position.

SHORT-TERM AND UPCOMING ISSUES

2. **Expanding the benchmarking data set.** During his analysis he recommended expanding the data set, which ensures that we have more data points to compare going forward; he also found that when including a larger group of organizations in the data set the wages were within 1% of the previous benchmarking methodology.
3. **Moving to a market based minimum compensation methodology;** this will allow the City to be more competitive in all personnel positions of the pay structure and should increase the City's ability to retain key employees. This methodology involves utilizing the data gathered and establishing a minimum rate for each position based on the market data, then utilizing a range to establish the maximum and midpoint. The survey data average range for all positions was 44.34% and he recommends rounding that number up to 45%.
4. **Bring all existing employee to the minimum of the range** (so long as there is no performance related reason for keeping the employee below the range). There are only a few existing positions that are currently being paid under the minimum, most current actual pay ranges fall between the minimum and the midpoint of the new pay ranges.
5. **Hiring and Annual growth within the range.**
 - a) New employees should be hired between the minimum and the midpoint. Their hire wage should be based on how the job qualifications outlined in the job description, the closer they are to matching the requirements the closer they can be hired to the midpoint of the range.
 - b) Existing employee's whose current pay falls between the minimum and midpoint will be eligible for up to a five percent annual raise. The actual amount of the wage increase will be based upon their annual performance evaluations and goals. By adding the entire increase to the base wage, employees who are at the beginning of their career will see the direct effects of learning their job and becoming proficient at that job. From the minimum base wage, most positions will take between four and seven years, at a five percent annual increase, for an employee to reach the midpoint base wage.
 - c) Existing employee's whose current pay falls between the midpoint and maximum will be eligible for up to a three percent annual increase and a two percent annual bonus. The actual amount of the wage increase and bonus will be based upon their annual performance evaluations and goal accomplishments. By splitting the increase into a wage base pay increase and a bonus, employees continue to progress towards their range maximum, albeit at a reduced rate when compared with employees below their midpoint, while receiving the benefits of both a raise and a one-time bonus. From the midpoint base wage, most positions will take

SHORT-TERM AND UPCOMING ISSUES

- between eight and twelve years, at a three percent annual increase, for an employee to reach the maximum base wage.
- d) An employee who is hired at the minimum of the range would take, on average, between 12 and 19 years to reach the maximum of their range assuming that there are no updates to the ranges. It can be assumed that the ranges will adjust over time as the market wages grow or contract.
 - e) When an employee reaches the maximum of the range, growth can only occur with any annual market adjustments. However, they will continue to be eligible for the annual performance bonus.

The following table demonstrates the abovementioned parameters:

Wage Placement	Annual Merit Increase
Minimum up to Midpoint	Amount awarded shall be added to the employee's base pay
Midpoint up to Maximum	Amount awarded shall be divided between the employee's base pay and a bonus
At Maximum	Amount awarded will be in the form of a bonus

Table 9 - Merit-Based Increases

Section XIV: Salary Planning

The text below is the proposed pay plan policy update to the Personnel, Policies, and Procedures manual for the City.

SECTION XIV: SALARY PLANNING

1. GENERAL INTENT. The City of Saratoga Springs, Utah wishes to implement a policy with respect to the salaries of elected officers, statutory employees, and all other employees, whether exempt or nonexempt under the Federal Fair Labor Standards Act. This policy shall not limit, replace, or take precedence over the City Council's legislative discretion to determine the compensation of its employees.

To maximize efficiency and performance, the City's policy is to compensate employees for performance and exceptional merit, and to provide a compensation strategy to govern effective and sustainable pay philosophy. Therefore, all employees shall be evaluated annually by the City Manager or designee for performance of their duties to determine whether they are eligible for an increase in compensation or a merit bonus. It shall be the responsibility of the City Manager to adopt reasonable and objective criteria for determining the performance of City employees and the appropriate compensation authorized within the Council-approved budget.

SHORT-TERM AND UPCOMING ISSUES

2. PAY PLAN DEVELOPMENT AND ALLOCATION.

A. General Policies and Procedures

- (1) In an effort to be competitive within local government, the City Council has selected to use the methodology adopted in the most recent pay study. This study determines minimum, midpoint and maximum pay ranges using all data points from participating organizations in the Utah market data set.
- (2) Based on satisfactory job performance, the City Council will attempt to compensate its employees up to a percentage increase identified and adopted by the Council during the budget process based on the salaries and compensation of benchmark organizations. The total amount of compensation will be determined on a yearly basis subject to the discretion of the City Council as part of the budget approval process.
- (3) The City Manager shall make a recommendation to the City Council during the budget submittal for compensation of City employees. Said recommendation shall be based on performance, a comparison of the available market data, and the relative financial condition of the City.
- (4) At no time shall these policies be interpreted as contractual or binding on the City. The City Council has the legislative discretion under the Utah Constitution to determine the compensation of its employees.
- (5) Part-time positions shall be benchmarked as described above—minus benefits—of a full-time position, unless adequate part-time benchmarks are available.

3. APPOINTMENT.

- A. Pay for newly hired employees should normally be set at the minimum of the pay range assigned to a job class. However, the City Manager may approve hires as warranted by job qualifications and experience and subject to the availability of funds. .
- B. The City Manager shall not authorize hiring above the midpoint of a pay range unless the City Council gives prior approval and the candidate is exceptionally qualified to warrant such compensation.
- C. Part-time positions are budgeted as described above. The City Manager or designee may use discretion in staffing these positions so long as: each individual employee's total annual hours remain under the City's maximum part-time annual limit; and departmental part-time wages do not exceed their annual budget.

4. PAY FOR PERFORMANCE.

SHORT-TERM AND UPCOMING ISSUES

- A. The City Manager, upon approval of the City Council, shall adopt performance increase guidelines effective July 1 of each fiscal year subject to funding in the approved budget.
- B. Employees may be eligible to receive a merit increase based on performance subject to a satisfactory performance evaluation.
- C. Employees whose performance is rated less than satisfactory shall not be eligible to receive a merit increase.
- D. The City Manager, or designee, must complete an employee's performance evaluation at least within sixty (60) days preceding the effective date of a merit increase.
- E. Movement within the pay range may occur as outlined in the following table.

Wage Placement	Annual Merit Increase
Minimum up to Midpoint	Amount awarded shall be added to the employee's Base Pay
Midpoint up to Maximum	Amount awarded shall be divided between the employee's Base Pay and a bonus
At Maximum	Amount awarded will be in the form of a bonus

5. SALARY ADJUSTMENT.

- A. The City Manager may recommend a salary adjustment in order to mitigate inequities, pay freezes, or other external market conditions.
- B. The City Manager shall submit a written rationale supporting the recommendation to the City Council.
- C. A salary adjustment is subject to the availability of funds and approval of the City Council within the approved or amended budget of each department.

6. PROMOTION.

- A. At the discretion of the City Manager, a salary increase shall be granted to an employee receiving a promotion.
- B. The City Manager may approve an increase to the new wage when a promotion results from a competitive recruitment to a new position level. Such an adjustment shall be based on exceptional qualifications and subject to the availability of funds.

7. REASSIGNMENT. Except when due to a demotion, or a disciplinary action, layoff, reorganization, an employee who is reassigned shall be paid at least the same salary received prior to the assignment.

SHORT-TERM AND UPCOMING ISSUES

8. RECLASSIFICATION.

- A. If the City Manager reclassifies a position to a higher level, the City Manager shall adjust the employee's salary to at least the minimum of the new range based upon increased responsibility. The City Manager may temporarily increase the wage of an employee who is assigned to an interim or acting position.
- B. A reclassification increase is subject to the availability of funds and the discretion of the City Council during the budget approval process.
- C. If the City Manager reclassifies a position to a lower level of responsibility, the employee's salary may remain the same.

9. DEMOTION. If an employee is demoted, either voluntarily or involuntarily, the City Manager may reduce the salary to the applicable pay range.

10. BENEFITS.

- A. Suspended Employee.
 - (1) An employee suspended without pay for disciplinary reasons shall continue to be eligible to receive the following Saratoga Springs benefits: retirement, health, dental, disability and life insurance programs subject to the conditions set forth in paragraph 11.A. (2) below except as otherwise provide by law.
 - (2) The employee shall pay the employee portion of insurance premiums to continue coverage through the period of suspension.
- B. Part Time Employee.
 - (1) Part-time, temporary, and seasonal employees do not qualify for benefits regardless of the number of hours worked except as otherwise provide by law.

Funding Source

Funding for the proposed pay plan will come out of the respective departmental budgets in the City's general and enterprise funds.

Capital Projects

SHORT-TERM AND UPCOMING ISSUES

Police Facility

- New police facility that houses the entire police department. In addition, the Justice Court department, including the court room and offices, will be housed in this facility. Think Architecture has the design contract. Paid for out of Police Impact Fee Fund. Cost: \$3,000,000. FY 2017 - 18

North Zone 2 Canal Turnout

- Utilizes the ULD canal water for secondary water for the North Zone system. Part of the Secondary Water Master Plan. Begin Spring 2017.

South Zone 2 Reservoir

- As development dictates, improvement south of Lake Mountain Estates. Storage for secondary water for all new development south of Lake Mountain Estates. \$1,650,000. Constructed ADO (as development occurs).

North Sewer Outfall Phase II

- Under Construction. Second phase of North Gravity Sewer Master Plan. Scheduled for finished May 1, 2016.

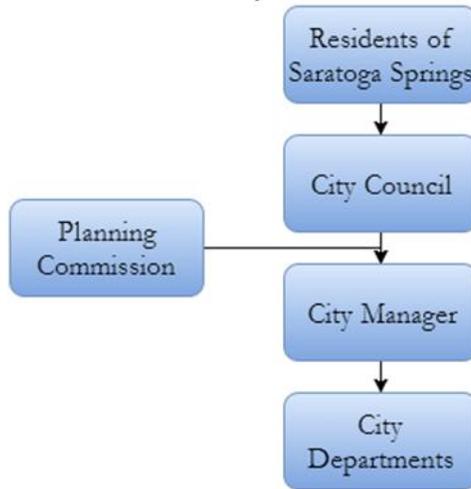
Sports Complex

- Sports complex. Estimated 8 baseball/softball fields, 4 - 5 soccer fields with a possible additional 3 baseball/softball fields. Estimated cost between \$7 - \$10 million. The fields will have lighting apparatus for night games. The park will also have play structures, score-keeper towers, bathroom facilities, and parking.

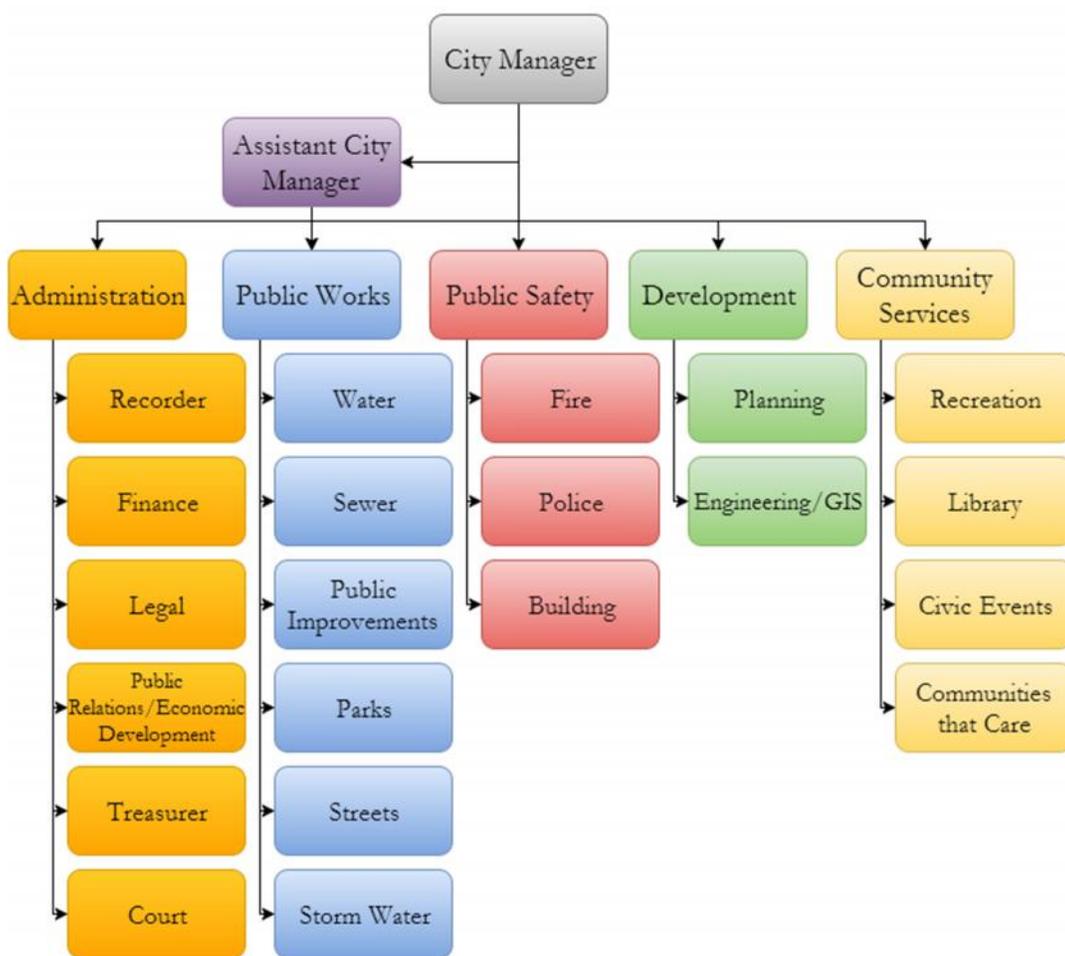
FINANCIAL STRUCTURE, POLICY, AND PROCESS

Organizational Charts

Overall City Structure



City Departments



FINANCIAL STRUCTURE, POLICY, AND PROCESS

Fund Structure and Basis of Accounting

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in the related Governmental Accounting Standards. The City is considered financially accountable for an organization if the City appoints a voting majority of that organization's governing body, or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered financially accountable for an organization if that organization is fiscally dependent on the City. The City has no component units.

State law requires that budgets be prepared for the following funds: general fund, special revenue funds, debt service funds, and capital improvement funds. All City funds are accounted for in accordance with Generally Accepted Accounting Principles (GAAP).

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are shown as assets in the government-wide financial statements, rather than reported as expenditures in the governmental fund financial statements. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source in the governmental fund financial statements. Amounts paid to reduce long-term debt in the government-wide financial statements are reported as a reduction of the related liability, rather than expenditures in the governmental fund statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter (generally within sixty days) to pay liabilities of the current period. Expenditures are generally recorded when a liability is incurred, as under the accrual method of accounting. However, debt service expenditures, as well as expenditure related to compensated absences and claims and judgments are recorded when payment is due.

FINANCIAL STRUCTURE, POLICY, AND PROCESS

Sales and use taxes, franchise taxes and earned but un-reimbursed state and federal grants associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year. Property taxes are measurable as of the date levied and available only when cash is received by the county treasurer prior to the City's fiscal year end and remitted to the City within sixty days of its fiscal year end.

The City reports the following governmental funds:

General Fund - The General Fund is the primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

Special Revenue Fund – The Special Revenue Fund is used to account for the proceeds of specific revenue sources that are restricted or committed for specified purposes. The City has one special revenue fund that operates the street light program funded by property owner assessments.

Capital Projects Fund- the Capital Projects Fund is used to account for financial resources used for the acquisition or construction of major capital improvements (other than those financed by proprietary funds.)

The City reports the following proprietary fund types as enterprise funds:

Water Utility Fund – The Water Utility Fund accounts for the water distribution system of the City for its residents.

Sewer Utility Fund – The Sewer Utility Fund accounts for the sewage collection systems of the City for its residents

Storm Drain Utility Fund – The Storm Drain Utility Fund accounts for the various storm drain collection and retention systems in the City for its residents.

Garbage Collection Utility Fund – The Garbage Collection Utility Fund accounts for the collection and disposal of garbage for City residents.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Generally, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by the Enterprise Funds for providing administrative, billing, and facility costs

FINANCIAL STRUCTURE, POLICY, AND PROCESS

for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Enterprise funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund’s principal ongoing operation. The principal operating revenues of the enterprise funds are charges to customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

General Fund	Enterprise Funds	Special Improvement
General Government	Water	Street Lighting
Public Safety	Sewer	
Highways & Public Improvements	Storm Drain	
Parks and Recreation	Garbage	
Economic Development		
Library		

Table 10 - Functional Units by Fund Type

Long-term Financial Policies

The long-term financial policies for the City are found in the Policies and Objectives section near the end of the document.

Budget Process

The budget process is a way to link Council’s goals to the day-to-day operations of the City. Through the budget process, the Council will adopt a budget and financial plan that will serve as a policy document for implementing the Council’s goals and objectives. The budget provides the staff and other resources necessary to accomplish goals and programs established by the City Council as well as a plan that establishes performance expectations for each department.

The budget process is an essential element of financial planning, management, control, and evaluation for the City. Additionally, the budget process offers a series of public hearings for consumers of governmental services to give input on city sponsored programs and levels of services.

According to state statute, the budget officer (City Manager) shall prepare and file a proposed budget with the City Council by the first scheduled Council meeting in May. The

FINANCIAL STRUCTURE, POLICY, AND PROCESS

proposed budget must be available for public inspection during normal business hours after it has been filed with the City Council. The Council holds at least one public hearing on the proposed budget. Before June 22, the Council must adopt either a tentative budget if the certified tax rate is to be exceeded (tax increase) or a final budget and proposed tax rate (no tax increase). If there is a property tax increase, the Council holds an additional public hearing before adopting the budget by August 17. This year there is no property tax increased proposed as part of the City Managers recommended budget.

The City begins the budget process in January with the City Council identifying goals and objectives for the next year. Each department director is responsible for preparing budget requests for each program, under the assumption that basic services will be maintained at current levels and adequately funded. Council objectives are addressed either in the current level budget or as additional options for enhanced, increased, or decreased service levels proposed by the departments. The City Manager reviews budget requests, including budget options, with each department director and develops a proposed budget balanced within the limits of the current available resources or with a proposed increase in fees and/or tax revenues. Between the second City Council meeting in March and the first meeting in June, the Council has the opportunity to review the proposed budget, consider public comment, and finally, adopt a balanced budget. The operating budget is adopted on an annual basis. Capital construction normally takes place over more than one fiscal year; therefore, capital budgets are adopted on a project length basis.

Budgetary Control

Budgetary control of each fund is maintained at the department level. Department directors play an active and important role in controlling the budget. Expenditures may not exceed appropriations at the department level. The City Council may amend the budget by motion during the fiscal year; however, increases in overall fund budgets (governmental funds) require a public hearing. However, enterprise fund budgets may be increased by the City Council without a public hearing.

Considerations for Funding

Requests for increased funding or levels of service should be considered at one time rather than in isolation or on a “piecemeal” basis. This policy does not preclude budget adjustments pursuant to state laws, but encourages that budget decisions, where possible, be part of the comprehensive process.

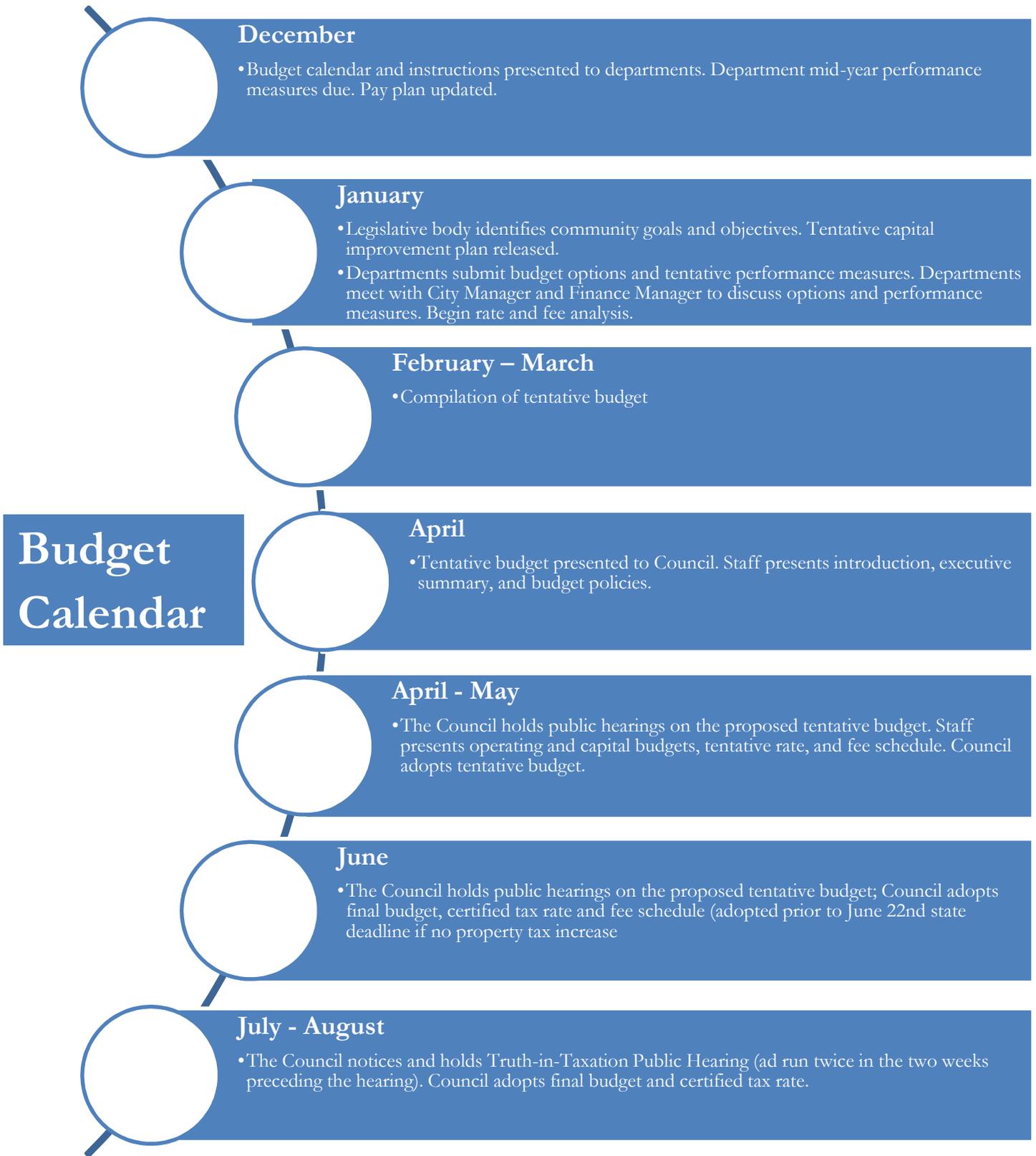
Departments are given specific instructions during the budget process that all budget requests must meet certain criteria prior to being considered by the City Council. Generally, the criteria is as follows: (1) budget requests are directly tied to the established Council goals,

FINANCIAL STRUCTURE, POLICY, AND PROCESS

(2) the department can demonstrate through quantifiable means that there is an outstanding need, or (3) the request is offset by a new revenue source, or (4) the request is directly tied to an expense reduction in the department's existing operating budget. Consideration must be given that new requests might require a budget reduction in future budget cycles to offset the request. This stringent process assists the City in acting fiscally responsible and clearly communicates expectations for budget requests. In addition to the above-mentioned criteria, all requests should meet at least one of the following criteria:

1. Requests should be offset with equal or greater reductions within a department's budget.
2. New personnel requests must be discussed with the City Manager prior to submitting the request.
3. Requests are offset with budget reductions in the same budget category. For example, a new personnel request should be offset with existing personnel funding, materials should offset materials, etc. Personnel requests offsetting existing funds other than personnel are discouraged and will be subjected to a heightened review.
4. Request demonstrates an exceptional need that could not have been anticipated during the budget process.
5. Request is specific for a Council program or goal.
6. Request generates new revenues.
7. Request fulfills federal, state, or local mandates.

FINANCIAL STRUCTURE, POLICY, AND PROCESS



FINANCIAL STRUCTURE, POLICY, AND PROCESS

Additional Budget Dates and Deadlines

- July 17 – Budget due to State Auditor’s Office (no property tax increase)
- August 30 - Budget published and available on-line
- September 17 - Budget due to State Auditor’s Office (property tax increase)
- September 17- Submit Budget Document to Government Finance Officers Association for their Budget Presentation Award
- September 30 – Final Budget Document made available

On or before the last day of the fiscal period in which a final budget has been adopted, budget amendments may become necessary to increase estimated revenues and appropriation budgets in certain funds. The Council, prior to approving budget amendments, must hold a public hearing to solicit public input.

Budget Award

It is the intent of the City Manager to present this budget document to The Government Finance Officers Association of the United States and Canada (GFOA) for the Distinguished Budget Presentation. To receive this award, the City must publish the document that meets program criteria as a policy document, operations guide, financial plan, and communication device. The award is significant because it demonstrates adherence to budget policies and positive planning efforts. The award is an external measure of the proactive budgeting practices the City is employing and is valid for a period of one year. We believe this budget conforms to GFOA requirements and we will submit the budget when we apply for this prestigious award.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

City of Saratoga Springs

Utah

For the Fiscal Year Beginning

July 1, 2015

Executive Director

FINANCIAL SUMMARY

This section is a discussion about the revenues, expenditures, debt service, capital projects, and the effect of those capital projects for each major fund. These terms are defined as the following:

- Fund Balance/Fund Equity– Difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources.
- Revenues: Income
- Expenditures – decreases in net financial resources not properly classified as other financing uses.
- Debt Service Fund: Governmental fund type used to account for accumulations of resources that are restricted, committed, or assigned to expenditure for principal and interest.
- Capital Projects Fund: Fund type used to account for financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets (excluding capital-related outflows financed by proprietary funds or for assets that will be held in trust for individuals, private organizations, or other governments).
- Effect of Capital Projects: The extent to which significant nonrecurring capital expenditures will affect the City’s current and future operating budget and the services that the City provides.

Fund Balance

Fund balance is a crucial measure for understanding the financial health of any organization. Each fund starts the year with the previous year’s ending fund balance. After revenues are added and expenditures are subtracted, the fund is left with an ending fund balance that is then used for the beginning fund balance next year. Fund balance is tracked for each individual fund and as a sum of the funds of the whole city. Below is a table that shows the ending fund balance as of FY 2015. Following that table is another that shows the ending fund balance changes from the previous year to next year.

FINANCIAL SUMMARY

Ending Fund Balance Available for Appropriation						
	FY2015	FY2014	FY2013	FY2012	FY2011	FY2010
General (10)	2,989,076	2,068,425	2,508,347	2,478,911	1,782,816	1,601,996
Street Lighting (22)	312,302	263,404	217,842	248,903	202,031	134,285
SSD Street Lighting (23)	18,639	71,372	65,266	56,822	47,422	35,306
Zone 2 SID (24)	4,377,687	3,838,405	4,249,350	3,848,755	2,816,663	3,232,154
Storm Drain Capital (31)	800,194	1,164,195	1,174,415	926,714	967,267	2,236
Parks Capital (32)	2,384,835	2,188,161	1,873,455	1,257,409	2,003,254	30,576
Roads Capital (33)	4,806,871	5,052,920	4,849,350	4,390,342	2,642,930	(1,019,470)
Public Safety (34)	1,364,610	1,050,193	774,905	388,248	(19,515)	(20,833)
General Capital Proj (35)	4,494,275	2,191,284	3,487,928	1,391,991	1,814,917	190,618
Water (51)	2,439,563	1,555,300	603,382	(105,967)	829,955	709,853
Sewer (52)	3,000,071	2,496,735	1,968,418	2,048,873	1,653,172	1,323,462
Wastewater Capital (53)	167,594	197,722	764,350	725,624	450,659	(2,335)
Storm Drain (54)	247,132	327,822	263,163	164,687	99,468	63,523
Garbage (55)	221,341	111,297	349,737	272,577	220,132	126,608
Water Capital Proj (56)	(359,254)	560,607	72,576	1,772,269	1,422,018	(9,000)
Secondary Capital Proj (57)	601,720	116,356	(84,510)	220,996	250,514	1,800
Ending Fund Balance	27,866,658	23,254,198	23,137,974	20,087,153	17,183,704	6,400,779

This includes Cash, Current Liabilities, and Current Receivables

Table 11 - Ending Fund Balance History

Percent Change in Ending Fund Balance from Previous Fiscal Year						
Fund	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011	FY 2010
General (10)	45%	-18%	1%	39%	20%	45%
Street Lighting (22)	19%	21%	-12%	23%	88%	19%
SSD Street Lighting (23)	-74%	9%	15%	20%	50%	-74%
Zone 2 SID (24)	14%	-10%	10%	37%	80%	14%
Storm Drain Capital (31)	-31%	-1%	27%	-4%	242%	-31%
Parks Capital (32)	9%	17%	49%	-37%	53%	9%
Roads Capital (33)	-5%	4%	10%	66%	89%	-5%
Public Safety (34)	30%	36%	100%	-2090%	0%	30%
General Capital Proj (35)	105%	-37%	151%	-23%		105%
Water (51)	57%	158%	-669%	-113%	12%	57%
Sewer (52)	20%	27%	-4%	24%	85%	20%
Wastewater Capital (53)	-15%	-74%	5%	61%	270%	-15%
Storm Drain (54)	-25%	25%	60%	66%		-25%
Garbage (55)	99%	-68%	28%	24%	134%	99%
Water Capital Proj (56)	-164%	672%	-96%	25%	121%	-164%
Secondary Capital Proj (57)	417%	-238%	-138%	-12%	19%	417%
Total Ending Fund Balance	20%	1%	15%	17%	77%	20%

Table 12 - Percent Change in Ending Fund Balance from Previous Fiscal Year

FINANCIAL SUMMARY

The General (10), Street Lighting (22), SSD Street Lighting (23), Parks Capital (32), Public Safety (34), General Capital Projects (35), Sewer (52), and Secondary Capital Projects (57) funds all increased by 10% or greater over the previous year. The increase in fund balance is due to an increase in revenues over that which was estimated using the revenue projection model. Below is a table showing the beginning fund balance for each fund.

Beginning Fund Balance Available for Appropriation						
	FY2015	FY2014	FY2013	FY2012	FY2011	FY2010
General (10)	2,068,425	2,508,347	2,478,911	1,782,816	1,601,996	905,031
Street Lighting (22)	263,404	217,842	248,903	202,031	134,285	76,617
SSD Street Lighting (23)	71,372	65,266	56,822	47,422	35,306	24,167
Zone 2 SID (24)	3,838,405	4,249,350	3,848,755	2,816,663	3,232,154	(521,443)
Storm Drain Capital (31)	1,164,195	1,174,415	926,714	967,267	2,236	398,368
Parks Capital (32)	2,188,161	1,873,455	1,257,409	2,003,254	30,576	3,741,074
Roads Capital (33)	5,052,920	4,849,350	4,390,342	2,642,930	(1,019,470)	4,102,054
Public Safety (34)	1,050,193	774,905	388,248	(19,515)	(20,833)	1,093,882
General Capital Proj (35)	2,191,284	3,487,928	1,391,991	1,814,917	190,618	-
Water (51)	1,555,300	603,382	(105,967)	829,955	709,853	961,234
Sewer (52)	2,496,735	1,968,418	2,048,873	1,653,172	1,323,462	387,356
Wastewater Capital (53)	197,722	764,350	725,624	450,659	(2,335)	167,781
Storm Drain (54)	327,822	263,163	164,687	99,468	63,523	-
Garbage (55)	111,297	349,737	272,577	220,132	126,608	70,019
Water Capital Proj (56)	560,607	72,576	1,772,269	1,422,018	(9,000)	1,178,697
Secondary Capital Proj (57)	116,356	(84,510)	220,996	250,514	1,800	1,329,878
Beginning Fund Balance	23,254,198	23,137,974	20,087,153	17,183,704	6,400,779	13,914,715
This includes Cash, Current Liabilities, and Current Receivables						

Table 13 - Beginning Fund Balance History

Revenues

Revenues represent the various sources of income for an organization. The tables below show the increase or decrease in revenues by fund, category, and by category percentage.

Government-Wide: Revenues by Fund								
Fund	2015 Actual	2016 Budget	Adj	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
10 General Fund	13,511,941	13,070,261		14,073,754	14,670,775	15,252,640	15,891,844	16,597,855
22, 23 Street Lighting Funds	185,554	192,483		206,975	206,975	206,975	206,975	206,975
31 Storm Drain Capital Projects Fund	237,854	255,000		255,000	255,000	255,000	255,000	255,000
32 Parks Capital Projects Fund	633,543	550,000		550,000	577,500	606,375	636,694	668,528
33 Roads Capital Projects Fund	958,701	800,000		800,000	808,000	816,080	824,241	832,483
34 Public Safety Capital Projects Fund	314,417	300,000		3,000,000	303,000	306,030	309,090	312,181
35 Capital Projects Fund	3,399,801	1,697,046		2,372,046	1,372,046	1,372,046	1,372,046	1,372,046
40 Debt Service Fund	291,800	293,300		293,500	293,500	293,550	293,055	293,723
51 Water Utility Fund	4,042,077	3,440,500		3,958,000	4,245,900	4,557,195	4,893,955	5,258,442
52 Sewer Utility Fund	2,758,310	2,336,500		2,636,500	2,689,230	2,743,015	2,797,875	2,853,832
53 Wastewater Impact Fee Fund	302,025	300,000		325,000	16,328,250	331,533	334,848	338,196
54 Storm Drain Utility Fund	408,618	400,000		410,000	2,914,100	418,241	422,423	426,648
55 Garbage Utility Fund	914,775	880,000		900,000	909,000	918,090	927,271	936,544
56 Culinary Water Impact Fee Fund	852,010	750,000		950,000	952,000	954,020	956,060	958,121
57 Secondary Water Impact Fee Fund	612,329	2,719,000		1,000,000	5,367,000	1,000,000	1,000,000	1,000,000
Total Revenues by Fund	\$ 29,423,755	\$ 27,984,090		\$ 31,730,775	\$ 51,892,276	\$ 30,030,789	\$ 31,121,377	\$ 32,310,575

Table 14 - Government - Wide Revenues by Fund

FINANCIAL SUMMARY

Government-Wide: Revenues by Major Object							
Major Object	2015 Actual	2016 Adj Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
Tax Revenue	6,692,615	6,448,518	6,776,769	7,058,223	7,352,206	7,659,298	7,980,109
% Change from Prior Year	6%	-4%	5%	4%	4%	4%	4%
Licenses and Permits	749,910	632,100	789,900	866,070	949,775	1,041,766	1,142,870
% Change from Prior Year	29%	-16%	25%	10%	10%	10%	10%
Intergovernmental Revenue	764,283	782,202	707,952	720,672	734,485	748,575	762,946
% Change from Prior Year	-2%	2%	-9%	2%	2%	2%	2%
Charges for Services	9,802,867	8,520,317	10,000,073	13,079,162	11,146,997	11,777,159	12,479,961
% Change from Prior Year	20%	-13%	17%	31%	-15%	6%	6%
Other Revenue	6,426,777	6,338,792	5,665,900	26,077,970	5,757,096	2,805,494	5,854,286
% Change from Prior Year	93%	-1%	-11%	360%	-78%	-51%	109%
Contributions and Transfers	3,261,029	3,420,633	5,297,139	4,080,076	4,080,045	4,089,735	4,572,197
% Change from Prior Year	-13%	5%	55%	-23%	0%	0%	12%
Total	\$ 27,697,482	\$ 26,142,562	\$ 29,237,734	\$ 51,882,176	\$ 30,020,604	\$ 28,122,027	\$ 32,792,371
% Change from Previous Year	21%	-6%	12%	77%	-42%	-6%	17%

Table 15 - Government - Wide Revenues by Major Object

Government-Wide: Revenues by Major Object as a Percentage							
Major Object	2015 Actual	2016 Adj Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
Tax Revenue	24%	25%	23%	14%	24%	27%	24%
Licenses and Permits	3%	2%	3%	2%	3%	4%	3%
Intergovernmental Revenue	3%	3%	2%	1%	2%	3%	2%
Charges for Services	35%	33%	34%	25%	37%	42%	38%
Other Revenue	23%	24%	19%	50%	19%	10%	18%
Contributions and Transfers	12%	13%	18%	8%	14%	15%	14%
Total	100%	100%	100%	100%	100%	100%	100%

Table 16 - Government - Wide Revenues by Major Object as Percentage

Government - Wide: Percent Increase in Revenues by Fund							
Fund	2015 Actual	2016 Adj Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
General Fund (10)	16%	-3%	8%	4%	4%	4%	4%
Street Lighting Funds (22 & 23)	6%	4%	8%	0%	0%	0%	0%
Storm Drain Capital Projects Fund (31)	34%	7%	0%	0%	0%	0%	0%
Parks Capital Projects Fund (32)	-13%	-13%	0%	5%	5%	5%	5%
Roads Capital Projects Fund (33)	4%	-17%	0%	1%	1%	1%	1%
Public Safety Capital Projects Fund (34)	12%	-5%	900%	-90%	1%	1%	1%
Capital Projects Fund (35)	-28%	-50%	40%	-42%	0%	0%	0%
Debt Service Fund (40)	0%	1%	0%	0%	0%	0%	0%
Water Utility Fund (51)	25%	-15%	15%	7%	7%	7%	7%
Sewer Utility Fund (52)	20%	-15%	13%	2%	2%	2%	2%
Wastewater Impact Fee Fund (53)	-30%	-1%	8%	4924%	-98%	1%	1%
Storm Drain Utility Fund (54)	0%	-2%	3%	611%	-86%	1%	1%

FINANCIAL SUMMARY

Garbage Utility Fund (55)	2%	-4%	2%	1%	1%	1%
Culinary Water Impact Fee Fund (56)	-10%	-12%	27%	0%	0%	0%
Secondary Water Impact Fee Fund (57)	-15%	344%	-63%	437%	-81%	0%
Total	5%	-5%	13%	64%	-42%	4%

Table 17 - Government - Wide Percent Increase in Revenues by Fund

Revenues increased by over 10% in the General (10), Storm Drain Capital Projects (31), Public Safety Capital Projects (34), Water Utility Fund (51), and the Sewer Utility (52) funds. This increase is due to an increase in one-time revenues above the projected amounts, which were projected using the conservative revenue projection model.

Revenue comes from a variety of sources. Each source will be discussed in the individual fund sections. Below is an overview of the various sources of revenue and their percentages.

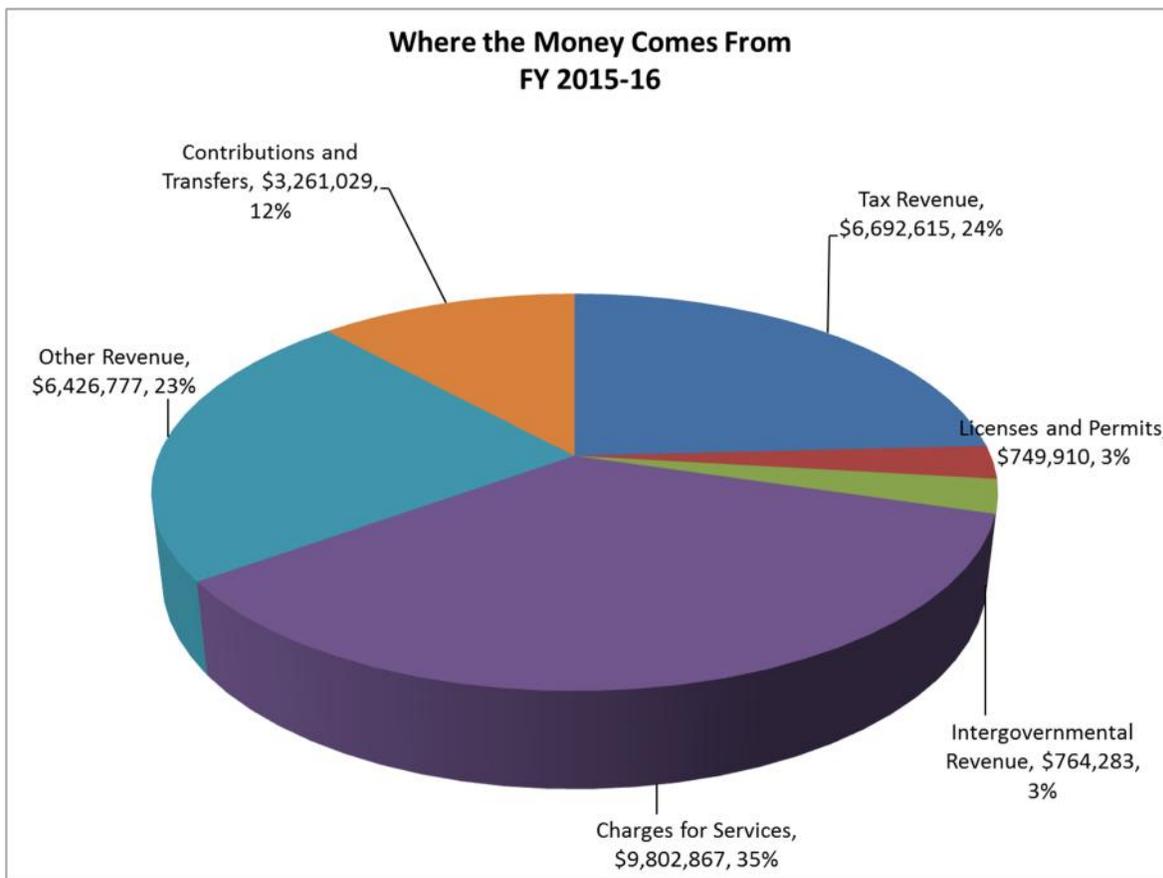


Figure 1 - Revenue by Source

Revenue Forecasting

FINANCIAL SUMMARY

The City has endorsed the recommended practices issued by the *National Advisory Council on State and Local Budgeting* addressing budgeting and financial planning, specifically the six revenue forecasting practices.

- Multi-year revenue/resource projections
- Maintaining an in-depth understanding of revenues/resources
- Assessing the effects of potential changes to revenue source rates and bases
- Periodically estimating the impact and potential foregone revenue/resources as a result of policies that exempt from payment, provide discounts and credits, or otherwise favor a particular category of taxpayers or service users
- Developing a process for achieving consensus on the forecast of revenues used to estimate available resources for a budget
- Preparing and maintaining a revenue manual that documents revenue sources and factors relevant to present and projected future levels of those revenues

Methodology

The City uses *qualitative* and *quantitative* approaches to forecasting revenues that include, but are not limited to:

- Trend Analysis
- Economic Reviews and Publications
- Departmental Surveys
- National, State, and Local Policy Changes
- Comparing Revenue Collections against Projections
- Consensus, Expert, and Judgmental Forecasting

Both forecasting methods include global, national, state, and local analysis that may affect revenues and financial planning.

FINANCIAL SUMMARY



Expenditures

Expenditures represent the cost of providing services. Like revenues, each fund has its own set of expenditures. Below are tables that sum the total expenditures by fund, by category, and by percentage of category. The final table represents the percent change in expenditures from each prior year.

Government-Wide: Expenditures by Fund								
Fund	2015 Actual	2016 Budget	Adj 2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	
10 General Fund	12,534,523	13,504,457	14,489,739	14,674,530	15,260,336	15,903,679	16,609,999	
22, 23 Street Lighting Funds	182,763	201,975	206,975	206,975	206,975	206,975	206,975	
31 Storm Drain Impact Capital Projects Fund	601,854	1,063,048	-	-	-	-	-	
32 Parks Impact Capital Projects Fund	436,869	2,923,528	-	-	-	-	-	
33 Roads Impact Capital Projects Fund	-	4,710,831	1,050,000	445,000	-	-	-	
34 Public Safety Capital Projects Fund	-	824,737	3,000,000	-	-	-	5,000,000	
35 Capital Projects Fund	2,355,170	5,171,724	2,372,046	1,372,046	1,372,046	1,372,046	1,372,046	
40 Debt Service Fund	292,883	293,300	293,500	293,500	293,550	293,055	293,723	
51 Water Utility Fund	5,471,413	3,975,629	3,957,900	4,245,900	4,557,195	4,893,954	4,290,013	
52 Sewer Utility Fund	2,246,736	2,657,744	2,636,500	2,689,230	2,743,015	2,797,875	2,853,833	
53 Wastewater Impact Fee Fund	332,153	1,486,303	-	16,214,267	-	-	-	
54 Storm Drain Utility Fund	540,372	647,072	516,685	2,914,100	625,956	521,520	1,273,194	
55 Garbage Utility Fund	908,199	880,000	900,000	909,000	918,090	927,271	936,544	
56 Culinary Water Impact Fee Fund	1,240,664	951,876	950,000	952,000	954,020	956,060	958,121	
57 Secondary Water Impact Fee Fund	260,114	3,199,027	1,000,000	5,367,000	1,000,000	1,000,000	1,000,000	
Total Revenues by Fund	\$ 27,403,713	\$ 42,491,250	\$ 31,373,345	\$ 50,283,549	\$ 27,931,183	\$ 28,872,435	\$ 34,794,448	

FINANCIAL SUMMARY

Table 18 - Government - Wide Expenditures by Fund

Government-Wide: Expenditures by Major Object								
Major Object	2015 Actual	2016 Budget	Adj	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
Personnel	7,983,148	9,692,568		11,050,569	11,585,424	12,130,153	12,701,369	13,296,359
% Change from Prior Year	12%	21%		14%	5%	5%	5%	5%
Materials, Supplies, and Services	15,023,337	14,232,215		14,250,186	16,616,132	14,777,568	15,261,291	15,742,150
% Change from Prior Year	178%	-5%		0%	17%	-11%	3%	3%
Debt Service	449,835	557,544		1,253,744	1,251,669	1,248,069	1,248,774	1,250,442
% Change from Prior Year	-11%	24%		125%	0%	0%	0%	0%
Capital	53,660	22,375,851		9,808,046	25,962,796	5,641,084	5,687,979	10,916,574
% Change from Prior Year	38%	41599%		-56%	165%	-78%	1%	92%
Transfers	1,344,074	412,860		412,860	412,994	413,087	413,141	413,211
% Change from Prior Year	-42%	-69%		0%	0%	0%	0%	0%
Ending Balance	11,532,573	14,567,505		14,911,839	14,929,529	15,515,336	16,158,680	18,325,627
% Change from Prior Year	-7%	26%		2%	0%	4%	4%	13%
Total	\$ 36,386,628	\$ 61,838,542		\$ 51,687,244	\$ 70,758,545	\$ 49,725,297	\$ 51,471,234	\$ 59,944,364
% Change from Previous Year	31%	70%		-16%	37%	-30%	4%	16%

Table 19 - Government - Wide Expenditures by Object

Government-Wide: Expenditures by Major Object as a Percentage								
Major Object	2015 Actual	2016 Budget	Adj	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan
Personnel	22%	16%		21%	16%	24%	25%	22%
Materials, Supplies, and Services	41%	23%		28%	23%	30%	30%	26%
Debt Service	1%	1%		2%	2%	3%	2%	2%
Capital	0%	36%		19%	37%	11%	11%	18%
Transfers	4%	1%		1%	1%	1%	1%	1%
Ending Balance	32%	24%		29%	21%	31%	31%	31%
Total	100%	100%		100%	100%	100%	100%	100%

Table 20 - Government - Wide Expenditures by Major Object as Percentage

Government - Wide: Percent Change in Expenditures by Fund						
Fund	2015 Actual	2016 Adj Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan
General Fund (10)	1%	8%	7%	1%	4%	4%
Street Lighting Funds (22 & 23)	40%	11%	2%	0%	0%	0%
Storm Drain Capital Projects Fund (31)	220%	77%	-100%	-	-	-
Parks Capital Projects Fund (32)	5%	569%	-100%	-	-	-
Roads Capital Projects Fund (33)	-100%	-	-78%	-58%	-100%	-
Public Safety Capital Projects Fund (34)	-100%	-	264%	-100%	-	-
Capital Projects Fund (35)	-44%	120%	-54%	-42%	0%	0%
Debt Service Fund (40)	0%	0%	0%	0%	0%	0%
Water Utility Fund (51)	56%	-27%	0%	7%	7%	7%
Sewer Utility Fund (52)	14%	18%	-1%	2%	2%	2%
Wastewater Impact Fee Fund (53)	-68%	347%	-100%	-	-100%	-
Storm Drain Utility Fund (54)	92%	20%	-20%	464%	-79%	-17%

FINANCIAL SUMMARY

Garbage Utility Fund (55)	-11%	-3%	2%	1%	1%	1%
Culinary Water Impact Fee Fund (56)	96%	-23%	0%	0%	0%	0%
Secondary Water Impact Fee Fund (57)	-50%	1130%	-69%	437%	-81%	0%
Total	0%	55%	-26%	60%	-44%	3%

Table 21 - Government - Wide: Percent Increase in Expenditures by Fund

Expenditures increased by 10% or more in the Street Lighting (22 & 23), Storm Drain Capital Projects (31), Water Utility (51), Sewer Utility (52), Storm Drain Utility (54), and Culinary Water Impact Fee (56) funds. These increases are due to new capital projects. Any significant decreases are due to the lack of budgeted capital projects compared with the previous year.

There are several categories of expenditures. The figure below shows the percentage of each type/category of expenditure.

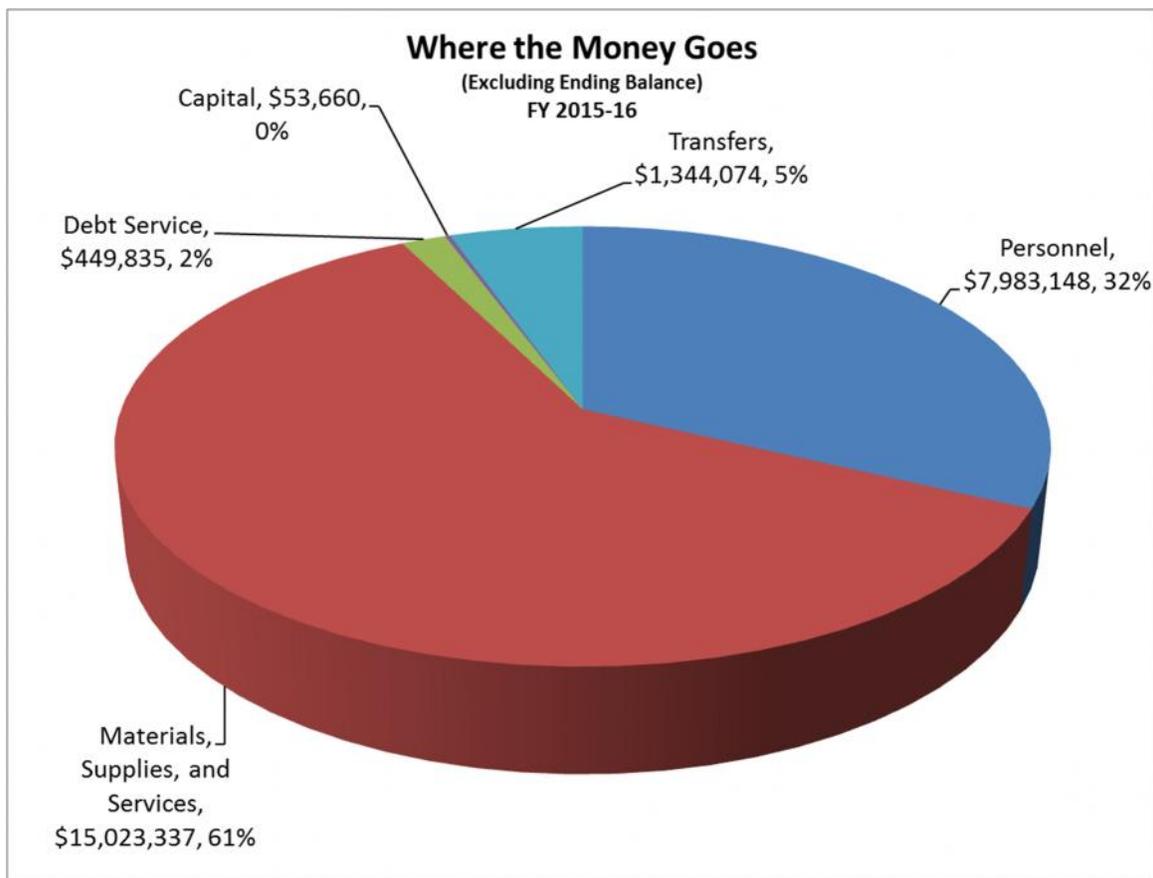


Figure 2 - Expenditures by Category

FINANCIAL SUMMARY

Debt Service

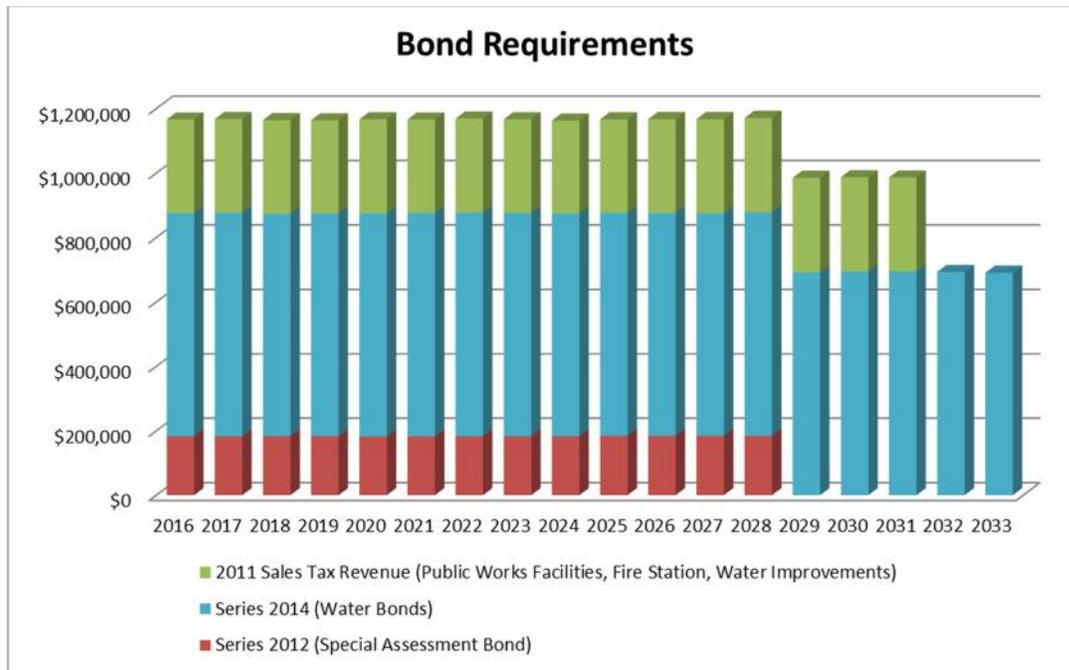
The City of Saratoga Springs issues debt on a conservative basis to fund capital projects. Under Utah State law, the City’s outstanding general obligation debt should not exceed 4 percent of total assessed property value. Resources set aside for the repayment of the principal that are externally restricted may offset the general obligation debt subject to the limitation. Below is a table showing the legal debt limit for the City:

City of Saratoga Springs Legal Debt Margin						
	2010	2011	2012	2013	2014	2015
Debt Limit	\$33,882,076	\$30,289,451	\$31,081,555	\$33,277,196	\$38,786,244	
Total Net Debt Applicable to Limit	-	-	-	-	-	-
Legal Debt Margin	\$33,882,076	\$30,289,451	\$31,081,555	\$33,277,196	\$38,786,244	

Table 22 - Saratoga Springs Legal Debt Margin

Bond Requirements

The City currently has three bonds in repayment: a 2011 Sales Tax Revenue bond, a 2014 Water bond (refinance of 2005, 2006, and 2009 Water bonds), and a 2012 Special Assessment Bond. Below is a graph that shows the total bond requirements:



Graph 1 - Bond Requirements

FINANCIAL SUMMARY

Bond Rating

On May 5, 2011, the City of Saratoga Springs received its first bond rating. The City received an AA rating and a stable outlook from Standard and Poor's ratings agency. This rating is higher than expected based upon the population of the City. An AA rating from Standard and Poor's indicates that the City has a "very strong capacity to meet its financial commitments." Standard and Poor's identified several factors that lead to this high rating including:

- Positive population trends, which will likely lead to continued revenue growth
- Very strong income levels and access to employment opportunities throughout the broad Salt Lake metro area economy
- Very strong coverage (5.5 times coverage)
- The City's median household effective buying income in 2010 was very strong at 136 % of the national level.

The stable outlook reflects Standard and Poor's expectation of continued very strong debt service coverage. By receiving the AA rating, it is estimated that the City saved 0.10 % to 0.15 %, which equates to \$50,000 over the life of the bonds compared with an "AA-" rating.

Capital Projects

Overall, the amount of capital investment in this fiscal year has decreased from last year to this year and is projected to increase for FY 2017 over FY 2016. Many of the projects that are included in this budget will be ongoing for several years and some of the projects from prior years are represented in this budget because the project is not finished. Capital projects will be discussed in their various individual funds.

FUND SUMMARY – GENERAL FUND (10)

In this section, each fund’s revenues, expenditures, debt service, capital projects, and the effect of those capital projects on future operating budgets will be discussed.

Fund 10: General Fund

General Fund 10: Revenues & Expenditures						
Revenues	2015	2016	2017	2018	2019	2020
	Actual	Budget	Proposed	Plan	Plan	Plan
Tax	6,692,615	6,448,518	6,776,769	7,058,223	7,352,206	7,659,298
Licenses & Permits	749,910	632,100	789,900	866,070	949,775	1,041,766
Intergovernmental	764,283	782,202	707,952	720,672	734,485	748,575
Charges for Services	1,959,298	1,654,817	1,923,073	2,148,432	2,337,957	2,563,135
Other Revenue	1,377,792	1,471,500	1,485,900	1,487,220	1,488,058	1,488,910
Contributions and Transfers	1,968,044	2,081,124	2,390,159	2,390,159	2,390,159	2,390,159
Fund Operating Revenues	13,511,941	13,070,261	14,073,754	14,670,775	15,252,640	15,891,844
% Change From Prior Period	16%	-3%	8%	4%	4%	4%

Table 23 - General Fund (10) Revenues

Expenditures						
Legislative	105,547	119,271	119,271	123,025	126,967	131,106
Administrative	511,927	636,298	643,870	674,283	706,172	739,610
Utility Billing	111,219	143,429	174,550	181,199	188,180	195,510
Treasurer	158,281	156,005	162,413	170,246	178,466	187,092
Recorder	89,475	150,284	152,648	169,505	166,704	184,264
Attorney	266,619	283,279	322,239	336,079	349,106	362,784
Justice Court	234,792	255,518	285,448	293,402	301,753	310,521
Non-Departmental	455,688	519,733	609,233	579,233	579,233	579,233
General Gov't Buildings & Grounds	190,911	440,328	191,164	192,025	192,912	193,825
Planning and Zoning	335,889	399,929	511,614	471,094	492,685	515,355
Communications & Economic Development	110,027	128,504	143,532	149,264	155,282	161,601
Police	3,473,696	3,766,494	4,000,991	4,161,994	4,331,048	4,508,555
Fire	1,679,914	1,818,594	1,956,849	1,949,974	2,029,380	2,112,756
Building	442,142	571,969	789,128	795,444	832,525	871,460
Highways	550,012	701,903	705,413	625,198	644,487	664,740
Engineering	404,071	466,565	561,190	586,392	612,854	640,640
Public Improvements	476,642	458,261	474,912	528,730	545,836	563,798
Public Works	473,192	502,873	492,123	516,304	541,694	568,354
Parks & Open Space	706,461	960,193	978,421	967,997	1,007,562	1,019,067
Recreation	125,558	185,896	304,491	312,409	320,723	329,453
Library Services	175,106	277,296	299,354	315,729	342,616	370,049
Civic Events	113,282	119,765	196,541	157,656	160,298	163,071
Miscellaneous Expenses	-	-	-	-	-	-
Total Fund Operating Expenditures	11,190,449	13,062,387	14,075,397	14,257,182	14,806,482	15,372,843
Transfers and Other Uses	1,344,074	442,070	414,342	417,348	453,854	530,836
Total Fund Expenditures	12,534,523	13,504,457	14,489,739	14,674,530	15,260,336	15,903,679
% Change From Prior Period	443%	8%	7%	1%	4%	4%

Table 24 - General Fund (10) Expenditures

FUND SUMMARY – GENERAL FUND (10)

Revenue

There are several sources of revenue for general funds:

- Property Tax – tax on property owned in the municipality
- Sales, Franchise, and Energy Tax – taxes on purchases, telecommunications, and utilities
- Charges for services – fees charged to users for goods or services
- Intergovernmental Revenue – revenue received from other government entities such as state or federal governments.
- Licenses and Permits – fees for building permits, business licenses, and liquor licenses
- Other Revenue – Interest earned, late fees and penalties, law enforcement fines and citations, miscellaneous receipts, Police contract with Bluffdale City.

Property Tax

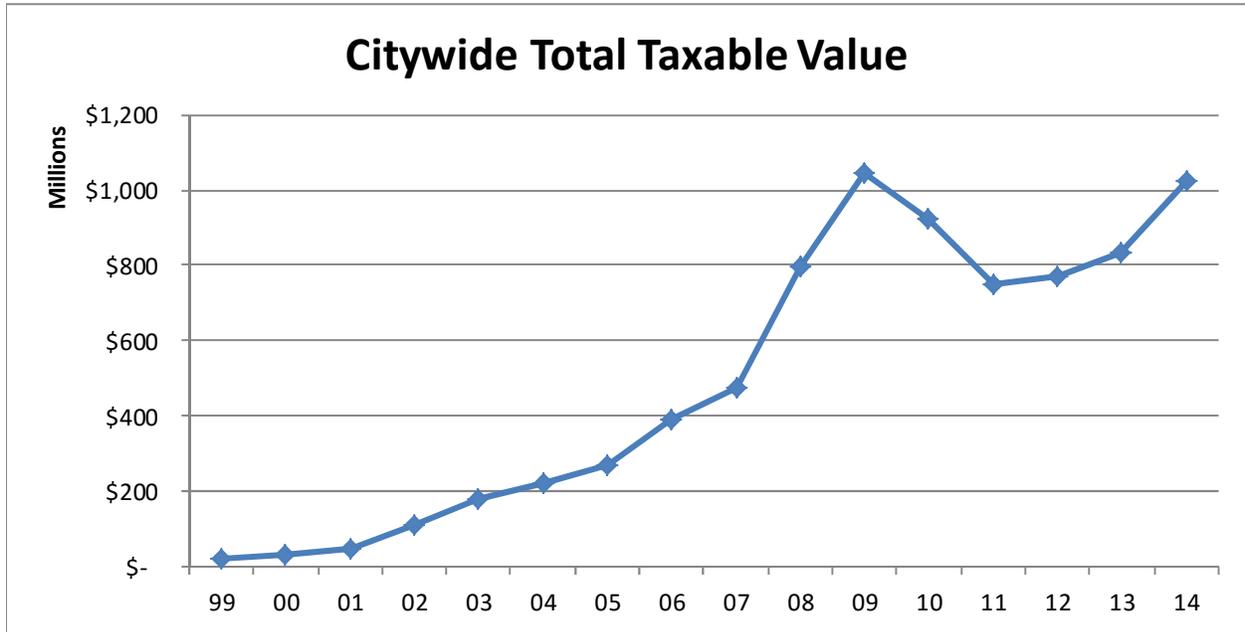
Saratoga Springs Property Tax			
Type	2015 Actual	2016 Budget	2017 Proposed
Property Taxes	2,154,385	2,297,558	2,343,509
Property Tax Redemptions	185,972	140,000	145,600
Total	2,340,357	2,437,558	2,489,109

Table 25 - Property Tax

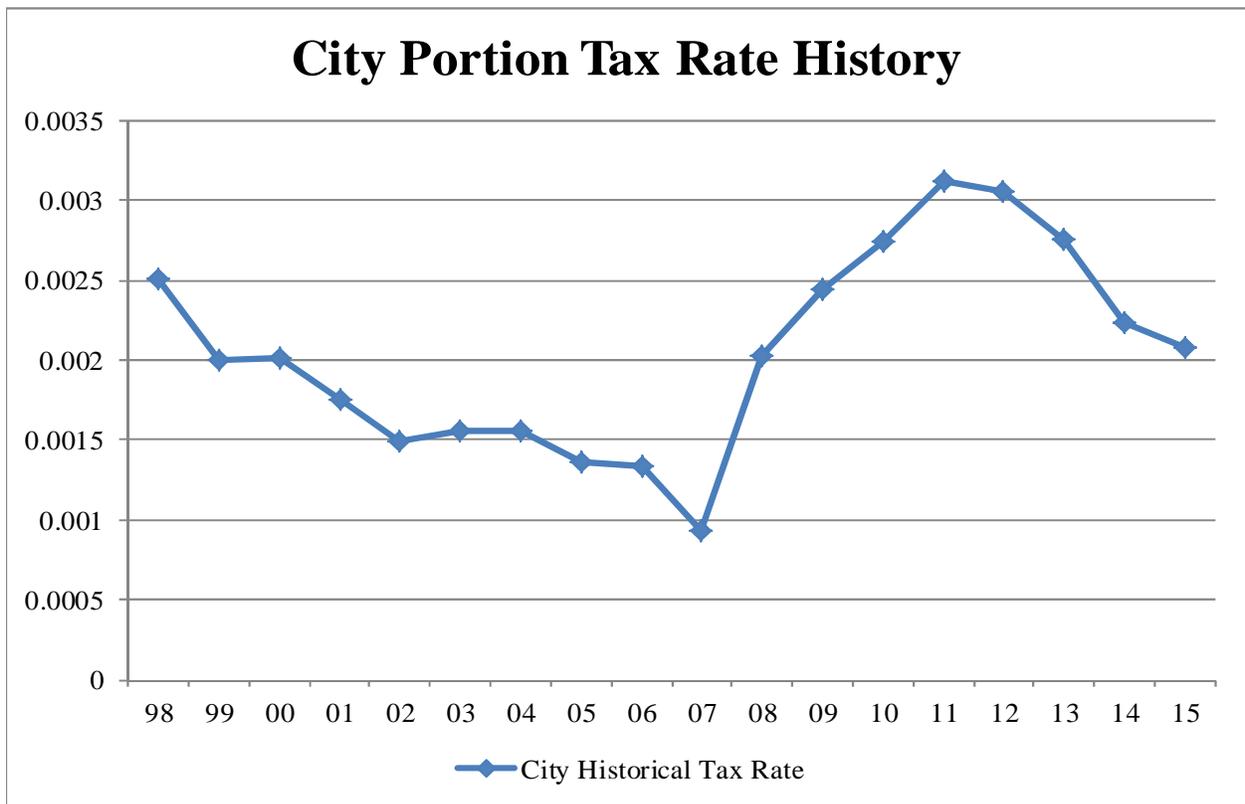
The Property Tax Act, Title 59, Chapter 2, Utah Code Annotated 1953, as amended, provides that all taxable property must be assessed and taxed at a uniform and equal rate based on its “fair market value” by January 1 of each year. “Fair market value” is defined as “the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.” Commencing January 1, 1991, “fair market value” considers the current zoning laws for each property. Section 2 of Article XIII of the Utah Constitution provides that the Utah State Legislature may exempt from taxation up to 45 % of the fair market value of primary residential property as shown in the table below.

During the 1995 legislative session, the exemption for primary residential property was increased from 32 % to the constitutional maximum of 45 %. The local effect of this action was to shift the burden of supporting education, public safety, and general government from primary residents to other classes of property, principally commercial property and vacation or second homes. The Utah Supreme Court held this practice to be constitutional in subsequent tests.

FUND SUMMARY – GENERAL FUND (10)



Graph 2 - Citywide Total Taxable Value



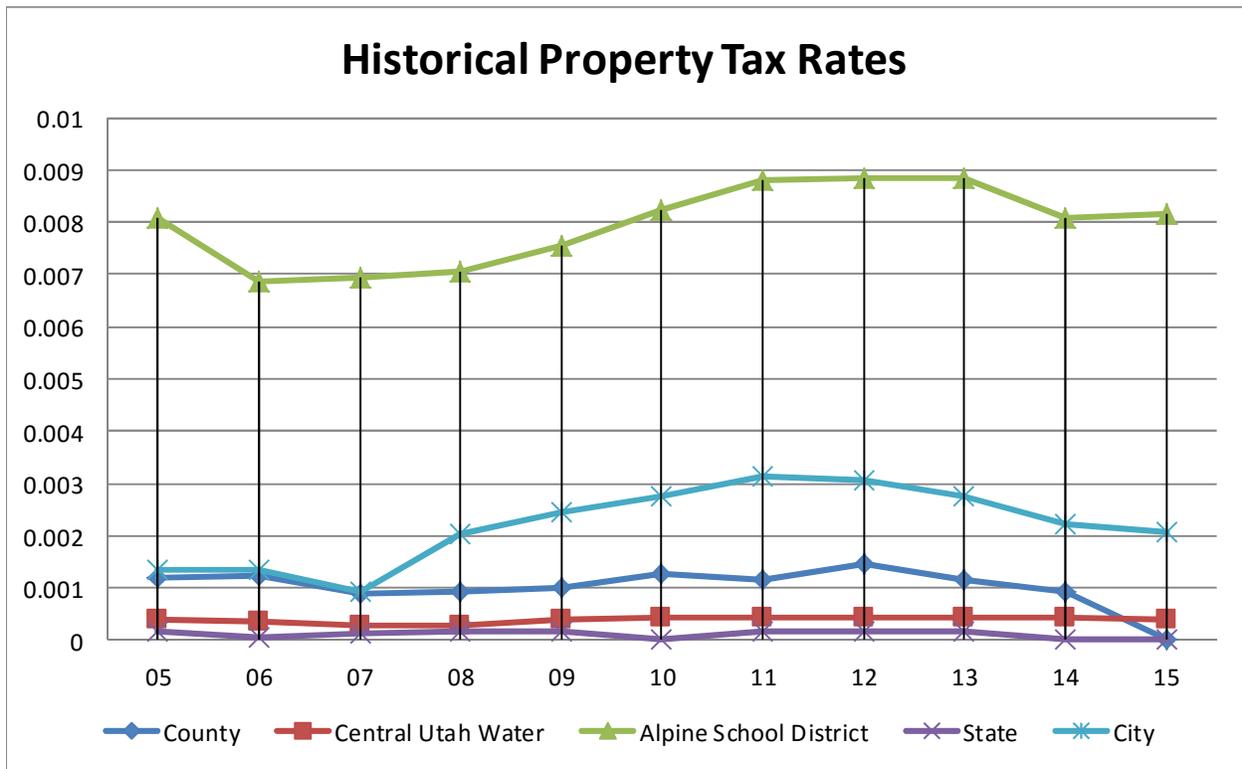
Graph 3 - City Portion Tax Rate History

Property Tax Levies and Collections: Utah County levies, collects, and distributes property taxes for the City of Saratoga Springs and all other taxing entities within the County. Utah law prescribes how taxes are levied and collected. Generally, the law provides

FUND SUMMARY – GENERAL FUND (10)

as follows: the County Assessor determines property values as of January 1 of each year and is required to have the assessment roll completed by May 15. The County Auditor mails notice of valuations and tax changes by July 22.

State statutes require that each year a certified tax rate be calculated. The certified tax rate is the rate that will provide the same amount of property tax revenue as was charged in the previous year, excluding the revenue generated by new growth. If market values decrease across the board, then property tax rates will be adjusted to enable the City to receive the same amount of revenue. The City’s rate may in fact rise so that the City will not see a dip in revenues from property taxes due to the depressed market value of homes. The same is true if market values increase. The rate would decrease so that the City still receives the same amount of revenue. Any new growth in the City for that year will increase the total amount of property tax collected compared with the previous year. If a taxing entity determines that it needs greater revenues than what the certified tax rate will generate, State statutes require that the entity must go through a process referred to as Truth-in-Taxation. The Truth-in-Taxation process is a series of steps that include notification and advertisement of the proposed tax increase and holding a public hearing to receive public input before the final rate is adopted.

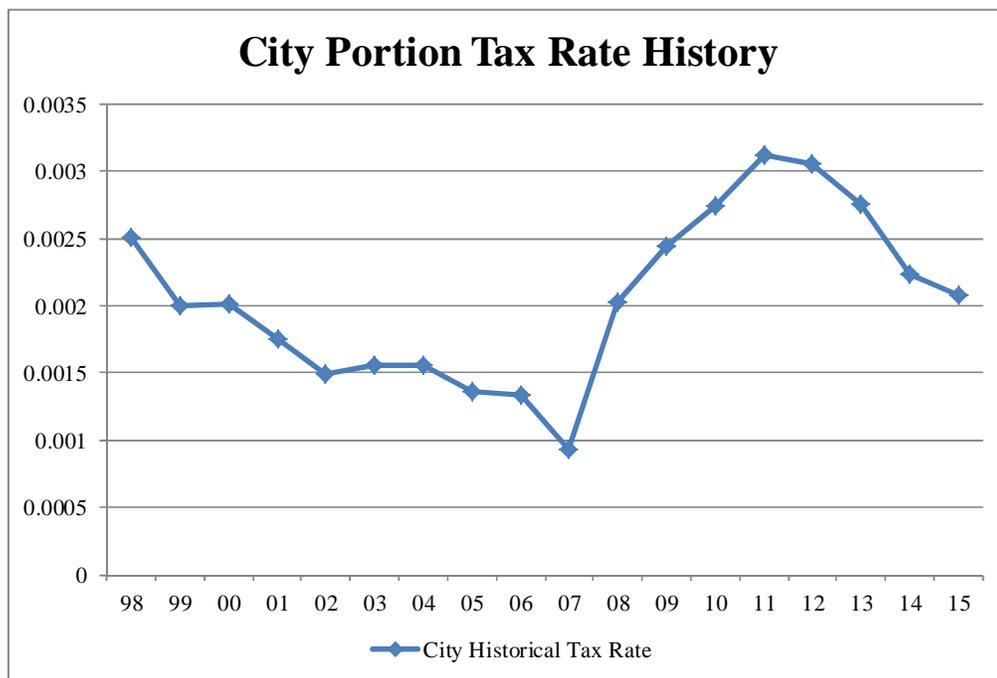


Graph 4 - Historical Property Tax Rates

FUND SUMMARY – GENERAL FUND (10)

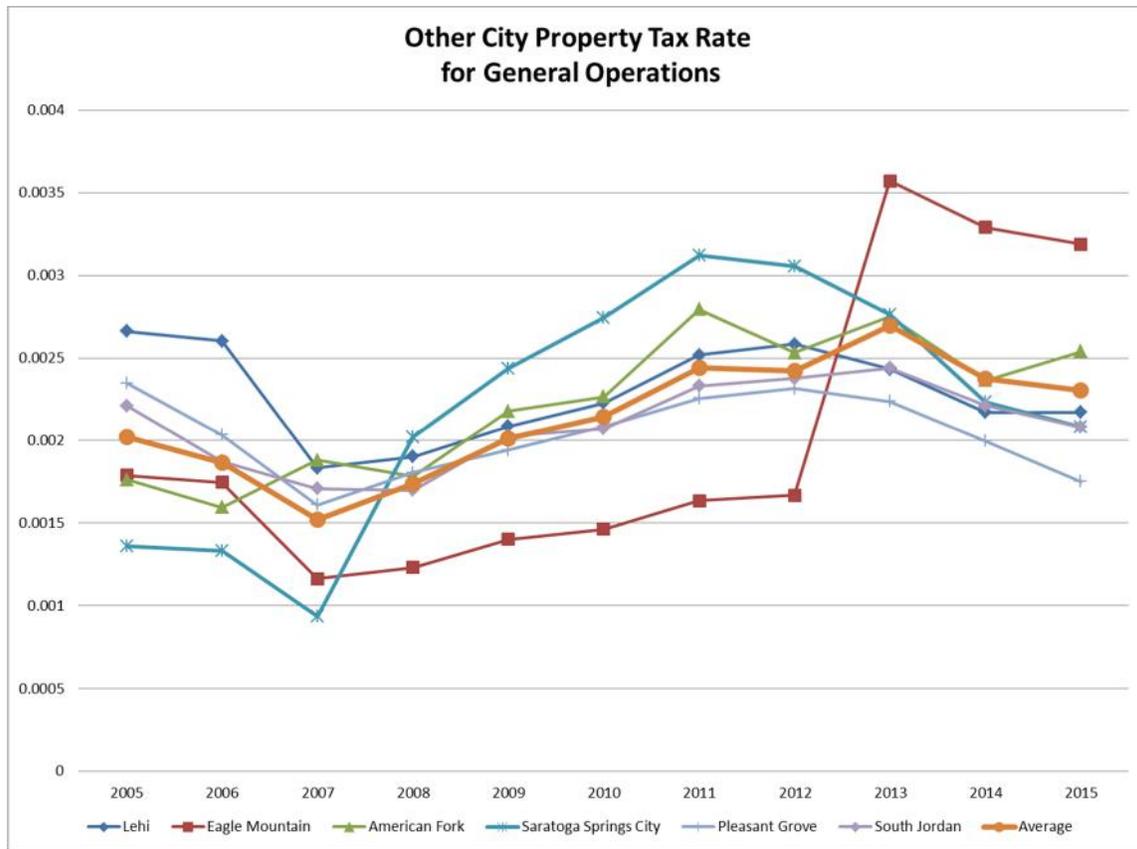
Tax notices are mailed November 1 and are due November 30. Delinquent taxes are subject to a penalty of 2 % of the amount of such taxes due or a \$10 minimum penalty, this penalty is assessed by Utah County. The delinquent taxes and penalties are charged interest at the federal discount rate plus 6 % from the first day of January until paid. If after four and one-half years (May of the fifth year) delinquent taxes have not been paid, the County advertises and sells the property at a tax sale.

The maximum rate of levy applicable to the City for general fund operations authorized by State law is 0.007000 per dollar of taxable value per taxable property within the City. The City may levy an unlimited tax levy to pay the principal of and interest on legally issued General Obligation Bonds.



Graph 5 - City Portion Tax Rate History

FUND SUMMARY – GENERAL FUND (10)



Graph 6 - Property Tax Rate Comparison Group

Sales, Franchise, and Energy Use Tax

Saratoga Springs Sales, Franchise, and Energy Tax			
Type	2015 Actual	2016 Budget	2017 Proposed
Sales and Use	2,939,653	2,800,000	3,000,000
Franchise Tax	207,142	200,000	200,000
Energy Tax	877,695	750,000	862,500
Fee in Lieu of Taxes	319,797	200,000	204,000
Penalties & Interest - Taxes	7,970	21,160	21,160
Total	4,352,257	3,971,160	4,287,660

Table 26- Sales, Franchise, and Energy Tax

The combined sales and use tax rates includes: state, local option, mass transit, mass transit fixed guideway, county airport, highway, public transit, and county option taxes. Other tax rates and fees in addition to the combined rate include transient room taxes, tourism short-term leasing taxes, tourism restaurant tax, E911 emergency telephone fee, telecommunications fees, and the municipal energy tax.

FUND SUMMARY – GENERAL FUND (10)

Current Sales Tax Rates	
Tax	Rate
State Sales & Use Tax	4.70%
Local Sales & Use Tax	1.00%
Mass Transit Tax	0.25%
Mass Transit Fixed Guideway	0.30%
County Airport, Highway, Public Transit	0.25%
County Option Sales Tax	0.25%
Total Sales Tax	6.75%

Table 27 - Sales Tax Rates for Saratoga Springs, Effective January 1, 2009

Sales tax rates remained unchanged at 6.00% from January 1, 2000, through April 1, 2007, when the rate increased to 6.25% when the city opted to participate in with UTA and implement the Mass Transit Tax. Various other state tax rate changes were introduced in subsequent years. Sales tax rates for the City have remained constant since April 2009.

Franchise Tax receipts for cable services are collected at 3% of gross sales and telecommunications taxes are collected at 3.5% of gross sales. **Energy Taxes** for power and gas services are collected at 6%.

Charges for Services

Saratoga Springs Charges for Services			
Type	2015 Actual	2016 Budget	2017 Proposed
Zoning & Development Fees	84,661	102,010	103,030
Concept Review Fees	11,925	20,000	20,000
Preliminary Review Fees	127,235	60,000	121,200
Final Review Fees	65,264	50,000	60,000
Public Noticing Fees	675	1,000	2,050
Plan Checking Fees	481,519	425,000	450,000
Recorder's Fees, Copies, Maps	208	607	637
Engineer's Inspection Fees	416,662	300,000	375,000
Protective Inspection Fees	142,622	160,000	160,000
1% State Surcharge	1,229	4,200	4,200
Basement Permit Fees	29,400	35,000	35,000
Marina Launch Fees	18,736	32,000	20,000
Park Reservation Fees	3,312	3,000	3,000
Recreation Program Fees	118,152	150,000	
Basket Ball			89,990
Soccer			84,375

FUND SUMMARY – GENERAL FUND (10)

Volleyball			12,700
Baseball			19,700
Track & Field			5,200
Urban Fishing			800
Flag Football			15,000
Camps/Clinics/Tournaments			7,700
Golf			2,156
Tennis			11,835
Civic Events Revenue	24,667		7,500
Fire Department Incident Revenue	4,758	7,000	7,000
Ambulance Service Revenue	302,430	220,000	220,000
Wildland Revenue	125,844	85,000	85,000
Total	1,959,297	1,654,817	1,923,073

Table 28 - Charges for Service

Fees charged to users for goods or services are expected to have an increase in FY 2017. Between 2016 and 2019, charges for services are expected to increase at an average annual rate of 2% as the city expects some increase in construction, recreation programming fees, and ambulance fees.

Intergovernmental Revenue

Intergovernmental Revenue includes Class ‘C’ Road Funds, which are disbursed by the State as a means of providing assistance to municipalities for the improvement of roads and streets. The State legislature assigns a formula appropriating Class ‘C’ monies as follows: 50% based on population and 50% based on weighted road miles. The City has reported 89.6 miles of eligible paved road. Class ‘C’ road monies are collected in the General Fund and are restricted for road related improvements and maintenance. Intergovernmental revenue also includes grant revenue.

Saratoga Springs Intergovernmental Revenues			
Type	2015 Actual	2016 Budget	2017 Proposed
Grants	126,730	200,000	50,000
Class “C” Road Fund Allotment	593,375	551,250	594,000
State Liquor Fund Allotment	19,419	18,952	18,952
Police DUI Program Revenue	8,217	3,000	6,000
Overtime Reimbursement - Police	16,981	9,000	24,000
Total	764,283	782,202	692,952

Table 29 - Intergovernmental Revenues

FUND SUMMARY – GENERAL FUND (10)

Licenses and Permits

Saratoga Springs Licenses and Permits			
Type	2015 Actual	2016 Budget	2017 Proposed
Business License	49,957	31,200	39,000
Liquor License	600	900	900
Escrow Fees	500		
Building Permits	698,852	600,000	630,000
Total	749,910	632,100	669,900

Table 30 - Licenses and Permits

Licenses and permits are collected in accordance with the City's fee schedule established by the local legislative body. Licenses and permits include building permits, business licenses, and liquor licenses.

Other Revenue

Saratoga Springs Other Revenue			
Type	2015 Actual	2016 Budgeted	2017 Proposed
Interest Earnings	31,472	20,800	26,000
Sale of Assets	15,798		
Rental Revenue	6,000	4,000	6,000
Law Enforcement Fines/Citations	366,551	375,000	375,000
Traffic School Revenue	4,269	2,000	3,500
Court State Revenue Disbursed	6,083		
Ace Court Citations/Fees	6,241	12,500	10,000
Special Police Services	21,295	20,000	21,000
Special Police Services – Bluffdale	1,524		
Police Service Contract – Bluffdale	884,535	1,001,000	1,001,000
Alarm Monitoring Service	245		
Police Program Donations	250		
Donations – Library	2,951	1,200	2,400
Donations – Cert Program	165		
Misc Sales – Library	1,963	2,000	2,000
Fines – Library	10,016	3,000	9,000
Miscellaneous Revenue	43,773	30,000	30,000
Total Other Revenue	1,403,130	1,471,500	1,485,900

Table 31 - Other Revenue

FUND SUMMARY – GENERAL FUND (10)

Other revenue includes, but is not limited to, interest earned, late fees and penalties, law enforcement fines and citations, the Police contract with Bluffdale City, and other miscellaneous receipts.

Expenditures

There are several transfers out from the general fund to the debt service fund. These transfers cover the costs of the interest and principal for the sales tax bond. The expenditures for the various departments in the general fund will be explained in the departmental sections. In general, the expenditures include personnel, materials, supplies, services, and capital outlay.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

Various capital projects whose funds come from other enterprise or impact fee funds will have an effect on the General fund operations and expenditures.

Effect of Capital Projects on General Fund Operating Budgets				
Capital Project	Years in Construction	Effect	Estimated Yearly Cost	Fund Impacted
Shay Park	From 2016	The parks department will need additional personnel to handle the increase in park maintenance. Materials and supplies for cleaning and maintaining the park facilities will increase. The parks department will need to increase the capital outlay budget in order to purchase small machines such as mowers, leaf blowers, and trimmers.	12.3 acres @ \$3500 per acre for a total of \$43,050 annual costs. Additional equipment costs will total in one-time costs.	General Fund (10)
Police Facility	From 2017	The police facility will incur additional costs in	Additional cost is estimated at	General Fund (10)

FUND SUMMARY – GENERAL FUND (10)

		maintenance, utility bills, and custodial services.	\$90,000 per year for maintenance.	
Baseball Park	From 2017	The parks department will need additional personnel to handle the increase in park maintenance. Materials, supplies for cleaning and maintaining the park facilities will increase. The recreation department will most likely increase personnel budgets for sports programs (e.g., referees, coordinators, etc.)	25 acres @ 3500 per acre = \$87,500 additional cost annually.	General Fund (10)
400 W to Aspen Hills Blvd	From 2017	The additional 1000 feet will be included in the annual sweeping schedule. It will also be placed on a schedule for re-surfacing and replacement. No new personnel will be needed.	Additional cost is estimated at \$5000 per year.	General Fund (10)
Foothill Blvd Alignment Study	From 2017	No impact of operating budgets. The actual realignment will have an effect on operating budgets once it becomes part of the approved budget in later years.	No additional cost.	General Fund (10)
400 E Crossroads Signal	From 2018	There will be an increase to the Public Works maintenance budget. No new personnel will be needed.	Additional cost is estimated at \$500 per year.	General Fund (10)

Table 32 - Effect of Capital Projects on General Fund Operating Budgets

FUND SUMMARY – STREET LIGHTING SID (22 & 23)

Fund 22 & 23: Street Lighting SID

Street Lighting SID Funds 22 and 23: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Charges for Services	180,510	157,500	172,500	172,500	172,500	172,500
Other Revenue	5,044	-	-	-	-	-
Fund Operating Revenues	185,554	157,500	172,500	172,500	172,500	172,500
% Change From Prior Period	6%	-15%	10%	0%	0%	0%

Street Lighting SID Funds 22 and 23: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	-	-	-	-	-	-
Materials, Supplies, and Services	138,553	159,401	149,401	149,401	149,401	149,401
Administrative Charge	44,210	42,574	42,574	42,574	42,574	42,574
Total Fund Expenditures	182,763	201,975	191,975	191,975	191,975	191,975
% Change From Prior Period	40%	11%	-5%	0%	0%	0%

Table 33 - Street Lighting SID (22 & 23) Revenues and Expenditures

Revenues

The majority of the revenues come from charges for service, billed to all utility customers. Other revenue includes interest from fund balance.

Expenditures

Expenditures include all materials and supplies necessary for maintaining current streetlight assets and making any necessary repairs. This also includes payments for electricity usage bills from Rocky Mountain Power.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – ZONE 2 WATER IMPROVEMENT SID (24)

Fund 24: Zone 2 Water Improvement SID

Zone 2 Water Improvement SID Fund 24: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Other Revenue	249,353	400,000	400,000	400,000	400,000	400,000
Fund Operating Revenues	249,353	400,000	400,000	400,000	400,000	400,000
% Change from Prior Period	-27%	60%	0%	0%	0%	0%
Zone 2 Water Improvement SID Fund 24: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Debt Service	212,326	242,583	242,396	244,396	246,396	248,396
Materials, Supplies, and Services	10,310	25,000	25,000	25,000	25,000	25,000
Total Fund Expenditures	222,636	267,583	267,396	269,396	271,396	273,396
% Change from Prior Period	-73%	20%	0%	1%	1%	1%

Table 34 - Zone 2 Water Improvement SID Revenues & Expenditures

Revenues

The majority of the revenues come from SID (special improvement district) fees charged to developers who are developing property within the SID. The remaining revenues come from interest on fund balance.

Expenditures

The expenditures are all related to the payment of the 2012 special assessment bonds. The materials, supplies, and services covers the agent fee responsible for billing and maintaining the bond.

Debt Service

The 2012 series bonds will be repaid from assessments levied against the property owners benefited by the improvements made by the City in the special improvement district area. In the event that a deficiency exists because of unpaid or delinquent special assessments at the time a debt service payment is due, the government may draw from the established reserve fund to cover the deficiency. The bonds have a stated rate of interest of 0.75% -4.45% with a maturity date of April 1, 2029. The special assessment bonds are recorded in the enterprise fund with annual debt service requirements to maturity for special assessment bonds are as follows:

2012 Special Assessment Bonds			
Year Ending June 30	Principal	Interest	Total Debt Service
2015	121,000	62,008	183,008
2016	122,000	60,761	182,761

FUND SUMMARY – ZONE 2 WATER IMPROVEMENT SID (24)

2017	124,000	59,114	183,114
2018	126,000	57,242	183,242
2019	127,000	55,037	357,321
2020-2024	683,000	230,321	789,882
2025-2029	807,000	106,882	1,438,365
Total	2,110,000	631,365	3,317,693

Table 35 - 2012 Special Assessment Bonds

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – STORM DRAIN CAPITAL PROJECTS (31)

Fund 31: Storm Drain Capital Projects

Storm Drain Capital Projects Fund 31: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fees	233,103	250,000	250,000	250,000	250,000	250,000
Interest Revenue	4,751	5,000	5,000	5,000	5,000	5,000
Vehicle Equipment Rent	-	-	-	-	-	-
Total Revenues	237,854	255,000	255,000	255,000	255,000	255,000
% Change From Prior Period	34%	7%	0%	0%	0%	0%
Storm Drain Capital Projects Fund 31: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	601,854	1,063,048	-	-	-	-
Total Fund Expenditures	601,854	1,063,048	-	-	-	-
% Change From Prior Period	220%	77%	-100%	0%	0%	0%

Table 36 - Storm Drain Capital Projects Fund (31) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

All expenditures are related to capital outlay.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – PARKS CAPITAL PROJECTS (32)

Fund 32: Parks Capital Projects

Parks Capital Projects Fund 32: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fees	622,800	550,000	550,000	577,500	606,375	636,694
Intergovernmental	-	-	-	-	-	-
Interest Revenue	10,743	-	-	-	-	-
Donations	-	-	-	-	-	-
Total Revenues	633,543	550,000	550,000	577,500	606,375	636,694
% Change From Prior Period	-13%	-13%	0%	5%	5%	5%
Parks Capital Projects Fund 32: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	436,869	2,923,528	-	-	-	-
Total Fund Expenditures	436,869	2,923,528	-	-	-	-
% Change From Prior Period	5%	569%	0%	0%	0%	0%

Table 37 - Parks Capital Projects (32) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

All of the expenditures are related to capital outlay. The expenditures in the current budget year are related to the construction of Shay Park, improvements to several existing parks in the city, and the contract to design the proposed sports complex.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – ROADS CAPITAL PROJECTS (34)

Fund 33: Roads Capital Projects

Roads Capital Projects Fund 33: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fees	935,084	800,000	800,000	808,000	816,080	824,241
Intergovernmental	-	-	-	-	-	-
Other Financing Sources	-	-	-	-	-	-
Interest Revenue	23,617	-	-	-	-	-
Total Revenues	958,701	800,000	800,000	808,000	816,080	824,241
% Change From Prior Period	4%	-17%	0%	1%	1%	1%
Roads Capital Projects Fund 33: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	1,204,750	4,710,831	1,050,000	445,000	-	-
Total Fund Expenditures	1,204,750	4,710,831	1,050,000	445,000	-	-
% Change From Prior Period	68%	291%	-78%	-58%	0%	0%

Table 38 - Roads Capital Projects (33) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

All expenditures come from capital outlay. Capital projects are discussed below.

Debt Service

None

Capital Projects

Roads Capital Projects			
Capital Project	Years in Construction	Description	Total Cost
400 W to Aspen Hills Blvd	From 2016	400 W will be extended to Aspen Hills Blvd. The total road length will be approximately 1000 ft.	\$1,000,000
Foothill Blvd Alignment Study	From May 2016 – July 2016	A study that produces a conceptual alignment of Foothill Drive from Pony Express to undetermined points in the south.	\$50,000
400 E Crossroads Signal	From 2018	New traffic signal at the intersection of 400 E and Crossroads Blvd.	\$300,000

FUND SUMMARY – ROADS CAPITAL PROJECTS (34)

Table 39- Roads Capital Projects

Effect of Capital Projects on Operating Budgets

The ongoing costs that are a result of these capital projects will have financial impact in the General Fund (10), not the Roads Capital Projects fund (33).

Effect of Capital Projects on Operating Budgets			
Capital Project	Effect	Estimated Costs	Fund Impacted
400 W to Aspen Hills Blvd	The additional 1000 feet will be included in the annual sweeping schedule. It will also be placed on a schedule for re-surfacing and replacement. No new personnel will be needed.	Estimated costs are \$5,000 annually.	General Fund (10)
Foothill Blvd Alignment Study	No impact of operating budgets. The actual realignment will have an effect on operating budgets once it becomes part of the approved budget in later years.		
400 E Crossroads Signal	There will be an increase to the Public Works maintenance budget. No new personnel will be needed.	Estimated costs are \$1,000 annually.	General Fund (10)

FUND SUMMARY – PUBLIC SAFETY CAPITAL PROJECTS (34)

Fund 34: Public Safety Capital Projects

Public Safety Capital Projects Fund 34: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fees	308,719	300,000	300,000	303,000	306,030	309,090
Interest Revenue	5,699	-	-	-	-	-
Total Revenues	314,417	300,000	300,000	303,000	306,030	309,090
% Change From Prior Period	12%	-5%	0%	1%	1%	1%

Public Safety Capital Projects Fund 34: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	-	824,737	3,000,000	-	-	-
Total Fund Expenditures	-	824,737	3,000,000	-	-	-
% Change From Prior Period	-100%	0%	0%	0%	0%	0%

Table 40 - Public Safety Capital Projects (34) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

All expenditures come from capital outlay. Capital projects are discussed below.

Debt Service

None

Capital Projects

Public Safety Capital Projects			
Capital Project	Years in Construction	Description	Total Cost
Police Facility	From 2017	New police facility that houses the entire police department. In addition, the Justice Court department, including the court room and offices, will be housed in this facility.	\$3,000,000

Table 41 - Public Safety Capital Projects

Effect of Capital Projects on Operating Budgets

Effect of Public Safety Capital Projects of Operating Budgets			
Capital Project	Impact	Estimated Costs	Fund Impacted
Police Facility	The police facility will incur additional costs in maintenance, utility bills, and custodial services.	Additional cost is estimated at \$90,000 per year	General Fund (10)

Table 42 - Effect of Public Safety Capital Projects on Operating Budgets

FUND SUMMARY – CAPITAL PROJECTS (GENERAL) (35)

Fund 35: Capital Projects (General)

Capital Projects (General) Fund 35: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Transfers In	1,303,434	1,372,046	2,372,046	1,372,046	1,372,046	1,372,046
Other Revenue	2,096,367	325,000	-	-	-	-
Total Revenues	3,399,801	1,697,046	2,372,046	1,372,046	1,372,046	1,372,046
% Change From Prior Period	-28%	-50%	40%	-42%	0%	0%

Capital Projects (General) Fund 35: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	2,355,170	5,171,724	2,137,986	1,209,071	1,209,071	1,209,071
Total Fund Expenditures	2,355,170	5,171,724	2,137,986	1,209,071	1,209,071	1,209,071
% Change From Prior Period	-44%	120%	-59%	-43%	0%	0%

Table 43 - Capital Projects (General) (35) Revenues and Expenditures

Revenues

All revenues for FY 2016 - 17 and projected forward will come from transfers from the General Fund (10).

Expenditures

Various departments receive yearly amounts allocated in this fund for any used deemed appropriate by that department (see table below). Any funds not expended are rolled over to the next year.

Capital Projects (General) Fund Department Allocations	
Department	Allocated Amount
Parks	\$50,000
Roads:	\$665,940
Streetlights	\$50,000
Vehicle Replacement	\$320,271
Computer Replacement	\$22,122
Equipment Replacement	\$29,653

Table 44- Capital Projects (General) Fund Department Allocations

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – DEBT SERVICE (40)

Fund 40: Debt Service

Debt Service Fund 40: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Transfers In	291,800	291,800	291,800	292,345	292,763	293,055
% Change From Prior Period	0%	0%	0%	0%	0%	0%
Debt Service Fund 40: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Debt Service	290,383	290,800	291,000	291,000	291,050	289,250
Materials, Supplies, and Service	2,500	2,500	2,500	2,500	2,500	2,500
Total Expenditures	292,883	293,300	293,500	293,500	293,550	291,750
% Change From Prior Period	0%	0%	0%	0%	0%	-1%

Table 45 - Debt Service (40) Revenues and Expenditures

Revenues

Revenues are solely transfers in from the General Fund (10), Water (51), Sewer (52), and Storm Drain Utility (54) funds for debt service payments.

Expenditures

All expenditures, excepting debt service payments, are to pay for a mortgage agent responsible for debt service billing and management.

Debt Service

2011 Sales Tax Revenue Bonds

Sales tax revenue bonds are special limited obligations of the City backed by the portion of sales and use taxes levied by the City under the Local Sales and Use Tax Act. The bonds are obligations of the governmental funds.

On June 1, 2011, the city issued \$4,000,000 in Series 2011 Sales Taxes Revenue Bonds at interest rates ranging from 3.0% to 4.125% with a maturity date of June 1, 2031. The bonds were issued to finance the costs associated with acquiring, constructing, renovating, equipping, and furnishing the City's facilities (including a public works facility, fire station, and city well improvements) and to exercise a purchase option under an outstanding financing lease for the City Hall building. Bond proceeds were also used to pay the cost of issuance of the Bonds. The Bonds maturing on or after June 1, 2021 are subject to redemption prior to maturity, in whole or in part, at the option of the City on December 31, 2020 or on any date thereafter, from such maturities or parts thereof as selected by the City. The redemption price will equal 100% of the principal amount to be repaid or redeemed,

FUND SUMMARY – DEBT SERVICE (40)

plus accrued interest, if any, to the date of redemption. The City has pledged all sales tax revenues to pay the debt service costs through maturity in 2031.

2011 Sales Tax Revenue Bonds			
Year Ending June 30	Principal	Interest	Total Debt Service
2016	160,000	135,450	295,450
2017	165,000	130,800	295,800
2018	170,000	126,000	296,000
2019	175,000	121,050	296,050
2020	185,000	114,250	299,250
2021-2025	1,025,000	464,187	1,489,187
2026-2030	1,250,000	261,435	1,511,435
2031	280,000	34,240	341,240
Total	3,410,000	1,387,412	4,797,412

Table 46- 2011 Sales Tax Revenue Bonds

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – WATER UTILITY (51)

Fund 51: Water Utility

Water Utility Fund 51: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Charges for Services	3,894,528	3,385,500	3,878,000	4,161,900	4,468,995	4,801,345
Transfers in	-	-	-	-	-	-
Other Revenue	148,690	55,000	80,000	84,000	88,200	92,610
Grant Revenue	53,000	-	-	-	-	-
Fund Operating Revenues	4,096,219	3,440,500	3,958,000	4,245,900	4,557,195	4,893,955
% Change From Prior Period	19%	-16%	15%	7%	7%	7%
Water Utility Fund 51: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	387,642	538,382	760,057	788,295	817,945	849,077
Materials, Supplies, and Services	920,995	989,704	1,018,104	1,016,104	1,016,104	1,016,104
Capital Outlay	2,792,209	512,220	231,832	139,000	115,000	115,000
Debt Service	158,291	692,425	694,000	693,925	690,275	691,475
Depreciation	-	-	-	-	-	-
Transfers	30,848	30,848	30,848	30,848	30,848	30,848
Administrative Charge	1,181,429	1,212,050	1,212,050	1,212,050	1,212,050	1,212,050
Total Fund Expenditures	5,471,413	3,975,629	3,946,891	3,880,222	3,882,222	3,914,554
% Change From Prior Period	114%	-27%	-1%	-2%	0%	1%

Table 47 - Water Utility (51) Revenues and Expenditures

Revenues

The majority of the revenues in this fund come from utility payments to the residents for both culinary and secondary water usage. Another source of revenue is transfers in from the Culinary Water Impact Fee Fund (56) and the Secondary Water Impact Fee Fund (57). These transfers are to help pay for the 2014 water revenue bonds issued to consolidate three bonds originally paid from the aforementioned funds. The remaining revenues are from service installations or miscellaneous charges.

Expenditures

The increase in personnel expenditures is due to one additional utility maintenance employee and changes in salaries implemented with the new pay plan.

Debt Service

2014 Water Revenue Bonds

On October 22, 2014 the City issued \$9,995,000 in Series 2014 Water Revenue Bonds with a maturity date of December 1, 2033 with an average coupon rate of 3.051%. The bonds were issued to (1) finance the costs associated with acquiring, constructing, and equipping portions of the City's culinary water system, (2) refund the Series 2005, 2006, and 2009

FUND SUMMARY – WATER UTILITY (51)

Water Revenue Bonds, and (3) finance the cost of issuance of the Series 2014 Bonds. Each principal payment is subject to prepayment and redemption at any time, in whole or in part, in inverse order, at the election of the City. The redemption price is equal to 100% of the principal amount to be prepaid or redeemed, plus accrued interest, if any, to the date of redemption. The City has pledged all water utility net revenues to pay the debt service costs through maturity in 2034.

2014 Water Revenue Bonds			
Year Ending June 30	Principal	Interest	Total Debt Service
2016	420,000	272,425	692,425
2017	430,000	263,925	693,925
2018	435,000	255,275	690,275
2019	445,000	246,475	691,475
2020	455,000	237,475	692,475
2021-2025	2,430,000	1,033,001	3,463,001
2026-2030	2,795,000	667,250	3,463,001
2031-2034	2,585,000	184,714	2,769,714
Total	9,995,000	3,160,540	13,155,540

Table 48 - 2014 Water Revenue Bonds

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – SEWER UTILITY (52)

Fund 52: Sewer Utility

Sewer Utility Fund 52: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Charges for Services	2,758,310	2,336,500	2,636,500	2,689,230	2,743,015	2,797,875
Other Revenue	-	-	-	-	-	-
Fund Operating Revenues	2,758,310	2,336,500	2,636,500	2,689,230	2,743,015	2,797,875
% Change From Prior Period	20%	-15%	13%	2%	2%	2%
Sewer Utility Fund 52: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	92,746	140,728	152,969	160,188	167,769	175,728
Materials, Supplies, and Services	1,444,944	1,646,585	1,646,585	1,646,585	1,646,585	1,646,585
Capital Outlay	118,132	253,905	138,000	-	-	-
Depreciation	-	-	-	-	-	-
Transfers and Other Uses	6,539	6,539	6,539	6,539	6,539	6,539
Administrative Charge	584,375	609,987	609,987	609,987	609,987	609,987
Total Fund Expenditures	2,246,736	2,657,744	2,554,080	2,423,299	2,430,880	2,438,839
% Change From Prior Period	14%	18%	-4%	-5%	0%	0%

Table 49 - Sewer Utility (52) Revenues and Expenditures

Revenues

All of the projected revenues come from charges for service. All utility customers pay a sewer fee for usage, and this is the main source of revenue for this fund. Any increase is due to an increase in the number of utility customers as the city grows.

Expenditures

The increase in the personnel expenditures is due to increase from the pay plan analysis. Materials, supplies, and services covers all materials necessary to maintain all of the current sewer infrastructure. The administrative charge covers the cost of the time spent by the administrative and public works department in administering the Sewer department.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – GARBAGE UTILITY (55)

Fund 55: Garbage Utility

Garbage Utility Fund 55: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Charges for Services	914,775	880,000	900,000	909,000	918,090	927,271
Fund Operating Revenues	914,775	880,000	900,000	909,000	918,090	927,271
% Change From Prior Period	2%	-4%	2%	1%	1%	1%
Garbage Utility Fund 55: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	-	-	-	-	-	-
Materials, Supplies, and Services	857,906	747,371	761,789	776,497	791,501	806,806
Administrative Charge	50,293	50,293	50,293	51,299	52,325	53,371
Total Fund Expenditures	908,199	797,664	812,082	827,796	843,825	860,177
% Change From Prior Period	-11%	-12%	2%	2%	2%	2%

Table 50 - Garbage Utility (55) Revenues and Expenditures

Revenues

All of the projected revenues come from charges for service. Those residents that sign up for garbage services pay a fee for usage, and this is the main source of revenue for this fund. Any increase is due to an increase in the number of garbage customers as the city grows.

Expenditures

Since garbage services are contracted out, the materials, supplies, and services line item covers all charges from the garbage contract including fees from the landfill, management fees, and any other contracted fee amounts. The administrative charge is charged from the General fund to pay for the cost of administering the operations of the fund.

Debt Service

None

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – STORM DRAIN UTILITY (54)

Fund 54: Storm Drain Utility

Storm Drain Utility Fund 54: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Charges for Services	407,434	400,000	410,000	414,100	418,241	422,423
Other Revenue	1,184	-	-	2,500,000	-	-
Fund Operating Revenues	408,618	400,000	410,000	2,914,100	418,241	422,423
% Change From Prior Period	0%	-2%	3%	611%	-86%	1%
Storm Drain Fund 54: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	50,143	83,791	76,443	80,182	84,108	88,230
Materials, Supplies, and Services	47,786	44,397	47,017	47,143	47,275	47,414
Capital Outlay	32,751	73,007	15,000	15,000	15,000	15,000
Depreciation	-	-	-	-	-	-
Transfers	75,000	122,713	47,713	47,713	47,713	47,713
Administrative Charge	334,692	323,164	323,164	323,164	323,164	323,164
Total Fund Expenditures	540,372	647,072	509,337	513,201	517,259	521,520
% Change From Prior Period	92%	20%	-21%	1%	1%	1%

Table 51 - Storm Drain Utility (54) Revenues and Expenditures

Revenues

All of the projected revenues come from charges for service and bond proceeds. All utility customers pay a storm drain fee for usage, and this is the main source of revenue for this fund. The bond proceeds in FY 2016 - 17 are for storm drain capital projects.

Expenditures

Personnel expenditures are estimated to increase given the increases in salaries from the pay plan analysis. Materials, supplies, and services contain all materials necessary to maintain the current storm drain infrastructure. The administrative charge is charged from the General fund (10) to pay for the cost of administering the fund operations.

Debt Service

None

FUND SUMMARY – STORM DRAIN UTILITY (54)

Capital Projects

Storm Drain Projects			
Capital Project	Years in Construction	Description	Total Cost
Harvest Moon Drive 2	From 2018	Correcting deficiency in storm drain capacities. The storm drain was undersized.	\$148,900
Harvest Moon Drive 3	From 2019	Correcting deficiency in storm drain capacities. The storm drain was undersized.	\$108,697

Effect of Capital Projects on Operating Budgets

Effect of Storm Drain Capital Projects on Operating Budgets			
Capital Project	Impact	Estimated Costs	Fund Impacted
Harvest Moon Drive 2	Additional costs for jetting as frequent as once per year.	Estimated costs are \$500 annually.	General Fund (10)
Harvest Moon Drive 3	Additional costs for jetting as frequent as once per year.	Estimated costs are \$500 annually.	General Fund (10)

FUND SUMMARY – WASTEWATER IMPACT FEE (53)

Fund 53: Wastewater Impact Fee

Wastewater Impact Fee Fund 53: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fee Revenue	302,025	300,000	325,000	328,250	331,533	334,848
Other Revenue	867	-	-	-	-	-
Transfers	-	-	-	-	-	-
Fund Operating Revenues	302,892	300,000	325,000	328,250	331,533	334,848
% Change From Prior Period	-30%	-1%	8%	1%	1%	1%
Wastewater Impact Fee Fund 53: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	178,886	1,486,303	-	16,214,267	-	-
Developer Reimbursements	153,266	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total Fund Expenditures	332,153	1,486,303	-	16,214,267	-	-
% Change From Prior Period	-68%	347%	0%	0%	0%	0%

Table 52 - Wastewater Impact Fee (53) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

The capital outlay line item contains the cost of the North Sewer Outfall Phase II capital project. Developer reimbursements are payments due to specific developers based on development agreements entered into by the City and the developer.

Debt Service

The below-mentioned capital projects may be funded by issuing debt. However, this is up to the discretion of the City Council and has yet to be determined.

Capital Projects

Though no projects are set to begin from this fund in FY 2016 - 17, the City will have ongoing projects in FY 2016 - 17 and may begin work on several capital projects during FY 2017 - 18.

FUND SUMMARY – WASTEWATER IMPACT FEE (53)

Wastewater Impact Fee Fund Capital Projects			
Capital Project	Years in Construction	Description	Total Cost
North Sewer Outfall Phase II	From 2016	Part of master plan to transition everything west of Redwood Road to a gravity system. This phase builds a gravity sewer line on west side of Redwood Road near Pioneer Crossing.	800,000
Inlet Park Lift Station Upgrade	From 2018	Increase the size of the capacity of the wet wells and increasing pumping capabilities. This would equate to larger pumps.	\$300,000
Inlet Park Outfall Upsize Phase I	From 2018	Adding alternate sewer line through Legacy Farms to accommodate flow capacity not available down Old Saratoga Rd.	\$1,399,000
Inlet Park Outfall Upsize Phase II	From 2018	Adding alternate sewer line through Legacy Farms to accommodate flow capacity not available down Old Saratoga Rd.	\$1,445,782
River Crossing Trunk Phase II	From 2018	Part of North Sewer Outfall Phase II.	\$1,060,285
River Crossing Trunk Phase III	From 2018	Part of North Sewer Outfall Phase II.	\$3,376,145
North Trunk	From 2018	Sewer system from Market St. to TSSD collection point in Old Saratoga Rd. Includes River Crossing, North Sewer phases.	\$8,633,055

FUND SUMMARY – WASTEWATER IMPACT FEE (53)

Effect of Capital Projects on Operating Budgets

Effect of Storm Drain Capital Projects on Operating Budgets			
Capital Project	Impact	Estimated Costs	Fund Impacted
North Sewer Outfall Phase II	Must be flushed and TV'd at least once per year.	Estimated costs are \$5,000 annually.	Sewer Facility (52)
Inlet Park Lift Station Upgrade	Must be cleaned at least twice per year	Estimated costs are \$1,000 annually.	Sewer Facility (52)
Inlet Park Outfall Upsize Phase I	Must be cleaned at least twice per year	Estimated costs are \$1,000 annually.	Sewer Facility (52)
Inlet Park Outfall Upsize Phase II	Must be cleaned at least twice per year	Estimated costs are \$1,000 annually.	Sewer Facility (52)
River Crossing Trunk Phase II	Must be flushed and TV'd at least once per year.	Estimated costs are \$5,000 annually.	Sewer Facility (52)
River Crossing Trunk Phase III	Must be flushed and TV'd at least once per year.	Estimated costs are \$5,000 annually.	Sewer Facility (52)
North Trunk	Must be flushed and TV'd at least once per year.	Estimated costs are \$5,000 annually.	Sewer Facility (52)

FUND SUMMARY – CULINARY WATER IMPACT FEE (56)

Fund 56: Culinary Water Impact Fee

Culinary Water Impact Fee Fund 56: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fee Revenue	849,650	750,000	950,000	952,000	954,020	956,060
Other Revenue	2,360	-	-	-	-	-
Transfers	-	-	-	-	-	-
Fund Operating Revenues	852,010	750,000	950,000	952,000	954,020	956,060
% Change From Prior Period	-10%	-12%	27%	0%	0%	0%
Culinary Water Impact Fee Fund 56: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	1,120,533	71,241	-	-	-	-
Developer Reimbursements	-	500,000	500,000	500,000	500,000	500,000
Transfers Out	-	380,635	380,635	380,635	-	-
Debt Service	115,032	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total Fund Expenditures	1,235,564	951,876	880,635	880,635	500,000	500,000
% Change From Prior Period	96%	-23%	-7%	0%	-43%	0%

Table 53 - Culinary Water Impact Fee (56) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

The transfers line item is for transfers to the Water Utility Fund (51) to pay for debt service payments. Developer reimbursements are payments due to specific developers based on development agreements entered into by the City and the developer.

Debt Service

Though in FY 2014 - 15 the fund incurred debt service costs, the 2014 Water Bond consolidated the debt from this fund and is no paid for from the Water Utility Fund (51).

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

FUND SUMMARY – SECONDARY WATER IMPACT FEE (56)

Fund 57: Secondary Water Impact Fee

Secondary Water Impact Fee Fund 57: Revenues						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Impact Fee Revenue	610,607	200,000	1,000,000	1,000,000	1,000,000	1,000,000
Other Revenue	1,723	-	-	-	-	-
Transfers	-	-	-	-	-	-
Fund Operating Revenues	612,329	200,000	1,000,000	1,000,000	1,000,000	1,000,000
% Change From Prior Period	80%	-67%	400%	0%	0%	0%
Secondary Water Impact Fee Fund 57: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Capital Outlay	223,345	3,151,027	-	-	-	-
Debt Service	36,769	-	-	-	-	-
Transfers	-	48,000	48,000	48,000	48,000	48,000
Depreciation	-	-	-	-	-	-
Total Fund Expenditures	260,114	3,199,027	48,000	48,000	48,000	48,000
% Change From Prior Period	-50%	1130%	-98%	0%	0%	0%

Table 54 - Secondary Water Impact Fee (57) Revenues and Expenditures

Revenues

The majority of revenues come from impact fees charged to developers who are developing residential or commercial areas within the city limits.

Expenditures

The transfers line item is for transfers to the Water Utility Fund (51) to pay for debt service payments.

Debt Service

Though in FY 2014 - 15 the fund incurred debt service costs, the 2014 Water Bond consolidated the debt from this fund and is no paid for from the Water Utility Fund (51).

Capital Projects

None

Effect of Capital Projects on Operating Budgets

None

SPECIAL NOTE: PERSONNEL

Personnel

Recruiting and retaining high quality employees is a primary goal of Human Resources as the City progresses and fills vacancies. There continues to be an increasingly competitive market for municipal employees. Unemployment rates in Utah have decreased from 7.5 % (July 2010) to 3.4 % (February 2016). Utah is still below the national average of 5.0 % (March 2016).

Compensation

The proposed pay plan has been outlined in the short-term and upcoming issues section of this document. In summary, each position has an established pay range with a minimum, midpoint, and maximum base wage. Each employee will be eligible for an annual merit-based increase as determined by their performance evaluation and annual review. Each employee, depending on where their current base wage falls on their range, will receive one of three annual merit increases (see table below)

Wage Placement	Annual Merit Increase
Minimum up to Midpoint	Amount awarded shall be added to the employee's base pay
Midpoint up to Maximum	Amount awarded shall be divided between the employee's base pay and a bonus
At Maximum	Amount awarded will be in the form of a bonus

City-Provided Benefits

Health Insurance

The City contracts with PEHP to provide both traditional and high deductible health insurance plans. The City pays 90% of the premiums. Any employee who opts out of health insurance receives a monthly 401(k) contribution of \$250.

Dental Insurance

The City contracts with EMI Health to provide dental insurance. The city pays 90% of the premiums. If an employee opts out of health insurance but elects to have dental insurance, the cost of the premium is deducted from the 401(k) contribution.

Retirement

The City offers pension retirement benefits through Utah Retirement Systems (URS). Three retirement programs are offered including the Public Employees' Noncontributory Plan,

SPECIAL NOTE: PERSONNEL

Public Safety Retirement Plan (sworn police personnel), and the Firefighter Retirement Plan. Employer paid retirement contributions are governed by Utah State law and are subject to change annually. Current rates can be found in the table below. In 2008, the City opted out of Social Security. In lieu of Social Security payroll taxes, the City contributes the 6.2 % into a 401(k) plan for the employee.

Budgeted Retirement Plans	Contribution Rate (%)
Public Employees – Noncontributory	18.47
Public Safety	32.20
Firefighters	23.37

Table 55 - Saratoga Springs Retirement Contribution Rates

Life/Long-Term Disability

The City pays for a life insurance plan for each employee regardless of participation in health or dental insurance. The basic coverage is \$50,000 with \$5,000 for the spouse and up to \$2500 for each child. As part of the employee's life insurance policy, there is an AD&D rider for up to \$50,000. The City also pays for long-term disability insurance to provide up to 66% of an employee's salary if they are separated due to disability.

Holiday and Leave Time

The City provides 100 hours of holiday leave during a calendar year. In addition, the City provides tiered paid leave based on position and longevity.

Optional Employee-Funded Benefits

Vision Insurance

The City has contracted with EyeMed to provide vision insurance options for employees. Employees pay the full premium.

Flexible Spending Account (FSA)

The City offers Flexible Spending Accounts for employees to place pre-tax monies for medical or dependent care expenses.

Health Savings Account (HSA)

The City provides Health Savings Accounts to employees who have elected a high-deductible health insurance plan. The City contributes the difference between the traditional and the high-deductible plan premiums into those accounts.

401(k)/457/Traditional IRA/ROTH IRA

SPECIAL NOTE: PERSONNEL

The City participates in URS and has an employer contract with ICMA. Through these contracts, employees can elect to contribute to any of the following: 401(k), 457, Traditional IRA, or ROTH IRA account.

Personnel Counts by Department

Saratoga Springs Personnel Counts (FTEs)			
Department	FY 2014 -15	FY 2016-17 w/Approved	FY 2017-18 Recommended
Administration	5.75	5.75	5.75
Attorney	2.44	2.94	2.94
Recorder	1.75	1.75	1.75
Utility Billing	1.75	1.75	2.5
Public Relations/Economic Development	1	1	1
Justice Court	2.29	2.29	3.025
Building	6	6.6	8.6
Engineering/GIS	4	5	5
Planning & Zoning	3.5	4.63	4.63
Police – Saratoga Springs	30.9	33.15	33.15
Police – Bluffdale	8.8	8.8	8.8
Fire	17.5	17.5	17.5
Public Works	5.5	5.5	5.5
Water	7.75	7.75	8.75
Sewer	2.75	2.75	2.75
Storm Drain	1	1	1
Streets	6	6	7
Public Improvements	5	5	5
Parks	13.6	13.6	13.6
Recreation	2.93	2.93	2.93
Civic Event/Communities That Care	1.125	1.125	1.125
Library	3.83	3.83	5.03
Total	135.23	140.71	147.28

Table 56 - Personnel Counts

Saratoga Springs FY 2017 Recommended Additional Personnel		
Department	Position	FTEs
Utility Billing	Utility Billing Clerk/Receptionist	.75
Legal	Legal Assistant	.5
Justice Court	ACE Court Clerk (Additional Hours)	.125
Building	Plans Examiner	1
Building	Building Inspector II	1
Water	Utility Maintenance I	1
Streets	Streets Supervisor	1
Library	Library Clerk (hours)	1.2
Total		6.575

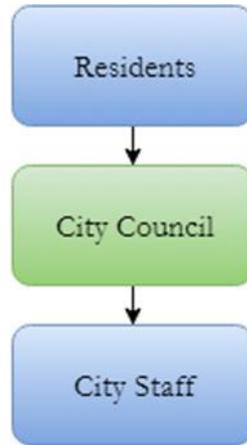
DEPARTMENTAL INFORMATION

DEPARTMENTAL INFORMATION

This section contains goals, performance measures, and financial information for each of the major departments in the City.

Mayor and City Council

The Mayor and City Council are responsible for the legislative duties of the City.



General Fund 10: Mayor and City Council						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	71,289	75,086	84,329	88,545	92,972	97,621
Materials, Supplies, & Services	34,258	44,185	44,185	44,185	44,185	44,185
Total Expenditures	105,547	119,271	128,514	132,730	137,157	141,806
% Change from Prior Period	4%	13%	8%	3%	3%	3%

Table 57 - Mayor and City Council Expenditures

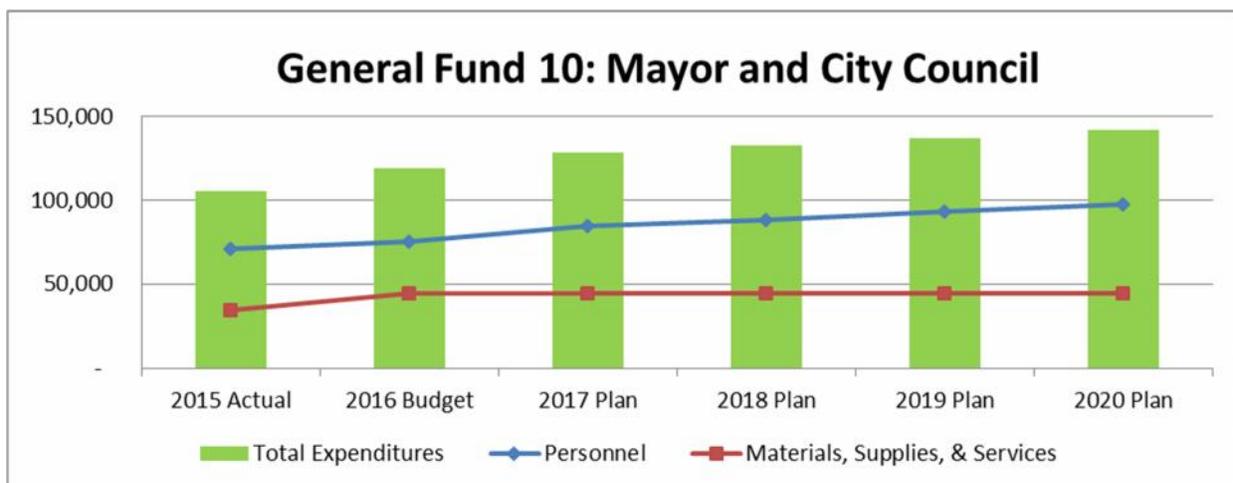
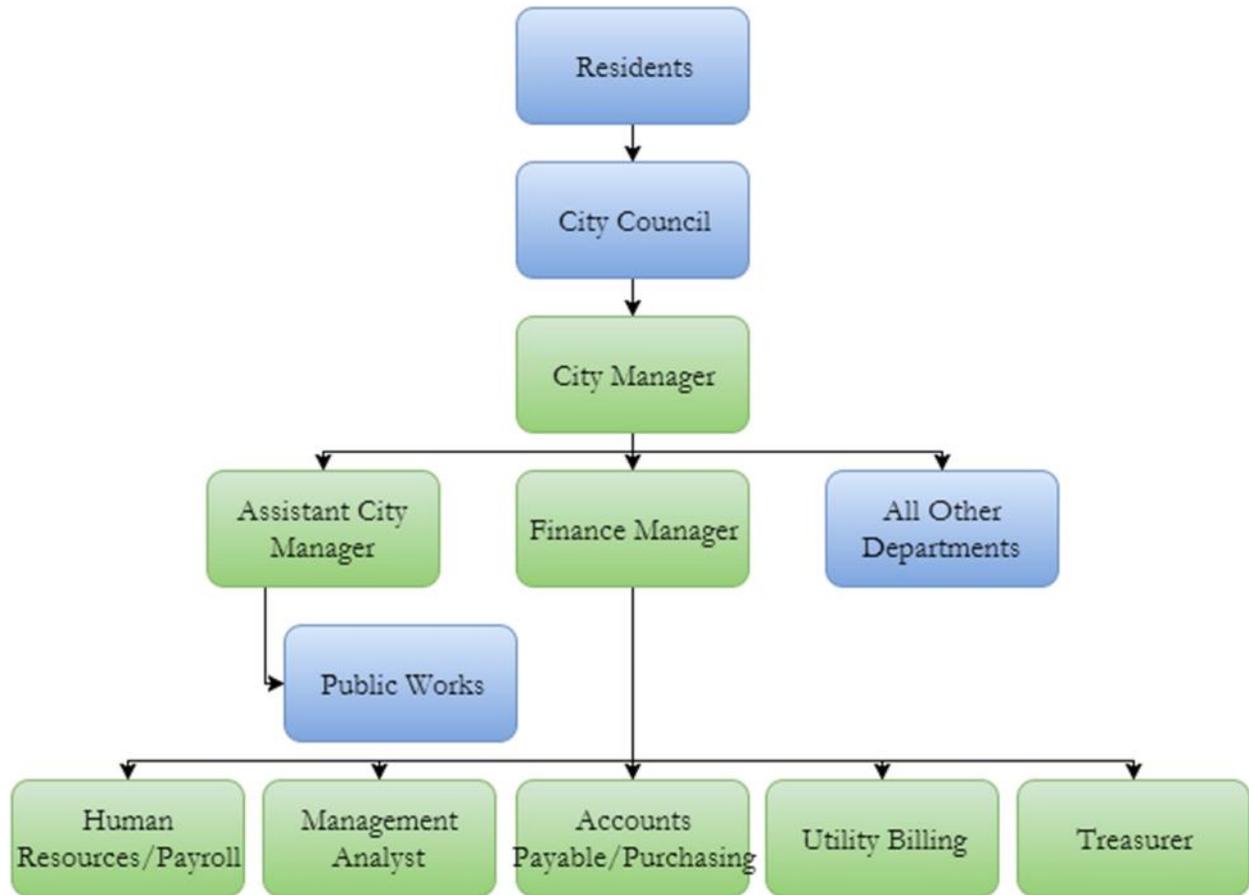


Chart 1 - Mayor and City Council Expenditures

DEPARTMENTAL INFORMATION

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Administrative



The administrative department encompasses both administrative and financial functions. The city manager administers the day-to-day functions of the city and makes executive-level decisions regarding operations. The finance staff is responsible for preparing financial reports, analyzing performance, financial, and economic data, and maintaining vital organizational processes such as purchasing or payroll.

Highlights

Goals

Performance Measures

Expenditures

DEPARTMENTAL INFORMATION

General Fund 10: Administrative Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	449,067	584,587	591,259	620,772	651,761	684,299
Materials, Supplies, & Services	62,860	51,711	52,611	53,511	54,411	55,311
Total Expenditures	511,927	636,298	643,870	674,283	706,172	739,610
% Change from Prior Period	-8%	24%	1%	5%	5%	5%

Table 58 - Administrative Expenditures

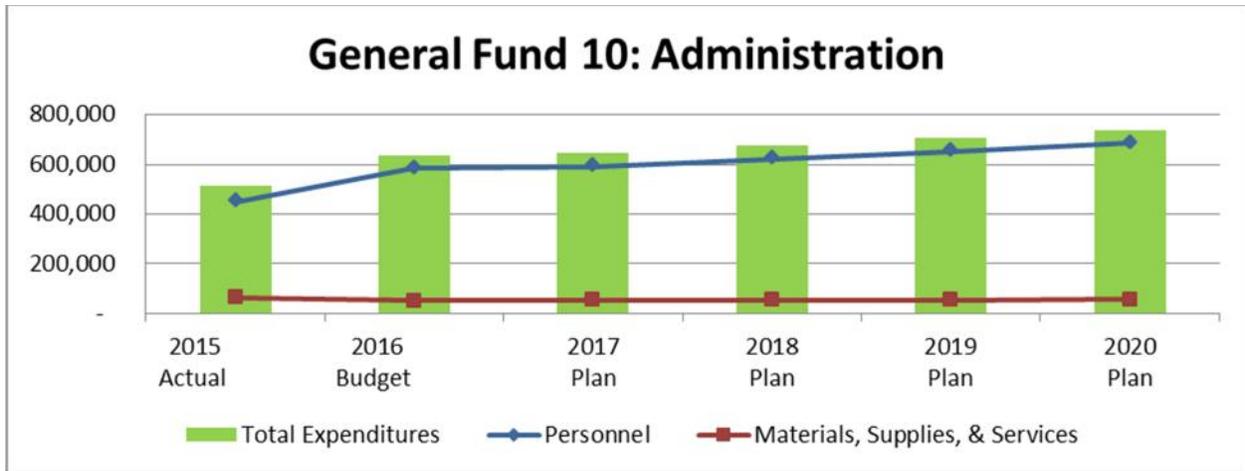


Chart 2 - Administrative Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan. The increase in materials, supplies, and services is due to a \$900/year increase to the financial auditor contract amount, an amount that is stipulated in contract.

Personnel

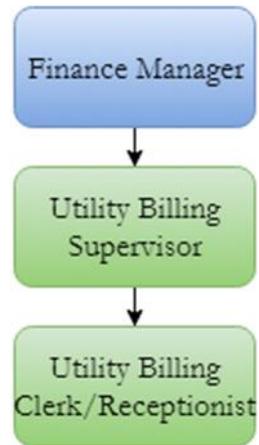
Administrative Department Personnel FY 2015-16	
Position	FTE
City Manager	1
Finance Manager	1
Human Resource Specialist	1
Payroll Specialist	.75
Accounts Payable Manager	1
Management Analyst	1
Total	5.75

Table 59 - Administrative Department Personnel

Budget Requests - Approved

DEPARTMENTAL INFORMATION

Utility Billing



The utility billing department is responsible for all utility payments (e.g., water, sewer, and trash bills), utility maintenance management, and front desk reception and customer service.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Utility Billing Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	75,417	101,848	132,969	139,618	146,599	153,929
Materials, Supplies, & Services	35,802	41,581	41,581	41,581	41,581	41,581
Total Expenditures	111,219	143,429	174,550	181,199	188,180	195,510
% Change from Prior Period	56%	29%	22%	4%	4%	4%

Table 60 - Utility Billing Expenditures

DEPARTMENTAL INFORMATION

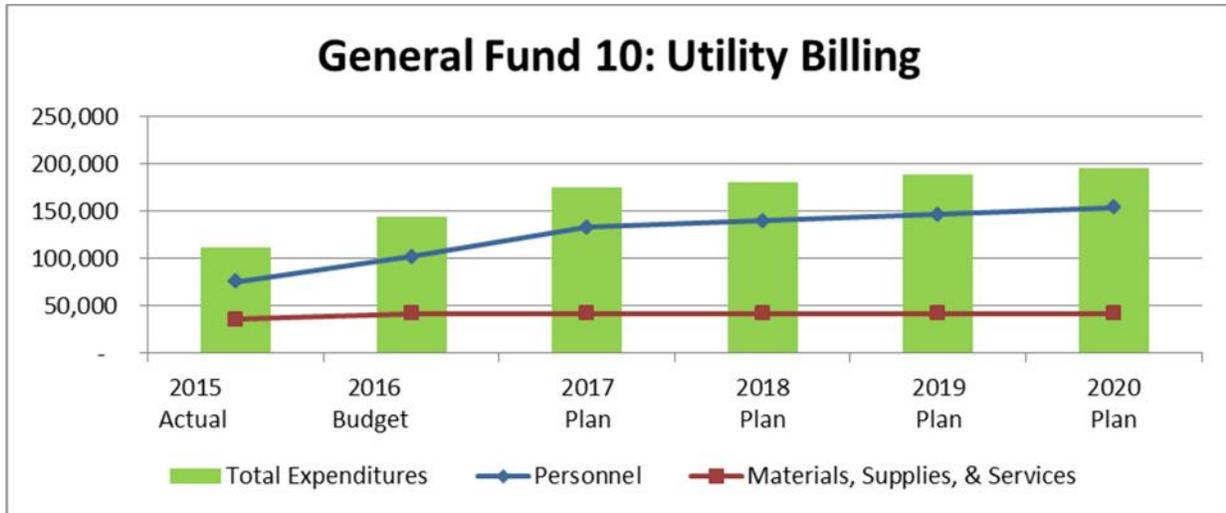


Chart 3- Utility Billing Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and an additional part-time utility billing clerk that was recommended in FY 2016 - 17.

Personnel

Utility Billing Department Personnel FY 2015-16	
Position	FTE
Utility Billing Supervisor	1
Utility Billing Clerk/Receptionist	.75
Total	1.75

Table 61 - Utility Billing Department Personnel

Budget Requests - Approved

Treasurer



DEPARTMENTAL INFORMATION

The treasurer department is responsible for maintaining the City’s funds including day-to-day accounting functions, investments, and all receivables.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Treasurer Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	75,961	84,703	87,830	92,221	96,832	101,674
Materials, Supplies, & Services	82,320	71,302	74,584	78,025	81,634	85,419
Total Expenditures	158,281	156,005	162,413	170,246	178,466	187,092
% Change from Prior Period	15%	-1%	4%	5%	5%	5%

Table 62 - Treasurer Expenditures



Chart 4 - Treasurer Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan. The increase in materials, supplies, and services is due to projected increases in credit card fees as more and more people pay their utility bills with credit cards.

DEPARTMENTAL INFORMATION

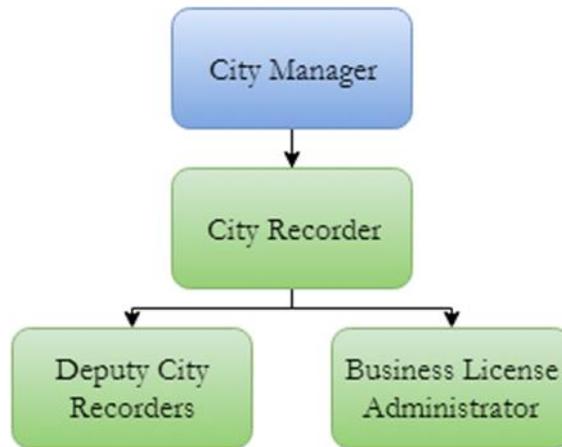
Personnel

Treasurer Department Personnel FY 2015-16	
Position	FTE
City Treasurer	1
Total	1

Table 63 - Treasurer Department Personnel

Budget Requests - Approved

Recorder



The Recorder is responsible for maintaining and attending to the official records and actions taken by the Saratoga Springs City Council. The Recorder maintains all ordinances, resolutions, agreements, and other official documents of the City. In addition, the Recorder serves as the City's Election Officer and is responsible to coordinate and supervise municipal elections. The Recorder is also responsible for issuing business licenses.

Highlights

Goals

Performance Measures

Expenditures

DEPARTMENTAL INFORMATION

General Fund 10: Recorder Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	80,442	129,409	141,373	148,230	155,429	162,989
Materials, Supplies, & Services	9,033	11,275	11,275	11,275	11,275	11,275
Total Expenditures	89,475	140,684	152,648	159,505	166,704	174,264
% Change from Prior Period	-5%	57%	9%	4%	5%	5%

Table 64 - Recorder Expenditures

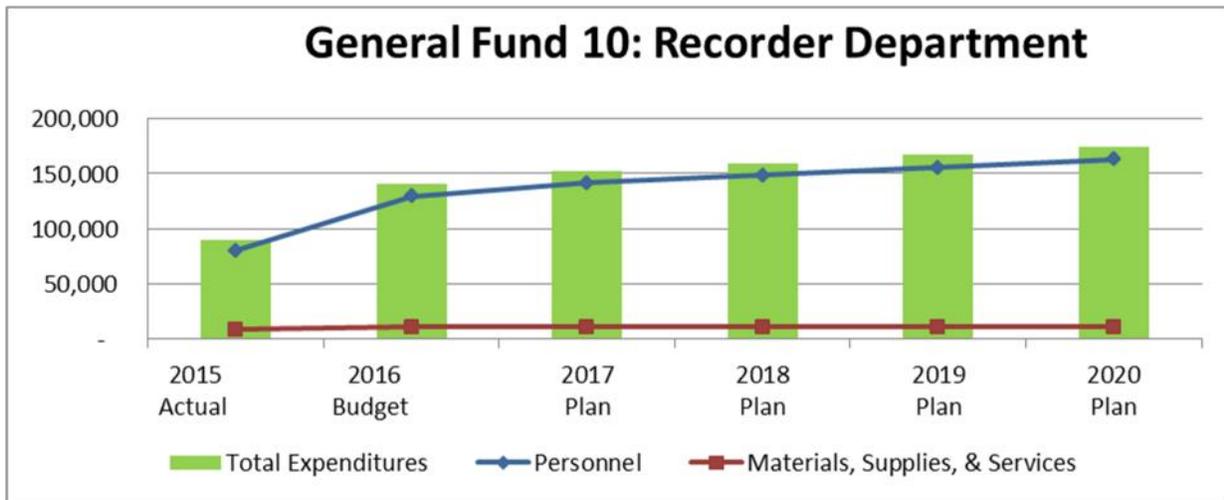


Chart 5 - Recorder Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Personnel

Recorder Personnel FY 2015-16	
Position	FTE
City Recorder	1
Deputy City Recorder	.75
Total	1.75

Table 65 - Recorder Department Personnel

Budget Requests - Approved

Legal

DEPARTMENTAL INFORMATION



The mission of the Saratoga Springs City Attorney’s Office is to provide timely and accurate legal advice to the City and its elected officials, officers, and employees, vigorously and effectively defend the City’s legal rights, operations, and interests, and vigorously, justly, and effectively prosecute those who violate public policy, trust, or criminal law.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Attorney						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	230,476	237,824	276,784	290,624	303,651	317,329
Materials, Supplies, & Services	36,143	45,455	45,455	45,455	45,455	45,455
Total Expenditures	266,619	283,279	322,239	336,079	349,106	362,784
% Change from Prior Period	5%	6%	14%	4%	4%	4%

Table 66 - Attorney Expenditures

DEPARTMENTAL INFORMATION

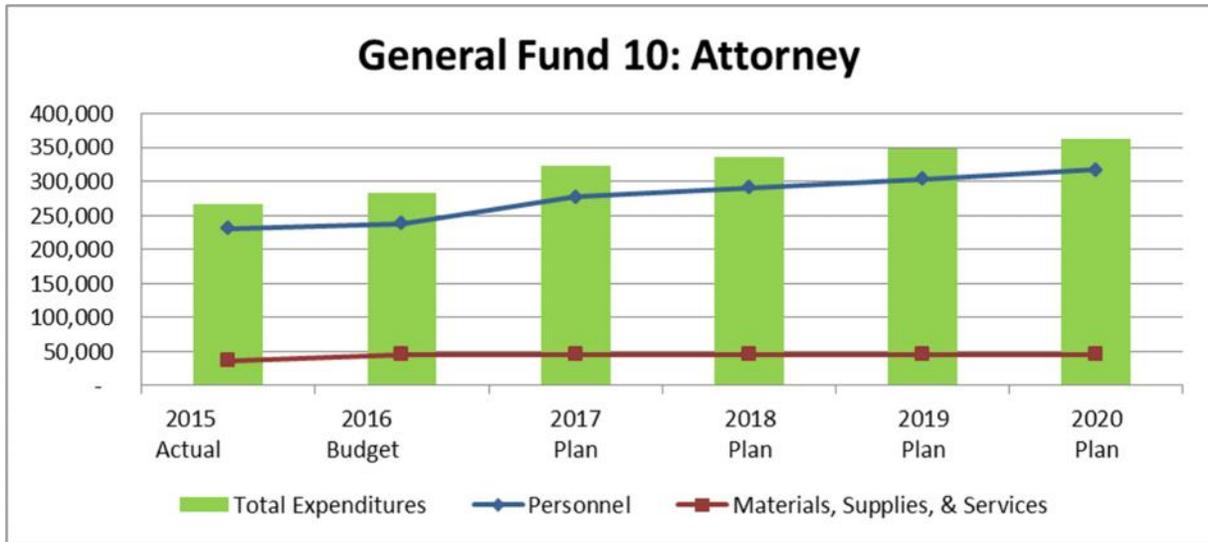


Chart 6 - Attorney Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and an additional part-time legal assistant that was recommended in FY 2016 - 17.

Personnel

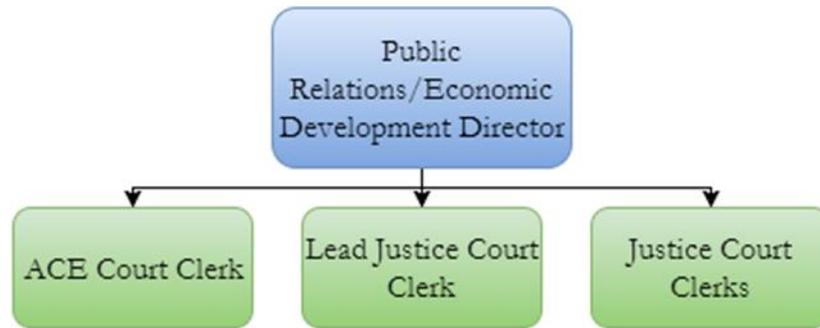
Legal Personnel FY 2015-16	
Position	FTE
City Attorney	1
Prosecuting Attorney	.56
Law Clerk	.375
Legal Secretary	.5
Total	2.435

Table 67 - Legal Department Personnel

Budget Requests - Approved

Justice Court

DEPARTMENTAL INFORMATION



The Justice Court is responsible for the administration of Class B and C misdemeanors, violations of ordinances—also known as ACE Court—,small claims, and infractions committed within the jurisdictional territory of Saratoga Springs City.

Highlights

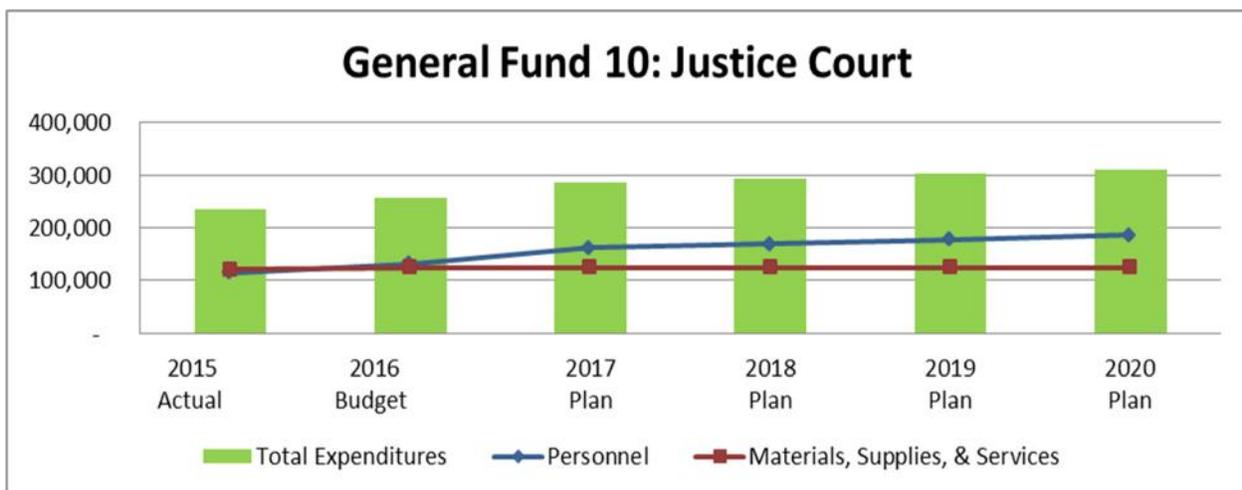
Goals

Performance Measures

Expenditures

General Fund 10: Justice Court						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	114,117	131,138	161,068	169,022	177,373	186,141
Materials, Supplies, & Services	120,675	124,380	124,380	124,380	124,380	124,380
Total Expenditures	234,792	255,518	285,448	293,402	301,753	310,521
% Change from Prior Period	-2%	9%	12%	3%	3%	3%

Table 68 - Justice Court Expenditures



DEPARTMENTAL INFORMATION

Chart 7 - Justice Court Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and the additional hours for an ACE Court Clerk that was recommended in FY 2016 - 17.

Personnel

Justice Court Personnel FY 2015-16	
Position	FTE
Lead Court Clerk	1
Court Clerk	1
Justice Court Judge	.29
Total	2.29

Table 69 - Justice Court Department Personnel

Budget Requests - Approved

Non-Departmental

The Non-Departmental section contains insurance premiums, on-going software maintenance costs, consulting services, and city enhancements.

General Fund 10: Non-Departmental and Transfers						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	1,853	-	-	-	-	-
Materials, Supplies, & Services	453,835	519,733	609,233	579,233	579,233	579,233
Interfund Transfers	1,344,074	442,070	414,342	417,348	453,854	530,836
Total Expenditures	1,799,764	961,806	1,023,579	996,586	1,033,093	1,110,076
% Change from Prior Period	-32%	-47%	6%	-3%	4%	7%

Table 70- Non-Departmental Expenditures

DEPARTMENTAL INFORMATION

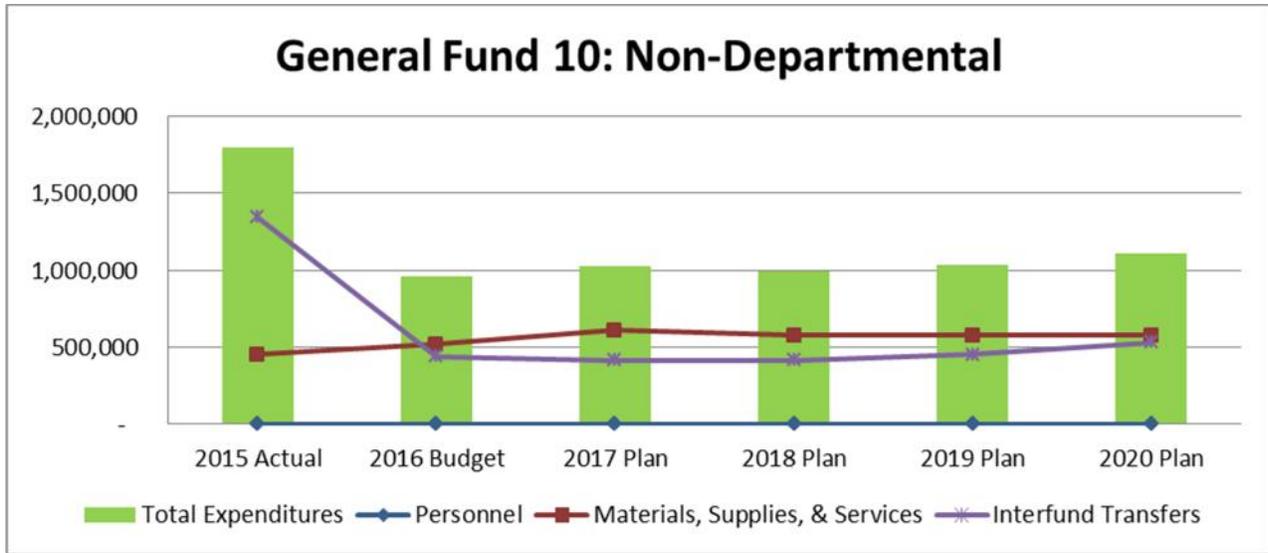


Chart 8 - Non-Departmental Expenditures

The increase in materials, supplies, and services is due to the recommended website redesign and increased insurance premiums.

General Government Buildings and Grounds

The General Government Buildings and Grounds section contains expenditures for maintaining current facilities and their grounds including City Hall, the Public Works Building, and the North and South Fire stations.

General Fund 10: Buildings and Grounds						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Materials, Supplies, & Services	440,328	191,164	192,025	192,912	193,825	194,766
% Change from Prior Period	142%	-57%	0%	0%	0%	0%

Table 71 - Buildings and Grounds Expenditures

DEPARTMENTAL INFORMATION

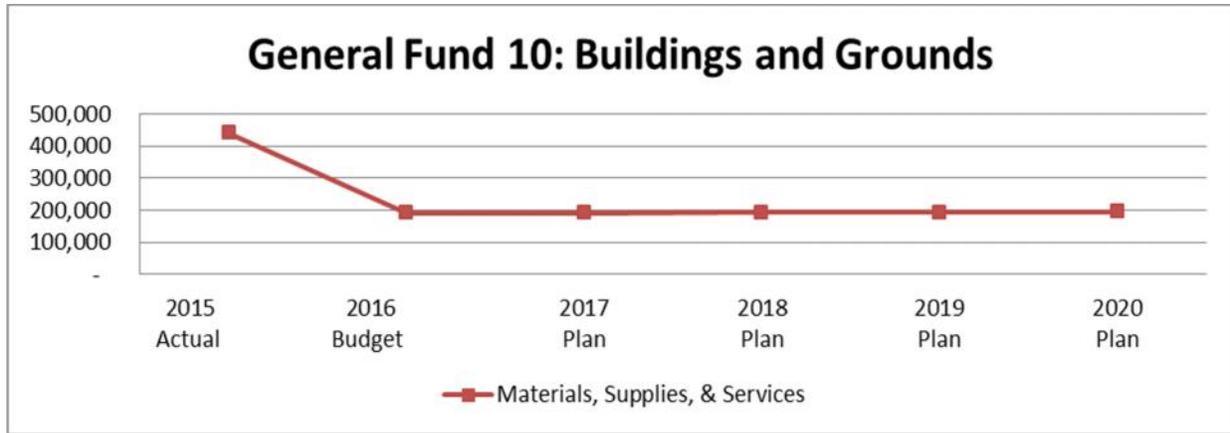
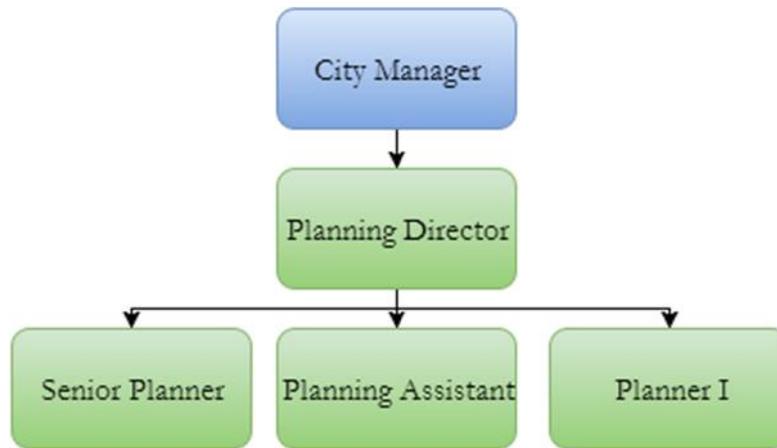


Chart 9 - Buildings and Grounds Expenditures

The increase in materials, supplies, and services is due to incremental expense increases for utility bills, custodial services, and general building maintenance.

Planning & Zoning



The planning and zoning department is responsible for reviewing current development applications against the requirements of Land Development Code, updating the Code and other guiding documents, and preparing long range plans such as the General Plan.

Highlights

Goals

Performance Measures

Expenditures

DEPARTMENTAL INFORMATION

General Fund 10: Planning and Zoning Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	329,135	390,294	405,979	440,459	462,050	484,720
Materials, Supplies, & Services	6,754	9,635	105,635	30,635	30,635	30,635
Total Expenditures	335,889	399,929	511,614	471,094	492,685	515,355
% Change from Prior Period	11%	19%	28%	-8%	5%	5%

Table 72 - Planning and Zoning Expenditures



Chart 10 - Planning and Zoning Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and the additional hours for a planning only Administrative Assistant in FY 2017 - 18. The increase in materials, supplies, and services is due to the approved general plan update, consulting, and education/training/memberships for the additional planner.

Personnel

Planning and Zoning Personnel FY 2015-16	
Position	FTE
Planning Director	1
Senior Planner	1
Planner I	2
Planning Assistant	.625
Total	4.625

Table 73 - Planning and Zoning Personnel

DEPARTMENTAL INFORMATION

Budget Requests - Approved

Communications & Economic Development



The communication and economic development department is responsible for the promotion and implementation of the strategic communications for Saratoga Springs and for business recruitment, business retention and promotion of the City to the business and development community.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Communications and Economic Development						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	94,186	99,604	114,632	120,364	126,382	132,701
Materials, Supplies, & Services	15,841	28,900	28,900	28,900	28,900	28,900
Total Expenditures	110,027	128,504	143,532	149,264	155,282	161,601
% Change from Prior Period	-3%	17%	12%	4%	4%	4%

Table 74- Communications and Economic Development Expenditures

DEPARTMENTAL INFORMATION

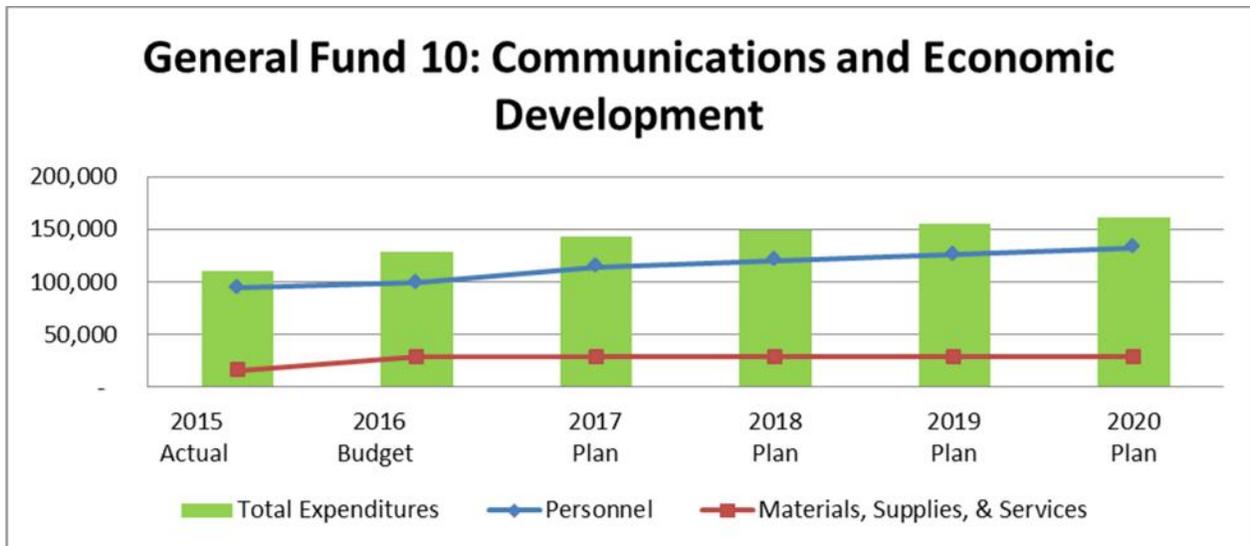


Chart 11 - Communications and Economic Development Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Personnel

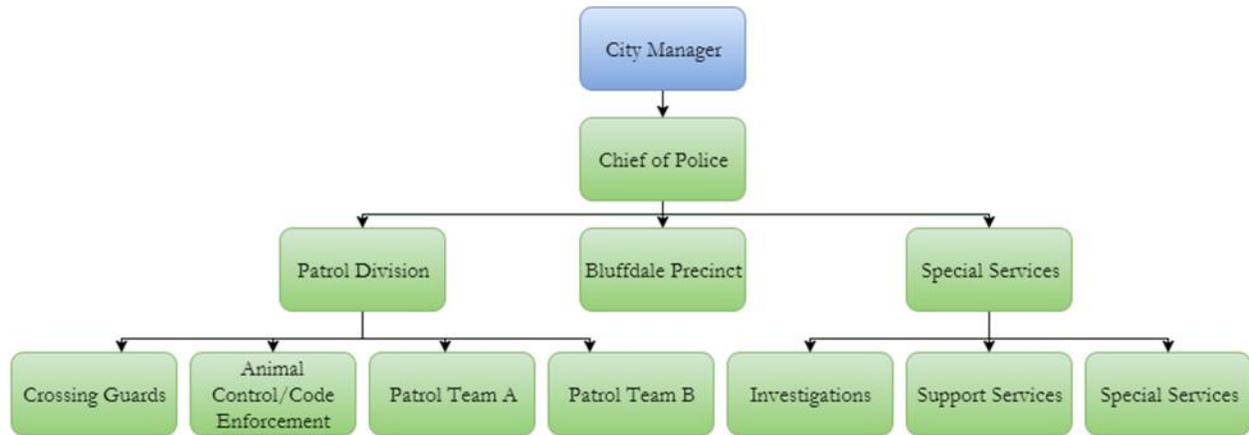
Communication and Economic Development Personnel FY 2015-16	
Position	FTE
Public Relations Director/Economic Development Director	1
Total	1

Table 75 - Communication and Economic Development Personnel

Budget Requests - Approved

Police (including Bluffdale)

DEPARTMENTAL INFORMATION



The Police department is responsible for public safety of the residents of Saratoga Springs. This includes law enforcement and traffic violations.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Police Department - Saratoga Springs						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	2,260,587	2,436,940	2,641,653	2,768,027	2,900,720	3,040,047
Materials, Supplies, & Services	489,421	404,068	423,413	423,413	423,413	423,413
Capital	25,449	-	-	-	-	-
Total Expenditures	2,775,457	2,841,008	3,065,066	3,191,440	3,324,133	3,463,460
% Change from Prior Period	9%	2%	8%	4%	4%	4%

Table 76 - Police (Saratoga Springs) Expenditures

DEPARTMENTAL INFORMATION

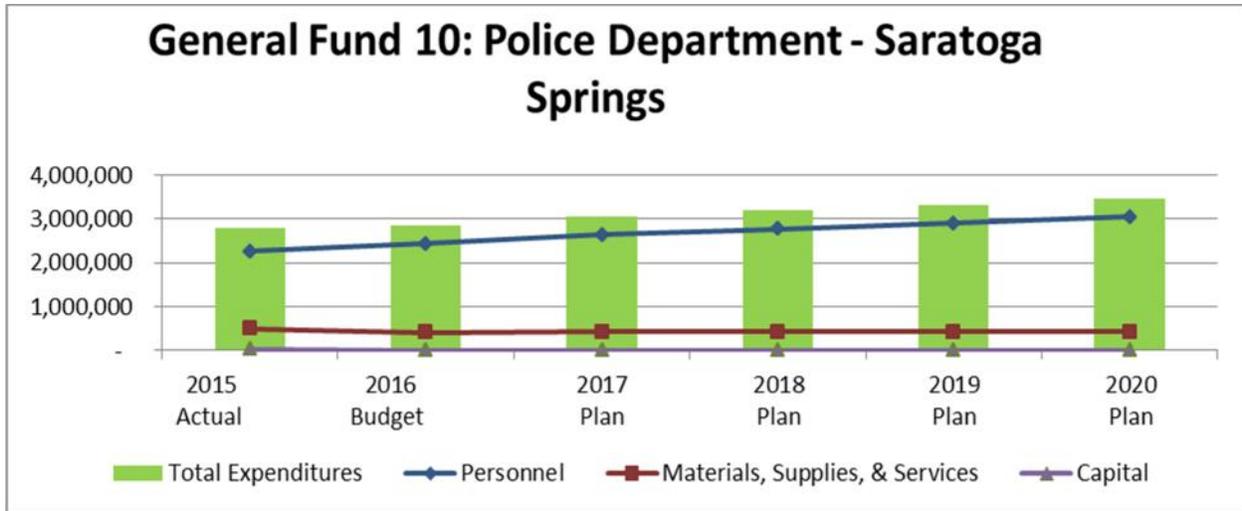


Chart 12- Police (Saratoga Springs) Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and the following approved personnel: one Sergeant, one Police Officer III, and a part-time detective. The increase in materials, supplies, and services is due to an increase in dispatch fees.

General Fund 10: Police Department - Bluffdale						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	557,013	732,111	742,550	777,179	813,540	851,719
Materials, Supplies, & Services	129,755	174,125	174,125	174,125	174,125	174,125
Capital	-	-	-	-	-	-
Total Expenditures	686,768	906,236	916,675	951,304	987,665	1,025,844
% Change from Prior Period	-3%	32%	1%	4%	4%	4%

Table 77 - Police (Bluffdale) Expenditures

DEPARTMENTAL INFORMATION

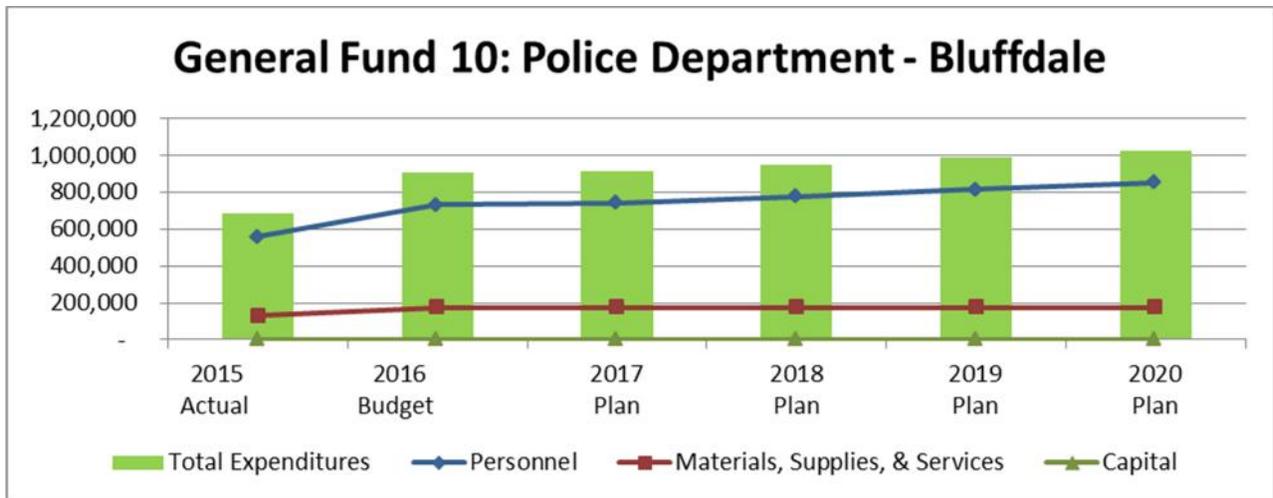


Chart 13 - Police (Bluffdale) Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Personnel

Police Personnel FY 2015-16	
Position	FTE
Police Chief	1
Corporal	4
Patrol Sergeant	4
Police Officer III	5
Police Officer II	3
Police Officer I	4
Reserve Officer/Detective	1.5
Code Enforcement	2
Administrative Assistant	1
Records Clerk	2.5
Bailiff	.3
Crossing Guard Supervisor	.5
Crossing Guard	3.1
Neighborhood Watch	.5
Victim Advocate	.75
Total	33.15

Table 78 - Police Personnel

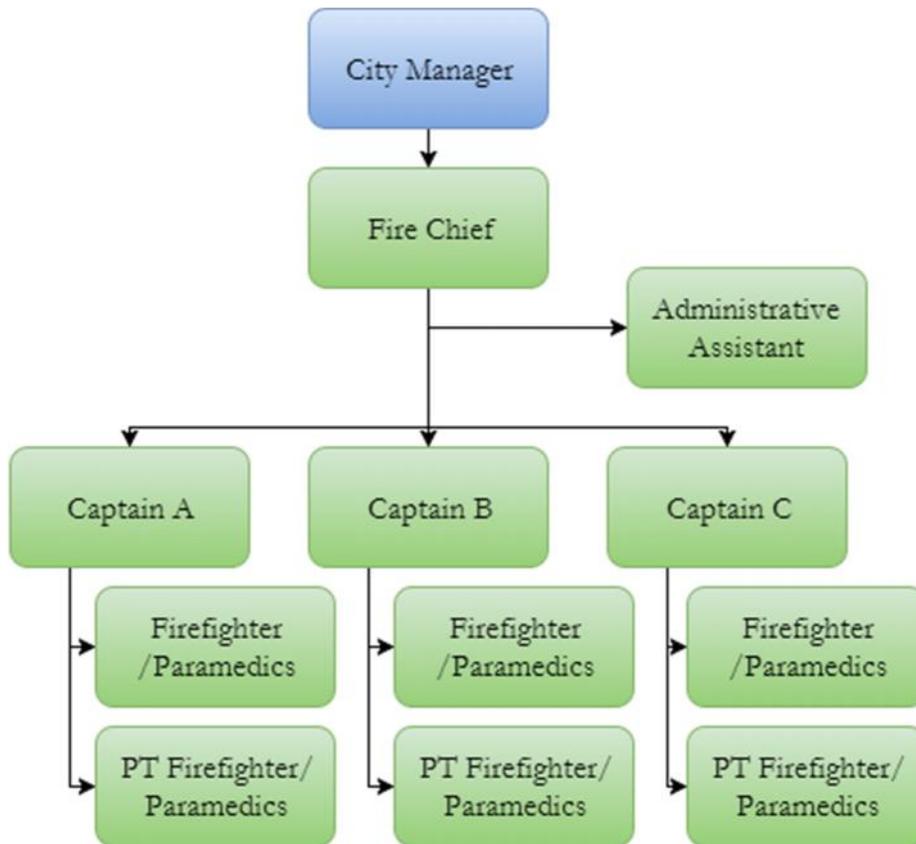
Bluffdale Police Personnel FY 2015-16	
Position	FTE

DEPARTMENTAL INFORMATION

Patrol Sergeant	1
Police Officer III	2
Police Officer II	2
Police Officer I	3
Reserve Officer/Detective	.3
Records Clerk	.5
Total	8.8

Budget Requests - Approved

Fire



Saratoga Springs Fire & Rescue provides structural and wildland firefighting as well as an EMT-Paramedic EMS ambulance service. Saratoga Springs Fire & Rescue is one of the highest trained and specially equipped agencies in the region with respect to water, ice, and back country rescues.

Highlights

DEPARTMENTAL INFORMATION

Goals

Performance Measures

Expenditures

General Fund 10: Fire Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	1,301,138	1,523,101	1,598,726	1,678,132	1,761,508	1,849,053
Materials, Supplies, & Services	299,248	299,248	299,248	299,248	299,248	299,248
Total Expenditures	1,600,386	1,822,349	1,897,974	1,977,380	2,060,756	2,148,301
% Change from Prior Period	6%	14%	4%	4%	4%	4%

Table 79 - Fire Expenditures

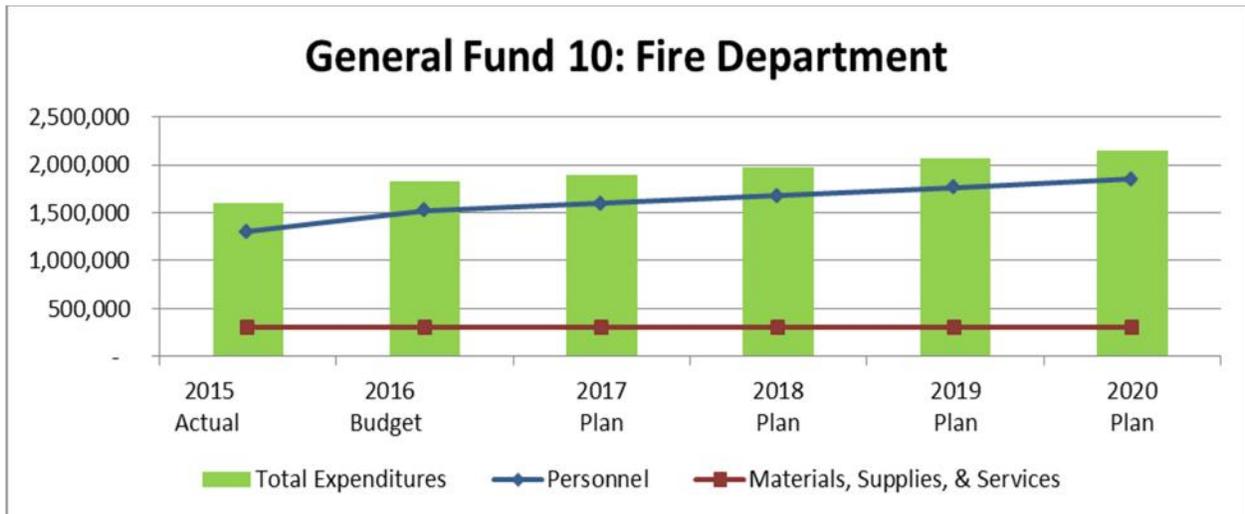


Chart 14 - Fire Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and the three Firefighter/Paramedics that were approved.

Personnel

Fire Personnel FY 2015-16	
Position	FTE
Fire Chief	1
Fire Captain	3
Firefighter/Paramedics	6

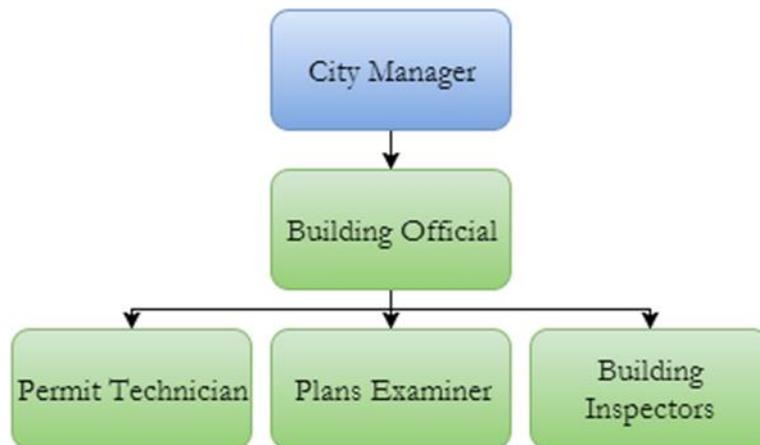
DEPARTMENTAL INFORMATION

Administrative Assistant	.7
PT Firefighters	10.3
Total	21

Table 80 - Fire Personnel

Budget Requests - Approved

Building



The Building Department is responsible for plan reviews, issuing building permits, and completing all required building inspections on commercial buildings, residential projects, additions, remodels, and basement finishes.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Building Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	395,106	520,149	708,308	743,624	780,705	819,640
Materials, Supplies, & Services	47,037	51,820	80,820	51,820	51,820	51,820
Total Expenditures	442,142	571,969	789,128	795,444	832,525	871,460
% Change from Prior Period	8%	29%	38%	1%	5%	5%

Table 81- Building Expenditures

DEPARTMENTAL INFORMATION

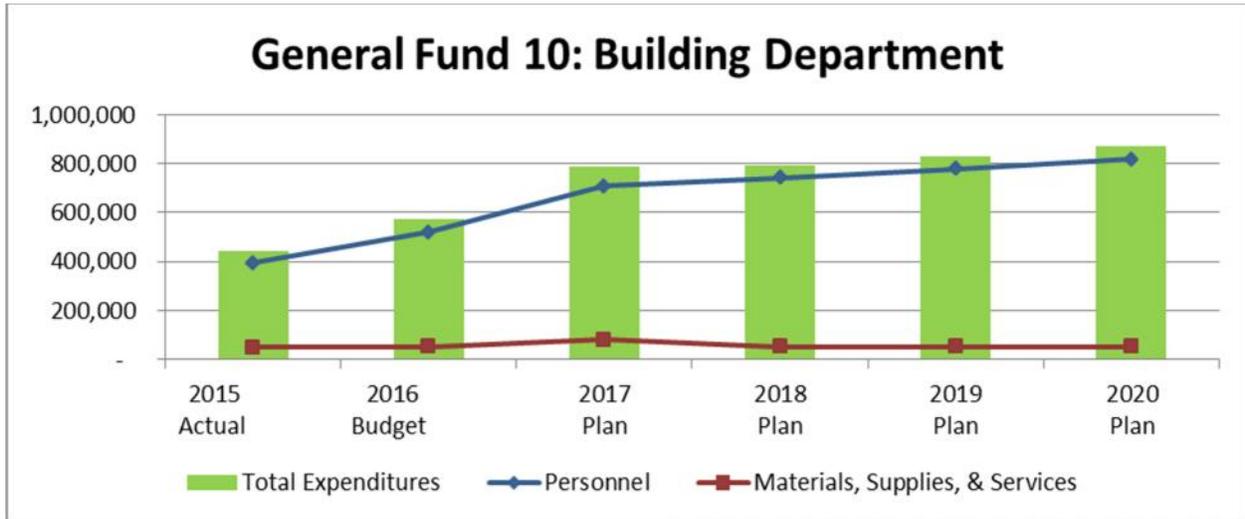


Chart 15 - Building Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and the following recommended personnel: Plans Examiner and Building Inspector II. The increase in materials, supplies, and services is due to the purchase of a vehicle for the additional building inspector.

Personnel

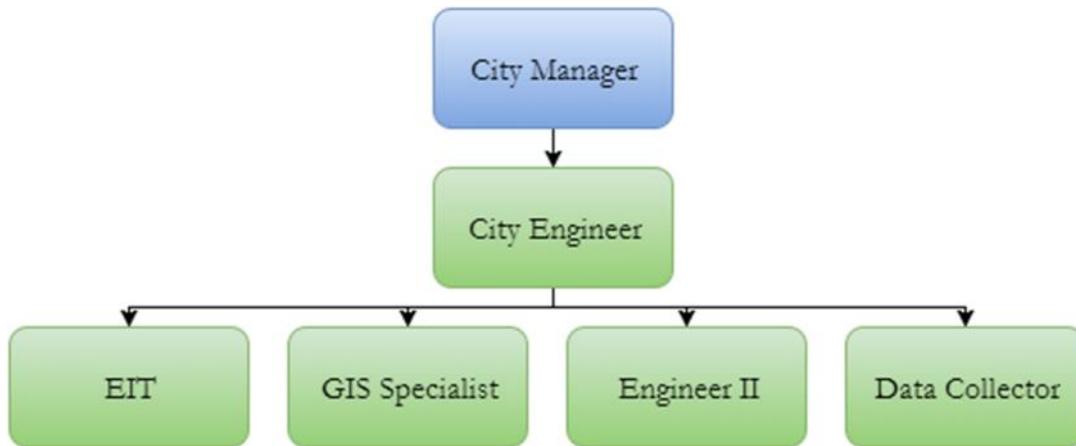
Building Personnel FY 2015-16	
Position	FTE
Building Official	1
Inspector	4
Permit Technician	1.6
Total	6.6

Table 82 - Building Department Personnel

Budget Requests - Approved

Engineering

DEPARTMENTAL INFORMATION



The Engineering Department coordinates the City’s capital improvement projects, traffic systems, construction permits, utility inspections, and assists in development reviews to ensure adherence to appropriate design and construction standards and specifications. In addition, the department is responsible for collecting all utility asset data, maintaining the geographic information system (GIS), and analyzing the GIS data.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Engineering Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	317,503	409,415	504,040	529,242	555,704	583,490
Materials, Supplies, & Services	86,568	57,150	57,150	57,150	57,150	57,150
Total Expenditures	404,071	466,565	561,190	586,392	612,854	640,640
% Change from Prior Period	-42%	15%	20%	4%	5%	5%

Table 83 - Engineering Expenditures

DEPARTMENTAL INFORMATION

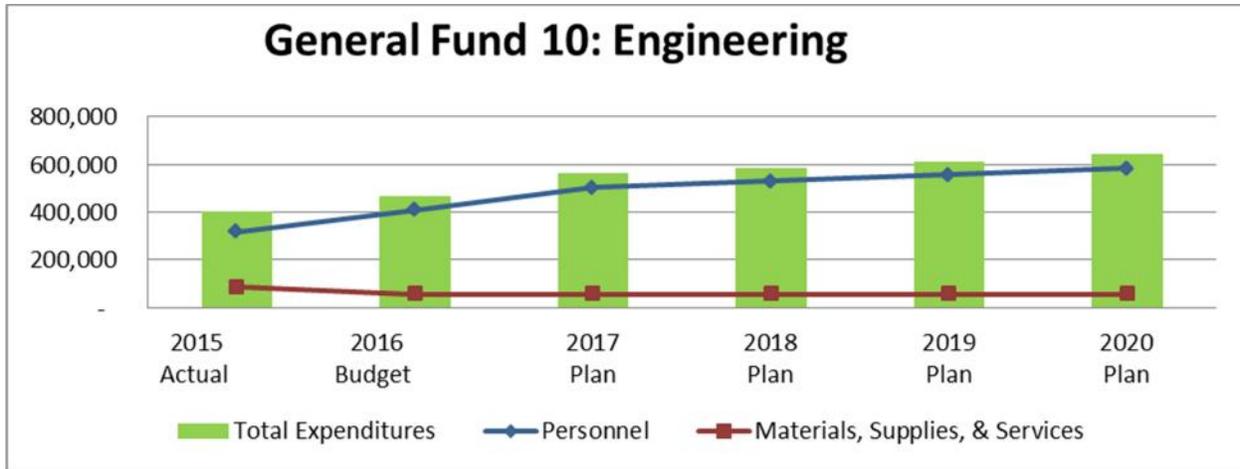


Chart 16 - Engineering Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and an Engineer II that was approved.

Personnel

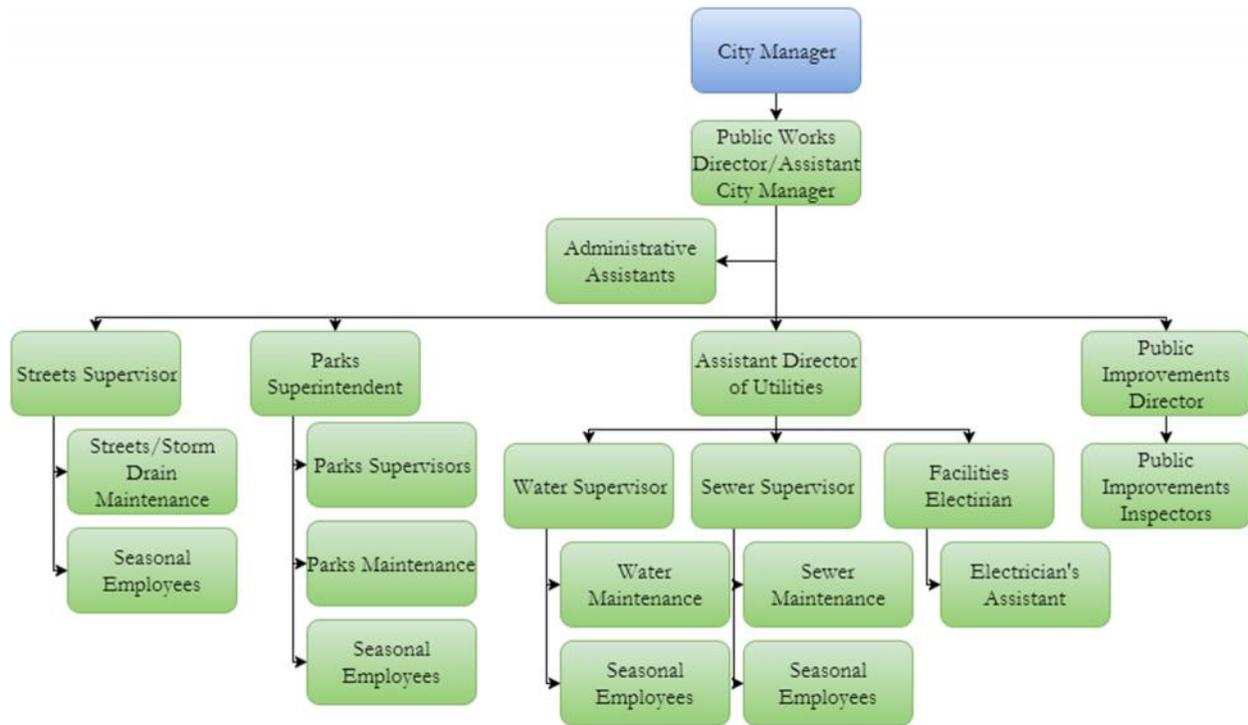
Engineering Personnel FY 2015-16	
Position	FTE
City Engineer	1
Engineer I	1
EIT	1
GIS Specialist	1
Data Collector	1
Total	5

Table 84 - Engineering Department Personnel

Budget Requests - Approved

Public Works

DEPARTMENTAL INFORMATION



The Public Works Department is responsible for the municipal services that provide culinary water supply and distribution, secondary water supply and distribution, storm water control, street maintenance, collection of sewer effluent, snow removal, and street lighting. In addition, the public improvements division is responsible for reviewing the plans for and inspecting new infrastructure built in the city. Finally, the parks division is responsible for the maintenance of all city-owned parks and open space including playgrounds, trails, and fields.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Public Works Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	472,373	469,038	486,123	510,304	535,694	562,354
Materials, Supplies, & Services	819	33,835	6,000	6,000	6,000	6,000
Total Expenditures	473,192	502,873	492,123	516,304	541,694	568,354
% Change from Prior Period	59%	6%	-2%	5%	5%	5%

Table 85 - Public Works Expenditures

DEPARTMENTAL INFORMATION

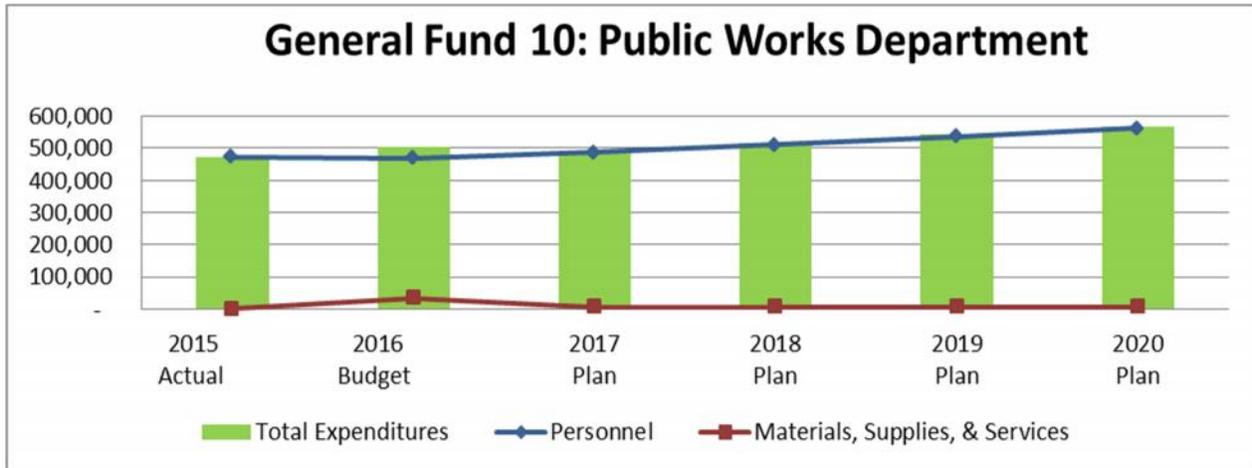


Chart 17 - Public Works Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Personnel

Public Works Personnel FY 2015-16	
Position	FTE
Assistant City Manager	1
Assistant Public Works Director	1
Electrician	1
Utility Maintenance I – Electrical	1
Administrative Assistant	1.4
Total	5.4

Table 86 - Public Works Department Personnel

Budget Requests - Approved

Public Works - Water

Highlights

Goals

Performance Measures

DEPARTMENTAL INFORMATION

Expenditures

Most Water expenditures are found in the Water Utility (51) Fund.

Water Utility Fund 51: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	387,642	538,382	760,057	788,295	817,945	849,077
Materials, Supplies, and Services	920,995	989,704	1,018,104	1,016,104	1,016,104	1,016,104
Capital Outlay	2,792,209	512,220	231,832	139,000	115,000	115,000
Debt Service	158,291	692,425	694,000	693,925	690,275	691,475
Depreciation	-	-	-	-	-	-
Transfers	30,848	30,848	30,848	30,848	30,848	30,848
Administrative Charge	1,181,429	1,212,050	1,212,050	1,212,050	1,212,050	1,212,050
Total Fund Expenditures	5,471,413	3,975,629	3,946,891	3,880,222	3,882,222	3,914,554
% Change From Prior Period	114%	-27%	-1%	-2%	0%	1%

Table 87 - Water Expenditures

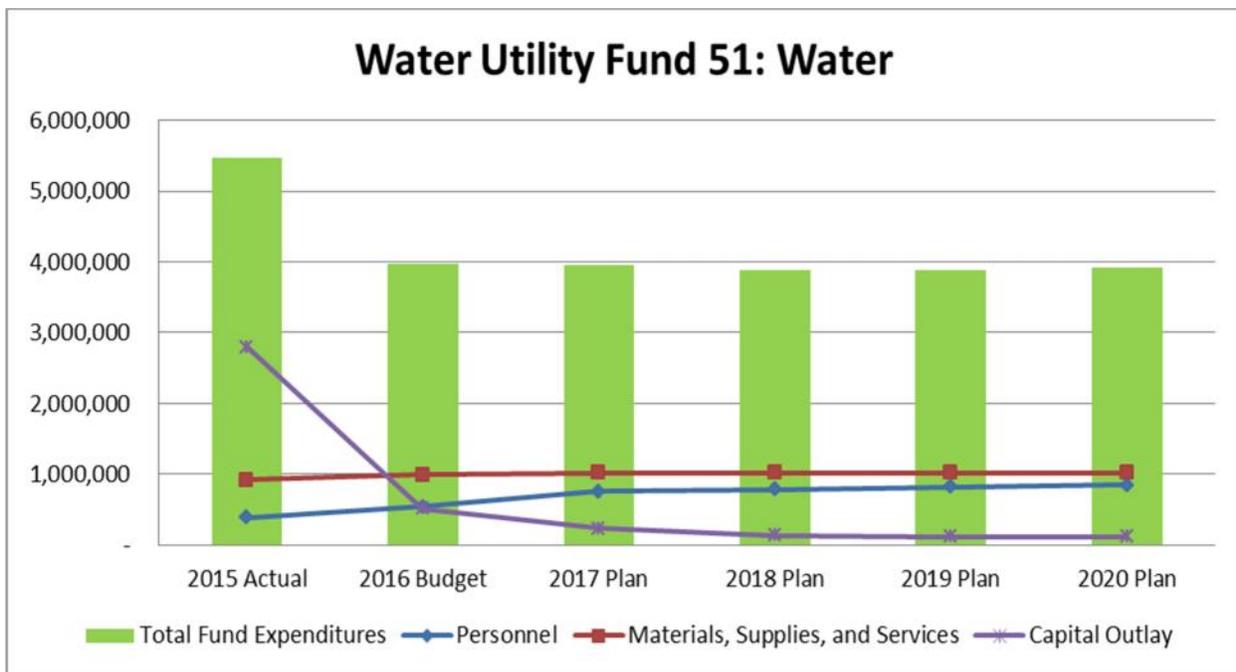


Chart 18 - Water Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and an additional Utility Maintenance I that was recommended. The increase in materials, supplies, and services is due to recommended expenses for fuel, vehicle maintenance, and BlueReview (new software).

Personnel

DEPARTMENTAL INFORMATION

Water Personnel FY 2015-16	
Position	FTE
Utility Maintenance IV	1
Utility Maintenance II	2
Utility Maintenance I	4
Seasonal Employees	.75
Total	7.75

Table 88 - Water Personnel

Public Works - Sewer

Highlights

Goals

Performance Measures

Expenditures

Sewer Utility Fund 52: Expenditures						
Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	92,746	140,728	152,969	160,188	167,769	175,728
Materials, Supplies, and Services	1,444,944	1,646,585	1,646,585	1,646,585	1,646,585	1,646,585
Capital Outlay	118,132	253,905	138,000	-	-	-
Depreciation	-	-	-	-	-	-
Transfers and Other Uses	6,539	6,539	6,539	6,539	6,539	6,539
Administrative Charge	584,375	609,987	609,987	609,987	609,987	609,987
Total Fund Expenditures	2,246,736	2,657,744	2,554,080	2,423,299	2,430,880	2,438,839
% Change From Prior Period	14%	18%	-4%	-5%	0%	0%

Table 89 - Sewer Expenditures

DEPARTMENTAL INFORMATION

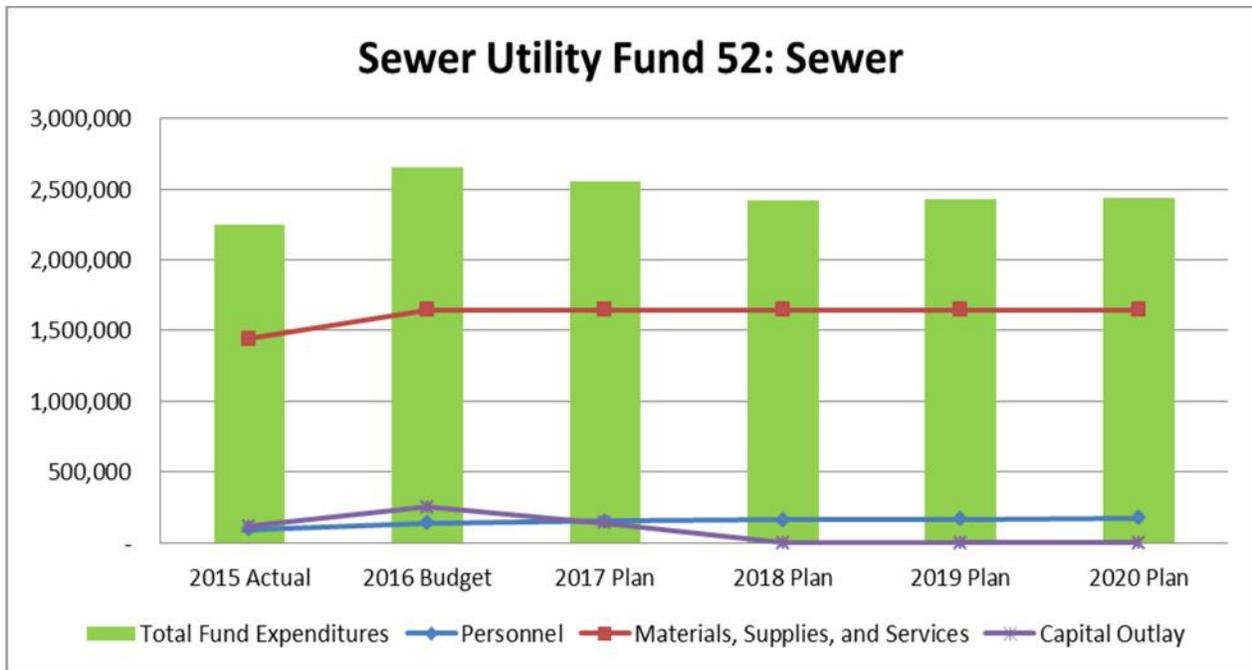


Chart 19 - Sewer Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan.

Personnel

Sewer Personnel FY 2015-16	
Position	FTE
Utility Maintenance II	1
Utility Maintenance I	1
Seasonal Employees	.75
Total	2.75

Table 90 - Sewer Personnel

Public Works - Streets

Highlights

Goals

Performance Measures

Expenditures

DEPARTMENTAL INFORMATION

General Fund 10: Streets Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	144,097	269,781	372,555	390,926	410,214	430,468
Materials, Supplies, & Services	405,915	231,322	305,357	234,272	234,272	234,272
Total Expenditures	550,012	501,103	677,913	625,198	644,487	664,740
% Change from Prior Period	7%	-9%	35%	-8%	3%	3%

Table 91- Streets Expenditures

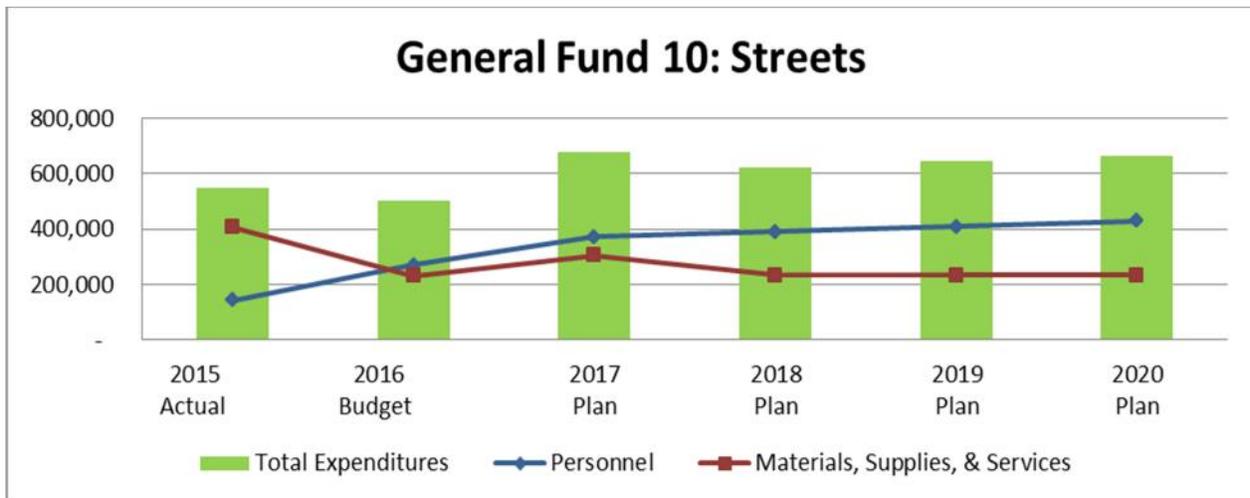


Chart 20- Streets Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and a Streets Supervisor that was recommended. The increase in materials, supplies, and services is due to additional funds for traffic signal maintenance and the ELGIN sweeper maintenance.

Personnel

Streets Personnel FY 2015-16	
Position	FTE
Storm Water/Streets Supervisor	1
Utility Maintenance I	3
Seasonal - Streets	3
Total	7

Table 92 - Streets Department Personnel

DEPARTMENTAL INFORMATION

Budget Requests - Approved

Public Works - Parks

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Parks & Open Space Department						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	406,634	628,134	630,650	640,271	650,373	660,980
Materials, Supplies, & Services	299,827	332,059	347,771	327,726	357,189	358,087
Total Expenditures	706,461	960,193	978,421	967,997	1,007,562	1,019,067
% Change from Prior Period	22%	36%	2%	-1%	4%	1%

Table 93 - Parks Expenditures

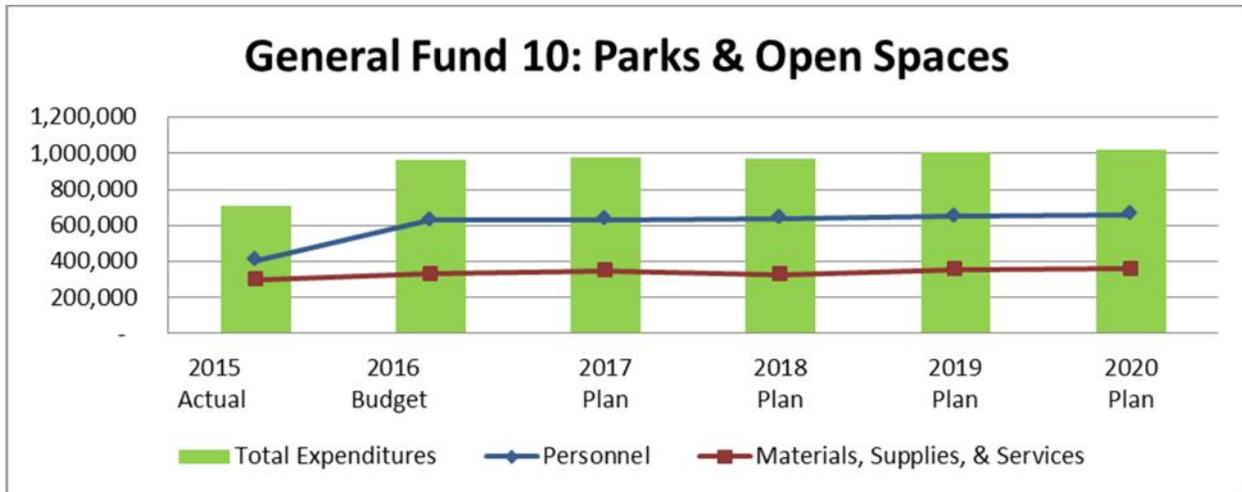


Chart 21 - Parks Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan. The increase in materials, supplies, and services is due to increased budgets for several parks and additional mowers and equipment.

Personnel

DEPARTMENTAL INFORMATION

Parks Personnel FY 2015-16	
Position	FTE
Parks Superintendent	1
Parks Maintenance III	2
Parks Maintenance I	3
Parks Seasonal	7.6
Total	13.6

Budget Requests - Approved

Public Works - Public Improvements

Highlights

Goals

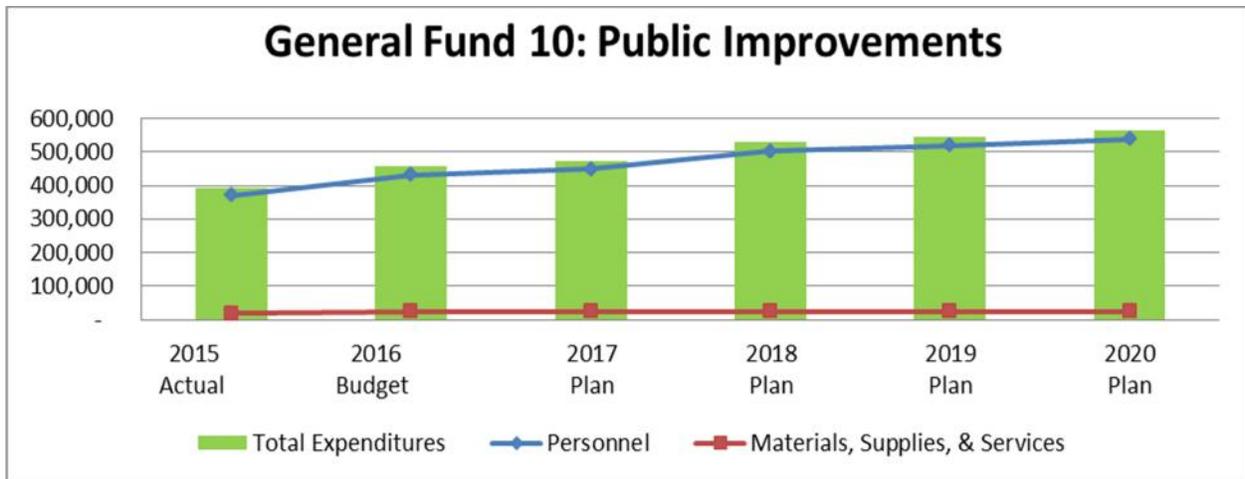
Performance Measures

Expenditures

General Fund 10: Public Improvements						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	371,989	432,937	449,588	503,406	520,512	538,474
Materials, Supplies, & Services	20,008	25,324	25,324	25,324	25,324	25,324
Total Expenditures	391,997	458,261	474,912	528,730	545,836	563,798
% Change from Prior Period		17%	4%	11%	3%	3%

Table 94 - Public Improvements Expenditures

DEPARTMENTAL INFORMATION



The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and a part-time Administrative Assistant recommended in FY 2018.

Personnel

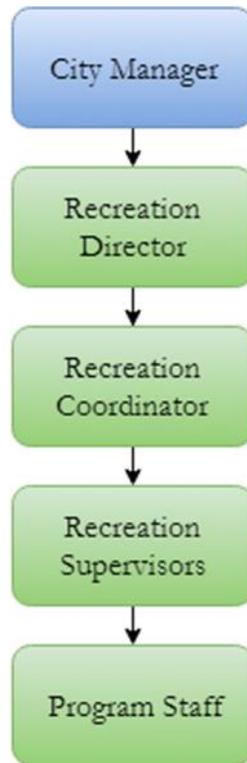
Public Improvements Personnel FY 2015-16	
Position	FTE
Assistant Public Works Director	1
Public Improvements Lead Inspector	1
Public Improvements Inspector	3
Total	5

Table 95 - Public Improvements Personnel

Budget Requests - Approved

Recreation

DEPARTMENTAL INFORMATION



The Recreation department is responsible for providing recreational opportunities including youth and adult sports, programs, classes, and other recreational pursuits.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Recreation						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	50,732	110,785	158,864	166,782	175,096	183,826
Materials, Supplies, & Services	74,826	75,111	145,627	145,627	145,627	145,627
Total Expenditures	125,558	185,896	304,491	312,409	320,723	329,453
% Change from Prior Period	-43%	32%	39%	3%	3%	3%

Table 96 - Parks Expenditures

DEPARTMENTAL INFORMATION

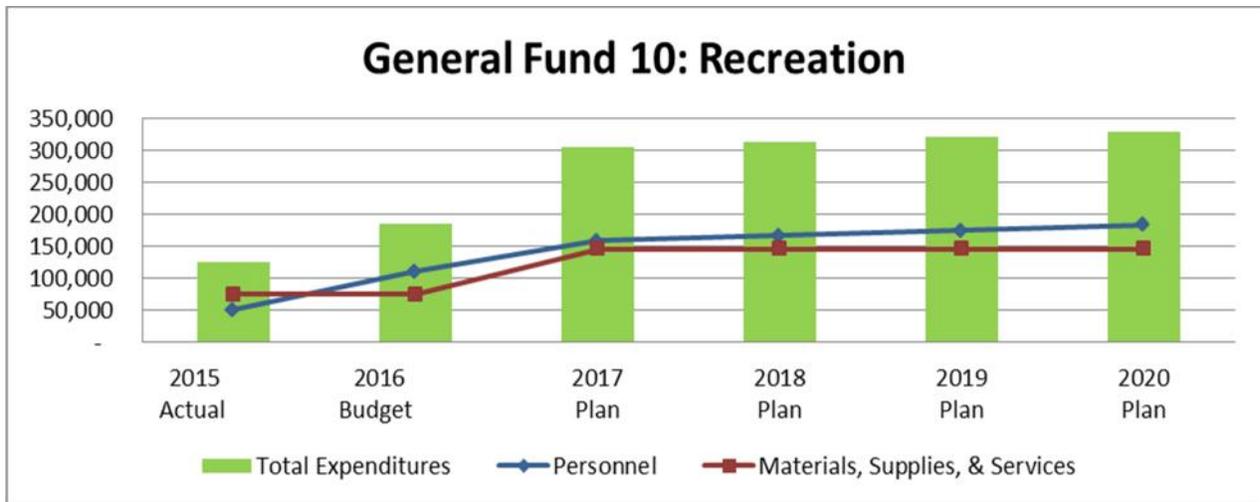


Chart 22 - Recreation Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan. The increase in the materials, supplies, and services are due to increased program expenses. The City Council has directed that recreation programs be self-sufficient. Consequently, we are increasing budgets on revenue and expenditure side to accommodate for the growth in programs.

Personnel

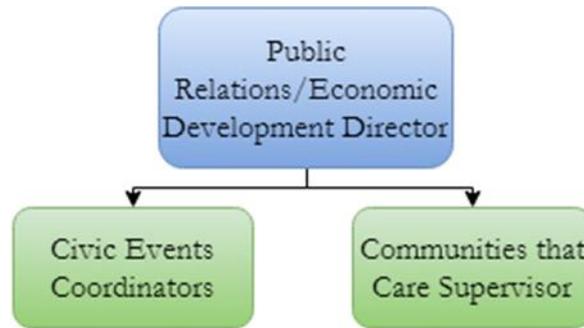
Recreation Personnel FY 2015-16	
Position	FTE
Recreation Director	1
Assistant Recreation Coordinator	.5
Site Coordinator	.75
Sports Official	.7
Total	2.95

Table 97 - Recreation Personnel

Budget Requests - Approved

Civic Events and Communities that Care

DEPARTMENTAL INFORMATION



The Saratoga Springs Civic Events programs strive to provide educational and recreational activities that unite citizens and families. The Communities that Care organization provides classes for drug avoidance and parenting.

Highlights

Goals

Performance Measures

Expenditures

General Fund 10: Civic Events, and Communities That Care						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	33,361	48,567	53,449	52,830	55,472	58,245
Materials, Supplies, & Services	79,921	71,198	146,226	104,826	104,826	104,826
Total Expenditures	113,282	119,765	199,675	157,656	160,298	163,071
% Change from Prior Period	100%	5%	40%	-27%	2%	2%

Table 98 - Civic Events and Communities that Care Expenditures

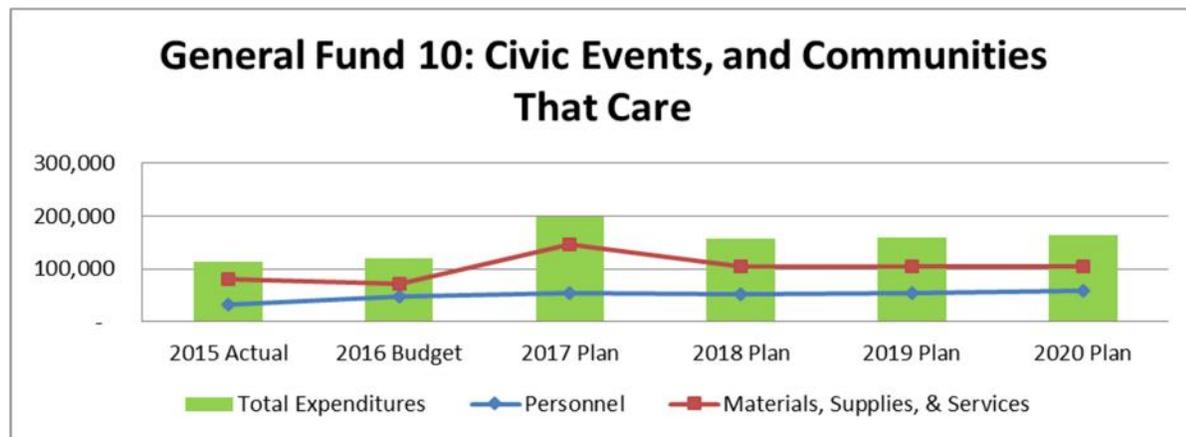


Chart 23 - Civic Events and Communities that Care Expenditures

DEPARTMENTAL INFORMATION

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and increases based on county grants. The increase in the materials, supplies, and services are due to additional civic events including the 20 Year Celebration, City Float, and Splash Concert.

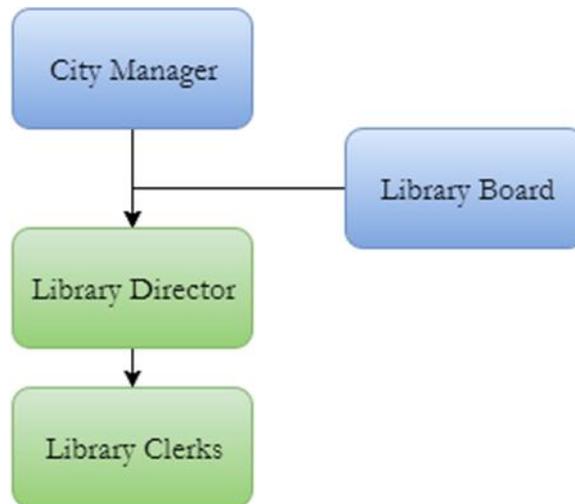
Personnel

Civic Events and Communities that Care Personnel FY 2015-16	
Position	FTE
Civic Events Coordinator	.375
Assistant Civic Events Coordinator	.25
Communities that Care Coordinator	.5
Total	1.125

Table 99 - Civic Events and Communities that Care Personnel

Budget Requests - Approved

Library



The Library department is responsible for providing public services including circulation of materials, programs, the Literacy Center, and other events.

Highlights

Goals

DEPARTMENTAL INFORMATION

Performance Measures

Expenditures

General Fund 10: Library Services						
Expenditures by Major Object	2015	2016	2017	2018	2019	2020
	Actual	Budget	Plan	Plan	Plan	Plan
Personnel	113,420	146,504	235,094	260,349	286,116	312,422
Materials, Supplies, & Services	61,680	95,381	64,260	55,380	56,500	57,627
Capital	-	9,801	-	-	-	-
Total Expenditures	175,100	251,686	299,354	315,729	342,616	370,049
% Change from Prior Period	29%	44%	19%	5%	9%	8%

Table 100 - Library Expenditures

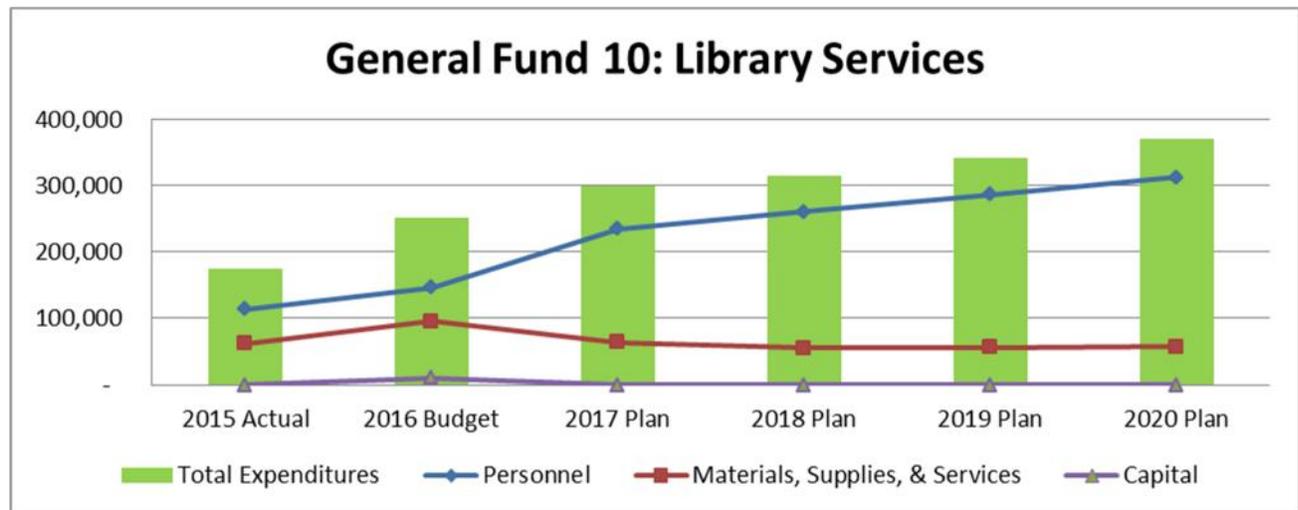


Chart 24 - Library Expenditures

The increase in personnel costs is due to the increases in salary due to the changes in the proposed pay plan and additional part time library clerk staffing. The increase in materials, supplies, and services is due to additional costs of building maintenance, software maintenance, and fee collection costs.

Personnel

Library Personnel FY 2015-16	
Position	FTE
Library Director	1
Library Clerks	2.83
Total	3.83

DEPARTMENTAL INFORMATION

Table 101 - Library Personnel

Budget Requests - Approved

POLICIES AND OBJECTIVES

This section of the Budget outlines the City's Policies and Objectives as they relate to the municipal budget. The City of Saratoga Springs recognizes its duty to its citizens and other interested parties to account for public funds and resources. The Policies and Objectives hereinafter are set forth to establish guidelines for fiscal accountability, full disclosure, and planning. These financial management policies provide a basic framework for the overall fiscal management of the City. These policies represent a foundation to address changing circumstances and conditions, and to assist in the decision making process. In addition, these policies represent guidelines for evaluating both current and future activities.

The financial policies represent long-standing principles and practices that have enabled the City to maintain financial stability. The policies are reviewed annually to represent current public policy decisions. These policies are adopted annually by the Council as part of the budget process.

BUDGET ORGANIZATION

- A. Through its financial plan (Budget), the City is committed do the following:
 - 1. Identify citizens' needs for essential services.
 - 2. Organize programs to provide essential services.
 - 3. Establish program policies and goals that define the type and level of program services required.
 - 4. List suitable activities for delivering program services.
 - 5. Propose objectives for improving the delivery of program services.
 - 6. Identify available resources and appropriate the resources needed to conduct program activities and accomplish program objectives.
 - 7. Set standards to measure and evaluate the following:
 - i) Set standards to measure and evaluate the following:
 - ii) The output of program activities
 - iii) The expenditure of program appropriations
- B. All requests for increased funding or enhanced levels of service should be considered together during the budget process, rather than in isolation.
- C. The City Council will review and amend appropriations, if necessary, during the fiscal year.
- D. The City will use a multi-year format (five years for operations and capital improvement plan) to give a longer-range focus to its financial planning.
 - 1. The emphasis of the budget process in the first year is on establishing expected levels of services, within designated funding levels, projected over a five-year period, with the focus on the budget

POLICIES AND OBJECTIVES

2. The emphasis in the second year are reviewing necessary changes in the previous fiscal plan and developing long term goals and objectives to be used during the next three-year budget process. The focus is on the financial plan. In the second year, operational budgets will be adjusted to reflect unexpended balances from the first year and create the subsequent year's budget plan.
- E. The emphasis in the second year are reviewing necessary changes in the previous fiscal plan and developing long term goals and objectives to be used during the next three-year budget process. The focus is on the financial plan. In the second year, operational budgets will be adjusted to reflect unexpended balances from the first year and create the subsequent year's budget plan.
- F. Through its financial plan, the City will strive to maintain structural balance; ensuring basic service levels are predictable and cost effective. A balance should be maintained between the services provided and the local economy's ability to pay.
- G. The City will work to improve their program service levels and expenditures by insuring:
 1. New/growth related service levels: The provision of new/growth related services should be offset with new or growth related revenues or a corresponding reduction in service costs in other areas.
 2. Fee dependent services: If fees do not cover the services provided, Council should consider which of the following actions to take: 1) reduce services, 2) increase fees, or 3) determine the appropriate subsidy level of the general fund.
 3. Consider all requests at once: Council should consider requests for service level enhancements or increases as part of the budget process, rather than in isolation.
 4. Consider ongoing costs associated with one-time purchases/expenditures: Significant ongoing costs, such as insurance, taxes, utilities, and maintenance should be determined before an initial purchase is made or a capital project is constructed. Capital and program decisions should not be made unless staff has provided a five-year analysis of ongoing maintenance and operational costs where applicable.
 5. Re-evaluate decisions: Political, economic, and legal changes necessitate reevaluation to ensure Council goals are being met. Staff and Council should use the budget process to review programs.
 6. New service implementation: Prior to implementing a new service, the City Council should consider a full assessment of staffing and funding requirements.
 7. Benchmarking and performance measurement: The City will strive to measure its output and performance.
- H. The City will strive to improve productivity, though not by the single-minded pursuit of cost savings. The concept of productivity should emphasize the importance of **quality** and **quantity** of output as well as **quantity** of resource input.

GENERAL REVENUE MANAGEMENT

POLICIES AND OBJECTIVES

- I. The City will seek to maintain a diversified and stable revenue base to protect it from short-term fluctuations in any one-revenue source.
- J. The City will make all current expenditures with current revenues, avoiding procedures that balance current budgets by postponing needed expenditures, accruing future revenues, or rolling over short-term debt.
- K. One-time revenue sources will not be used for ongoing expenses unless specifically approved by the City Council.

USER FEE COST RECOVERY GOALS

- L. **User Fee Cost Recovery Levels.** In establishing user fees and cost recovery levels, the following factors will be considered:
 - 1. **Community-Wide versus Special Benefit.** The level of user fee cost recovery should consider the community-wide versus special service nature of the program or activity. The use of general purpose revenues is appropriate for community-wide services, while user fees are appropriate for special benefit purposes to easily identified individuals or groups.
 - 2. **Service Recipient versus Service Driver.** After considering community-wide versus special benefit of the service, the concept of service recipient versus service driver should also be considered. For example, it could be argued that the applicant is not the beneficiary of the City's development review efforts; the community is the primary beneficiary. However, the applicant is the driver of development review costs, and as such, cost recovery from the applicant is appropriate.
 - 3. **Effect of Pricing on the Demand for Services.** The level of cost recovery and related pricing of services can significantly affect the demand and subsequent level of services provided. At full cost recovery, this has the specific advantage of ensuring that the City is providing services for which there is genuinely a market that is not overly stimulated by artificially low prices. Conversely, high levels of cost recovery will negatively impact the delivery of services to lower income groups. This negative feature is especially pronounced and works against public policy, if the services are specifically targeted to low income groups.
 - 4. **Feasibility of Collection and Recovery.** Although it may be determined that a high level of cost recovery may be appropriate for specific services, it may be impractical or too costly to establish a system to identify and charge the user. Accordingly, the feasibility of assessing and collecting charges should also be considered in developing user fees, especially if significant program costs are intended to be financed from that source.
 - 5. **Factors Favoring Low Cost Recovery Levels.** Low cost recovery levels are appropriate under the follow circumstances:

POLICIES AND OBJECTIVES

- i) There is no intended relationship between the amount paid and the benefit received. Almost all “social service” programs fall into this category as it is expected that one group will subsidize another.
 - ii) Collecting fees is not cost-effective or will significantly affect the efficient delivery of the service.
 - iii) There is no intent to limit the use of (or entitlement to) the service. Again, most "social service" programs fit into this category as well as public safety (police and fire) emergency response services. Historically, access to neighborhood and community parks would also fit into this category
 - iv) The service is non-recurring, generally delivered on a "peak demand" or emergency basis, cannot reasonably be planned for on an individual basis, and is not readily available from a private sector source. Many public safety services also fall into this category.
 - v) Collecting fees would discourage compliance with regulatory requirements and adherence is primarily self-identified, and as such, failure to comply would not be readily detected by the City. Many small-scale licenses and permits might fall into this category
6. **Factors Favoring High Cost Recovery Levels.** The use of service charges as a major source of funding service levels is especially appropriate under the following circumstances:
- i) The service is similar to services provided through the private sector. An example of this is the City’s water and sewer fund.
 - ii) Other private or public sector alternatives could or do exist for the delivery of the service.
 - iii) For equity or demand management purposes, it is intended that there be a direct relationship between the amount paid and the level and cost of the service received.
 - iv) The use of the service is specifically discouraged. Police responses to disturbances or false alarms might fall into this category.
 - v) The service is regulatory in nature and voluntary compliance is not expected to be the primary method of detecting failure to meet regulatory requirements. Building permit, plan checks, and subdivision review fees for large projects would fall into this category.
7. **General Concepts Regarding the Use of Service Charges.** The following general concepts will be used in developing and implementing service charges:

POLICIES AND OBJECTIVES

- i) Revenues should not exceed the reasonable cost of providing the service. When setting service charges, consideration will be given for the reserves necessary to shield the service during an economic downturn or extraordinary events.
 - ii) Cost recovery goals should be based on the total cost of delivering the service, including direct costs, departmental administration costs, and organization-wide support costs such as accounting, personnel, data processing, vehicle maintenance, and insurance.
 - iii) The method of assessing and collecting fees should be as simple as possible in order to reduce the administrative cost of collection.
 - iv) Rate structures should be sensitive to the "market" for similar services as well as to smaller, infrequent users of the service.
 - v) A unified approach should be used in determining cost recovery levels for various programs based on the factors discussed above.
8. **Low Cost-Recovery Services.** Based on the criteria discussed above, the following types of services should have very low cost recovery goals. In selected circumstances, there may be specific activities within the broad scope of services provided that should have user charges associated with them. However, the primary source of funding for the operation as a whole should be general purpose revenues, not user fees.
- i) Delivering public safety emergency response services such as police and fire services.
 - ii) Maintaining and developing public facilities that are provided on a uniform, communitywide basis such as streets, parks, and general purpose buildings.
 - iii) Providing social service programs and economic development activities.
9. **Recreation Programs.** The following cost recovery policies apply to the City's recreation programs:
- i) Cost recovery for activities directed to adults should be relatively high.
 - ii) Cost recovery for activities directed to youth and seniors should be relatively low. In those circumstances where services are similar to those provided in the private sector, cost recovery levels should be higher. Although ability to pay may not be a concern for all youth and senior participants, these are desired program activities, and the cost of determining need may be greater than the cost of providing a uniform service fee structure to all participants. Further, there is a community-wide benefit in encouraging high-levels of participation in youth and senior recreation activities regardless of financial status.
 - iii) Cost recovery goals for recreation activities guidelines are set as follows:

POLICIES AND OBJECTIVES

- (1) All recreation activities will contribute to 100% cost recovery for all program expenditures including salaries, materials and supplies, and overhead.
 - iv) For cost recovery activities of less than 100%, there should be a differential in rates between residents and non-residents when administratively feasible.
 - v) Charges will be assessed for use of ball fields, special-use areas, and recreation equipment for activities not sponsored or co-sponsored by the City. Such charges will generally conform to the fee guidelines described above.
 - vi) A vendor charge of at least 10 % of gross income will be assessed from individuals or organizations using City facilities for money-making activities.
 - vii) The Recreation Department will consider waiving fees only when the City Manager determines in writing that an undue hardship exists.
10. **Development Review Programs.** The following cost recovery policies apply to the development review programs:
- i) Services provided under this category include:
 - (1) Planning (planned development permits, tentative tract and parcel maps, rezoning, general plan amendments, variances, use permits)
 - (2) Building and safety (building permits, structural plan checks, inspections).
 - (3) Engineering (public improvement plan checks, inspections, subdivision requirements, encroachments).
 - (4) Fire plan check.
 - ii) Cost recovery for these services should generally be very high. The City's cost recovery goal shall be 100%.
 - iii) However, in charging high cost recovery levels, the City shall clearly establish and articulate standards for its performance in reviewing developer applications to ensure that there is "value for cost".
11. **Comparability with Other Communities.** In setting user fees, the City should consider fees charged by other agencies in accordance with the following criteria:
- i) Surveying the comparability of the City's fees to other communities provides useful background information in setting fees for several reasons:
 - (1) They reflect the "market" for these fees and can assist in assessing the reasonableness of the City's fees.
 - (2) If prudently analyzed, they can serve as a benchmark for how cost-effectively the City provides its services.
 - ii) However, fee surveys should never be the sole or primary criteria in setting City fees as there are many factors that affect how and why other communities have set their fees at their levels. For example:
 - (1) What level of cost recovery is their fee intended to achieve compared with our cost recovery objectives?

POLICIES AND OBJECTIVES

- (2) What costs have been considered in computing the fees?
- (3) When was the last time that their fees were comprehensively evaluated?
- (4) What level of service do they provide compared with our service or performance standards?
- (5) Is their rate structure significantly different than ours and what is it intended to achieve?
 - (a) These can be very difficult questions to address in fairly evaluating fees among different communities. As such, the comparability of our fees to other communities should be one factor among many that is considered in setting City fees.

ENTERPRISE FUND FEES AND RATES

- M. **Fees and Rates.** The City will set fees and rates at levels that fully cover the total direct and indirect costs—including operations, capital outlay, and debt service of the following enterprise programs: water, sewer, refuse, and storm drain. Adequate reserves will also be considered when setting fees and rates.
- N. **Franchise and In-Lieu Fees.** The City will treat the enterprise funds in the same manner as if they were privately owned and operated. In addition to setting rates at levels necessary to fully cover the cost of providing water and sewer service, charging reasonable franchise and property tax in-lieu fees will be considered. Franchise fees will be considered for water, sewer, garbage, and storm drain.
- O. **Ongoing Rate Review.** The City will review and update fees and rate structures at least annually to ensure that they remain appropriate and equitable based on factors such as the impacts of inflation, other cost increases, the adequacy of coverage of costs, and current competitive rates.

VENTURE FUND

- P. The City Council may authorize a sum of money to encourage innovation and to realize opportunities not anticipated in the regular program budgets. The current budget does not include any funding currently for this purpose. When funds are authorized, the City Manager is to administer the money awarding it to programs or projects within the municipal structure (the money is not to be made available to outside groups or agencies). Generally, employees are to propose expenditures that could save the City money or improve the delivery of services. The City Manager will evaluate the proposal based on the likelihood of a positive return on the “investment,” the availability of matching money from the department, and the advantage of immediate action.

POLICIES AND OBJECTIVES

Employees may receive up to 10 % or up to \$500 of the savings or revenue brought in from the proposal on a one-time basis.

BALANCED BUDGET POLICY

Q. Per state law, the City is required to pass a balanced budget annually. The City considers a budget balanced when beginning fund balance (revenues on hand at the beginning of the year) and revenues received during the year are equal to the expenditures for the year and the ending fund balance (or the revenues on hand at the end of the year).

CAPITAL FINANCING AND DEBT MANAGEMENT

Capital Financing

- R. The City will consider the use of debt financing only for one-time, capital improvement projects and only under the following circumstances:
1. When the project's useful life will exceed the term of the financing.
 2. When project revenues or specific resources will be sufficient to service the long term debt.
- S. Debt financing will not be considered appropriate for any recurring purpose such as current operating and maintenance expenditures. The issuance of short-term instruments such as revenue, tax, or bond anticipation notes is excluded from this limitation.
- T. Capital improvements will be financed primarily through user fees, service charges, assessments, special taxes, impact fees, or developer agreements when benefits can be specifically attributed to users of the facility.
- U. The City will use the following criteria to evaluate pay-as-you-go versus long-term financing for capital improvement funding:

Factors That Favor Pay-As-You-Go

1. When current revenues and adequate fund balances are available or when project phasing can be accomplished.
2. When debt levels adversely affect the City's credit rating.
3. When market conditions are unstable or present difficulties in marketing.

Factors That Favor Long-Term Financing

4. When revenues available for debt service are deemed to be sufficient and reliable so that long-term financing can be marketed with investment grade credit ratings.
5. When the project securing the financing is of the type that will support an investment grade credit rating.

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6. When market conditions present favorable interest rates and demand for City financing.
7. When a project is mandated by state or federal requirements and current revenues and available fund balances are insufficient.
8. When the project is immediately required to meet or relieve capacity needs.
9. When the life of the project or asset financed is 10 years or longer.
10. Spread the cost of the asset to those who benefit from it now and in the future
11. Acquire assets as needed rather than wait until sufficient cash has built up.

Factors That Favor Short-Term Financing

12. To meet interim financing needs of construction projects if the full cost of the project is not yet known.
13. Borrow short-term and refinance with long-term debt once a project is completed. Used when issuer believes that market conditions favor delaying issuance of long-term bonds is more advantageous, i.e. falling long-term rates.

Debt Management

- V. The City will not obligate the General Fund to secure long-term financing except when marketability can be significantly enhanced and/or interest rates can be decreased.
- W. Direct debt will not exceed 4 % of assessed valuation.
- X. An internal feasibility analysis will be prepared for each long-term financing activity that analyzes the impact on current and future budgets for debt service and operations. This analysis will also address the reliability of revenues to support debt service.
- Y. The City will generally conduct financing on a competitive basis. However, negotiated financing may be used due to market volatility or the use of an unusual or complex financing or security structure.
- Z. The City will seek an investment grade rating (Baa/BBB or greater) on any direct debt and credit enhancements, such as letters of credit or insurance, when necessary for marketing purposes, availability, and cost-effectiveness.
- AA. The City will annually monitor all forms of debt, coinciding with the City's budget preparation and review process, and report concerns and remedies, if needed, to the Council.
- BB. The City will diligently monitor its compliance with bond covenants and ensure its adherence to federal arbitrage regulations.
- CC. The City will maintain good communications with bond rating agencies regarding its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus:

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1. Purposes for which debt will be issued
2. Types of debt that may be issue
3. Limitations on indebtedness
4. Debt maturity schedule or other structural features
5. Method of sale
6. Method of selecting consultants and professionals
7. Refunding policies
8. Disclosure practices

Purpose of this debt policy is to integrate the issuance of debt and other financing sources with the City's long-term planning and objectives and provide guidance on acceptable levels of indebtedness.

Policies flexible to permit City to take advantage of market opportunities or to respond to changing conditions without jeopardizing essential public services.

FUND BALANCE AND RESERVES

DD. General Fund. Section 10-6-116 of the Utah Code limits the accumulated balance or reserves that may be retained in the General Fund. The use of the balance is restricted as well. General Fund balance retained cannot exceed 25 % of estimated total ensuing year's budgeted fund revenues and may be used for the following purposes only:

1. To provide working capital to finance expenditures from the beginning of the budget year until other revenue sources are collected;
2. To provide resources to meet emergency expenditures in the event of fire, flood, earthquake, etc.; and
3. To cover a pending year-end excess of expenditures over revenues from unavoidable shortfalls in revenues.

Utah Code further limits the minimum General Fund balance to be maintained at 5 % of the total, estimated, ensuing years budgeted revenues. No appropriations may be made against the 5 % mandated minimum.

The General Fund balance reserve is an important factor in the City's ability to respond to unforeseen and unavoidable emergencies and revenue shortfalls. Alternative uses of excess fund balance must be carefully weighed. Over the next two years, the City will strive to maintain the General Fund Balance at the legal maximum of 25 %. The City Council may appropriate fund balance as needed to balance the budget for the current fiscal year as in compliance with State Law. Provision will be made to transfer any remaining General Fund

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balance to the City's Capital Improvement Projects Fund to be designated for projects included in the City's Capital Facilities Plan.

In the General Fund, any fund balance in excess of projected balance at year end will be appropriated to the current year budget as necessary. The money will be allocated to building the reserve for capital expenditures, including funding equipment replacement reserves and other capital projects determined to be in the best long-term interest of the City.

Capital Improvement Funds

EE. The City may, in any budget year, appropriate from estimated revenues or fund balances to a reserve for capital improvements, for the purpose of financing future specific capital improvements under a formal long-range capital plan adopted by the governing body.

1. The City will establish and maintain an equipment replacement program to provide for timely replacement of vehicles and equipment. The amount added to this fund, by annual appropriation, will be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the replacement program.
2. The City will establish and maintain a computer replacement program to provide for timely replacement of computer equipment. The amount added to this fund, by annual appropriation will be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the replacement program.
3. The City may accumulate funds, as it deems appropriate for capital and equipment replacement costs.
4. The City will, prior to making capital project appropriations, consider any and all operational and maintenance costs associated with said project to determine fiscal impacts on current and future budgets.

Enterprise Funds

FF. The City will maintain a balance in the Enterprise Funds equal to at least the minimum debt ratio requirements identified in its bond obligations.

1. This level is considered the minimum level necessary to maintain the City's credit worthiness and to adequately provide for the following:

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- i) Economic uncertainties, local disasters, and other financial hardships or downturns in the local or national economy
- ii) Contingencies for unseen operating or capital needs
- iii) Cash flow requirements

GG. In addition to the designations noted above, fund balance levels will be sufficient to meet the following:

1. Funding requirements for projects approved in prior years that are carried forward into the new year;
2. Debt service reserve requirements;
3. Reserves for encumbrances; and
4. Other reserves or designations required by contractual obligations or generally accepted accounting principles.

RECESSION / REVENUE SHORTFALL PLAN

HH. The City intends to establish a plan, including definitions, policies, and procedures to address financial conditions that could result in a net shortfall of revenues and resources as compared to requirements. The Plan is divided into the following three components:

1. **Indicators** - Serve as warnings that potential budgetary impacts are increasing in probability. The City will monitor major revenue sources such as sales and franchise tax, property tax, and building permits, as well as inflation factors and national and state trends. A set of standard indicators will be developed.
2. **Phases** - Serve to classify and communicate the severity of the situation, as well as identify the actions to be taken at the given phase.
3. **Actions** - Preplanned steps to be taken in order to prudently address and counteract the anticipated shortfall.

II. The recession plan and classification of the severity of the economic downturn will be used in conjunction with the City's policy regarding the importance of maintaining reserves to address economic uncertainties. As any recessionary impact reduces the City's reserves, corrective action will increase proportionately. Following is a summary of the phase classifications and the corresponding actions that may be taken.

1. **ALERT: A reduction in total budgeted revenues of 2%.** The actions associated with this phase would best be described as delaying expenditures where reasonably possible, while maintaining the "Same Level" of service. Each department will be

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responsible for monitoring its individual budgets to ensure only essential expenditures are made.

2. **MINOR: A reduction in total budgeted revenues of 3%.** The objective at this level is still to maintain “Same Level” of service where possible. Actions associated with this level would be as follows:
 - i) Implementing the previously determined “Same Level” Budget.
 - ii) Intensifying the review process for large items such as contract services, consulting services, and capital expenditures, including capital improvements.
 - iii) Closely scrutinizing hiring for vacant positions, delaying the recruitment process, and using temporary help to fill in where possible.
3. **MODERATE: A reduction in total budgeted revenues of 4 to 5%.** Initiating cuts of service levels by doing the following:
 - i) Requiring greater justification for large expenditures.
 - ii) Deferring capital expenditures.
 - iii) Reducing CIP appropriations from the affected fund.
 - iv) Hiring to fill vacant positions only with special justification and authorization.
 - v) Closely monitoring and reducing operating and capital expenditures.
4. **MAJOR: A reduction in total budgeted revenues of 6% or more.**

Implementation of major service cuts:

 - i) Instituting a hiring freeze.
 - ii) Reducing the temporary work force.
 - iii) Deferring wage increases.
 - iv) Further reducing operating and capital expenditures.
 - v) Preparing a strategy for reduction in force.
5. **CRISIS: Reserves must be used to cover operating expenses**
 - i) Implementing reduction in force or other personnel cost-reduction strategies.
 - ii) Eliminate programs/services.
 - iii) Eliminate/defer capital improvements.

JJ. If an economic uncertainty is expected to last for consecutive years, the cumulative effect of the projected reduction in reserves will be used for determining the appropriate phase and corresponding actions.

KK. Fiscal First Aid - The Government Finance Officers Association (GFOA) in 2010 released fiscal first aid techniques that governments can implement when responding to financial distress. GFOA states that fiscal first aid techniques can be used as an immediate short-term aid to stop perpetuating financial distresses. While the development of permanent treatments may be necessary, in less severe cases of financial distress, fiscal first aid alone may be sufficient. The four categories of fiscal first aid are as follows:

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1. **Primary Treatments** – are those that are recommended as the first line of defense and should be considered as a first option. In many cases, the go-to treatments not only provide immediate help but also improve the long-term prognosis.
2. **Treatments to Use with Caution** - may be called for if the go-to techniques are not sufficient. However, the side effects of these treatments could potentially worsen the financial condition if used improperly.
3. **Treatments to Use with Extreme Caution** - might help the near term financial situation, but could ultimately work against financial sustainability. For example, a treatment might damage the government’s reputation, thereby reducing public support through local taxes
4. **Treatments Not Advised** - are ones that can cause long term negative effects.

The first step in implementing fiscal first aid is to diagnose the main causes of the problem. Accurate diagnosis is essential for selecting the right treatment and getting support for the treatment regimen. GFOA states that when diagnosing the problem, it is advisable to emphasize factors internal to the organization such as structure, culture, and communications. While external causes, such as a poor economy or state/federal mandates, may be at least partially to blame for fiscal distress, fixating on these largely uncontrollable items saps confidence that a good solution can be found.

The City has evaluated its own management practices against the four fiscal first aid treatments identified above. The subsequent table compares the actions the City has employed in its current management practices against each treatment. As demonstrated in the following table, the City has implemented strong fiscal management practices that offer proactive techniques utilized as a short and long-term aid to achieve the highest level of fiscal management. The City has implemented its “Recession/Net Revenue Shortfall Plan” (refer to the “Policies and Objectives” section) and is closely monitoring the potential budgetary impacts and strategies.

GFOA Best Practices – Fiscal First Aid Techniques	
Primary Treatments	
<i>Revenue</i>	
Explore fees for services	
Propose taxes with a strong nexus	
Conduct a tax lien sale	
Manage perceptions	
Be willing to spend money to save money	
Network with peer agencies and individuals	
<i>Human Resources and Benefits</i>	
Evaluate overtime use	

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Address healthcare costs & workers compensation claims/patterns
Assess organization structure
Integrate human resources and financial systems
Investigate risk management
<i>Management Practices</i>
Make managers manage
Enhance purchasing practices
Revisit control system
Centralize financial management and human resources activities
Establish a culture of frugality
<i>Capital and Debt</i>
Start comprehensive capital project planning
Restructure debt
<i>Financial planning and Analysis</i>
Inventory programs and ascertain their costs
Seek state, federal, and/or regional assistance
Treatments to Use with Caution
<i>Capital and Debt</i>
Use short-term debt to pay for vehicles
Defer and/or cancel capital projects
<i>Financial Planning and Analysis</i>
Use fund balance to soften the landing
<i>Human Resources and Benefits</i>
Increase part-time labor
Institute hiring/wage freezes
Reduce hours worked and pay
<i>Management Practices</i>
Close facilities or reduce hours of operation
Treatments to Use with Extreme Caution
<i>Revenue</i>
Levy a broad tax increase
<i>Human Resources and Benefits</i>
Make across-the-board wage cuts

Table 102 - Fiscal First Aid Techniques, Comparing City Practices to Techniques

CAPITAL IMPROVEMENT MANAGEMENT

LL.The public Capital Improvement Plan (CIP) will include the following:

1. Public improvement projects that cost more than \$10,000.
2. Capital purchases of new vehicles or equipment (other than the replacement of existing vehicles or equipment) that cost more than \$10,000.

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3. Capital replacement of vehicles or equipment that individually cost more than \$50,000.
4. Any project that is to be funded from building-related impact fees.
5. Alteration, ordinary repair, or maintenance necessary to preserve a public improvement (other than vehicles or equipment) that cost more than \$25,000.

The purpose of the CIP is to systematically plan, schedule, and finance capital projects to ensure cost-effectiveness, as well as conformance with established policies. The CIP is a five year plan, reflecting a balance between capital replacement projects that repair, replace, or enhance existing facilities, equipment or infrastructure and capital facility projects that significantly expand or add to the City's existing fixed assets or infra-structure.

The Impact Fees Act requires that a city or district serving a population of 5,000 or greater have a Capital Facilities Plan prepared in coordination and compliance with its General Plan that identifies the demands that will be placed upon the existing and future facilities by new development and the means that the City will use to accommodate the additional demand. A Capital Facilities Plan, completed in compliance with Utah State legislation, has been prepared and will be adopted in conjunction with the Impact Fee Ordinance and Impact Fee Analysis.

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, as described below, and clearly detail all cost components and the methodology used to calculate each impact fee.

The Impact Fees Act requires that the written analysis include a Proportionate Share Analysis that is intended to equitably divide the capacity and costs of each facility identified in the Capital Facilities Plan between future and existing users relative to the benefit each group will receive from the improvement.

Fees are collected to pay for capital facilities owned and operated by the City (including land and water rights) and to address impacts of new development on the following service areas: water, streets, public safety, recreation, and open space/parks. The fees are not used for general operation or maintenance. The fees are established following a systematic assessment of the capital facilities required to serve new development. The city will account for these fees to ensure that they are spent within six years, and only for eligible capital facilities. In general, the fees first collected will be the first spent. During the budget review process, adjustments to impact fee related projects may need to be made. Any changes made to these

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projects should be updated in the impact fee analysis and included in future impact fee studies.

HUMAN RESOURCE MANAGEMENT

MM. The City will manage the growth of the regular employee work force without reducing levels of service or augmenting ongoing regular programs with temporary employees, except as provided in sections OO and PP below.

NN. The budget will fully appropriate the resources needed for authorized regular staffing and limit programs to the regular staffing authorized.

OO. Staffing and contract service cost ceilings will limit total expenditures for regular employees, temporary employees, and independent private contractors hired to provide operating and maintenance services.

PP. Regular employees will be the core work force and the preferred means of staffing ongoing, year-round program activities that should be performed by City employees, rather than independent contractors. The City will strive to provide competitive compensation and benefit schedules for its authorized regular work force. Each regular employee will do the following:

1. Fill an authorized regular position.
2. Receive salary and benefits consistent with the compensation plan, state compensation laws and federal laws.

QQ. To manage the growth of the regular work force and overall staffing costs, the City will follow these procedures:

1. The City Council will authorize all regular positions.
2. The Human Resources Department will coordinate the hiring of all regular and temporary employees. The City Manager will approve the hiring of the final candidate.
3. All requests for additional regular positions will include evaluations of the following:
 - i) The necessity, term, and expected results of the proposed activity.
 - ii) Staffing and materials costs including salary, benefits, equipment, uniforms, clerical support, and facilities.
 - iii) The ability of private industry to provide the proposed service.
 - iv) Additional revenues or cost savings that may be realized.

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- v) Periodically, and prior to any request for additional regular positions, programs will be evaluated to determine if they can be accomplished with fewer regular employees.
- RR. Temporary employees will include all employees other than regular employees, elected officials, appointed officials and volunteers. Temporary employees will augment regular City staffing only as extra-help employees, seasonal employees, and work-study assistants. The City will encourage the use of temporary employees to meet peak workload requirements, fill interim vacancies, and accomplish tasks where less than regular, year-round staffing is required.
- SS. Contract employees will have written contracts and do not receive regular City employee benefits. Contract employees will occasionally be used to staff programs with unusual operational characteristics or certification requirements, such as recreation programs. The services of contract employees will be discontinued upon completion of the assigned project, program, or activity.
- TT. The hiring of temporary employees will not be used as an incremental method for expanding the City's regular work force.
- UU. Independent contractors will not be considered City employees. Independent contractors may be used in the following two situations:
1. Short-term, peak workload assignments to be accomplished through the use of personnel contracted through an outside temporary employment agency (OEA). In this situation, it is anticipated that City staff will closely monitor the work of OEA employees and minimal training will be required; however, they will always be considered the employees of the OEA, and not the City. All placements through an OEA will be coordinated through the Human Resources Department and subject to the approval of the City Manager.
 2. Construction of public works projects and the provision of operating, maintenance, or specialized professional services not routinely performed by City employees. Such services will be provided without close supervision by City staff, and the required methods, skills, and equipment will generally be determined and provided by the contractor.
- VV. Department Heads will be responsible to:
1. Ensure that work is not performed by an independent contractor until:

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- i) A written contract between the City and the contractor has been entered into and signed by both parties.
 - ii) The City Recorder has received the contract.
 - iii) The signed written contract has been co-signed by the City Manager.
 - iv) Funds have been budgeted for the project.
2. Each contract with an independent contractor should contain indemnity/hold harmless clauses, which provide that:
- i) All contracts must contain indemnity and defense provisions in which the contractor assumes all liability arising out of work performed by the contractor or their officers, employees, agents, and volunteers.
 - ii) All independent contractors must provide evidence that they have acquired and maintain comprehensive general liability coverage, including liability insurance covering the contract concerned, prior to the execution of the contract.
 - iii) The City and its officials, employees, agents and volunteers must be named as “additional insured” on the liability insurance policy.
3. Each contract with an independent contractor should contain provisions that ensure the contractor is carrying workers’ compensation insurance coverage. The City shall require evidence of Workers Compensation insurance (or evidence of qualified self-insurance) from all contractors.

CONTRACTING AND PURCHASING POLICY

Purpose. These rules are intended to provide a systematic and uniform method of purchasing goods and services for the City. The purpose of these rules is to ensure that purchases made and services contracted are in the best interest of the public and acquired in a cost-effective manner.

WW. Authority of City Manager or Designee. The City Manager or designate shall be responsible for the following:

1. Ensure all purchases for services comply with these rules;
2. Review and approve all purchases of the City;

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3. Establish and amend procedures for the efficient and economical management of the contracting and purchasing functions authorized by these rules. Such procedures shall be in writing and on file in the office of the manager as a public record;
4. Maintain accurate and sufficient records concerning all City purchases and contracts for services;
5. Maintain a list of contractors for public improvements and personal services who have made themselves known to the City and are interested in soliciting City business;
6. Make recommendations to the City Council concerning amendments to these rules.

XX. **General Policies.** All City purchases for goods and services and contracts for goods and services shall be subject to the following:

1. No contract or purchase shall be so arranged, fragmented, or divided with the purpose or intent to circumvent these rules.
2. No purchase shall be contracted for, or made, unless sufficient funds have been budgeted in the year for which funds have been appropriated.
3. All purchases of capital assets and services in excess of \$25,000 must be awarded through a formal sealed bidding process.
4. When it is advantageous to the City, annual contracts for services and supplies regularly purchased should be initiated.
5. All purchases and contracts in excess of \$5,000 must be approved by the City Manager. Amounts to be paid by the City of less than \$5,000, may be approved and authorized by the respective department heads consistent with other city procurement policies and procedures.
6. The City Attorney prior to entering into any such contract shall review all contracts for services.
7. The following items require City Council approval unless otherwise exempted in these following rules:
 - i) All contracts (as defined) over \$25,000.
 - ii) All contracts and purchases awarded through the formal bidding process.
 - iii) Accumulated “change orders” which would overall increase a previously approved contract by:
 - (1) The lesser of 20% or \$25,000 for contracts of \$250,000 or less;
 - (2) More than 10% for contracts over \$250,000.
8. Acquisition for undertaking building improvement or public works projects may require public requests for bids (UCA 11-39-103).
 - i) All contracts for *building improvements* over the amount specified by state code, specifically:

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- (1) For each year after 2003 (\$40,000 for the year 2003), the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3 % or the actual % change in the CPI during the previous calendar year.
 - ii) All contracts for *public works projects* over the amount specified by state code, specifically:
 - (1) For each year after 2003 (\$125,000 for the year 2003), the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3 % or the actual % change in the CPI during the previous calendar year.
 - iii) Contracts for grading, clearing, demolition or construction undertaken by the Community Redevelopment Agency shall adhere to the procedures prescribed by State law.
9. Amounts to be paid by the City of less than \$5,000 that are budgeted, may be approved and authorized by the respective department heads. Purchases under this policy must be allocated in the specific budget.
- YY. **Exceptions.** Certain contracts for goods and services shall be exempt from bidding provisions. The manager shall determine whether or not a particular contract or purchase is exempt as set forth herein.
1. Emergency contracts which require prompt execution of the contract because of an imminent threat to the safety or welfare of the public, of public property, or of private property; circumstances which place the City or its officers and agents in a position of serious legal liability; or circumstances which are likely to cause the City to suffer financial harm or loss, the gravity of which clearly outweighs the benefits of competitive bidding in the usual manner. The City Council shall be notified of any emergency contract that would have normally required their approval as soon as reasonably possible. The City Council shall ratify any emergency contract at the earliest possible time.
 2. Purchases made from grant funds must comply with all provisions of the grant.

General Rules

- ZZ. Purchases of Materials, Supplies and Services are those items regularly purchased and consumed by the City. These items include, but are not limited to, office supplies, janitorial supplies, and maintenance contracts for repairs to equipment, asphalt, printing services, postage, fertilizers, pipes, fittings, and uniforms. These items are normally budgeted within the operating budgets. Purchases of this type do not require “formal” competitive quotations or bids.

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AAA. **Purchases of Capital Assets** are “equipment type” items that would be included in a fixed asset accounting system having a material life of one year or more and costing in excess of \$5,000. These items are normally budgeted within the normal operating budgets. Purchases of this type do not require “formal” bids. Attempt shall be made to obtain at least three written quotations on all purchases of this type.

BBB. **Contracts for Professional Services** are usually contracts for services performed by an independent contractor in a professional capacity that produces a service predominately of an intangible nature. These include, but are not limited to, the services of an attorney, physician, engineer, accountant, architectural consultant, technical analyst, dentist, artist, appraiser or photographer.

Professional service contracts are exempt from competitive bidding. The selection of professional service contracts shall be based on an evaluation of the services needed the abilities of the contractors, the uniqueness of the service and the general performance of the contractor. The lowest quote need not necessarily be the successful contractor. Usually, emphasis will be placed on quality, with cost being the deciding factor when everything else is equal. The manager shall determine which contracts are professional service contracts and may bid professional services as approved. Major professional service contracts (\$25,000 and over) must be approved by the City Council.

CCC. **Conflicts of Interest.** All contracts or transactions for goods or services, in which the contracting or transaction party is an employee or related to an employee of the City, must be competitively bid.

DDD. **Contracts for Public Improvements** are usually those contracts for the construction or major repair of roads, highways, parks, water lines and systems (i.e. Public Works Projects); and buildings and building additions (i.e. Building Improvements). Where a question arises as to whether or not a contract is for public improvement, the manager shall make the determination.

EEE. **Minor public improvements (less than the amount specified by state code).**

The department shall make an attempt to obtain at least three written competitive quotations. A written record of the source and the amount of the quotations must be kept. The manager may require formal bidding if it is deemed to be in the best interest of the City.

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FFF. **Major public improvements (greater than or equal to the amount specified by state code).** Unless otherwise exempted, all contracts of this type require competitive bidding.

Bidding Provisions

GGG. **Bid Specifications.** Specifications for public contracts shall not expressly or implicitly require any product by any brand name or make, nor the product of any particular manufacturer or seller, unless the product is exempt by these regulations or the City Council.

HHH. **Advertising Requirements.** An advertisement for bids is to be published at least once in a newspaper of general circulation and in as many additional issues, publications, and locations as the manager may determine, at least five days prior to the opening of bids. Advertising for bids relating to Class B and C road improvement projects shall be published in a newspaper of general circulation in the county at least once a week for three consecutive weeks. All advertisements for bids shall state the following:

1. The date and time after which bids will not be accepted;
2. The date that pre-qualification applications must be filed, and the class or classes of work for which bidders must be pre-qualified if pre-qualification is a requirement;
3. The character of the work to be done or the materials or things to be purchased;
4. The office where the specifications for the work, material or things may be seen;
5. The name and title of the person designated for receipt of bids;
6. The type and amount of bid security if required;
7. The date, time, and place that the bids will be publicly opened.
8. The City retains the right to accept/reject/modify all or a portion of all bids.
9. The City will not reimburse bidders for bid related expenses.
10. The City reserves the right to accept or reject all or a portion of any bid as the City determines to be in its best interest.

III. **Requirements for Bids.** All bids made to the city shall comply with the following requirements:

1. In writing;

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2. Filed with the manager or his designee;
3. Opened publicly by the manager or designee at the time designated in the advertisement and filed for public inspection;
4. Have the appropriate bid security attached, if required.
5. “Sealed” bids does not preclude acceptance of electronically sealed and submitted bids or proposals in addition to bids or proposals manually sealed and submitted.

JJJ. Award of Contract. After bids are opened, and a determination made that a contract be awarded, the award shall be made to the lowest responsible bidder or the bid as stipulated in the published RFP.

KKK. The successful bidder shall promptly execute a formal contract and, if required, deliver a bond, cashier’s check, or certified check to the Treasurer in a sum equal to the contract price, together with proof of appropriate insurance. Upon execution of the contract, bond, and insurance, the bid security shall be returned. Contractors have no more than seven (7) business days to execute a formal contract with the City. Failure to execute the contract, bond, or insurance shall result in forfeit of the bid security.

LLL. **Rejection of Bids.** The manager or the City Council may reject any bid not in compliance with all prescribed requirements. The City also reserves the right to reject all or a portion of any and all bids if it is determined to be in the best interest of the City.

MMM. **Disqualification of Bidders.** The manager, upon investigation, may disqualify a bidder if he or she does not comply with any of the following:

1. The bidder does not have sufficient financial ability to perform the contract;
2. The bidder does not have equipment available to perform the contract;
3. The bidder does not have key personnel available, of sufficient experience, to perform the contract;
4. The person has repeatedly breached contractual obligations with public and private agencies;
5. The bidder fails to comply with the requests of an investigation by the manager.
6. The bidder has performed unsatisfactory work previously within the City.

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NNN. **Pre-qualification of Bidders.** The City may require pre-qualification of bidders.

Upon establishment of the applicant's qualifications, the manager shall issue a qualification statement. The statement shall inform the applicant of the project for which the qualification is valid, as well as any other conditions that may be imposed on the qualification. It shall advise the applicant to notify the manager promptly if there has been any substantial change of conditions or circumstances, which would make any statement contained in the pre-qualification application no longer applicable or untrue.

If the manager does not qualify an applicant, written notice to the applicant is required, stating the reasons the pre-qualification was denied, and informing the applicant of his right to appeal the decision within five business days after receipt of the notice. Appeals shall be made to the City Council. The manager may, upon discovering that a pre-qualified person is no longer qualified, revoke pre-qualification by sending notification to the person. The notice shall state the reason for revocation and inform the person that revocation will be effective immediately.

OOO. **Pre-Qualification Process.** When the City determines it is in its best interest to pre-qualify bidders for a project the City shall:

1. Identify the information required for prequalification as part of the bid announcement including submission time, date, and information that must be submitted for pre-qualification.
2. Identify in the bid documents a reasonable time whereby a prospective bidder shall be informed of their pre-qualification status. The Manager shall investigate information provided by prospective bidders in a timely manner. In most cases 2 weeks prior to bid opening.
3. Information requested from bidders shall be used to determine the qualifications and abilities of the prospective bidder. Information requested might include but not be limited to any information that may be necessary to determine the ability of a prospective bidder to complete the project. Examples of information that may be requested are demonstrated below.
 - i) Demonstrated financial ability to complete contract.
 - ii) Information on prior and pending litigation.
 - (1) List of all lawsuits and arbitration to which the bidder has been a party in the 5 years preceding the bid opening date.
 - (2) Name or Title of the litigation

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- (3) Civil Number
 - (4) Status and or result of the case
 - (5) County in which the litigation was filed
 - (6) Amount in question
 - iii) Equipment and materials available to complete project.
 - iv) Qualifications, work history, and references for critical personnel assigned to project.
 - v) Referrals from past clients (5 years).
 - vi) Work History for projects with comparable scope and financial implications.
 - vii) History of change order requests from prospective bidder.
 - viii) Demonstrated history of successfully completing governmental projects
 - ix) These examples are not intended to be an exhaustive list. The City reserves the right to identify any pre-qualification items that it may find useful in its bid processes.
4. Failure to provide or producing inaccurate information may lead to the rejection of a bidder and termination of contact with associated penalties on the part of the neglect bidder. Prospective bidders have the ability to appeal their rejected pre-qualification to the Council as outlined in the appeals section of this policy.
5. **Appeals Procedure.** Any supplier, vendor, or contractor who determines that the City, in violation of these regulations, has made a decision adversely to them, may appeal that decision to the City Council.

The complainant contractor shall promptly file a written appeal letter with the manager, within five working days from the time the alleged incident occurred. The letter of appeal shall state all relevant facts of the matter and the remedy sought. Upon receipt of the notice of appeal, the manager shall forward the appeal notice, his investigation of the matter, and any other relevant information to the City Council. The City Council may conduct a hearing on the matter. A written decision shall be sent to the complainant at the conclusion of the hearing.

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INVESTMENTS

PPP. **Scope.** This policy establishes an effective delineation of responsibilities and internal controls for the safekeeping and investment of the City of Saratoga Springs monies.

1. **Prudence:** In accordance with the Prudent Person Rule which states: Investments shall be made with the exercise of that judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.
2. **Conflicts of Interest and Ethics:** All officers of the City that engage in financial transactions shall act in accordance with the highest ideals of honor, integrity, and ethics. Employees shall act in strict accordance with State laws and City ordinances governing ethics and conflicts of interest with the City's investment program and requires the disclosure of any financial interests employees and officials may have in the financial institutions the City is working with or instruments the City is investing in.

QQQ. **Objectives.** All funds will be invested in accordance with most recent revision of the Utah Money Management Act. The primary objectives of investment activities in order of priority shall be safety, liquidity, and yield:

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
2. **Liquidity:** The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands.
3. **Yield:** Return on investment is of secondary importance compared to safety and liquidity objectives described above.

RRR. **Standards of Care.** The standard to be used by investment personnel will be the 'prudent person' rule, 51-7-14(1) of the Utah Money Management Act. This concept will be applied in the context of managing the overall portfolio where the 'prudent person' is reasonable, well informed and not a professional investor "prudent expert." The "prudent person" concept implies that the primary concern is to preserve capital and provide required liquidity.

SSS. **Ethics.** Officers and employees involved in the investment process shall refrain from engaging in personal business activities affected by their duties and responsibilities as investors of public funds, that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial

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institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the entity.

TTT. Controls.

1. **Allowable Investments.** The following list constitutes current legal investments under the Utah Money Management Act. Credit Ratings for the purchase of any security must have a minimum of single A- or its equivalent or better by two or more public rating agencies at the time of purchase. Short term credit ratings for commercial paper must be top tier A1/P1/F1 by two of the three credit rating agencies at the time of purchase.
2. **Diversification.** The City will diversify its investments in order to avoid risks in specific instruments, individual financial institutions or maturities. The current diversification is as follows:

Investment Instrument	Maximum in Any Single Issuer**
T-bills	100%
T-Notes	100%
Corporate Bonds	5%
U.S. Government Agency Securities	100%
Federal Farm Credit bank (FFCB)	50%
Federal Home Loan Bank (FHLB)	50%
Federal Home Loan Mortgage Corporation (FHLMC)	50%
Federal National Mortgage Association (FNMA)	50%
Other Obligations (revenue bonds of any county, city, or any taxing district of the State of Utah)	5%
Certificates of Deposit in Utah State Depositories	FDIC limit
Commercial Paper	5%

** No single issuer or guarantor (other than the United States Treasury and Federal Agencies) may represent more than the percentage listed in this table at the time of purchase of the total value of holdings of each cash manager's portfolio.

3. **Guidelines for Deposits with Financial Institutions.** The maximum unsecured deposits invested with any one Utah Bank shall be limited to 5% of that bank's capital and deposit base.
4. **Maturity Schedule.** Investment maturities for operating funds (short term funds) will be scheduled to coincide with cash flow needs, taking into account routine expenditures as well as anticipated revenue. Maximum Maturity for any single issuer

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will follow the Utah Money Management Act guidelines. For U.S. Government Treasuries and Agencies, the maximum allowed maturity is 5 years.

5. **Performance Evaluation.** The investment portfolio will be managed in accordance with the parameters specified within this policy. The Utah Public Treasurers Investment Fund (PTIF) Rate shall be the benchmark against which the investment portfolio performance shall be compared on a regular basis.
6. **Reporting.** The Treasurer shall prepare an investment report annually that will include the following:
 - i) Listing of individual securities held at the end of the reporting period.
 - ii) Weighted average yield to maturity for the investment portfolio
 - iii) Listing of investments by maturity date.
 - iv) Percentage of total portfolio that each type of investment represents.

Investment Advisors will prepare and submit monthly reports to the City Treasurer or other finance staff that will include monthly performance, current credit mix, maturity distribution and compliance to the Utah Money Management Act and the Investment Policy.

Additionally, the Investment Advisor should be prepared to meet quarterly with the City Treasurer to discuss investments reports, recent interest rate conditions, economic developments, and anticipated cash needs of the City.

TTT. **Selection of Investment Advisor and/or Broker** The credibility of investment advisors, brokers, dealers and banks will be checked and analyzed. Criteria for selection will include classification on the Utah Money Management Council's Certified Dealer List or Certified Investment Advisor List. The Treasurer will invest with those financial institutions that meet the above criteria.

UUU. **Safekeeping.** All investments must be held in custody/safe keep by a bank or trust company with minimum credit ratings mentioned above for corporate bonds.

VVV. **Evaluation.** The City Treasurer reserves the right to amend any of the previous internal guidelines.

WWW. **Effective Date of Policy.** This policy is effective on March 1, 2015

NSF CHECKS

Purpose. To define procedures for processing nonsufficient funds checks.

XXX. **Procedures.** When a check is returned for nonsufficient funds (NSF), an NSF check fee will be assessed. The amount of the fee will be based on the City's current fee schedule. Utility billing payments will be reversed off the customer's utility billing account, and court payments will be charged back on the defendant's case. No checks

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will be accepted from a customer after 2 returned checks within a one-year period. This restriction will last for one year beginning with the date of the second nonsufficient check. After sufficient collection efforts, checks that are not paid within 120 days are written off to the general ledger department/fund that originally received the check. The City Treasurer will approve checks to be written off. At the Treasurer's discretion, NSF checks may be sent to the City's collection agency. If a recovery is made (either through the City or the collection agency), the revenue will be credited to the department/fund the write-off was charged to.

JOURNAL ENTRIES

Purpose. To define procedures for implementing accounting changes to the City's general ledger through the journal entry process.

YYY. **Responsibilities.** Employees are authorized to perform journal entries through the City Manager or Assistant City Manager. Proper journal entry backup is required for all journal entries. Journal entries must also comply with any applicable City policies and procedures.

ZZZ. **Approval.** The finance department will prepare a journal entry report for the City Manager or Assistant City Manager monthly. This report will show the effective date of the journal entry, journal entry number, general ledger account numbers, description, and debit/credit amount. The journal entry report must be in sequential journal entry number. Any sequence gaps should be noted and explained in the report. Any journal entry with debits in excess of \$50,000 (excluding account reclassifications) must first be approved by the City Manager or Assistant City Manager before entry.

FIXED ASSET AND INVENTORY POLICY

AAAA. **Criteria for Fixed Asset Capitalization and Control.** The City will maintain fixed asset lists for financial reporting and physical control purposes. Individual fixed assets with useful lives in excess of one year and valued or costing at or above \$5,000 will be maintained on the fixed asset list for financial reporting purposes. Individual fixed assets with useful lives in excess of one year and valued or costing at below \$5,000 will be maintained on fixed asset lists for physical control purposes. These lists will be the responsibility of each department to maintain.

BBBB. **Inventory.** Inventory consists of many items with nominal costs that are used as needed by departments. Inventory counts are not a control feature for the safeguard of the items but merely a summarization for the financial statements. Due to the relatively small amounts invested in the inventory and the modest changes in value from year-to-year, the City will eliminate reporting inventory on the financial statements but will

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continue to track and monitor inventory for internal purposes only. The total dollar amount of inventory will be reviewed annually to ensure that it should not be reported on the financial statements.

CCCC.Criteria for Fixed Asset Depreciation. Assets appearing on the financial reporting fixed asset list are subject to depreciation. The City employs the straight-line depreciation method on all depreciable fixed assets unless the finance department and the appropriate department head deem another depreciation method more appropriate and accurate for a particular asset class. If an alternate method is chosen, this will be disclosed in the City's financial statement notes. The City utilizes reasonable estimated useful lives established by the finance department and the appropriate department head with consultation from other professionals and outside publications.

SALVAGE POLICY

This policy establishes specific procedures and instructions for the disposition of surplus property, not to include the sale/disposal of real property. The sale of real property will strictly follow the specific procedures and instructions as governed by Utah Code Ann. Sec. 10-8-2.

Personal Property of the City is a fixed asset. It is important that accounting of fixed assets is accurate and timely. Personal property, as defined by this policy will include, but not limited to rolling stock, machinery and equipment, furniture and fixtures, tools, and electronics. This property has been purchased with public money. It is important that the funds derived from the sale be accounted for and disposed properly.

DDDD. Responsibility for Property Inventory Control. It is the responsibility of each department to maintain an inventory of *all* department property. The departments shall be responsible for submitting to the finance department an updated inventory log of all changes to assets costing greater than \$5,000 at least annually. The finance department will assist in the disposition of all personal property.

EEEE. Disposition of an Asset. Department heads shall identify surplus property within the possession of their departments and report such property to the finance department for disposition consideration. The department head shall clearly identify age, value, comprehensive description, condition, and location. Other departments in the City will be given first consideration for the items. For property valued at \$5,000 or greater, the finance department shall present to the City Council a listing of property to be disposed of. The city shall comply with current state law relative to the disposition of surplus property. The City shall conduct a public hearing relative to the disposition of this property.

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FFFF. The finance department shall, after approval by the City Council, dispose of the assets. The City Manager has final authority on the method of disposition, with or without advertisement or bids. The finance department shall, after the disposal of surplus property, notify the City's insurance liability carrier to ensure that all items disposed of are removed from the City's liability coverage (if applicable).

GGGG. **Conveyance for Value.** Conveyance of property shall be based upon the highest and best economic return to the City. City-owned surplus property may be offered preferentially to units of government and non-profit. The highest and best economic return to the city shall be estimated by one or more of the following methods:

1. Public auction
2. Sealed competitive bids
3. Evaluation by qualified and disinterested consultant
4. Professional publications and valuation services
5. Informal market survey by the Finance Manager in case of items of personal property possessing readily, discernable market value.

Sales of City personal property shall be based, whenever possible, upon competitive sealed bids. The City Manager has final authority on the method used. In all cases, the City retains the right to accept, reject, or modify all or a portion of all bids.

HHHH. **Revenues.** All monies derived from the sale of personal property shall be credited to the general fund of the City, unless the property was purchased with money derived from an enterprise fund, special revenue fund, or internal service fund. In this case, the money shall be deposited in the fund of the enterprise, special revenue, or internal service fund that made the original purchase. Any fees associated with selling the property (such as auction fees) will be netted against the proceeds received.

IIII. **Advertised Sealed Bids.** A notice of such public auction or invitation for sealed bids shall be published in a newspaper of general circulation or the City newsletter at least 14 days before the opportunity for public comment. The notice shall be posted at the public information bulletin board at City Hall. The notice shall describe the property to be sold, the terms of the sale, and the place and time of the auction or bid opening.

Employee Participation: City employees and their direct family members are not eligible to participate in the disposal of surplus property unless:

1. Property is offered at public auction or public sealed bids;
2. If sealed bids are required and no bids are received from general public, a re-bidding may occur with employee participation.

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JJJJ. **Compliance.** Failure to comply with any part of this policy may result in disciplinary action.

BENCHMARKING

KKKK. **Philosophy.** The city has been participating in the Utah Benchmarking Project. The philosophy behind benchmarking, as defined by the group, is to enable comparisons between and among organization processes in an attempt to discover best practices that, once imported, will improve all operations for the city. Benchmarking with Utah's participating communities will help in the efforts to provide the most appropriate level of service to the citizens of Saratoga Springs at the lowest possible cost while achieving the best possible efficiencies of effort.

LLLL. **Purpose.** The purpose of benchmarking for the city emulates the projects goal, which is to provide the city with a service delivery management tool that supports the cities decision-making processes in strategic planning and accountability. Through benchmarking, the city can better determine where success is coming from in other cities, and find ways to make city services better and more cost effective. Through this process, the city can focus on its goals for city improvement, partnering to share information, and adapting to the needs of the citizens.

MMMM. **Selection.** For comparison purposes, the city will continue to use the same "benchmark" group that was previously predetermined by the City Council for the wage analysis study. These cities were chosen based on a variety of factors such as geography, demographics, population size, and finances.

For the purposes of benchmarking, the following cities were chosen:

1. Centerville
2. Clinton
3. Draper
4. Farmington
5. Lehi
6. North Ogden
7. Pleasant Grove
8. Riverton
9. South Jordan
10. South Ogden
11. South Salt Lake City
12. Washington

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SPECIAL EVENT SERVICES

NNNN. For special events and other services that have been or will be developed for the City, the City may be required to provide:

1. Park Services (Field maintenance, ground maintenance, trash pick-up)
2. Parking Services (Parking enforcement)
3. Special Events and Facilities Services

In many cases, these services can be provided without incremental cost or loss of revenues. In the event special event services do have an impact on departmental budgets, the procedures for amending departmental budgets is in line with the City-wide procedures for amending departmental budgets.

OOOO. **Events Managed Under Multi-Year Contracts.** The procedure for this type of special contract is as follows: the department will request budget adjustments during the first budget opening following the agreement signing. These budget adjustments will be based upon the level of services outlined in the special event contract and will remain in the budget for the term of the contract.

PPPP. **Year-to-Year or One Time Events.** For those events for which long term agreements do not exist the costs for providing services shall be estimated and included within Council's or the City Manager's review of the proposal.

QQQQ. **Special Event Funding.** Special events may be funded in the following manners: vendor fees, corporate donations, directly through the general fund or a transfer, and special event participant fees.

RRRR. **Vendor Fees.** Any vendor wishing to sell products or provide services at any special event must pay a vendor fee. Vendor fees will be set based upon type of event, number of expected vendors and any cost incurred by the City associated with hosting vendors.

SSSS. **Corporate Donations.** The City will solicit corporate donations from businesses when appropriate. Any corporate donation will directly pay for any cost incurred by the City for the special event.

TTTT. **General Fund Transfer.** If necessary and appropriate, a general fund transfer may occur provided that during the budget process for the current fiscal year the City Council

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approves such a transfer. The transfer may vary from year to year-based on Council's decisions regarding the budget.

UUUU. **Special Event Participant Fees.** Any special event may have programs that require a participant fee. The participant fees will directly pay for any incurred costs associated with the special event program. The fee will vary from program to program depending on total cost of the program.

LIBRARY

VVVV. **Fiscal Policy.** It is the policy of the City for the library to be primarily funded through donations and miscellaneous revenues (such as the sale of library cards). The City, at its discretion, may appropriate additional funds for one-time and ongoing costs. The library's expenditures will not be allowed to exceed current revenue (donations, miscellaneous revenue, and City contributions) plus beginning fund balance (if any). Monthly revenue and expense reports will be provided to the Library Board for their review.

WWWW. **Purchasing Policy.** The library is to follow the City's purchasing policies. All approved expenditures will be paid through the City's accounts payable department.

XXXX. **Revenue Policy.** The library must follow any applicable state and local revenue collection policies and procedures.

REPLACEMENT POLICY FOR VEHICLES AND EQUIPMENT

YYYY. With significant growth, the City's fleet has expanded to include over 100 vehicles and pieces of rolling stock. In anticipation of future growth and in order to increase accountability, streamline approval processes and save taxpayer dollars a fleet replacement schedule has been created.

This schedule will give stakeholders the ability to prioritize vehicle replacement and approach fleet management from a strategic perspective. Data used in the analysis includes an inventory of all equipment, the estimated useful life and projected replacement date, corrective and preventative maintenance schedule and costs, depreciating value and replacement cost.

The vehicle and equipment replacement schedule captures both objective and subjective factors related to a vehicles condition and value. Objectively, the replacement schedule tracks: total mileage/hours; previous year mileage, parts expense; labor expense; preventative maintenance; corrective maintenance; estimated live expectance; and

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depreciating value. Subjectively, the replacement schedule captures feedback from the Department Head or their designees related to the condition and quality of the vehicle or piece of equipment. While objective criteria will be applied to every vehicle and piece of rolling equipment, subjective analysis will be weight more heavily for specialized equipment such as fire engines, modified police vehicles and specialty trucks.

Once a vehicle or piece of equipment satisfies this objective and subjective criteria, it is flagged for consideration to be replaced and submitted to the City Manager. The City Manager has signatory authority to approve replacement vehicles and equipment. After a vehicle meets objective and subjective requirements for replacement, the City Manager or designee can determine whether or not a new replacement vehicle should be purchased. This decision requires the City Manager to balance the benefits of replacing a vehicle against budgetary priorities and constraints. This encourages lean management of the City's operations, streamlines the previous approval process and allows Council to retain ultimate approval authority for vehicle replacements during the budget process.

This new approval process does not apply to vehicles and equipment that are being added to the existing fleet. When a vehicle or piece of equipment is being added to, rather than replacing, it will require get specific approval by the City Council.

REPLACEMENT POLICY FOR COMPUTER EQUIPMENT

This policy pertains to the replacement of computer equipment based on a specific set of criteria.

ZZZZ. The following is the criteria used:

1. User Needs – a replacement computer should not be based on technological cycles but on the needs of each user.
2. Warranty Expiration – considers the time spent by staff in maintenance, troubleshooting, and repair downtime.
3. Necessary Upgrades – considers cost of a new system as opposed to on-going support of older software/hardware.
4. Minimum Computer Configuration Standards – staff may determine what this standard is. For example, considering whether the computer performs adequately when running a standard operating system, web browser, word processor, spreadsheet, desktop database, and Oracle simultaneously.
5. Refresh Rate – cost of replacement and upgrading parts and the cost of replacement compared with maintenance.

Laptops that are more than three years old and desktops that are more than five years old will be eligible to be considered under the factors above.

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The Computer replacement schedule tracks: Staff downtime; maintenance time; troubleshooting time; repair downtime; and the cost of on-going support of older software/hardware. This schedule also captures descriptive feedback from the Department Head or their designees explaining the end users' needs and whether the current computer system is affecting productivity. Subjective criteria is especially valuable in this analysis because the end user's needs are varied, this variance will be captured in the replacement schedule.

Once a computer satisfies the objective and subjective criteria, it is flagged for review by the City Manager. At this point, the City Manager or designee can determine whether or not a new replacement computer should be purchased. This decision requires the City Manager to balance the benefits of replacing a vehicle against budgetary priorities and constraints. When a computer is replaced, the older unit is cascaded to an employee that does not require a newer machine in order to maintain productivity. Alternatively, a cascaded computer can be assigned as a back-up unit in a specific area or department.

This new approval process does not apply to computers that are being added to the current allotment of computers.

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AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the government entity. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

CUSTODY: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

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DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities, or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

DUE DILIGENCE: Such a measure of prudence, activity, assiduity, as is properly to be expected from, and ordinarily exercised by, a reasonable and prudent person under the particular circumstances; not measured by any absolute standard, but depending on the relative facts of the special case.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks) which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

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FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FmHA mortgages. The term "pass-through" is often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price upon which a security is trading and could presumably be purchased or sold.

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MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party’s rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers’ acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve’s most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states, the trustee may invest in a security if it is one that would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

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RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security “buyer” in effect lends the “seller” money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank’s vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from 2 to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and

POLICIES AND OBJECTIVES

commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

APPENDIX A: BUDGET REQUESTS

Departmental Budget Requests for FY2017 & FY2018							
Fund	Department	Request	FY 2016 Adj. Budget	FY 2017 Dept Request	FY2018 Dept Request	City Manager Recom.	On going/One Time
General	All	Pay Plan		\$317,000		Y	On Going
General	Administration	PT Front Desk/Utility Billing Clerk (0 impact on the GF, allocated to utility funds)		\$25,920		Y	On Going
General	Public Works Admin	Third PT Administrative Assistant		\$34,126		N	On Going
General	Building	FT Plans Examiner		\$89,652		Y	On Going
General	Building	Building Inspector II		\$100,340		Y	On Going and One Time
General	Legal	PT Legal Assistant		\$26,400		Y	On Going
	Legal	Convert Assistant City Attorney into FT position		\$66,972		N	On Going
General	Planning	General Plan Update	\$25,000	\$75,000		Y	One Time
General	Planning	Education/Training/Memberships for 4th Planner		\$1,000		Y	On Going
General	Planning	Planning Only Admin Assistant		\$13,918		N	On Going
General	Planning	Planning Intern		\$15,433		N	On Going
General	Planning	Planning Consulting		\$20,000		Y	On Going
General	Non Departmental	Website Redesign		\$34,500		Y	One Time
General	Civic Events	Civic Events Overall Budget		\$26,089		Y	On Going
General	Civic Events	20 Year Celebration		\$21,400		Y	One Time
General	Civic Events	City Float		\$20,000		Y	One Time
General	Civic Events	Splash Concert		\$8,000		Y	On Going
General	Civic Events	Splash Water Party		\$700		N	On Going
General	Civic Events	Music Rights		\$1,000		Y	On Going
General	Court	ACE Court		\$8,400		Y	On Going

APPENDIX A: BUDGET REQUESTS

		Clerk - PT					
General	Library	PT Library Clerk Staffing		\$30,000		Y	On Going
General	Library	Building Maintenance, Janitorial & Carpet Cleaning	\$1,250	\$2,500		Y	On Going
General	Library	Collection		\$10,000		Y	On Going
General	Library	Annual Software Maintenance		\$3,000		Y	On Going
General	Library	Office Supplies, Misc		\$6,000		Y	One Time
General	Police	Police Officer x3/1 Already Approved		\$421,010		N	On Going
General	Police	Police Sergeant		\$138,220		N	On Going
General	Police	Crossing Guard		\$10,000		Y	On Going
General	Police	Crossing Guard increase in pay		\$8,300		N	On Going
General	Police	Dispatch Fees - Contract Services		\$21,000		Y	On Going
General	Police	Police Detective (Part Time)		\$38,608		N	On Going
General	Police	FY2016 Approval Partial Year (1 Sergeant, 1 POIII, 1/2 detective)	\$90,058	\$270,174		Y	On Going
General	Fire	2nd PT Admin Assistant		\$15,788		N	On Going
General	Fire	3 FT positions - FF/Medics (offset by part-time salaries and wages)		\$102,077		N	On Going
General	Fire	New Ambulance		\$82,500		Y	One Time
General	Fire	FY2016 Approval Partial Year (3 FT FF, offset by PT FF salaries and wages)	\$51,034	\$102,077		Y	On Going
General	Streets	FT Streets Supervisor		\$112,778		Y	On Going and One Time
General	Streets	Traffic Signal		\$24,085		Y	One Time

APPENDIX A: BUDGET REQUESTS

		maintenance training and parts inventory					
General	Streets	ELGIN Sweeper Maintenance		\$22,000		Y	One Time
General	Streets	Salter Replacement		\$25,000		Y	One Time
General	Streets	Curb Gutter and Sidewalk		\$15,000		N	On Going
General	Engineering	Engineer II	\$47,062	\$94,124		Y	On Going
General	Parks	Increase in budget for Riverside Islands		\$1,425		Y	On Going
General	Parks	Increase in budget for Talus B		\$12,072		Y	On Going
General	Parks	62" Zero turn Mower		\$12,000		Y	One Time
General	Parks	62" Zero turn Mower replacement		\$12,000		N	One Time
General	Parks	Z spray ride on fertilizer and sprayer		\$13,000		Y	One Time
General	Parks	Seasonal Personnel Increase		\$36,960		N	On Going
General	Parks	Trencher with Trailer		\$9,832		N	One Time
General	Parks	Weed Mower for Loader		\$25,000		Y	One Time
General	Parks	Self pay credit card machine for Marina		\$7,500		N	One Time
General	Recreation	Training		\$1,100		Y	On Going
General	Recreation	Expense Increase		\$70,559		Y	On Going
		Total General Fund Requests		\$2,661,539	\$0		
		Total City Manager Recommended Requests		\$1,698,695	\$0		
		Already Approved through budget amendments		\$468,875	\$0		

APPENDIX A: BUDGET REQUESTS

Roads Impact Fund	Capital Projects	400 West to Aspen Hills Blvd - Design and Constructions		\$1,000,000		Y	One Time
Roads Impact Fund	Capital Projects	400 East Crossroads Signal (Approved for FY2018)			\$300,000	Y	One Time
Roads Impact Fund	Capital Projects	Foothill Blvd Alignment Study		\$50,000		Y	One Time
		Total Road Impact Fund Requests		\$1,050,000	\$300,000		
Public Safety Impact Fund	Capital Projects	Police Facility		\$3,000,000		Y	One Time
		Total Public Safety Impact Fund		\$3,000,000	\$0		
General Capital Fund	Capital Projects	Road Projects		\$665,940		Y	On Going
General Capital Fund	Capital Projects	Street Light Projects		\$50,000		Y	On Going
General Capital Fund	Capital Projects	Parks Capital Projects		\$50,000		Y	On Going
General Capital Fund	Capital Projects	Vehicle Replacement		\$320,271		Y	On Going
General Capital Fund	Capital Projects	Equipment Replacement		\$29,653		Y	On Going
General Capital Fund	Capital Projects	Computer Replacement		\$22,122		Y	On Going
General Capital Fund	Capital Projects	5 year CIP (1st floor public safety purchase)		\$1,000,000		Y	One Time
		Total General Capital Fund		\$2,137,986	\$0		

APPENDIX A: BUDGET REQUESTS

Water Fund	Culinary Operations	Chlorine		\$16,000		Y	On Going
Water Fund	Culinary Operations	Fuel		\$4,400		Y	On Going
Water Fund	Culinary Operations	Vehicle Maintenance		\$500		Y	On Going
Water Fund	Culinary Operations	Bluereview (blue staking software)		\$7,000		Y	On Going
Water Fund	Culinary Operations	Full Time water Employee (meter sets and repairs)		\$71,230		Y	On Going
Water Fund	Culinary Capital	Mini Excavator		\$51,000		Y	One Time
Water Fund	Culinary Capital	F-350 Dump Truck		\$54,000		Y	One Time
Water Fund	Culinary Capital	New Drive for Culinary Well 4		\$12,000		Y	One Time
Water Fund	Culinary Capital	PLC's		\$32,000	\$24,000	Y	One Time
Water Fund	Culinary Capital	Trencher with trailer		\$9,832		Y	One Time
Water Fund	Secondary Operations	Fuel		\$500		Y	On Going
Water Fund	Secondary Capital	Weed Mower		\$25,000		Y	One Time
Water Fund	Secondary Capital	VFD Drive for secondary well 4		\$16,000		Y	One Time
Water Fund	Secondary Capital	PLC's		\$32,000	\$24,000	Y	One Time
		Total Water Fund		\$331,462	\$48,000		
Sewer Fund	Sewer Capital	GIS GPS Sewer Reading Equipment (building dept)		\$30,000		Y	One Time
Sewer Fund	Sewer Capital	Jetting Easement Machine		\$17,000		Y	One Time
Sewer Fund	Sewer Capital	Lift Station 3 drive		\$19,000		Y	One Time
Sewer Fund	Sewer Capital	PLC's		\$72,000		Y	One Time
		Total Sewer Fund		\$138,000	\$0		
Storm	Storm Drain	Training		\$1,500		Y	On Going

APPENDIX A: BUDGET REQUESTS

Drain Fund	Oper						
		Total Storm Drain Fund		\$1,500			
Secondary Water Impact	Capital Projects	SW5 (Dependent on Bonding)			\$1,481,000		One Time
Secondary Water Impact	Capital Projects	SW4 (Dependent on Bonding)			\$2,886,000		One Time
		Total Storm Drain Fund		\$0	\$4,367,000		
		Grand Total of Requests		\$9,318,987	\$4,715,000		

APPENDIX B: FINANCIAL HEALTH INDICATORS

Introduction

As part of an ongoing effort to enhance transparency and to provide timely analytical tools for decision making, the City has added this Financial Health Indicators Section to the budget document. This section includes a series of health indicators and trend analyses that the City should continue to monitor as the community grows. The charts, graphs, and accompanying analysis can be used in the decision making process to help insure the fiscal sustainability of the City. Some of the indicators are drawn from expert financial wisdom and others are pulled from the ICMA (The International City and County Management Association). These measures are longitudinal in nature. Due to the increased availability of data and technology the City is incorporating these measures and an additional tool for communicating fiscal health and monitoring trends.

Each indicator has a description, a reason the indicator is important, an example of a negative and a critical trend, and the current trend in the City.

Unrestricted Net Assets/Position of Governmental Type Activities

Description

This indicator identifies when an entity has negative unrestricted net assets/position.

Why is it important?

This indicator identifies if net assets/position is available for unrestricted purposes. Although unrestricted net assets/position may not be in liquid form, it is important to have net assets/position available and unrestricted as to use. If an entity's unrestricted net assets/position is declining or is negative, it leaves little or no room for unexpected expenses; and therefore, is a sign of fiscal stress.

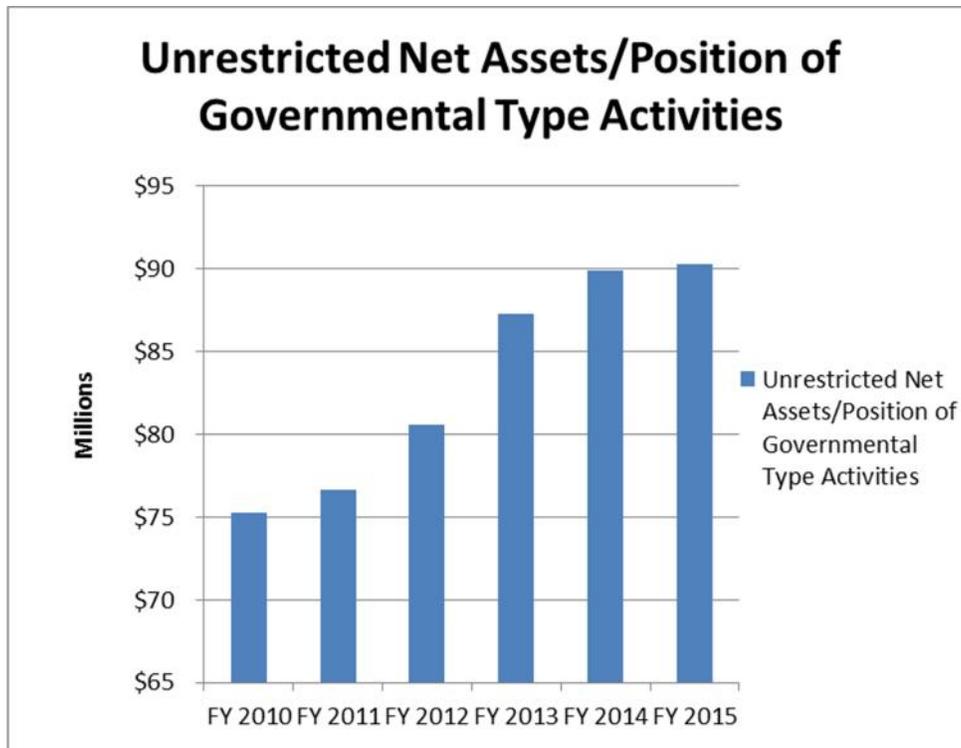
Negative and Critical Trend Example

Critical Indicator – Declining trend over a multi-year period

Negative Indicator – Negative amounts

Current City Trend

APPENDIX B: FINANCIAL HEALTH INDICATORS



The graph indicates an increasing net assets/position of the governmental type activities. There are no critical or negative indicators present at this time. The City will continue to monitor the graph for any change in the indicators.

Unassigned Fund Balance of the General Fund

Description

This indicator identifies when an entity has negative unassigned fund balance.

Why is it important?

This indicator identifies if fund balance is available for unrestricted purposes. Although unassigned fund balance may not be in liquid form, it is important to have fund balance available without restrictions. If an entity's unassigned fund balance is declining or is negative, it leaves little or no room for unexpected expenses; and therefore, is a sign of fiscal stress.

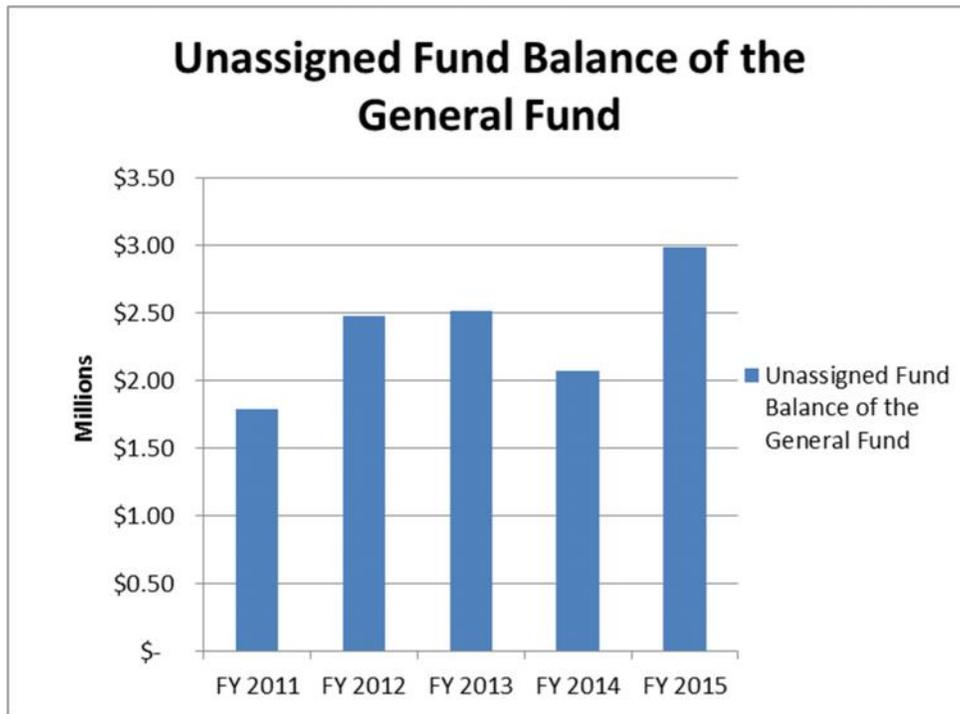
Negative and Critical Trend Example

Critical Indicator – Negative amounts

APPENDIX B: FINANCIAL HEALTH INDICATORS

Negative Indicator – Declining trend over a multi-year period

Current City Trend



The graph indicates an overall increase in unassigned fund balance in the General Fund (10). There are no critical or negative indicators present at this time. The City will continue to monitor the graph for any change in the indicators.

Decline in General Fund Tax Revenue

Description

This indicator reflects the percentage change from year to year for Property tax revenue for all entity types, and Sales tax revenue for counties and income tax revenue for cities.

Why is it important?

This indicator reflects declines in these revenue types and is an indication that an entity may be facing financial hardship due to declines in significant revenue sources. It will also reflect the need for additional sources of revenue to maintain stability.

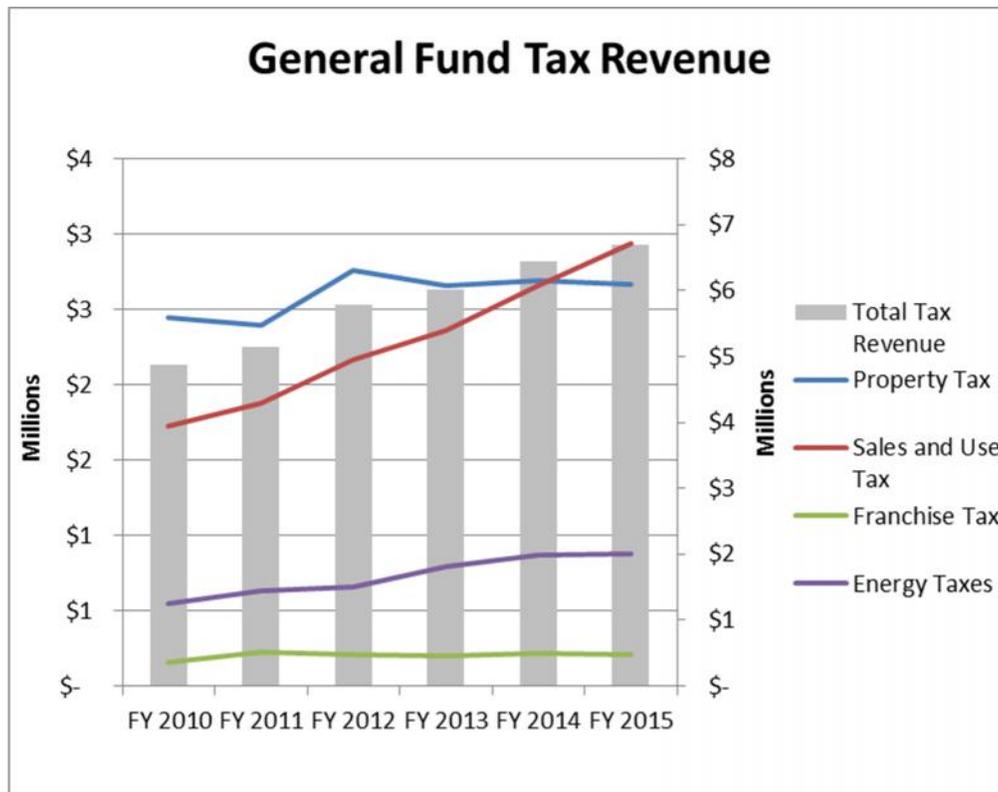
Negative and Critical Trend Example

APPENDIX B: FINANCIAL HEALTH INDICATORS

Critical Indicator – Trend of declining tax revenue over a three year period

Negative Indicator – Decrease in tax revenue

Current City Trend



The graph indicates that an overall increase in the revenues from each tax type. There is one negative indicator in FY 2015 where property tax drops slightly. This is due to an increase (not shown) of delinquent property taxes owed. Because of Utah's certified property tax rate, each municipality can expect similar revenues in property tax each year, not including new growth. As such, this drop was due to an unexpected increase in delinquencies, not an actual reduction in property tax revenues.

Revenue per Capita

Description

This indicator takes total revenues received in the General fund and divides them by the current population to determine revenues per one resident in the City.

Why is it important?

APPENDIX B: FINANCIAL HEALTH INDICATORS

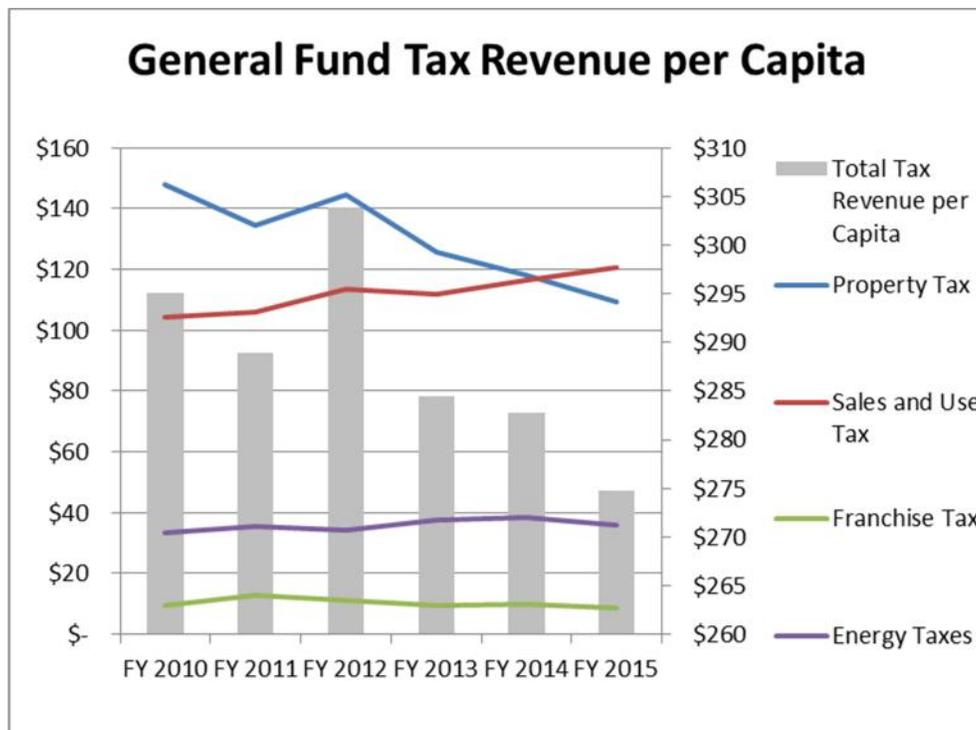
This indicator provides insight into the estimated tax burden placed on the residents of the community. An increase in revenue per capita could indicate an increase in home valuation and/or an increase in prices for goods purchased. This can indicate economic growth and prosperity for the City. A decrease could mean the opposite or that the City is reaching an appropriate equilibrium for providing adequate services at a reasonable price.

Negative and Critical Trend Example

Critical Indicator – Trend of declining revenue per capita over a multi-year period

Negative Indicator – A decrease in revenue per capita (if not reaching equilibrium)

Current City Trend



The graph indicates increases in sales and use tax and energy tax. However, it also indicates a decrease in franchise and property tax per capita. This is a critical indicator. If the trend continues, it will indicate that property tax revenue growth does not keep up with population growth, which is most likely due to receiving property a year after a new resident moves to a new home. The decrease in franchise tax is most likely due to either a reduction in the price of electricity for the residents or a decrease of electricity used on average by residents. The decrease could be a result of increased solar panel proliferation on rooftops and/or smaller homes requiring less power. The City will continue to monitor the graph to see if the downward trend continues.

APPENDIX B: FINANCIAL HEALTH INDICATORS

Percent of Total Expenditures Not Covered by Taxes

Description

This indicator takes the total tax revenues, subtracts them from total General Fund expenditures, and divides that number by the General fund expenditures. This results in the percentage of General Fund expenditures not covered by tax revenue.

Why is it important?

Taxes are ongoing revenues, unlike building permits or impact fees that are considered one-time revenues. As such, a fiscally sound municipality will cover most of its expenses with ongoing revenues and remove dependence on any one-time, unguaranteed revenues. Most one-time revenues are related to new growth. If growth slows or stops completely, the City will lose the majority of its one-time revenues and must rely on ongoing revenues. Consequently, a City may be forced to drastically reduce its expenditures or increase its taxes quickly in order to stave off bankruptcy.

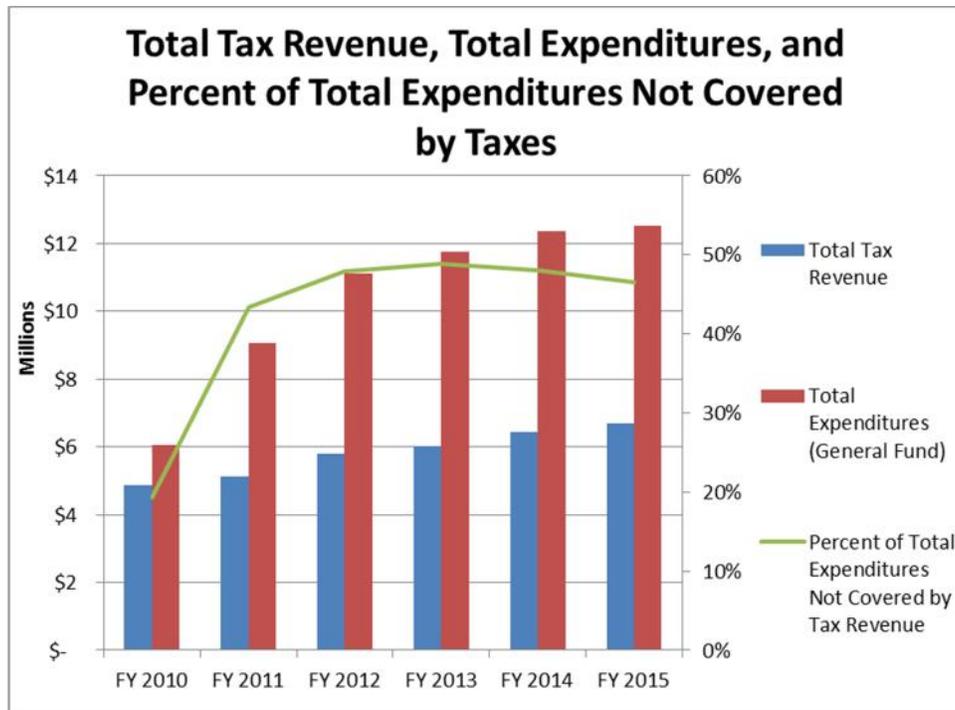
Negative and Critical Trend Example

Critical Indicator – Increasing percentage of expenditures not covered by taxes over a multi-year period

Negative Indicator – Significant increase in percentage of expenditures not covered by taxes

Current City Trend

APPENDIX B: FINANCIAL HEALTH INDICATORS



This graph indicates a quick rise in the percentage of General Fund expenditures not covered by taxes, though in recent years that percentage has declined slightly. The City may need to evaluate current revenues for sustainability and future growth. The City will continue to monitor this graph for any changes.

Property Tax Collection Rates and Delinquent Property Tax

Description

This indicator shows the percentage and real dollar amount of property tax collected for the City that was owed.

Why is it important?

Property tax is one of the only revenue streams for local government. When residents default on paying property taxes, the City's revenue stream decreases and the services provided to the residents have fewer resources to maintain the same level of service.

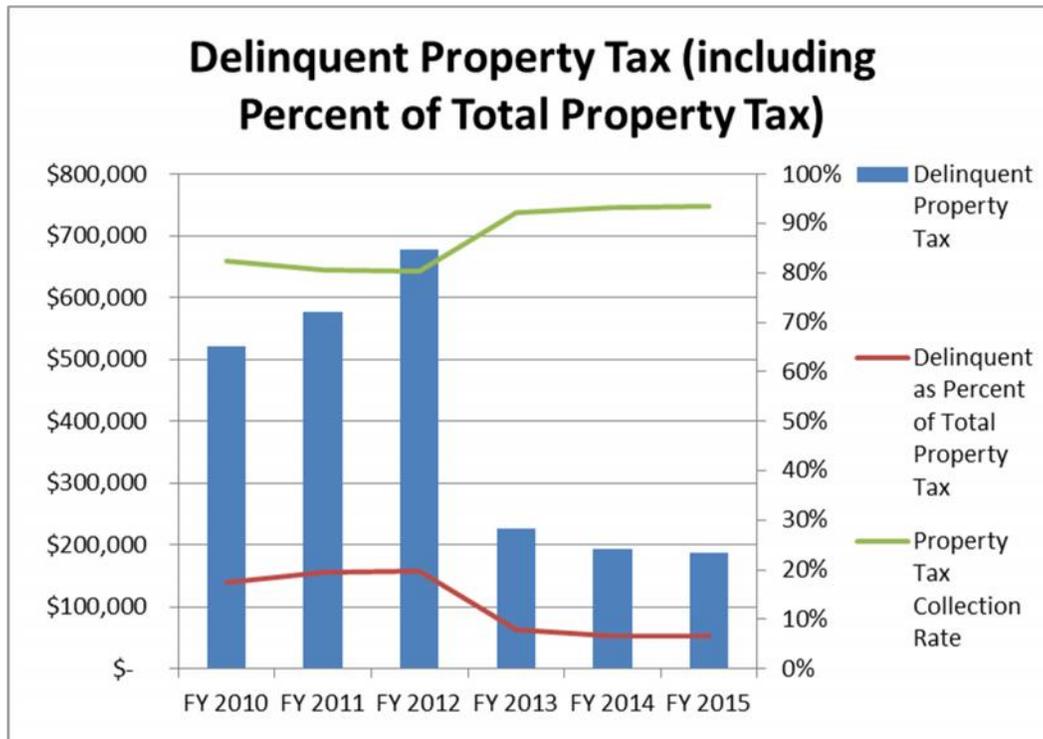
Negative and Critical Trend Example

Critical Indicator – Trend of decreasing property tax collection rates over a multi-year period

APPENDIX B: FINANCIAL HEALTH INDICATORS

Negative Indicator – A decrease in property tax collection rate

Current City Trend



The graph indicates an overall decrease in the delinquent property tax and as a percent of the total property tax collected. The property tax collection rate is increasing. As such, there are no critical or negative indicators. The City will continue to monitor the data for any changes.

Intergovernmental Revenues as Percent of General Revenues

Description

This indicator is total revenues received from other government entities (local, state, or federal) divided by total revenues received by the City.

Why is it important?

Intergovernmental funds provide added resources for municipalities to provide additional or improved services. However, if intergovernmental revenues are too high, the City would be in an increasingly unstable situation. Intergovernmental revenues cannot be guaranteed in perpetuity and sometimes have strict requirements with which the City may not be able to comply, jeopardizing the availability of those funds. When the City relies on these revenues for general operations, those basic services may be unavailable for the residents if intergovernmental revenues are reduced or even stopped.

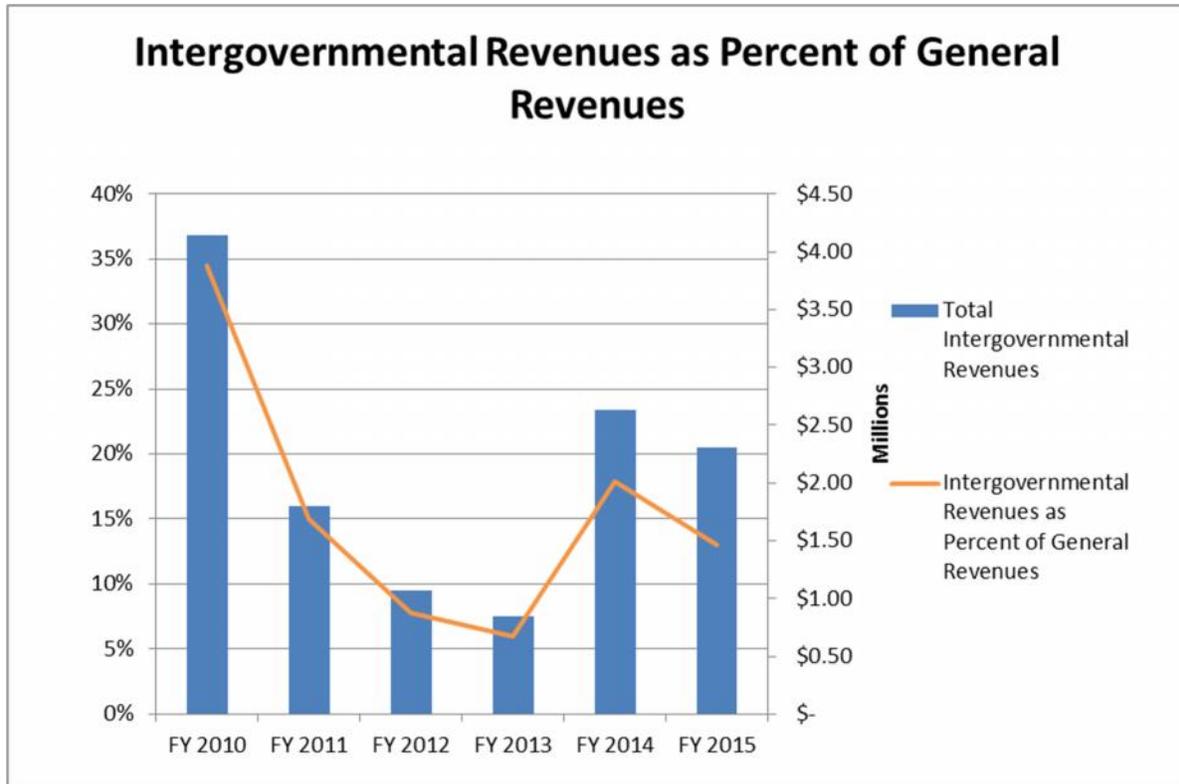
APPENDIX B: FINANCIAL HEALTH INDICATORS

Negative and Critical Trend Example

Critical Indicator – Trend of increasing intergovernmental revenues as percent of general revenues

Negative Indicator – An increase in intergovernmental revenues as percent of general revenues

Current City Trend



The graph indicates an increase in the percent of general revenues that are intergovernmental. This is a negative indicator. The City will continue to monitor the graph for any change in the indicators.

Expenditures per Capita (By Department) and as Percent of Total Expenditures (General Fund)

Description

This indicator is total expenditures per department divided by the total resident population and total expenditures per department divided by the total expenditures in the General Fund (10).

APPENDIX B: FINANCIAL HEALTH INDICATORS

Why is it important?

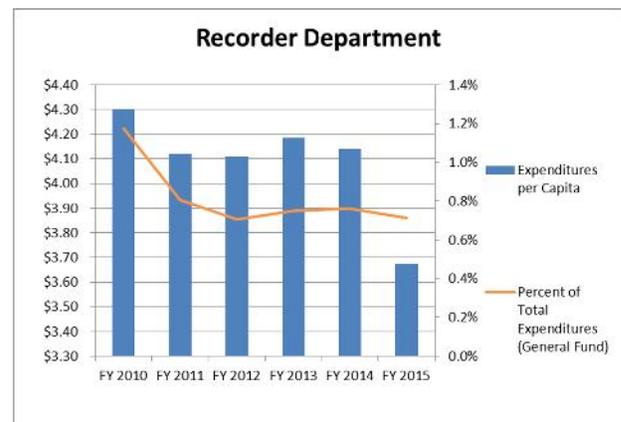
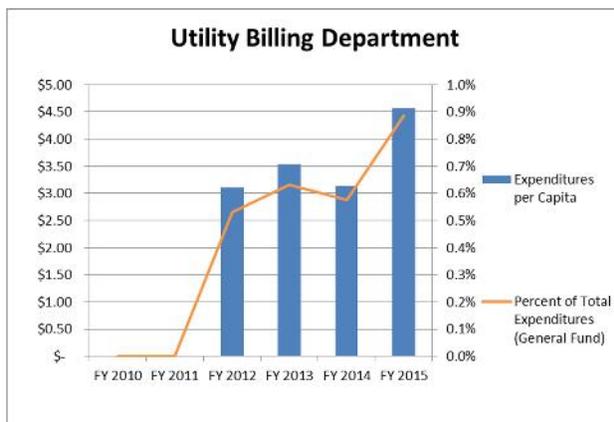
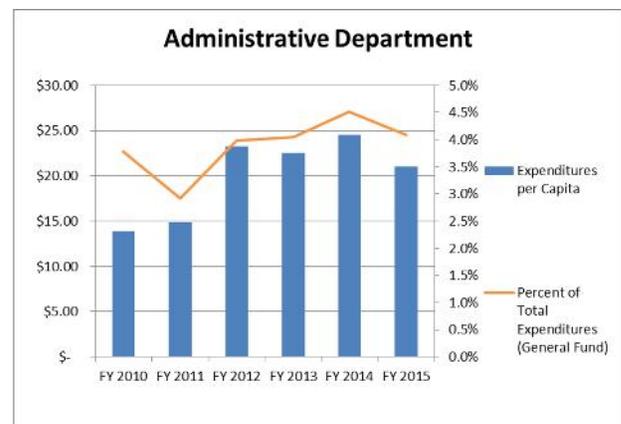
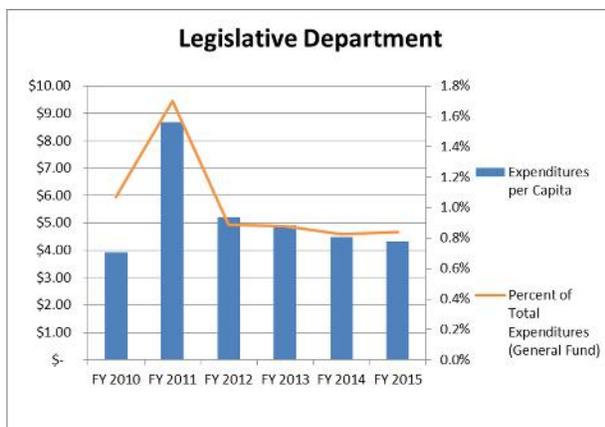
Government services should grow in proportion to the needs of those services. One of the indicators of increased needs is an increase in population. If the services provided are tightly linked to population growth, this shows that expenditures are growing at an appropriate rate. If the services provided are increasing faster than the needs of the population, the City should evaluate the increase in expenditures and if the trend is due to another indicator of increased need (e.g., crime rate, government mandate).

Negative and Critical Trend Example

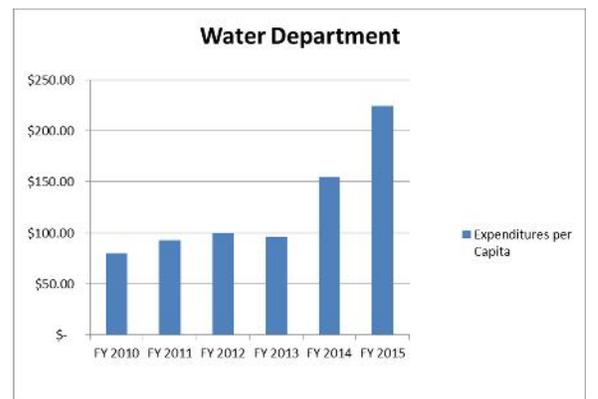
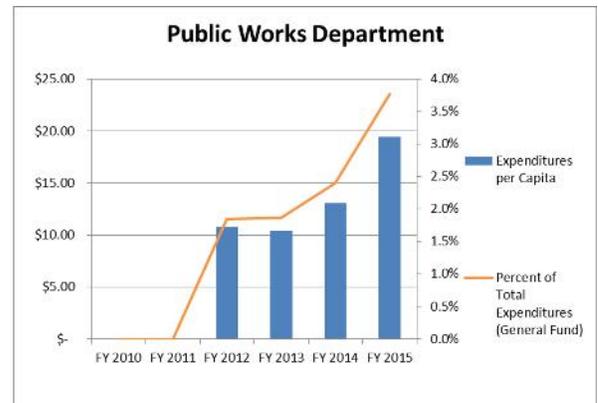
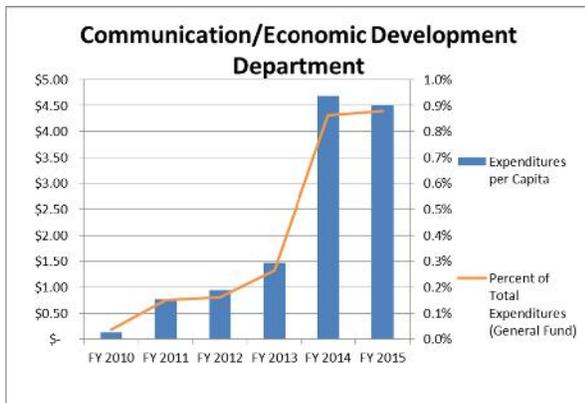
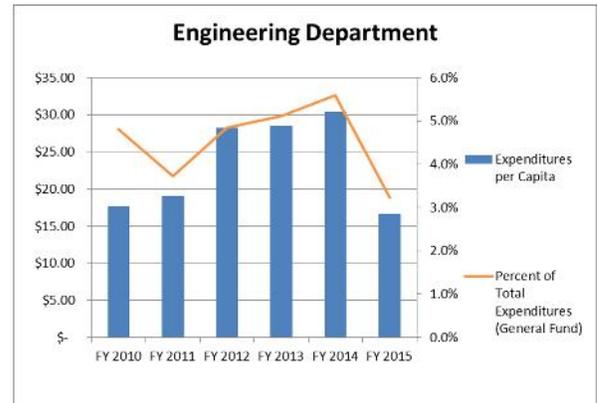
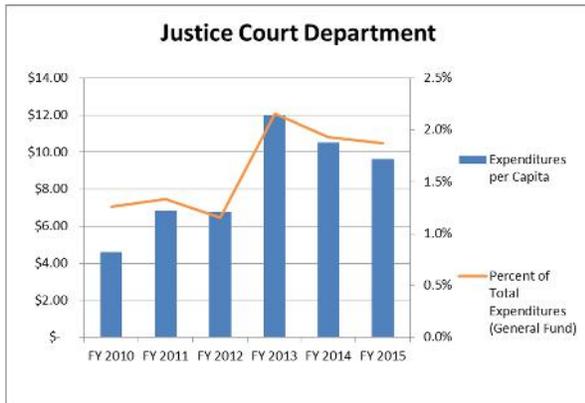
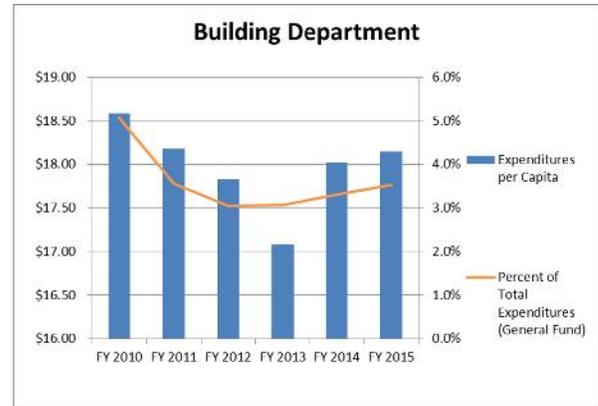
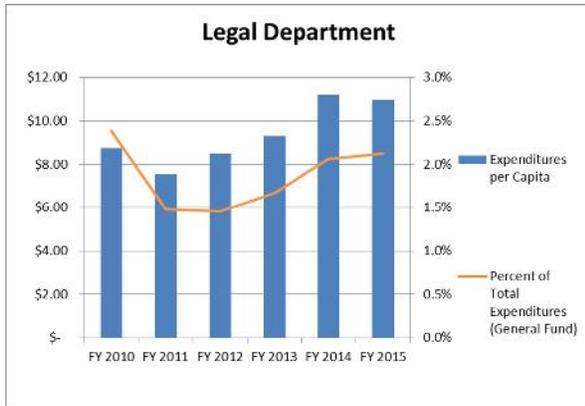
Critical Indicator – A trend of increasing expenditures per capita in one department over a multi-year period

Negative Indicator – An increase in expenditures per capita in one department

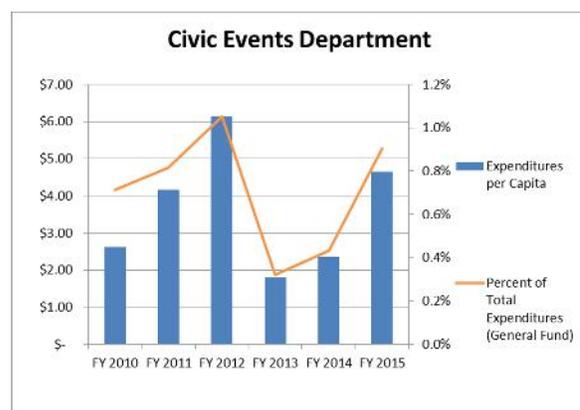
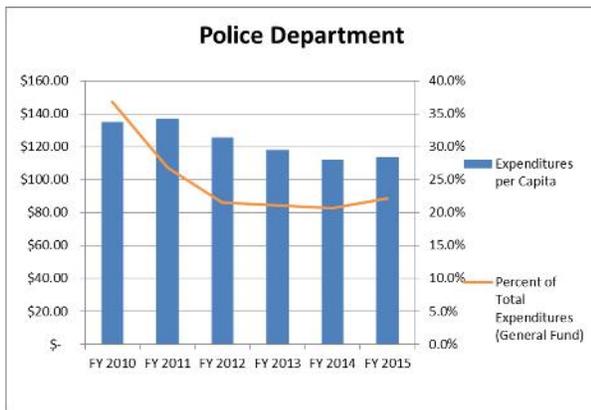
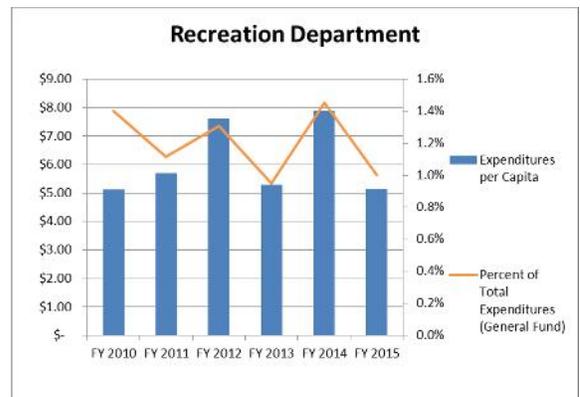
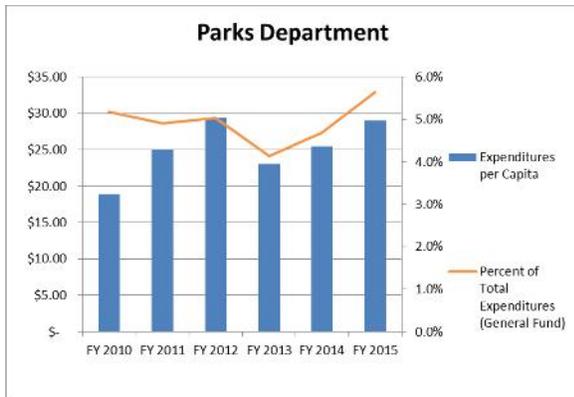
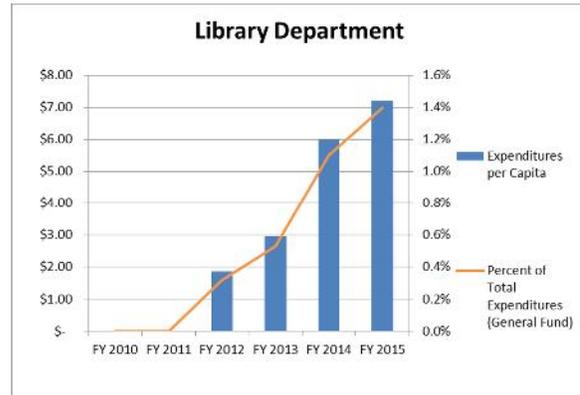
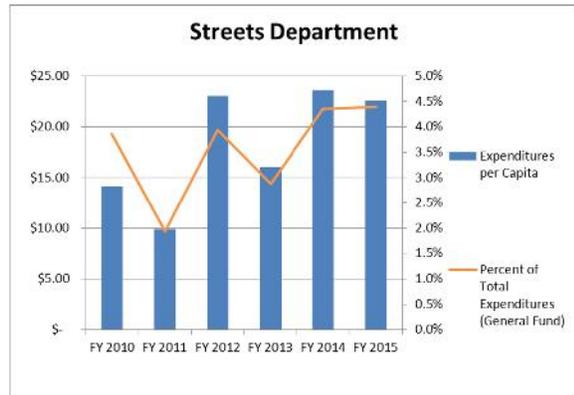
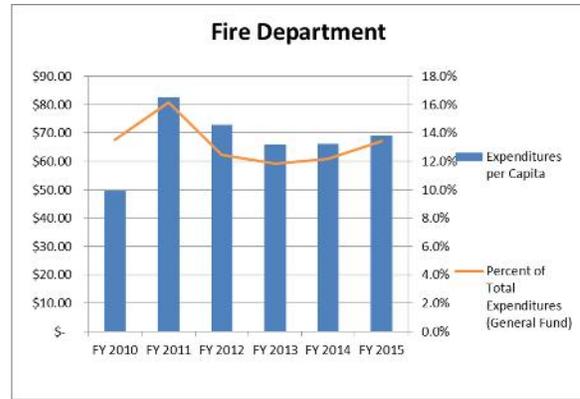
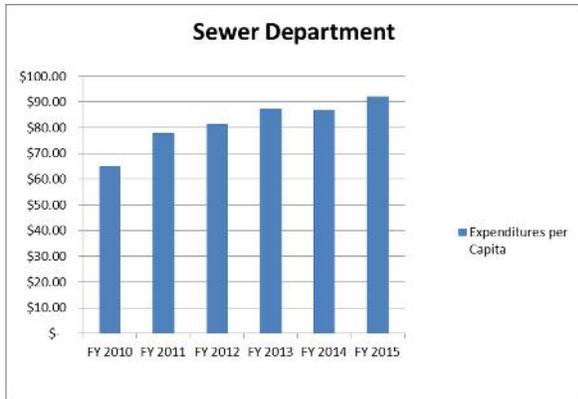
Current City Trend



APPENDIX B: FINANCIAL HEALTH INDICATORS



APPENDIX B: FINANCIAL HEALTH INDICATORS



APPENDIX C: RECOMMENDED PAY RANGES

The graphs indicate that some departments are increasing in expenditures per capita and the percent of total expenditures while others are decreasing. Some other departments appear to be leveling off. Several departments, including Utility Billing, Communications/Economic Development, Public Works, Planning & Zoning, Building, Parks, Library, Police, Fire, and Civic Events have a negative indicator of increasing expenditures per capita and percent of total expenditures. However, some of these departments are new or were transitioned from a part-time staff to full-time staff. The City will continue to monitor these graphs to see if these departments showing a negative indicator will reach equilibrium. The City will continue to monitor the charts for any changes.

Debt Service Expenditures to Total Revenues

Description

This indicator is total debt service expenditures divided by total revenues (for all governmental funds). This indicator identifies the percentage of the budget used/needed for repayment of debt.

Why is it important?

Higher debt service expenditures to total revenues is unfavorable since the entity spends more of its current budget on debt repayment. An increasing trend of debt service expenditures to total revenues may mean the percentage of budget dedicated to debt payments is increasing; and therefore, less revenue will be available for asset repair/replacement or meeting current service demands.

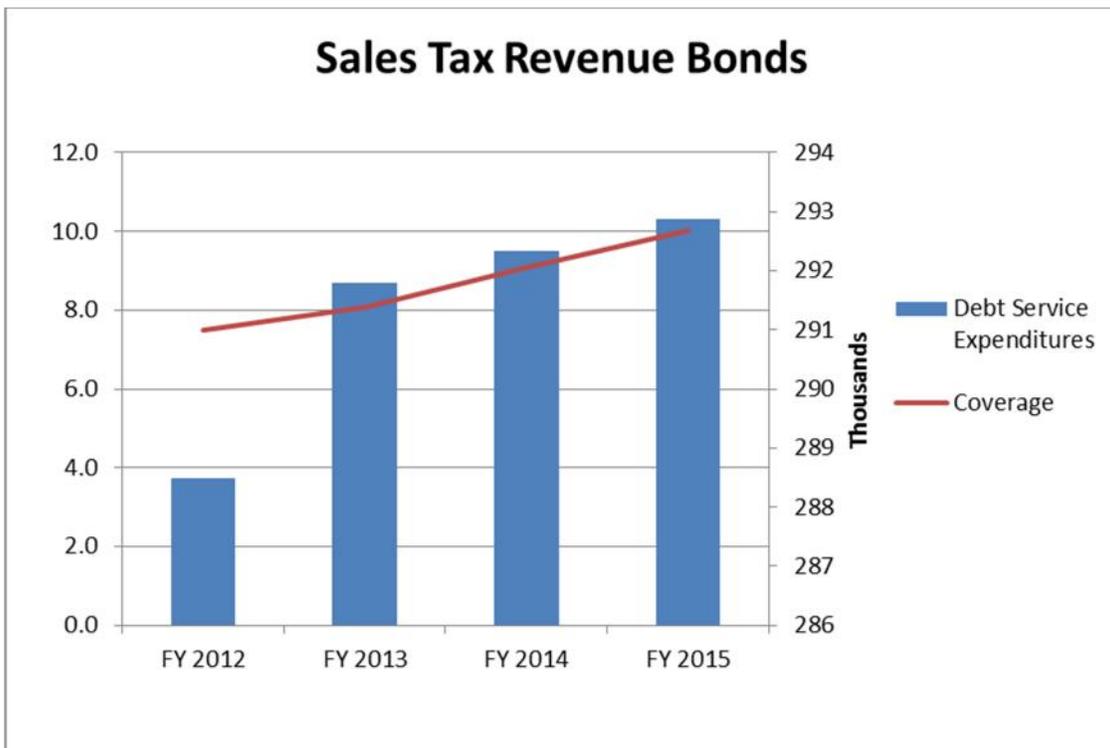
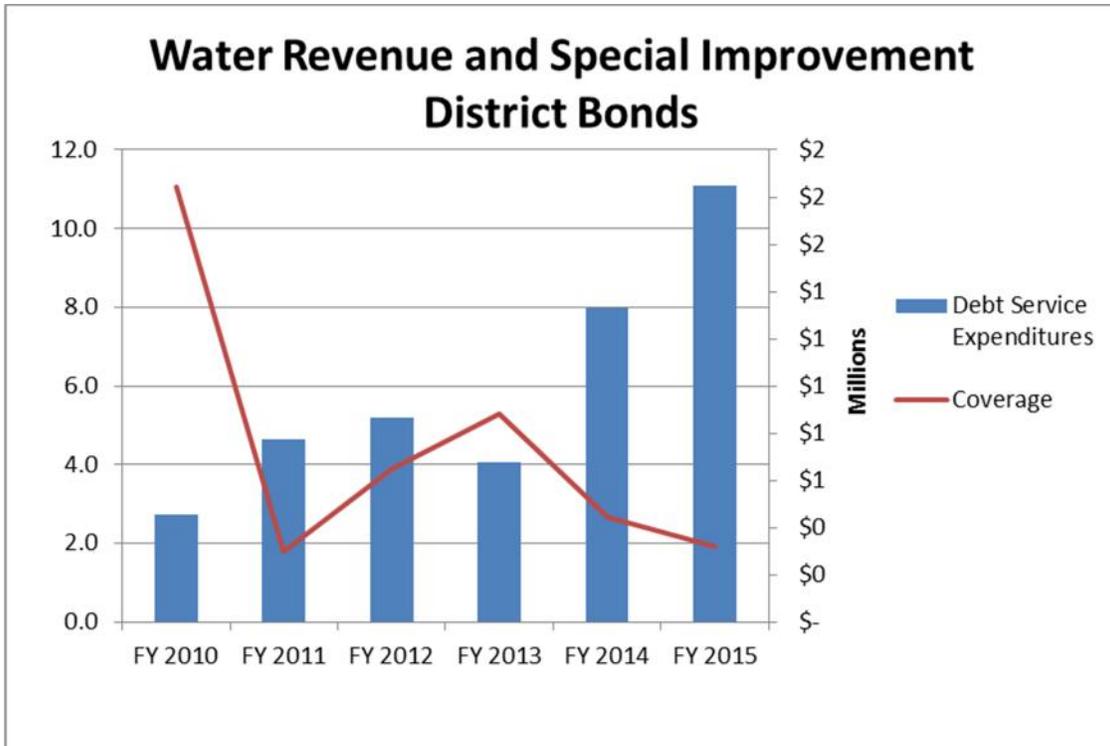
Negative and Critical Trend Example

Critical Indicator – Percentage above 10%

Negative Indicator – Percentage near 10%

Current City Trend

APPENDIX C: RECOMMENDED PAY RANGES



As indicated by the graphs, coverage of debt service expenditures is increasing. There are no negative or critical indicators. The City will continue to monitor these graphs for any changes.

APPENDIX C: RECOMMENDED PAY RANGES

Recommended Hourly Pay Ranges			
Position	Minimum	Midpoint	Maximum
CITY MANAGER	\$45.49	\$55.72	\$65.96
CITY ATTORNEY	\$42.92	\$52.57	\$62.23
ASSISTANT CITY MANAGER	\$40.08	\$49.10	\$58.12
FIRE CHIEF	\$39.03	\$47.81	\$56.60
POLICE CHIEF	\$40.46	\$49.57	\$58.67
CITY ENGINEER	\$39.01	\$47.79	\$56.57
FINANCE MANAGER	\$37.07	\$45.41	\$53.75
PLANNING DIRECTOR	\$34.36	\$42.09	\$49.82
LIBRARY DIRECTOR	\$28.27	\$34.63	\$40.99
ECONOMIC DEVELOPMENT/PUBLIC RELATIONS MANAGER	\$31.14	\$38.15	\$45.15
BUILDING OFFICIAL	\$27.94	\$34.22	\$40.51
HUMAN RESOURCE SPECIALIST	\$24.34	\$29.81	\$35.29
FIRE CAPTAIN/PARAMEDIC	\$20.65	\$25.29	\$29.94
ASSISTANT PUBLIC WORKS DIRECTOR	\$26.84	\$32.87	\$38.91
CITY RECORDER	\$25.80	\$31.61	\$37.41
ASSITANT CITY ATTORNEY/CITY PROSECUTOR	\$25.40	\$31.11	\$36.83
RECREATION DIRECTOR	\$25.89	\$31.72	\$37.54
SENIOR PLANNER	\$22.72	\$27.83	\$32.94
CITY TREASURER	\$22.57	\$27.64	\$32.72
SERGEANT	\$24.36	\$29.84	\$35.32
PARKS SUPERINTENDENT	\$24.69	\$30.24	\$35.79
MUNICIPAL JUDGE	\$22.22	\$27.21	\$32.21
STORM DRAIN INSPECTION COORDINATOR	\$18.74	\$22.95	\$27.17
ENGINEER II	\$24.66	\$30.21	\$35.75
GIS ADMINISTRATOR	\$24.33	\$29.80	\$35.28
PUBLIC IMPROVEMENTS LEAD INSPECTOR	\$23.55	\$28.85	\$34.14
CORPORAL	\$21.06	\$25.80	\$30.54
PLANS EXAMINER	\$21.93	\$26.86	\$31.80

APPENDIX C: RECOMMENDED PAY RANGES

BUILDING INSPECTOR III	\$21.66	\$26.53	\$31.40
ENGINEER I	\$21.17	\$25.93	\$30.69
UTILITY MAINTENANCE SUPERVISOR	\$19.12	\$23.42	\$27.72
POLICE OFFICER III	\$20.66	\$25.30	\$29.95
FIREFIGHTER/PARAMEDIC	\$16.42	\$20.11	\$23.80
FACILITIES ELECTRICIAN	\$22.10	\$27.07	\$32.04
UTILITY BILLING SUPERVISOR	\$19.26	\$23.59	\$27.93
PUBLIC IMPROVEMENTS INSPECTOR	\$19.89	\$24.36	\$28.84
CIVIC EVENTS COORDINATOR	\$19.10	\$23.40	\$27.70
MANAGEMENT ANALYST	\$19.09	\$23.38	\$27.68
BUILDING INSPECTOR II	\$20.39	\$24.97	\$29.56
UTILITY MAINTENANCE OPERATOR IV	\$18.86	\$23.10	\$27.34
ACCOUNTS PAYABLE/BUYER/RISK SPECIALIST	\$19.54	\$23.94	\$28.34
POLICE OFFICER II	\$19.09	\$23.39	\$27.68
GPS TECHNICIAN	\$19.36	\$23.71	\$28.07
LAW CLERK	\$16.99	\$20.81	\$24.63
PLANNER I	\$18.24	\$22.34	\$26.44
DEPUTY CITY RECORDER	\$16.93	\$20.74	\$24.55
BUILDING INSPECTOR I	\$18.25	\$22.35	\$26.46
UTILITY MAINTENANCE OPERATOR III	\$17.19	\$21.06	\$24.92
POLICE OFFICER I	\$17.91	\$21.94	\$25.97
BAILIFF	\$17.00	\$17.00	\$17.00
FIREFIGHTER/AEMT	\$11.31	\$12.73	\$14.14
RESERVE OFFICER	\$17.00	\$17.00	\$17.00
CODE ENFORCEMENT/ANIMAL CONTROL	\$16.39	\$20.08	\$23.76
RECREATION COORDINATOR	\$16.97	\$20.79	\$24.60
PAYROLL CLERK	\$16.89	\$20.69	\$24.49
VICTIM ADVOCATE	\$15.08	\$18.48	\$21.87
RECORDS CLERK SUPERVISOR/OFFICE MANAGER	\$18.27	\$22.38	\$26.50
LEAD COURT CLERK	\$16.75	\$20.52	\$24.29
LEGAL SECRETARY	\$15.47	\$18.95	\$22.43

APPENDIX C: RECOMMENDED PAY RANGES

UTILITY MAINTENANCE OPERATOR II	\$15.66	\$19.18	\$22.70
ADMINISTRATIVE ASSISTANT (PW)	\$15.42	\$18.89	\$22.36
UTILITY MAINTENANCE OPERATOR I	\$14.46	\$17.72	\$20.97
CROSSING GUARD SUPERVISOR	\$14.41	\$17.65	\$20.89
ASSISTANT CIVIC EVENTS COORDINATOR	\$14.26	\$17.47	\$20.68
COMMUNITIES THAT CARE COODINATOR	\$13.99	\$17.14	\$20.29
ADMINISTRATIVE ASSISTANT (PLANNING)	\$13.94	\$17.08	\$20.22
BUILDING PERMIT TECHNICIAN	\$14.41	\$17.65	\$20.90
LABORER/SEASONAL	\$10.00		\$11.00
LEGAL INTERN	\$13.40	\$16.42	\$19.43
RECEPTIONIST/UTILITY BILLING CLERK	\$13.54	\$16.59	\$19.64
COURT CLERK	\$13.31	\$16.31	\$19.30
NEIGHBORHOOD WATCH/VOLUNTEER COORDINATOR	\$13.31	\$16.30	\$19.30
ADMINISTRATIVE ASSISTANT (FIRE)	\$13.29	\$16.28	\$19.27
RECORDS CLERK I	\$13.50	\$16.54	\$19.57
SITE SUPERVISOR	\$12.50	\$12.50	\$12.50
SPORTS OFFICIAL	\$10.00	\$10.00	\$10.00
LIBRARY CLERK	\$12.25	\$15.01	\$17.77
CROSSING GUARD	\$9.09	\$9.09	\$9.09

Elected or Appointed Positions

Official	Pay
Mayor	\$1,648/month
City Council	\$976/month
Judge	\$2,033.54/month
Planning Commissioner	\$50.00/meeting

APPENDIX D: BUDGET AMENDMENTS

City Council Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Budget FY 2016-2017
Date: May 17, 2016
Type of Item: Public Hearing



Summary Recommendation: Public Hearing on the City of Saratoga Springs FY2016-17 Budget

Description

A. Topic

The Budget Document is a working document that is created using the current budget requests and the previous final budget document as a template. This document will be used in determining the composition of the final budget document for fiscal year 2016-2017.

B. Background

The Tentative budget was adopted by City Council on May 3, 2016 for the fiscal year 2016-2017. This document has been and will be used in budget discussions as a guide for the final budget document. This Tentative Budget Document includes the following sections: Executive Summary, Operating Budgets, and Financial Policies and Objectives.

One changes was recommended to the budget since it was given to the Council on April 19, 2016. This is included in this tentative document:

1. Adjustment in salary for Civic Events to include 4 more hours a week for FY2016-17.

C. Analysis

When the City of Saratoga Springs Budget for Fiscal Year 2016-2017 is adopted, it formalizes the City's resolve to remain fiscally and legally responsible.

Recommendation: Public Hearing on the City of Saratoga Springs FY2016-17 Budget.

ORDINANCE NO. 16-10

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH,
ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND
DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled “Land Development Code” was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

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

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy Lopiccolo, City Recorder

Date

VOTE

Shellie Baertsch	_____
Michael McOmber	_____
Stephen Wilden	_____
Bud Poduska	_____
Chris Porter	_____



Planning Commission Staff Report

Code Amendments

19.06. Landscaping

Tuesday, May 17, 2016

Public Hearing

Report Date:	Tuesday, May 10, 2016
Applicant:	Staff and Subcommittee Initiated
Previous Meetings:	Code Subcommittee Meetings Planning Commission Work Session August 13, 2015 City Council Work Session August 18, 2015 Planning Commission Work Session September 10, 2015 Planning Commission Public Hearing September 24, 2015 Planning Commission Work Session April 14, 2016 Planning Commission Public Hearing April 28, 2016
Land Use Authority:	City Council
Future Routing:	None
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

In the fall of 2015, the Planning Commission reviewed potential changes to landscaping requirements for large lots. Among other changes, the proposal at the time included an amendment to permit lots larger than 1/3 acre to only landscape 1/3 acre, leaving the remainder in a native state. The other portions were moved to the City Council, and the large-lot amendment was tabled at that time. This portion was brought back to the Planning Commission for additional discussion and consideration; the Planning Commission forwarded a positive recommendation on April 28, 2016.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approved the amendments with or without modifications, as outlined in Section H of this report. Alternatives include continuance to a future meeting or denial of the amendments.

B. Background: The City Code has required residential lots to be fully landscaped for over nine years. Front yards are required to be landscaped within one year of occupancy, and backyards within two years. Due to increased code enforcement, issues have arisen with the landscaping of large lots. For example, many lots along Redwood Road in the south of the city that exceed one half acre have only been partially landscaped, however in these cases complete landscaping may not make sense as the native landscaping on the lots matches well with existing native landscaping along the road.

The Planning Commission held a work session on September 10, 2015 to discuss potential solutions, and at their September 24, 2015 hearing, the Planning Commission discussed a proposal to allow large lots to only landscape a portion of their lots, at that time 1/3 acre, and expressed concern over the potential for inequity due to water rates. The Planning Commission tabled the amendment, and requested additional information on the water rate structure. They also discussed the potential to increase the required landscaped area from 1/3 acre to 1/2 acre.

The originally proposed amendment, increased from 1/3 acre to 1/2 acre, is attached as Exhibit 1. Minutes from the September 10, 2015 work session and September 24, 2015 public hearing are attached as Exhibits 2 and 3. Water rate information was also provided to the Commission following these meetings.

During the legislative session, a bill was proposed that would have limited the abilities of Cities to require landscaping. City code amendments for landscaping were put on hold pending the conclusion of the legislative session; the proposed bill was amended several times but ultimately did not pass.

The Planning Commission held a work session on April 14, 2016, and discussed the code language. The Commission appeared to support the increase to 1/2 acre, and directed staff to return for a public hearing. Staff returned to the Planning Commission for a public hearing on April 28, 2016 with the language attached in Exhibit 1, at which time the Planning Commission voted unanimously to forward a positive recommendation to the City Council.

C. Specific Request: The proposed amendment is summarized below, with details in Exhibit 1.

- 19.06 –
 - Amend single-family landscaping standards to address large lots and require all lots over 1/2 acre to landscape at least 1/2 acre, and all lots under 1/2 acre to completely landscape.

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

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
Complies. There is no application as this is Staff initiated, and has received a recommendation from the Planning Commission.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
Complies. Please see Sections F and G of this report.
3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
Complies. Please see Section E of this report.
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to

property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

Complies. Please see Section E of this report.

E. Community Review: Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required.

F. General Plan:

Land Use Element – General Goals

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

Staff conclusion: consistent. The proposed changes will still assure quality of development, maintain community identity, and integrate better with the natural environment.

G. Code Criteria:

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

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council, and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. See Section F of this report.
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The amendments will ensure clear and consistent standards for landscaping, while providing flexibility to property owners that will not adversely affect the health and welfare of the general public.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent. The stated purposes of the Code are found in section 19.01.04:
 1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its

- present and future inhabitants, and the public generally, and in particular to:
- a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;
 - h. encourage the development of an attractive and beautiful community; and
 - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

The proposed amendments will provide flexibility in landscaping while also maintaining an attractive community. The amendment will also secure economy in governmental expenditures by reducing the need for code enforcement on large lots.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
***Consistent.** The amendments will provide additional flexibility for the landscaping on large lots, however will also be fair by requiring minimum landscaping, and well-maintained an attractive community. Community interests will also be protected by requiring consistency with the fire code and weed abatement.*

H. Recommendation / Options:

Staff Recommended Motion – Approval

The City Council may choose to **approve** all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to **approve** the proposed amendments to Section 19.05 as contained in Exhibit 1 with the Findings and Conditions below:

Findings:

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions:

1. The amendments shall be edited as directed by the Council: _____
 - a. _____
 - b. _____
 - c. _____

Alternative A – Continuance

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

Motion: “I move to continue the amendments to Section 19.06 of the Code to the [June 7, 2016] meeting, with the following direction on additional information needed and/or changes to the draft:

Alternative B – Denial

Vote to **deny** the proposed Code amendments.

Motion: “Based upon the evidence and explanations received today, I move to **deny** the proposed amendments to Sections 19.06 of the Code with the Findings below:

Findings

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Council: _____
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Council: _____
3. _____
4. _____
5. _____

I. Exhibits:

1. 19.06 – working landscaping amendments, as recommended by the Planning Commission
2. Draft Planning Commission Minutes 4/28/2016

ORDINANCE NO. 16-_____

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH,
ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND
DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE
DATE**

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled “Land Development Code” was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

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

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy Lopiccolo, City Recorder _____
Date

VOTE

Shellie Baertsch	_____
Michael McOmber	_____
Stephen Wilden	_____
Bud Poduska	_____
Chris Porter	_____

19.06.08. Single Family Residential and Park Strip Landscaping Requirements.

1. Single Family Residential Lots

a. All residential lots in all zones except A and RA-5 that are one-half acre in size or smaller shall have the front yards, and street-side yards for corner lots, landscaped within one year, and interior side and back yards within two years after (whichever is less restrictive):

- i. receiving a Certificate of Occupancy; or
- ii. once ownership is established by the current owner.

b. All residential lots in all zones except A and RA-F that are larger than one-half acre must landscape a minimum of one-half acre.

- i. The one-half acre may include structure footprints, driveways, parking areas, and other lot improvements that fall within a contiguous one-half acre area.
- ii. Areas outside of the landscaped one-half acre may remain in a native state, and shall be maintained in compliance with nuisance and fire requirements.
- iii. That portion of the landscaping that falls within the front yard, and street-side yard for corner lots, shall be landscaped within one year, and that portion of landscaping within interior side and back yards shall be landscaped within two years after (whichever is less restrictive):
 1. receiving a Certificate of Occupancy; or
 2. once ownership is established by the current owner.

~~b.c.~~ All landscaped areas shall be completely landscaped per the definition of Landscaping in Section 19.02, with the following exceptions:

- i. Bare dirt, meaning ground with no planting, hardscape, rock, or other cover, may occur in limited quantities when in conjunction with features including gardens and trellis areas.
- ii. Trees and shrubs are permitted to have a ring of bare dirt around the trunk and beneath the drip line of the canopy.

~~e.d.~~ At least 25% of landscaping in front yards and corner street side yards shall consist of non-rock planter beds, shrubs and grasses, or other non-hardscape and non-rock landscaping.

~~e.e.~~ Artificial turf is not permitted in front or corner street side yards.

~~e.f.~~ No trees shall be planted directly under or in close proximity to power lines, poles, or utility structures unless:

- i. the power company or owner of the power line gives written consent; and
- ii. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

2. Park strips.

a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, shrubs or

- other plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape rock, cobble, or pavers are used, at least thirty percent of each park strip shall contain plantings.
- b. Weeds, dead vegetation, fruit trees, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.
 - c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.

and it wasn't spent for what it was intended for. Kimber Gabryszak noted in this case the park is being done now. Kevin Thurman noted that now those types of funds are being put in a designated fund.

Motion made by Ken Kilgore to forward a positive recommendation of the Western Hills Phases 2 & 3 Preliminary Plat to the City Council, as outlined in Exhibit 4, with the Findings and Conditions in the Staff Report dated April 21, 2016. With the additional condition that the sidewalk on lot 211 connects to the street above. Second by Troy Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham. Motion passed 5 - 0.

6. **Public Hearing: Updates to the Transportation Master Plan and associated Impact Fee Facilities Plan.**
Kimber Gabryszak noted that this item needed to be continued.

Public Hearing Open by Vice Chairman David Funk

No comment was given.

Public Hearing Closed by Vice Chair David Funk.

Item is continued to a future date.

7. **Public Hearing: General Code Amendments, Section 19.06 Large Lot Landscaping.**

Kimber Gabryszak reviewed the proposed amendments. The request is to change the code to the following.

19.06 – Amend single-family landscaping standards to address large lots and require all lots over ½ acre to landscape at least ½ acre, and all lots under ½ acre to completely landscape.

Public Hearing Open by Vice Chairman David Funk

No public comments were given.

Public Hearing Closed by Vice Chairman David Funk

Ken Kilgore noted a previous idea about looking at this as far as impact goes; it would be a shift in emphasis but may be a better argument that way.

Hayden Williamson thinks this is a step in the right direction. He had wanted the 1/3 acres because in his mind 1/3 is where land use changes. Kimber Gabryszak noted that is the reason staff originally chose 1/3 acre, not a lot of developments have parcels over 1/3 acre, however, because of the discussion on water rights and things that is where the ½ acre comes from.

Ken Kilgore noted as an example that his lot is ½ acre but because of the house footprint and large driveway what he has to landscape is less.

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for the proposed amendments to Section 19.06 with the Findings and Conditions in the Staff report. Second by Troy Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham. Motion passed 5 - 0.

8. **Work Session: Discussion of Code and Vision.**
Kimber Gabryszak noted there would be several code sessions coming up.

9. **Approval of Minutes:**
a. April 14th, 2016

Motion made by Hayden Williamson to approve the minutes of April 14th, 2016. Seconded by Ken Kilgore. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham. Motion passed 5 - 0.



**Rezone and Concept Plan
ABC Great Beginnings
Tuesday, May 17, 2016
Public Hearing**

Report Date:	Monday, May 9, 2016
Applicant:	ABC Great Beginnings Holdings, LLC (Johnny Anderson)
Owner:	SOA Investments LTD
Location:	NW corner of Aspen Hills Boulevard and Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:023:0168; ~3.63 acres
Parcel Zoning:	Agriculture (A)
Adjacent Zoning:	R-3, R-14, MU, and A
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Low and High Density Residential, and commercial
Previous Meetings:	PC WS (3/24/2016), CC WS (3/29/2016), PC (4/28/2016)
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the property owner, is requesting a Rezone from Agriculture to Mixed Use consistent with the Land Use Plan designation of Mixed Use in the General Plan for ~3.63 acres located at the northwest corner of Aspen Hills Boulevard and Redwood Road. In conjunction with this request, the applicant is also requesting input on a concept plan for a mixed use development comprised of apartments, retail, and office space.

Recommendation:

Staff recommends that the City Council conduct a public hearing on the ABC Great Beginnings rezoning, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include approval, denial, or continuing the application to a later meeting.

B. Background:

The rezone and concept plan applications were received by the City on March 7, 2016 for a mixed use development located at the northwest corner of Aspen Hills Boulevard and Redwood Road.

Development Review Committee

The Development Review Committee reviewed the concept plan on March 14, 2016 and had the following comments.

- Where will the dumpster be located?
- Access is a concern off of Redwood Road; the proposal appears to be for full access, is UDOT going to allow full access movement?
- As the Land Use map supports the proposal, but Proposition 6 does not the City Council has full discretion on whether to approve or deny the rezone request. Due to this situation a Development Agreement may be required or desirable.
- Grading is a concern.
- Fencing may be required between the project, Hillcrest condos, and Western Hills.
- Due to the projects proximity to Camp Williams shorter light poles may be required.

Planning Commission Work Session

The Planning Commission provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 24, 2016. The draft minutes from that meeting are attached.

City Council Work Session

The City Council provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 29, 2016. The draft minutes from that meeting are attached.

Following the Planning Commission and City Council work sessions the City received a resubmittal on April 12, 2016 that addressed some of the DRC, PC, and CC's comments. The number of apartments was decreased from 41 to 31, balconies for each unit were added, and the dumpster locations were identified.

On April 26, 2016 the City received a second concept plan that further reduced the number of apartments to 16 and increased the amount of office space from 4,200 sq. ft. to 13,850 sq. ft. The second concept plan added a plaza area on the northern end of the child care building. Both concept plans require the same amount of parking.

Planning Commission Public Hearing

The Planning Commission held a public hearing on April 28, 2016, and voted to forward a positive recommendation with conditions to the City Council. Draft minutes from the meeting are attached, and the recommended conditions of approval in this report reflect the PC recommendation.

C. Specific Request:

The applicant is requesting the MU zone for the entire 3.63 acres at the northwest corner of Aspen Hills Boulevard and Redwood Road for a development consisting of residential, retail, and office space.

Concept 1

The proposal includes 4,200 sq. ft. of future office space, 3,800 sq. ft. for a future restaurant, and two 11,315 sq. ft. buildings each consisting of three stories. The southern 11,315 sq. ft. building proposes child care on the first floor with the top two floors as residential. The eastern 11,315 sq. ft. building proposes retail on the first floor with the top two floors as residential. A landscaped fenced play area is proposed on the southern end of the child care building.

Each residential floor is proposed to have eight apartments per floor composing 32 units with one of those units proposed as a fitness center for a total of 31 apartments. The residential density of 31 apartments over the 3.5 acres [3.63 acres – sensitive lands (detention basin)] equates to ~8.85 ERUs/acre. Each proposed unit has a balcony that measures 4' x 16'.

The applicant is requesting a 25% parking reduction. Please see parking analysis in the Planning Review Checklist attached as Exhibit "3."

Concept 2

The proposal includes 13,850 sq. ft. of office space, 3,800 sq. ft. for a future restaurant, and two 11,315 sq. ft. buildings one consisting of three stories and the southern building consisting of two stories. The southern 11,315 sq. ft. building proposed child care on the first floor with the second floor as office. The eastern 11,315 sq. ft. building proposes retail on the first floor with the top two floors as residential. The residential density of 16 apartments over the 3.5 acres equates to ~4.40 ERUs/acre. All other aspects of Concept plan 1 applies including the landscaped fenced area and the 25% parking reduction.

D. Process:**Rezone**

Section 19.17.03 of the City Code outlines the requirements for a rezone requiring all rezoning applications to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. The City Council is the Land Use Authority for rezones and may - after holding a public hearing - approve, deny, or continue the rezone decision. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

Concept Plan

Section 19.17.02 states "Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

The applicant has submitted two concept plans for the proposed development. Per Section 19.13 of the City Code, the process for a concept plan includes an informal review of the Concept Plan

by both the Planning commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

E. Community Review:

The Rezone portion of this application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting.

The Rezone portion of this application was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet of the subject property prior to the April 28, 2016 Planning Commission meeting. Public input was received during public input sessions at the Planning Commission (3/24/2016) and City Council (3/29/2016) meetings as well as the April 28, 2016 Planning Commission public hearing.

F. General Plan:

The parcel is designated as MU on the Land Use Map. The General Plan states the following concerning the MU Land Use designation.

e. Mixed Use. The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential, professional office and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.

In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complimentary land-uses.

The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.

A mix of approximately 1/3 residential, 1/3 commercial and 1/3 professional office use in the Mixed Use designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential, commercial and professional office components.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 6 equivalent residential units (ERU's).

Staff conclusion:

The proposed development is generally consistent with the General Plans vision for the MU zone. As the General plan anticipates, the project proposes “residential/ commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities.” The project is currently heavy on the residential side with the overall building square footage at 59% with commercial, office, and retail taking the remaining 41%. Overall, however, the concept embodies what a mixed use development should be.

Note that Proposition 6 placed a 7% cap on this type of multi-family development in the City. The City is currently exceeding the 7% cap due to projects with vested rights prior to the adoption of Proposition 6. There is ambiguity, however, as the General Plan also explicitly encourages these types of mixed commercial/residential structures. The general plan is advisory- as compared to binding- so this topic is open for discussion.

G. Code Criteria:

Rezoning is a legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone and General Plan Amendments

Section 19.17.04 outlines the requirements for a rezoning, and states:

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
Generally consistent: The application is generally consistent with the goals of the future land use map in the General Plan as outlined in Section F of the staff report.
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent: The rezoning proposal offers a product type that is currently not offered anywhere in the City. Additional applications (e.g. Preliminary Plat and Site Plan) with appropriate conditions and management will work together to mitigate any potential negative impacts.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent: The application does not negatively impact development of the site; the proposed mixed use is consistent with the intended use of this area. The proposed project exemplifies what the mixed use zone should be.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Consistent: This type of development is currently not offered anywhere in the City and thus provides a greater variety of housing and commercial product to the public.

H. Recommendation and Alternatives:

Staff recommends that the City Council give the applicant informal feedback and direction on the Concept Plans.

Staff also recommends that the City Council conduct a public hearing on the rezone, take public input, discuss the rezone, and choose from the following options.

Option 1 – Approval with conditions

(Staff supports this option)

“I move to **approve** the ABC Great Beginnings Rezone with the Findings and Conditions in the Staff Report dated May 17, 2016.”

Findings

1. The Rezone will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Rezone shall not be recorded until a Development Agreement has been signed. The Development Agreement shall conform generally with the draft development agreement attached to this staff report and shall require the developer to install and maintain in perpetuity the Redwood Road trail and associated landscaping improvements and bury all power lines on the property and any immediately adjacent parcels.
3. Conditions as articulated by the Planning Commission:
 - a. The rezone shall be conditional upon an approved site plan.

Alternative 1 - Continuance

The City Council may also choose to continue the item. “I move to **continue** the ABC Great Beginnings Rezone to another meeting on [June 7, 2016] 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 also choose to deny the application. “I move to **deny** the ABC Great Beginnings Rezone with the Findings below:

1. The ABC Great Beginnings Rezone is not consistent with the General Plan, as articulated by the City Council:
_____, and/or,
2. The ABC Great Beginnings Rezone is not consistent with Section 19.17.04 of the Code, as articulated by the City Council:
_____, and/or

I. Attachments:

1. City Engineer’s Report (page 8)
2. Property to be Rezoned – Location Map & Current Zone (page 9)
3. Planning Review Checklist (concept 1) (page 10-13)
4. Boundary description (page 14)
5. Ordinance (page 15-16)
6. Draft Development Agreement (page 17-32)
7. Concept Plan 1 (page 33)
8. Concept Plan 2 (page 34)
9. Elevations (page 35)
10. Planning Commission work session minutes 3/24/2016 (page 36-38)
11. City Council work session minutes 3/29/2016 (page 39-41)
12. Planning Commission Public Hearing draft minutes 4/28/2016 (page 42-47)

City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: ABC Great Beginnings – Concept Plan
Date: May 10, 2016
Type of Item: Concept Plan Review



Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: ABC Great Beginnings
Request: Concept Plan
Location: NW Corner Redwood Rd & Aspen Hills Blvd
Acreage: 3.63 acres - 1 lot

C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

- A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- B. Consider and accommodate existing utilities and drainage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

APPLI ATION E IE HE LIST

A I

D			March 7, 2016
P	N		ABC Great Beginnings
P		T	Rezone and Concept Plan
			City Council
	T		Public Hearing
A			ABC Great Beginnings Holdings, LLC. (Johnny Anderson)
O			SOA Investments LTD
L			NW corner of Redwood Road and Aspen Hills Blvd
	S	A	Redwood Road
P	N		58:023:0168; 3.627561 acres
	P	D	Mixed Use (MU)
			Agriculture (A)
A			R-3, R-14, MU, and A
			Vacant, undeveloped
A			Low and High Density Residential, and Commercial
P			N/A
L	A		City Council
F			N/A
P			Kara Knighton, Planner I

S A S

- Application Complete: Yes
- Rezone Required: Yes
 - Zone: Agricultural designation to Mixed Use (MU)
- General Plan Amendment required: No
- Additional Related Application(s) required: None

S P

- DRC: 3/14/2016
- Neighborhood Meeting: Will be required with preliminary plat or site plan.
- PC: 4/28/2016
- CC: 5/17/2016

F D

- Development shall meet all applicable IFC 2012 edition and local codes and standards

D

- Where will the dumpster be located?
 - Access is a concern off of Redwood Road; the proposal appears to be for full access, is UDOT going to allow full access movement?
 - As the Land Use map supports the proposed, but Proposition 6 does not the City Council has full discretion on whether to approve or deny the rezone request. Due to this situation a Development Agreement may be required.
 - Grading is a concern.
 - Fencing may be required between the project, Hillcrest condos, and Western Hills.
 - Due to the projects proximity to Camp Williams shorter light poles may be required.
-

- 19.04, Land Use Zones:
 - Zone: Mixed Use (P)
 - Purpose/ Intent: P . Mix of approximately 1/3 residential, 1/3 commercial, and 1/3 professional office. The proposal includes a restaurant, office space, a child care center, retail space, and residential units above the retail and child care space. The proposal is currently heavy on the residential end accounting for 59% of the project with the remainder 41% comprised of commercial and office space.
 - Use:
 - Child Care- Conditional use. A conditional use permit will be required with Site Plan.
 - Multi-family: Permitted.
 - Office: Conditional or Permitted. The type of office space is not specified. Will be reviewed at time of site plan.
 - Restaurant: Deli and sit down restaurants are permitted. The type of restaurant is not specified. Will be reviewed at time of site plan.
 - Retail: Various types of retail are permitted. The type of retail is not specified. Will be reviewed at time of site plan.
 - Density: . 14 ERU's per acre maximum. The residential is proposed at 31 units per 3.6 acres which is 8.54 units/ acre. If we remove the detention pond (sensitive lands) from the base acreage the calculation is 31 units per 3.5 acres which is 8.86 units/ acre.
 - Minimum lot sizes: . Nonresidential is a minimum of one acre. The parcel is 3.63 acres.
 - Setbacks:
 - Front: Complies. 20' minimum; 20' provided.
 - Side: Complies. 10' minimum; 10' provided.
 - Rear: Complies. 20' minimum; 70' provided.
 - Corner lots: Complies. 15' minimum; 45' provided.
 - Lot width: . Only single family homes in this zone have a lot width requirement.

- Lot Frontage: . 100' of frontage along a public or private street. The project has 640' of frontage along Redwood Road and 280' of frontage along Aspen Hills Blvd.
 - Lot Coverage: . 50% coverage maximum. 30,630 sq. ft. / 158,097 sq. ft. = 19.37% coverage.
 - Height: . 4 stories maximum; 3 stories is proposed on two of the buildings and one story is proposed on the other two buildings.
 - Dwelling/Building size: . 1,000 sq. ft. minimum per dwelling. 32 units (one of which is a fitness center) are proposed on 45,260 sq. ft. which results in ~1,414 sq. ft. per unit. (This calculation does not account for the area that will be taken up by stairs and hallways).
 - Landscaping: the minimum requirement is 25 percent of total project area. All sensitive lands shall be protected as part of the landscaped area of any development. The landscape ratio in this project is 35%.
 - Sensitive Lands: A detention pond is proposed at the southern end of the site.
 - Trash: Two dumpster locations have been identified. Please see analysis below (Section 19.14) for further details.
- 19.05, Supplemental Regulations: .
 - Flood Plain: **Complies**, the parcel is not within the flood plain.
 - Water & sewage: Will connect to city infrastructure.
 - Transportation Master Plan: , no conflict with Transportation Master Plan. ROW for the Redwood Trail has been preserved.
 - Property access: The lot has access onto a public street.
- 19.06, Landscaping and Fencing:
 - Landscaping Plan: A landscape plan is required with Preliminary, Site Plan, and Final Plat.
 - Screening & Fencing:
 - Any retaining walls over 4' in height shall require a building permit.
 - Semi-private fencing is required along property lines abutting open space, parks, trails, and easement corridors.
 - Screening at Boundaries of Residential zones:
 - For mixed use developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.
 - Clear Sight Triangle: Shall remain clear. Will be reviewed for compliance at time of Preliminary, Site Plan, and Final Plat.
- 19.09, Off Street Parking: .
 - General Provisions: Need to provide the material, maintenance and lighting of parking areas. Will be reviewed at time of site plan.
 - Parking Requirements / Design: . The applicants are asking for a 25% shared parking reduction.
 - Dimensions: , 9' x 18' parking spaces with 24' aisles minimum. The project proposes 90 degree parking stalls 9' x 18' with 24' aisles.
 - Accessible: The project proposes 167 parking stalls, 6 of which are ADA. Will be reviewed further during site plan.

- Landscaping: Will be reviewed at time of site plan.
- Pedestrian Walkways & Accesses: . Minimum of 10 feet wide walkways if parking lots larger than 75,000 sq. ft. The parking lot is currently 71,709 sq. ft. The project may shift slightly from concept to site plan; will be reviewed further during site plan.
- Shared Parking: . The applicants are asking for a 25% shared parking reduction.
- Minimum Requirements: Can comply.
 - 11315 square feet for child care, requires 1 stall per staff member and 1 per 5 children. The project proposes 45 parking stalls for the child care center consisting of 15 employees and 150 children.
 - 11315 square feet for retail, 4 stalls required per 1,000 sq. ft. requiring 46 parking stalls.
 - 3800 square feet for restaurant, 1 stall per 100 sq. ft. requiring 38 parking stalls.
 - 4200 square feet for office, 4 stalls per 1000 sq. ft. for professional office space (medical requires 5 per 1,000 sq. ft.). 17-21 parking stalls will be required.
 - Dwelling, above commercial - 31 units proposed, 2.25 stalls per unit requiring 70 stalls.
 - Overall: 220 stalls required and the project provides 167 including 6 accessible stalls. The applicant is asking for a 25% parking reduction.
- 19.12, Subdivisions:
 - General: Phasing is currently anticipated for this project.
 - Procedure / submittal requirements: A Preliminary Plat, and Final Plat will be required. If the project is going to be a condominium the condominium process in 19.12.04 will apply.
 - Phasing: Phasing will be reviewed during Preliminary Plat.
- Section 19.13, Process:
 - General Considerations: The Land Use map designates this parcel as Mixed Use. The project will connect to City utilities.
 - Notice / Land Use Authority: The City Council is the Land Use Authority for rezones.
 - Development Agreement: A development agreement will be required as part of the rezone.
 - Payment in Lieu of Open Space: None proposed.
- 19.18, Signs: None proposed.
- 19.27, Addressing: Addressing will be required for Final Plat and Site Plan.

O R D I N A N C E N O

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, ILLINOIS, ADOPTING AMENDMENTS TO THE CITY OF SARATOGA SPRINGS OFFICIAL ZONING MAP FOR THE ESTABLISHMENT OF A ZONING DISTRICT AND THE CITY OF SARATOGA SPRINGS OFFICIAL ZONING MAP TO AMEND THE CITY OF SARATOGA SPRINGS OFFICIAL ZONING MAP AND ESTABLISH AN EFFECTIVE DATE

THE CITY OF SARATOGA SPRINGS, ILLINOIS, allows municipalities to amend the General Plan and the number, shape, boundaries, or area of any zoning district; and

THE CITY OF SARATOGA SPRINGS, ILLINOIS, before the City Council approves any such amendments, the amendments must first be reviewed by the planning commission for its recommendation; and

THE CITY OF SARATOGA SPRINGS, ILLINOIS, on April 28, 2016, the Planning Commission held a public hearing after proper notice and publication to consider proposed amendments to the City-wide zoning map and forwarded a positive recommendation with conditions; and

THE CITY OF SARATOGA SPRINGS, ILLINOIS, on May 17, 2016, the City Council held a public hearing after proper notice and publication to consider the proposed amendments; and

THE CITY OF SARATOGA SPRINGS, ILLINOIS, the City Council voted on the application at the May 17, 2016 meeting; and

THE CITY OF SARATOGA SPRINGS, ILLINOIS, after due consideration, and after proper publication and notice, and after conducting the requisite public hearing, the City Council has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the City-wide zoning map be made.

NOW, THEREFORE, the City Council hereby ordains as follows:

SECTION I ENACTMENT

The property described in Exhibit A is hereby changed from Agricultural to Mixed Use on the City's Zoning Map. City Staff is hereby instructed to amend the official City Zoning Map accordingly.

SECTION II AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III EFFECTIVE DATE

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

SECTION SE E A ILIT

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

SECTION P LI NOTI E

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 17 day of May 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

Date

OTE

Shellie Baertsch _____
 Michael McOmber _____
 Bud Poduska _____
 Stephen Willden _____
 Chris Porter _____

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into on _____, 20__ , by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as “City,” and _____
 _____ “Developer.”

RECITALS:

WHEREAS, Developer is the owner and developer of unrecorded parcels in Saratoga Springs, Utah (the “Property”), which is more fully described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Property is currently zoned Agriculture (“A”). Developer wishes to develop the project known as ABC Great Beginnings _____, which will consist of a mixed use development with a maximum of 31 residential dwelling units (“Project”). Currently, the proposed Project does not meet the A zone requirements and therefore would not be allowed in the A zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the Mixed Use (“MU”) zone, as provided in Title 19 of the City Code, as amended (the “Zoning Request”) and wishes to be voluntary bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, to assist the City in its review of the Zoning Request and to ensure development of the Property in accordance with Developer’s representations to City, Developer and City desire to voluntarily enter into this Agreement, which sets forth the processes and standards whereby Developer may develop the Property; and

WHEREAS, the City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, on _____, 201_ , after a duly noticed public hearing, City’s Planning Commission recommended approval of Developer’s Zoning Request, this Agreement, and reviewed the conceptual project plans attached hereto as Exhibit D (“Concept Plan”), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, Report of Action, and written minutes attached hereto as Exhibit B; and

WHEREAS, on _____, 201_ , the Saratoga Springs City Council (“City Council”), approved Developer’s Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report, Report of Action and written minutes attached hereto as Exhibit C; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land uses, number of Equivalent Residential Units (“ERUs”) Developer may be able to develop, and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure that the development of the Property and Project will conform to applicable ordinances, regulations, and standards, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code § 10-9a-101, et seq., and after all required public notice and hearings, the City Council, in exercising its authority, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City’s General Plan, and the City Code (collectively, the “Public Purposes”). As a result of such determination, City has elected to process the Zoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and the City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and the City (the “Effective Date”). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals. Upon execution, this Agreement shall be recorded against the Property in the Utah County Recorder’s Office, with the Developer to pay all recording fees.
2. Affected Property. The property ownership map, vicinity map, and legal descriptions for the Property are attached as Exhibit “A.” In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
3. Zone Change, Permitted Uses, and Requirements. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the MU zone as they exist on the effective date of this Agreement with respect to the maximum allowed ERUs and permitted and conditional uses. However, all other requirements, including but not limited to setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements on the Property shall be governed by City ordinances, regulations, specifications, and standards in effect

at the time of preliminary plat or site plan application, except to the extent this Agreement is more restrictive.

4. Rights and Obligations under this Agreement. Provided the Zoning Request is granted, and subject to the terms and conditions of this Agreement, Developer shall have the vested right under this Agreement to develop the maximum allowable ERUs, except that only 31 residential dwelling units shall be permitted, and the permitted and conditional uses under the MU zone as this zone exists on the effective date of this Agreement if the requirements of that zone are met. Developer shall be required to apply for and obtain approval for each subdivision or site plan provided for in the Concept Plan and to otherwise comply with all City ordinances, regulations, specifications, and standards in effect at the time of preliminary plat application, except as otherwise expressly provided in this Agreement. Developer's vested right of development of the Property pursuant to this Agreement and the MU zone is expressly subject to and based upon strict compliance and performance by Developer of all of the terms, conditions, and obligations of Developer under this Agreement, City ordinances, regulations, specifications, and standards (hereinafter "City regulations"), and the exhibits attached to this Agreement.
5. Reserved Legislative Powers. Except as otherwise provided in this Agreement, this Agreement shall not limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, landscaping, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police powers, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.
6. Required Improvements.
 - a. Dedication of Water. Developer shall convey to or acquire from the City water rights sufficient for the development of the Property according to City regulations in effect at the time of plat recordation of each phase.
 - b. Water Facilities for Development. Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to water sources and storage and distribution facilities, sufficient for the development of Developer's Property in accordance with the City regulations in effect at the time of plat and site plan submittal. The required improvements for each plat shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in

accordance with the then-current City regulations and any applicable law.

- c. Sewer, Storm Drainage, and Roads. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of Developer's Property in accordance with the then-current City regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with the then-current City regulations and any applicable law.
 - d. Landscaping and Trail Improvements. As an express condition of this Agreement and the Zoning Request, Developer shall be required to install and improve the landscaping and trail improvements along the Redwood Road trail as more fully specified in Exhibit __. This shall be in addition and not in lieu of all required landscaping improvements according to City regulations in effect at the time of a site plan application. Developer shall be required to pay all impact fees and shall not be entitled to any credits or reimbursements for the installation, improvement, and dedication of the Redwood Road trail improvements. Developer, or current owner(s) of the Property, shall maintain the Redwood Road trail improvements in perpetuity including repairing and replacing the vegetation and trail surface, repairing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail at all times. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of the public right-of-way.
 - e. Power Lines. As an express condition of this Agreement and the Zoning Request, Developer shall be required to bury all power lines at Developer's own expense that are located on the Property or on the immediately-adjacent parcel, in particular the power lines east of the Property between the Property and the Redwood Road pavement surface as more fully shown on Exhibit ____. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City regulations in effect at the time of a preliminary plat or site plan application. Furthermore, as an express condition of this Agreement and the Zoning Request, Developer shall be required to pay all impact fees and shall not be entitled to any credits or reimbursements for the burying of the power lines. Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from UDOT for encroachment onto UDOT's property at Developer's sole cost.
7. Capacity Reservations. Any reservations by the City of capacities in any facilities built

or otherwise provided to the City by or for the Developer shall be determined at the time of plat recordation in accordance with City regulations.

8. Termination of Agreement. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years from said date. This Agreement shall continue beyond its term as to any rights or obligations for site plans that have been given final approval and have completed or begun construction prior to the end of the term of this Agreement, provided that the City has proceeded in good faith to review the site plans within a reasonable time. However, this Agreement shall terminate as to any site plans that have not been given final approval and have not been completed or begun construction prior to the end of the term of this Agreement. This Agreement shall also terminate at such time as all development covered by this Agreement is approved and completed and all obligations of Developer have been met. Upon expiration of this Agreement or breach by Developer in accordance with section 10 below, the zoning for the Property shall automatically revert to the A zone for such portions of the Property that have not received final site plan approval and have not been completed or begun construction. One or more developers and City may extend this Agreement beyond its 10 year term by mutual agreement of the parties.

9. Successors and Assigns.
 - a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developers. If any portion of the Property is transferred (“Transfer”) to a third party (“Transferee”), the Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless prior to such Transfer Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as a Developer under this Agreement and the persons and/or entities executing this Agreement as Developer of the transferred property shall be released from any further obligations under this Agreement as to the transferred property. In all events, this Agreement shall run with and benefit the Property.

 - b. Individual Lot or Unit Sales. Notwithstanding the provisions of subsection 9.a., a transfer by a Developer of a lot or condominium dwelling unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as the Developer’s obligations with respect to such lot or dwelling unit have been completed. In such event, the Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

- a. Events of Default. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default (“Default”) under this Agreement:
- i. a warranty, representation, or statement made or furnished by Developer under this Agreement or exhibits is intentionally false or misleading in any material respect when it was made;
 - ii. a determination by City made upon the basis of substantial evidence that Developer has not complied with one or more of the material terms or conditions of this Agreement; or
 - iii. any other event, condition, act, or omission, either by City or Developer, that violates the terms of, or materially interferes with, the intent and objectives of this Agreement.
- b. Procedure Upon Default.
- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default within such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, and subject to the following paragraph, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in subsection 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
 - ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.
- c. Breach of Agreement. Upon Default as set forth in subsections 10.a. and 10.b. above, City may, upon providing notice of default under subsection 10.a. above, declare Developer to be in breach of this Agreement and City, until the breach has been cured by Developer, may do any of the following: (i) refuse to process or

approve any application for subdivision or site plan approval; (ii) withhold approval of any or all building permits or certificates of occupancy applied for in the Property, but not yet issued; (iii) refuse to approve or to issue any additional building permits or certificates of occupancy for any building within the Property; and (iv) refuse to honor any obligation in this Agreement. Furthermore, if the Default is not cured and this Agreement is terminated, the zoning of the portion of the Property of the defaulting Developer shall automatically revert to the A zone. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

11. Entire Agreement. Except as provided herein, this Agreement shall supersede all prior agreements with respect to the development of the Property including but not limited to development agreements, site plan agreements, subdivision agreements, and reimbursement agreements not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement.
12. Voluntary Agreement. Developer agrees to be voluntarily bound by the requirements herein and agrees that the requirements are roughly proportionate to the impact of the Project upon the public based upon an individualized determination by the City that the requirements are related in both nature and extent to the impacts of the Project.
13. General Terms and Conditions.
 - a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
 - b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers, owners, and interested parties on notice as to the terms and provisions hereof. Developer shall be responsible for ensuring that this Agreement is recorded and shall not hold the City liable for failure to record.
 - c. Severability. Each and every provision of this Agreement shall be separate, severable, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.
 - d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

- e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect the health, safety, and welfare of the citizens of City.
- f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.
- g. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.
- h. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement or any condition set forth in any exhibit herein unless this Agreement or exhibits are amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement.
- i. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief, or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein. If either party utilizes in-house counsel in its representation thereto, the attorneys' fees shall be determined by the average hourly rate of attorneys in the same jurisdiction with the same level of expertise and experience.
- j. Notices. Any notices required or permitted to be given pursuant to this

Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally or, if mailed, upon (i) actual receipt if sent by registered or certified mail, or (ii) four days after sending if sent via regular U.S. Mail. Said notice shall be sent or delivered to the following (unless specifically changed by the either party in writing):

To the Developer: _____

To the City:

City Manager
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

- k. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.
- l. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed in counterpart form and delivered by facsimile or email (pdf format), then an original shall be provided to the other party within seven days.
- m. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, or any judicial or equitable relief which may arise from or are related to any activity connected with the Property, including approval of any development of the Property, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on their behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Property and geological hazards.

Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted in writing by the City for maintenance

- n. Limitation on Damages. Any breach of this Agreement by the City or the

Developer shall not give rise to monetary damages against the other party, but shall be enforceable only by resort to an action for specific performance.

- o. Personal Liability. No city officer, employee, or official acting in the discharge of his or her duties pursuant to this Agreement shall be personally liable therefore, and he or she is relieved from all personal liability from any damage that may accrue to any person or property as a result of any act required, performed, or permitted in the discharge of his duties pursuant hereto. Any suit brought against the City or officer, employee, or official because of this Agreement shall not allege personal liability.
- p. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights.
- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement, to enjoin any threatened or attempted violation of this Agreement, or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth Judicial District Court, State of Utah.
- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.
- s. Obligations Run With the Land. The agreements, rights and obligations contained in this Agreement shall: (i) inure to the benefit of the City and burden the Developer; (ii) be binding upon parties and their respective successors, successors-in-title, heirs and assigns; and (iii) run with the Property.
- t. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of
the State of Utah

City Recorder

By: _____
City Manager

DEVELOPER:

By: _____

Its: _____

State of Utah
County of _____

The foregoing instrument was acknowledged before me this ____ day of
_____ 20__ by _____ of _____.

Notary Public

DRAFT

Exhibit Summary

- a. Exhibit "A" Property Ownership Map, Vicinity Map, and Legal Description
- b. Exhibit "B" Planning Commission Staff Report, Written Minutes with Adopted Findings of Fact and Conditions, and Report of Action
- c. Exhibit "C" City Council Staff Report and Written Minutes, Adopted Findings of Fact and Conditions, and Report of Action
- d. Exhibit "D" Concept Plan
- e. Exhibit "E" Redwood Road Trail
- f. Exhibit "F" Powerpoles in UDOT right of way

DRAFT

Exhibit "A"

Property Ownership Map, Vicinity Map, and Legal Description

DRAFT

Exhibit “B”

**Planning Commission Staff Report, Written Minutes with Adopted
Findings of Fact and Conditions, and Report of Action**

DRAFT

Exhibit “C”

**City Council Staff Report and Written Minutes, Adopted Findings
of Fact and Conditions, and Report of Action**

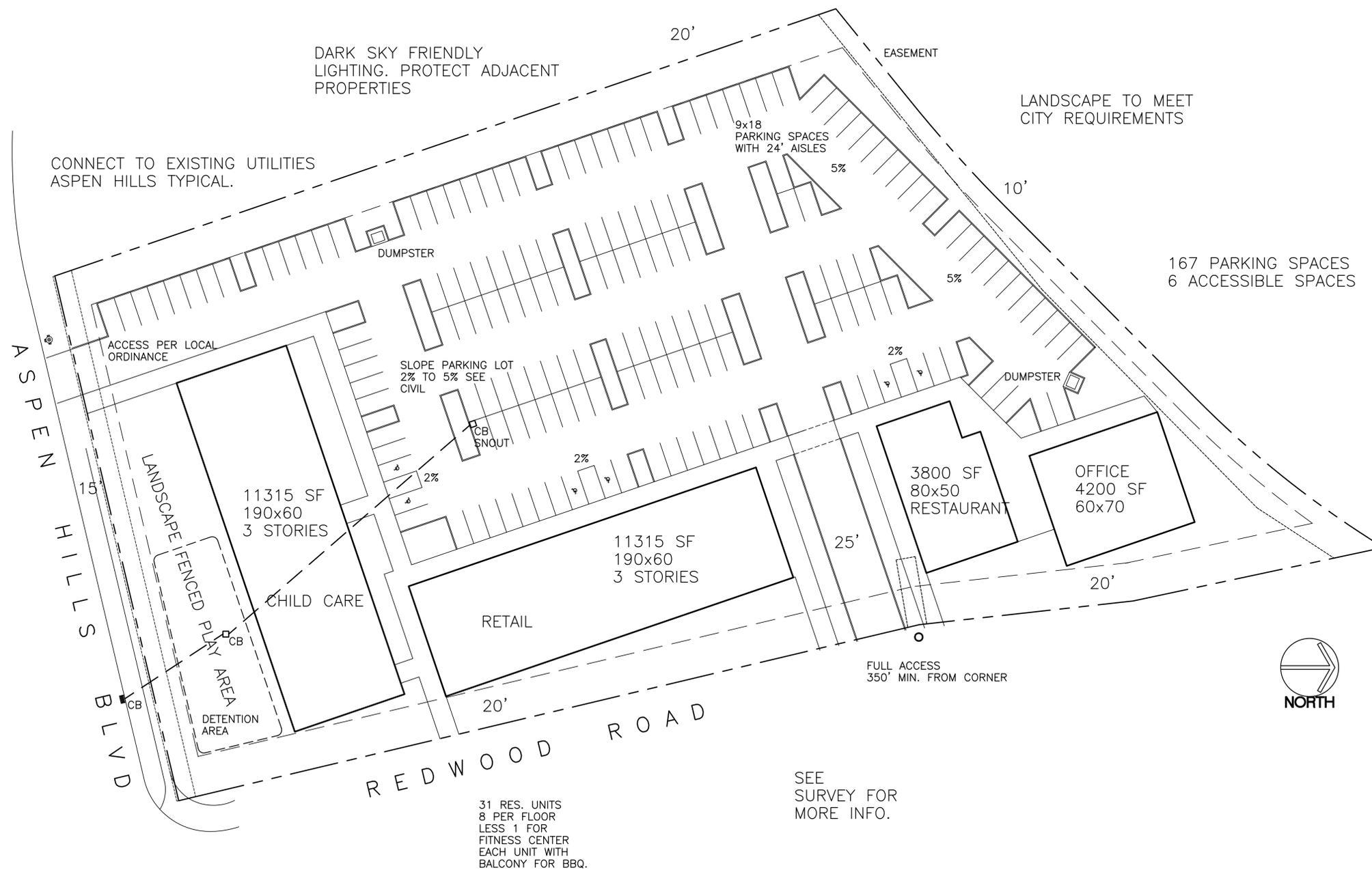
DRAFT

Exhibit “D”

Concept Plan

DRAFT

PROJECT SUMMARY	
GROSS LAND AREA	158,097 SF 3.63 ACRES
GROSS BUILDING AREA FOOTPRINT	30,800 SF
LAND TO BUILDING RATIO	5.13
NO. OF PARKING SPACES	167
NO. OF PARKING FOR OFFICE 4,200 SF	21
NO. OF PARKING RESTAURANT 3,800 SF	38
NO. OF PARKING RETAIL 11,315 SF	46
NO. OF PARKING CHILDCARE 150C/15S	45
NO. OF PARKING MULTIFAMILY 31 UNITS 2ND AND 3RD FLOORS	70
TOTAL PARKING REQ. 25% SHARED PARKING PROVIDED	220 165 167
OFFICE/CHILDCARE	15,515 SF
RETAIL/RESTAURANT	15,115 SF
MULTIFAMILY 31 UNITS	45,260 GSF
TOTAL GROSS SF	75,890 SF
LANDSCAPE RATIO (IN PROPERTY)	55,588 SF 35%
WITHOUT FENCED AREA	30%



**Fred C. Cox,
Architect**

4466 Early Duke St.
West Valley City,
Utah 84120-5723

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Fax: 801-966-3778
Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.



ABC GREAT BEGINNINGS

UTAH COUNTY PARCEL
580230168

ASPEN HILLS BLVD AND
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

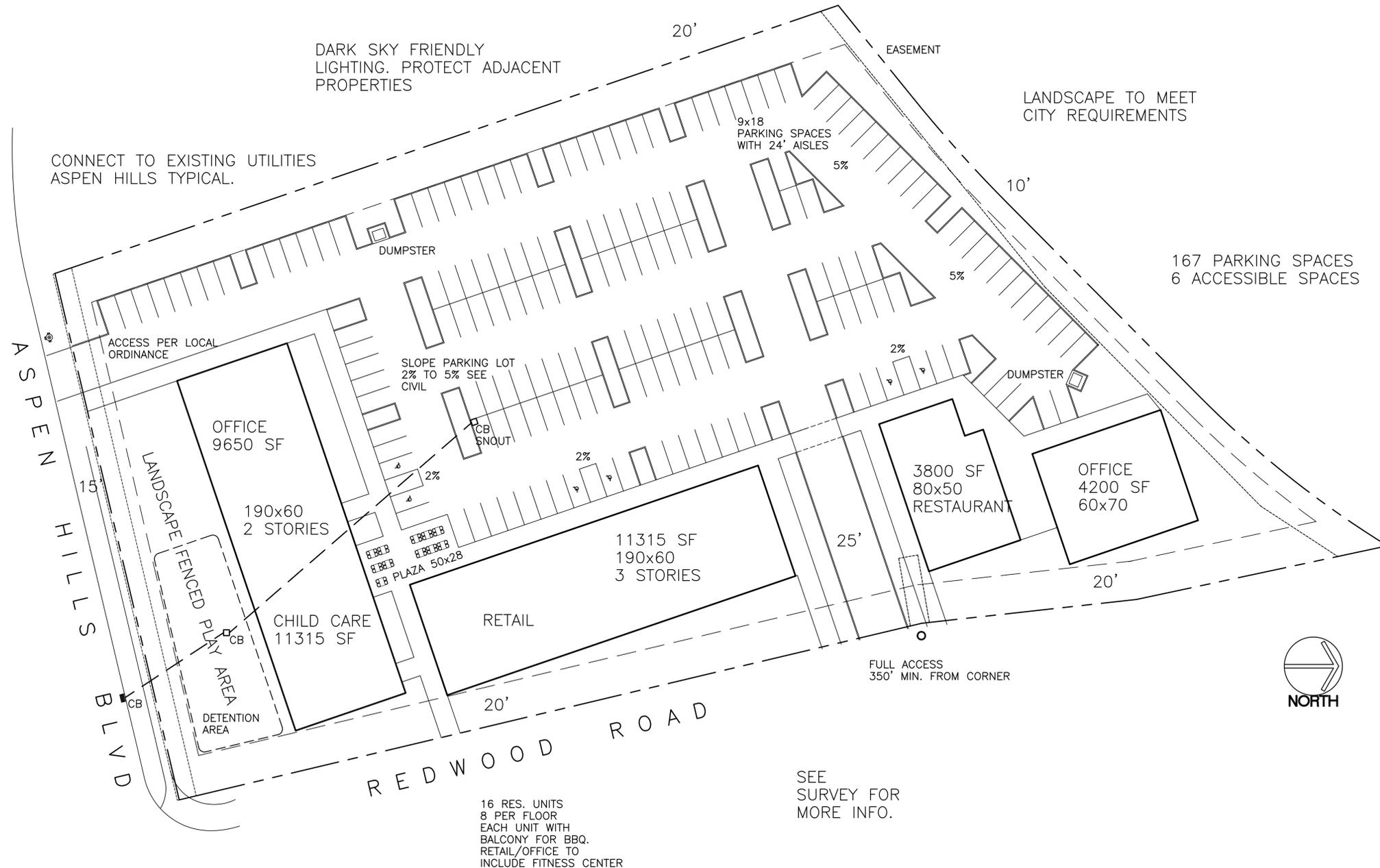
SITE PLAN

SCALE: 1" = 30'-0"

APRIL 12, 2016
152401-A01-D612

A0.1

PROJECT SUMMARY	
GROSS LAND AREA	158,097 SF 3.63 ACRES
GROSS BUILDING AREA FOOTPRINT	30,800 SF
LAND TO BUILDING RATIO	5.13
NO. OF PARKING SPACES	167
NO. OF PARKING FOR OFFICE 13,750 SF	55
NO. OF PARKING RESTAURANT 3,800 SF	38
NO. OF PARKING RETAIL 11,315 SF	46
NO. OF PARKING CHILDCARE 150C/15S	45
NO. OF PARKING MULTIFAMILY 16 UNITS 2ND AND 3RD FLOORS	36
TOTAL PARKING REQ. 25% SHARED PARKING PROVIDED	220 165 167
OFFICE/CHILDCARE	25,065 SF
RETAIL/RESTAURANT	15,115 SF
MULTIFAMILY 16 UNITS	33,945 SF
TOTAL GROSS SF	74,125 SF
LANDSCAPE RATIO (IN PROPERTY) WITHOUT FENCED AREA	52,850 SF 33% 28%



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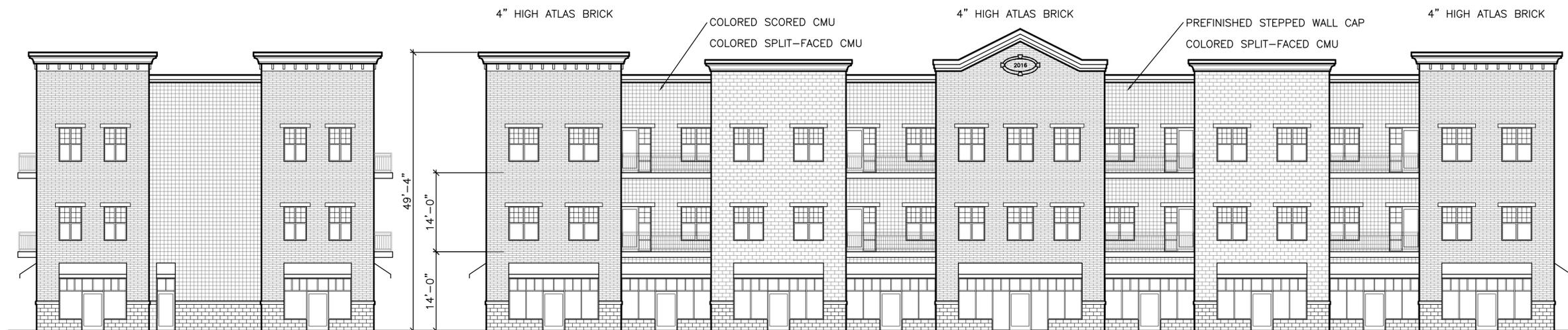


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SEE GRADING. FOOTINGS TO BE BELOW FROST DEPTH
STEP FOOTINGS AND/OR FOUNDATION WHERE REQUIRED

E A S T / W E S T / N O R T H / S O U T H E L E V A T I O N S

6' TALL
MATCHING
DUMPSTER
SCREEN
WHERE
OCCURS

DARK BRONZE ANOD. ALUMINUM
1" INSULATED LOW-E STOREFRONT
SYSTEM WITH MED. STYLE DOORS.
TEMPER DOORS AND ANY WINDOW
WITHIN 24" TO THE SIDE OF A
CLOSED DOOR OR 18" OFF FLOOR
SINGLE HUNG WINDOWS TO MATCH

BLADE AND PAINTED SHOP ENTRANCE
TRADITIONAL SIGNAGE

PREFINISHED METAL
BALCONIES/RAILING/FLOWER BOXES

PREFINISHED PAINTED
SINGLE HUNG WINDOWS

"SUNBRELLA" CANVAS TYPE
AWNINGS

ANTIQUE STYLE ACCENT
LIGHTING (DARK SKY)

4'x16' METAL BALCONY
EACH UNIT

E.I.F.S. CORNICE TO MATCH
PALE YELLOW SPLIT-FACED CMU
MOUNTAIN RED ATLAS BRICK OR
SIERRA MIST BLOCK AT ENDS
AND MIDDLE BAYS

PALE YELLOW SPLIT-FACED
CONCRETE BLOCK WAINSCOT

ALTERNATE COLORED SCORED
WALL MATERIAL AT 2, 4, 6, AND 8
BAYS WITH ACCENT BASE BELOW.

ALTERNATE COLORED SPLIT-FACED
WALL MATERIAL AT 3 AND 7
BAYS WITH ACCENT BASE BELOW.

DARK BRONZE STORE FRONT
SYSTEM WITH LOW-E GLASS

PALE YELLOW SPLIT-FACED
CONCRETE BLOCK WAINSCOT
BASE ACCENT MATERIAL WITH
BEVELED SMOOTH CAP

ABC GREAT BEGINNINGS

**UTAH COUNTY PARCEL
580230168**

**ASPEN HILLS BLVD AND
REDWOOD ROAD
SARATOGA SPRINGS, UTAH**

**ELEVATIONS
OVERALL**

SCALE: 1" = 10'-0"

APRIL 12, 2016
152401-A31-D612

A3.1

7. Work Session: Rezone and Concept Plan for ABC Great Beginnings, located at NW corner of Redwood Road and Aspen Hills Blvd., ABC Great Beginnings Holdings, LLC. (Johnny Anderson) – Applicant.

Kara Knighton presented the item. The applicant is requesting approval of a Rezone to change the zone of the property from Agriculture to Mixed Use to match the Land Use Plan designation of Mixed Use in the General Plan. The proposal includes 4,200 sq. ft. of future office space, 3,800 sq. ft. for a future restaurant, and two 11,400 sq. ft. buildings each consisting of three stories. The southern building proposes child care on the first floor with the top two floors as residential. The eastern building proposes retail on the first floor with the top two floors as residential. A landscaped fenced play area is proposed on the south end of the child care building. The project proposes 41 apartments on the 3.63 acre lot, at approximately 1,112 sq. ft. per unit. The dwelling size complies with Code.

Johnny Anderson, applicant, was present.

Sandra Steele said her biggest concern was for amenities. There are some balconies but not on every unit and no dimensions. She noted places where when people didn't have somewhere to put things like BBQ's they will chain them up outside. There is no area for play for the apartment tenants.

Johnny Anderson said their intention is to make the childcare play area available to residents with a key code or something in the evenings and weekends.

Sandra Steele said if they don't want to put in the balconies if they could provide a place that had some BBQ's, maybe a covered area, something like that as an amenity. She asked on the landscaping, do parking lot islands count as required space.

Sarah Carroll replied yes, but not in public right-of-way park strips. Because they have frontage on Redwood Road if that stays in their property they get credit for that but the park strip along Aspen Hills is a public right-of-way and does not count.

Sandra Steele asked what was inside the dotted line in the play area.

Johnny Anderson they were asked to draw that in for a possible future drainage area. The whole play area is the entire area south of the building.

Sandra Steele is concerned that leaves no outside space for picnic area for those residents. People there will want a little outdoor space and to take it all up with childcare may be a little excessive.

Johnny Anderson took note and commented they usually put in larger play areas than what was required.

Sandra Steele asked if both buildings would be the same look and materials.

Johnny Anderson replied that they would start in the south but would want the restaurant to go up soon. They would want a similar feel.

Sandra Steele noted they are already short on parking and some spaces would be needed for garbage surround and accessible parking.

Johnny Anderson asked if the .25 shared is a hard rule, the parking needs for child care center are different, the busy times are drop off and pick up times. The rest of the day is nothing but staff parking. He thinks there would be a lot of empty parking spots in there.

Sandra Steele noted that is the maximum allowed in our Code. Sandra is always concerned about shared parking but with apartments above you need some kind of designated parking for those units not shared with the child care center. If several tenants stay at home and can't get the parking spaces they want it will be a problem. She suggests that shared parking not be in residential parking.

Mark Christensen would say preserving business parking would be more important.

Sandra Steele noted if she had to walk from the far end as a resident she would be upset.

Kirk Wilkins commented that anyone renting here would know they didn't have a designated space. He wondered what the target market was.

Johnny Anderson replied that it would be someone that would want to be close to child care, or the school. Hopefully people who don't want to commute and have an office space there.

Mark Christensen noted it's also close to the trail system and Shay Park.

Ken Kilgore asked how we know when we reach the 2% limit of prop 6.

Sarah Carroll responded that the general plan is advisory. We keep track and when we exceed it we have to be considerate when we look at applications. She would recommend that when we do we have good justification to give residents. This area is on our master plan and we put a lot of thought as to what uses

are good in what locations. It's good to see something like this come in. it's something we don't yet offer in the city. The question might be is it beneficial enough in the City to exceed the 2%.

Ken Kilgore agrees these things are good for the city. He is looking ahead to when we have the public hearing that we should have a good argument to explain why this is a good thing.

Sarah Carroll mentioned they may have a good turn out when it comes to a public hearing you can't predict to much in the future but you have to consider it.

Ken Kilgore asked the staff to advise Planning Commission in the future when we exceed the limits.

Sarah Carroll noted they do have a lot of single family coming on in the future.

Kirk Wilkins agreed that it would help to see those numbers.

Ken Kilgore wanted to know why the zoning maps and land use maps don't always equate.

Sarah Carroll noted that the zoning map is what is currently zoned and the Land Use Map is a guide for development. The zoning map is catching up to the Land Use Map.

Mark Christensen mentioned one thing we identified in the budget process is putting money aside to have outside consulting help us update the General Plan which would include an update of the Land Use Map.

Hayden Williamson had a concern with this mixed use that outside our normal distribution of mixed use, he would be more comfortable with this if this was closer to the 30/30/30.

Johnny Anderson asked if it was because residential has lower parking requirements.

Hayden Williamson gave a history of the proposition 6 and noted that if they do this they would be violating the residential referendum.

Johnny Anderson asked if office had a higher parking requirement than residential.

Sarah Carroll responded that residential are based on per unit. Office is per sq. ft. It is a hard rule for the 25%.

Ken Kilgore thought maybe it's something we consider that the ratio be different for the mixed uses.

Johnny Anderson commented that most residents are using the parking during the evening and the businesses use the parking during the day so he wonderers if that would allow for some more give in the parking space for the different use times.

Kirk Wilkins feels that's a valid argument.

Sandra Steele felt this was multifamily but they aren't asking for things they usually do for multifamily like open space. Maybe this is something different than multifamily and should be treated differently.

Sarah Carroll noted that as the code is today they could not request more than 25% shared parking. If the Planning Commission had a different recommendation the staff could look into that.

Hayden Williamson requested that staff look into the shared parking as this is an overall benefit to the city. He would like to make it so he could have more retail. Over parking is a problem for the city.

Sandra Steele said we don't want to make exceptions that will affect other developments adversely. Other mixed uses may not have the same mix of business; he has child care that only needs permanent parking for employees.

Mark Christensen commented that if this redevelops sometime in the future it could change to something else and to reduce the parking now could limit redevelopment down the road.

Ken Kilgore feels a lot of parking calculations were for commercial type usage, this is different and the parking usage is different, between residential and commercial maybe, it's something to ask staff to look at. Other places like Regional Commercial and Neighborhood Commercial should maintain the same parking formulas.

Kirk Wilkins noted given this is a legislative decision there is more leeway.

Johnny Anderson asked if anyone knew how close they were beyond the 2%.

Mark Christensen said we could meet with the applicant at another time to discuss this because it is more complex.

David Funk did want to comment that we shouldn't penalize him because of what other people have done and secondly where we are looking for this, have we filled in all the apartment areas and not residential (single family) areas. We shouldn't penalize them because they are building before the single family areas are completed. This is in the appropriate area and if that's what's built up first, of course we've gone over the limit. The 2% is not really an issue at this time.

Johnny Anderson said he is not building 4 buildings at once and if there is more single family coming online it may even out.

Sandra Steele noted one thing that might help residential vs office is to take the second floor and make it office above retail and residential on top floor. She was concerned about showing a storm drain going from the catch basin from the street under the childcare building. We don't allow utilities like that to go under a building.

Johnny Anderson explained the architect missed that and they were aware.

David Funk commented that parking was one of his big concerns. It made no difference if it was childcare or retail, they would have about the same parking either way. So even if they took that off, 0 for child care, it still wouldn't meet parking requirements.

Johnny Anderson noted that is why they are requesting the 25% for shared parking.

Sarah Carroll said they would be able to meet it with the shared parking they are proposing, if they didn't have the parking requirement for childcare as high.

Kara Knighton noted they are still 4% shy which is why they are requesting a reduction in parking.

Johnny Anderson noted a childcare this size in West Valley that has only 20 spaces that is more than sufficient.

Hayden Williamson noted some retail spots we have that are under spaced.

Kara Knighton noted they figured one space for each employee and one spot for every 5 children.

Mark Christensen noted that what if the restaurant is a high demand and needs more parking, which is the problem. It depends on the uses, some are far more intensive. It makes perfect sense in its current use but it could change.

Sandra Steele said if you have retail you could have another restaurant go in that could take up more parking than another retail shop. We have to be careful about reducing parking.

Johnny Anderson asked if they adjust things to accommodate the parking spaces that are in there, would he get support on the 25% reduction.

8. Approval of Minutes:
a. February 25, 2016

Motion made by Hayden Williamson to approve the minutes of February 25, 2016. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Brandon MacKay. Motion passed 6 - 0.

9. Reports of Action. – No Reports were needed tonight.

10. Commission Comments. – No Commissioner Comments tonight.

11. Director's Report:

a. Council Actions

- Cowboy rezone was approved

b. Applications and Approval

- Notes included in packet.
- Final plat approvals for Hillcrest Building O and Riverbend Townhomes 3A & B

c. Upcoming Agendas

- Bicycle and pedestrian master plan and setbacks on other code items.

d. Other

Sandra Steele had a note about code enforcement for Legacy Farms signs and she wonders what the status of enforcement on the Legacy Farms trailer is.

Mark Christensen noted they were supposed to be moving the trailer. Kimber Gabryszak spoke with them that they were allowed to keep the trailer on site but a different place than where it is. Kimber has worked with them that they will be allowed to keep it somewhere on site as it held some equipment.

Daniel McRae was introduced to Planning Commission as a new Engineer with the city.

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING MINUTES**

Tuesday, March 29, 2016
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Work Session

Call to Order: 6:05 p.m. by Mayor Jim Miller

Present Council Members Michael McOmber, Stephen Willden, Shellie Baertsch, and Chris Porter.

Excused Council Member Bud Poduska

Staff City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Spencer Kyle, Planning Director Kimber Gabryszak, Fire Chief Jess Campbell, Finance Manager Chelese Rawlings, City Engineer Gordon Miner, Capital Facilities Manager Mark Edwards, City Planner Kara Knighton, City Recorder Cindy LoPiccolo

Live Fire Training Facility Discussion.

Fire Chief Jess Campbell opened discussion concerning the proposal for a live fire training site for Council feedback.

Firefighter / Paramedic Blaine Coombs identified two possible sites for development of the training site as the area north of the south Fire Station, and at the Public Works site, and outlined the pros and cons for each site, described the appearance, plan and use of the proposed semi-permanent structure. In response to Council Member Baertsch, Firefighter / Paramedic Coombs affirmed the facility could be relocated, they have been working with Assistant City Manager Kyle and City Manager Christensen on the master planning of the Public Works area, only common combustibles would be used as an emission source during training, their goal is to be functional for live fire training in October.

Council Members commented in support of the live fire training facility, that at this time the best location would be adjacent the South Fire Station on Ring road, have open meeting and invite public review, and plan to relocate to the Public Works site when the facility size increases. Mayor Miller recommended staff plan ahead to save space at the Public Works site, make necessary parking and water line improvements.

ABC Great Beginning Concept Plan and Rezone Discussion.

City Planner Kara Knighton introduced the ABC Great Beginnings Rezone and Concept Plan application concerning 3.63 acres located at the northwest corner Redwood Road and Aspen Hills Blvd, on the north end of the city. Planner Knighton reported this is a request for rezone to change the zone of the property from Agriculture (A) to Mixed Use (MU) to match the Land Use Plan designation of Mixed Use in the General Plan. The proposal concept includes 4,200 sq. ft. of future office space, 3,800 sq. ft. for a future restaurant, and two 11,400 sq. ft. three story buildings – one with a child care center on the main level and residential units on the top two stories, and the other with retail commercial on the main level and top two residential. The project proposes 41 apartment units, proposed landscaping meets the 25% requirement, parking meets requirements, the applicant is requesting a 25% shared parking allotment, there will be full access onto Aspen Hills Blvd. with potential full access onto Redwood Road pending UDOT approval.

John Anderson, representing ABC Great Beginnings, reported they have modified the proposed plan and are considering 32 to 36 residential units and would be able to meet the parking requirement, and they have had preliminary conversations with UDOT and UDOT is comfortable with the access.

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Council Member Porter noted residents have spoken out against density, however, the City's master plan designates this area mixed use, the concept presented is attractive, in review of the site and other developments along Redwood Blvd. he believes this is what was visualized, supports the reduction in units; his concerns are the possibility of only one access unless they obtain UDOT approval, the zoning of the adjacent Western Hills parcel, and would possibly support only a 15% shared parking reduction. Director Gabryzak affirmed the Western Hills property is still zoned R-3, staff can review for parking and landscaping for transition.

~~Council Member Willden commented if the mixed-use zoning was not already on the general plan it would not be a consideration, his preference is an increase in office space or commercial and limit the residential, noted he believes this project to be unique in the City. Representative Anderson responded to Council Member Willden's inquiry the apartments would be for rent.~~

Council Member McOmber noted the general plan designating mixed-use was put in place 9-10 years ago; with infrastructure and utility requirements he is more comfortable at 31 residential units; the second access point would be beneficial to residents and traffic; pointed out the City meets all national parking standards and does not allow developers to under park, however, he is not supportive of the request for reduction as local restaurants have very high visitation. Council Member McOmber further commented this is a great mixed use project, when the zone was created this is what it was designed for, it is the trend for younger generations and the City should offer this type of product in the City giving more people options.

In response to Council Member Baertsch, representative Anderson commented they plan on making the playground available to the residents, possibly with a key card, and one of the conditions for residents is a background check. Council Member Baertsch commented the playground should be considered part of the business and not landscaping, residents would not be able to allow visitors children use the playground making it not fully open to the residents, however, recommended mitigation by the addition of personal spaces such as balconies and roof top gardens. Council Member Baertsch commented she does not support 25% shared parking due to the number of customers, and the City must also plan for the future in the event the use is changed from a day care center to other offices, retail or restaurants. Council Member Baertsch thanked the applicant and wished them success.

Mayor Miller thanked the Applicant.

Budget Review/Discussion – FY 2016-2021. Mayor Miller deferred Budget Review to the Policy Session.

Adjournment: The Work Session adjourned at 7:00 p.m. to the Policy Session.

Policy Meeting

Call to Order: Mayor Jim Miller called the Policy Session to order at 7:00 p.m.

Roll Call:

Present Council Members Stephen Willden, Michael McOmber, Shellie Baertsch, and Chris Porter.

Excused/Absent Council Member Bud Poduska

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Spencer Kyle Assistant

City Manager, Police Chief Andrew Burton, Planning Director Kimber Gabryszak, Finance

101 Manager Chelese Rawlings, City Engineer Gordon Miner, Capital Facilities Manager Mark
 102 Edwards, City Recorder Cindy LoPiccolo

104 Mayor Miller tabled Action Item 2 concerning Tickville Wash Facilities Reimbursement Agreement R16-22 to
 105 the next meeting.

107 Invocation by Council Member McOmber

108 Pledge of Allegiance led by Council Member Porter

109
 110 **Public Input:**

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 112 Mayor Miller invited public input.

113
 114 Patrick Costin, Aspen Hills, commented in support of the live fire training facility; concerned with possible spill
 115 over parking from the ABC New Beginnings project unto Aspen Hills Blvd., supports the commercial, requested
 116 limited residential.

117
 118 Brandon Beatty, Aspen Hills, commented in support of commercial in the ABC New Beginnings project,
 119 concerned with ingress and egress, traffic, parking; requested the City's assistance in regard to speeding and
 120 traffic control affecting Aspen Hills.

121
 122 Rich Anderson, Aspen Hills, commented the proposed day care center project will perpetuate the am and pm
 123 heavy traffic in the area, concurred with Mr. Costin's statement of Aspen Hills Blvd. becoming a parking lot.

124
 125 **Awards and Recognitions:**

126
 127 Mayor Miller presented the oath of office to new officer Dana Wallace and Chief Burton presented Officer
 128 Wallace with a Certificate of Commission.

129
 130 Chief Burton announced the promotion of Detective Zach Robinson to Corporal, and promotion of Corporal
 131 Roger Williams to Sergeant, and presented each with a Certificate of Promotion and new rank pins, and invited
 132 the Officer wives to pin their badges. The Mayor and Council congratulated and thanked the officers for their
 133 service. Council Member Baertsch commended and thanked the officers on behalf of her neighbors for their
 134 response and handling of their daughter's accident.

135
 136 Josh McHale, Account Executive, and Brent Oakeson, Loss Prevention Specialist, representing Utah Local
 137 Governments Trust (ULGT), presented a 2015 Trust Accountability Program (TAP) Award to the City,
 138 recognizing the City for successful loss control practices, noted the Trust serves 550 government agencies and
 139 less than 100 qualify for this award, and thanked the City for being one of the standouts.

140
 141 Budget Presentation - Finance Manager Chelese Rawlings presented a five year budget summary with update of
 142 possible pay plan projections, and five year projections based on what was discussed at the retreat concerning
 143 their future needs.

144
 145 Council Member Willden thanked staff for the information noting the overall positive balance over the
 146 upcoming five years, with only culinary and secondary water showing negative balances. Finance Manager
 147 Rawlings responded this may be because of fund balance being used for projects. Council Member Willden
 148 reported the methodology was developed and presented by the City's consultant, and although he was very
 149 critical of the approach up front, he is informed and comfortable with the approach and where he is
 150 recommending taking us is the right direction in his opinion.

151
 152 Council Member McOmber commented most of his questions have been answered during his and Council
 153 Member's participation on the Compensation Sub-Committee, thanked staff for addressing his request for long
 154 term projections and City Manager recommendations and going through the exercise of allocating in the years

**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, Brandon MacKay

Staff: Planning Director-Kimber Gabryszak, Senior Planner-Sarah Carroll, City Attorney-Kevin Thurman, City Manager-Mark Christensen, Planner-Kara Knighton, Planner- Jamie Baron, City Engineer-Gordon Miner, Deputy Recorder-Nicolette Fike,

Others: Stan Steele, Fred Cox, Susan Palmer, Johnny Anderson, Kauun Merrin, Mandi Johnson, Ethan Johnson, Craig Remund, Jennifer Klingonsmith, Pat Costin, Dan Doney, Gabriel Rodriguez, Quinten Klingonsmith, Chris DeStephano, Alissa Shimamoto, Ben Christensen

Excused: Commissioners Kirk Wilkins and Brandon MacKay

Call to Order - 6:30 p.m. by Vice Chairman David Funk

1. **Pledge of Allegiance** - led by Stan Steele

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

3. **Public Input**

Public Input Open by Vice Chairman David Funk

No public input was given.

Public Input Closed by Vice Chairman David Funk

4. **Public Hearing: Rezone and Concept Plan, ABC Great Beginnings, located at the NW Corner of Redwood Road and Aspen Hills Blvd., ABC Great Beginnings Holdings, LLC (Johnny Anderson), applicant.**

Fred Cox, architect for the developer, noted that they had reduced the number of residential units to 16 or 31 depending on the concept plans. They added additional balconies on each unit and have a common area for sitting or picnics. They added locations for dumpsters and added additional landscaping. If they reduce residential units the parking requirement doesn't change. He has contacted UDOT. They tried to take into account comments from the Planning Commission and City Council work sessions. While there are other apartments in the city, just none over commercial. There is a demand for child care in the city and sit down restaurants. They would like to propose the two options, 16 and 31 residential units.

Johnny Anderson, applicant, also noted the comments they had received that they have tried to incorporate, like balconies and a common area. There may be enough room in the common area for a small playground for just residents. They are presenting the second option to remove a level of residential to help alleviate concerns from the public.

Kara Knighton indicated that the applicant is requesting the Mixed Use zone for the development consisting of residential, retail, and office space. The zone is consistent with the General Plan. They have the two concept plans with difference in number of residential units. The parking requirement is the same for both and they are asking for a reduction in parking for both.

Kara Knighton noted public comments they had received emails from. From: Jan Memmott that they don't want more high density in the area. Amy and Eric Fugal wanted to say the increase of more high density is a concern for them.

Kimber Gabryszak mentioned that they were forwarded some Facebook threads which she read. Jen KlingonSmith was concerned about more multifamily housing. Aimee Jongejan felt that affordable housing was a good thing. Jan Memmott felt there was too much multifamily housing in their area. Stephanie Thayne Follett felt there was too much high density in the city. Corey Anderson thought it was an ideal project for the area, where it shouldn't be single family and thought it was nice looking and there was a need for multifamily housing and that they didn't cause negative impacts on home values. Jay Wolf did not have a problem with it and didn't think it would bring down values of the homes in the neighborhood.

Public Hearing Open by Vice Chairman David Funk

Patrick Costin, liked the start of the tweaks they have made but felt mixed use should be more 1/3-1/3-1/3 use, this is mostly residential. He felt adding to the density goes against resident wishes and that the density of multifamily housing there is very high.

Chris De Stephano was concerned not with the commercial but the high density units. The percentage of high density in that area is high. He feels it will move the school to a title one school. He asked what the current percentage of high density was in the city, and how things were allocated to a master percentage.

Ben Christensen counted the number of parcels north of S.R. 73 and noted the type of units; he calculated there were 43.8% right now which are multifamily not including the additional 6 buildings in Hillcrest not built yet or townhomes now being developed in Sergeant Court. He thinks there is a limit from proposition 6 to 7% in the whole city. He understands this area needs to be developed in some way, but he would encourage a proposal to reduce the number of high density in this area.

Jennifer KlingonSmith thanked the developer for the nice architectural details and how he added the features and was willing to reduce the number of units. She was concerned that there were no garages for these units and she worries that this helps these apartments be more transient in nature. She disagrees with the parking reduction, if the child care ever changed to another business there could be a shortage. She is hoping the open space is not the play area for the child care. It should be counted as open space if it's not accessible to everyone. She hopes the Planning Commission will stand by the intent behind proposition 6. We will exceed the amount of multifamily with the vested rights in the city and can't understand why new developers who are not granted those rights are allowed to rezone. She thinks applicants should know about proposition 6 going into the process. A better fit may be neighborhood commercial.

Alissa Shimamoto commented on the growth in the school district and this will make the problem worse.

Public Hearing Closed by Vice Chairman David Funk

Kimber Gabryszak replied to public comment. She commented on the density percentages. It was limited to 27% multifamily housing with proposition 6, which was further broken down into categories. There were some categories left out. They have looked at where the city is today, things that are approved but not recorded and items approved but not broken down into what type they will be. If you look at what is approved, and recorded, we are over. But looking at what is approved but not recorded the ratio gets better. It gets more difficult with other plans that you don't know what types will be. The General Plan has a goal of 27%, the Council determines how to apply that. She replied to rules to disperse the density. There are not rules but good Planning practices. Typically it is better to locate high density along major arterials. This area has been identified as an area where mixed use makes sense. This location and zone is not required to have covered parking. The open space requirement, in this zone is a landscaping requirement, not open space. In this area it is 25%. The childcare area has been looked at. Any property owner has property rights. Utah in particular is also pro-property rights. The state constitution guarantees an owners right to apply and go through a process. Is this case the current zone is agriculture but the Future Land Use map shows it as mixed use. The applicant is here exercising their property rights.

Kevin Thurman noted the Utah Code states that general plans are advisory documents, they are not binding. Proposition 6 made an amendment to an advisory document that was not binding. You also have to consider if proposition 6 meets the affordable housing requirements. Is it debatable that it promotes general welfare which could be a tough decision. The due process rights to the applicant also need to be upheld. Ken Kilgore asked about proposition 6 being in conflict with the affordable housing act and how it

would need to be taken care of. Kimber Gabryszak noted the final determination would be through a court case. We do have a recording requirement that we turn in a report to the state every two years on our affordable housing. They keep track and do a thorough review. As we report again this year we can see where we are but there are some possibilities that it will be a problem down the road.

Sandra Steele believes that there should be open space included and wonders if we are misinterpreting the requirement. She received clarification from Fred Cox that the area just north of this is the canal and nothing could be built north of this proposed development and is another reason why they requested reduced parking. Mr. Cox commented that the applicant normally does just daycare but they designed this proposal to meet the needs of the City's Mixed Use Zone. Sandra Steele asked if it could be required that a certain number of units provided be affordable. Kimber Gabryszak replied that there are ways to do it, but we do not have that implemented in our city.

Sandra Steele could not support the reduction in parking. There are too many instances where parking was not adequate in the City. She believes the placement of the garbage surround in the north is less than ideal. She appreciates the reduction in residential units. She noted that this area has been Master Planned for Mixed use which should have residential, commercial and office. This is probably the first true mixed use we have had. Before we dismiss it we should give it a chance and see how it works. They have made an effort to comply. In some places this type of development works well and some places it doesn't. They have done their best to meet this requirement. She doesn't see how we could say no other than the parking and amenities. Fred Cox notes that there is still enough landscape area even if you don't count the playground. Sandra Steele believes the code implies open space should be required. The one space that was green was the fenced off child care area. She appreciates the plaza put in but it's not green space. She thinks green area is important to wellbeing.

Kimber Gabryszak pulled up the code for mixed use and noted there was no actual open space requirement, but just landscaping requirement. She replied to a question from Ken Kilgore that the division of use is approximately 1/3 of each use.

Fred Cox commented on typical mixed use, the idea of mixed use is to go to the typical main street, office/retail on the first floor, residential above that. Often these types of units tend to go higher cost wise, more loft looking. The mixed use dwellings are treated differently; the retail/amenities are part of the city. They noted they would have a fitness center for residential use. Traditional mixed use doesn't have the parks and things like a condo complex.

Hayden Williamson asked if there was a plan that was more parking heavy. Kimber Gabryszak replied that the parking requirement for office is higher than for residential. If they reduce the number of residential units, ironically, the parking requirement goes up, so they still need the parking reduction. Childcare typically has dropping off child and leaving, needs more staff parking not clients. Residential has more 24 hour parking but fewer overall vehicles. Hayden received clarification of the area that was for playground and detention basin. Also, that tonight we are approving the Rezone, not the plans. He suggested that we could make the Rezone conditional upon Site Plan approval. He is concerned about the parking reduction; he would maybe be amenable to some reduction. He understands the concerns about the green space but the people that would be living there would know what they were doing. He likes the reduction in units and thanked them for making those changes.

Troy Cunningham received clarification from staff that for this zone the allowed equivalent housing units was up to 14, knowing there would also be commercial or office that would be diluting that. He is concerned where the playground is located near a busy intersection. He is concerned also about the parking and cited another area in the city where it was under parked. He commented on parking and potential conflict between business and residents, each would want closest access.

Ken Kilgore commented on the expected number of residents in the City in 25 years (80,000) and knowing that would we have an adequate number of housing to accommodate that number of people. It makes a difference to the types of housing they approved. Staff assured him that we have enough space to house

the growth with a wide variety of products. He commented that we need to balance the interest of the developer with the interests of the public. Proposition 6 reflects the community interest. He wonders if the City Code was updated with something to reflect that. Kimber Gabryszak said typically the interest of the public is the benefit of the public health, welfare, and safety. Kevin Thurman replied that the code was not changed by proposition 6; it only impacted the General Use Plan. The question to ask is if it promotes the general welfare.

Mark Christensen pointed out that the State Legislature changed the law relative to the referendum process that cities are required to indicate what the fiscal impact will be to that decision. We had a concern as staff that it was a significantly difficult decision. Had people lost their vested rights it would have been hundreds of millions of dollars. Just with the one development in question it was around \$3,000,000.00. The State changed it so that a community needs to understand that by taking away those rights there is a significant financial issue that we can't take without due compensation. No one would want to see the tax bill associated with buying density down. The State takes vested rights very seriously.

Ken Kilgore noted about parking stalls next to garbage surrounds that they should be 50% wider. He thanked the applicants for making changes and trying to meet the comments and code. He thinks mixed use is a good thing for the City; all the great cities have mixed use like this, people living in the City Center and participating. He is not concerned about the open space and thinks the landscaping meets the requirement and noted it's important to have affordable housing. His biggest concern is parking, while a childcare center may not need as many it may not always be a childcare center.

Fred Cox commented that this City has a higher requirement for parking for childcare than other cities. If the childcare moved out and office moved in, it would meet that parking requirement. He shared examples from parking at childcare in other areas and a traffic study with staff that showed they were close to the 25% not taking into account that residents living there may use the restaurant or childcare. They do well with residential because half the parking spaces go empty during the day and that is when you need the office parking. We are treating it as harsh as an office. The biggest benefit is that people will go to the restaurant when they are not at work and typically most of the cars disappear from residential during the day. They could change the restaurant to office space which would decrease the parking requirement. They were trying to meet the intent of the mixed use. The buildings are built with a flexibility to change the use easily. The advantage of the 31 units is it frees up more parking spaces that would normally be used at night. The proposition 6, mixed use often times can have higher or lower density. But multifamily has 14-18 units per acre and their second proposal is less than 5 which is less than many single family areas. This is different than multifamily housing.

Ken Kilgore thanked him for doing everything they could to meet City requirements. He commented that our parking requirements may be higher but we still have parking problems in the city. One of the reasons we didn't have restaurants till now is that we didn't have the population.

David Funk thanked the residents for their input. He mentioned to the applicant that they are the first true Mixed Use in the City and they are doing everything they can to make it a good product, but we still have concerns about it. He appreciates what the other commissioners have said. He still has concerns for open space and landscaping. He suggested in some places they use roof tops for gardens and things. He had a concern for the garbage surround on the west that was in a difficult location. He was concerned about parking and thought they could put parking in part of the childcare area on the southwest corner, shortening the playground a little.

Sandra Steele noted from the staff report that the General Plan says "Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan." Kimber Gabryszak replied that this parcel is not one that has been identified as needing a city park but the Redwood Road trail is identified as an improvement and they are subject to that. Kevin Thurman noted there are times when the General Plan is not just advisory, such as when it involves public streets and public facilities, it is binding in those situations.

Motion made by Hayden Williamson that based on the findings and conditions I move to forward a positive recommendation to the City Council for the ABC Great Beginnings Rezone with the Findings and Conditions in the Staff Report with an added condition that the rezone be conditional on an approved Site Plan. Second by Ken Kilgore.

Sandra Steele asked if because it was a legislative decision on the rezone, if we could put something in to require more green space.

Kevin Thurman responded that it could be addressed at a later time in a development agreement. In order to have a development agreement both parties need to get something.

Kimber Gabryszak said they do have a draft development agreement to be provided to the Council.

David Funk received clarification from staff that when the Site Plan comes back we can address further concerns about things such as parking.

Kevin Thurman said the concerns would have to be based on what the Code says, if they comply with all requirements, than it should be approved.

Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore. Nay: Troy Cunningham. Motion passed 4-1.

A 5 min. break was taken at this time. Meeting resumed at 8:30 p.m.

5. Public Hearing: Preliminary Plat, Western Hills Phases 2 & 3, located approximately 150 W Aspen Hills Blvd., Ridgepoint Management Group, LLC, applicant.

Jamie Baron presented the plat. This is a request for approval of the Western Hills Phases 2 & 3 Preliminary Plat which consists of 16.025 acres in the R-3 zone and includes 39 lots. Due to the large amount of unimproved open space on the berm, the option for a financial contribution from the developer to the adjacent Shay Park was suggested in lieu of landscaping and amenities for open space area.

Susan Palmer, applicant, appreciated being able to work with staff to move the project forward.

Public Hearing Open by Vice Chairman David Funk

No input was given.

Public Hearing Closed by Vice Chairman David Funk

Ken Kilgore asked for clarification if a storm drainage easement had been checked. Staff replied it had not.

Troy Cunningham was concerned that the plants being put in the gazebo area may interfere with the safe walking route to the school. Kimber Gabryszak said they would coordinate with Public Works who will also coordinate with the School District. Troy Cunningham received clarification from Susan Palmer that none of the homes would face Aspen Hills.

Hayden Williamson thought it was in compliance with the open space requirement, but maybe not the spirit of the law. Sarah Carroll noted that the trail will be a hard surface trail that the kids can use to get to the school. Kimber Gabryszak also noted the close proximity to Shay Park and the trail along the berm that connects all the way to the park which is just on the other side of the church lot.

David Funk received clarification from staff that the trail is a pressed composite trail; kids could ride bikes on it. He asked about lot 211 that was an odd shaped lot, is there a way that the trail next to it could continue on to the sidewalk on Aspen Hills Blvd. Sarah Carroll replied that they could suggest that to the developer. David Funk asked about the crosswalk on Aspen Hills, he thought it may be good to have one across from the development street. Sarah Carroll replied that there is an existing crosswalk that connects to the canal crossing; they are not intending more crosswalks or signs. Kimber Gabryszak noted it was very difficult to get a canal crossing and this was the best solution they could see to have it match up. David Funk still has a concern in general with people paying in lieu for greenspace because of situations where they paid for it



City Council Staff Report

Final Plat The Villages at Saratoga Springs (Fox Hollow) Neighborhood 6, Phase 8 Tuesday, May 17, 2016 Public Meeting

Report Date:	Tuesday, May 10, 2016
Applicant:	Matt Scott
Owners:	SCP Fox Hollow, LLC
Location:	~ 3200 South Village Parkway
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	59:013:0037, ~ 1.96 acres
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped, roads and utility lines have been installed
Adjacent Uses:	Single-family lots
Previous Meetings:	MDA reviewed by PC and CC in 2013
Previous Approvals:	MDA approved by City Council 4-16-13 Amended MDA approved by City Council 5-3-16
Land Use Authority:	City Council
Future Routing:	Route Mylar for signatures
Author:	Sarah Carroll, Senior Planner

A. **Executive Summary:**

This is a request for approval of the Preliminary Plats for The Village of Fox Hollow Neighborhood 6 Phase 8, consisting of six lots.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, and choose from the options in Section "H" of this report. Options include approval with conditions, continuation, or denial based on non-compliance with findings of specific criterion.

- B. Background:** Most of the roads and utility lines were constructed in 2006-2007, based on old approvals that were in place at that time. The applicant is proposing the same layout and lot sizes that were in place back then and is proposing to use the existing infrastructure. The subject property is subject to the "Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement" (the MDA), which is 250 pages in length and may be found on the City's website. The infrastructure and open space obligations are spelled out in the MDA and are reviewed later in this report.

On July 7, 2015 the City Council approved several other phases in Neighborhood 6, but were unable to approve these six lots because they exceeded the lot count allowed by the MDA for this Neighborhood. The Council approved an MDA amendment on May 3, 2016 to allow six lots to be exchanged between Neighborhood 6 and 12. These lots had been previously approved in 2008 and infrastructure was built accordingly, but the second MDA did not take them into consideration, resulting in the need for an amendment.

- C. **Specific Request:** The applicant is requesting approval of the Final Plat for Neighborhood 6 Phase 8, which includes six lots.
- D. **Process:** The PUD ordinance, section 19.07.09, requires final plats within a PUD to be approved by the City Council. The Council shall review the final plat for compliance with the terms and conditions of the preliminary plat approval. One condition of preliminary plat approval was that "Six lots shall be removed from the proposed plats and the applicant may pursue an MDA amendment to request an increase in the maximum number of units allowed in Neighborhood 6."

Staff finding: can comply. The request is subject to approval by the City Council. The preliminary plat approval suggested that the applicant could apply for an MDA amendment to allow these six lots to be finalized. That amendment was approved by the City Council on May 3, 2016. Other relevant conditions have been included in the recommended motion.

- E. **Community Review:** Newspaper and mailed notices are not required for final plats. Public comment was allowed during the preliminary plat public hearing with the Planning Commission on June 25, 2015.
- F. **General Plan: consistent.** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The chart below indicates 144 lots in Neighborhood 6 within 45.38 acres, resulting in 3.17 units per acre; thus the proposed density is consistent with the General Plan.

Phase	Number of Lots	Size (acres)	Units per acre
Plat 6-1 (approved 10/15/13)	24	8.68	2.76
Plat 6-2 (approved 7/7/15)	27	6.27	4.3
Plat 6-3 (not included in current MDA)			
Plat 6-4A (approved 7/7/15)	Open Space	6.03	0
Plat 6-4B (approved 7/7/15)	38	12.76	3.45
Plat 6-5 (approved 7/7/15)	37	10.80	2.96
Plat 6-7 (approved 7/7/15)	12	3.23	3.72
Plat 6-8	6	1.96	
Village Pkwy (subtract acreage)	Right of Way	(4.08)	0
Totals	144	45.38	3.17

- G. **Code Criteria:** The requirements for this property are governed by the Land Development Code and The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, and the First Addendum to the Second MDA. The property is zoned R-3 PUD, Low Density Residential Planned Unit Development; Section 19.04.11 regulates the R-3 zone. This project also falls within a Planned Unit Development (PUD) and is regulated by Chapter 19.07. Pertinent sections and Chapters along with the requirements of the MDA are reviewed below.

Master Development Agreement

Density: complies. The MDA allows up to 138 units and a maximum density of 3.5 units per acre within Neighborhood 6. An addendum to the MDA was approved by the City Council on May 3, 2016 that allowed

six more lots in Neighborhood 6 and reduced Neighborhood 12 by six lots. The proposed plat includes six lots resulting in a total of 144 units for Neighborhood 6; a density of 3.17 units per acre.

MDA Open Space Requirements: complies. The MDA outlines the open space requirements in Exhibit I and allows the applicant to improve master planned open space areas or complete punch list items listed in Exhibit N. The July 7, 2105 final plat approval outlines the details for the open space requirements for Neighborhood 6. Open space requirements for these six lots was addressed at that time. The applicant is using a credit they have on record for the completion of Open Space 1A and 1B as identified in the MDA, and are completing punch list items.

Section 19.04.11, Low Density Residential (R-3)

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. The proposed plat indicates 6 single-family lots for single family dwellings; the proposed use is a permitted use in the R-3 zone.

Minimum Lot Size: variation requested. The minimum lot size for any use in this zone is 10,000 square feet. The proposed lots exceed this requirement.

Setbacks/Yard Requirements: variation requested. The R-3 zone requires front setbacks of 25 feet, side setbacks of 8 feet and 12 feet, and rear setbacks of 25 feet. For corner lots the minimum setback is 25 feet in the front and 20 feet on the side.

However, setbacks may be reduced through the PUD process and the applicant is requesting a 20' rear setback. See "Variations Requested" later in this report.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots comply with this requirement.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can comply. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space. These requirements will be reviewed by the building department with each individual building permit application.

Fencing: complies. No fencing proposed for these six lots.

19.07 Planned Unit Development (PUD)

Process: See section "D" of this report.

Variations Requested:

The applicant is requesting a minimum rear setback of 20' (an 80% reduction). This was granted for the other phases in Neighborhood 6.

Conditions for Variations:

Section 19.07.07 states Subject to 19.07.06(3), the City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

2. that the variation desired will not adversely affect the public health, safety, or general welfare; and
3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.”

Overall Staff finding: complies. *The requested variations do not include variations related to uses allowed within the zone. Granting a variation to the minimum rear setbacks will not adversely affect the rights of adjacent landowners or residents because lots with similar setbacks are found within the PUD. The variations will not adversely affect the public health, safety, or general welfare because allowing reduced rear setback within Fox Hollow allows for larger open spaces. The granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land use Element of the General Plan because the PUD section allows for variations to be considered and neighboring phases have received similar variations. The MDA requires 30% open space along with a regional park that will be dedicated to the City. The open space throughout the development will offset the variations being requested and thus the variations will not adversely affect neighboring property.*

Criteria for Variations:

Section 19.07.06(3) outlines the criteria for approval of variations as reviewed below.

1. In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.

Staff finding: can comply. *The requested variations are for the minimum rear setback and are not use variations. The City Council is the approval authority for the requested variations.*

2. The City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the standards of this Chapter are met.
3. Variations to the underlying zone requirements may not be greater than 25% except for density bonuses, which are established in each zone under Chapter 19.04. For instance, a required 20 foot front setback may not be reduced to less than 15 feet.

Staff finding: complies with MDA. *The applicant is requesting a minimum rear setback of 20' (an 80% reduction).*

4. Setbacks.
 - a. Subject to 19.07.06(3), variations of setbacks from the underlying zone regulations shall be compensated by providing additional open space in other appropriate areas of the development, shall be in keeping with accepted land use planning principles, and shall only be approved as part of a PUD application duly approved by the City Council.

Staff finding: complies. *The PUD Overlay requires additional open space in exchange for density. This was negotiated and approved with the MDA.*

- b. Notwithstanding Subsection (a), no structure within a PUD may be closer than twenty feet to the peripheral property line of the entire development. The area within the twenty feet may be used as a buffer strip to be counted toward base open space requirements so long as it meets the definition of open space in Chapter 19.02 and the requirements for “base open space” in Subsection 19.07.07(7) below. If such buffer strip does not meet the definition of “base open space,” then it may be counted towards a density bonus so long

as it meets the requirements of this Chapter and is granted in the discretion of the City Council.

Staff finding: complies. These plats do not include any homes that are closer than 20' to the boundary of the PUD.

H. Recommendation and Alternatives:

Staff recommends that the City Council review the proposed Final Plat, discuss any public input received at their discretion, and select from the options below.

Recommended Motion:

"I move that the City Council approve the Fox Hollow Neighborhood 6, Phase 8 final plat based on the findings and conditions listed below:

Findings:

1. Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.
2. 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 herein by this reference.
3. The proposed preliminary plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The following variations are approved:
 - a. The minimum rear setback shall be 20 feet.
4. Any other conditions as articulated by the City Council: _____
_____.

Alternative Motions:

Alternative 1 - Continuance

The City Council may also choose to continue the item. "I move to **continue** the final 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 also choose to deny the application. "I move to deny the Neighborhood 6, Phase 8 final plat with the Findings below:

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

I. Exhibits:

- A. Engineering Staff Report
- B. Location Map
- C. Final Plat

City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: Village of Fox Hollow Neighborhood 6 Phase 8 – Final Plat
Date: May 10, 2016
Type of Item: Final Plat Approval



Description:

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

B. Background:

Applicant: Matt Scott – JF Capital
Request: Final Plat Approval
Location: Village Parkway & Foothill Blvd
Acreage: 1.96 acres - 6 lots

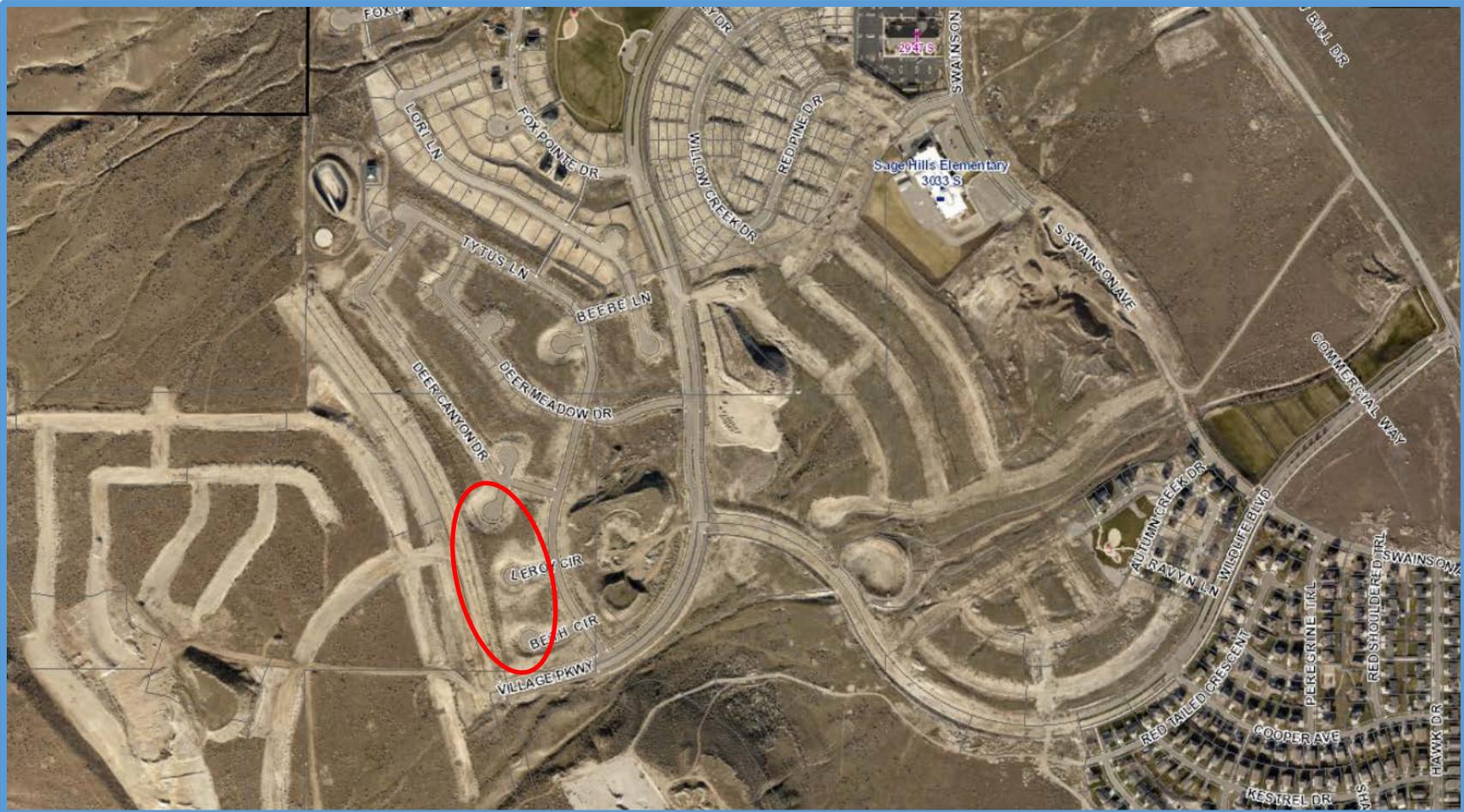
C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- E. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- F. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

- G. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

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



LOCATION MAP

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

PRELIMINARY PLAT

PLAT NOTES

- Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the _____ day of _____, 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 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 Home Owners Association (HOA) unless specifies otherwise on each improvement.
- Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
- There are no private streets in this development phase.
- Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.
- All pedestrian corridors and medians with a public access easement are to be installed by the developer and maintained by the HOA.
- All UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.
- Plat subject to MDA agreement Entry #59718:2013

BASIS OF BEARINGS

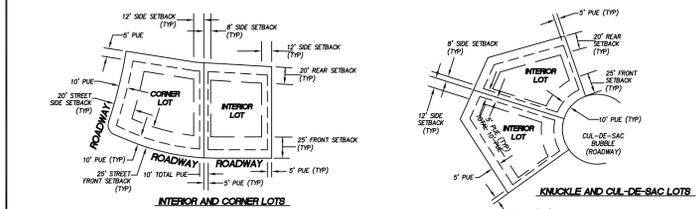
THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'", AS RECORDED IN THE OFFICE OF THE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

PREPARED FOR

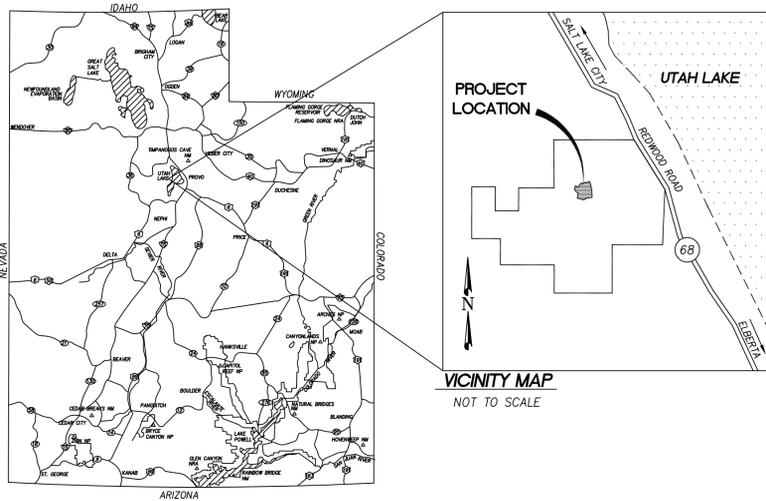
SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, UT 84104

NOT TO SCALE

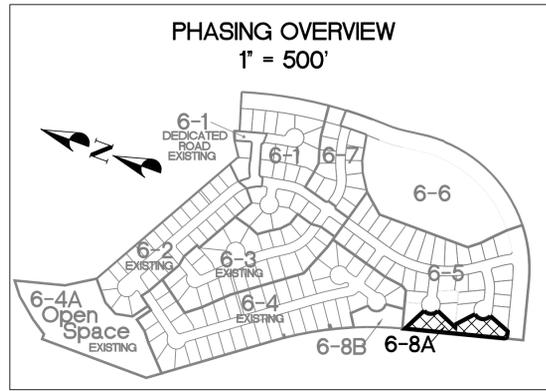
TYPICAL SETBACK AND PUE DETAILS



- NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 5 FEET PUE REAR AND SIDE LOT LINES.
2) REAR YARD SETBACK=20 FEET
3) SIDE YARD SETBACK=10 FEET AND 12 FEET (TOTAL=20 FEET)
4) STREET SETBACK=25 FEET FRONT, 20' STREET SIDE



VICINITY MAP
NOT TO SCALE



NOTE: BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE "APPROVING" (A) BOUNDARY COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS 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)(i)

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:

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

Approved this _____ day of _____, 20____

By _____

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____

By _____

QUESTAR GAS COMPANY

Title _____

PROJECT ENGINEER:

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

SURVEYOR OF RECORD:

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

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 LOTS 6801 6802 6803 6804

A parcel of land located in the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 766.71 feet, S 00°11'07" W along the section line and 797.34 feet, S 89°48'53" E from the Southwest Quarter corner of said Section 12, said point being on the "The Village of Fox Hollow Neighborhood 6-ph5" boundary line and running thence along said boundary the following 7 calls: 1) thence S 62°25'46" E, 154.97 feet to a point on a 55-foot radius curve to the left; 2) thence along the arc of said curve 90.73 feet though a delta of 94°31'03" (chord bears S 19°41'18" E, 80.79 feet); 3) thence S 23°03'10" W, 140.72 feet; 4) thence N 75°32'54" E, 16.58 feet; 5) thence S 47°41'43" E, 130.32 feet to a point on a 55.00-foot radius curve to the left; 6) thence along the arc of said curve 106.58 feet though a delta of 111°01'51" (chord bears S 13°12'39" E, 90.67 feet); 7) thence S 21°16'26" W, 135.93 feet; thence S 75°32'54" W, 43.52 feet along Village Parkway Right-of-Way, thence N 14°27'06" W, 603.90 feet to a point on a 2090-foot radius curve to the left; thence along the arc of said curve 1.92 feet though a delta of 0°03'09" (chord bears N 14°28'41" W, 1.92 feet) back to the point of beginning.

Contains 1.19 acres, more or less and 4 lots.

A parcel of land located in the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 766.71 feet, S 00°11'07" W along the section line and 797.34 feet, S 89°48'53" E from the Southwest Quarter corner of said Section 12, said point being on the "The Village of Fox Hollow Neighborhood 6-ph5" boundary line to a point on a 2090-foot radius curve to the left; thence along the arc of said curve 13.30 feet through a delta of 0°21'53" (chord bears N 14°41'12" W, 13.31 feet) to a point of beginning, on a 2090-foot radius curve to the left; thence along the arc of said curve 286.64 feet through a delta of 7°51'29" (chord bears N 18°47'53" W, 286.41 feet; commencing along the boundary of "The Village of Fox Hollow Neighborhood 6-ph4B" the next 4 calls: 1) thence N 5°18'54" E, 85.23 feet; 2) thence S 43°36'01" E, 111.87' to a point on a 55.00-foot radius curve to the left; 3) thence along the arc of said curve 136.10 feet through a delta of 141°46'35" (chord bears S 24°29'18" E, 103.94); 4) thence S 5°22'36" E, 112.78 feet; thence S 75°07'51" W, 114.06 feet back to the point of beginning.

Contains 0.77 acres more or less, 2 lots.

SURVEYOR NAME _____ LICENSE No. _____ DATE: _____

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

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

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 _____

CARDINAL LAND HOLDINGS IV LLC _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Utah _____

On this _____ 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 at _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

My commission expires: Notary Public Residing at: _____

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

My commission expires: Notary Public Residing at: _____

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 at _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

CITY MAYOR _____ ATTEST
CITY RECORDER (SEE SEAL BELOW) _____

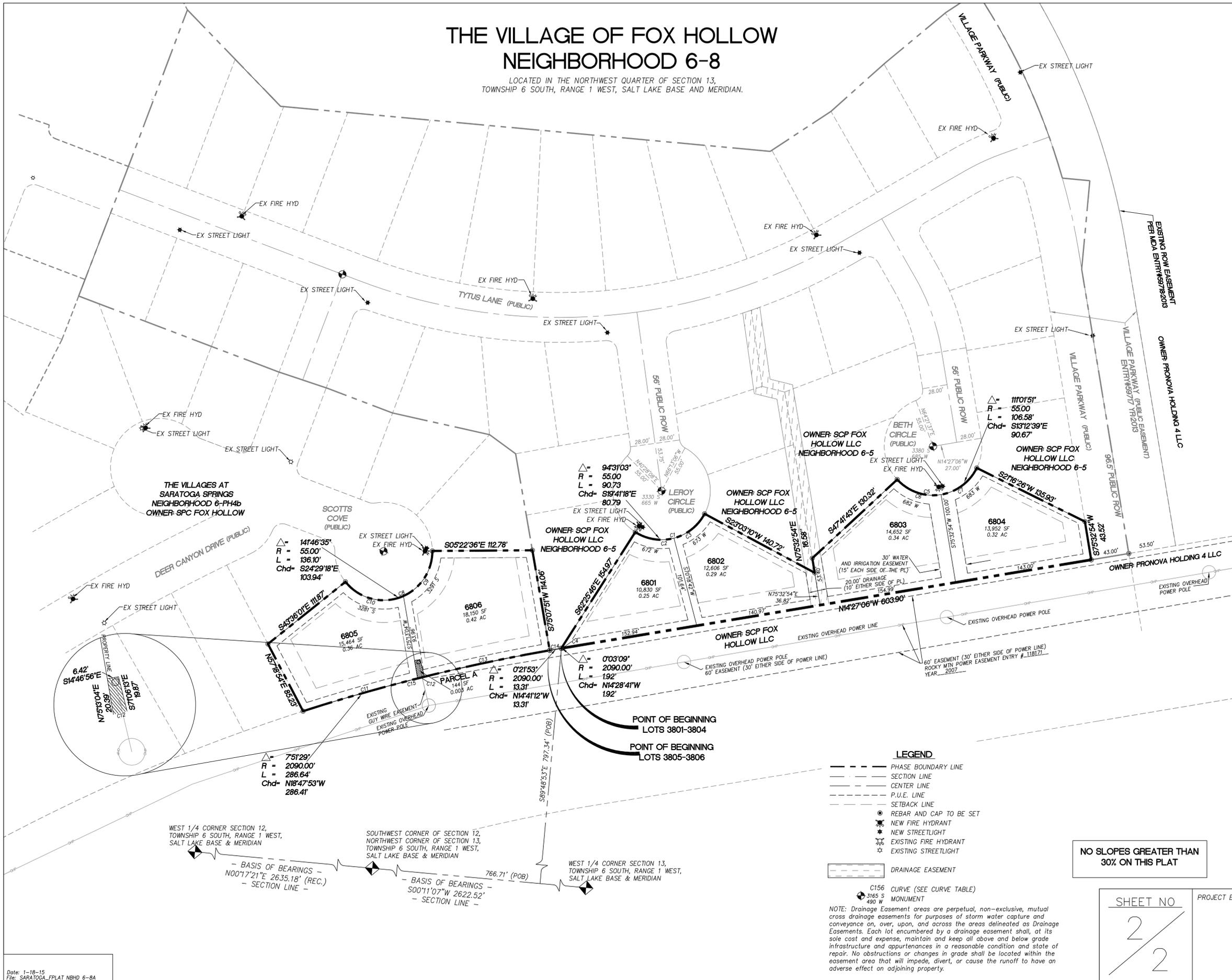
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

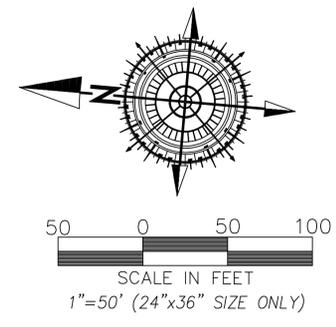
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



Curve Table					
Curve #	Length	Radius	Delta	CHORD	CH LENGTH
C1	90.730	55.000	94.5175	N19° 41' 18"W	80.79
C2	45.365	55.000	47.2588	S3° 56' 28"W	44.09
C3	45.365	55.000	47.2588	S43° 19' 04"E	44.09
C4	1.920	2090.000	0.0526	N14° 28' 41"W	1.92
C5	106.582	55.000	111.0308	N13° 12' 39"W	90.67
C6	54.482	55.000	56.7563	S13° 55' 36"W	52.28
C7	52.100	55.000	54.2745	S41° 35' 20"E	50.17
C8	136.095	55.000	141.7763	S24° 29' 18"E	103.94
C9	63.654	55.000	66.3110	S62° 13' 16"E	60.16
C10	72.441	55.000	75.4653	S8° 40' 01"W	67.32
C11	134.361	2090.000	3.6834	N20° 53' 07"W	134.34
C12	7.868	2613.396	0.1725	N18° 56' 48"W	7.87
C13	152.276	2090.000	4.1745	N16° 57' 23"W	152.24
C14	13.306	2090.000	0.3648	N14° 41' 12"W	13.31
C15	286.637	2090.000	7.8579	N18° 47' 53"W	286.41



LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACK LINE
- ⊙ REBAR AND CAP TO BE SET
- ⊙ NEW FIRE HYDRANT
- ⊙ NEW STREETLIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING STREETLIGHT
- DRAINAGE EASEMENT

**NO SLOPES GREATER THAN
30% ON THIS PLAT**

SHEET NO
2
2

SURVEYOR OF RECORD:

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

PROJECT ENGINEER:

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



**Preliminary Plat
Western Hills Phases 2 & 3
Tuesday, May 17, 2016
Public Meeting**

Report Date:	Tuesday, May 10, 2016
Applicant:	Ridgepoint Management Group LLC
Owner:	Western Hills 1 LLC
Location:	Approximately 150 W Aspen Hill Blvd
Major Street Access:	Aspen Hills Blvd
Parcel Number(s) & Size:	58:023:0028 – 14.3 acres 58:023:0229 – 14.94 acres Total – 29.24 acres
Parcel Zoning:	R-3
Adjacent Zoning:	A, R-3 PUD, R-14, MU
Current Use of Parcel:	Vacant
Adjacent Uses:	Vacant, Condominiums, Town Homes, Church, City Park, Single-Family Residential
Previous Meetings:	None for this application
Previous Approvals:	None for this application
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Author:	Jamie Baron, Planner I

A. Executive Summary: This is a request for approval of the Western Hills Phases 2 & 3 Preliminary Plat which consists of 16.025 acres in the R-3 zone and includes 39 lots.

Recommendation:

Staff recommends that the City Council review and discuss the Western Hills Phases 2 & 3 Preliminary Plat and choose from the options in Section “H” of this report. Options include approval with conditions, denial, or continuation.

B. Background: On August 7, 2015, the City received a Preliminary Plat application for Western Hills Phases 2 & 3. On April 28, 2016 the Planning Commission held a public hearing and forwarded a positive recommendation for the application with the additional condition that the trail would extend behind lot 211 and connect to the sidewalk on Aspen Hills Blvd (see Exhibit 8).

On May 5, 2015, the City Council held a work session to discuss the open space of the project. The parcel contains a berm that is the remainder of a former rail road track. Due to the large amount of un-improved open space on the berm, the option for a financial contribution from the developer to the adjacent Shay Park was suggested in lieu of landscaping and amenities for the entire open space area (see Exhibit 6).

The option stated that the developer would be responsible for a financial contribution of \$3.33 per square foot for the required 15% of open space. The costs of the trail and other open space improvements shown on the attached landscaping plans would then be deducted and the difference would be paid to the City to be used towards Shay Park.

The current application is for a portion of the entire property. Based on the fee-in-lieu option, the financial obligation for each phase is outlined below.

Phase	Area	Required Open Space (15%)	Financial Contributions \$3.33 per sq. ft.
Phase 2	376,543 sq. ft.	56,482 sq. ft.	\$188,085.06*
Phase 3	321,500 sq. ft.	48,225	\$160,589.25*
Total	698,043 sq. ft.	104,707	\$348,674.31*

**This amount will be reduced by actual improvement costs spent by the developer within these open space areas. Receipts and invoices shall be submitted to the City for verification of funds spent.*

C. Specific Request: This is a request for Preliminary Plat approval for Western Hills Phases 2 & 3; a 39 lot subdivision in the R-3 zone. The property is 16.025 acres, with a density of 2.57 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 Land Use Authority.

E. Community Review: Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each residential property 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, the City has not received any public comment regarding this application.

F. General Plan: The Future Land Use map designates the site as Low Density Residential. The General Plan states that areas designated as low Density Residential are “designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be

characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.”

Staff conclusion: Consistent. *The proposed preliminary plat consists of single-family lots at a density of 2.57 units per acre, which is consistent with the General Plan designation.*

G. Code Criteria:

- **19.04, Land Use Zones – Can Comply.**
 - Setbacks: **Can Comply.** The side set backs on knuckle lots is indicated as 10’. The setback detail should comply with the following requirements:
 - 25’ front
 - 8’ min/ 20’ combined side yard
 - 20’ Street side
 - 25’ rear
- **19.06, Landscaping – Can Comply.**
 - The open space will be City owned and maintained after it is improved and dedicated to the City. The landscape plans have been reviewed by the Parks department.
 - The landscape plans shall met all conditions of the Parks department.
 - Ornamental grasses only in the shrub beds of the gazebo area.
 - No weed barrier
 - No drip lines
 - Meet the LS-7 City standard for irrigation of the shrub bed areas.
 - Amenities shall match those in Shay Park
 - Meet all City standards
- **19.12, Subdivisions – Complies.**
- **19.13, Process – Complies.**
- **19.27, Addressing – Can Comply.**
 - Addressing is required for Final Plat.

For complete analysis, see the attached Planning Review Checklist, Exhibit 3.

H. Recommendation and Alternatives:

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

Staff Recommended Option – Approval with Conditions

“I move to **approve** the Western Hills Phases 2 & 3 Preliminary Plat, as outlined in Exhibit 4, with the Findings and Conditions in the Staff Report dated May 10, 2016:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in sections 19.04, 19.06, 19.12, 19.13, 19.27 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
3. The application was forwarded with a positive recommendation from the Planning Commission.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
 2. The Western Hills Phases 2 & 3 Preliminary Plat is recommended for approval as shown in the attachment to the Staff report in Exhibit 4.
 3. All conditions of the parks department shall be met on all open space to be dedicated to the City.
 4. The side setbacks shall be 8’ min/ 20’ combined on the Setback Detail.
 5. Open Space improvements for each phase shall be deducted from the financial contribution of each phase and the remainder shall be paid to the City prior to recordation of each phase.
 6. The financial contribution for phase 2 shall be \$188,085.06, minus any deductions from open space improvements in phase 2.
 7. The financial contribution for phase 3 shall be \$160,589.25, minus any deductions from open space improvements in phase 3.
 8. The trail connect to the side walk on Aspen Hills Blvd behind lot 211.
 9. 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 Western Hills Phases 2 & 3 Preliminary Plat amendment to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Denial

The City Council may also choose to deny the application. “I move to **deny** the Western Hills Phases 2 & 3 Preliminary Plat with the Findings below:

1. The Western Hills Phases 2 & 3 Preliminary Plat is not consistent with the General Plan, as articulated by the City Council:
_____ , and/or,
2. The Western Hills Phases 2 & 3 Preliminary Plat is not consistent with Section [19.04, 19.06, 19.12, 19.13] of the Code, as articulated by the City Council:
_____.

J. Attachments:

1. City Engineer's Report (pages 6-7)
2. Location & Zone Map (page 8)
3. Planning Review Checklist (pages 9-14)
4. Preliminary Plat (pages 15-20)
5. Landscape Plans (pages 21-28)
6. Financial Contributions letter (pages 29-30)
7. Approved trail plans (pages 31-39)
8. 4.28.16 PC Draft Minutes (pages 40-41)

Planning Commission Staff Report

Author: Gordon Miner, City Engineer
Subject: Western Hills Subdivision Phase 2 & 3
Date: April 28, 2015
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: Ridgepoint Management Group, LLC
Request: Preliminary Plat Approval
Location: 350 W Aspen Hills Blvd
Acreage: 8.645 acres - 20 lots

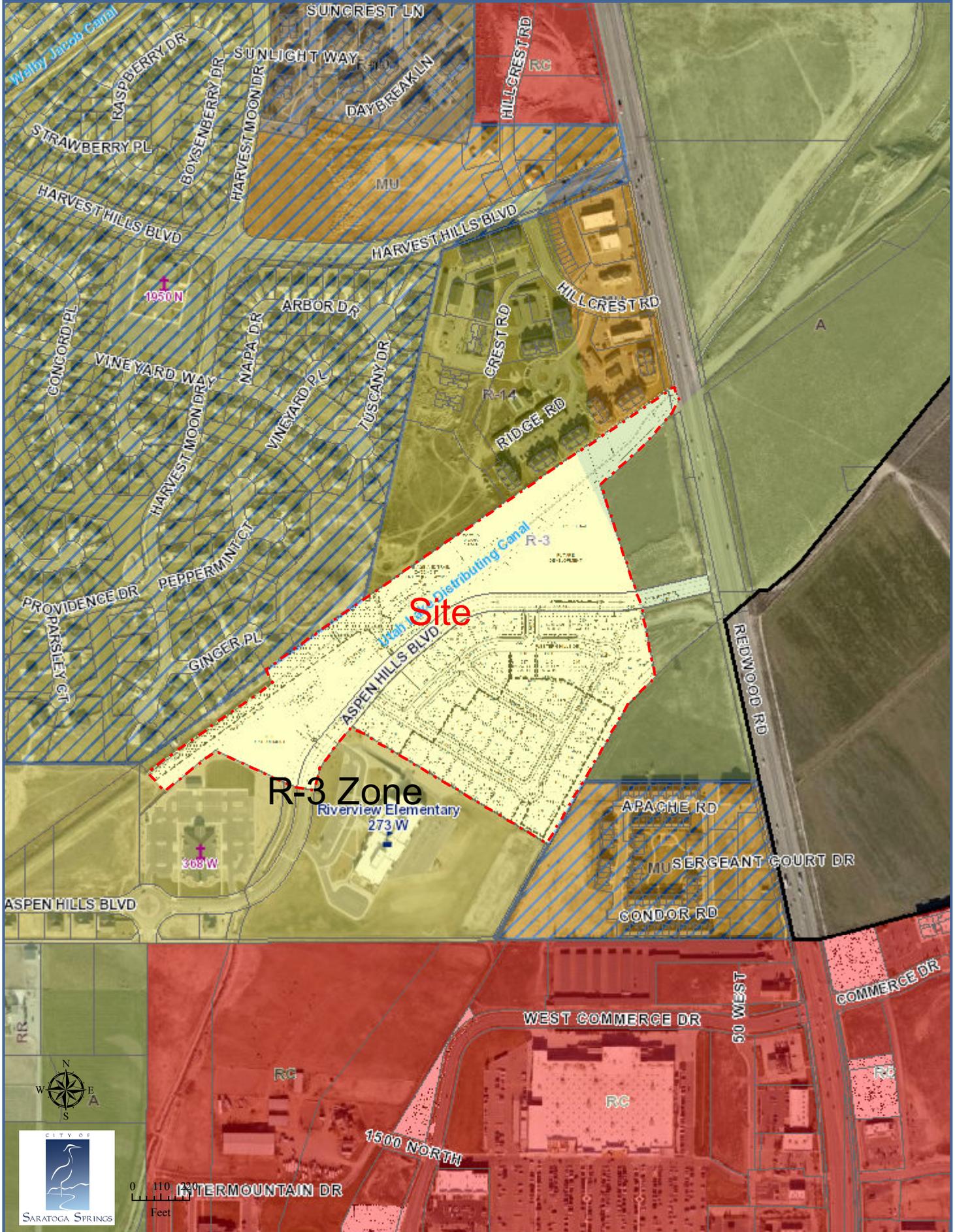
C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

D. Conditions:

- A. 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.
- B. 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.
- C. 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.
- D. Project shall comply with all ADA standards and requirements.
- E. Half width dimensions shall be shown for Redwood Road

- F. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- G. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

Western Hills - Zoning and Location Map





APPLICATION E IE HE LIST

A I

<p>D</p> <p>P N</p> <p>P T</p> <p>T</p> <p>A</p> <p>O</p> <p>L</p> <p>S A</p> <p>P N</p> <p>P D</p> <p>A</p> <p>A</p> <p>P</p> <p>L A</p> <p>F</p> <p>P</p>	<p>4/13/2016 - Resubmittal</p> <p>Western Hills Subdivision Phase 2 &3</p> <p>Preliminary Plat & Final Plat</p> <p>Planning Commission</p> <p>Public Hearing at PC</p> <p>Ridgepoint Management Group LLC</p> <p>Western Hills 1 LLC</p> <p>1700 N 200 W (Approximate)</p> <p>Redwood Rd, Aspen Hills Blvd</p> <p>58:023:0228 – 14.3 AC</p> <p>58:023:0229 – 14.94 AC</p> <p>Total 29.24</p> <p>Low Density Residential</p> <p>R-3 Low Density Residential</p> <p>MU, R-14, A, R-3</p> <p>Vacant</p> <p>Single Family Residential, Condominiums,</p> <p>Town Homes, Elementary School, LDS Chapel</p> <p>Preliminary Plat Phase 1 6-15-10 (PC) 6-22-10(CC),</p> <p>Final Plat Phase 1 8-24-10 (CC)</p> <p>LDS Chapel 12-8-11 (PC) 1-3-12(CC)</p> <p>Preliminary Plat Phase 1C 4-24-14(PC 5-6-14(CC)</p> <p>Concept Plan for Residential Subdivision</p> <p>5-8-14(PC) 6-3-14(CC)</p> <p>Open Space Discussion 5-5-15 (CC work session)</p> <p>City Council</p> <p>City Council</p> <p>Jamie Baron</p>
---	---

S A S

- Application Complete: yes
- Rezone Required: No
- General Plan Amendment required: No

S P

- DRC:
 - 8-24-15: Comments: Better phasing plan needed to indicate which improvements are tied to what phase. DA needed to tie down phasing and improvements, including off-site OS improvements.
 - 10-12-15: Comments: The area where the two trails meet needs to be done in the first phase and then phase from there toward the Park. The section of open space east of the crossing of the trails needs to be included in the phasing plan. The storm drainage easement on the south side may have been included as open space all ready and need to make sure that it's not being used as open space for more than one project.
 - 1-4-16: Recommend consideration of realignment of street and/or trail crossing for more logical connection. Require replacement of fruit-bearing trees with non-bearing trees in park in order for City to consider acceptance. Verify in writing what improvements will be installed, instead of "to be determined by property owner."
 - UDC: N/A
 - Neighborhood Meeting: N/A
 - PC: Scheduled for 4/28/2016
 - CC: Tentatively scheduled for 5/17/2016
-

D

- Setback detail; corner side yard can be 20 feet
- Lot numbering: start with phase 2, numbering in the 200's

F D

- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
 - Use new cul-de-sac detail (96 feet drivable surface, 125 feet total diameter)
- Fire hydrant locations, maximum separation of 500 feet

IS A

- Rosewood Drive is a duplicate of an existing road name. Needs addresses.

A

- Aspen Hills Blvd must be dedicated and recorded prior to final plat approval
-

- 19.04, Land Use Zones
 - Zone: R-3
 - Use: Permitted Use - Single Family Residential
 - Density: Up to 3 units per acre allowed. Complies. Phase 2 is 8.644 acres with 20 lots (2.31 units per acre). Phase 3 is 7.381 acres with 19 lots (2.57 units per acre).
 - Setbacks: . The side set backs on knuckle lots is indicated as 10'. The setback detail should comply with the following requirements:
 - 25' front

- 8' min/ 20' combined side yard
 - 20' Street side
 - 25' rear
 - Lot width: 70' wide required at front setback. All lots are 70' or wider at the front setback.
 - Lot Frontage: 35' required on a public or private street. All lots have 35' for more of frontage on a public street.
 - Lot size: 10,000 square feet minimum. All lots are 10,000 square feet or larger.
 - Lot coverage: 50% maximum. To be reviewed at building permit.
 - Dwelling/Building size: minimum of 1,250 square feet of living space required above grade. To be reviewed at building permit.
 - Height: 35' maximum. To be reviewed at building permit.
 - Landscaping: See below
 - Open Space: 15% required.
 - Phase 2 includes 1.481 acres of open space (17.13%) within 8.644 acres.
 - Phase 3 includes 1.107 acres of open space (15%) within 7.381 acres.
 - Sensitive Lands: No more than 50% of required open space. Phase 2 contains 14.32 % (8,871 square feet of the 376,543 square foot phase) of sensitive lands and Phase 3 contains 58.65 % (28,286 square feet of the 321,500 square foot phase) sensitive lands. Phase 3 is over the 50%, however the total of sensitive lands for both phases is 33.73 % (37,157 square feet of the 698,043 project are) sensitive lands.
 - Trash: individual cans will be used
- 19.05, Supplemental Regulations
 - Flood Plain; N/A
 - Water & sewage: will connect to City infrastructure
 - Transportation Master Plan: No plats or buildings shall be where a future street is located on the Master Transportation Plan. – no lots will block a planned road
 - Minimum height of dwellings: no more than 10% of the main floor area is allowed below grade. To be reviewed at building permit.
 - Property access: all lots have access onto a public street.
 - 19.06, Landscaping and Fencing
 - Landscaping Plan: All conditions of the Parks Department shall be met. . The following changes are required.
 - Ornamental grasses only in the shrub beds
 - No weed barrier
 - No drip lines, see City standard LS-7
 - Amenities shall match those in Shay Park.
 - Meet all City Standards
 - Additional Requirements: Park strips shall be landscaped by the abutting property owner, except those that have a rear property line abutting Aspen Hills Blvd. Those park strips will be landscaped by the developer and maintained by the City.
 - Fencing & Screening:

REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

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

CITY STANDARD NOTES

- Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- Contractor shall field verify locations and invert elevations of existing storm drain structures and other utilities before staking or construction any new storm drain lines.
- All construction shall comply to the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- Existing Utilities have been noted to the best of the Engineer's knowledge, it is the owners and contractors responsibility to locate utilities in the field and notify Engineer and City if discrepancies exist.
- Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
- The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and approved lighting plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
- All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by the City.

GENERAL

- All work shall be done in accordance with the specifications and/or requirements of the Saratoga Springs Public Works Department.
- A pre-construction conference will be held a minimum of 3 working days prior to start of work. All contractors, subcontractors and/or utility contractors, Saratoga Springs City Public Works and the City's Engineer should be present.
- All lot dimensions and easements are to be taken from the Plat.
- All construction stakes must be requested a minimum of three (3) working days prior to planned use.

PROJECT LEGEND

- PROJECT BENCHMARK IS SW COR SECTION 11 ELEV = 4262.32
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED PRESSURIZED IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- DRAINAGE CHANNEL/ STREET FLOW DIRECTION
- PROPOSED LIGHT POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- CONSTRUCT 8" CULINARY WATER LINE (PVC C-800)
- CONSTRUCT 10" CULINARY WATER LINE (PVC C-800)
- CONSTRUCT STORM DRAIN RCP
- CONSTRUCT 8" IRRIGATION WATER LINE (PVC C-900 PURPLE)
- CONSTRUCT 8" IRRIGATION WATER LINE (PVC C-900 PURPLE)
- CONSTRUCT SEWER LINE (SDR 35 SEWER PIPE)

SITE DEVELOPMENT CONSTRUCTION PLANS

WESTERN HILLS

SUBDIVISION PHASE 2 & 3

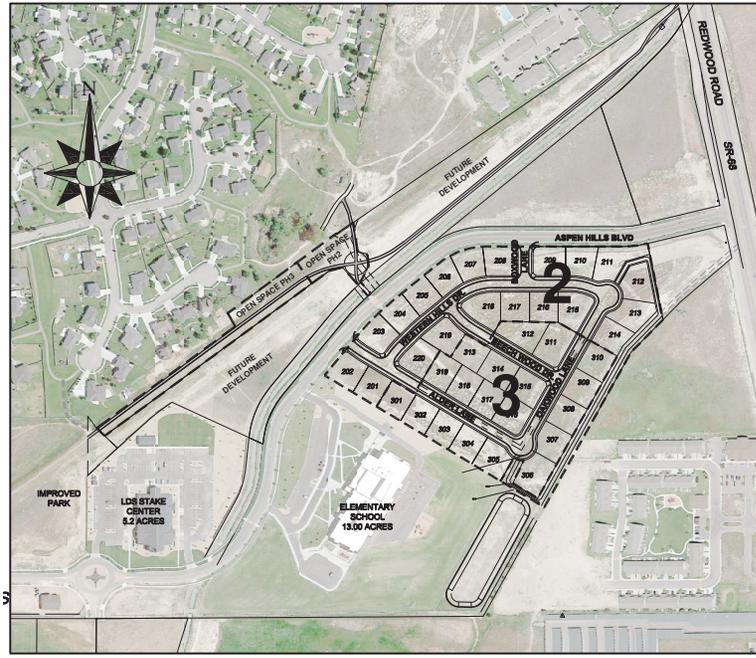
LOCATION

SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

APRIL 2016



VICINITY MAP
Not To Scale



DATA TABLE BY PHASE

PHASE	AREA (sq ft.)	AREA (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE	NUMBER OF LOTS	ROW AREA (Ac.)	% ROW AREA	IMPERVIOUS AREA (Ac.)	% IMPERVIOUS AREA	LOT AREA (Ac.)	DENSITY (U/Ac.)	Sensitive Land (SF)	% Sensitive Land
PHASE 2	376943	8.644	1.481	17.13	20	1.993	23.06	3.563	41.22	2.163	2.31	8671	14.32
PHASE 3	321500	7.381	1.102	15.00	19	1.561	21.01	2.586	36.32	4.493	2.27	28286	58.66
OVERALL	698043	16.025	2.529	15.78	39	3.544	22.12	6.190	38.63	18.770	2.43	37157	33.73

SHEET INDEX

SHEET	DESCRIPTION
1	COVER
AS-1	ALTA SURVEY COVER
AS-2	ALTA SURVEY
SP01 - SP02	SUBDIVISION PLAT - PHASE 2
C-1	EXISTING / DEMOLITION PLAN
C-2	FINAL OVERALL SITE PLAN
C-3	OVERALL GRADING & DRAINAGE PLAN
C-4	OVERALL UTILITY PLAN
C-4.1	UTILITY PHASING
PP-1	PLAN & PROFILE ALDER LANE 10+00-13+00
PP-2	PLAN & PROFILE ALDER LANE 13+00 - END
PP-3	PLAN & PROFILE WESTERN HILLS DRIVE 30+00 - 35+00
PP-4	PLAN & PROFILE WESTERN HILLS DRIVE 35+00 - END
PP-5	PLAN & PROFILE OAKWOOD LANE 20+00 - 24+00
PP-6	PLAN & PROFILE OAKWOOD LANE 24+00 - END
PP-7	PLAN & PROFILE BEECH WOOD DRIVE 40+00 - END
PP-8	PLAN & PROFILE BOXWOOD DRIVE
PP-9	PLAN & PROFILE WEST TRAIL
EC01 - EC04	EROSION CONTROL PLAN & DETAILS
SS-1	STRIPING / SIGNING PLAN
F-1	FENCING PLAN
DT01 - DT07	CONSTRUCTION DETAILS
LS1.1 - LS1.5	LANDSCAPE PLAN
LS2.1	IRRIGATION PLAN
LS3.1	LANDSCAPE & HARDSCAPE DETAILS
LS4.1	IRRIGATION DETAILS

VERIFY SCALE: ORIGINAL DRAWING IS ONE INCH = 100 FEET. THIS SHEET ADJUST TO SCALE ACCORDINGLY.
 DESIGN: T. KENISON
 DRAWN: T. KENISON
 CHECK: V. HANSEN
 APPROVED: V. HANSEN
 NO. DATE REVISION BY SCALE/CORRECTION
 WESTERN HILLS SUBDIVISION SARATOGA SPRINGS, UTAH
 PROJECT: 15-399-11
 DATE: 4-04-2016
 SHEET: 01

Western Hills Residential Concept Area

Area North of Aspen Hills Blvd

A parcel of land located in the Southwest Quarter of Section 11 and the Southeast Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at the southerly corner of Lot 1206 Harvest Hills Planned Unit Development Plat F, as shown on the recorded plat in the office of the Utah County Recorder, said point located S89°39'03"W 1.09 feet and North 652.13 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N53°45'00"E 589.46 feet, thence N30°09'41"W 52.31 feet, thence N53°14'55"E 464.30 feet, thence S12°38'05"W 3.54 feet, thence N55°25'00"E 1415.61 feet, thence S12°02'03"E 83.62 feet to the beginning of a non-tangent curve to the right having a radius of 520.79 feet; thence along the arc of said curve 122.82 feet, passing through a central angle of 13°30'44", chord bears S38°17'20"W 122.53 feet, thence S45°02'42"W 141.06 feet to the beginning of a curve to the right having a radius of 720.40 feet; thence along the arc of said curve 74.00 feet, passing through a central angle of 5°53'06", chord bears S47°59'09"W 73.96 feet, thence S50°55'42"W 60.73 feet, thence S18°48'59"E 42.39 feet, thence S18°48'00"E 385.98 feet to the northerly right of way of Aspen Hills Blvd and the beginning of a non-tangent curve to the right, having a radius of 266.00 feet; thence along the arc of said curve 61.54 feet, passing through a central angle of 13°15'18", chord bears S83°22'20"W 61.40 feet, thence West 466.84 feet to the beginning of a curve to the left having a radius of 334.00 feet, thence along the arc of said curve 227.76 feet, passing through a central angle of 39°04'18", chord bears S70°27'51"W 223.38 feet, thence S50°55'42"W 196.51 feet to the beginning of a curve to the left, having a radius of 984.00 feet; thence along the arc of said curve 194.07 feet, passing through a central angle of 11°18'00", chord bears S45°16'42"W 193.75 feet, thence S39°37'42"W 302.05 feet to the beginning of a curve to the left, having a radius of 334.00 feet; thence along the arc of said curve 195.09 feet, passing through a central angle of 33°28'00", chord bears S22°53'42"W 192.33 feet more or less to the boundary of Western Hills phase 1-B; thence N65°24'16"W 343.76 feet, thence S53°30'54"W 84.23 feet, thence S47°43'19"W 159.10 feet, thence N46°27'58"W 99.18 feet to the point of beginning. Containing 14.173 acres, more or less.

Area South of Aspen Hills Blvd

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the southerly right of way of Aspen Hills Blvd., located N89°39'03"E 782.25 feet along the section line and North 528.37 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N39°37'42"E 170.30 feet to the beginning of a curve to the right having a radius of 916.00 feet; thence along the arc of said curve 180.66 feet, passing through a central angle of 11°18'00", chord bears N45°16'42"E 180.36 feet, thence N50°55'42"E 196.51 feet to the beginning of a curve to the right having a radius of 266.00 feet; thence along the arc of said curve 181.39 feet, passing through a central angle of 39°04'18", chord bears N70°27'51"E 177.90 feet, thence East 466.84 feet to the beginning of a curve to the left having a radius of 334.00 feet; thence along the arc of said curve 77.77 feet, passing through a central angle of 13°20'27", chord bears N83°19'47"E 77.59 feet, thence N76°39'33"E 6.70 feet, thence S11°20'43"E 266.63 feet, thence S44°30'03"W 156.12 feet, thence S29°14'03"W 608.59 feet, thence N59°02'24"W 878.39 feet to the point of beginning. Containing 14.31 acres, more or less.

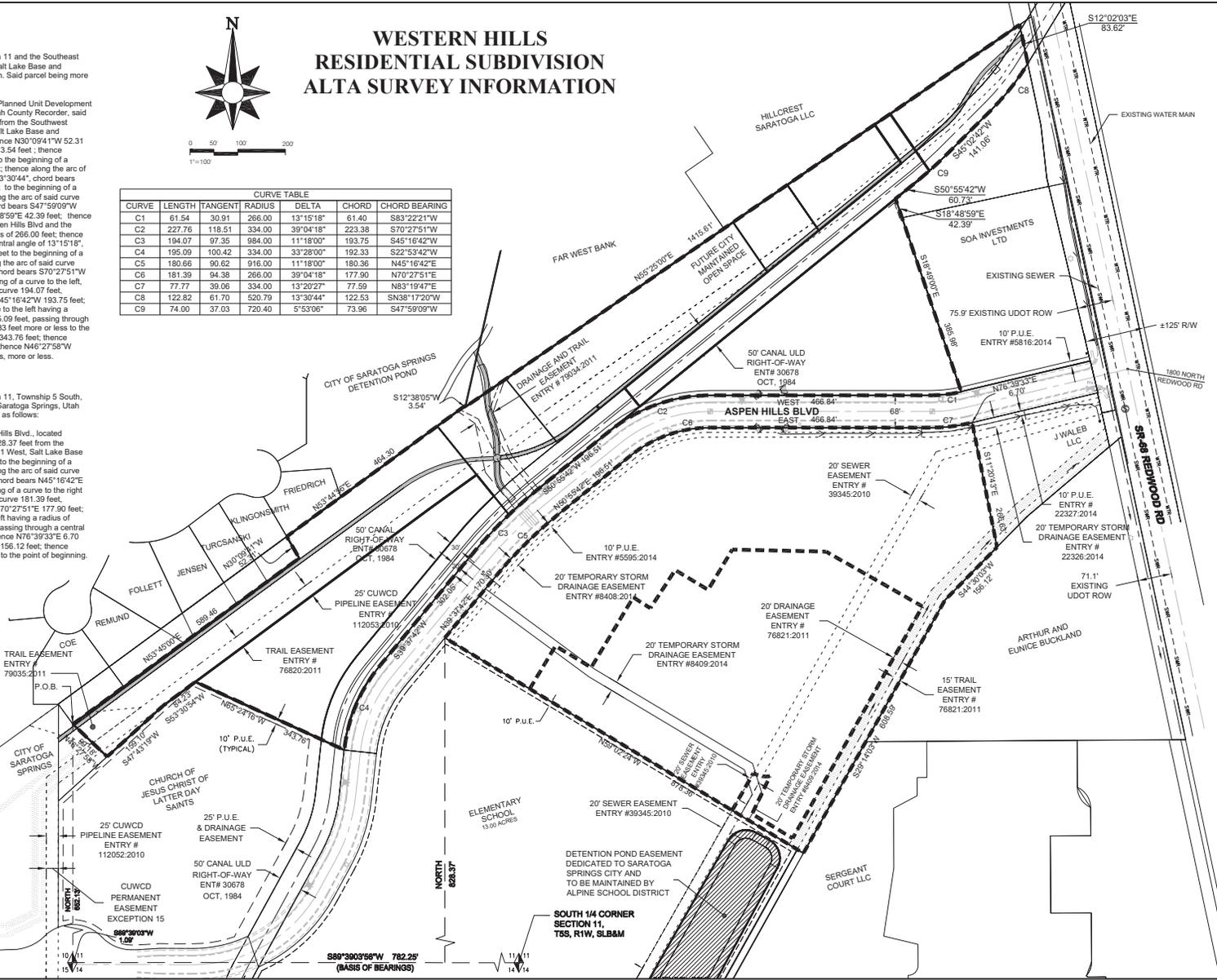


WESTERN HILLS RESIDENTIAL SUBDIVISION ALTA SURVEY INFORMATION

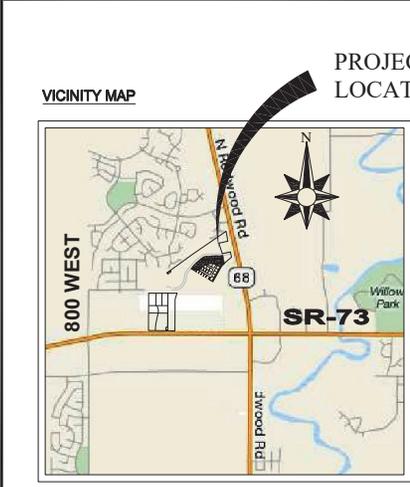
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	61.54	30.91	266.00	13°15'18"	61.40	S83°22'21"W
C2	227.76	118.51	334.00	39°04'18"	223.38	S70°27'51"W
C3	194.07	97.35	984.00	11°18'00"	193.75	S45°16'42"W
C4	195.09	100.42	334.00	33°28'00"	192.33	S22°53'42"W
C5	180.66	90.62	916.00	11°18'00"	180.36	N45°16'42"E
C6	181.39	94.38	266.00	39°04'18"	177.90	N70°27'51"E
C7	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E
C8	122.82	61.70	520.79	13°30'44"	122.53	S38°17'20"W
C9	74.00	37.03	720.40	5°53'06"	73.96	S47°59'09"W

LEGEND

- 10 11 EXISTING SECTION CORNER (FOUND)
- 15 14 (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS
- STREET MONUMENTS
- MONUMENT TO MONUMENT TIE
- PROPERTY CORNER
- EXISTING STREET LIGHT



VERIFY SCALE ORIGINAL DRAWING DATE OF ORIGINAL THIS SHEET ADJUST SCALE ACCORDINGLY	DESIGN: T. KENSON DRAWN: T. KENSON CHECK: V. HANSEN NO. DATE REVISION	42 WEST 100 SOUTH, SUITE 1 SALT LAKE CITY, UT 84119 TEL: (801) 756-2488 FAX: (801) 756-2429	H & H ENGINEERING & SURVEYING, INC.	WESTERN HILLS SUBDIVISION SARATOGA SPRINGS, UTAH ALTA SURVEY PROJ: 15-399-11 DATE: 2-16-2016 SHEET: AS-1
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PROJECT LOCATION

WESTERN HILLS SUBDIVISION - PHASE 2

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT IS SUBJECT TO MASTER DEVELOPMENT AGREEMENT NO. _____.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- 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.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS. PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH _____ AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.

BOUNDARY DESCRIPTIONS

Western Hills Subdivision Lot Area

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the southerly right of way of Aspen Hills Blvd., located N89°39'03"E 792.25 feet along the section line and North 828.37 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N39°37'42"E 170.30 feet to the beginning of a curve to the right having a radius of 916.00 feet; thence along the arc of said curve 180.66 feet, passing through a central angle of 11°18'00", chord bears N45°16'42"E 180.36 feet; thence N50°55'42"E 196.51 feet to the beginning of a curve to the right having a radius of 266.00 feet; thence along the arc of said curve 191.39 feet, passing through a central angle of 39°04'18", chord bears N70°27'51"E 177.90 feet; thence East 466.84 feet to the beginning of a curve to the left having a radius of 334.00 feet; thence along the arc of said curve 77.77 feet, passing through a central angle of 13°20'27", chord bears N81°19'47"E 77.59 feet; thence N 76°39'33" E 6.70 feet; thence S11°20'43"E 266.63 feet to the southeasterly boundary of the Western Hills 3 LLC Property; thence S44°30'03"W 156.12 feet; thence S29°14'03"W 606.59 feet; thence N59°02'24"W 174.48 feet; thence N29°17'53"E 90.03 feet to the beginning of a non-tangent curve to the left having a radius of 55 feet; thence along the arc of said curve 36.09 feet, passing through a central angle of 37°35'45", chord bears S79°15'08"E 35.45 feet; thence S25°27'40"W 87.66 feet; thence S59°02'24"E 99.44 feet; thence N29°14'03"E 557.99 feet; thence N60°22'07"W 103.46 feet; thence N60°24'58"W 129.28 feet; thence N88°45'16"W 197.05 feet; thence S30°57'36"W 98.56 feet; thence N59°02'24"W 72.27 feet to the beginning of a curve to the right having a radius of 238.00 feet; thence along the arc of said curve 8.54 feet, passing through a central angle of 2°03'18", chord bears N58°00'45"W 8.54 feet; thence S33°00'54"W 95.64 feet; thence N5 74°22"E 42.47 feet; thence S30°57'36"W 171.54 feet; thence N59°02'24"W 87.65 feet; thence S30°57'36"W 105.00 feet to the northerly boundary of the Alpine School District property; thence N59°02'24"W 207.94 feet to the point of beginning.

Containing 8.033 acres more or less and 20 building lots.

Western Hills Subdivision Open Space Area

A parcel of land located in the Southwest Quarter of Section 11 Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point which is located N89°39'03"E 739.42 feet and North 1143.77 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N36°14'55"W 88.49 feet; thence N53°44'56"E 170.53 feet; thence S12°38'05"W 3.54 feet; thence N55°23'07"E 68.85 feet; thence S08°46'55"E 98.80 feet; thence S70°33'43"E 35.29 feet; thence S06°52'47"E 39.90 feet; thence S27°50'52"W 60.88 feet; thence S41°47'34"E 53.05 feet to the beginning of a non-tangent curve to the right having a radius of 984.00 feet; thence along the arc of said curve 12.84 feet, passing through a central angle of 0°44'52", chord bears S47°50'00"W 12.84 feet; thence N41°51'39"W 131.02 feet; thence S75°30'48"W 48.12 feet; thence S53°40'30"W 71.52 feet to the point of beginning.

Open Space 3 containing 0.612 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Victor E. Hansen, do hereby certify that I am a registered Land Surveyor and that I hold a license, 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.

BOUNDARY DESCRIPTIONS

Open Space 3 containing 0.612 acres, more or less.

Lot Area Containing 8.033 acres (SEE LOT AREA DESCRIPTION TO THE LEFT)

Total Acres: **8.645** more or less. # of Lots: **20** units.

Date: Victor E. Hansen

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

WESTERN HILL SUBDIVISION - PHASE 2

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 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 _____, A.D. 20____.

WESTERN HILLS 1, LLC
BY: TRISTRAM IRREVOCABLE TRUST
ITS: MANAGER

BRAD A. JENSEN, TRUSTEE

LLC ACKNOWLEDGEMENT

STATE OF UTAH
County of Utah

On this _____ day of _____, A.D. 20____, personally appeared before me _____, who being by me duly sworn did say that he/she is the Manager of _____, a Utah limited liability company, and that the foregoing instrument was duly authorized by the Member/Managers of said limited liability company.

My commission expires: _____ Notary Public residing at _____

APPROVAL BY LEGISLATIVE BODY

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

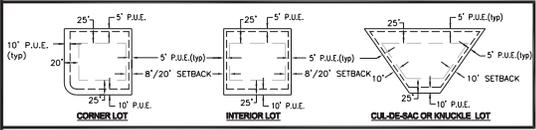
City Mayor Attest City Recorder (See Seal Below)

WESTERN HILLS SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL

TYPICAL SETBACK & P.U.E. DETAILS



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-803(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

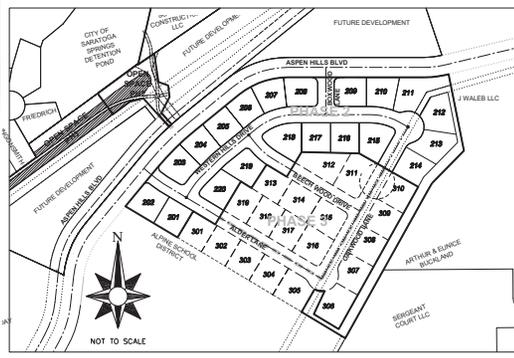
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY.
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
c. TITLE 54, CHAPTER 54, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW.
APPROVED THIS _____ DAY OF _____, A.D. 20____

BY: _____
TITLE: _____
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

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 ACKNOWLEDGMENT 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 FUTURE INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.
APPROVED THIS _____ DAY OF _____, 20____

BY: _____
TITLE: _____
QUESTAR GAS COMPANY



CENTURY LINK Approved this _____ day of _____, A.D. 20____	PLANNING DIRECTOR APPROVAL Reviewed by the Planning Director on this _____ day of _____, A.D. 20____	LAND USE AUTHORITY Approved by the Land Use Authority on this _____ day of _____, A.D. 20____	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____
COMCAST CABLE TELEVISION Approved this _____ day of _____, A.D. 20____	SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this _____ day of _____, A.D. 20____	FIRE CHIEF APPROVAL Approved by the Fire Chief on this _____ day of _____, A.D. 20____	LEHI CITY POST OFFICE Approved by Post Office Representative on this _____ day of _____, A.D. 20____
CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION	CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

H&H
ENGINEERING & SURVEYING, INC.
42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2498
FAX: (801) 756-3499

WESTERN HILLS SUBDIVISION

PHASE 2

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C7	23.78	15.22	15.00	90°48'59"	21.36	S04°57'45"E
C8	26.02	13.04	172.00	8°40'06"	26.00	S54°42'21"E
C9	22.97	14.42	15.00	87°44'23"	20.79	N07°05'24"E
C10	47.99	24.06	228.00	12°03'32"	47.96	S39°14'59"W
C11	99.14	46.62	915.76	6°12'10"	99.08	S43°32'49"W
C12	68.44	34.24	916.00	4°16'51"	68.42	S48°47'17"W
C13	48.93	24.48	266.00	10°31'03"	48.78	S59°11'14"W
C14	117.23	59.58	266.00	25°19'07"	116.29	S74°04'19"W
C15	15.33	7.67	265.88	3°18'13"	15.33	S88°20'54"W
C16	31.42	20.00	20.00	90°00'00"	28.28	N45°00'00"W
C17	22.48	11.25	228.00	5°38'57"	22.47	S48°05'14"W
C18	48.95	24.57	228.00	12°18'08"	48.86	S57°04'46"W
C19	80.66	40.76	228.00	20°18'10"	80.24	S73°21'55"W
C20	25.87	12.95	228.00	6°30'00"	25.85	S86°45'00"W
C21	23.56	15.00	15.00	90°00'00"	21.21	N45°00'00"E
C22	23.56	15.00	15.00	90°00'00"	21.21	S84°37'42"W
C23	34.49	17.28	228.00	8°40'06"	34.46	S54°42'21"E
C24	31.42	20.00	20.00	90°00'00"	28.28	S45°00'00"W
C25	23.56	15.00	15.00	90°00'00"	21.21	S45°00'00"W
C26	77.57	39.17	228.00	19°29'39"	77.20	N80°15'10"W
C27	12.31	6.16	228.00	3°05'39"	12.31	N88°57'31"W
C28	22.70	11.87	31.50	41°16'54"	22.71	S88°03'09"E
C29	42.38	22.31	55.00	44°09'14"	41.34	N86°36'59"W
C30	20.24	10.23	55.00	21°04'59"	20.12	N53°59'52"W
C31	49.84	26.78	55.00	51°59'19"	48.15	N17°29'46"W
C32	64.99	36.89	55.00	87°42'22"	61.28	N42°35'48"W
C33	25.59	13.55	31.50	46°32'20"	24.89	S52°54'03"W
C34	24.54	18.01	15.00	93°43'42"	21.89	N17°13'58"W
C35	77.76	39.56	172.00	25°54'11"	77.10	N77°02'59"W
C36	112.99	58.62	172.00	37°08'15"	110.97	S71°10'52"W
C37	23.84	15.28	15.00	91°04'01"	21.41	S69°42'44"W
C38	64.60	32.64	182.00	20°20'07"	64.26	S48°52'20"E
C39	75.46	38.65	286.00	16°10'01"	75.15	S47°54'06"E
C40	23.63	15.07	15.00	90°15'12"	21.29	N53°56'42"W
C41	16.96	8.49	172.00	5°38'57"	16.95	S48°05'14"W
C42	32.48	16.29	172.00	10°49'11"	32.43	S39°52'09"W
C43	24.48	15.85	15.00	93°29'58"	21.85	S12°12'25"E
C44	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E
C45	8.54	4.27	238.00	2°03'18"	8.54	N58°02'45"W
C46	78.67	39.36	979.77	4°36'03"	78.65	S48°37'45"W
C47	181.39	94.38	266.00	39°04'18"	177.59	N02°27'51"E
C48	180.66	90.62	916.00	11°18'00"	180.38	N45°16'42"E
C49	36.09	18.72	55.00	37°35'45"	35.45	S79°16'08"E
C50	12.84	6.42	984.00	0°44'52"	12.84	S47°50'00"W

CENERLINE CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
CL1	30.26	15.16	200.00	8°40'06"	30.23	S54°42'21"E
CL2	49.98	25.12	200.00	14°19'09"	49.85	S38°07'10"W
CL3	19.12	9.87	200.00	5°38'57"	19.71	S48°05'14"W
CL4	73.19	36.97	210.00	19°58'06"	72.82	S49°03'21"E
CL5	136.39	70.96	200.00	39°04'18"	133.76	S70°27'51"E
CL6	103.27	52.81	200.00	29°35'02"	102.12	N75°12'29"W

LEGEND

10, 11 EXISTING SECTION CORNER (FOUND)
13, 14 (AS DESCRIBED)

PHASE 1 BOUNDARY LINE

STREET CENTERLINE

BUILDING SETBACK LINE

PUBLIC UTILITY EASEMENTS

PHASE LINES

PROPOSED STREET MONUMENT

MONUMENT TO MONUMENT

PROPERTY CORNER

PROPOSED FIRE HYDRANT

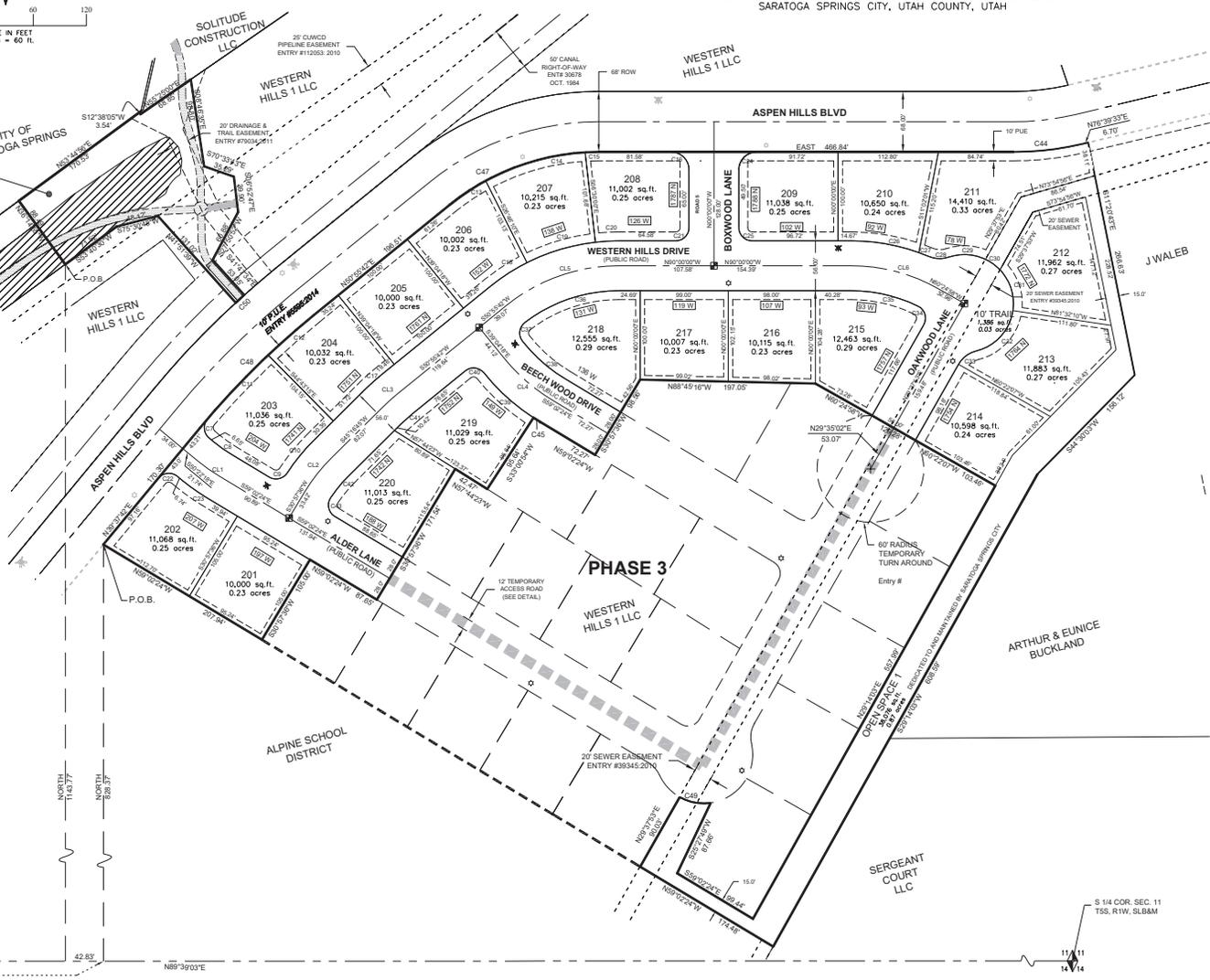
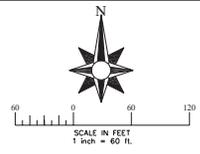
PROPOSED STREET LIGHT

TRAIL

SENSITIVE LANDS AREA

NOTES:

- NO DRIVEWAYS ARE PERMITTED ON BOXWOOD LANE FOR LOTS 208 AND 209.
- THE DRIVEWAY FOR LOT 202 MUST BE AT LEAST 90' AWAY FROM ASPEN HILLS BLVD AT THE NORTHEAST SIDE OF THE LOT.
- NO DRIVEWAY ACCESS ONTO ALDER LANE IS PERMITTED FOR LOT 203.
- NO LOTS ARE ALLOWED TO FRONT ONTO ASPEN HILLS BLVD.



Western Hills Residential Concept Area

Area North of Aspen Hills Blvd

A parcel of land located in the Southwest Quarter of Section 11 and the Southeast Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at the southerly corner of Lot 1205 Harvest Hills Planned Unit Development Plat F-A, as shown on the recorded plat in the office of the Utah County Recorder, said point located S89°39'03"W 1.09 feet and North 652.13 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N53°45'00"E 589.46 feet; thence N30°09'41"W 52.31 feet; thence N53°44'56"E 464.30 feet; thence S12°38'05"W 3.54 feet; thence N55°29'00"E 68.85 feet; thence S08°46'35"E 98.80 feet; thence S70°33'43"E 35.29 feet; thence S30°52'47"E 39.80 feet; thence S27°50'52"W 80.88 feet; thence S41°47'34"E 53.07 feet to the beginning of a non-tangent curve to the left, having a radius of 984.00 feet; thence along the arc of said curve a length of 12.84 feet, passing through a central angle of 00°44'52"; chord bears S47°50'00"W 12.84 feet; thence N41°51'39"W 131.02 feet; thence S75°30'48"W 48.12 feet; thence S53°40'30"W 71.52 feet; thence S53°40'30"W 881.99 feet; thence N46°27'58"W 38.23 feet to the point of beginning.

Containing 1.719 acres, more or less.

Area South of Aspen Hills Blvd

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the southerly right of way of Aspen Hills Blvd, located N89°39'03"E 782.25 feet along the section line and North 828.37 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N39°37'42"E 170.30 feet to the beginning of a curve to the right having a radius of 916.00 feet; thence along the arc of said curve 180.66 feet, passing through a central angle of 11°18'00"; chord bears N45°16'42"E 180.36 feet; thence N50°55'42"E 186.51 feet to the beginning of a curve to the right having a radius of 266.00 feet; thence along the arc of said curve 181.33 feet, passing through a central angle of 39°04'18"; chord bears N70°27'51"E 177.90 feet; thence East 468.84 feet to the beginning of a curve to the left having a radius of 334.00 feet; thence along the arc of said curve 77.77 feet, passing through a central angle of 13°20'27"; chord bears N83°19'47"E 77.59 feet; thence N76°39'33"E 6.70 feet; thence S11°20'43"E 266.63 feet; thence S44°30'33"W 156.12 feet; thence S29°14'15"W 608.60 feet; thence N69°12'24"W 678.36 feet to the point of beginning. Containing 14.31 acres, more or less.

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	49.98	25.12	200.00	14°19'09"	49.85	S38°07'10"W
C2	19.72	9.87	200.00	5°38'57"	19.71	S48°06'14"W
C3	73.19	36.97	210.00	19°58'06"	72.82	S49°03'21"W
C4	136.39	70.96	200.00	39°04'18"	133.76	S70°27'51"W
C5	103.27	52.81	200.00	29°35'02"	102.12	N75°12'29"W
C6	30.26	15.16	200.00	8°40'06"	30.23	S54°42'21"E
C7	41.80	22.33	40.00	49°54'03"	40.50	S24°57'02"W
C8	180.66	90.62	916.00	11°18'00"	180.36	S45°16'42"W
C9	181.39	94.38	266.00	39°04'18"	177.90	S70°27'51"W
C10	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E

LINE	LENGTH	BEARING
L1	33.42	S30°57'36"W
L2	21.74	S50°22'18"E
L3	44.12	S39°04'18"E

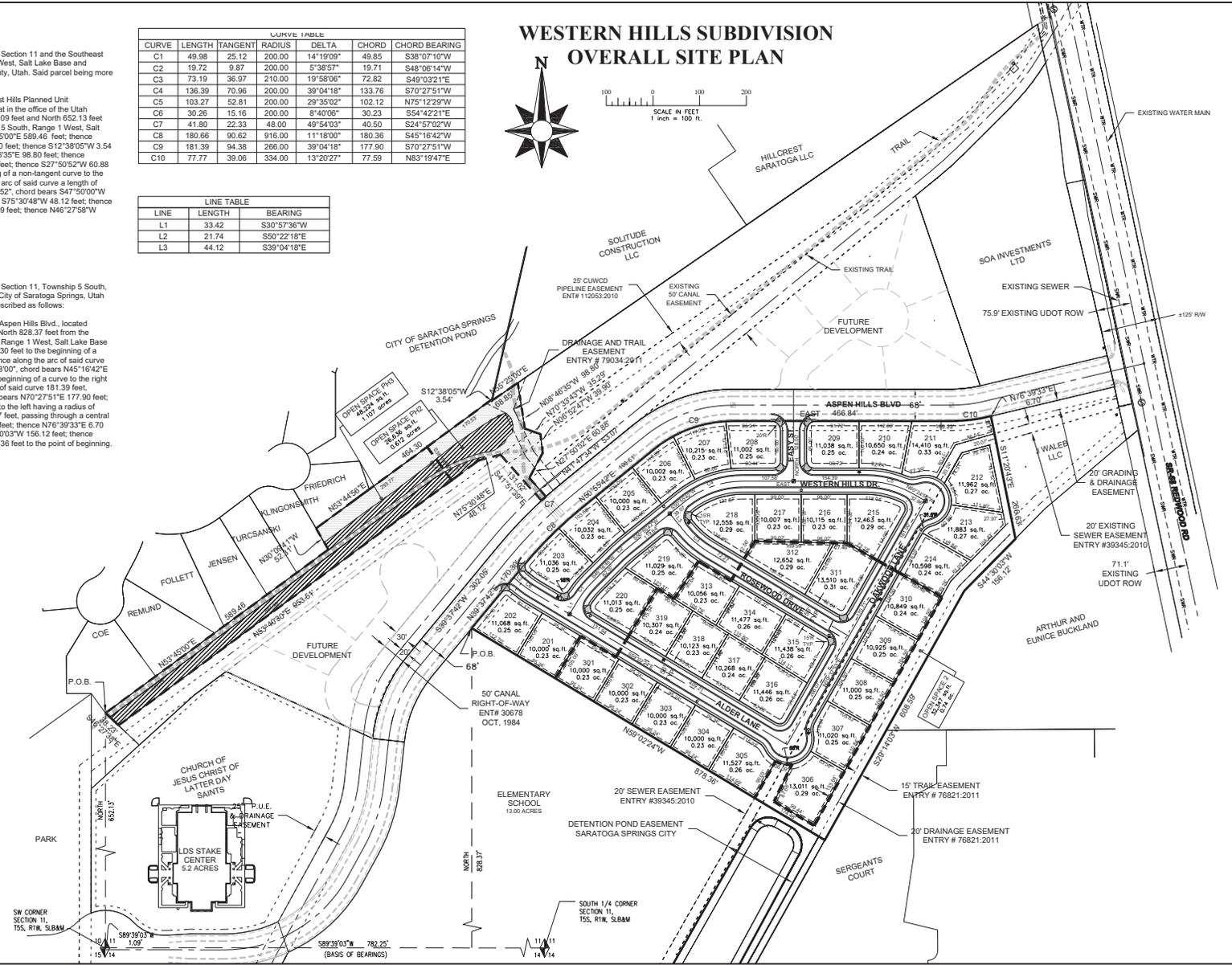
WESTERN HILLS SUBDIVISION OVERALL SITE PLAN



LEGEND

- 10/11 EXISTING SECTION CORNER (FOUND)
- 15/14 (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS
- STREET MONUMENTS
- MONUMENT TO MONUMENT TIE
- PROPERTY CORNER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PARCEL TO CITY

NOTE: ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY SARATOGA SPRINGS CITY.



VERIFY SCALE
DRAWN ORIGINAL DRAWING
CHECKED IN THE FIELD
THIS SHEET ADJUST
SCALE ACCORDINGLY

DESIGN: T. KENISON
DRAWN: T. KENISON
CHECKED: V. HANSEN
APP'D: V. HANSEN

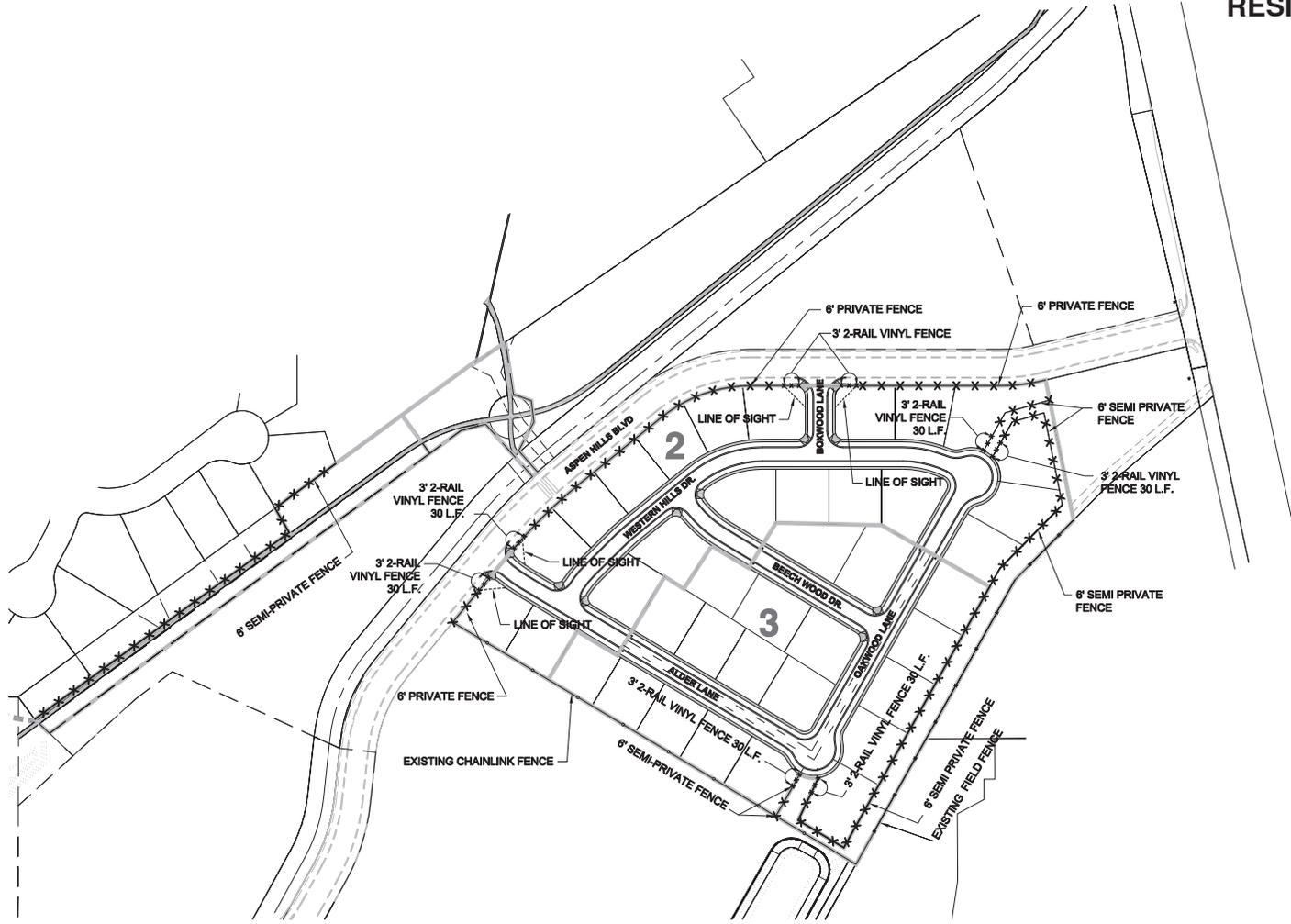
NO. DATE REVISION BY

42 WESTHILLS SUBDIVISION SHEET 15-399-11
WESTHILLS SUBDIVISION SARATOGA SPRINGS, UTAH
DATE: 04-20-16
SHEET: C-2

H&H
ENGINEERING & SURVEYING, INC.

PRELIMINARY SITE DEVELOPMENT
CONSTRUCTION PLANS

WESTERN HILLS RESIDENTIAL SUBDIVISION FENCING PLAN



LEGEND	
	BOUNDARY LINE
	PHASE LINE
	PUBLIC UTILITY EASEMENT
	6' SEMI PRIVATE FENCE
	3' 2-RAIL VINYL FENCE

VERIFY SCALE THIS SHEET AGAINST ORIGINAL DRAWING IF ONE DRAWING THIS SHEET ADJUST TO SCALE ACCORDINGLY	DESIGN: T. KENISON DRAWN: T. KENISON CHECK: V. HANSEN APPROV: V. HANSEN	NO. DATE REVISION _____	BY: _____	H&H ENGINEERING & SURVEYING, INC.
WESTERN HILLS SUBDIVISION SARATOGA SPRINGS, UTAH				
FENCING PLAN				
PROJ: 15-399-11 DATE: 4-04-2016 SHEET:				
F-01				

SEED MIX SPECIFICATIONS

- PART GENERAL**
- 101 SECTION INCLUDES
- A. PREPARATION OF SUBSOIL.
 - B. FERTILIZING.
 - C. SEEDING.
 - D. MAINTENANCE.
- 102 REFERENCES
- A. STANDARDS OF OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
 - B. ANSIZ 761, AMERICAN STANDARD FOR NURSERY STOCK.
- 103 IDENTIFICATION
- A. WEEDS: INCLUDES CHEATGRASS (BROMUS TETRASTACHYON), DANDELION (RANUNCULUS ACUTIFOLIUS), CRACKGRASS (BROMUS BRASILIENSIS), RED START (LAMBQUARTER), CHEEKWEED (CRESS, CRABGRASS, CANADIAN TURTLE, SETOGRASS, PORSCH OAK, BLACKBERRY, TANNY RACONER, JOHNSON GRASS, FERTILE, SETOGRASS, HORSE WEE, KNOWNED BENT GRASS, WILD GAMBIE, PERENNIAL SOREBEL, AND PHRAGMITES.
- 104 SUBMITTALS
- A. SEE APPROPRIATE SECTIONS OF THE CONTRACT DOCUMENTS FOR SUBMITTAL PROCEDURES.
 - B. CERTIFICATION: SUBMIT CERTIFICATION OF GRASS SPECIES AND LOCATION OF SEED SOURCE.
 - C. MAINTENANCE DATA: INCLUDE MAINTENANCE INSTRUCTIONS, CUTTING METHOD AND MAXIMUM HEIGHT, TIME, APPLICATION FREQUENCY, AND RECOMMENDED COVERAGE OF FERTILIZER.
- 105 QUALITY ASSURANCE
- A. SEEDS
 - 1. VENDOR: COMPANY SPECIALIZING IN SUPPLYING SEED WITH A MINIMUM FIVE YEARS EXPERIENCE, AND CERTIFIED BY THE STATE OF UTAH.
 - 2. INSTALLER QUALIFICATIONS: COMPANY APPROVED BY THE SEED VENDOR.
 - B. TREES AND SHRUBS
 - 1. VENDOR: COMPANY SPECIALIZING IN GROWING AND CULTIVATING TREES AND SHRUBS WITH A MINIMUM FIVE YEARS EXPERIENCE, AND CERTIFIED BY THE STATE OF UTAH.
 - 2. INSTALLER QUALIFICATIONS: COMPANY SPECIALIZING IN INSTALLING AND PLANTING TREES AND APPROVED BY TREE SUPPLIER.
 - 106 REGULATORY REQUIREMENTS
 - A. COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER AND HERBICIDE COMPOSITION.
 - B. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF FERTILIZER AND HERBICIDE MIXTURE.
 - 107 MAINTENANCE SERVICE
 - A. FURNISH SERVICE AND MAINTENANCE OF SEEDS OR SOO AREAS UP TO THE END OF WARRANTY AND UNTIL ACCEPTED BY THE CITY.
- PART PROJECTS**
- 108 MATERIALS
- A. RESTORING NATIVE GRASS SEED
 - 1. NATIVE GRASS MIX: NATIVE GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEEDS, MECHANICALLY PRUNED TO THE SPECIFIED PROPORTIONS. NATIVE GRASS SEED SHALL BE A BLEND OF THE SEED TYPES AS NOTED IN THE SEED MIX LEGEND.
 - 2. STANDARD: GRASS SEEDS SHALL COMPLY WITH STANDARDS OF OFFICIAL SEED ANALYSIS OF NORTH AMERICA - FOR 100% PURITY, 80% GERMINATION AND 1% (MAXIMUM) WEED SEED (00% PLS).
 - 3. DELIVERY: SEED SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, BEARING THE RESULTS OF ANALYSIS AND GERMINATION PERCENTAGE AND A CERTIFICATE OF PURITY OR RELEASE BY A COUNTY AGRICULTURE COMMISSIONER.
 - 4. SEED TO BE APPLIED BY HYDRALIC METHOD SHALL BE MIXED WITH WOOD CHIP MULCH, FERTILIZER AND POLYMER AT 50 POUNDS PER 100 SQUARE FEET.

SEED MIX LEGEND

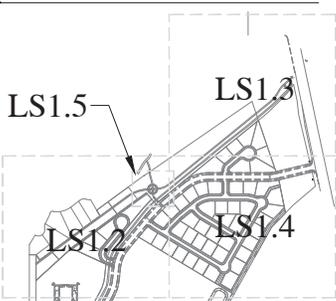
TYPE	DESCRIPTION	QUANTITY
TYPE 1 - GRASS MIX (WHEAT)	SLENDER WHEAT GRASS (AGROPERON TRICHACALUM)	275
	BLUESKY WHEAT GRASS (AGROPERON SPECIATUM)	275
	SHEEP FESCUE (FESTUCA OVINA)	400
	CANDLER WHEAT GRASS (AGROPERON TRICHACALUM)	650
	WESTERN WHEAT GRASS (AGROPERON SMITHII)	275
	GREEN NEELERGRASS (STIPA VIRIDULA)	275
	PROSTRATE SUMMER CYPRESS (KOCIPIA PROSTRATA)	200
	BLANCKET FLOWER (GALEA OFFICINALIS)	150
	BLUE FLAX (LINUM LEWISII)	150
	RED WING (AMARANTHUS TRIDENTATUS TRIDENTATUS)	015
	RUBBER RABBITGRASS (CITRICHLOMIS SACCHARINUS)	650
	WINTERFEST (TRITARIDES LANATA)	200
	TOTALS	3000

PLANTING RATE (Pounds of Pure Live Seed / Acre)	BROADCAST	HYDRALIC	PERCENTAGE
	275	200	13.75%
	400	600	40.00%
	650	650	21.67%
	275	200	13.75%
	275	200	13.75%
	200	150	10.00%
	150	150	7.50%
	015	015	0.75%
	650	625	1.00%
	200	100	10.00%
	TOTALS	3000	100.00%

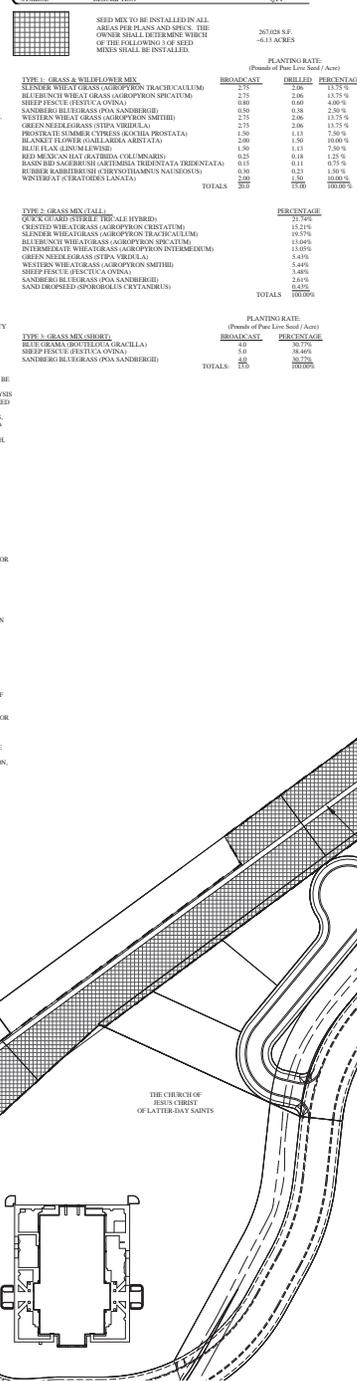
TYPE 2 - GRASS MIX (CALL) <th>PERCENTAGE</th>	PERCENTAGE
CRACK COURED TITHELEY (HELEAL) HYBRID	21.76%
CRESTED WHEATGRASS (AGROPERON CHESTUTUM)	15.24%
SLENDER WHEATGRASS (AGROPERON TRICHACALUM)	19.27%
BLUE SKY WHEATGRASS (AGROPERON SPECIATUM)	13.04%
INTERMEDIATE WHEATGRASS (AGROPERON INTERMEDIUM)	5.44%
GREEN NEELERGRASS (STIPA VIRIDULA)	5.44%
WESTERN WHEATGRASS (AGROPERON SMITHII)	3.48%
SHEEP FESCUE (FESTUCA OVINA)	2.62%
SANDBERG (SETOGRASS) (POA SANDBERGII)	10.00%
SAND DROPSID (SPOROBIOLIS CRISTATUS)	
TOTALS	100.00%

TYPE 3 - GRASS MIX (GRASS)	PERCENTAGE
BEST (GRASS) (PASTORIS) (GRACILLA)	5.0
SHEEP FESCUE (FESTUCA OVINA)	36.46
SANDBERG (SETOGRASS) (POA SANDBERGII)	26.25
TOTALS	67.71

KEY MAP



- PART EXISTING**
- 109 EXAMINATION
- A. VERIFY THAT PREPARED SOIL BASE IS ARE READY TO RECEIVE THE WORK OF THIS SECTION.
- 102 PREPARATION
- A. PREPARE SUB-GRADE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
 - B. PLACE TOPSOIL WHERE REQUIRED.
- 103 PLANTING SEED
- A. SEEDING
 - 1. OFF-SITE RESTORATION: ALL OFF-SITE WORK THROUGH AREAS THAT ARE COVERED WITH NATIVE GRASSES SHALL BE RE-SEEDING WITH NATIVE GRASS SEED, AS REQUIRED, AS RECORDED HEREIN.
 - 2. SEEDING SHALL NOT BE PERFORMED WHEN THE WIND VELOCITY EXCEEDS 5 MILES PER HOUR, OR IS DETERMINED IMPEDIMENTAL TO THE UNIFORM DISTRIBUTION OF SEED.
 - 3. GRADE PLANTING AREAS SMOOTH EVEN SURFACE WITH A LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE AND REMOVE ROCKS AND HELL IN DEPRESSIONS AS REQUIRED.
 - 4. SEED SHALL BE APPLIED BY HYDRALIC METHOD THROUGH WITH HYDRALICSEEDER AT THE COVERAGE RATE RECOMMENDED BY THE SEED VENDOR. SEED MAY BE APPLIED BY BROADCAST OR BROADCAST METHOD AT THE DISCRETION OF THE OWNER.
 - 5. RATE OF APPLICATION
 - 6. NATIVE GRASS SEEDS SHALL BE APPLIED AT A COVERABLE ACCEPTABLE RATE TO OBTAIN 70% GROWTH AND ACCEPTANCE AT END OF WARRANTY PERIOD.
 - 7. ALL MATERIALS MUST BE AT LEAST 48 HOURS FOR NUTRIENT PRIOR TO APPLICATION.
 - 8. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF FROGGER OR OTHERWISE DISTURBED AFTER FINAL GRADING AND PRIOR TO PLANTING.
- 104 MAINTENANCE REQUIREMENTS FOR NATIVE AREA DURING WARRANTY PERIODS
- A. FURNISH SERVICE AND MAINTENANCE OF RESTORED AREA UNTIL 70% COVERAGE IS ESTABLISHED AND ACCEPTED BY THE CITY.
 - B. AREA MUST BE FREE OF SOON OF EROSION AND INVASIVE SPECIES.
 - C. AREA MUST BE KEPT FREE OF LITTER AND MOVED AND THINNED AS REQUIRED IN THE FALL OF EACH YEAR.
- 105 WARRANTY
- A. ALL LANDSCAPING WILL BE COVERED BY A WARRANTY FOR A PERIOD OF ONE TO TWO YEARS OR UNTIL ACCEPTED BY THE CITY.
 - B. SEEDING AREAS: AT THE END OF THE WARRANTY PERIOD, SEEDING AREAS SHALL HAVE A 70% PERCENT COVERAGE OF FULL ESTABLISHED GROWTH FREE OF ALL NOXIOUS WEEDS.
 - C. PLANTING OF WARRANTY PERIOD: REPLANT AREAS SHOWING ROOT GROWTH FREE OF THE BARK OR THIS SPOTS, AND HOLED OR SETTLED AREAS WITHIN 60 DAYS OF WRITTEN NOTICE. PLANT WITH MATERIALS OF THE KIND AND AGE PLANTED IN THE GROWING REGION, WITH NEW WARRANTY COMMENCING ON THE DATE OF PLANTING. ALL CORRECTIVE WORK WILL BE AT NO ADDITIONAL COST TO THE OWNER.



WESTERN HILLS SUBDIVISION OPEN SPACE
 SARATOGA SPRINGS, UTAH

LANDSCAPE PLAN
 CITY SUBMITTAL PLAN,
 NOT FOR CONSTRUCTION

DRAWN BY: CBW
 CHECKED: CBW
 DATE: 10-22-15
 REVISION: 3-11-16
 JOB NO.: 15-155
 SHEET: **LS1.1**



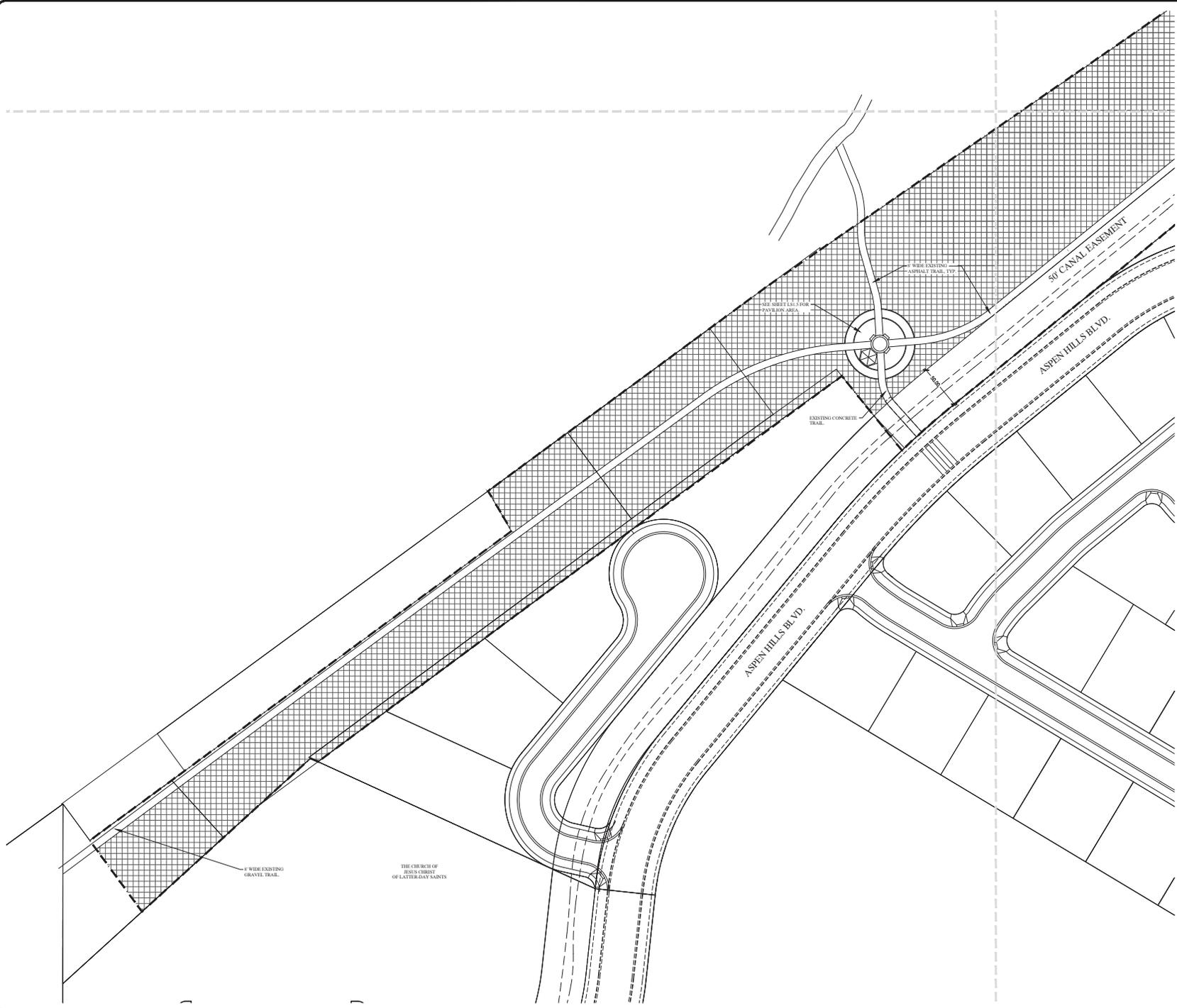


WESTERN HILLS SUBDIVISION OPEN SPACE
SARATOGA SPRINGS, UTAH

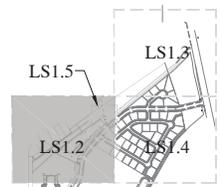
LANDSCAPE PLAN
CITY SUBMITTAL PLAN
NOT FOR CONSTRUCTION

DESIGNED BY: CBW
CHECKED BY: CBW
DATE: 10-22-15
REVISION: 3-11-16
JOB NO.: 15-155

SHEET NO.: LS1.2



KEY MAP



SCALE: 1"=40'-0" ON 30X42 SHEET



CONSULTING ENGINEER



WESTERN HILLS SUBDIVISION OPEN SPACE

SARATOGA SPRINGS, UTAH

PROJECT

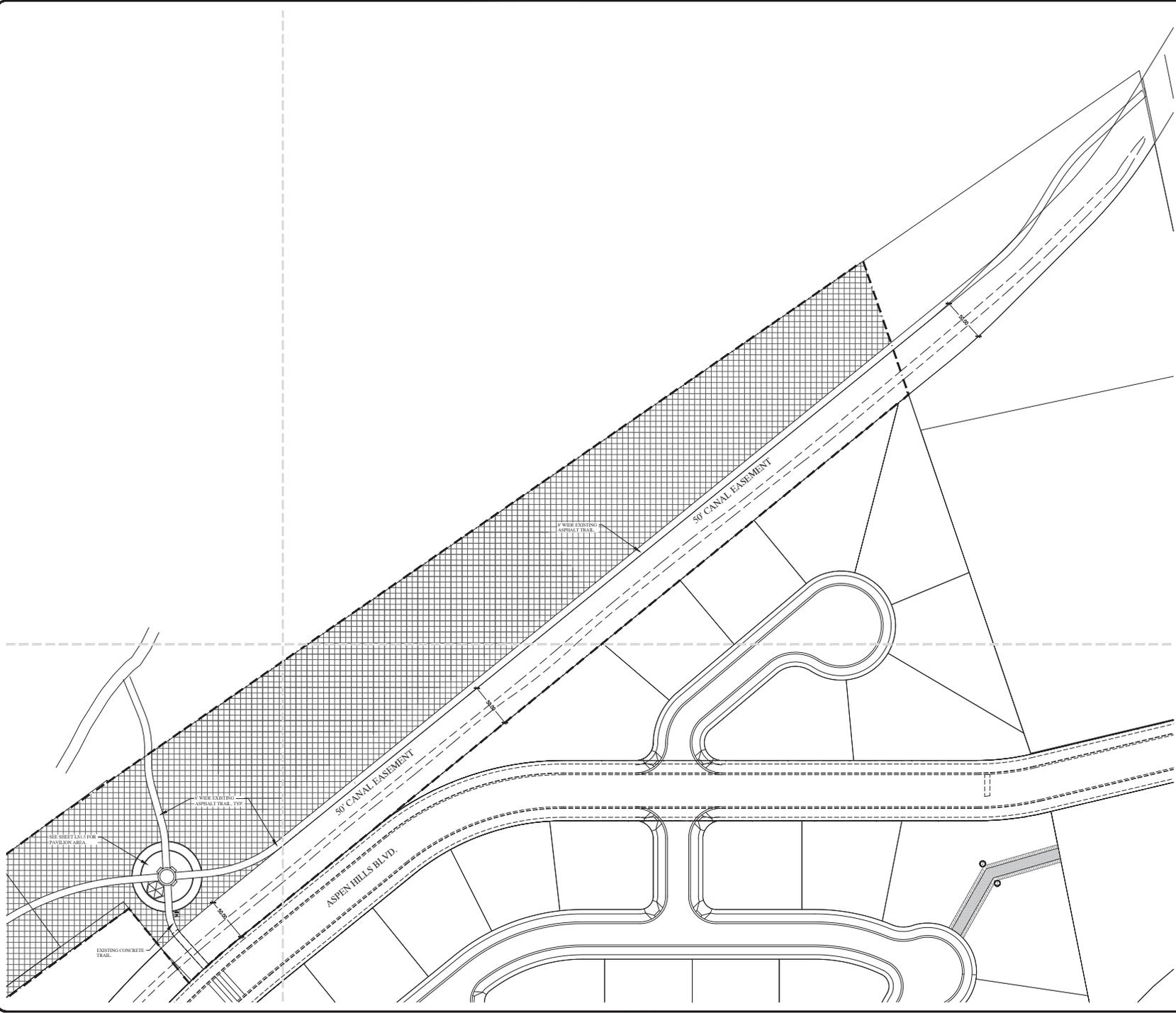
LANDSCAPE PLAN
CITY SUBMITTAL PLAN
NOT FOR CONSTRUCTION

SHEET TITLE

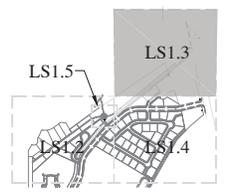
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CHECKED: CBW
DATE: 10-22-15
REVISION: 3-11-16
JOB NO.: 15-155

SHEET

LS1.3



KEY MAP



SCALE: 1"=40'-0" ON 30X42 SHEET



WESTERN HILLS SUBDIVISION OPEN SPACE
SARATOGA SPRINGS, UTAH

LANDSCAPE PLAN
CITY SUBMITTAL PLAN
NOT FOR CONSTRUCTION

DATE: 10-22-15
REVISION: 3-11-16
JOB NO.: 15-155
SHEET: LS1.4

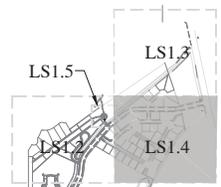


CONCRETE TRAIL, SEE CIVIL PLANS
2" W/4" CONCRETE CURB, TYP. SEE DETAIL 56311

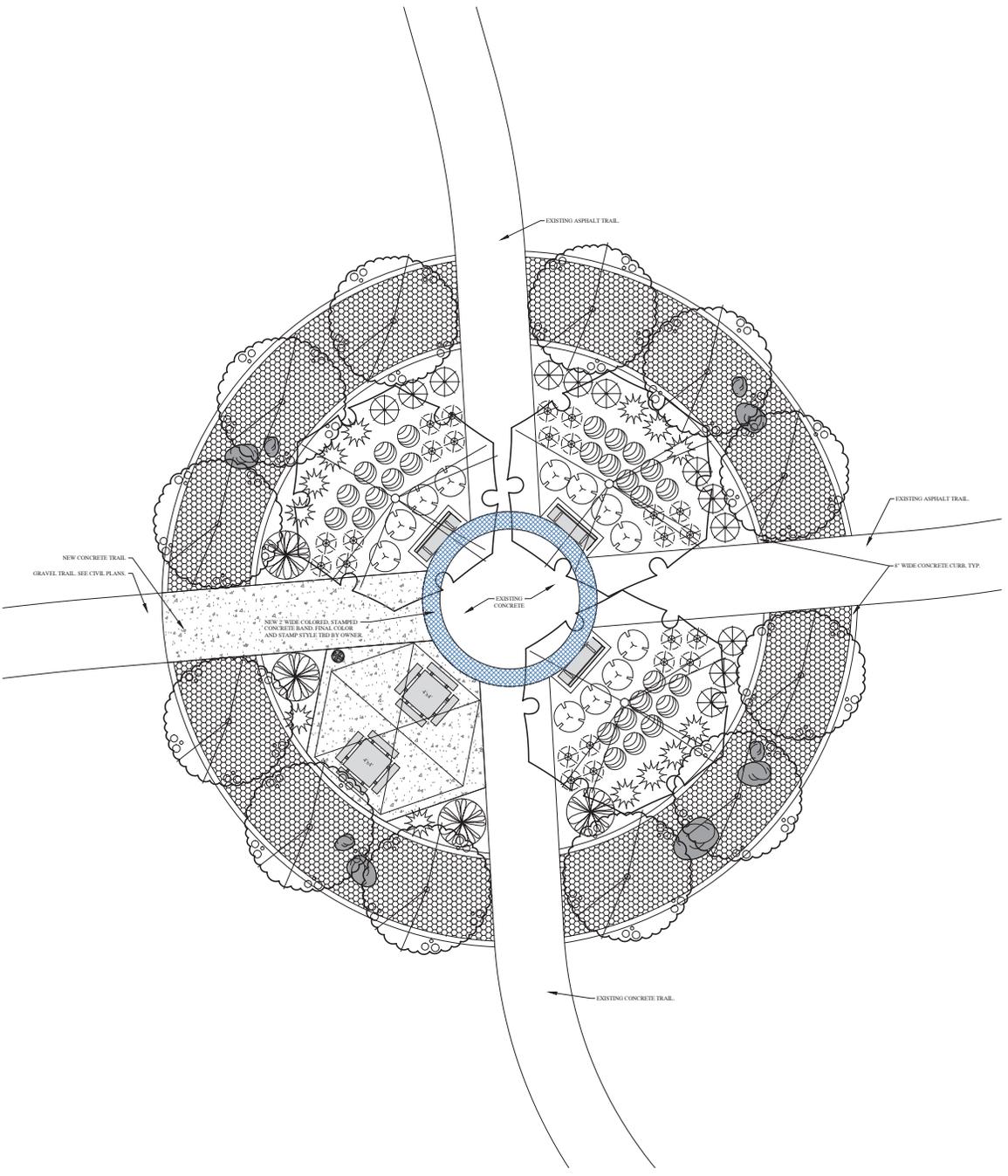
GRAVEL LEGEND

- 6" DEPTH OF 2" TO 4" (NO. 10) DOUBLE WASHED NEPHI CORBEL (AVAILABLE FROM STAGER PAVING) OR SOT TO DOWN CORBEL (AVAILABLE FROM NEPHI SANDSTONE), INSTALL OVER DEWITT PRO'S WEED BARRIER FABRIC.
- 3" DEPTH OF 3/4" TO 1 1/2" (NO. 10) DOUBLE WASHED BROWN LLE EAT ROCK (AVAILABLE FROM STAGER PAVING), INSTALL OVER DEWITT PRO'S WEED BARRIER FABRIC.

KEY MAP



SCALE: 1"=40'-0" ON 30X42 SHEET



HARDSCAPE LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| | WAHASHI VALLEY 19\"/> |
| | 4\"/> |
| | 4\"/> |
| | 2\"/> |
| | 3\"/> |
| | NO. 5 MESH IN ALL STONE PAVERS |
| | 3\"/> |
| | LANDSCAPE BOULDERS TO MATCH COLOR, TEXTURE AND TYPE OF DECORATIVE ROCK MELCH. SEE DETAILS 14-175&11. |
| | 8\"/> |

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADES, PLANT MATERIAL, UTILITIES, PROPERTY LINES, ETC. PRIOR TO CONSTRUCTION AND WILL NEED TO MARK ON-SITE UTILITIES AND PROPERTY LINES.
- CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS FOR AN AS NECESSARY. IN ADDITION, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING UTILITIES, EASEMENTS AND THE PROPOSED LANDSCAPE PLAN.
- IN-SITE DESIGN GROUP (IDG) AGREES TO AMEND LANDSCAPE DRAWINGS AS NECESSARY AND/OR PROVIDE ON-SITE CONSULTATION SERVICES AT AN ADDITIONAL COST TO BE DETERMINED.
- CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE IDENTIFIED PRIOR TO AND DURING CONSTRUCTION.

TREE LEGEND

- | SYMBOL | BOTANICAL NAME / COMMON NAME | QTY | SIZE |
|--------|---|-----|---------|
| | ACER PLATANOIDES KETTIFORME
NORTHWIND SUNSET MAPLE | 3 | 2.5\"/> |
| | MALUS X SPRING SNOW
SPRING SNOW CRABAPPLE
(THIS FLOWERING CRAB TREE IS FRUITLESS) | 12 | 2\"/> |

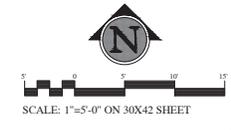
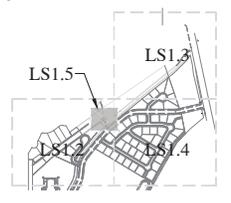
SHRUB LEGEND

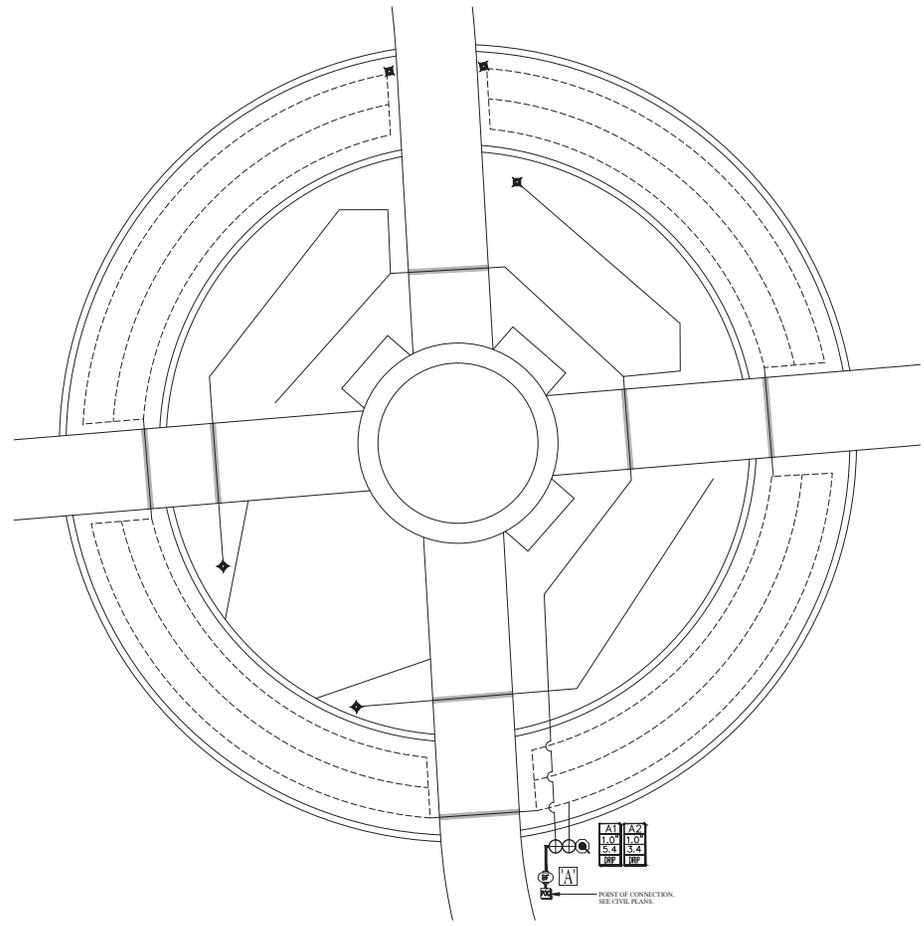
- | SYMBOL | BOTANICAL NAME / COMMON NAME | QTY | SIZE |
|--------|--|-----|-------|
| | CARYOPTERIS X CLANDONENSIS DARK KNIGHT
RED MIST SHRUB | 12 | 5\"/> |
| | CALLAMAGROSTIS X ACTI. KARI. FORSTERI
KARI. FORESTER FEATHER REED GRASS | 13 | 5\"/> |
| | MAHONIA AQUILEM COMPACTA
COMPACT OREGON GRASS | 12 | 5\"/> |
| | PENNISETUM ALOPECUROIDES TAMEN
HAMELAY DWARF FOXTAIL GRASS | 24 | 2\"/> |
| | PHYSOCARPUS OPULIFOLIUS SUMMER WINE
SUMMER WINE SHRUB | 4 | 5\"/> |
| | BIBES ALPINUM GREEN MOUND
GREEN MOUND LUPINE CURBANT | 27 | 5\"/> |

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL PREVAIL.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY THE CITY AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 4-12\"/>
- PLANTER BEDS TO BE LOCATED AS NECESSARY TO ALLOW FOR TOPSOIL AMENDMENTS AND MELCH. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1\"/>
- DEWITT 1/2\"/>
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE GRASS AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING ROCK MELCH. AFTER INSTALLATION OF THE MELCH THE CONTRACTOR SHALL APPLY A SECOND APPLICATION OF SLOW RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
- ROCK MELCH TO BE INSTALLED PER PLANS IN TREE AND PLANTER BED AREAS. PULL MELCH MIN. 1\"/>
- IF BIRCH TREES ARE PRESENT ON-SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- SEE CIVIL PLANS FOR ALL SITE INFORMATION.

KEY MAP





IRRIGATION LEGEND									
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	R.D.	PSI	GPM	DRIP OPN	DETAILS SHEET NO.	REMARKS	
NOT SHOWN	PIPER PERMANENT SYSTEM	1111		30		1/2"	1011		
NOT SHOWN	MANHOLE	1111		30		1/2"	1011		
NOT SHOWN	DRIP LINE	1111		30		1/2"	1011		INSTALL DRIFUSER CAP
1	CONTROLLER	1111		30		1/2"	1011		COORDINATE LOCATION WITH OWNER
2	WEATHERPROOF LOCKING CABINET	1111		30		1/2"	1011		INSTALL A RAINBIRD RAIN SENSOR
3	4" POINT OF CONNECTION FROM CULINARY SERVICE LINE								
4	1/2" WILKINS RPZ BACKFLOW PREVENTER WITH BLOW OUT KIT								COORDINATE LOCATION WITH CIVIL PLANS
5	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
6	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
7	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
8	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
9	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
10	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
11	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
12	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
13	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
14	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
15	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
16	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
17	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
18	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
19	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX
20	1/2" RAINBIRD CHECK COUPLER VALVE								IN UP END VALVE BOX

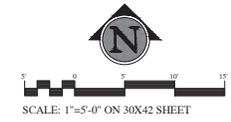
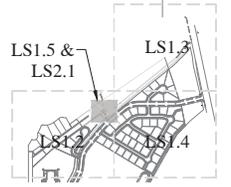
DRIP EMITTER LEGEND		
PLANT TYPE	EMITTER QTY	EMITTER TYPE
GRASSES	2	XR-200 (50PH)
ALL SHRUBS	2	XR-200-N (50PH)
TREES	2	PC (60 GPH)

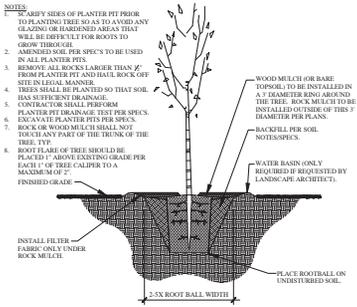
NOTE:
1. EMITTER LISTED ARE AVAILABLE FROM RAINBIRD
2. IN ADDITION TO THE TWO PC DRIP EMITTERS, TREES SHALL HAVE METFORM (LS-2) DRIP LINE INSTALLED AROUND THE EXPECTED MATURE CANOPY PER PLANS & DETAILS.

VALVE ID TAG	
ID	CONTROLLER NUMBER
SIZE	VALVE NUMBER
GPM	VALVE SIZE
PSI	VALVE PRESSURE

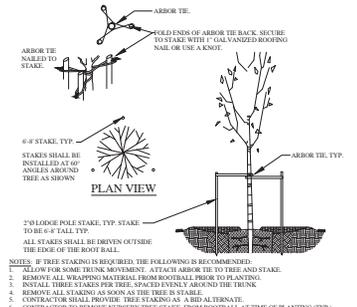
- ### IRRIGATION NOTES
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
 - CONTRACTOR SHALL HAVE ALL UTILITIES MAILED AND RECORDED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH EXTRA LIST TO THE OWNER.
 - PROVIDE AN AS-BUILT RECORDABLE DRAWING TO OWNER SHOWING ALL DRAINS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EXCEPT.
 - CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE CONTENTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR DESIGN AND INSTALLATION PURPOSES.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES UNLESS SHOWN. ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
 - ALL SLEEVES INSTALLED SHALL BE DOCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE PLACED WITH MARKING PAINT. REMOVE STAKES ON IRRIGATION SYSTEM COMPLETE.
 - MAIN LINES SHALL BE 1/2" OR 3/4" UNLESS OTHERWISE NOTED. ALL LATERAL LINES SHALL BE NO SMALLER THAN 1/2" UNLESS NOTED ON PLANS. PIPES SHALL BE 1/2" DEEPER THAN THE BELLOWS. 1/2" MAX. A.G.P. AND 3/4" PIPE MAX. A.G.P. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLANT ROOTS. TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES. ADJUST PIPING LAYOUT AS NECESSARY TO AVOID NEW OR EXISTING UTILITIES PER THE CIVIL OR ELECTRICAL ENGINEERS PLANS.
 - MAIN LINES SHALL BE 12" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
 - PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MARK LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
 - AT OWNER'S REQUEST AND PER AN APPROVED THE LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
 - ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPE AREAS.
 - VALVE BOXES SHALL BE INSTALLED 6" AWAY FROM WALKS AND WALLS.
 - DRIP LINES SHALL BE FLEXIBLE AIR PVC TUBING 1/2" GPH. FOR DRIP AREAS REQUIRING A GPM USE 1/2" TUBING AND FOR DRIP AREAS REQUIRING 1/2" GPH USE 3/4" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
 - CONTRACTOR TO INSTALL 1/2" TUBING 1/2" OR 3/4" DEPT. UNDER PIPES. AROUND TREES AS NOTED IN THE PLANS AND DETAILS.
 - POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURER'S INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDING PER LOCAL CODE AND PER MANUFACTURER'S SPEC.
 - IF THE SILENCE PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN LINE WITH THE RPZ PER MANUFACTURER'S SPEC. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

KEY MAP

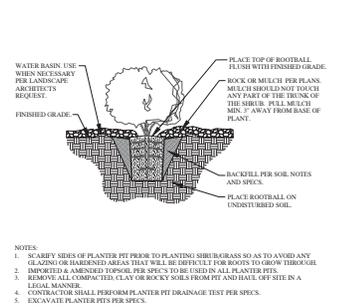




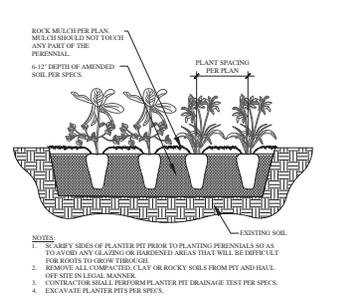
1. DECIDUOUS TREE PLANTING SCALE: 1/8\"/>



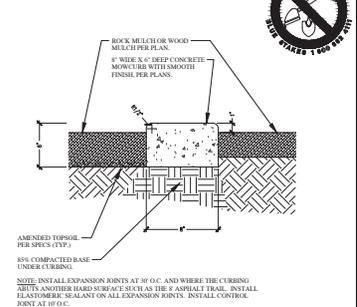
2. DECIDUOUS TREE STAKING (ALTERNATE) SCALE: 1/8\"/>



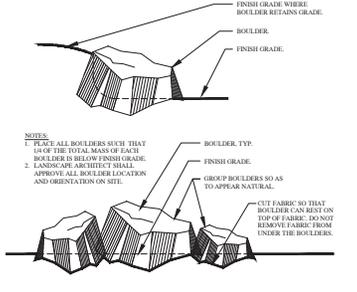
3. SHRUB & ORNAMENTAL GRASS PLANTING SCALE: 1/8\"/>



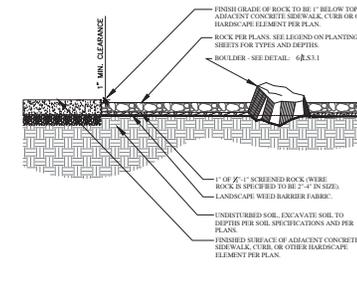
4. PERENNIAL GRASS PLANTING SCALE: 1/8\"/>



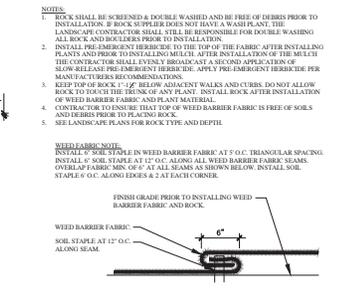
5. 8\"/>



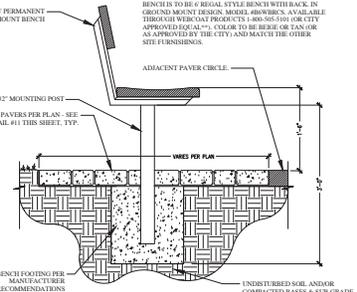
6. BOULDER PLACEMENT SCALE: 1/8\"/>



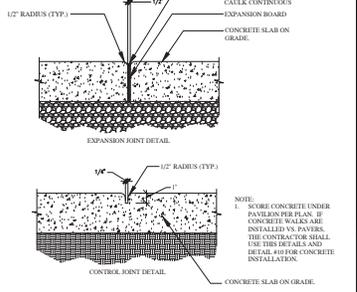
7. ROCK AND WEED BARRIER FABRIC WITH BOULDER SCALE: 1/8\"/>



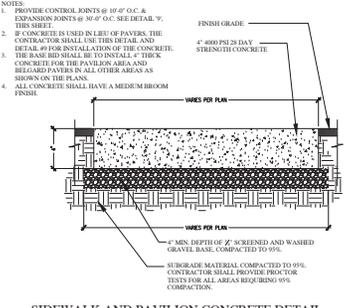
8. BENCH POP OUT DETAIL SCALE: 1/8\"/>



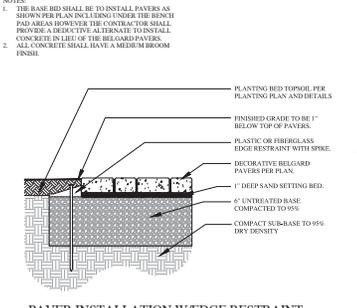
9. CONTROL & EXPANSION JOINT DETAIL SCALE: 1/8\"/>



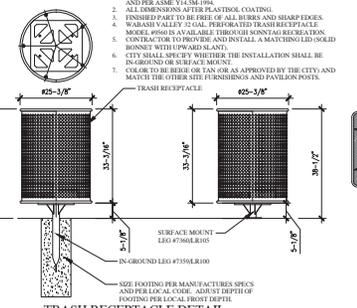
10. SIDEWALK AND PAVILION CONCRETE DETAIL SCALE: 1/8\"/>



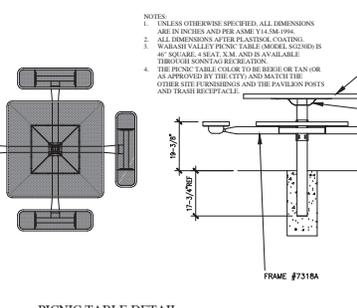
11. PAVER INSTALLATION W/EDGE RESTRAINT SCALE: 1/8\"/>



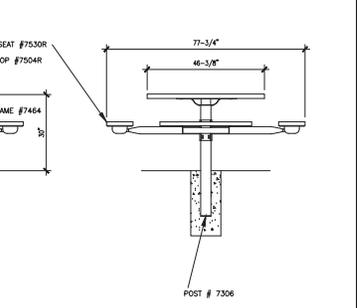
12. TRASH RECEPTACLE DETAIL SCALE: 1/8\"/>



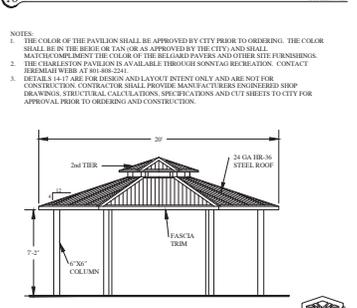
13. PICNIC TABLE DETAIL SCALE: 1/8\"/>



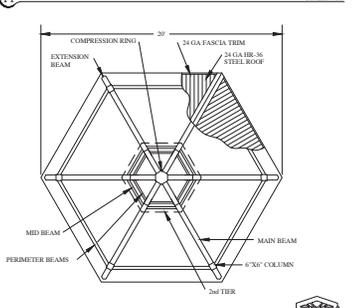
14. ELEVATION 20' CHARLESTON MODEL SCALE: 1/8\"/>



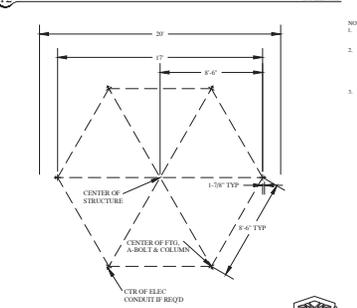
15. PLAN VIEW 20' CHARLESTON MODEL SCALE: 1/8\"/>



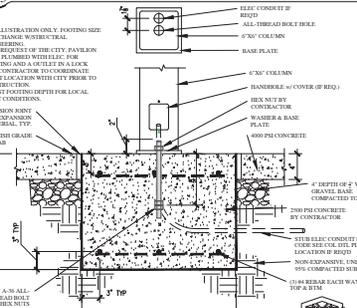
16. LAYOUT PLAN 20' CHARLESTON MODEL SCALE: 1/8\"/>



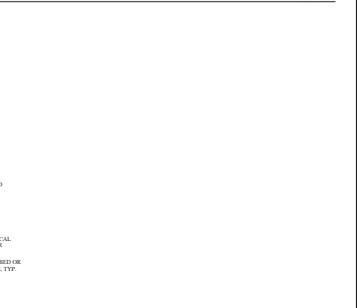
17. SURFACE MOUNT SPREAD FOOTING DETAIL SCALE: 1/8\"/>



18. ELEVATION 20' CHARLESTON MODEL SCALE: 1/8\"/>



19. PLAN VIEW 20' CHARLESTON MODEL SCALE: 1/8\"/>



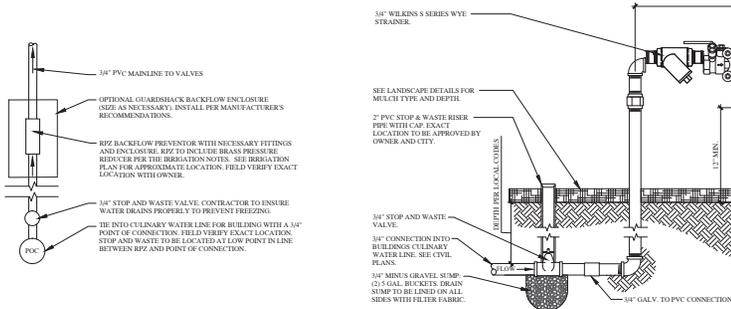
20. SURFACE MOUNT SPREAD FOOTING DETAIL SCALE: 1/8\"/>



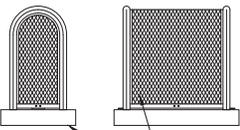
WESTERN HILLS SUBDIVISION OPEN SPACE
SARATOGA SPRINGS, UTAH

LANDSCAPE AND
HARDSCAPE DETAILS
CITY SUBMITTAL PLAN,
NOT FOR CONSTRUCTION

DESIGN BY: CBW
CHECKED BY: CBW
DATE: 10-22-15
REVISION: 3-11-16
JOB NO: 15-155



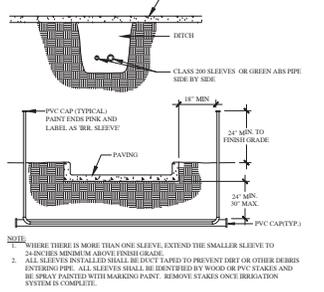
3/4" POINT OF CONNECTION SCALE: 1/8" = 1'-0"



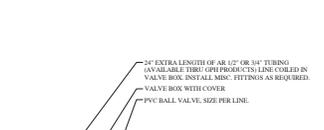
3/4" RZ BACKFLOW PREVENTOR SCALE: 1/8" = 1'-0"



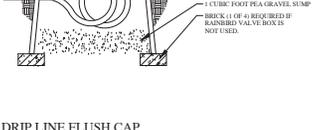
OPTIONAL STANDARD GUARD SHACK ENCLOSURE SCALE: 1/8" = 1'-0"



1" DRIP CONTROL ZONE KIT SCALE: 1/8" = 1'-0"



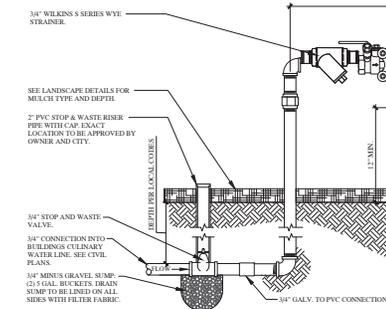
DRIP LINE FLUSH CAP SCALE: 1/8" = 1'-0"



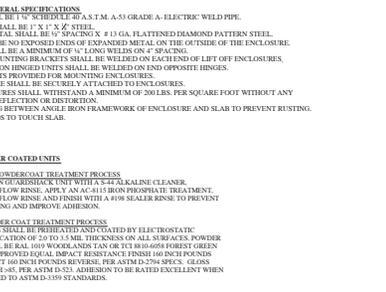
ROYAL RAINDROPS TREE DRIP SCALE: 1/8" = 1'-0"



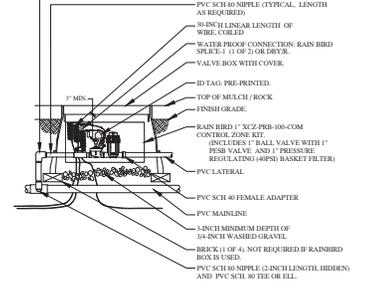
TREE DRIP WITH FULL PLANTING UNDER CANOPY SCALE: 1/8" = 1'-0"



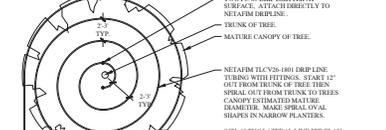
3/4" RZ BACKFLOW PREVENTOR SCALE: 1/8" = 1'-0"



CONTROLLER WITH SENSOR SCALE: 1/8" = 1'-0"



TRENCH SECTION SCALE: 1/8" = 1'-0"



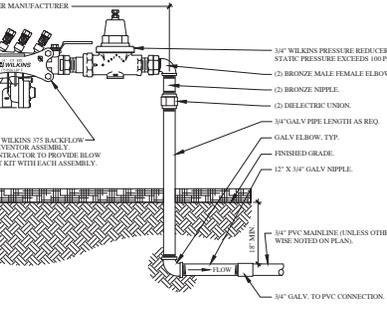
PIPE, WIRE, AND TRENCH SCALE: 1/8" = 1'-0"



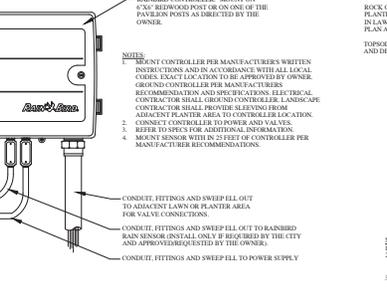
DRIP EMITTER SCALE: 1/8" = 1'-0"



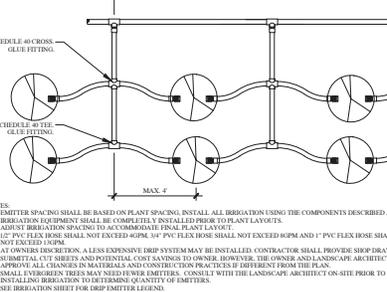
3/4" MAINLINE TO VALVES SCALE: 1/8" = 1'-0"



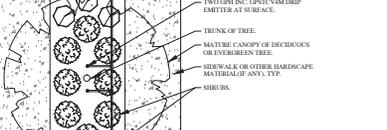
3/4" RZ BACKFLOW PREVENTOR SCALE: 1/8" = 1'-0"



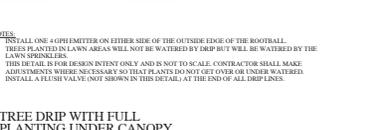
CONTROLLER WITH SENSOR SCALE: 1/8" = 1'-0"



TRENCH SECTION SCALE: 1/8" = 1'-0"



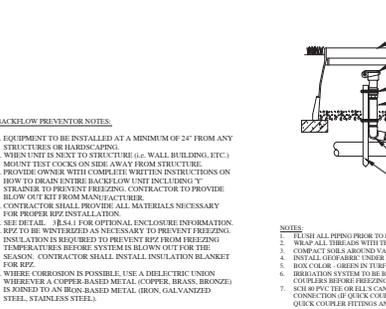
PIPE, WIRE, AND TRENCH SCALE: 1/8" = 1'-0"



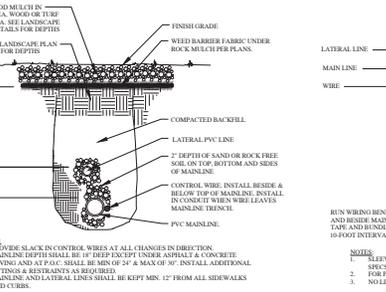
DRIP EMITTER SCALE: 1/8" = 1'-0"



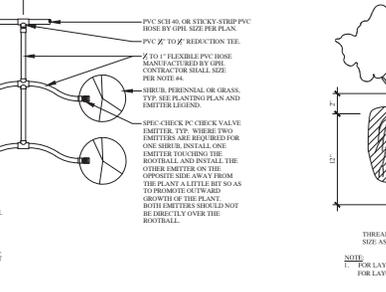
3/4" MAINLINE TO VALVES SCALE: 1/8" = 1'-0"



3/4" RZ BACKFLOW PREVENTOR SCALE: 1/8" = 1'-0"



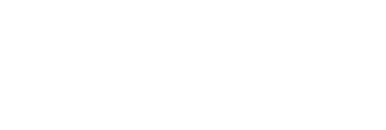
CONTROLLER WITH SENSOR SCALE: 1/8" = 1'-0"



TRENCH SECTION SCALE: 1/8" = 1'-0"



PIPE, WIRE, AND TRENCH SCALE: 1/8" = 1'-0"



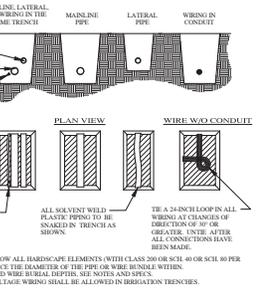
DRIP EMITTER SCALE: 1/8" = 1'-0"



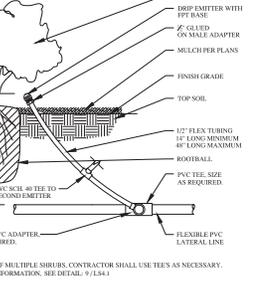
3/4" MAINLINE TO VALVES SCALE: 1/8" = 1'-0"



QUICK COUPLER VALVE SCALE: 1/8" = 1'-0"



CONTROLLER WITH SENSOR SCALE: 1/8" = 1'-0"



TRENCH SECTION SCALE: 1/8" = 1'-0"



PIPE, WIRE, AND TRENCH SCALE: 1/8" = 1'-0"



DRIP EMITTER SCALE: 1/8" = 1'-0"



3/4" MAINLINE TO VALVES SCALE: 1/8" = 1'-0"



In Site
DESIGN GROUP
Irrigation Design & Construction
1000 West 1000 North, Suite 100
Saratoga Springs, UT 84055
801.467.1111
www.insitedesign.com



WESTERN HILLS SUBDIVISION OPEN SPACE
SARATOGA SPRINGS, UTAH

IRRIGATION DETAILS
CITY SUBMITTAL PLAN
NOT FOR CONSTRUCTION

DATE: 10-22-15
REVISION: 3-11-16
JOB NO: 15-155

LS4.1



CITY OF
SARATOGA SPRINGS

May 8, 2015

Western Hills 1, LLC
Attn: Ron Johnston
PO Box 1166
Pleasant Grove, UT 84062

Re: Western Hills Open Space

Dear Mr. Johnston,

This letter is being provided to outline the direction given regarding the Western Hills Open Space during the City Council Work Session that was held on May 5, 2015. The Council reviewed several topics related to the open space and their direction is outlined below.

Landscaping:

The vegetation may remain as-is and disturbed areas shall be re-vegetated. If Central Utah Water Conservancy District had an agreement with the land-owner to re-vegetate, that does not involve the City. The City will require re-vegetation of that area by the applicant.

Trails:

Construct an 8' wide aggregate trail on top of the berm to match what is planned in "Shay Park" up to the "break" in the berm that lines up with the canal crossing. East of the "break" continue with an 8' wide asphalt trail adjacent to the canal right of way. A plaza is suggested just north of the canal crossing to tie all the trail segments together. Construct an 8' wide concrete trail northeast of the development to connect to the trail behind the school.

Amenities:

The applicants total cost of improvements may be based on \$3.33 per square foot for the required 15% open space (this amount is used to determine improvement costs when payment in lieu of open space is requested). Although the plans indicate 32% open space, this cost would apply only to the required 15% open space (approximately 4.26 acres or 185,566 square feet) for a total of ~\$617,934. After improving the trails on and around the berm, the trail that connects to the school, and re-vegetating disturbed areas, the remainder could be used towards park amenities in "Shay Park."

Property Ownership:

The Council recommended that all of the open space be dedicated to the City and that the City own and maintain all of it. The City would also maintain the park strips along Aspen Hills Blvd. in locations where lots do not front the road.

Fencing:

Fencing was not discussed by the City Council at the work session. However, the code requires semi-private fencing around trails and open space.

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

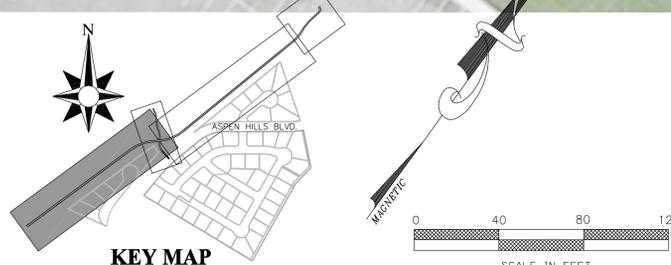
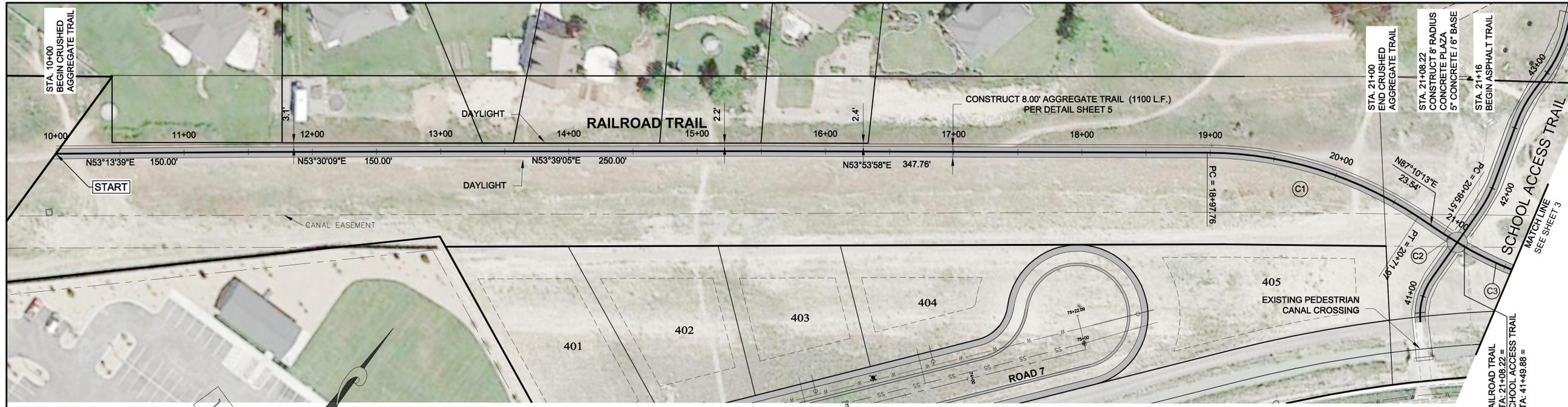
Thank you,



Sarah Carroll
Senior Planner

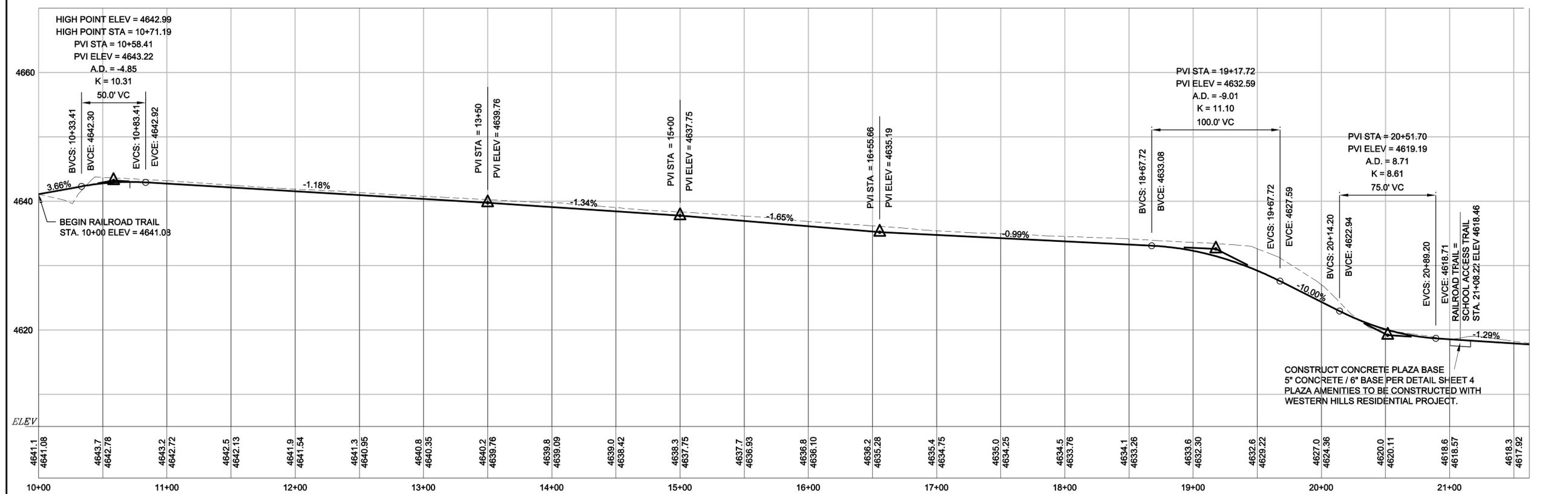
Attachments:

- Conceptual Subdivision Plan



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	174.21	89.64	300.00	33°16'15"	171.77	S70°32'06"W
C2	12.72	6.36	300.00	2°25'44"	12.72	N85°57'21"E
C3	177.04	91.18	300.00	33°48'47"	174.49	N67°50'06"E

RAILROAD TRAIL



VERIFY SCALE
 BAR IS ONE INCH IN ORIGINAL DRAWING.
 0 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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

NO. DATE REVISION BY

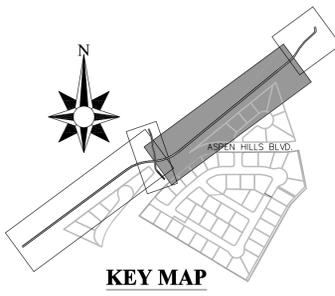
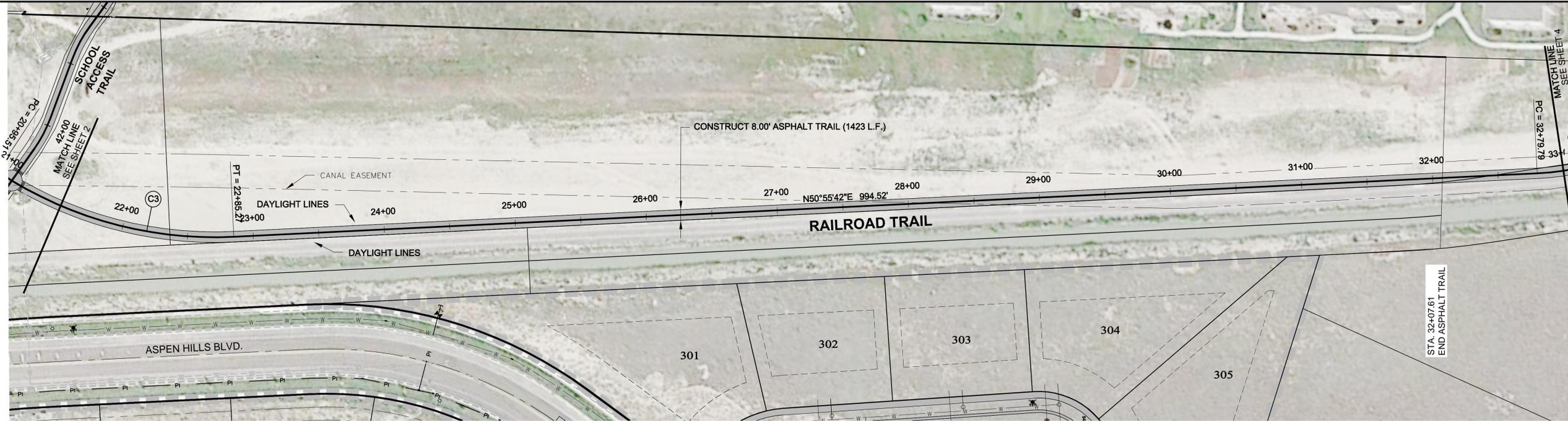
42 NORTH 200 EAST, SUITE 1
 AMERICAN FORK, UTAH 84003
 TEL: (801) 756-2488

H&H ENGINEERING & SURVEYING, INC.

WESTERN HILLS SUBDIVISION
 SARATOGA SPRINGS, UTAH

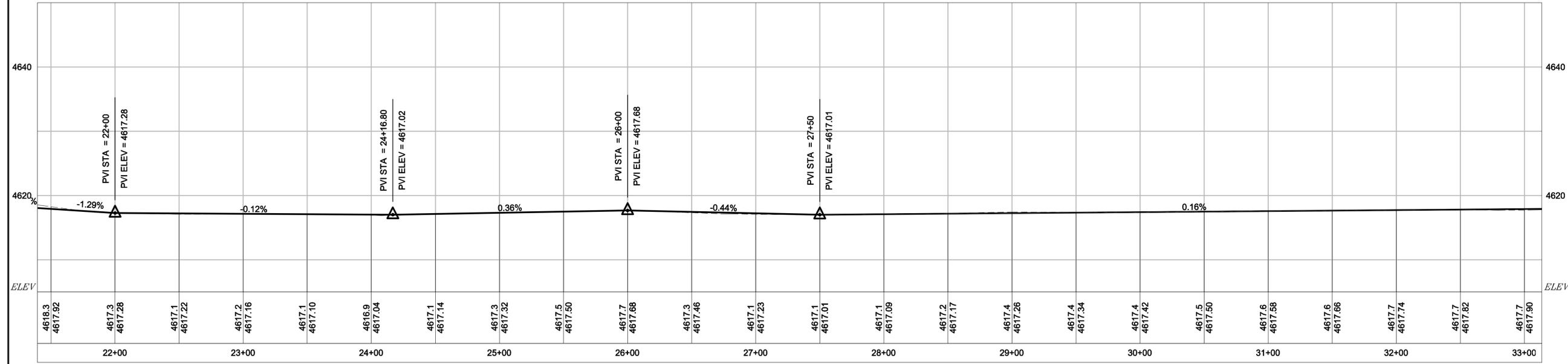
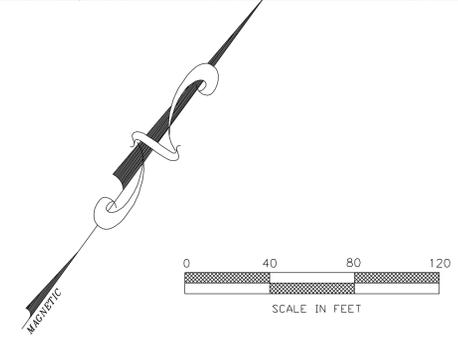
**RAILROAD TRAIL
 PLAN & PROFILE SHEET**

PROJ: 15-399-11
 DATE: 07-07-2015
 SHEET: 02



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	174.21	89.64	300.00	33°16'15"	171.77	S70°32'06"W
C2	12.72	6.36	300.00	2°25'44"	12.72	N85°57'21"E
C3	177.04	91.18	300.00	33°48'47"	174.49	N67°50'06"E

RAILROAD TRAIL



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
 APRVD: V. HANSEN

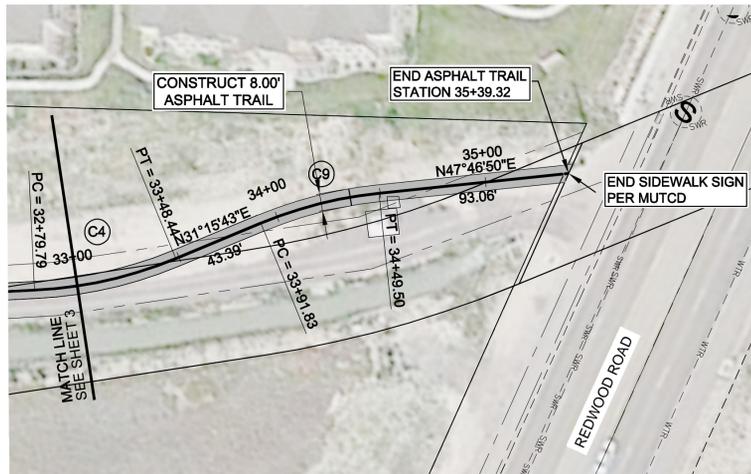
42 NORTH 200 EAST, SUITE 1
 AMERICAN FORK, UTAH 84003
 TEL: (801) 756-2488

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ENGINEERING & SURVEYING, INC.

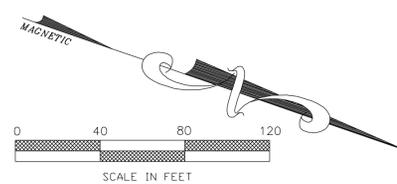
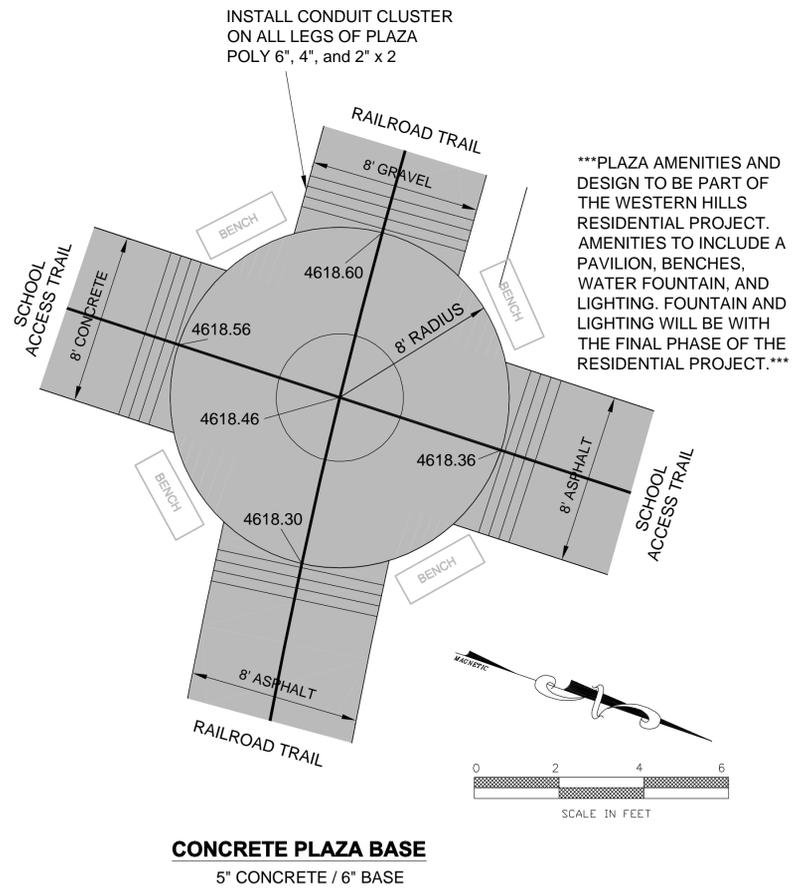
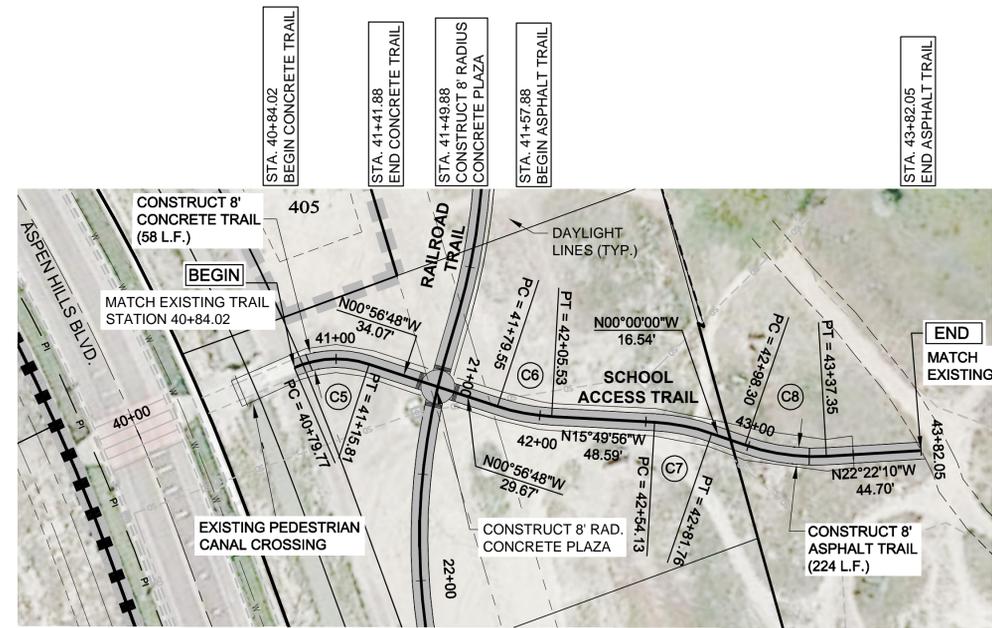
WESTERN HILLS SUBDIVISION
 SARATOGA SPRINGS, UTAH
RAILROAD TRAIL
PLAN & PROFILE SHEET

PROJ: 15-399-11
 DATE: 07-07-2015
 SHEET:

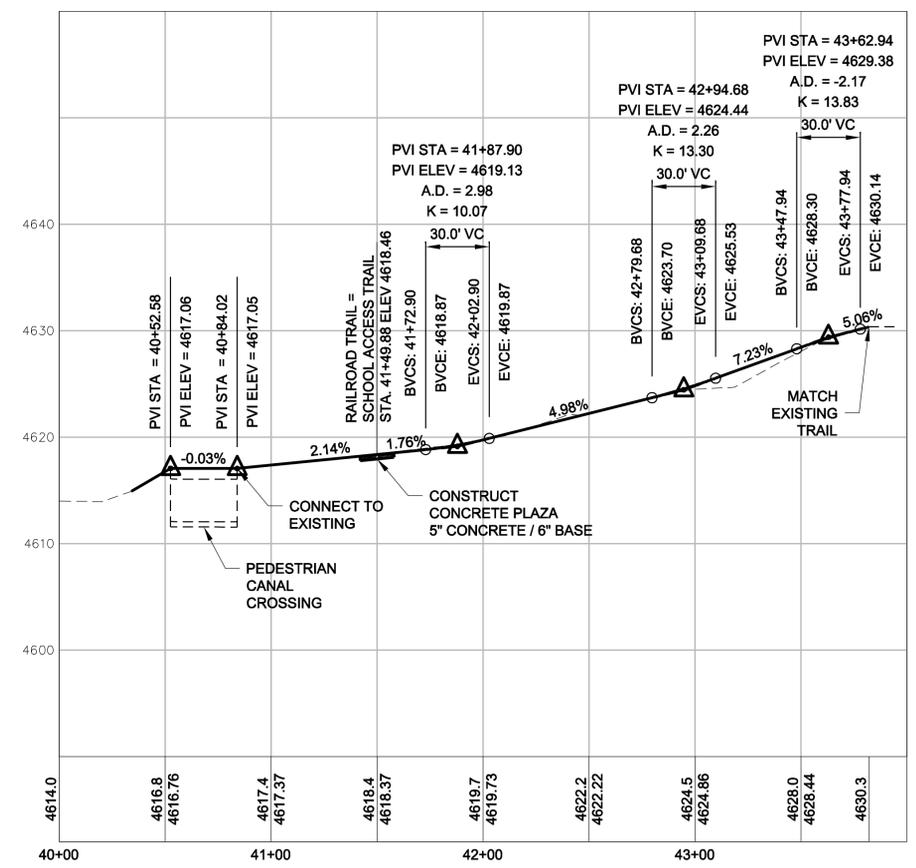
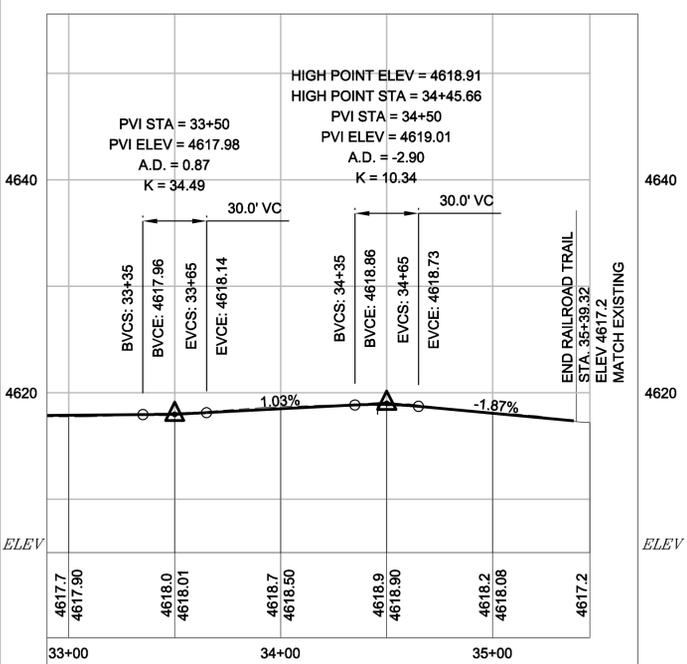
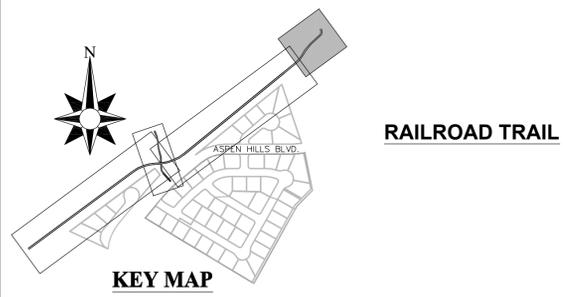
NO. DATE REVISION BY
 03



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C4	68.65	34.67	200.00	19°40'00"	68.31	N41°05'42"E
C5	28.69	14.75	50.00	32°52'41"	28.30	S17°23'09"E
C6	25.98	13.06	100.00	14°53'07"	25.91	N08°23'22"W
C7	27.63	13.90	100.00	15°49'56"	27.54	S07°54'58"E
C8	39.04	19.77	100.00	22°22'10"	38.79	N11°11'05"W
C9	57.66	29.03	200.00	16°31'08"	57.46	S39°31'16"W



SCHOOL ACCESS TRAIL



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PROJ: 15-399-11
 DATE: 07-07-2015
 SHEET: 04

WESTERN HILLS SUBDIVISION
 SARATOGA SPRINGS, UTAH

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

42 NORTH 200 EAST, SUITE 1
 AMERICAN FORK, UTAH 84003
 TEL: (801) 756-2488

H&H ENGINEERING & SURVEYING, INC.

SCHOOL ACCESS TRAIL
 PLAN & PROFILE SHEET

RAILROAD TRAIL

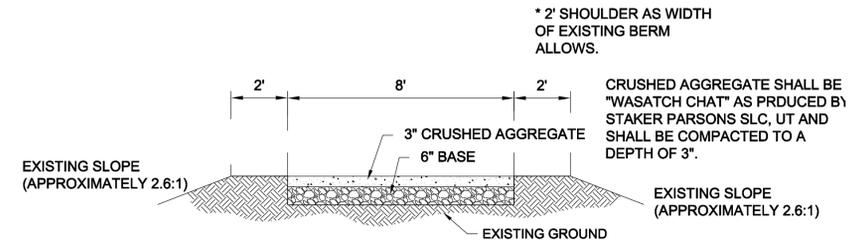
STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
10+00	4.83	0.33				
10+25	0.00	48.20	2.23	22.47	2.23	22.47
10+50	5.60	8.51	2.59	26.25	4.83	48.72
10+75	4.67	1.46	4.75	4.61	9.58	53.33
11+00	4.70	1.25	4.34	1.25	13.92	54.58
11+25	4.07	1.48	4.06	1.26	17.98	55.85
11+50	4.01	3.43	3.74	2.27	21.72	58.12
11+75	4.33	2.24	3.86	2.62	25.58	60.74
12+00	4.65	1.62	4.16	1.79	29.74	62.53
12+25	4.67	2.24	4.32	1.79	34.06	64.31
12+50	4.57	2.58	4.28	2.23	38.34	66.55
12+75	4.33	3.06	4.12	2.61	42.46	69.16
13+00	4.08	3.81	3.89	3.18	46.35	72.34
13+25	4.02	4.34	3.75	3.77	50.09	76.11
13+50	4.08	4.58	3.75	4.13	53.85	80.24
13+75	4.26	5.01	3.86	4.44	57.71	84.68
14+00	4.40	6.32	4.01	5.24	61.72	89.92
14+25	4.26	6.19	4.01	5.79	65.73	95.71
14+50	4.03	5.72	3.84	5.51	69.57	101.23
14+75	3.90	5.22	3.67	5.06	73.25	106.29
15+00	4.15	5.40	3.73	4.92	76.97	111.21
15+25	4.66	5.74	4.08	5.16	81.05	116.37
15+50	5.08	6.07	4.51	5.47	85.57	121.84
15+75	4.73	6.70	4.55	5.91	90.11	127.75
16+00	5.82	4.06	4.88	4.98	94.99	132.74
16+25	4.60	6.76	4.82	5.01	99.82	137.75
16+50	4.70	7.08	4.31	6.41	104.13	144.16
16+75	4.68	6.13	4.34	6.12	108.47	150.27
17+00	4.66	5.07	4.32	5.18	112.79	155.46
17+25	4.44	5.38	4.21	4.84	117.00	160.30
17+50	4.32	6.08	4.06	5.30	121.06	165.60
17+75	4.58	6.34	4.12	5.75	125.18	171.35
18+00	5.39	5.76	4.61	5.60	129.80	176.95
18+25	5.14	6.77	4.88	5.80	134.67	182.75
18+50	4.59	7.68	4.50	6.69	139.17	189.44
18+75	4.76	7.30	4.33	6.93	143.50	196.37
18+97.76	5.65	9.51	4.39	7.08	147.89	203.45
19+00	5.83	9.84	0.48	0.80	148.36	204.26
19+50	68.11	0.00	69.05	9.11	217.41	213.37
20+00	118.86	6.72	176.83	6.10	394.24	219.47
20+50	4.99	0.57	116.51	6.57	510.75	226.04
20+71.97	5.25	0.00	4.18	0.23	514.93	226.27
20+75	5.21	0.00	0.59	0.00	515.52	226.27
20+95.51	5.05	0.05	3.90	0.02	519.41	226.29
21+00	5.22	0.41	0.85	0.04	520.26	226.33
21+00.22	5.24	0.41	0.04	0.00	520.30	226.34
21+08.22	5.92	0.25	1.64	0.10	521.95	226.43
21+16.22	6.84	0.97	1.87	0.18	523.82	226.61
21+50	5.57	0.06	7.70	0.64	531.52	227.25
22+00	4.89	0.40	9.63	0.43	541.15	227.67
22+50	3.81	1.21	8.03	1.52	549.18	229.19
22+85.27	4.40	0.78	5.35	1.32	554.53	230.51
23+00	4.89	0.43	2.53	0.33	557.06	230.84
23+25	4.77	0.47	4.47	0.42	561.53	231.25
23+50	4.54	0.63	4.31	0.51	565.84	231.76
23+75	4.32	0.79	4.11	0.65	569.95	232.42
24+00	3.81	1.00	3.76	0.83	573.71	233.24
24+25	4.03	0.73	3.63	0.80	577.34	234.05
24+50	4.34	0.49	3.87	0.57	581.22	234.61
24+75	4.85	0.28	4.25	0.36	585.47	234.97
25+00	4.97	0.38	4.54	0.31	590.01	235.28
25+25	4.61	0.16	4.43	0.25	594.45	235.53
25+50	4.66	0.13	4.29	0.13	598.74	235.66
25+75	4.71	0.10	4.34	0.11	603.08	235.77
26+00	4.64	0.16	4.33	0.12	607.40	235.89
26+25	4.26	0.53	4.12	0.32	611.52	236.21
26+50	4.96	0.67	4.27	0.55	615.79	236.76
26+75	4.35	1.08	4.31	0.81	620.10	237.57
27+00	4.82	0.74	4.24	0.84	624.34	238.41
			4.22	0.64	628.57	239.05

RAILROAD TRAIL

27+25	4.30	0.64	4.40	0.41	632.97	239.46
27+50	5.21	0.26	4.74	0.26	637.71	239.72
27+75	5.03	0.29	4.52	0.35	642.23	240.07
28+00	4.74	0.47	4.46	0.39	646.70	240.46
28+25	4.90	0.37	4.65	0.27	651.35	240.73
28+50	5.15	0.21	4.77	0.11	656.12	240.84
28+75	5.16	0.03	4.65	0.04	660.77	240.88
29+00	4.88	0.06	4.65	0.04	665.42	240.92
29+25	5.16	0.02	4.78	0.08	670.19	241.00
29+50	5.16	0.15	4.71	0.31	674.91	241.31
29+75	5.02	0.51	4.55	0.54	679.45	241.85
30+00	4.80	0.66	4.47	0.65	683.92	242.50
30+25	4.85	0.75	4.59	0.67	688.51	243.18
30+50	5.06	0.70	4.69	0.64	693.20	243.82
30+75	5.07	0.69	4.68	0.63	697.88	244.45
31+00	5.03	0.67	4.60	0.63	702.48	245.08
31+25	4.91	0.68	4.43	0.69	706.91	245.77
31+50	4.66	0.80	4.27	0.77	711.18	246.55
31+75	4.56	0.87	4.20	0.81	715.38	247.36
32+00	4.53	0.89	4.15	0.82	719.54	248.18
32+25	4.44	0.88	4.04	0.85	723.57	249.04
32+50	4.28	0.96	3.73	1.05	727.30	250.09
32+75	3.77	1.31	0.66	0.24	727.96	250.33
32+79.79	3.66	1.41	2.65	1.14	730.61	251.46
33+00	3.47	1.58	7.58	1.77	738.20	253.24
33+48.44	5.03	0.35	0.29	0.02	738.49	253.26
33+50	5.06	0.33	4.81	0.16	743.29	253.42
33+75	5.32	0.02	3.20	0.08	746.49	253.50
33+91.83	4.94	0.25	1.50	0.06	748.00	253.56
34+00	4.91	0.16	9.07	0.31	757.07	253.87
34+49.50	4.91	0.18	0.09	0.00	757.16	253.87
34+50	4.93	0.18	4.72	0.23	761.88	254.10
34+75	5.28	0.32	5.03	0.26	766.91	254.36
35+00	5.59	0.24	5.25	0.26	772.16	254.63
35+25	5.76	0.33	1.87	0.11	774.03	254.73
35+42.55	0.00	0.00	0.00	0.00	774.03	254.73
35+50	0.00	0.00	0.00	0.00	774.03	254.73
35+63.46	0.00	0.00	0.00	0.00	774.03	254.73

SCHOOL ACCESS TRAIL

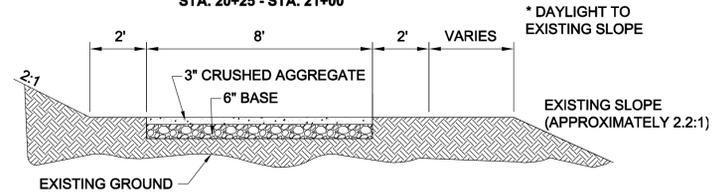
STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
40+00	0.00	0.00	8.14	0.00	8.14	0.00
40+50	8.79	0.00	9.25	0.00	17.39	0.00
40+79.77	7.99	0.00	2.34	0.00	19.73	0.00
40+87.12	9.16	0.00	4.36	0.00	24.09	0.00
41+00	9.09	0.00	5.18	0.00	29.27	0.00
41+15.81	8.52	0.00	7.88	0.08	37.16	0.08
41+41.88	7.80	0.17	2.17	0.04	39.33	0.12
41+50	6.66	0.09	1.70	0.02	41.03	0.14
41+57.88	4.98	0.03	3.85	0.01	44.88	0.15
41+79.55	4.60	0.00	3.46	0.09	48.34	0.24
42+00	4.67	0.23	0.90	0.08	49.24	0.31
42+05.53	4.22	0.49	6.62	0.54	55.87	0.86
42+50	3.83	0.17	0.58	0.03	56.44	0.89
42+54.13	3.73	0.24	3.94	0.70	60.38	1.59
42+81.76	3.92	1.09	2.84	0.70	63.22	2.29
42+98.30	5.34	1.20	0.32	0.08	63.54	2.38
43+00	4.95	1.42	7.10	2.13	70.64	4.51
43+37.35	5.51	1.64	2.66	0.47	73.31	4.97
43+50	5.85	0.35	3.43	0.21	76.73	5.18
43+81.63	0.00	0.00	0.00	0.00	76.73	5.18



AGGREGATE TRAIL DETAIL

CUT / FILL UNDER 12"

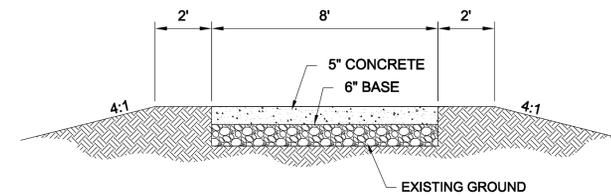
STA. 10+00 - STA. 19+50
STA. 20+25 - STA. 21+00



AGGREGATE TRAIL DETAIL

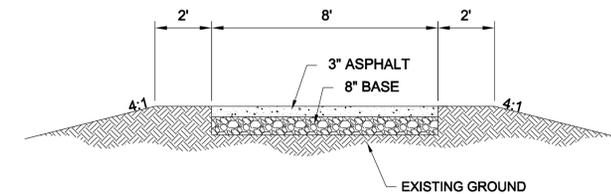
CUT / FILL OVER 12"

STA. 19+50 - 20+25



CONCRETE TRAIL DETAIL

STA. 40+84 - STA. 41+42



ASPHALT TRAIL DETAIL

STA. 41+58 - STA. 43+82
STA. 21+16 - STA. 35+39

TRAIL/MATERIAL TYPE	LENGTH (L.F)	OVERALL CUT (CUBIC YARDS)	OVERALL FILL (CUBIC YARDS)
TOTAL AGGREGATE TRAIL	1,100	552.11	231.36
TOTAL CONCRETE TRAIL	58	19.77	0.08
TOTAL ASPHALT TRAIL	1,647	242.51	27.48

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SARATOGA SPRINGS PUBLIC WORKS DEPARTMENT.
- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SARATOGA SPRINGS CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- SCARIFY AND COMPACT SUBGRADE TO 95% COMPACTION MDD (MAX DRY DENSITY) (8" MINIMUM)

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
APPROVED: V. HANSEN

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AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488

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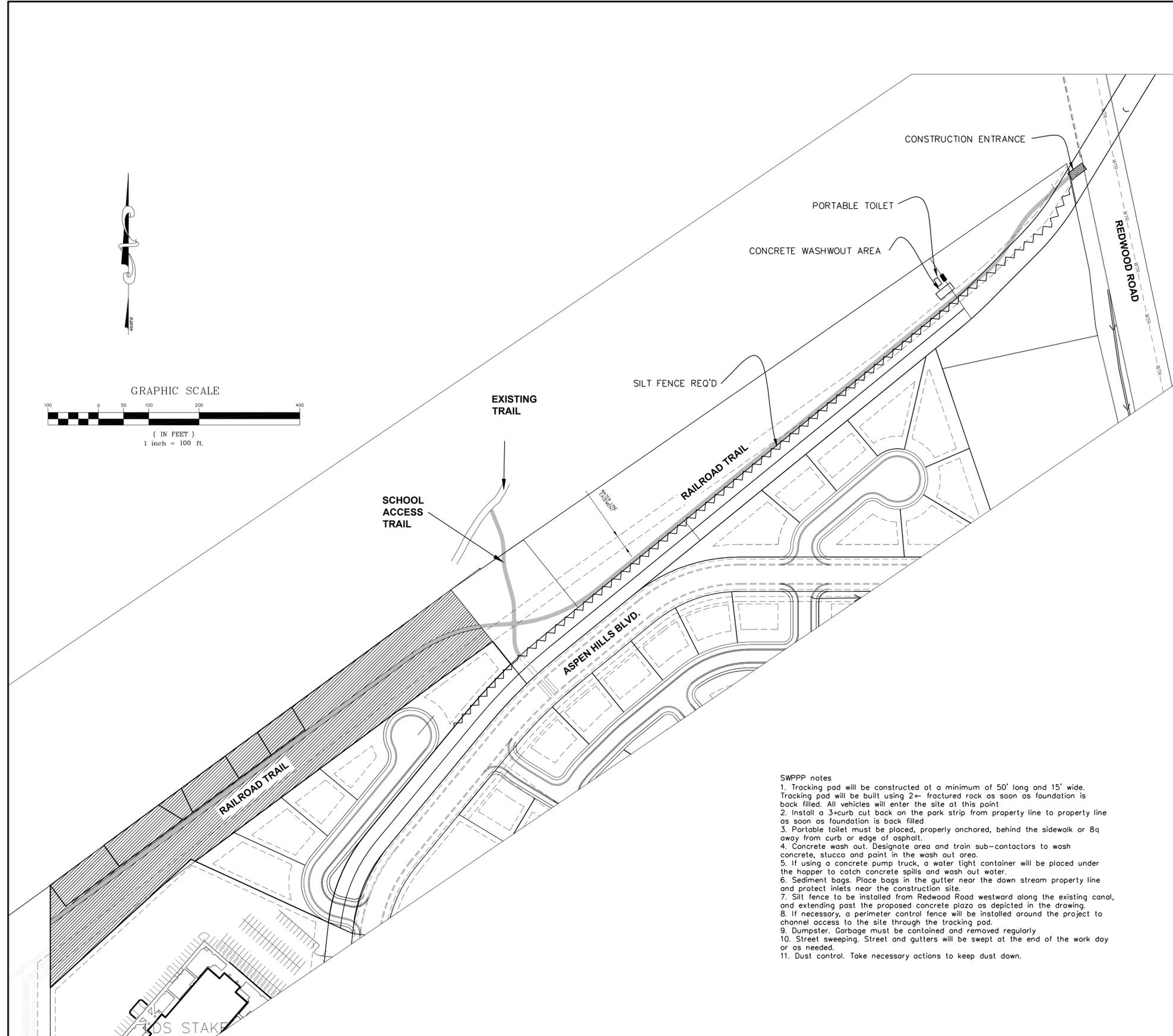
WESTERN HILLS SUBDIVISION
SARATOGA SPRINGS, UTAH

DETAIL SHEET

1
PROJ: 15-399-11
DATE: 07-07-2015
SHEET

05

SITE DEVELOPMENT CONSTRUCTION PLANS
WESTERN HILLS TRAIL
SWPP PLAN



- SWPPP notes
1. Tracking pad will be constructed at a minimum of 50' long and 15' wide. Tracking pad will be built using 2+ fractured rock as soon as foundation is back filled. All vehicles will enter the site at this point.
 2. Install a 3' curb cut back on the park strip from property line to property line as soon as foundation is back filled.
 3. Portable toilet must be placed, properly anchored, behind the sidewalk or 8q away from curb or edge of asphalt.
 4. Concrete wash out. Designate area and train sub-contractors to wash concrete, stucco and paint in the wash out area.
 5. If using a concrete pump truck, a water tight container will be placed under the hopper to catch concrete spills and wash out water.
 6. Sediment bogs. Place bogs in the gutter near the down stream property line and protect inlets near the construction site.
 7. Silt fence to be installed from Redwood Road westward along the existing canal, and extending past the proposed concrete plaza as depicted in the drawing.
 8. If necessary, a perimeter control fence will be installed around the project to channel access to the site through the tracking pad.
 9. Dumpster. Garbage must be contained and removed regularly.
 10. Street sweeping. Street and gutters will be swept at the end of the work day or as needed.
 11. Dust control. Take necessary actions to keep dust down.

LEGEND

	BOUNDARY LINE
	TRAIL
	PUBLIC UTILITY EASEMENT
	PROPOSED SILT FENCE
	PROTECT EXISTING VEGETATION

VERIFY SCALE
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H&H
ENGINEERING & SURVEYING, INC.

WESTERN HILLS SUBDIVISION
 SARATOGA SPRINGS, UTAH

SWPP PLAN

NO.	DATE	REVISION	BY

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

PROJ 15-399-11
 DATE 07-07-2015
 SHEET 06

S S
P

A

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

P :
Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay
Staff: Planning Director-Kimber Gabryszak, Senior Planner-Sarah Carroll, City Attorney-Kevin Thurman, City Manager-Mark Christensen, Planner-Kara Knighton, Planner- Jamie Baron, City Engineer-Gordon Miner, Deputy Recorder-Nicolette Fike,
Others: Stan Steele, Fred Cox, Susan Palmer, Johnny Anderson, Kauun Merrin, Mandi Johnson, Ethan Johnson, Craig Remund, Jennifer Klingonsmith, Pat Costin, Dan Doney, Gabriel Rodriquez, Quinten Klingonsmith, Chris DeStephano, Alissa Shimamoto, Ben Christensen
E Commissioners Kirk Wilkins and Brandon MacKay

O - 6:30 p.m. by Vice Chairman David Funk

P H P P H P A H
LL

Jamie Baron presented the plat. This is a request for approval of the Western Hills Phases 2 & 3 Preliminary Plat which consists of 16.025 acres in the R-3 zone and includes 39 lots. Due to the large amount of unimproved open space on the berm, the option for a financial contribution from the developer to the adjacent Shay Park was suggested in lieu of landscaping and amenities for open space area. Susan Palmer, applicant, appreciated being able to work with staff to move the project forward.

P H O by Vice Chairman David Funk
No input was given.

P H by Vice Chairman David Funk

Ken Kilgore asked for clarification if a storm drainage easement had been checked. Staff replied it had not.

Troy Cunningham was concerned that the plants being put in the gazebo area may interfere with the safe walking route to the school. Kimber Gabryszak said they would coordinate with Public Works who will also coordinate with the School District. Troy Cunningham received clarification from Susan Palmer that none of the homes would face Aspen Hills.

Hayden Williamson thought it was in compliance with the open space requirement, but maybe not the spirit of the law. Sarah Carroll noted that the trail will be a hard surface trail that the kids can use to get to the school. Kimber Gabryszak also noted the close proximity to Shay Park and the trail along the berm that connects all the way to the park which is just on the other side of the church lot.

David Funk received clarification from staff that the trail is a pressed composite trail; kids could ride bikes on it. He asked about lot 211 that was an odd shaped lot, is there a way that the trail next to it could continue on to the sidewalk on Aspen Hills Blvd. Sarah Carroll replied that they could suggest that to the developer. David Funk asked about the crosswalk on Aspen Hills, he thought it may be good to have one across from the development street. Sarah Carroll replied that there is an existing crosswalk that connects to the canal crossing; they are not intending more crosswalks or signs. Kimber Gabryszak noted it was very difficult to



City Council Staff Report

Fence Variations Lake View Terrace Tuesday, May 17, 2016 Public Meeting

Report Date:	Tuesday, May 10, 2016
Applicant:	Angie Carley (Lakeview Terrace HOA)
Owners:	Lake View Terrace residents
Location:	~ 3200 South Village Parkway
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	See Lake View Terrace Plats
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Developed recorded lots with single family homes
Adjacent Uses:	Single-family lots
Previous Approvals:	Phase 1 Final approved in 2006 Phase 2 and 3 final approved in 2012
Land Use Authority:	City Council
Type of Action:	Administrative
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. **Executive Summary:**

This is a request for variations to fencing requirements in the Lake View Terrace development which is a PUD.

Recommendation:

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

- B. Background:** Residents within the Lake View Terrace development would like to request variations to the fencing requirements as described in the attached letter. The lot layout in this development creates a unique situation where front yards abut side yards for lots at the end of the private drives. This situation is unique to this development and is a result of the lot layout. The residents and HOA would like fencing that is six feet tall in the front yard for lots on the ends of the private drives.

- C. **Specific Request:** This is a request for variations to the restriction on fence height in the front yard. The Lake View Terrace residents would like to install six foot tall fencing in front yard areas that abut side yards for lots at the end of the private drives.
- D. **Process:** Chapter 19.07 allows the City Council to consider variations within a PUD. This reviewed further in Section "F" of this report.
- E. **Community Review:** Newspaper and mailed notices are not required for this request.
- F. **Code Criteria:**

Variations Requested:

The applicant is requesting a variation to Section 19.06.09(1) which states "Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot."

Conditions for Variations:

Section 19.07.07 states Subject to 19.07.06(3), the City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;
2. that the variation desired will not adversely affect the public health, safety, or general welfare; and
3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan."

Overall Staff finding: complies. *The requested variations do not include variations related to uses allowed within the zone. Granting a variation to allow six foot tall fences in the front yard will not adversely affect the rights of adjacent landowners because this will allow them to fence their side yards. The variations will not adversely affect the public health, safety, or general welfare because this will only apply to the lots at the end of the private drives that face a side yard. The granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land use Element of the General Plan because the PUD section allows for variations to be considered this request will allow more yard area to be fenced in a development that has a unique lot layout.*

Criteria for Variations:

Section 19.07.06(3) outlines the criteria for approval of variations as reviewed below.

1. In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.

Staff finding: can comply. *The requested variations are not use variations. The City Council is the approval authority for the requested variations.*

2. The City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the standards of this Chapter are met.

Staff finding: complies. The request for six foot tall fencing in front yards for those lots that face a side yard does not adversely affect neighboring property as it allows abutting side yards to be landscaped.

3. Variations to the underlying zone requirements may not be greater than 25% except for density bonuses, which are established in each zone under Chapter 19.04. For instance, a required 20 foot front setback may not be reduced to less than 15 feet.

Staff finding: does not apply. The fencing requirement is in Chapter 19.06. The underlying zone requirements are in Chapter 19.04.

G. Recommendation and Alternatives:

Staff recommends that the City Council review the proposed request for a variation to front yard fencing height limits and select from the options below.

Recommended Motion:

"I move that the City Council approve the variations to front yard fencing in the Lake View Terrace development, based on the findings and conditions listed below:

Findings:

1. The proposed variation is meets or can conditionally meet all the relevant requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. For lots at the end of a private drive where the front yard abuts a side yard, the front yard fencing may be six feet tall.
2. Any other conditions as articulated by the City Council: _____
_____.

Alternative Motions:

Alternative 1 - Continuance

The City Council may also choose to continue the item. "I move to **continue** the request for a variation 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 also choose to deny the request. "I move to deny the request for variations to the front yard fencing with the Findings below:

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

H. Exhibits:

- A. Location Map
- B. Letter from Lake View Terrace Resident
- C. Recorded Plats



LOCATION MAP

April 25, 2016

Fencing Regulations, Saratoga Springs, UT
Lakeview Terrace Subdivision
Lot #57, 1471 Lakeview Terrace Road
Variation to Front Yard Fencing Policy

To: Saratoga Springs City Council/Planning Department

I am writing in regards to the Saratoga Springs Fencing Policy that states, "**19.06.09. Screening and Fencing Requirements and Restrictions.** Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot."

I am asking for a variation to the Front Yard Fencing Policy to be able to erect a 6 ft privacy fence along my front yard property line which is also my neighbor's side and back yard property line.

On the attached plat map for Lakeview Terrace Subdivision, you will see that many of the lots previously approved by the city have a house that sits directly in front of them instead of a street. In my case, my front yard is my neighbor's side and back yard. As a result, if my neighbor was to put up an approved 6 ft privacy fence for their side and back yard, it would go against the city's policy for me in that their 6 ft side and back yard fence would be my front yard. This greatly diminishes property value for me and especially my neighbors if we are not allowed to fence in our properties due to the way these particular lots were approved and designed.

Please look at the attached plat map and pictures. I am asking that the city council approves a variation to the city's fencing policy in regards to a front yard, specifically for Lakeview Terrace. The affected lots that I am aware of include:

Lot #: 3, 4, 15, 16, 27, 28, 29, 30, 35, 36, 37, 38, 48, 49, 50, 51, 56, 57, 58, 59, 64, 65, 66, 67, 44, 45, 42, 43

As a member of the HOA board, this has posed a problem for those affected homeowners when they are seeking approval for a fence. All HOA regulations are approved, except for the problem with the city's fencing policy.

Please consider my request in a timely manner. I appreciate your help in resolving this problem.

Thank you,

Angie Carley
1471 Lakeview Terrace Road
801-608-6309
jandacarley@hotmail.com





LOT #	ADDRESS	LOT #	ADDRESS
1	37 W. LAKE VIEW TERRACE ROAD #1	12	76 W. LAKE VIEW TERRACE ROAD #2
2	37 W. LAKE VIEW TERRACE ROAD #2	13	76 W. LAKE VIEW TERRACE ROAD #3
3	37 W. LAKE VIEW TERRACE ROAD #3	14	76 W. LAKE VIEW TERRACE ROAD #4
4	37 W. LAKE VIEW TERRACE ROAD #4	15	76 W. LAKE VIEW TERRACE ROAD #5
5	49 W. LAKE VIEW TERRACE ROAD #1	16	76 W. LAKE VIEW TERRACE ROAD #6
6	49 W. LAKE VIEW TERRACE ROAD #2	17	76 W. LAKE VIEW TERRACE ROAD #7
7	49 W. LAKE VIEW TERRACE ROAD #3	18	76 W. LAKE VIEW TERRACE ROAD #8
8	49 W. LAKE VIEW TERRACE ROAD #4	19	54 W. LAKE VIEW TERRACE ROAD #1
9	1584 S. TERRACE ROAD	20	54 W. LAKE VIEW TERRACE ROAD #2
10	1584 S. TERRACE ROAD	21	54 W. LAKE VIEW TERRACE ROAD #3
11	76 W. LAKE VIEW TERRACE ROAD #1	22	54 W. LAKE VIEW TERRACE ROAD #4

LAKE VIEW TERRACE PLAT "ONE" AMENDED

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

- MONUMENT TO BE SET
- FIRE HYDRANT
- STREET LIGHT
- 10' x 10' MAILBOX EASEMENT

STATE PLANE COORDINATES	
PT	EASTING
A	728568.70
B	728568.84
C	728565.60
D	728719.81
E	728758.18
F	728775.29
G	728845.05
H	729110.40
J	729108.82
K	728565.29
GRID FACT	0.9997185219

AREA TABLE	
AREA	=
TOTAL AREA	8.735
LOT AREA	4.045
COMMON SPACE AREA	3.085

LINE TABLE		
LINE	BEARING	DIST.
L1	S 44°52'54" W	55.12
L2	S 44°52'54" W	8.14
L3	S 44°52'54" W	8.23
L4	N 89°47'33" W	19.07
L5	N 89°47'34" W	28.00

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING	
C3	45°19'33"	118.66	150.00	115.59	S 67°32'41" W	
C4	24°18'36"	106.07	250.00	105.28	N 77°38'15" W	
C5	41°38'55"	60.97	300.00	60.87	N 05°41'22" W	
C6	45°19'33"	140.81	178.00	137.17	S 67°32'41" W	
C7	42°19'33"	96.51	122.00	94.01	S 67°32'41" W	
C8	30°16'37"	117.31	222.00	115.95	N 74°39'14" W	
C12	11°38'55"	55.30	-272.00	55.20	S 5°49'28" W	
C13	11°38'55"	66.68	-328.00	66.57	S 5°49'28" W	
C14	81°33'40"	21.35	-15.00	19.59	S 52°25'45" W	
C15	81°33'39"	21.35	-15.00	19.59	N 29°07'54" W	
C16	10°28'48"	32.56	178.00	30.96	N 50°27'25" E	
C17	34°36'45"	107.53	178.00	105.90	N 72°42'23" E	
C18	0°17'39"	0.91	178.00	0.91	N 89°56'22" W	
C19	3°00'08"	14.57	278.00	14.57	N 88°17'29" W	
C20	5°24'34"	20.96	222.00	20.95	N 87°05'16" W	
C21	21°55'19"	84.94	222.00	84.42	N 73°25'19" W	
C36	5°44'51"	27.28	272.00	27.27	S 8°46'30" W	
C37	5°54'05"	28.02	272.00	28.00	S 2°57'02" W	
C38	89°59'59"	31.42	20.00	28.28	S 89°52'54" W	
C39	90°00'02"	31.42	20.00	28.28	S 0°07'06" E	
C40	11°26'29"	49.84	250.00	49.84	N 84°04'18" W	
C41	12°52'07"	56.15	250.00	56.03	N 71°55'00" W	
C42	2°56'44"	11.41	222.00	11.41	N 60°59'18" W	
C43	00°40'00"	2.07	178.00	2.07	N 45°12'22" E	
C44	00°52'11"	1.93	122.00	1.93	S 45°19'02" W	

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the South Quarter Corner, Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian; said point being the point of beginning; thence N 89°42'23" W 28.00 feet, thence N 0°00'00" E 84.79 feet, to a point on a curve, having a radius of 328.00 feet and a central angle of 11°38'55", thence along the arc of said curve a distance of 66.57 feet, said arc subtended by a chord bearing N 5°49'28" E, a distance of 66.57 feet, thence N 11°38'55" E 39.19 feet, to a point on a curve, having a radius of 15.00 feet and a central angle of 81°33'39", thence along the arc of said curve a distance of 21.35 feet, said arc subtended by a chord bearing N 29°07'54" W, a distance of 19.59 feet, thence N 13°48'01" W 71.85 feet, thence N 0°12'29" E 265.43 feet, thence S 89°47'31" E 435.78 feet, thence S 45°07'07" E 770.48 feet, thence N 89°47'34" W 942.68 feet, to the point of beginning.

ACRES: 8.7345 OF LOTS: 22

AUG 23, 2007
DATE

Barry Andreason
SURVEYOR'S NAME
LICENSE NO. 166572

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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 LAKE VIEW TERRACE PLAT ONE AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 23 DAY OF AUGUST, 2007.

LOTS E & F ARE COMMON AREA DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID LOTS E & F WERE REFERRED TO AS COMMON SPACE ON THE ORIGINAL DEDICATION PLAT. LOTS A, B, C, & D ARE PRIVATE DRIVES DEDICATED TO & MAINTAINED BY THE H.O.A. THE PRIVATE DRIVES ARE ALSO PUBLIC UTILITY EASEMENTS.

HOA Management Committee
Chris Cowden CHAIR
Jeffrey L. Abbott A.K.A. BELLE MAISON OWNERS ASSOC.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 29 DAY OF August, 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, WHO DULY ACKNOWLEDGED TO ME THAT Barry Andreason SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Barry Andreason
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT: _____

ACKNOWLEDGEMENT (CORPORATE)

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 _____ TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC
RESIDING AT: _____

ACCEPTANCE BY LEGISLATIVE BODY

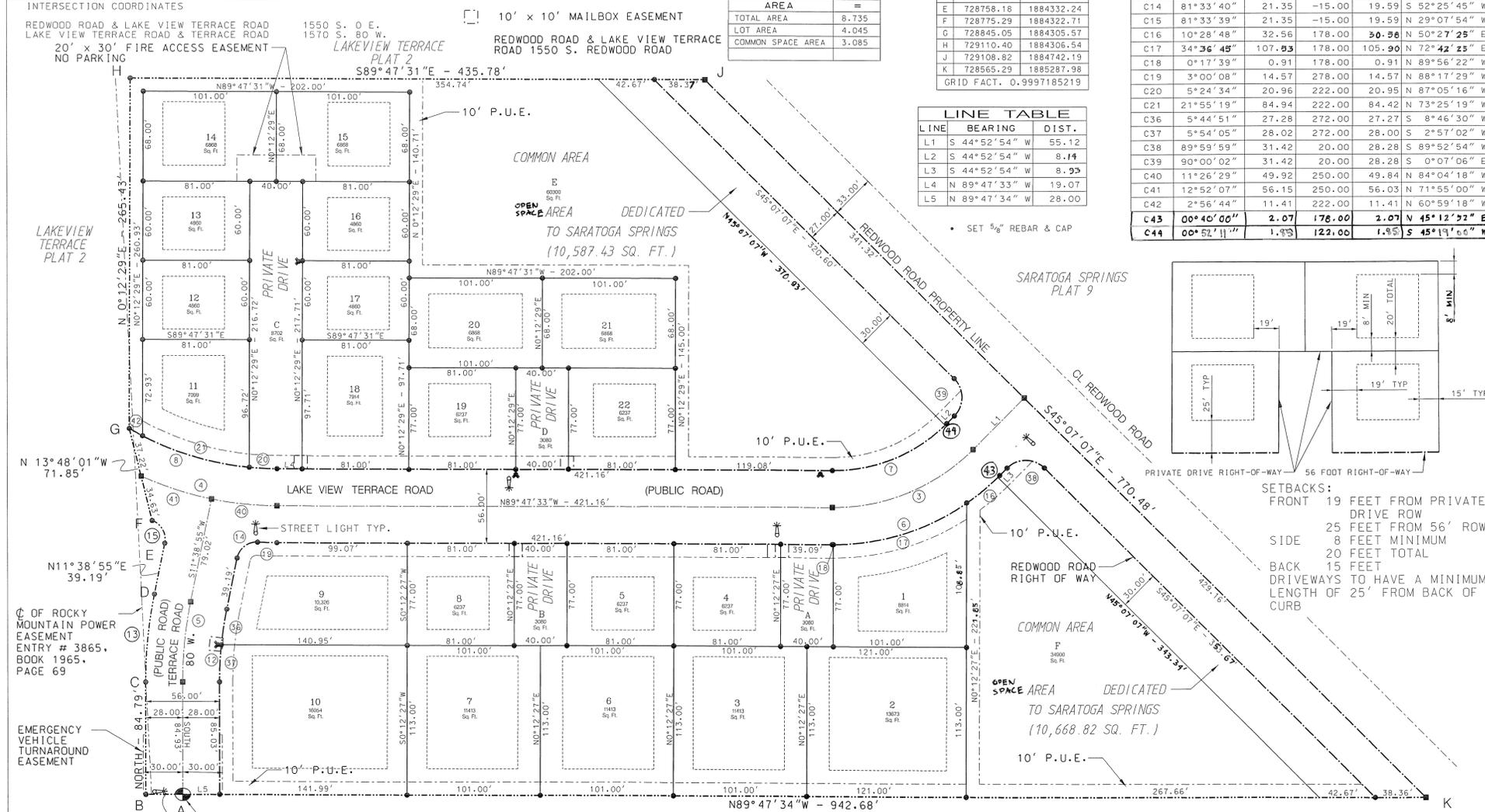
THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS 21st DAY OF November, A.D. 2007.

Barry Andreason ATTEST: *Barry Andreason*
MAYOR CITY RECORDER
(SEE SEAL BELOW)

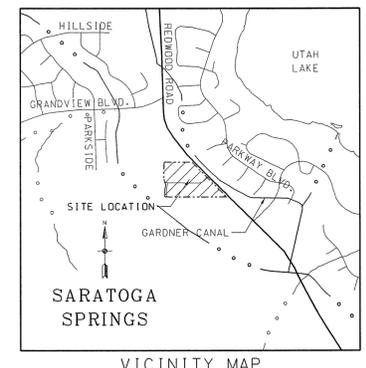
LAKE VIEW TERRACE PLAT "ONE" AMENDED

A VACATION AND REVISION OF LOTS 1, 2, 3, 6, 7 & 10 LAKE VIEW TERRACE PLAT "ONE" & COMMON SPACE F SHEET 1 OF 2
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL REGISTERED LAND SURVEYOR BARRY ANDREASON NO. 166572 State of Utah	NOTARY PUBLIC SEAL Barry Andreason NO. 166572 State of Utah	CITY ENGINEER SEAL Barry Andreason NO. 166572 State of Utah	CITY RECORDER SEAL Barry Andreason NO. 166572 State of Utah
---	--	--	--



SOUTH 1/4 CORNER SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
P.O.B. SOUTHEAST PARCEL



NOTE:
NO CITY MAINTENANCE ON PRIVATE STREETS.

QUESTAR APPROVAL

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 1-800-366-8532.

APPROVED THIS 26 DAY OF August, 2007.
QUESTAR GAS COMPANY
BY: *Brad Westman*
TITLE: *President*

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS 30 DAY OF Aug, A.D. 2007
BY ROCKY MOUNTAIN POWER.
Robert Anderson
ROCKY MOUNTAIN POWER

COMCAST APPROVAL

APPROVED THIS 30 DAY OF Aug, A.D. 2007
BY COMCAST.
Shirley Palmer
COMCAST

QWEST APPROVAL

APPROVED THIS 30 DAY OF Aug, A.D. 2007
BY QWEST.
David Berg
QWEST

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS 16th DAY OF Nov, A.D. 2007
BY THE CITY CIVIL ENGINEER.
Barry Andreason
CITY CIVIL ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVAL AS TO FORM THIS 26th DAY OF August, A.D. 2007
BY THE CITY ATTORNEY.
Barry Andreason
SARATOGA SPRINGS ATTORNEY

BROWN ENGINEERING INC.
31 SOUTH 400 WEST
OREM, UTAH 84058
OFFICE # (801) 377-1790
FAX # (801) 377-1799

FIRE CHIEF APPROVAL

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

12557 Sheet 1 of 2

PL 165592-2007 04.1.0507
RANDALL A. COXINGTON
UTAH COUNTY RECORDER
2007 Nov 27 1:08 pm FEE \$8.00 \$1.70
RECORDED FOR SARATOGA SPRINGS CITY

SEC. 35, S. 1/4 NW T. 5 S. R. 1 W. (LOT 1) - COMMON SPACE (ONE) - LAKE VIEW TERRACE PLAT "ONE"



LOT 1, PLAT "ONE" AMENDED

Patrick A. Bristow
PATRICK A. BRISTOW
Anne R. Bristow
ANNE R. BRISTOW

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 29th DAY OF October, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3/8/10 [Signature]
NOTARY PUBLIC

LOT 3 PLAT "ONE" AMENDED

Robert Charlesworth
ROBERT CHARLESWORTH

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 26th DAY OF OCT, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES May 9th 2011 [Signature]
NOTARY PUBLIC

LOT 4, PLAT "ONE" AMENDED

Chris Cowden
CHRIS COWDEN
Tiena Cowden
TIENA COWDEN

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 19th DAY OF OCT, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES May 9th 2011 [Signature]
NOTARY PUBLIC

LOT 6, PLAT "ONE" AMENDED

Chris Cowden
CHRIS COWDEN
Tiena Cowden
TIENA COWDEN

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 19th DAY OF OCT, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES May 9th 2011 [Signature]
NOTARY PUBLIC

LOT 7, PLAT "ONE" AMENDED

Jeffrey Lyne Abbott
JEFFREY LYNE ABBOTT
Anne
ANNE

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 19th DAY OF OCT, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES May 9th 2011 [Signature]
NOTARY PUBLIC

LOT 10, PLAT "ONE" AMENDED

David J. Allen
DOD ASSOCIATES, LLC
(REPRESENTATIVE)

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE 17 DAY OF October, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 7-19-10 [Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Lake View Terrace Plat "One" Amended sheet 1 of 2.

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 LAKE VIEW TERRACE PLAT ONE AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, A.D. 2007. LOTS E & F ARE COMMON AREA DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID LOTS E & F WERE REFERRED TO AS COMMON SPACE ON THE ORIGINAL DEDICATION PLAT. LOTS A, B, C, & D ARE PRIVATE DRIVES DEDICATED TO & MAINTAINED BY THE H.O.A. THE PRIVATE DRIVES ARE ALSO PUBLIC UTILITY EASEMENTS.

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 SAID COUNTY OF UTAH, IN SAID STATE OF UTAH, THE SIGNER(S) 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 THERIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT _____

ACKNOWLEDGEMENT (CORPORATE)

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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

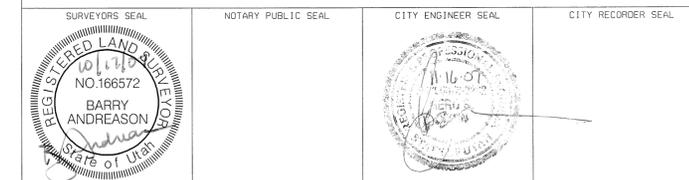
THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS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

MAYOR

CITY RECORDER
(SEE SEAL BELOW)

LAKE VIEW TERRACE PLAT "ONE" AMENDED

A VACATION AND REVISION OF LOTS 1, 2, 3, 6, 7 & 10 LAKE VIEW TERRACE PLAT "ONE" SHEET 2 OF 2
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



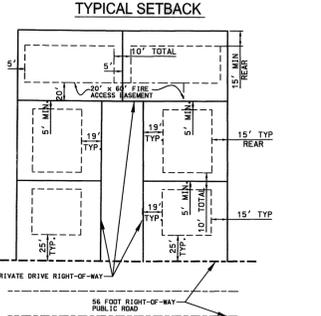
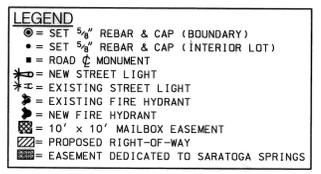
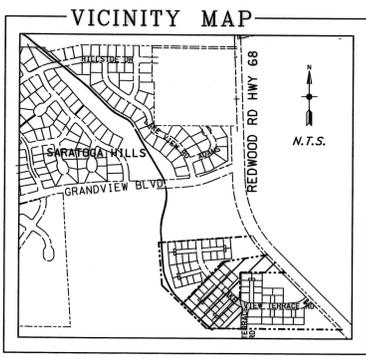
12557 sheet 2 of 2

ENT 165632:2007 No. 12557
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Nov 27 1:08 pm FEE \$8.00 BY JL
RECORDED FOR SARATOGA SPRINGS CITY

13778

LAKE VIEW TERRACE PLAT 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



LOT #	ADDRESS
23	1597 S. TERRACE ROAD
24	1587 S. TERRACE ROAD
25	1539 S. LAKE VIEW TERRACE ROAD
26	1537 S. LAKE VIEW TERRACE ROAD
27	1533 S. LAKE VIEW TERRACE ROAD
29	1531 S. LAKE VIEW TERRACE ROAD
29	1529 S. LAKE VIEW TERRACE ROAD
30	1527 S. LAKE VIEW TERRACE ROAD
31	1523 S. LAKE VIEW TERRACE ROAD
32	1521 S. LAKE VIEW TERRACE ROAD
33	1519 S. LAKE VIEW TERRACE ROAD
34	1517 S. LAKE VIEW TERRACE ROAD
35	1513 S. LAKE VIEW TERRACE ROAD
36	1511 S. LAKE VIEW TERRACE ROAD
37	1509 S. LAKE VIEW TERRACE ROAD
38	1507 S. LAKE VIEW TERRACE ROAD
39	1503 S. LAKE VIEW TERRACE ROAD
40	1501 S. LAKE VIEW TERRACE ROAD
41	1502 S. LAKE VIEW TERRACE ROAD
42	1508 S. LAKE VIEW TERRACE ROAD
43	1512 S. LAKE VIEW TERRACE ROAD
44	1508 S. LAKE VIEW TERRACE ROAD
45	1528 S. LAKE VIEW TERRACE ROAD

SETBACKS:
 FRONT 19 FEET FROM PRIVATE DRIVE ROW
 25 FEET FROM 5' ROW
 SIDE 5 FEET MINIMUM
 10 FEET TOTAL
 BACK 15 FEET
 DRIVEWAYS TO HAVE A MINIMUM LENGTH OF 25' FROM BACK OF CURB

Lakeview HOA
 480 W. 800 N.
 Orem, UT 84058

20' STORM DRAIN EASEMENT #1
 A 20' WIDE STORM DRAIN EASEMENT, 10' BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT WHICH IS NORTH 664.19 FEET AND WEST 58.58 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 25°57'13" EAST 18.23' FEET; THENCE SOUTH 01°37'18" EAST 170.80' FEET; THENCE SOUTH 43°42'00" WEST 146.96 FEET.

20' STORM DRAIN EASEMENT #2
 A 20' WIDE STORM DRAIN EASEMENT, 10' BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT WHICH IS NORTH 644.15 FEET AND WEST 179.62 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°22'42" EAST 129.07 FEET; THENCE SOUTH 89°58'55" EAST 244.53 FEET; THENCE SOUTH 45°04'38" EAST 151.67 FEET.



CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	81°33'39"	21.35	15.00	12.94	19.59	S 29°07'54" E
C2	11°38'55"	66.68	328.00	33.46	66.57	S 5°49'28" W
C3	20°49'11"	101.02	278.00	51.07	100.46	S 59°30'08" E
C4	02°47'31"	13.55	278.00	6.77	13.55	S 47°41'47" E
C5	23°36'42"	114.56	278.00	58.11	113.75	N 58°06'22" W
C6	10°48'32"	39.44	222.00	19.77	39.39	N 51°23'25" W
C7	03°02'08"	11.76	222.00	5.88	11.76	N 57°59'52" W
C8	13°12'54"	51.20	222.00	25.72	51.09	N 52°54'29" W
C9	19°10'55"	83.70	250.00	42.24	83.31	N 55°53'29" W
C10	1°05'31"	21.00	1101.74	10.50	21.00	N 44°36'26" W

- NOTES:
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
 - PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.
 - PLAT IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, SITE PLAN AGREEMENT, AND ANY OTHER AGREEMENT WITH THE CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.
 - 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 PERFORMANCE STANDARDS. POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.
 - ALL PERFORMANCE AND WARRANTY BONDS AND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER, OWNER, OR CONTRACTOR AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS PERTAINING TO BONDS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT AS A THIRD PARTY BENEFICIARY OR OTHERWISE.
 - THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS 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.
 - NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
 - LOTS ARE SUBJECT TO CCR'S.
 - ALL OPEN AREAS ARE DEDICATED UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, SEWER, IRRIGATION & DRAINAGE.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PRIVATE ROADS ARE DEDICATED TO THE HOA.
 - PRIVATE ROADS ARE A UTILITY EASEMENT & FIRE/ACCESS DEDICATED TO SARATOGA SPRINGS CITY.
 - SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 - NO PARKING ON SIDE OF STREET THAT FIRE HYDRANTS ARE LOCATED ON PRIVATE STREETS. THE ENTIRE LENGTH OF CURB IS TO BE PAINTED RED.
 - THE H.O.A. IS RESPONSIBLE FOR MAINTAINING FRONTAGE IMPROVEMENTS ALONG REDWOOD RD & LAKE VIEW TERRACE ROAD.
 - ALL RULES shall be for any public utility.

PT	NORTHING	EASTING
A	728568.70	1884345.57
B	728568.84	1884317.58
C	728570.53	1883986.78
D	728798.24	1883748.92
E	729208.53	1884141.00
F	729279.67	1884570.64
G	729108.82	1884742.19
H	729110.40	1884306.54
J	728445.05	1884305.57
K	728775.29	1884332.71
L	728756.18	1884332.24
M	728719.81	1884324.33
N	728653.60	1884317.58

PT	NORTHING	EASTING
M1	728808.91	1884314.45
M2	728860.07	1884240.83
M3	729076.25	1884014.60

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 1-800-366-3532

SURVEYOR'S CERTIFICATE
 I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREAS REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS LOCATED N 89°42'23" W 28.00 FEET FROM THE SOUTH QUARTER CORNER, SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°42'23" W 330.89 FEET; THENCE N 46°15'00" W 329.38 FEET; THENCE N 43°42'00" E 567.66 FEET; THENCE N 80°35'52" E 435.61 FEET, TO A POINT ON THE SOUTH WESTERLY RIGHT OF WAY OF REDWOOD ROAD; THENCE S 45°07'07" E 242.19 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE BOUNDARY LINE OF LAKE VIEW TERRACE PLAT ONE, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE, THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING SEVEN (7) CALLS: (1) THENCE N 89°47'31" W 435.78 FEET; (2) THENCE S 0°12'29" W 265.43 FEET; (3) THENCE S 13°48'01" E 71.85 FEET; (4) TO A POINT ON A CURVE, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 81°33'39", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.35 FEET, CHORD OF WHICH BEARS S 29°07'54" E 19.59 FEET; (5) THENCE S 11°38'55" W 39.19 FEET; (6) TO A POINT ON A CURVE, HAVING A RADIUS OF 328.00 FEET AND A CENTRAL ANGLE OF 11°38'55", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.68 FEET, CHORD OF WHICH BEARS S 5°49'28" W 66.57 FEET; (7) THENCE SOUTH 84.79 FEET TO THE POINT OF BEGINNING;

ACRES: 7.072 # OF LOTS: 23

NOV 13 2012 10:13 AM
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2012 Nov 27 10:40 am FEE \$100 BY SF
 RECORDED FOR SARATOGA SPRINGS CITY

OWNERS 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 HEREINAFTER KNOWN AS

LAKE VIEW TERRACE PLAT 2
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNERS 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, I HAVE HERETO SET THIS 20th DAY OF November, A.D. 2012

Barry Andreason
 Steve Maddox
 Manager of Cleveland LLC

OWNER'S ACKNOWLEDGEMENT
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 20th DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, AND WHO BEING BY ME DULY SWORN DID SAY FOR HIMSELF, THAT HE IS THE MANAGER OF Cleveland LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACTED, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY, SO TO DO.

MY COMMISSION EXPIRES: 9/24/2015 NOTARY PUBLIC RESIDING AT: Lehi, UT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 20th DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME, Steve Maddox, AND, WHO BEING BY ME DULY SWORN DID SAY FOR HIMSELF, THAT HE IS THE MANAGER OF Cleveland LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACTED, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY, SO TO DO.

MY COMMISSION EXPIRES: 9/24/2015 NOTARY PUBLIC RESIDING AT: Lehi, UT

ACCEPTANCE BY LEGISLATIVE BODY
 THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 21st DAY OF November, A.D. 2012

Michael McOmber
 MAYOR

ATTEST: [Signature]
 CLERK/RECORDER
 (SEE SEAL BELOW)

LAKE VIEW TERRACE PLAT 2
 LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
KARIN DRIGGS NOTARY PUBLIC-STATE OF UTAH COMMISSION # 90784 COMM. EXP. 03-24-2015	BARRY ANDREASON NO. 166572 STATE OF UTAH	JEFFERY SMITH NO. 787074 STATE OF UTAH	CITY OF SARATOGA SPRINGS STATE OF UTAH

MW BROWN ENGINEERING, INC
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

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

FIRE CHIEF APPROVAL
 APPROVED THIS 19th DAY OF November, A.D. 2012 BY THE CITY FIRE CHIEF.

LEHI CITY POST OFFICE REPRESENTATIVE

UP&L APPROVAL
 APPROVED THIS 15 DAY OF Nov A.D. 2012 BY UP&L.

COMCAST APPROVAL
 APPROVED THIS 15 DAY OF Nov A.D. 2012 BY COMCAST.

QUESTAR APPROVAL
 APPROVED THIS 14 DAY OF Nov A.D. 2012 BY QUESTAR.

SARATOGA SPRINGS ENGINEER APPROVAL
 APPROVED THIS 15 DAY OF November, A.D. 2012 BY THE CITY ENGINEER.

PLANNING COMMISSION APPROVAL
 APPROVED THIS 19 DAY OF Nov A.D. 2012 BY THE PLANNING COMMISSION.

SARATOGA SPRINGS ATTORNEY
 APPROVAL AS TO FORM THIS 20th DAY OF November, A.D. 2012 BY THE CITY ATTORNEY.

APPROVED THIS 14 DAY OF Nov A.D. 2012 BY QUESTAR.

BY: [Signature]
 TITLE: Operations

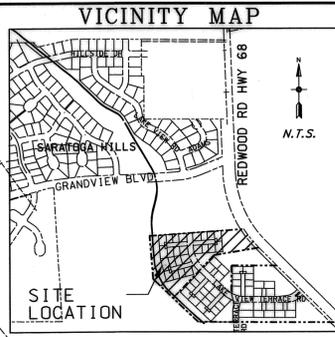
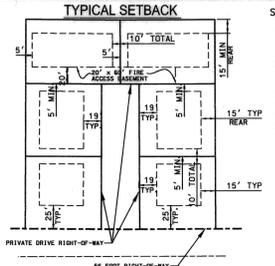
APPROVED THIS 15 DAY OF November, A.D. 2012 BY THE CITY ENGINEER.

APPROVED THIS 15 DAY OF November, A.D. 2012 BY THE CITY ATTORNEY.

Sec. 35-S-1W TU-039

LAKE VIEW TERRACE PLAT 3 13779

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREAS REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED N 89°42'23" W 596.83 FEET AND NORTH 226.55 FEET FROM THE SOUTH QUARTER CORNER, SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE POINT OF BEGINNING; THENCE N 46°15'00" W 262.54 FEET; THENCE N 4°49'00" W 411.72 FEET; THENCE N 85°39'06" E 904.10 FEET TO A POINT ON THE SOUTH WESTERLY RIGHT OF WAY OF REDWOOD ROAD; THENCE ALONG SAID RIGHT OF WAY AND ALONG A CURVE, HAVING A RADIUS OF 1074.74 FEET AND A CENTRAL ANGLE OF 12°17'06", THE ARC OF SAID CURVE A DISTANCE OF 230.44 FEET, CHORD OF WHICH BEARS S 38°58'36" E 230.00 FEET TO A POINT ON THE BOUNDARY LINE OF LAKE VIEW TERRACE PLAT 2 ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) CALLS: (1) THENCE S 80°35'52" W 435.61 FEET; (2) THENCE S 43°42'00" W 567.66 FEET TO THE POINT OF BEGINNING;

ACRES: 7.882 # OF LOTS: 24

DATE: NOVEMBER 14, 2012

Barry Anderson

OWNERS 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

LAKE VIEW TERRACE PLAT 3

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNERS 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 HERETO SET... THIS 14th DAY OF November, A.D. 2012.

Gordon Jones, Manager of Edge Land LLC

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH } s.s.

ON THE 14th DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) 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.

KARIN DRIGGS, Notary Public - State of Utah

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH } s.s.

ON THE 14th DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME, Gordon Jones, AND, WHO BEING BY ME, DULY SWORN DID SAY FOR HIMSELF, THAT HE IS THE MANAGER OF Edge Land LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY, SO TO DO.

KARIN DRIGGS, Notary Public - State of Utah

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 21st DAY OF November, A.D. 2012.

Michael P. Coulter, Mayor

ATTEST: Doreen L. Johnson, Clerk/Recorder

LAKE VIEW TERRACE PLAT 3

LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

APPROVAL AS TO FORM THIS 20th DAY OF November, A.D. 2012, BY THE CITY-ATTORNEY.

Barry Anderson, Saratoga Springs Attorney

Notary Public Seal: Karin Driggs

Surveyor Seal: Barry Anderson

City Engineer Seal: Jeremy D. Lapin

Clerk-Recorder Seal: Doreen L. Johnson

STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	728568.70	1884345.57
B	728798.24	1883748.92
C	728979.74	1883559.32
D	729389.89	1883524.76
E	729361.26	1884488.70
F	729279.67	1884570.64
G	729208.52	1884140.99

GRID FACT. 0.9997185219

ROAD CL MONUMENTS

PT	NORTHING	EASTING
M1	729076.25	1884014.60
M2	729279.44	1883915.87
M3	729418.92	1883906.52

GRID FACT. 0.9997185219

SOUTHWEST CORNER SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

N89°42'23" W - 2146.02'

N89°42'23" W - 596.83'

LEGEND

- SET 3/4" REBAR & CAP (BOUNDARY)
- SET 3/4" REBAR & CAP (INTERIOR LOT)
- ROAD & MONUMENT
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- 10' x 10' MAILBOX EASEMENT
- PROPOSED RIGHT-OF-WAY
- EASEMENT DEDICATED TO SARATOGA SPRINGS

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ___ DAY OF ___, A.D. 20__

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED THIS 19th DAY OF November, A.D. 2012, BY THE CITY FIRE CHIEF.

Jim L. Campbell, City Fire Chief

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF Nov. A.D. 2012, BY THE PLANNING COMMISSION.

Chairman, Planning Commission

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS 15th DAY OF Nov. A.D. 2012, BY THE CITY ENGINEER.

City Civil Engineer

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	12°17'06"	230.44	1074.74	115.66	230.00	S 38°58'36" E
C2	12°02'31"	231.55	1101.74	116.20	231.13	S 38°06'12" E
C3	11°45'05"	67.27	328.00	33.76	67.16	S 40°25'29" E
C4	6°59'51"	40.06	328.00	20.05	40.03	N 31°03'01" W
C5	13°04'09"	74.82	328.00	37.57	74.66	S 21°01'01" W
C6	10°38'56"	60.96	328.00	30.57	60.87	S 9°09'28" E
C7	42°28'02"	243.11	328.00	127.44	237.58	N 25°04'01" W
C8	6°03'08"	23.24	220.00	11.63	23.23	N 64°04'36" E
C9	7°49'06"	30.02	220.00	15.03	30.00	S 71°00'33" W
C10	13°52'04"	53.25	220.00	26.75	53.12	S 67°59'04" W
C11	13°34'08"	42.63	180.00	21.41	42.53	S 68°18'08" W
C12	42°28'02"	222.36	300.00	116.56	217.30	N 25°04'01" W
C13	21°14'01"	100.80	272.00	50.99	100.23	N 14°27'00" W
C14	21°14'01"	100.80	272.00	50.99	100.23	N 25°04'01" W
C15	42°28'02"	201.60	272.00	105.69	197.02	N 25°04'01" W
C16	16°06'18"	56.22	200.00	28.30	56.03	S 66°58'23" W
C17	04°10'44"	80.36	1101.74	40.20	80.34	S 34°11'11" E
C18	12°35'21"	228.89	1041.74	114.91	228.43	S 39°58'36" E
C19	11°47'26"	232.89	1131.74	116.86	232.48	S 37°10'32" E
C20	41°26'00"	307.34	425.00	160.74	300.69	N 25°32'00" W

20' WATER LINE AND SD EASEMENT

A 20' WIDE WATERLINE & STORM DRAIN EASEMENT, 10' BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF REDWOOD ROAD WHICH IS ALSO SOUTH 85°39'06" WEST 30.61 FEET AND ALONG A 1101.74 FOOT RADIUS CURVE TO THE LEFT 80.36 FEET THROUGH A CENTRAL ANGLE OF 4°10'44", THE CHORD OF WHICH BEARS SOUTH 34°11'11" EAST 80.34 FEET FROM THE NORTH EAST BOUNDARY CORNER OF LAKE VIEW TERRACE PLAT 3; THENCE SOUTH 53°41'40" WEST 274.54 FEET; THENCE SOUTH 85°39'06" WEST 76.99 FEET; THENCE SOUTH 64°11'54" WEST 169.96 FEET.

UP&L APPROVAL

APPROVED THIS 15th DAY OF Nov. A.D. 2012, BY UP&L.

UP&L

COMCAST APPROVAL

APPROVED THIS 15th DAY OF Nov. A.D. 2012, BY COMCAST.

Comcast

QWEST APPROVAL

APPROVED THIS 14th DAY OF Nov. A.D. 2012, BY QWEST.

Qwest

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY 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 ACKNOWLEDGMENT 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 1-800-366-3532

APPROVED THIS 14th DAY OF Nov. A.D. 2012, BY QUESTAR.

BY - Wendy Edler

TITLE - Questionnaire

SARATOGA SPRINGS ATTORNEY

APPROVAL AS TO FORM THIS 20th DAY OF November, A.D. 2012, BY THE CITY-ATTORNEY.

Barry Anderson, Saratoga Springs Attorney

Sec. 35-5-1W 70-039

A Sarah Carroll, Senior Planner
D Tuesday, May 10, 2016
D Tuesday, May 17, 2016
Heron Hills - Future City Park

P

The Preliminary Plat for Heron Hills was approved by the City Council on December 2, 2014. The applicant has recently submitted the final plat application for Phase 4 which includes a park that will be dedicated to the City. Development of this park was discussed in a City Council Work Session on November 18, 2014 and direction was given that the applicant should spend \$3.33 per square foot for park improvements and improve the park as much as possible with that amount and that the City would improve the rest.

At this time, the park has not yet been designed and the applicant has asked what the park design will look like and who will cover design costs and the permit fees for the wetland enhancement. The wetland enhancement is being proposed so that the area next to the existing dock can be widened in order to allow for the non-motorized craft launch.

Staff recommends that the applicant employ the park designer and we go through our standard design process with the designers the applicant selects. Staff also suggests that the City and the applicant share the costs for design and the wetland permit and that the applicant receive a credit for half of these costs. This could be deducted from the \$3.33 per square foot improvement costs. The applicant has requested that the City cover the full cost of the wetland enhancement permit to allow for the non-motorized launch; this allows for a better launch. The HOA portion will be submitted with the same permit, thus the City would cover the half related to the City launch.

The order of priorities that was suggested during the 2014 work session is below. Staff and the applicant would like further direction and would like to formalize the parameters for the park design.

1. The beach area and non-motorized craft launch
2. The parking lot
3. The pavilion
4. Possibly a play structure (it was suggested that this location may not need one)

The applicant would like to proceed with the infrastructure for Phase 4 while the park design is being finalized.

Staff recommends that the City Council discuss cost sharing for the design of the park and the wetland enhancement, formalize the order of priorities, and discuss the parameters of the design.

Possible Motion:

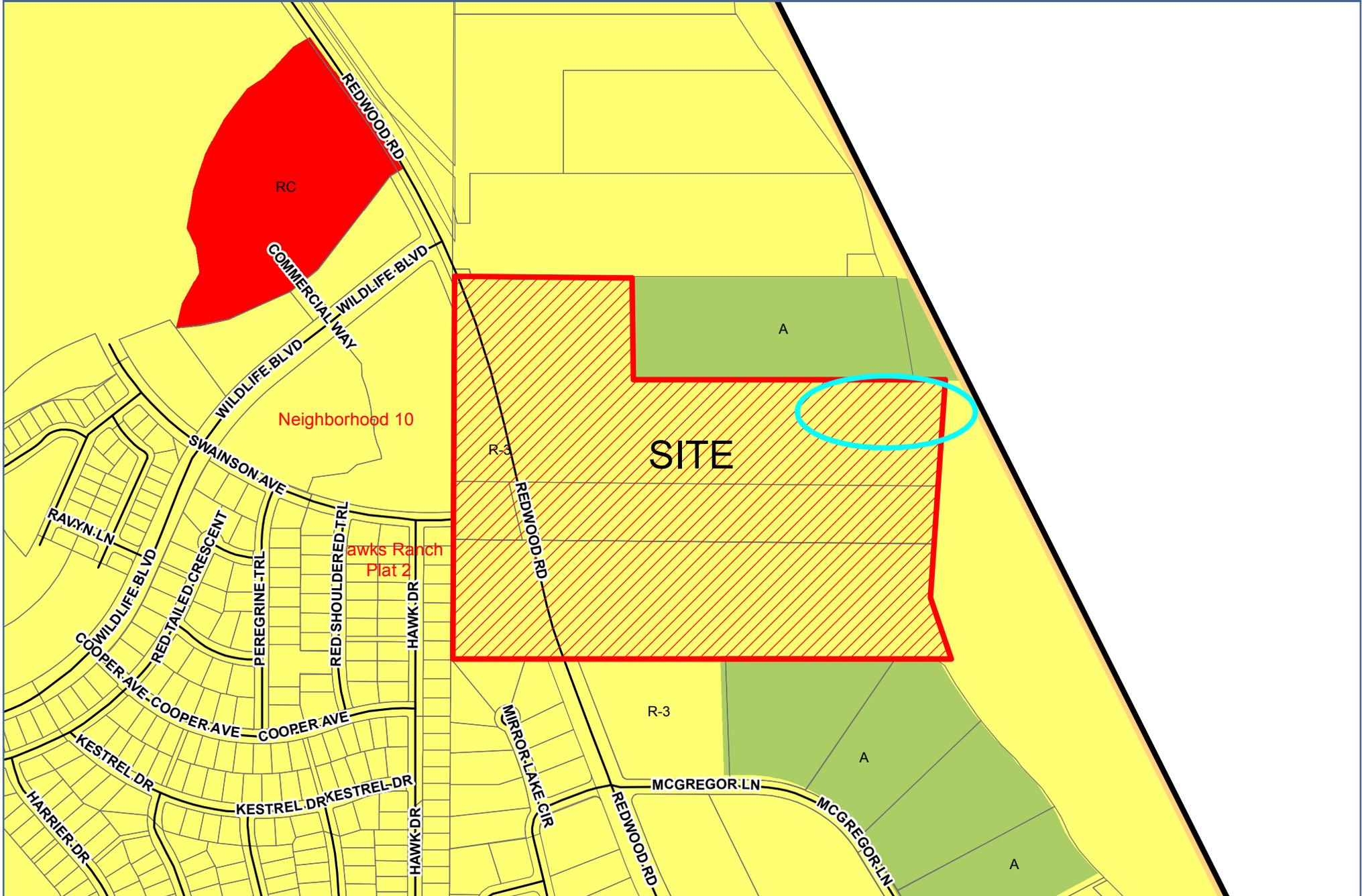
“I move that the City Council authorize the applicant to proceed with the design of the park in consultation with the City’s park design team, with the following conditions:

1. The applicant shall improve as much of the park as possible at a cost of \$3.33 per square foot, for a total of \$528,000. Receipts shall be submitted to the City for verification.
2. The City will cover half of the design costs in the form of the credit towards the \$3.33 per square foot.
3. The City will cover half of the cost for permits for the wetland enhancement in the form of a credit towards the \$3.33 per square foot. This permit will include the HOA area too.
4. The maximum credit that may be allotted to design costs and wetland enhancement permits is up to \$25,000, unless otherwise approved by the City Council.
5. The design shall include the following items, which shall be prioritized in the order below when the applicant begins construction. Items not improved by the applicant will be improved by the City at a later date.
 - a. A beach area and a non-motorized craft launch
 - b. Trails to the beach and launch area
 - c. A parking lot
 - d. A picnic pavilion
 - e. A play structure
 - f. Landscaping
6. The applicant may proceed with construction of Phase 4, according to standard City processes and bonding procedures, while the park design is being finalized.

A

- A. Location Map
- B. Preliminary Plat
- C. Conceptual Park Design

Location Map



DEVELOPER

HERON HILLS

DEVELOPER



935 West Center
Street Lindon, UT 84042
(801) 785-8448



0 40 80 160 240
SCALE: 1" = 80'



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS SEAL

NO.	DATE	DESCRIPTION	SEAL
1			
2			
3			
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ACTION	DATE
FINAL PLAN	10/28/14

PROJECT

HERON HILLS

DESCRIPTION

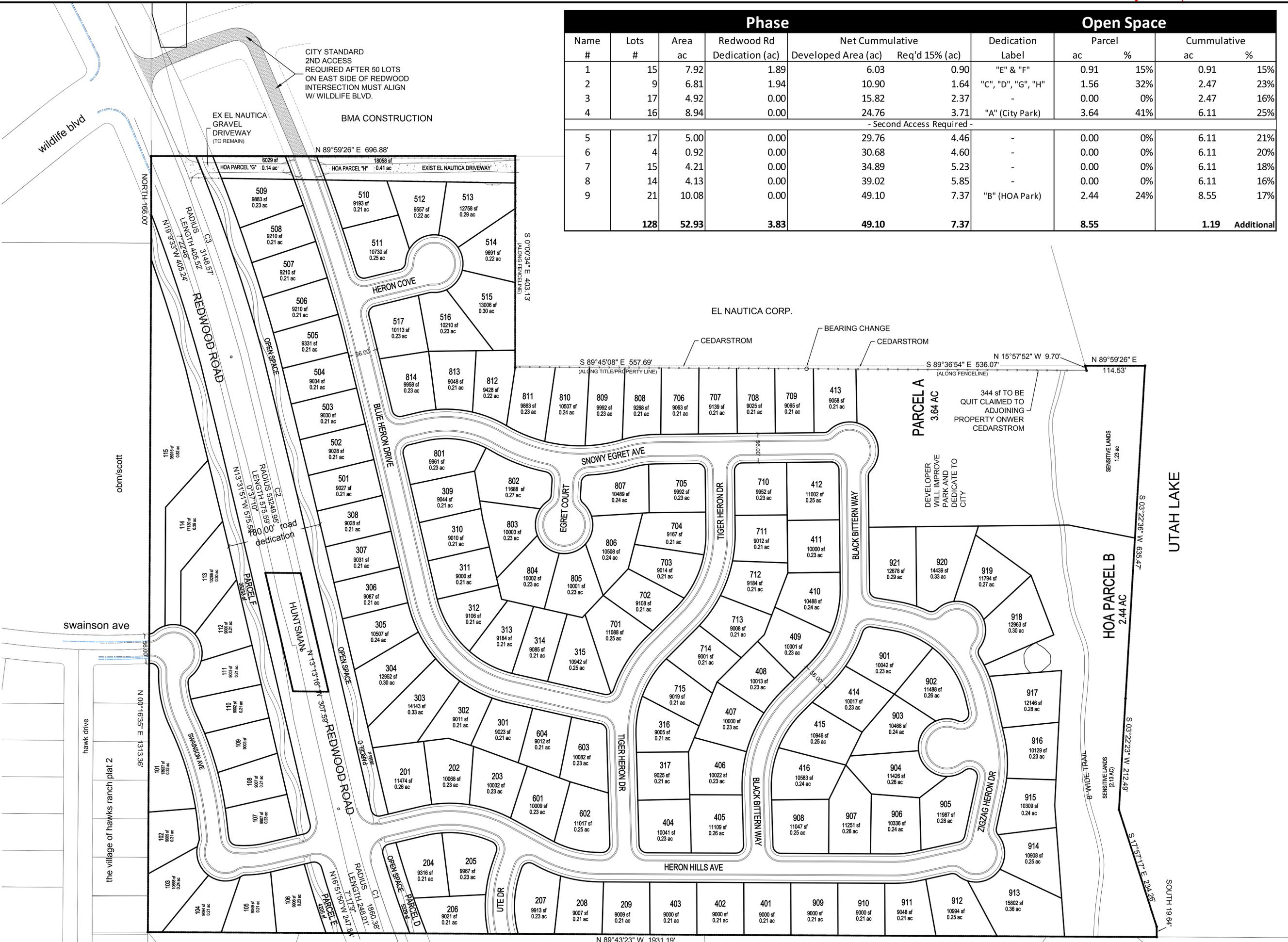
PRELIMINARY PLAN

SHEET NAME SHEET NUMBER

PHASING PLAN

C1

Phase							Open Space				
Name #	Lots #	Area ac	Redwood Rd Dedication (ac)	Net Cumulative Developed Area (ac)	Req'd 15% (ac)	Dedication Label	Parcel ac	Parcel %	Cummulative ac	Cummulative %	
1	15	7.92	1.89	6.03	0.90	"E" & "F"	0.91	15%	0.91	15%	
2	9	6.81	1.94	10.90	1.64	"C", "D", "G", "H"	1.56	32%	2.47	23%	
3	17	4.92	0.00	15.82	2.37	-	0.00	0%	2.47	16%	
4	16	8.94	0.00	24.76	3.71	"A" (City Park)	3.64	41%	6.11	25%	
- Second Access Required -											
5	17	5.00	0.00	29.76	4.46	-	0.00	0%	6.11	21%	
6	4	0.92	0.00	30.68	4.60	-	0.00	0%	6.11	20%	
7	15	4.21	0.00	34.89	5.23	-	0.00	0%	6.11	18%	
8	14	4.13	0.00	39.02	5.85	-	0.00	0%	6.11	16%	
9	21	10.08	0.00	49.10	7.37	"B" (HOA Park)	2.44	24%	8.55	17%	
	128	52.93	3.83	49.10	7.37		8.55		1.19	Additional	

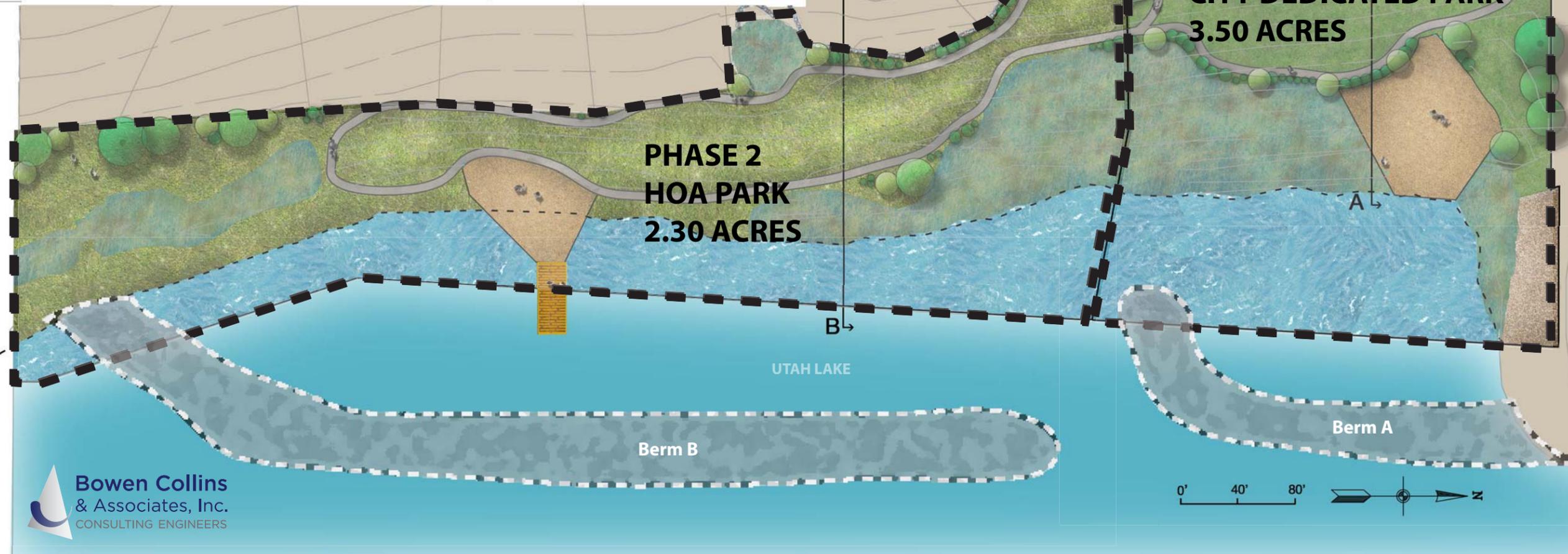
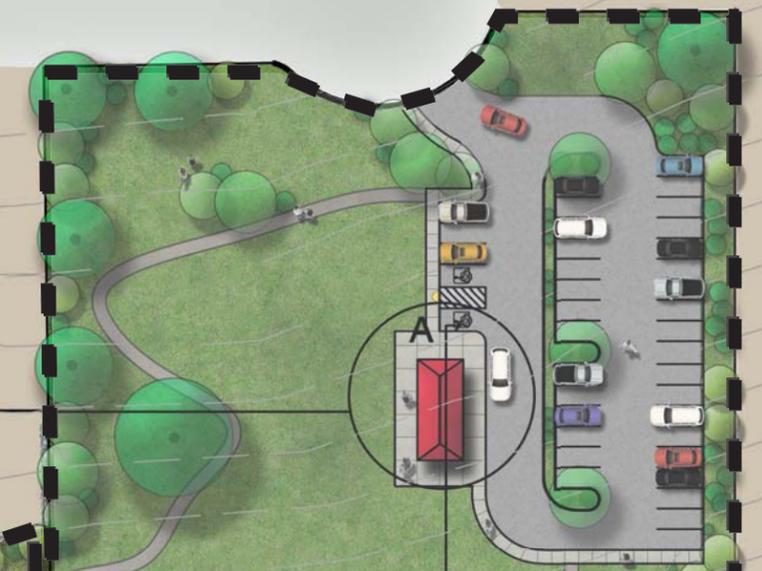
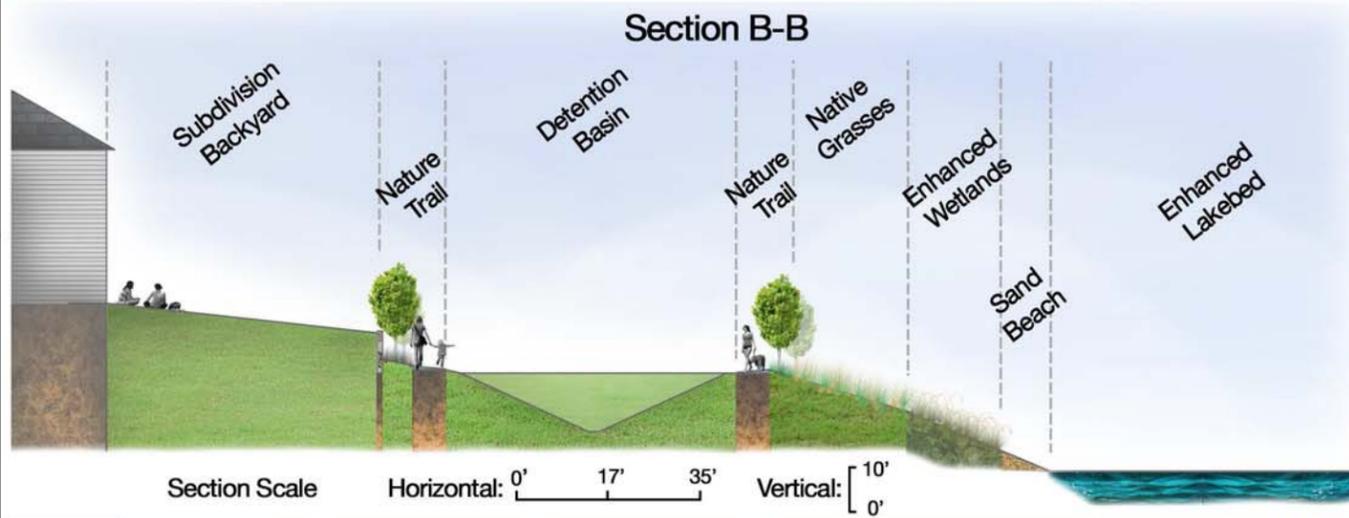
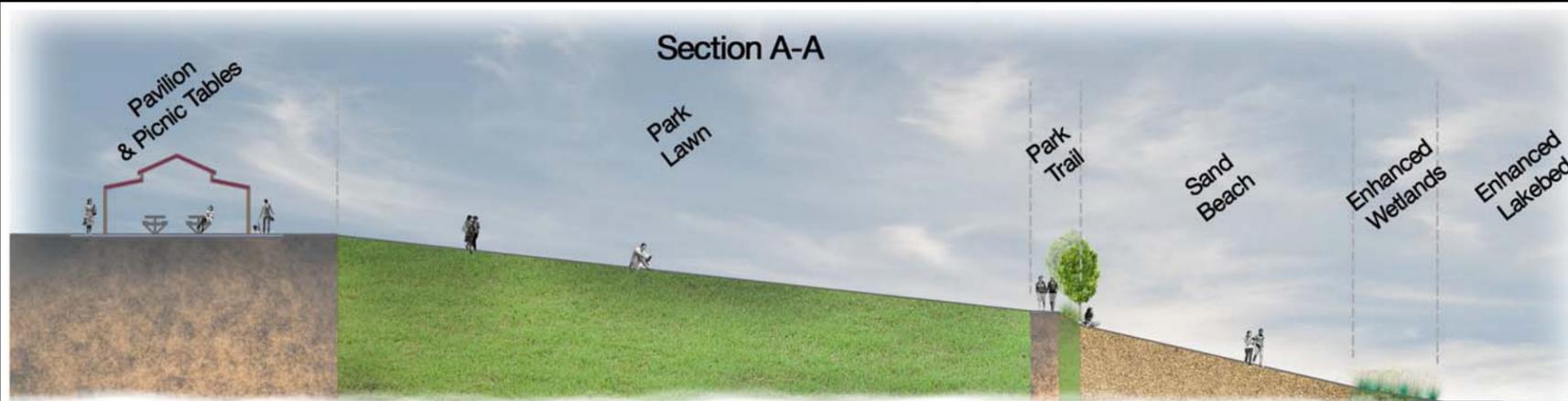


N 89°43'23" W 1931.19'

HERON HILLS PARK CONCEPT PHASES

Prepared for S&L Inc.

November 2014



RESOLUTION NO. R16- 35 (5-17-16)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS.

VISTA HEIGHTS CHURCH

WHEREAS, on July 27, 2004, the City Council adopted Ordinance No. 04-12 creating a street lighting special improvement district (the “Lighting SID”) consisting of all lots and parcels included within the Subdivisions set out in said Ordinance for the maintenance of street lighting within the Lighting SID.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to Vista Heights Church (the “Subdivision”) conditioned upon all lots in the Subdivision being included in the Lighting SID.

WHEREAS, the City Council finds that the inclusion of all of the lots covered by the Subdivision in the Lighting SID will benefit the Subdivision by maintaining street lighting improvements, after installation of such by the developer of the Subdivision, which is necessary for public safety, and will not adversely affect the owners of the lots already included within the Lighting SID.

WHEREAS, the owners of the property covered by the Subdivision have given written consent: (i) to have all lots and parcels covered by that Subdivision included within the Lighting SID, (ii) to the improvements to that property (maintenance of the street lighting), (iii) to payment of the assessments for the maintenance of street lighting within the Lighting SID, and (iv) waiving any right to protest the Lighting SID and/or assessments currently being assessed for all lots in the Lighting SID (which consent is or shall be attached as Exhibit 1 to this Resolution).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS THAT:

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 1 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Ordinance No. 04-12 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.

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CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING MINUTES

Tuesday, May 3, 2016
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Work Session

Call to Order - 6:00 p.m.

Present: Councilmembers Shellie Baertsch, Chris Porter, Bud Poduska.

Excused: Councilmember Michael McOmber and Councilmember Stephen Willden.

Staff: City Manager Mark Christensen, City Planner Kimber Gabryszak, Assistant City Manager Spencer Kyle, Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Finance Director Chelese Rawlings, Deputy City Recorder Kayla Moss

Mayor Jim Miller arrived at 6:32 p.m.

1. Miss Saratoga Springs Veterans Memorial Service Project Plans.

The idea for this memorial service project was presented to the Council by Darcy and Sierra Williams. They plan to have flag poles to display the American Flag, Utah Flag, and the City Flag. They would then like to have a wall erected that has all of the branches of the military represented. Service members names could be added to the wall as people move in. The budget is unknown at this time, it depends on the materials that are used. They are considering having this memorial at either Neptune Park or Shay Park.

Darcy Williams also advised that there are no grants available for this project but they are looking to start a Go Fund Me account to try and do some fundraising for the project. She suggested that they get a bid on different materials to see where they should start.

City Manager Christensen suggested that if the Council is in favor of this project they should start moving forward on ideas and cost estimates. He asked what names would be included on the wall. Darcy Williams advised that based on the research they have done the wall would include anyone that has served or are currently serving the country that were from or live in the City.

Council Member Poduska thinks that this is a great idea. He wondered if this would be associated with the new sports park. Darcy Williams advised that there is not a set location, they are still in the planning phase.

Council Member Porter thinks that Neptune Park would be an ideal location for this memorial. City Manager Christensen believes that Neptune Park is where this has always been intended to be located. Just off of the plaza would be an easy place to locate it. He recommended that the City upfront some of the money to estimate the cost for the memorial. That way they can get more of a solid idea of what the project will look like.

The Council Members agreed that they would be willing to fund the upfront costs to get an idea of what this project will entail. City Manager Christensen mentioned that the maintenance of updating the names that get added to the memorial will be a long term commitment with some costs associated.

2. Budget Review/Discussion-FY 2016-2021.

Finance Director Rawlings presented the most current budget document to the City Council. She expressed her appreciation to the Council for coming in to talk to her individually. She advised that they added 4 hours a week to the Civic Events department. She is bringing back two numbers for the Council. One of the

54 requests was to add 134 hours for the year. However, 4 hours a week would be 208 hours total. If they
55 choose to add 134 hours for the year it would cost \$1,876. If they add 208 hours for the year it would cost
56 \$2,912.

57
58 Council Member Baertsch asked if any benefits would need to be paid. Finance Director Rawlings advised
59 that the only benefit that would be paid is FICA. Council Member Baertsch clarified that it is a one-time
60 request because there will be an increase of work for the City's 20th anniversary celebration plans. They
61 would like to have the increased hours into the future but right now they are treating it as a one-time funding
62 request. She would like to add the full 208 hours for the year.

63
64 Council Member Porter asked if this would be a one-time increase of hours just for the upcoming budget
65 year or if the hours would be increased for the foreseeable future. Council Member Porter is in support of
66 adding the 208 hours for the year as long as it is a one-time funding request. He also likes the idea of giving
67 the hours to current staff instead of hiring someone new.

68
69 Council Member Poduska is also in support of adding the 208 hours. He would like to give Civic Events as
70 much time as they can. Council Member Poduska likes the clarity in which things are presented in relation
71 to the budget.

72
73 City Manager Christensen advised that they will add it to just one year instead of the five year projection that
74 is typical. The department would need to request it for future years if they need the hours.

75
76 Finance Director Rawlings advised that there does not need to be a public hearing at the policy session. The
77 Council just needs to approve the tentative budget and set a public hearing date and time.

78 79 **4. Event Sponsorship-Discussion.**

80 Public Relations Manager Jackson advised the Council that the Civic Events group gets numerous requests to
81 sponsor events. They currently decline these requests unless it directly involves the City. They want to make
82 sure that this is what the Council would like to continue to do.

83
84 City Manager Christensen advised that he occasionally gets asked to waive fees for events. In one specific
85 case the group was told that he could waive a fee. Anne Harrison advised that they get requests to sponsor
86 events for fundraiser runs and things. She always advises them that she can give them booth space at Splash
87 because that doesn't cost the City anything extra. She gets 4 or 5 requests a year. Public Relations Manager
88 Jackson advised that he gets 4 or 5 requests a week.

89
90 City Manager Christensen pointed out that this then also involves putting something in the City Newsletter.
91 If you allow one group to advertise you have to allow everyone. That could open it up to things you don't
92 want in the newsletter.

93
94 Council Member Baertsch advised that she thinks our current practice has been good.

95
96 Council Member Porter clarified that someone can still do a MS fun run, for example, the City just won't
97 sponsor them. He was advised that yes anyone can still apply for their event they just can't be sponsored by
98 the City.

99
100 Planning Director Gabryszak mentioned a vendor fair that was held last year. After that event the code was
101 revised to not allow those types of events from happening again. A consequence of that is that food trucks
102 are also prohibited from private events. If they change the code it could potentially allow them to be at all
103 sorts of things as well. Food trucks can be at an event as long as the food is paid for in advance. If they are
104 selling their food to anyone that comes or others that happen to see them selling their food it would not be
105 allowed. City Manager Christensen mentioned that the school has food trucks come every day. They

106 technically are not allowed to do so. Council Member Porter would like to see if there is a way to allow
107 HOA's to invite the food trucks to their neighborhoods to sell to anyone that wants to come.
108

109 City Manager Christensen advised that allowing to only certain groups would be a hard thing to figure out.
110 There are still some things that need to be looked at. They will look at some suggestions and get back to the
111 Council about it.
112

113 **3. Regional Storm Water Detention Ponds-Presentation/Discussion.**

114 City Engineer Miner advised the Council that he put a list of pros and cons in their packets to review. The
115 City has a lot of small pocket ponds right now for detention. There are pros and cons to having a larger
116 regional storm water detention pond. One advantage is that it doesn't cost as much per unit of water. It is also
117 less expensive to maintain one pond rather than many ponds. Maintenance can also be done on a more
118 regular basis. There is also economy of scale for land usage. The larger the pond is the more use it could be
119 for other things such as parks or open space. They are also more reliable. The smaller the pond gets the more
120 complicated it gets. Some of the disadvantages include the fact that they are difficult to find sites for the
121 more developed a place gets. There is only so much land at the bottom of the drainage point. There is also a
122 large upfront capital cost. This would require a total overhaul of the Impact Fee Facilities Plan and the
123 Capital Facilities Plan. The City would have to determine where this is going to be put and how much it
124 would cost and start to save for it. Cost for the pond depends on the tributary area. It would be comparable to
125 how much a park costs to construct in the City.
126

127 Council Member Baertsch thinks that maintaining clean up on individual properties and maintenance of
128 storm water on personal property needs to be addressed as well. She would like to see that along with the
129 conversation of regional storm water detention basins. Council Member Baertsch mentioned that she thinks
130 retention could work really well. There are areas of the City that have ponds that may be able to
131 accommodate more retention.
132

133 Council Member Porter mentioned an area of 12 homes that had to have a detention basin in their
134 neighborhood. He thinks instead of having that detention basin they could have solved the issue with doing
135 maintenance on their own property. Council Member Porter asked if there is a way to use park impact fees
136 and water impact fees to make the regional detention ponds.
137

138 City Manager Christensen mentioned that the soils in the area may not allow for as many solutions on
139 personal property. He agrees that it is a good concept but he isn't sure if the soil conditions permit it. He
140 doesn't want to do more harm than good by adopting some of those standards. City Manager Christensen
141 advised that they could look into creative ways to fund these ponds but he isn't sure what that would look
142 like yet. The City has not planned for the regional detention basins in any of the current plans. They have a
143 developer asking about retention rather than detention right now, but he isn't sure that the soils would allow
144 for it.
145

146 City Engineer Miner advised that there is a new storm water permit that Saratoga Springs is not subject to yet
147 but will be soon. That permit will require all development to retain the 90th percentile storm. If you calculate
148 all of the storms that happen over a certain time period and you take 90% of them the EPA and state are
149 saying that the water needs to stay where it fell. It should not runoff. There are also water quality
150 requirements that go along with that. That is contrary to the regional detention basin approach. He has
151 composed an outline for guidelines to retain water because of this permit requirement. It lends more towards
152 localized solutions rather than regional solutions.
153

154 **Adjourn to Policy Session 7:11 p.m.**
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Policy Meeting

Call to Order: Mayor Jim Miller called the Policy Session to order at 7:11 p.m.

Roll Call:

Present Council Members Shellie Baertsch, Chris Porter, Bud Poduska
Excused Council Members Michael McOmber, Stephen Willden
Staff Present City Manager Mark Christensen, Assistant City Manager Spencer Kyle, Planning Director Kimber Gabryszak, Finance Manager Chelese Rawlings, Economic Development/Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Senior Planner Sarah Carroll, City Planner Kara Knighton, Deputy City Recorder Kayla Moss

Invocation by Council Member Porter
Pledge of Allegiance led by Council Member Poduska

Public Input:

Mayor Miller invited public input.

Ryan Poduska, Osprey Trail. advised that the HOA has no problem with the transfer of lots in the Fox Hollow Neighborhood.

The Pony Express Queen, 1st Attendant and 2nd Attendant presented tickets to the Mayor and Council Members and City staff to attend the rodeo on May 27th, 28th or 30th.

POLICY ITEMS:

Reports:

Council Member Baertsch advised that they talked about pet refuse at a previous meeting. The code requires people to pick up their pets refuse from parks but not anything for code enforcement to enforce the pickup from park strips. She wanted to know where that stands. City Manager Christensen advised that this has not been addressed yet. That will be back to the council at a future meeting.

Council Member Baertsch asked that they address the Bicycle and Pedestrian Study Master Plan in a work session. She thinks there is a lot of discussion that needs to be done. There are some pretty serious policy changes that are involved. Mayor Miller asked that this be added to the Work Session on May 17, 2016.

3. Administration Communication with Council.

Assistant City Manager Kyle advised the council that with all of the new construction the water meter installation has gone up significantly. There will be a budget amendment to accommodate this increase in labor. City Manager Christensen advised that the City is at 150% of what was budgeted for revenue so the cost should be covered. Public Works is installing the water meters, not a contractor.

Assistant City Manager Kyle mentioned the sod laying project that is happening the coming up Saturday. They have quite a few volunteers signed up to come and help.

City Manager Christensen advised that the lane narrowing on Redwood Road should be completed by the end of the week. They were able to combine two projects into one interruption so that was a good thing.

208 City Planner Gabryszak advised that she has been working with the State and County to get a list of all of the
209 mines and the places that may be having dynamite explosions. That list should be completed and given to
210 them shortly.

211

212 **PUBLIC HEARINGS:**

213

214 **1. Tentative Budget FY 2016-17, Resolution R16-26 (5-3-16).**

215 Finance Director Rawlings advised that this did not actually need to be a public hearing. It is just the
216 approval of the tentative budget with the statement in the resolution to set a date for the public hearing which
217 will be May 17, 2016.

218

219 Motion made by Council Member Baertsch to approved the tentative budget for FY 2016-2017 Resolution
220 R16-26 (5-3-2016) and set the public hearing for May 17, 2016, was seconded by Council Member Porter.

221 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska.

222 Motion Passed 3-0. Council Members McOmber, Willden excused.

223

224 **2. General Code Amendments-19.06 Landscaping and Fencing, 19.09 Off-Street Parking Requirements,**
225 **Ordinance 16-09 (5-3-16).**

226 Planner Knighton reviewed the updates with the City Council. The first change was to update low
227 flow to water conserving sprinklers. Council Member Baertsch asked what the difference was.
228 Planning Director Gabryszak advised that low flow constricts the amount of water that is used and
229 water constricting can come out in large spurts but they are used for less time and are only used
230 when they need to because of rain sensors. This has come up on multiple projects. Both of them
231 achieve the same goal.

232

233 Council Member Baertsch asked about private landscapes that developers are installing. She
234 wondered if this should be required for those developers as well. Planning Director Gabryszak
235 advised that she will look into whether this is enforceable. She will update the code to include
236 requiring the developers to use water conservative sprinklers, but if they can't it will be removed.

237

238 Planner Knighton then reviewed tree preservation. If a mature tree is preserved an area around the
239 roots of the tree should also not be disturbed. Council Member Baertsch mentioned that there are
240 many ornamental trees that do not get to a 4 inch caliper. A one to one ratio for full grown mature
241 trees works well but not for the ornamental trees. Planning Director Gabryszak advised that they
242 can strike that portion because it is referring to mature trees. The code was written to preserve
243 mature trees. Anyone that removes a mature tree is required to replace it with at least two trees. The
244 changes were updated to reflect mature ornamental trees as well.

245

246 Planner Knighton then reviewed that the update clarifies that fruit trees would not be allowed in the
247 park strips. It also addresses what is and isn't allowed in the clear site triangle. Council Member
248 Baertsch advised that there is a contradiction in sections A and B in regards to birms. She would
249 also like to allow trees in the clear site triangle as long as the trees are privately maintained and
250 allows for the 8 foot clearance.

251

252 Mayor Miller opened the public hearing for public comment.

253

254 Ryan Poduska, Osprey Trail. Saratoga Springs, advised that there is a flowering pear tree that doesn't have
255 falling fruit. There are other ornamental fruit trees that have red berries that make a huge mess. He would
256 like to find out the reason behind not allowing fruit trees. Or possibly an amendment to the ordinance that
257 would allow the types of fruit bearing trees that don't drop their fruit. City Manager Christensen asked if the
258 Planning Department would find out the term for trees that don't drop their fruit and add that to the code.

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Motion made by Council Member Porter to approve the general code amendments for 19.06 landscaping and fencing, 19.09 off-street parking requirements with all the staff findings and conditions including 19.06.02 that doesn't match and finding the technical term for a fruit tree that doesn't drop its fruit along with the other changes that were made in the meeting, was seconded by Council Member Baertsch.
Roll Call Vote: Aye: Council Member Porter, Council Member Poduska, Council Member Baertsch.
Motion Passed 3-0, Council Members McOmber, Willden excused.

3. Bicycle & Pedestrian Study Master Plan.

This item was continued to the work session on May 17, 2016.

ACTION ITEMS:

1. 2014 Culinary and Secondary Water Project Contract Amendment-Hansen, Allen & Luce Inc. Engineers.

City Manager Christensen advised that Hansen, Allen & Luce is the engineering firm that the City has been using on their water projects. They have been very helpful. He has a tremendous recommendation for them because they have done a great job. This project is a priority for the year. The City recommends approval.

Council Member Baertsch asked if the pipeline is being downsized to 12 inches. City Engineer Miner advised that there is a switch there from PI to Culinary. City Manager advised that this is the waterline that is in Redwood Road. They were planning to switch from culinary to secondary. That project has been postponed a little bit but this is just trying to plan for that.

Council Member Baertsch asked about the Harbor Pump and whether it would pump to zone 1 or zone 2. City Manager Christensen advised that it is a direct diversion above the lake. It is investigatory work to plan for the zone above.

Council Member Baertsch asked why a larger pipe wouldn't be installed to begin with instead of installing a 12 inch pipe and then changing it to 24 inches later. City Manager Christensen advised they aren't looking to do multiple projects. They will work out those details in the design of the project. He thinks that it is 24 inches in some sections and 12 inches in others for the transition portion.

Motion made by Council Member Baertsch to approve the contract amendment with Hansen, Allen & Luce, was seconded by Council Member Poduska.
Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska.
Motion Passed 3-0, Council Members McOmber, Willden excused.

2. Award of Final Design for 400 West, Resolution R16-27 (5-3-16).

Gordon Miner advised that this is a master planned section of road that impact fees have been collected for. This will allow connectivity from the neighborhood over there to Crossroads Boulevard. There were two proposals received. They recommend awarding the contract to Civil Science in the amount of \$47,768.

Council Member Porter wondered why they want to award the contract to Civil Science for this project but not for the Foothill Boulevard project. He is concerned that they can't do one job but can do another. City Engineer Miner advised that the two projects are very different. The 400 West project is very straightforward and not very technical. Assistant Manager Kyle added that the proposal they received back from Civil Science for Foothill Boulevard was not exactly what they were looking for. They gave a broad scope answer when the City was looking for something a little more detailed. City Engineer Miner added that the Foothill Boulevard study is not simple. They are looking for a cost estimate to make decisions with and to start a plan. They called it a conceptual design which leads to a lot of interpretation.

311 Mayor Miller advised that Council Member Willden submitted a comment about the Foothill Boulevard
312 project that although they aren't awarding the contract to the lowest cost proposal he fully supports hiring
313 people that can do the work. City Engineer Miner advised that they did their best to lay out exactly what
314 they were looking in the Foothill Boulevard project but there are still some differences that will always exist
315 among contractors. They also looked at widening a segment of road for the 400 West project that already
316 exists and that may increase the proposal in the future. City Manager Christensen advised that as they
317 discussed this widening in staff meeting they realized they have a bottle necking issue. City Engineer Miner
318 advised that the widening of the segment that is already built is not before the Council. The proposal for the
319 widening is about \$10,000 in addition to what is being proposed tonight.

320
321 Council Member Baertsch wondered if there should be a consolidated bid to just include both projects at one
322 time. City Engineer Miner advised that it would make sense, however, it would prevent the consultant from
323 going to work right away.

324
325 Mayor Miller mentioned that combining the bid would lose time that they could be working on it right now.

326
327 (See the following Motion, Item 3. For action on this item.)

328
329 **3. Award of Conceptual Design for Foothill Blvd., Resolution R16-28 (5-3-16).**

330 City Engineer Miner advised that one of the reasons they decided to award the proposal to Horrocks was that
331 they have a great reputation for being able to estimate costs. He is confident that they will do a good job for
332 the City.

333
334 Motion by Council Member Baertsch to award Final Design for 400 West to Civil Science in the amount of
335 \$47,768 and direct staff to bring the second part of it back to Council as soon as possible and award the
336 design for Foothill Boulevard to Horrocks Engineering in the amount of \$64,901, was seconded by Council
337 Member Porter.

338 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska.
339 Motion Passed 3-0, Council Members McOmer, Willden excused.

340
341 **4. Master Development Plan Amendment, Major-First Addendum to the Village at Saratoga Springs**
342 **(Fox Hollow) Second Master Development Agreement, Neighborhood 6 and 12; Resolution R16-29 (5-**
343 **3-2016).**

344 Sarah Carroll presented the changes to the amendment to the Master Development Agreement to the City
345 Council. The request is to add six lots into neighborhood six. They would reduce six lots from neighborhood
346 twelve and add it to neighborhood six. Improvements for the lots were made years ago. The second
347 amendment to the MDA did not take these lots into consideration. It was finalized under old numbers and it
348 wasn't realized until the plats were being made and approved.

349
350 Mayor Miller read in a comment from Council Member Willden that stated although he wishes the six lots
351 were not added the request is reasonable due to the reduction of the lots in neighborhood twelve.

352
353 Council Member Baertsch wondered why there are trail corridors that are owned and maintained by the City
354 in the neighborhood when there is an HOA. She would like to see that the maintenance requirements are
355 changed to the developer and HOA rather than the City. City Manager Christensen advised that in the
356 approval for the neighborhood below this one there was an easement so those trail corridors were graded out.
357 The applicant is willing to build the trail corridor for the City. It is a sidewalk that connects the two
358 neighborhoods. They will look into what can be done about ownership.

359
360 Motion made by Council Member Porter to approved the Master Development Plan Amendment Major-First
361 Addendum to the Village at Saratoga Springs (Fox Hollow) Second Master Development Agreement,
362 Neighborhood 6 and 12; Resolution R16-29 (5-3-2016), was seconded by Council Member Poduska.
363 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska.

364 Motion Passed 3-0, Council Members McOmber, Willden excused.

365

366 **APPROVAL OF MINUTES:**

367

368 **1. April 19, 2016.**

369

370 Motion by Councilwoman Baertsch to approve the minutes along with the posted changes, was seconded by
371 Council Member Porter.

372 Roll Call Vote: Aye- Council Member Baertsch, Councilman Porter, Councilman Poduska.

373 Motion Passed 3-0, Council Members McOmber, Willden excused.

374

375 **CLOSED SESSION:**

376

377 Motion made by Council Member Porter to enter into closed session for the purchase, exchange, or lease
378 of property, pending or reasonably imminent litigation, the character, professional competence, or
379 physical or mental health of an individual, was seconded by Council Member Poduska.

380 Roll Call Vote: Aye: Council Member Baertsch, Council Member Poduska and Council Member Porter.

381 Motion Passed 3-0, Council Members McOmber, Willden excused.

382

383 Present: Mayor Miller, Council Members Bud Poduska, Chris Porter, Shellie Baertsch, City Manager
384 Christensen, Assistant City Manager Kyle, Deputy City Recorder Moss.

385

386 Meeting Moved to Closed Session 8:38 p.m.

387

388 **Closed Session Adjourned at 9:01 p.m.**

389

390 **ADJOURNMENT:**

391

392 There being no further business, Mayor Miller adjourned the Policy Meeting at 9:01 p.m.

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Jim Miller, Mayor

398

399 Attest:

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403 _____
Cindy LoPiccolo, City Recorder

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405 Approved:

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