



PLANNING COMMISSION
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AGENDA

Regular Session commencing at 6:30 P.M.

Regular Meeting

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Preliminary Plat for Lake Cove located at 3168 South Spinnaker Drive, Ron Johnston, applicant. Presented by Scott Langford. **CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.**
5. Public Hearing: Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, Nate Hutchinson, Flagship Homes, applicant. Presented by Sarah Carroll. **CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.**
6. Public Hearing: Site Plan and Conditional Use for Platinum Car Wash located at 1413 N West Commerce Drive, Gary Hadfield, applicant. Presented by Sarah Carroll. **CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.**
7. Public Hearing: Master Development Agreement Extension and Revision for the Riverbend development located at approximately 900 North Redwood Road, Knowlton General, applicant. Presented by Sarah Carroll.
8. Concept Plan for Sierra Estates Senior Housing located at 350 West 400 North, Ross Welch, applicant. Presented by Sarah Carroll.
9. Public Hearing: Preliminary Plat for North Saratoga Center Plat A located at 2175 North Stagecoach Drive, Ryan Bybee, applicant. Presented by Scott Langford.
10. Public Hearing: Site Plan and Conditional Use permit for Unique Autobody located at 2175 North Stagecoach Drive, Andrew Bollschweiler, applicant. Presented by Scott Langford.
11. Public Hearing: Rezone and Concept Plan for Beacon Point located 4400 South 100 West, Paul Watson, applicant. Presented by Scott Langford.
12. Revision to the City of Saratoga Springs Land Development Code. (Section 19.05--Temporary Uses). Presented by Scott Langford. Continued discussion from May 08, 2014 Planning Commission, possible recommendation.
13. Approval of Reports of Action.
14. Approval of Minutes:
 1. March 13, 2014.
15. Commission Comments.
16. Director’s Report.
13. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

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.



**Riverbend Master Development Agreement
Extension and Modification
Thursday, May 22, 2014
Public Hearing**

Report Date:	Thursday, May 15, 2014
Applicant:	Knowlton General, Aric Jensen
Owner:	Landrock, LLC
Location:	~900 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:032:0098, 8.26 acres
Parcel Zoning:	R-14
Adjacent Zoning:	MU, R-10, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, vacant, Ag
Previous Meetings:	January, 2007 – CC, Final Plat & Development Agreement MDA – signed June 27, 2007 March 11, 2008 – Phase 2 Plat Amendment
Previous Approvals:	MDA – Signed June 27, 2007 Final Plat, phase 1 – recorded July 2, 2007 Final Plat, phase 2 – recorded August 2007
Land Use Authority:	MDA: City Council Preliminary & Final Plat: City Council
Future Routing:	Planning Commission & City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Aric Jensen on behalf of the property owner, is requesting approval of an extension to the Riverbend Master Development Agreement (MDA), along with modifications to the approved subdivision layout, to enable the development of remaining property in the Riverbend development. The application is to enable development of 58 duplex and triplex units in lieu of the ~81 townhome units originally approved by the MDA on the remaining acreage.

Recommendation:

Staff recommends that the Planning Commission hold a public hearing, take public comment, review the proposal, and choose from the options in Section H of this report. Options include a positive recommendation as presented or with modifications, or a negative recommendation.

- B. Background:** The Riverbend Master Development Agreement (MDA) was approved in March of 2006 for a 122-unit condominium development as shown on the attached site plan (Exhibit 3). Phases 1 and 2, containing 40 units and then amended to contain only 39 units, were recorded in July and August of 2007, respectively.

The applicants and staff originally believed that the MDA expired in March of 2013 after a seven-year term, with the remaining ~81 units unplatted and unvested. However, further research revealed that the MDA was not finalized and signed until June 27, 2007. Therefore, the expiration of the MDA will not occur until June 27, 2014.

The applicants would like to move forward with preliminary and final plats for the remaining acreage, however cannot meet current setback and road cross-section requirements while keeping the original road layout, as both requirements have changed since the original approval. The applicants are requesting approval of an extension to the MDA to enable reduced setbacks as originally contemplated in the MDA, while modifying the unit type, design, and density to conform to the recently adopted Proposition and General Plan amendment limiting townhome development.

- C. Specific Request:** The MDA contemplates ~81 townhome units on the remaining 8.26 acres at a density of 9.9 units per acre, which is less than the maximum of 14 units per acre in the R-14 zone.

The proposed preliminary plat includes a reduction to a total of 58 duplex and triplex units, and no townhome units. As a result of the change, the density for the development has been reduced to 7.02 units per acre.

With current setbacks, the originally contemplated road layout would have to be changed. However, during the original Phase 1 and Phase 2 process, the developer installed the sewer and water lines beneath these future roads. In order to redesign the road layout and meet current setbacks, the applicant would need to remove these utilities and relocate them to accommodate the redesign. The MDA allowed for reduced setbacks and permitted the units to be placed closer to the property line than the required 20', often as close as 10'. As proposed, the closest units would be built within ~15' of the property line, similar to the original approval.

The proposed cross section for the internal roads is also two feet narrower than the recently approved private road cross section for this type of development. As part of the

MDA extension and modification, the applicants are requesting the ability to continue the existing cross-section throughout the development.

Modifications necessary to the MDA

The following modifications will be necessary to update and extend the MDA:

- Change term to begin June 27, 2014
- Add modified unit layout to Exhibit B
- Update sections pertaining to the river (4.1 and 4.2) to ensure appropriate process
- Add language concerning the floodplain
- Update utility sections to comply with Engineering requirements
- Add modified phasing plan to Exhibit B-1
- Insert legal description of remaining 8.26 acres in the legal description section as "extended" area
- Modify the phasing plan and language to remove the timing for the mixed-use / commercial portions. Active development applications including Times Square are in the review process and will be reviewed separately from the residential units.

D. Process: Section 19.13.08 of the Code outlines the process for a Master Development Agreement. Currently, amendments to MDAs follow the same process as an approval, which includes a public hearing and recommendation by the Planning Commission and final action by the City Council.

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

F. General Plan:

Land Use Designation: The General Plan Land Use Map identifies this property as High Density Residential. The section on the High Density Residential land use category description is as follows:

- d. **High Density Residential.** The High Density Residential designation is intended to identify specific areas in the City where high levels of activity are anticipated and access to major transportation facilities is available.

Densities in the High Density Residential areas will typically range from 14 to 18 units per acre while they may reach as high as 24 units per acre in limited situations. Planned Unit Developments are encouraged in these areas.

Attention to design will be essential as site and structural plans are prepared for High Density projects. Properties developed in the High Density residential areas shall provide substantial amenities. The use of high quality materials in all aspects of High Density Residential developments construction will be mandatory.

Developments are to be characterized by a combination of stacked and side-by-side multi family structures with urban streets and Developed Open Space. Projects shall be designed so as to complement the surrounding land-uses. 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 18 dwelling units.

Staff analysis: consistent but low. The proposal contains 7 units per acre, which is below the range identified in the General Plan, and consists of a side-by-side configuration.

Proposition 6: The recently approved amendment to the General Plan via the proposition limited specific unit types to a certain percentage of all units in the City. The category of 2 and 3 family dwellings, however, was not included. Additionally, the original MDA was approved prior to the proposition, and even more intense unit types (townhomes) were considered and approved.

Staff analysis: consistent. The applicants have modified the plan to remove townhomes and include only two- and three-family dwellings, which are permitted under the proposition.

G. Code Criteria:

Zoning – R-14, the proposed unit types are permitted uses.

Minimum lot size, frontage, width, depth, coverage – proposal appears to comply. Will be verified at time of Preliminary and Final plat.

Density – 7.02 units is less than the maximum of 14 units per acre.

Setbacks / yard / height – Reduced rear setbacks of up to 12' are requested, consistent with the original MDA. Reduced front setbacks of 20' are requested. Structure height will comply with the maximum of 35', to be verified through the building permit process.

Minimum Dwelling Size – the minimum size of 800 sq. ft. in this zone will be met and verified throughout the platting process.

Open Space / Sensitive Lands – the potential phase 6 is within the 100 year floodplain. Mitigation for this floodplain and approval by FEMA will be required for this phase to be developed. A condition of approval will be FEMA approval prior to recordation of this portion of the development.

Lighting, parking, landscaping, trash – initial review indicates that the plan will be able to meet these requirements, which will also be verified through the Preliminary Plat, Final Plat, and building permit processes.

Open space – the minimum OS requirement in the R-14 zone is 20%. Initial review indicates compliance, to be verified and finalized through the preliminary plat process.

Engineering comments – see attached report for requirements and conditions concerning utilities, flood plain, river meander, roads, and more. Compliance with these requirements and conditions will be incorporated as part of any positive motion.

Staff analysis: with appropriate conditions, code criteria will be met by the proposal.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss any public input received, and unless the public brings to light issues which would change the recommendation, make the following motion:

"I move to forward a **positive recommendation** to the City Council for the Riverbend MDA extension and modification with the Findings and Conditions below:"

Findings:

1. The proposal is consistent with the originally approved MDA.
2. The MDA complies with the criteria in Section 19.04 as articulated in Section G of the Staff report, which Section is incorporated herein by reference.
3. The MDA is consistent with the General Plan as articulated in Section F of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. The existing layout and phasing in the MDA for the 8.26 acres shall be replaced with the draft preliminary plat and phasing plan.
2. The total number of units for the remaining 8.26 acres is reduced to 58 units.
3. The approved unit type for the remaining 8.26 acres shall be limited to single-, two-, and three-family dwellings.
4. The existing cross section for internal roads shall continue throughout the development.
5. The minimum rear setback requirement shall be reduced to 15'.
6. The minimum front setback requirement shall be reduced to 20'.
7. Prior to platting, the proposed layout shall be modified to meet applicable Code requirements.
8. A wetland delineation shall be conducted and compliance with all appropriate requirements shall be met.
9. Units in the identified floodplain shall not be approved until compliance with appropriate requirements is verified.
10. The new term of the MDA shall be 7 years, commencing on the original expiration date of June 27, 2014.
11. The MDA shall be edited and updated as necessary to reflect the modified plans and meet Engineering requirements, and final language presented to the Council for approval.

12. All requirements of the City Engineer, as contained in but not limited to the City Engineer's report in Attachment 1, shall be met.
 13. Any other conditions or modifications added by the Planning Commission:
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Alternatives

Alternative Motion

"Based on the analysis of the Planning Commission and information received from the public, I move to forward a **negative recommendation** to the City Council for the Riverbend MDA extension and modification. Specifically, I find the application does not meet the following requirements of the Code:

I. Exhibits:

1. City Engineer's Report (pages 7-8)
2. Location & Zone Map (page 9)
3. 2007 MDA Site Plan & Phasing Exhibits (pages 10-11)
4. Proposed Updated Layout (page 12)
5. Proposed Phasing Plan (page 13)
6. Original MDA (pages 14-38)

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer

Subject: Riverbend

Date: May 22, 2014

Type of Item: Master Development Agreement Extension



Description:

A. Topic: The applicant has submitted an MDA Extension application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Knowlton General, Aric Jensen
Request: Master Development Agreement Extension
Location: Approx. 900 North Redwood Road
Acreage: Approx. 8.26 acre

C. Recommendation: Staff recommends the approval of the MDA extension subject to the following conditions:

D. Conditions of approval:

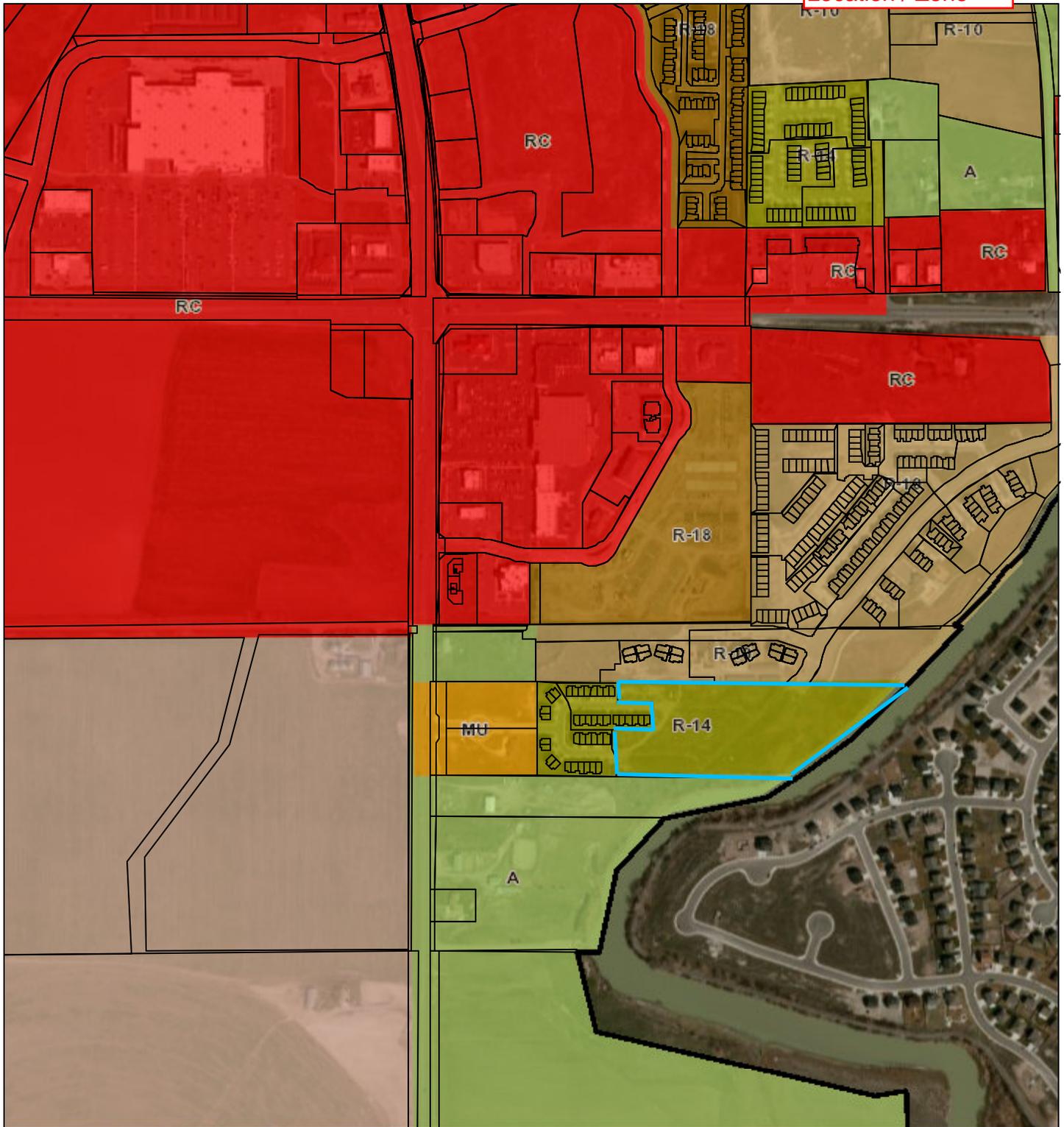
- 1) Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings as well as preliminary plat approval from the City Council prior to commencing construction.
- 2) Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- 3) Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- 4) The existing 8-inch culinary water line in Riverside Drive shall be extended south along Riverside Drive to facilitate future connections. The existing 6-inch Secondary Waterline in Riverside Drive shall be extended south along Riverside Drive to facilitate future connections. Waterlines shall be bonded for and constructed with the development of Riverside Drive.
- 5) Riverside Drive shall be improved by the developer as a 77' collector road as per the City's Transportation Master Plan and its Engineering Standards and specifications and shall be dedicated to the City of Saratoga Springs. The extensions of River Bend Road and River View Drive shall be as per improved by the developer in accordance with the Master Development agreement and the City's Engineering standards and specifications and be dedicated to the Home Owners Association and shall be maintained in perpetuity by the Home Owners Association.
- 6) All roads and turn-around's must comply with City Standards and the International Fire Code.
- 7) No buildings or structure shall be placed over the existing sewer or sewer easement or within 10' of the sewer main. If any realignment of sewer needs to take place, sewer locations must be approved by the City Engineer and all relocation work must be bonded for as calculated by the

City Engineer prior to commencing construction and no disruption to existing service shall occur during construction. Hard surface access must be maintained to any manhole outside the ROW, this also applies to Storm Drain manholes

- 8) Natural drainages shall be left unimproved and no lot boundary shall contain any portion of a drainage that is inundated, at any time, during the 100-year storm event as defined by NOAA. All trails and home finish floor elevations shall be a minimum of 1-foot above the 100-year high water mark of any adjacent drainage, lake, or waterway.
- 9) A trail shall be installed along the Jordan River and follow all requirements set forth in the Parks, Recreation, Trails, and Open Space Master Plan, Land Development Code, and Engineering Standards and Specifications. The trail shall be bonded for and constructed with the development of Phase 6. This area shall open to public use but shall be improved by the developer and dedicated to and maintained by the HOA after the warranty period.
- 10) Provide a wetland delineation from a qualified professional and comply with all local, state, and federal requirements regarding their disturbance.
- 11) Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.
- 12) Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- 13) Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- 14) Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- 15) All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- 16) All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- 17) Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- 18) Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- 19) Sewer and waterlines shall maintain a minimum horizontal separation of 10'.
- 20) The City has identified a Meander Corridor Hazard Zone for the Jordan River. The developer shall provide an acceptable mitigation strategy to protect properties from this erosion zone. The City may require that no buildings be allowed in this erosion zone if an acceptable mitigation is not provided.

Zoning & Planning

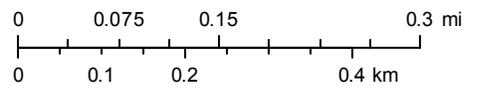
Exhibit 2
Location / Zone



May 13, 2014

1:9,028

-  City Parcels
-  City Boundary



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

MASTER DEVELOPMENT PLAN AGREEMENT
FOR
RIVER BEND PH. 1 CONDOS

Exhibit 6
Original MDA

THIS MASTER DEVELOPMENT PLAN AGREEMENT is entered into effective as of March 14, 2006, by and between the CITY OF SARATOGA SPRINGS (the "City") and Knowlton General L.C. ("Developer").

ENT 95905:2007 PG 1 of 25
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Jul 02 3:03 pm FEE 0.00 BY CM
RECORDED FOR SARATOGA SPRINGS CITY

RECITALS:

A. Developer owns or has contract rights to purchase the land hereinafter described which is located within the City ("Developer's Land") that Developer desires to develop in accordance with the Master Development Plan hereinafter set out.

B. Developer has proposed a Master Development Plan for the development of Developer's Land, which has been or is being reviewed and approved by the City's Planning Commission and the City Council concurrent with this Agreement.

C. This Agreement is being entered into by the City and Developer to set out Developer's rights and obligations with respect to the development of Developer's Land pursuant to the Master Development Plan and the City's ordinances, guidelines and policies.

D. Developer acknowledges that the City is relying on the faithful performance by Developer of the terms and conditions of this Agreement in consideration of the land uses and development rights for Developer's Land approved in this Agreement and in the Master Development Plan. The City acknowledges that Developer is relying on the continuing validity of this Agreement and the Master Development Plan with respect to the densities and uses as hereinafter set out in exchange for Developer's commitment to the expenditure of substantial funds for the improvements and facilities that Developer is obligated to provide pursuant to this Agreement.

AGREEMENT:

NOW THEREFORE, for and in consideration of the mutual covenants, terms and conditions hereinafter set out as well as the consideration set forth in the Recitals, the parties hereby Agree as follows:

I. DESCRIPTION OF DEVELOPER'S LAND AND MASTER DEVELOPMENT PLAN

1.1. Legal Description of Developer's Land. The legal description of Developer's Land which is covered by this Agreement and the Master Development Plan is attached as Exhibit A to this Agreement and is incorporated into this Agreement by this reference. No property may be added to this Agreement or the Master Development Plan except by written amendment of this Agreement upon approval by the Planning Commission and the City Council in accordance with the City's ordinances, policies and guidelines in effect at the time of such amendment.

1.2. Master Development Plan. The Master Development Plan Approved by the City concurrent with this Agreement provides for the proposed development of 122 condominium units in multiple phases as depicted in the Master Development Plan attached as Exhibit B to this Agreement and incorporated into this Agreement by this reference. The Master Development Plan sets out the general configurations, uses and densities for development of Developer's Land as well as the general location of roads, parks and other public, quasi public and private facilities to be constructed on Developer's Land. The phasing of the development of Developer's Land shall be as provided in the Master Development Plan and this Agreement. Developer shall provide and the City Council shall approve with the

recommendation of the Planning Commission those elements and aspects of the condominium development set out in Exhibit B-2 to this Agreement in connection with and as a part of approval the Site Plan for the first phase of the development of Developer's Land.

1.3. Specific Design Standards. In addition to the requirements of the Master Development Plan, all development and construction on Developer's Land shall be in compliance with and consistent with the Design Standards set forth in Exhibit C to this Agreement and said Design Standards are incorporated into this Agreement by this reference.

II. ACTIONS AND APPROVALS BY CITY

2.1. General Plan Map and Zoning. The Developers Land is zoned Mixed Use and Residential 14.

2.3. Approval of Master Development Plan and This Agreement. The Planning Commission has recommended, after appropriate notice and hearings, that the Master Development Plan attached to and incorporated by this Agreement be approved subject to the terms, conditions and requirements of this Agreement, including the Design Standards attached to this Agreement. Based upon the recommendation of the Planning Commission and after public hearing and notice as required by the City's Development Code, the City Council hereby approves the Master Development Plan attached to and incorporated in this Agreement subject to the terms, conditions and requirements of this Agreement, including the Design Standards and other Exhibits attached to this Agreement. Based upon the recommendation of the Planning Commission and after public hearing and notice as required by the City's Development Code, the City Council approves this Agreement and authorizes and directs the Mayor to execute this Agreement for and on behalf of the City.

2.4. Rights and Obligations under Master Development Plan. Subject to the terms and conditions of this Agreement, and specifically those pertaining to Phase 5 in paragraph 4.1 and 4.2, Developer shall have the vested right to preliminary and final subdivision and site plan approval to develop Developer's Land in the manner provided in the approved Master Development Plan and this Agreement. The Master Development Plan shall be deemed to constitute Concept Plan Approval for all developments provided for in the Master Development Plan. Developer shall be required to apply for and obtain approval for each subdivision and/or site plan provided for in the Master Development Plan and to otherwise comply with all provisions of the City Development Code except as otherwise expressly provided in the Master Development Plan and this Agreement. Except as otherwise expressly provided, the requirements of this Agreement, the Master Development Plan and the Design Standards shall be in addition to and not in lieu of the requirements of the City Development Code and the City's other ordinances, regulations and guidelines. Developer's vested right of development of Developer's Land pursuant to this Agreement and the Master Development Plan 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, the Master Development Plan, the Design Standards and the other Exhibits attached to this Agreement.

2.5. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of police power of the City Council in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation and other land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City Council to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section 2.4 based upon policies, facts and circumstances meeting the compelling and countervailing public interest exception to the vested rights doctrine of the State of Utah. Any proposed change affecting the vested rights of Developer under this Agreement shall be of general application to all

development activity in the City; and, unless the City Council 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 development of Developer's Land under the compelling, countervailing public policy exception to the vested rights doctrine.

III. INFRASTRUCTURE, DEDICATIONS AND FEES

3.1. Compliance With Water Utilities Ordinance.

3.1.1. Water Rights for Development. Developer shall acquire from or convey to the City water rights sufficient for the development of Developer's Land as provided in the Master Development Plan in accordance with the City's Water Utilities Ordinance. Such water rights for culinary water requirements must be purchased from or through the City unless the City agrees to other arrangements in advance. Developer either will purchase secondary water rights through the City or with prior approval of the City will acquire and convey to the City water rights from other parties to meet the secondary water right requirements for development of Developer's Land. Such water rights for culinary water requirements must be approved for municipal uses with approved sources from a well or wells at location(s) designated by the City. Water rights for secondary water requirements must be approved for municipal and/or irrigation uses with approved sources approved by the City. Prior to acceptance of the water rights that Developer proposes to convey to the City without purchasing the same from or through the City, the City shall evaluate the water rights proposed for conveyance and may refuse to accept any right which it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City by the Utah State Engineer. In determining the quantity of water available under the water right proposed to be conveyed to the City, the City will evaluate the priority of the water rights and the historic average quantities of water available to the water rights as determined by the State Engineer. Developer shall reimburse the City for the costs of the City's consultants to review the water rights proposed for conveyance to the City. If not previously so approved, the City will require an approved application for change of use and/or change of point of diversion to a source approved by City, as applicable, by the State Engineer in order to quantify and verify the water rights prior to final plat approval for any development to be served by said water rights. In the event such applications are filed in the City's name, the City may require its consultants to be involved in the administrative proceedings and any subsequent legal proceedings and Developer shall reimburse the City for the fees of such consultants. Any water rights that the Developer currently proposes to convey to the City, as well as the agreed arrangements for review and approval of such water rights, are set out in Exhibit D-1 to this Agreement.

3.1.2. Water Facilities for Development. Developer shall acquire from or convey to the City water facilities or water facilities capacities, including water sources and storage and distribution facilities, sufficient for the development of Developer's Land as provided in the Master Development Plan in accordance with the City's Water Utilities Ordinance. Culinary water service will be provided to the Developer's Land by water facilities owned by the City. Unless other arrangements are agreed to by the City and the Developer, Developer shall acquire culinary water facilities to meet this requirement by paying to the City the water connection fee being charged by the City. Such culinary water connection fee may be paid at the time a building permit is issued for the development pursuant to the Master Development Plan. Secondary water service will be provided to the Developer's Land by water facilities owned by the City. The City does not currently have water facilities necessary to provide secondary water service to Developer's Land. Developer may be required to assist in building water facilities for secondary water service by prepaying secondary water connection fees. If the City is unable to construct water facilities to provide secondary water service to Developer's Land without further assistance from Developer, Developer will either have to assist the City further in construction of secondary water facilities or delay development of Developer's Land until the City is able to build water facilities capable of

providing secondary water service to Developer's Land. In the event that Developer is required to assist in the construction of water facilities beyond the amount of its total secondary water connection fees and such secondary water facilities will also benefit other development in the City, the City will require the other benefited developments to reimburse Developer or otherwise bear their share of such excess costs on a basis hereafter agreed between the Developer and the City at the time such secondary facilities are constructed. In lieu of delaying development of Developer's Land because the City is not able to build water facilities capable of providing secondary water service to Developer's Land, Developer may, with the consent of the City, purchase sufficient culinary water connections to provide for the secondary water requirements for the development of Developer's Land. In the event that Developer purchases culinary water connections for its secondary water requirements, Developer shall not be entitled to any credit, reimbursement or return of the culinary connections utilized for secondary water purposes in the event the City subsequently builds water facilities capable of providing secondary water service to Developer's Land. Any agreed arrangements between Developer and the City for compliance with the water facility requirements that are different than as set out in this Section 3.2 are set out in Exhibit D-2 to this Agreement.

3.2. Other Improvements and Infrastructure.

3.2.1. Sewer. Sewer service to the development covered by the Master Development Plan shall be provided by the City in accordance with the ordinances and rules and regulations of the City and Timpanogos Special Service District ("Timpanogos"). Developer shall install all sewer lines within said developments, as well as any offsite sewer lines or other improvements to be constructed or otherwise provided by Developer as set out in Exhibit E-1 to this Agreement, in accordance with the ordinances and rules and regulations of the City and as directed by the City Engineer. Any offsite sewer lines and improvements Developer will be required to construct for the Development of Developer's land as well as the phasing of the construction and completion of such offsite sewer lines and improvements are set out in Exhibit E-1 to this Agreement. The construction of onsite sewer lines and any offsite sewer improvements to be provided by Developer shall be completed and approved and accepted by the City prior to the City being required to provide sewer service to such developments.

3.2.2. Storm Drains. Storm water from the development of Developer's Land will be detained and will be released from Developer's Land at a maximum rate equal to the lesser of the historical rate or the rate allowed by the City's standards. Developer may be required to obtain and provide to the City a storm drain discharge easement from any property owner affected by the proposed discharge of storm water off of Developer's Land. Developer will provide for any existing natural storm water drainage and/or drainage channels across Developer's Land as required by the City Engineer. Developer shall construct storm drains within the development covered by the Master Development Plan, as well as any offsite storm drain improvements to be constructed by Developer, as set out in Exhibit E-2 to this Agreement in accordance with the ordinances and rules and regulations of the City and as directed by the City Engineer. The phasing of the construction and completion of such storm drain improvements shall as provided in Exhibit E-2 to this Agreement and said storm drain improvements shall be approved, dedicated and accepted by the City as provided in said Exhibit E-2.

3.2.3. Roads. All roads to be constructed on or to provide access and other needs resulting from the development of Developer's Land in Accordance with the Master Development Plan shall be constructed as set out in Exhibit E-3 to this Agreement, in accordance with the ordinances and rules and regulations of the City and as directed by the City Engineer. The phasing of the construction and completion of offsite road and/or roads serving more than one phase or subdivision covered by the Master Development Plan shall as provided in Exhibit E-3 to this Agreement. The construction of onsite roads shall be governed by the Subdivision Development Agreement or other applicable agreement for each subdivision or phase of development. For purposes of maintaining roads, landscaping and other

common elements, an Owners association will be formed with the first phase of the development. All roads to be maintained by the Owners Association shall be dedicated and conveyed to the Owners Association upon recording of the each final subdivision plat for roads covered by each subdivision plat and/or in accordance with the schedule set out in Exhibit E-3 to this Agreement. All roads to be dedicated to the City shall be dedicated to the City upon recording of the each final subdivision plat for roads covered by each subdivision plat and any and all other roads to be built by Developer in accordance with the schedule set out in Exhibit E-3 to this Agreement.

3.2.4. Parks and Open Space. All parks and/or open space to be dedicated to the exclusive use of the residents of Developer's Land as set out in the Master Development Plan shall be conveyed to the Owners Association in accordance with the schedule set out in as set out in Exhibit E-4 to this Agreement. Financial Arrangements for constructing, maintaining and operating improvements to the parks and open space to be owed by the Owners Association are set out in Exhibit E-4 to this Agreement. All parks and/ or open space not dedicated to the exclusive use of the residents of Developer's Land shall be dedicated and/or conveyed to the City or to an appropriate legal entity designated by the City to assure the long-term preservation of the same in accordance with the schedule set out in as set out in Exhibit E-4 to this Agreement. The costs of any improvements to the parks and open space to be conveyed to the Owners Association or dedicated to the City shall be bonded as set out in Exhibit E-4 to this Agreement. Developer shall remain responsible for the maintenance and/or operation of such parks and open space for two years after acceptance of the improvements by the City.

3.2.5. Street Lighting SID. Developer's Land shall be added to the City's Street Lighting Special Improvement District ("Lighting SID") for the maintenance of the street lighting. The addition of Developer's land will be with the consent of the Developer after the City Council finds that inclusion of the lots in the subdivision on Developer's Land will not adversely affect the owners of properties already within the Lighting SID. Developer's consent Developer's Land being included in the Lighting SID will be a condition to final plat approval for the subdivision of Developer's Land. The Lighting SID is not for the installation of street lights but is for the maintenance of the street lights that Developer will be required to install as part of the subdivision improvements required by the City.

3.3. Capacity Reservations. Any reservations by the City of capacities in any facilities built or otherwise provided to the City by or for Developer shall be for development covered by the Master Development Plan as provided in Exhibit F to this Agreement. All capacity reservations for development covered by the Master Development Plan shall terminate as soon as such development loses its approved status for failure to develop within the time allowed under this Agreement or for any other reason. Upon termination of the reservation of capacities for Developer, the City may make such capacities available for use by other development within the City that can use such capacities and, in such event, Developer shall be reimbursed for such capacities used by others on the basis set out in Exhibit F to this Agreement.

3.4. Title - Easements for Improvements. Developer shall acquire and shall dedicate and/or convey to the City all land, rights of way and easements associated with the public facilities and/or improvements to be provided by Developer pursuant to this Agreement. The City Engineer shall determine the alignment of all roads and utility lines and shall approve all descriptions of the land, rights of way and easements to be acquired and/or dedicated and conveyed to the City under this Agreement. Developer shall acquire and provide to the City Attorney, for his review and approval, a title report from a qualified title insurance company covering such land, rights of way and easements. Developer shall consult with the City Attorney and obtain the City Attorney's approval of all instruments used to acquire such land, rights of way and easements and to convey and dedicate the same to the City and/or the Owners Association.

3.5. Impact Fees and Water Connection Fees. Impact fees for roadways, storm drainage, wastewater, parks and open space and public safety facilities shall be imposed on all subdivision lots or other development covered by the Master Development Plan in accordance with the City's Impact Fee Ordinance and shall be paid prior to the issuance of a building permit for any such development. Connection fees for culinary and secondary water shall be paid prior to the issuance of a building permit for any such development, except as they may be otherwise paid by prior arrangements between the City and the Developer. Any credits for impact fees or water connection fees based on improvements, dedications or conveyances by Developer shall be set out in Exhibit G to this Agreement.

3.6. Sewer Fees. Timpanogos requires payment of a Capital Facilities Charge which is subject to change from time to time. The Capital Facilities Charge is currently collected by the City but may hereafter be collected directly by Timpanogos and may hereafter be collected as a Capital Facilities Charge or as an impact fee. Developer acknowledges and agrees that said Capital Facilities Charge or impact fee by Timpanogos is separate from and in addition to sewer connection fees and sewer impact fees imposed by the City and that payment of the Timpanogos Capital Facilities Charge and the impact fee and connection fees imposed by the City for each connection is a condition to the City providing sewer service to the lots, residences or other development covered by the Master Development Plan.

3.7. Other Fees. The City may charge other fees that are generally applicable, including but not limited to standard subdivision, site plan and building permit review fees for improvements to be constructed pursuant the Master Development Plan.

IV. PHASING AND TIMING OF DEVELOPMENT - TERM OF AGREEMENT - DEFAULT

4.1. Phasing and Timing of Development. The phasing and timing of development under the Master Development Plan shall be as provided in the Master Development Plan in Exhibit B or as set out in Exhibit B-1 to this Agreement (the "Phasing Schedule"). Developer may apply to the City for an amendment of the Phasing Schedule and the City Council shall approve any amendment of the Phasing Schedule that shall not unreasonably adversely impact public interest or other development after the Planning Commission shall review such requested amendment and made its recommendations to the City Council. Any failure of Developer to comply with the Phasing Schedule that shall continue for more than six months, may result in the City Council terminating the Master Development Plan and this Agreement as to phases for which a subdivision or site plan has not been given final approval as well as terminating all capacity reservations for such phases after the Planning Commission shall have reviewed such failure to comply and made its recommendations to the City Council.

4.2. Phase 5. As the City has recognized potential hazards associated with this property's close proximity to the Jordan River, the City is presently exploring options related to the performance of a study to determine the actual threat that the River may impose to properties adjacent to the River. In the event that the City undertakes such a study within the next 6 months, the City will not accept a Site Plan application that includes Phase 5 as represented on the accompanying Phasing Schedule, until the study is complete. Furthermore, upon completion of the study, the City may impose restrictions based on data provided in the study that may include the prohibition of the construction of dwellings in Phase 5 as represented on the accompanying Phasing Schedule. Therefore, any vested rights set forth in paragraph 2.4 of this agreement pertaining to Phase 5 may be limited by the provisions identified in this paragraph. In the event that the City undertakes the study and fails to complete the study within 12 months of the date of its commencement, the accompanying Phasing Schedule shall be in full force and the Developer shall be entitled to submit a Site Plan application and have it processed in accordance with the other provisions of this agreement.

4.3. Term of Agreement. The term of this Agreement shall commence on the effective date of the Ordinance approving this Agreement and shall continue for a period of 7 years from said date. This Agreement shall continue beyond its term as to any rights or obligations for subdivisions or site plans that have been given final approval and have been recorded prior to the end of the term of this Agreement. However, this Agreement shall terminate as to any subdivisions or site plans that have not been given final approval and have not been recorded prior to the end of the term of this Agreement and all capacity reservations for any subdivisions or site plans that have not been given final approval and have not been recorded prior to the end of the term of this Agreement shall terminate at 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.

4.4. Default - Remedies. If either party believes the other party to be in breach of any material term, event or condition of this Agreement, said party shall give the defaulting party 30 days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said default must be satisfactorily cured. After proper notice and expiration of said 30 day cure period, the non-defaulting party shall be entitled to all rights and remedies provided in this Agreement or available at law and in equity, including injunctive relief, specific performance and/or damages, including but not limited to, it's reasonable attorney's fees and costs. In addition, if the City believes Developer to be in breach of this Agreement or any approval or agreement covering the development covered by this Agreement, the City may, after notice as herein provided, refuse to grant any further approvals, licenses, permits or other rights under this Agreement or any other agreement related to this Agreement until such default is cured. Any failure to meet the phasing schedule that results from the City's refusal to grant additional approvals as a result of breeches by Developer shall not excuse Developer from comply in the Phasing Schedule and may result in the City terminating this Agreement as provided in Section 4.1.

V. GENERAL TERMS AND CONDITIONS

5.1. Agreement to Run with the Land. This Agreement shall be recorded against Developer's Property as described in Exhibit A hereto. The agreements contained herein shall be deemed to run with the land and shall be binding on all successors in ownership of Developer's Land.

5.2. Assignment. Any transfer of lots in recorded subdivisions shall not require the approval by the City. Developer shall be entitled to transfer any portion of Developer's Land subject to the terms and conditions of this Agreement upon written notice to and written consent of the City, which consent shall not be unreasonably withheld, upon such transferee providing information to satisfy the City that such transferee has the ability and resources to meet the obligations of this Agreement as to the land being transferred. In the event of any transfer of less than all of Developer's Land, the transferee shall be deemed to be the developer for all purposes with respect to the land so transferred and the rights and obligations directly related to the transferred land. Developer shall remain responsible for all obligations under this Agreement with respect to the remainder of Developer's land and any obligations under this Agreement not expressly assumed by the transferee, upon approval by the City.

5.3. Notices. Any notice given under this Agreement shall be in writing and shall be delivered personally, be sent by facsimile transmission ("Fax") or be mailed by first class or express mail, addressed as follows:

To City: City of Saratoga Springs
 Attention: City Manager
 1307 North Commerce Drive, Suite 200
 Saratoga Springs, Utah 84043
 Fax No. (801) 766-9794

To Developer: Knowlton General L.C.
70 North Main #106
Bountiful, Utah 84010
Fax No. (801) 294-0756

or at such other address as any party may designate by written notice to the other party as herein provided. Notice shall be deemed given when actually received if personally delivered; if by fax, when the fax is received, except that if the fax is received after normal business hours of the office at which it is received, on the next regular business day; and if by mail, the earlier of the day actually received or the third business day after the notice is deposited in the United States mail properly addressed and postage prepaid.

5.4. Covenant for Further Assurances. The parties to this Agreement agree to cooperate with each other in effectuating the terms and conditions of this Agreement and agree to execute such further agreements, conveyances and other instruments as may be reasonably required to carry out the intents and purposes of this Agreement.

5.5. Entire Agreement. This Agreement, the Exhibits hereto, and the instruments and documents referred to herein set forth the entire agreement between the City and Developer and supersede all prior negotiations, dealings, and agreements by the parties as to the matters herein addressed.

5.6. Relationship of Parties - No Third Party Beneficiaries. The contractual relationship between the City and Developer arising under this Agreement is one of independent contractor and not agency. This Agreement does not create any third party beneficiary rights. It is specifically understood by the parties that: (a) the development of Developer's Land under this Agreement and the Master Development Plan is a private development; (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements on Developer's Land unless the City accepts the dedication of the improvements pursuant to the terms of this Agreement or in connection with final subdivision plat or site plan approval; and (c) Developer shall have full power over and exclusive control of Developer's Land subject to the obligations of Developer under this Agreement.

5.7. Waiver. No failure or delay in exercising any right, power or privilege hereunder on the part of any party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the party making the waiver.

5.8. Time. Time is of the essence of this Agreement.

5.9. Rights of Access. The City Engineer and other representatives of the City shall have a reasonable right of have access to Developer's Land and all development pursuant the Master Development Plan during development and construction to inspect or observe the work on the improvements and to make such inspections and tests as are allowed or required under the City's ordinances.

5.10. Construction. This Agreement shall be governed as to validity, enforcement, construction, effect and in all other respects by the laws of the State of Utah. The parties agree and understand that the obligations imposed under this Agreement are only such as are consistent with state and federal law. The parties also 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 this Agreement shall remain in full force and effect. The section headings and numbers are for convenience only and are not to be used to construe or interpret the provisions of this Agreement.

5.11. Survival of Developer's Obligations. Developer's obligations and responsibilities under this Agreement shall survive and continue beyond termination of this Agreement as to subdivisions and/or site plans that have been given final approval and have been recorded and for all offsite or other improvements that Developer was obligated to construct or make in connection with or as a condition of such final approval. [Notwithstanding any provision of this Agreement or law to the contrary and as partial consideration of the City entering into this Agreement, the parties agree that Developer is obligated to provide the improvements, dedications and significant benefits set out in Exhibit H to this Agreement and incorporated herein even if Developer cancels, rescinds, repudiates, refuses, revokes, or in any manner terminates or attempts to terminate this Agreement.]

IN WITNESS WHEREOF, this Agreement has been execute by the City of Saratoga Springs, acting by and through the City Council, and by a duly authorized representative of Developer as of the above stated date.

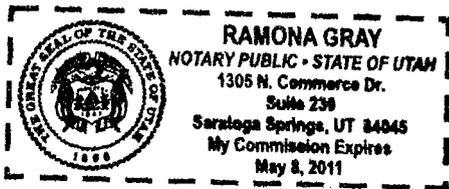
_____ as _____ of _____

My commission expires:

Ramona Gray

Notary Public

_____ Residing at: _____



River Bend legal Description:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCE LINE LOCATED N00°37'34"E 2041.07 FEET ALONG THE LONGITUDINAL MID-SECTION LINE AND EAST 41.74 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°23'05"E 381.31 FEET ALONG A FENCE; THENCE ALONG A FENCE ON THE SOUTH LINE OF THE SHINSEL AND MITCHELL PROPERTIES S89°22'26"E 1942.93 FEET TO THE CENTER OF THE JORDAN RIVER; THENCE GENERALLY ALONG THE CENTER OF THE JORDAN RIVER THE FOLLOWING FOUR (4) COURSES:

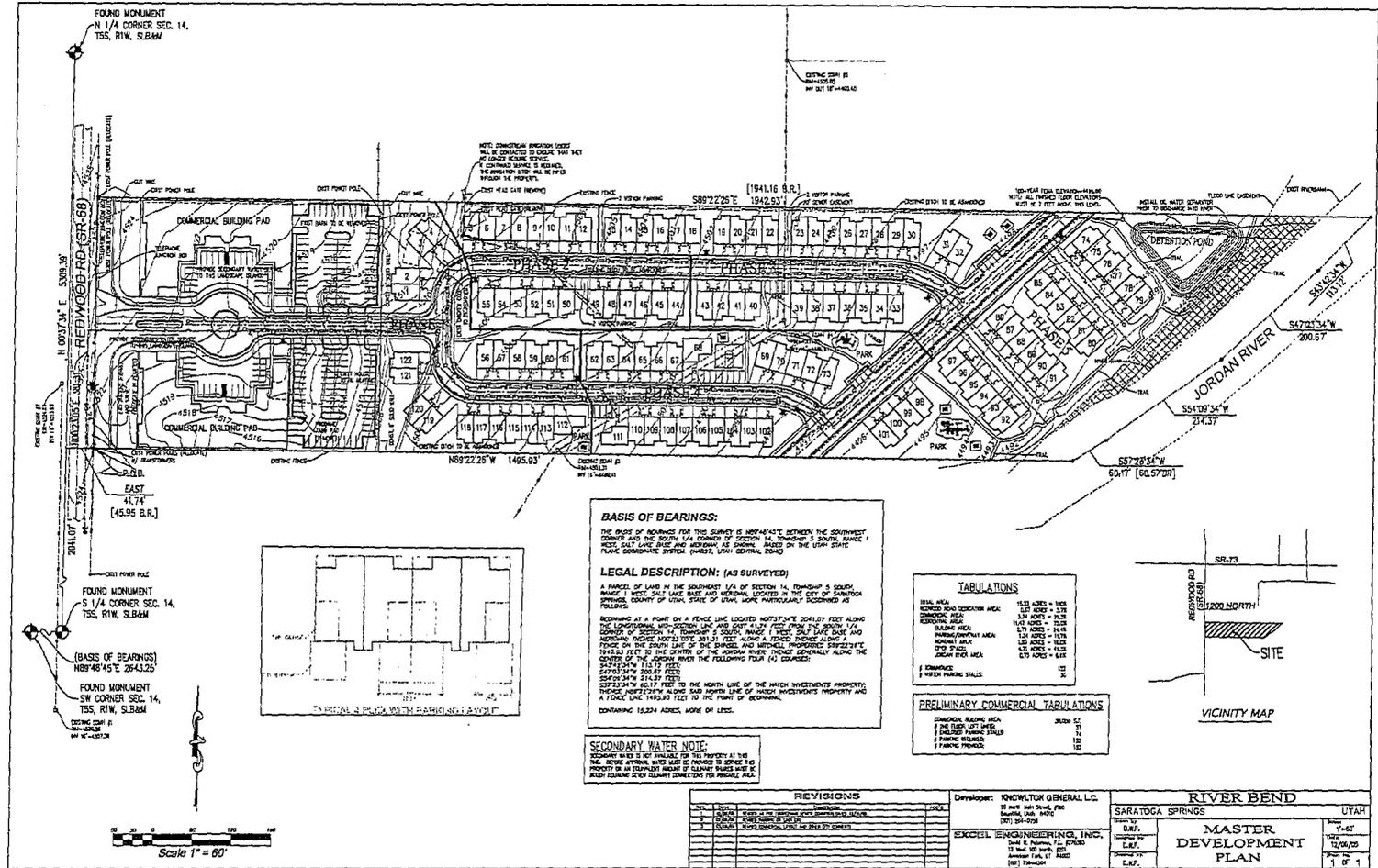
S43°42'34"W 113.12 FEET;

S47°03'34"W 200.67 FEET;

S54°09'34"W 214.37 FEET;

S57°23'34"W 60.17 FEET TO THE NORTH LINE OF THE HATCH INVESTMENTS PROPERTY; THENCE N89°22'26"W ALONG SAID NORTH LINE OF HATCH INVESTMENTS PROPERTY AND A FENCE LINE 1495.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.224 ACRES, MORE OR LESS.



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH+41°E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MOUNTAIN 45 ZONE, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM (NAD83), UTM ZONE 12Q.

LEGAL DESCRIPTION: (AS SURVEYED)
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MOUNTAIN 45 ZONE, BEING IN THE CITY OF SARATOGA SPRINGS, COUNTY OF WASHINGTON, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON A FENCE LINE LOCATED NORTH+71°E 264.13 FEET ALONG THE LONGITUDINAL MID-SECTION LINE AND 617.7 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MOUNTAIN 45 ZONE, NORTH 20° 21' 30" WEST ALONG A FENCE LINE TO A POINT ON THE SOUTH LINE OF THE BARRAGE AND METEOROLOGICAL SERVICE, 1843.83 FEET TO THE CENTER OF THE JORDAN RIVER, THENCE GENERALLY ALONG THE CENTER OF THE JORDAN RIVER THE FOLLOWING (10) COURSES:
 S47°23'24" W 200.42 FEET;
 S24°30' 00" W 114.78 FEET;
 S27°23'24" W 61.77 FEET TO THE NORTH LINE OF THE WADEN INVESTMENTS PROPERTY, THENCE NORTH+27°E ALONG SAID NORTH LINE OF WADEN INVESTMENTS PROPERTY AND A FENCE LINE 1452.83 FEET TO THE POINT OF BEGINNING,
 CONTAINING 15.224 ACRES, MORE OR LESS.

TABULATIONS

STATE AID	15.22 ACRES = 668
RECORDED ROAD DEVELOPER AREA	1.82 ACRES = 378
CONCRETE AREA	1.33 ACRES = 282
PAVING AREA	1.63 ACRES = 358
MANAGEMENT AREA	1.33 ACRES = 282
ROADWAY AREA	1.82 ACRES = 378
270' FENCE	1.33 ACRES = 282
JORDAN RIVER AREA	0.75 ACRES = 162
OPENINGS	102
NETTED PARKING SPACES	102

PRELIMINARY COMMERCIAL TABULATIONS

COMMERCIAL BEARING AREA	3600 SQ. FT.
2' CONC. CURB (27' WIDE)	271
1' CONC. PARKING STRIP	102
PARKING SPACES	102

SECONDARY WATER NOTE:
 THE SECONDARY WATER IS NOT AVAILABLE FOR THIS PROPERTY AT THE TIME OF THIS SURVEY. WATER LINES ARE SHOWN TO SERVE THIS PROPERTY AS AN EXAMPLE. CLIENT SHALL BE RESPONSIBLE FOR OBTAINING SECONDARY WATER CONNECTION FOR THIS PARCEL AREA.

REVISIONS		Developer: KINCMLTON GENERAL, L.C. 21 West 2000 South, #100 Saratoga, Utah 84055 (801) 264-2008	RIVER BEND	
No.	Description		SARATOGA SPRINGS	UTAH
1	ISSUED FOR PERMITTING	DATE: 12/04/20	PROJECT: 17-02	
2	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
3	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
4	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
5	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
6	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
7	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
8	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
9	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	
10	REVISED TO REFLECT COMMENTS FROM SARATOGA SPRINGS	DATE: 12/04/20	DATE: 12/04/20	

Exhibit B-1 - Phasing Plan

As part of the Site Plan submittal, the Developer will provide for the City's review and approval:

1. A Landscape Plan prepared by a Landscape Architect licensed by the State of Utah.
2. Detailed descriptions of all proposed park improvements.
3. Detailed descriptions of all proposed fencing.
4. Detailed descriptions of entrance monuments and any other signage.
5. Correspondence from U.D.O.T. confirming that U.D.O.T. approves the access points and intersection designs at Redwood Road.
6. Elevations of the townhomes. The elevations should conform to what was presented at the Master Development Plan approval and indicate what exterior building materials are proposed.

The design philosophy for River Bend will respect the rural feel that is in the area. The design will be an asset to the community, and will also encourage businesses to locate to the area.

The building elements used at River Bend will provide a durable architectural expression. Stone and Brick in warm tones will be the primary exterior accent to provide continuity and a substantial feel. Stucco will be used as accents and for design elements to showcase the architectural design of the buildings. Synthetic siding will be used, primarily in a horizontal application to create horizontal shadowing and to accent the masonry. Accents may be timber to reference the rural heritage of the area. Roof pitches will be 8/12 in the gables where feasible, with architectural shingles for the roofing material.

The architectural massing of the townhouses will incorporate multiple designs where possible, and several color pallets emphasizing “Earth” tones will be incorporated to provide an interesting streetscape.

Exterior Materials:

Roof	Architectural shingles
Soffit and Facia	Aluminum
Lap Siding	Synthetic
“Cedar” Shingle Siding	Synthetic (Hardy board type)
Windows	Vinyl (almond tone)
Masonry	Synthetic Stone
Accents and Columns	Wood
Rails	Vinyl (almond tone)
Exterior Doors	Metal
Garage Doors	Metal

The “village” will be designed to stand alone, yet also to compliment the townhouses, incorporating a complimentary color pallet. The design will incorporate surface transitions so that there will not be any large blank exterior walls. The main floor will have over 50% of the wall facing the plaza in glass. This will encourage window shopping and create a human scale. The village will be designed pedestrian friendly to encourage gathering and walking.

The southernmost mixed use building will be constructed prior to any structures in Phase 4.

The remaining northernmost mixed use building will be constructed prior to any structures in Phase 5.

Exhibit D-1

None.

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Exhibit D-2

None.

ENT 95905:2007 PG 19 of 25

Exhibit E-1 – Sewer

None.

ENT 95905:2007 PG 20 of 25

Exhibit E-2 – Storm Drain

None.

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Lands will be dedicated to the City of Saratoga Springs for the expansion of Redwood Road. Also, the Minor Collector Road that parallels the Jordan River will be dedicated to the City of Saratoga Springs. The remaining streets in the development will be dedicated to the Owners Association.

All streets and street improvements will be constructed by the developer.

Lands adjacent to Redwood Road will be dedicated to the City of Saratoga Springs per the City's requirements for Arterial streets. Also, the City may require the dedication of open space along the Jordan River in accordance with the findings of the yet to be undertaken study referenced in 3.2.4 of this agreement. All other landscaped and open space lands will be dedicated to either an Owners Association or will be retained by the owner's of the mixed use parcel or parcels.

Specific costs for required open space improvements will be calculated as part of the Site Plan approval process. The Developer will bond for those improvements in accordance with City standards.

None.

Exhibit G

None.

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Planning Commission Staff Report

Concept Plan Sierra Estates Senior Housing May 22, 2014 Public Meeting

Report Date:	May 15, 2014
Applicant/Owner:	Ross Welch, Sunset Mountain Properties
Location:	Approximately 350 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	58:035:0048; 13.84 acres
Parcel Zoning:	R-6, Medium Density Residential
Adjacent Zoning:	R-6, RR, R-10, MU, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Low Density Residential, future school bus lot, New Haven girls school, undeveloped property
General Plan Designation:	Low Density Residential
Previous Meetings:	MDA reviewed by PC 2-27-14
Previous Approvals:	MDA approved by CC 3-25-14
Land Use Authority:	Concept Plan requires review by Planning Commission and City Council
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. **Executive Summary:**

This is a request for review of the Sierra Estates Senior Housing Concept Plan located at approximately 350 West 400 North. The site is comprised of approximately 13.84 acres and is zoned R-6, Medium Density Residential. The Concept Plan proposes 56 attached units, 20 single family lots and an assisted living facility. The proposed density is 5.56 units per acre.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting and provide informal direction to the applicant and staff regarding the conceptual subdivision. No official motion or recommendation is provided for Concept Plans.

B. **Background:**

On February 27, 2014, the Planning Commission reviewed the Sierra Estates Master Development Agreement (MDA) and recommended approval to the City Council. On March 25, 2014, the City Council approved the MDA. The Senior Housing concept plan was presented with the MDA and it was requested by some Commissioners that the Concept plan be brought back at a later date for additional review. There have been minor changes to the concept plan, including: combining the food services building with the main building, identifying a golf cart parking location, adding an

outbuilding for yard maintenance equipment, moving the dumpster location, identifying van accessible parking stalls, adding a drop off lane for the food services building, identifying delivery truck loading locations, verifying setbacks, and moving the guest parking that was between buildings 1 and 2 to the north so it is between buildings 2 and 3.

C. Specific Request:

This is a request for review of the proposed concept plan. The applicant is proposing a senior housing community with 20 single family lots, 56 cottage units and an assisted living facility. The proposed development will be an "age-in-place" community that will allow seniors to transition from independent living to assisted living as they age.

D. Process:

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval. The Concept Plan review involves an informal review of the plan by the DRC, Planning Commission and City Council to guide the developer in the preparation of subsequent applications.

E. Review:

The recently approved Sierra Estates Master Plan allows for the proposed development and a similar concept plan was presented with that application. The assisted living facility is a conditional use in the R-6 zone. The Conditional use application will be required concurrent with the site plan and/or subdivision applications in the future.

F. Community Review:

There is no requirement to notice concept plans because the comments received from the Planning Commission or City Council are not binding. Formal community interaction will occur once a public hearing is scheduled as part of the subdivision and/or site plan review. However, public input was received during the MDA process. Residents to the north of this site were concerned about the height of the future homes and whether or not the project would include fencing.

G. General Plan:

The General Plan designates this area for Low Density Residential development; the property is zoned R-6, Medium Density Residential. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre.

Finding: inconsistent. The original MDA contemplated R-6 density and the zone was approved prior to the recent amended MDA. At the time of rezoning, the zone was reviewed under the then existing general plan. For clarity, a general plan amendment is recommended to create consistency with the general plan and the existing zoning and MDA, however this is not required.

H. Code Criteria:

Section 19.12.03 of the City Code states, "*All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process*". The following criteria are pertinent requirements for Preliminary Plats listed in Sections 19.12 (Subdivision Requirements) and 19.04.16 (R-6 Requirements) of the City Code.

Permitted or Conditional Uses: complies. Section 19.04.16(2 & 3) lists all of the permitted and conditional uses allowed in the R-6 zone. The Concept Plan shows single family residential building lots, cottage style townhomes, and an assisted living facility. In the R-6 zone single-family dwellings, and two-family and three-family structures are permitted uses. "Residential Facilities for Elderly Persons" are conditional uses. The assisted living facility will require a conditional use application and permit in the future.

Minimum Lot Sizes: complies. 19.04.16(4) states that the minimum lot size for residential lots is 6,000 square feet. The smallest lot size on the Concept Plan is 6,000 square feet, complying with this requirement.

Setbacks and Yard Requirements: can comply. Section 19.04.16(5) outlines the setbacks required by the R-6 zone. These requirements are:

Front: twenty-five feet

Sides: single family residences: 5 feet/ 10 combined
two-family and three-family structures: 10 feet

Rear: twenty feet

Corner: Front: 25 feet
Side abutting street: 20 feet

Accessory Buildings: all accessory buildings are required to maintain a distance of 5 feet from property lines and dwellings.

The dimensions on the concept plan indicate that these requirements are being met for the cottage units, the assisted living facility and the accessory structure. The setbacks for the single family lots will be reviewed with each individual building permit.

Parking, vehicle and pedestrian circulation: can comply. Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. This requirement will be reviewed by the building department with each building permit application for the single-family lots.

Section 19.09.11 requires multi-family units to have 2.25 stalls per dwelling with 1 enclosed garage. The proposed cottage units have one enclosed garage, a driveway, and guest stalls throughout the site; 56 units will require 14 guest stalls. The concept plan includes 24 guest parking stalls throughout the site, exceeding the requirement.

The parking requirement for “residential facilities for elderly persons” is currently “to be determined by the Planning Commission” per Section 19.09.05(6), which states:

6. Where no comparative land use standard for parking is found in Section 19.09.11, Required Parking by Zone, the City Development Review Committee, Planning Commission, or City Council shall determine an appropriate requirement using the following criteria:
 - a. the intensity of the proposed use;
 - b. times of operation and use;
 - c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
 - d. whether there is shared parking agreement in accordance with Section 19.09.10 below—if there is a shared parking agreement, a reduction may not be granted;
 - e. the number of employees;
 - f. the number of customers and patrons;
 - g. trip generation; and
 - h. peak demands.

The current proposal is that the facility will have 16 parking stalls in front (including 4 accessible stalls), 15 employee stalls (including 1 accessible stall), and 21 visitor stalls (including 4 accessible stalls); for a total of 53 parking stalls. The applicant will be required to submit additional information with the preliminary plat and/or site plan application to determine if adequate parking is being provided.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code also states that in an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Staff recommends privacy fencing along the north and east property lines. A fencing plan will be required with the preliminary plat application.

Open Space: complies. The open space requirements were reviewed and approved with the MDA. The MDA requires 20% of the project area to be open space. The concept plan indicates 3.61 acres (26%) of open space.

Sensitive Lands: complies. Sensitive lands may only be used for up to 50% of the required open space. Sensitive Lands are defined in Section 19.02.02 as:

land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas.

Credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

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

The proposed detention basin is considered sensitive land but is only 0.66 acres (18%) of the proposed open space. The applicant will be required to submit landscape plans for these open space areas with the preliminary plat and/or site plan application.

I. Recommendation and Alternatives:

No official action should be taken. The Planning Commission should provide general direction and input to help the developer prepare for formal subdivision, Conditional Use, and/or site plan application.

Staff recommends the following:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met, such as:
 - a. Hydrant spacing must not exceed 400' inside of development proper. Fire flows must meet current and future needs.
 - b. Assisted living home must be fire sprinkled and meet NFPA 13D standards.
 - c. All streets must be a minimum of 26' wide exclusive of the curb .
3. The assisted living facility will require a conditional use application and permit.
4. The General Plan is currently inconsistent with the existing zoning. A general plan amendment is recommended to create consistency.
5. Provide privacy fencing along the north and east property lines. A fencing plan will be required with the preliminary plat application.
6. Verification that adequate parking is provided will be required with the Preliminary plat and/or site plan submittal. The required parking is "to be determined by the Planning Commission" based on data provided by the applicant.
7. Remove the note that the detention pond will be dedicated to the City.

8. Provide Van Accessible parking as required by ADAAG.
9. Comply with all applicable Utah Administrative Codes and Statutes.
10. Other comments as articulated by the Planning Commission: _____

J. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Concept Plan
4. Open Space Exhibit

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Sierra Estates Senior Housing
Date: May 22, 2014
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: Ross Welch, Sunset Mountain Properties
Request: Concept Plan
Location: Approximately 350 West 400 North
Acreage: 13.84 acres – 20 Single Family Lots, 56 Attached Units, and an Assisted Living Facility

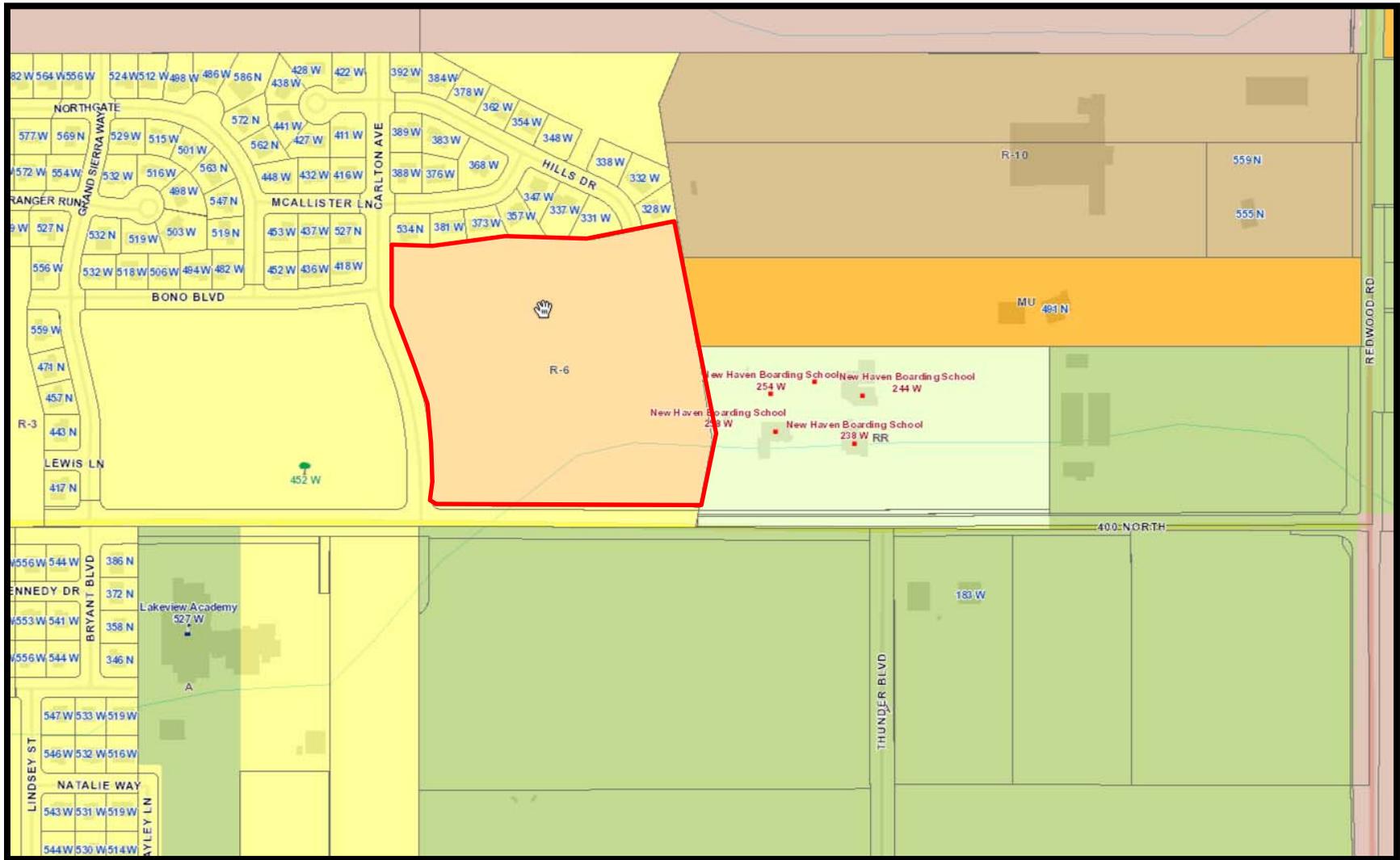
C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

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, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project. Existing utilities shall be located in the public ROW pavement section or may need to be relocated.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes from upland flows.
- E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the

proposed project.

- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- H. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- I. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- J. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- K. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- L. Developer shall ensure that the existing storm drain detention pond has adequate volume for the proposed development. It is the responsibility of the developer to verify adequate volume is provided based on updated detention calculations.
- M. Access onto 400 North shall be in compliance with the access spacing standards as per the City's transportation master plan.



ZONING MAP



SIERRA ESTATES

REVISED SENIOR HOUSING PLAN R-6 ZONE

TABULATIONS

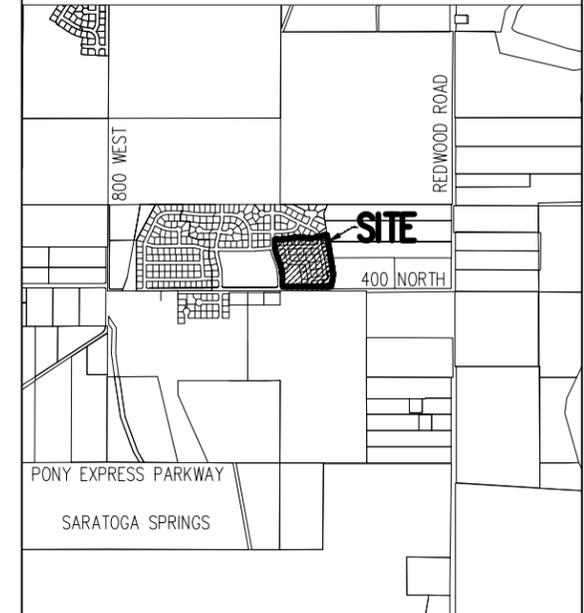
DEVELOPMENT AREA	13.84 AC
MAX. DENSITY = 6 DU/AC =	83 UNITS
EXISTING ZONING	R-6
COTTAGE UNITS	56
SINGLE FAMILY HOMES	20
ASSISTED LIVING FACILITY (SEE SEPARATE F.U. CALC)	1 (CONDITIONAL USE PERMIT 1.95 AC)
TOTAL UNITS	77
DENSITY =	5.56 DU/AC
CLUBHOUSE, MAIN FACILITY PARKING, AND ADDITIONAL VISITOR PARKING	76 STALLS

OPEN SPACE TABULATIONS

OPEN SPACE REQUIRED = 13.84 X 20%	= 2.77 ACRES
DEEDED HEREON FOR STORM DRAIN POND	= 0.66 ACRES
PRIVATE, USABLE, CONTIGUOUS, NON- OBSTRUCTED OPEN SPACE WITH WALKS, GAZEBO, BENCHES, LANDSCAPING, ETC. (REFER TO SEPARATE OPEN SPACE MAP)	= 2.95 ACRES
TOTAL OPEN SPACE PROVIDED	= 3.61 ACRES

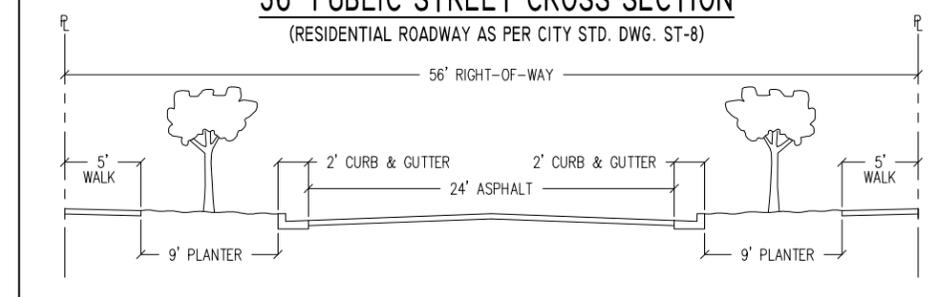
*** NOTE: AN ADDITIONAL 1.33 ACRES OF OPEN SPACE IN EXCESS OF R-3 ZONE REQUIREMENTS EXISTS IN ALREADY DEDICATED NEPTUNE PARK.***

VICINITY SKETCH



56' PUBLIC STREET CROSS SECTION

(RESIDENTIAL ROADWAY AS PER CITY STD. DWG. ST-8)



GENERAL NOTES

- THIS IS A REVISED CONCEPT PLAN FROM ORIGINAL APPROVAL GRANTED IN 2010 WITH R-6 ZONE AND WITH MASTER DEVELOPMENT PLAN IN 2006. THIS SITE BEING DEVELOPED AS A RESIDENTIAL FACILITY FOR ELDERLY PERSONS = CONDITIONAL USE.
- THIS SENIOR HOUSING PROJECT FILLS THE AGING-IN-PLACE CONCEPT AND PROVIDES FACILITIES AND OPPORTUNITIES FOR SENIORS OF ALL AGES AND ACTIVITY LEVELS.
- ALL STREETS ARE PUBLIC AND ARE TO BE MAINTAINED BY THE CITY.
- ALL OPEN SPACE (INCLUDING THE STORM DRAIN POND) IS PRIVATE AND IS TO BE MAINTAINED BY THE HOA.
- P.U.E.'s ARE TO BE GRANTED FOR POWER, GAS, TELEPHONE, AND CATV AS PER CITY STANDARD PLAN.
- MINIMUM SETBACKS FOR THE R-6 ZONE ARE AS FOLLOWS: FRONT = 25', SIDE YARDS = 10', REAR = 20', SIDE CORNER LOTS = 15'.
- ALL UNITS HAVE AT LEAST ONE SINGLE GARAGE PLUS ONE PARKING SPACE IN DRIVEWAY.
- SINGLE FAMILY LOTS ARE FOR SALE. COTTAGES ARE FOR LEASE/RENT/SALE AND ARE A PART OF THE ASSISTED LIVING FACILITY.
- FOOTPRINTS AND SHAPES OF COTTAGES MAY CHANGE SLIGHTLY WITH FINAL PLAT.
- ALL STORM DRAINAGE TO ENTER ALREADY CONSTRUCTED DETENTION POND IN SOUTHEAST CORNER. PRESENT CONFIGURATION OF POND TO BE REVISED SLIGHTLY. SITE SLOPES GRADUALLY TO THE SOUTHEAST AND TO THE POND AT APPROX. 1%. SEE DRAINAGE ARROWS.
- PARKING REQUIRED = VISITOR 56 / 4 = 14, ASSISTED LIVING = 48 UNITS / 1 PER 3 ROOMS = 16, EMPLOYEES = 10. TOTAL = 40 REQUIRED
- ALL ROAD CENTERLINE CURVES = 200'.
- AREA OF THE ASSISTED LIVING AND CLUBHOUSE BUILDING LOT = 1.95 ACRES.
- PERIMETER FENCING AS RECOMMENDED BY CITY.
- 6' WALKS AND PARKING BETWEEN BUILDINGS ARE IN EASEMENTS.

LEGAL DESCRIPTION OF SENIOR HOUSING PARCEL
 SERIAL NUMBER: 58.035.0048
 OWNED BY SUNSET MOUNTAIN PROPERTIES, LP
 COMMENCING N 57.72 FT & E 38.92 FT FROM E 1/4 COR. SEC. 22, T5S, R1W, SLB&M,
 THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS N 18°27'20" W 15.78 FT, RADIUS = 25 FT) 16.05 FT; THENCE N 00°03'55" W 68.34 FT; THENCE N 01°16'53" W 85.03 FT; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS N 14°35'02" W 311.07 FT, RADIUS = 834 FT) 312.91 FT; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS N12°42'34" W 159.97 FT, RADIUS = 366 FT) 61.27 FT; THENCE N 00°05'12" W 102.81 FT; THENCE N 89°57'07" E 126.63 FT; THENCE N 82°48'38" E 207.04 FT; THENCE S 87°53'53" E 239.08 FT; THENCE N 78°19'17" E 238.89 FT; THENCE S 08°54'00" E 353.54 FT; THENCE EAST 2.40 FT; THENCE S 08°54'00" E 283.84 FT; THENCE S 10°56'00" W 191.02 FT; THENCE N 89°43'03" W 745.95 FT TO THE POINT OF BEGINNING.
 COMPRISING 13.84 ACRES.

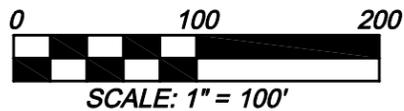


TWIN PEAKS ENGINEERING & DESIGN
 1189 N. 1270 E. AMERICAN FORK, UT 84003
 STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

SUNSET MOUNTAIN PROPERTIES, L.P.
 11038 N. HIGHLAND BLVD.
 HIGHLAND, UT 84003 (801) 756-7303

SIERRA ESTATES SENIOR HOUSING R-6 CONCEPT

DESIGN BY: SES SCALE: 1"=100'
 DRAWN BY: RC DATE: 12 MAY 2014
 SHEET 1



SIERRA ESTATES

OPEN SPACE MAP

TABULATIONS	
DEVELOPMENT AREA	13.84 AC
MAX. DENSITY = 6 DU/AC =	83 UNITS
EXISTING ZONING	R-6
COTTAGE UNITS	56
SINGLE FAMILY HOMES	20
ASSISTED LIVING FACILITY (SEE SEPARATE F.U. CALC)	7 ERU
TOTAL UNITS	83
DENSITY = 6 DU/AC	
CLUBHOUSE, MAIN FACILITY PARKING, AND ADDITIONAL VISITOR PARKING	56 STALLS

OPEN SPACE TABULATIONS	
OPEN SPACE REQUIRED = 13.84 X 20%	= 2.77 ACRES
DEEDED HEREON FOR STORM DRAIN POND	= 0.68 ACRES
PRIVATE, USABLE, CONTIGUOUS, NON-OBSTRUCTED OPEN SPACE WITH WALKS, GAZEBO, BENCHES, LANDSCAPING, ETC. (REFER TO SEPARATE OPEN SPACE MAP)	= 2.95 ACRES
TOTAL OPEN SPACE PROVIDED	= 3.63 ACRES
*** NOTE: AN ADDITIONAL 1.33 ACRES OF OPEN SPACE IN EXCESS OF R-3 ZONE REQUIREMENTS EXISTS IN ALREADY DEDICATED NEPTUNE PARK.***	



Building	Private sf	Open Space ac
1	5290	0.12
2	5365	0.12
Club House	18417	0.42
3	7146	0.16
4	7783	0.18
5	7205	0.17
6	7018	0.16
7	4763	0.11
8	9345	0.21
9	4930	0.11
10	5501	0.13
11	5089	0.12
12	4403	0.10
13	5434	0.12
14	4621	0.11
15	5565	0.13
16	5496	0.13
17	4749	0.11
18	4870	0.11
19	5512	0.13
Total =	128499	2.95



Planning Commission Staff Report

Preliminary Plat North Saratoga Center Plat A May 22, 2014 Public Hearing

Report Date:	May 15, 2014
Applicant:	Cadence Capital, LLC / Ryan Bybee
Owner:	Cadence Capital, LLC
Location:	~2175 North Redwood Road (east side of Redwood)
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	A portion of 58:023:0210 (6.49 acres)
Land Use Map Designation:	Office Warehouse
Parcel Zoning:	OW, Office Warehouse
Adjacent Zoning:	OW & A
Current Use of Parcel:	Vacant land and storage units
Adjacent Uses:	Undeveloped property and Auto Repair facility
Previous Meetings:	(see section B of this report)
Previous Approvals:	(see section B of this report)
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Scott Langford, Senior Planner

A. **Executive Summary:**

This is a request for approval of the Preliminary Plat for the North Saratoga Center Plat A located at approximately 2175 North Redwood Road. This is a 2 lot subdivision plat; Lot 1 is 1.66 acres and Lot 2 is 4.83 acres. Lot 1 is currently vacant but is proposed to be developed in the near future with an auto body repair shop (Unique Auto Body). Lot 2 will be used for self-storage units (Extra Space Storage).

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "I" of this report. Options include recommendation to the City Council for approval as proposed, continuing the application, or a recommendation for denial based on non-compliance with findings of specific criterion.

B. **Background:** The following is a summary of previous approvals and actions taken on this property:

- August 3, 2004 PC and September 14, 2004 CC: Master Development Plan and Rezone. The property was rezoned from A, Agricultural to C, Commercial. The Master Plan included a Concept Plan and architecture for the commercial development, but did not address the rear two-thirds of the property (subject property) other than with a note on the plan stating “future development.”
- October 13, 2009 CC: Site Plan approval for the North Saratoga Center Office Warehouse Site Plan.
- February 9, 2010 CC: Conditional Use Permit approved to allow self-storage units on the subject property.
- June 21, 2011 CC: Amended Site Plan Approval for the North Saratoga Center Office Warehouse Site Plan

C. Specific Request: The applicant is requesting approval of the Preliminary Plat for North Saratoga Center Plat A. This is a 2 lot subdivision plat; Lot 1 is 1.66 acres and Lot 2 is 4.83 acres (total 6.49 acres).

D. Community Review: 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. As of the date of this report, public input has not yet been received.

E. Process: Section 19.13.04 of the City Code states that Subdivision Plats require a public hearing with the Planning Commission and that the City Council is the approval authority. Section 19.13.04.1 is reviewed in-depth below.

1. The table in 19.13.04.1. identifies the approval authority for Preliminary Plats and requires a public hearing with the Planning Commission and final approval by the City Council.

Finding: complies. A public hearing has been scheduled with the Planning Commission. The Planning Commission will then make a recommendation or either approval, approval with conditions, or denial. The application will then be forwarded to the City Council, who will then make the final decision.

2. A neighborhood meeting is required for multi-family or non-residential development proposals that are adjacent to developed property in a residential zone.

Finding: not applicable. This application is not adjacent to any residential zone that is developed; therefore a neighborhood meeting is not required.

3. A properly completed application is required with supporting materials and appropriate fees.

Finding: complies. The developer has submitted a complete application with appropriate fees.

4. Notice of the public hearing is required to be provided at least 10 calendar days before the public hearing, by: posting the notice in at least three public locations in the City, or on the City's website; publishing the notice on the Utah Public Notice Website; publishing the notice in a newspaper of general circulation; and mailing the notice to property owners affected by the proposal and property owners within 300 feet of the property.

Finding: complies. The notice requirements above have been met.

5. The Planning Commission is required to conduct a public hearing on the proposed development application. At the public hearing the Planning Commission shall take testimony, determine if the proposed development complies with the applicable requirements, and take action on the application.

In the case of Preliminary Plats, the City Council is the land use authority and the Planning Commission shall make a recommendation to the City Council and the City Council shall act on the application.

Finding: complies. The Planning Commission will hold a public hearing and make a recommendation to the City Council regarding this application.

6. A concept plan is required before preliminary plat review.

Finding: complies. The proposed plat simply draws a property line where the previously reviewed and approved site plan had a phasing line. The proposed plat does not introduce or extend a new use from what has already been reviewed and approved; therefore this requirement has been met.

F. General Plan: The General Plan designates the site for Office Warehouse type development. The proposed subdivision will facilitate an expansion of uses supported within this designation.

G. Code Criteria: Section 19.12.03.1. states that all subdivisions are subject to the provisions of Chapter 19.13; Section 19.13.04 outlines the development process and submittal requirements, which have been reviewed in Section E of this report.

Section 19.12.06 outlines the general subdivision improvement requirements which are reviewed below. Section 19.04.23 outlines the OW zone requirements. Applicable requirements of these sections are reviewed below.

19.12.06

Section 19.12.06.1.c. requires the use of connecting streets, pedestrian walkways, trails and other methods for providing logical connections and linkages between neighborhoods. The proposed plat includes connecting streets and trails that will provide logical connections by extending Stagecoach Drive to the north, which will facilitate future development to the north of this property. There are no trails located on or within close proximity to this property; however, the sidewalks associated with the public street improvements will provide sufficient pedestrian connection.

Section 19.12.06.2.a. requires subdivisions to result in lots that are capable of being built upon. The 2 proposed lots are sufficient to facilitate viable office warehouse developments.

Section 19.12.06.2.b. requires all lots to have frontage on a street that meets City standards and requirements. The OW zone does not have a minimum lot frontage requirement; however, both lots do have frontage and access to public roads. Stagecoach Drive is will be extended as part of the required improvements with this subdivision.

Section 19.12.06.2.d. requires that land dedicated for public roads and rights of way may not be included in any lots. This subdivision does not require any additional land to be dedicated for public roads. The right-of-way for the northern portion of Stagecoach Drive has already been dedicated to the City; however, the physical improvements have not been installed.

19.04.23

Section 19.04.23.3. lists self-service storage units and automobile repair as a conditional uses in the OW zone. The Conditional Use permit for storage units was approved by the City Council on February 9, 2010. A separate application for automobile repair has been requested and will be reviewed in conjunction with the North Saratoga Center (Unique Auto Body) amended Site Plan.

Section 19.04.23.4 requires a minimum lot size of 40,000 square feet in the OW zone. Both lots exceed this minimum requirement.

Section 19.04.23.14 requires 20% open space for developments in the OW zone. Lot 1 contains 16,546 square feet of landscaping, which equals 22.98% open space. Lot 2 contains 1.5 acres of landscaping, which equals 31% open space. Please note that approximately 7,570 square feet of the open space on Lot 2 is within a detention basin, which is about 11.6% of the open space. The proposed subdivision meets the open space requirements for developments within the OW zone.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, conduct a public hearing, and make the following motion:

Recommended Motion:

I move to recommend approval to the City Council of the North Saratoga Center Plat A Preliminary Plat, located at approximately 2175 North Redwood Road, based on the findings and conditions listed below:

Findings:

1. The 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.
2. The Preliminary Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "E" and "G" of this report, which findings are incorporated herein by this reference.

Conditions

1. That per Section 19.12.02(5) of the City Code, the Preliminary Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months.
 2. That all requirements of the City Engineer be met, including those listed in the attached report.
 3. That all requirements of the City Fire Chief be met.
 4. Any other conditions as articulated by the Planning Commission:
-

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the analysis discussed at the meeting and information received from the public, I move that the Planning Commission recommend to the City Council denial of the North Saratoga Center Plat A Preliminary Plat, located at approximately 2175 North Redwood Road, based on the findings below: "

List findings for denial:

I. Exhibits:

- A. Engineering Staff Report
- B. Location Map
- C. Aerial Photo
- D. Preliminary Plat

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: North Saratoga Center Plat A
Date: May 22, 2014
Type of Item: Preliminary / Final Plat



Description:

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

B. Background:

Applicant: Cadence Capital, LLC / Ryan Bybee
Request: Preliminary and Final Plat Approval
Location: 2148 North Stagecoach Drive
Acreage: 6.49 acres - 2 lots

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

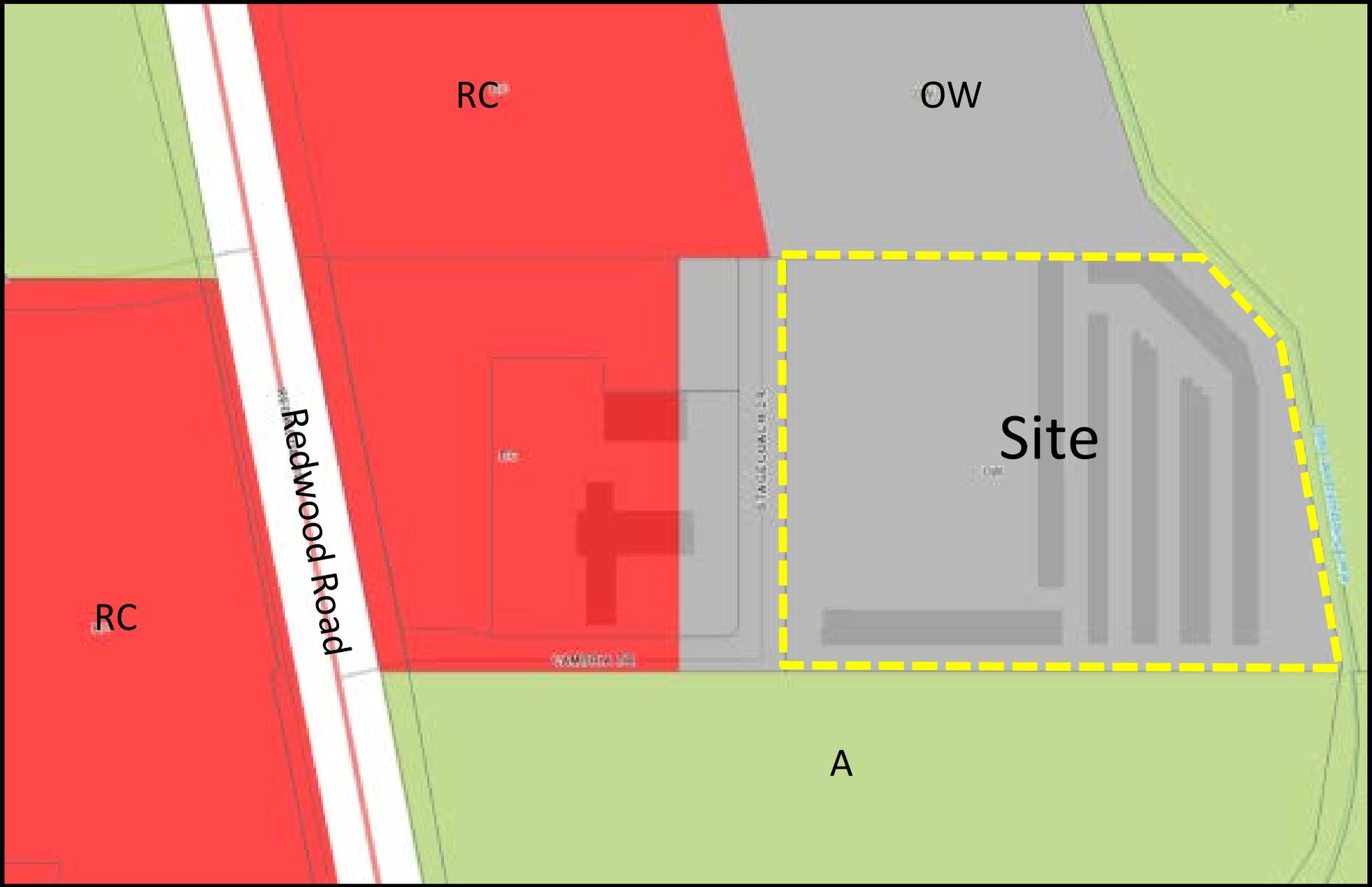
D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. 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.
- C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- D. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- E. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- F. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

- G. Submit easements for all off-site utilities not located in the public right-of-way.
- H. 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.
- I. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- K. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- L. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- M. 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.
- N. 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.
- O. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- P. All subdivision improvements will need to be completed and accepted by the City including utility laterals to each lot and the completion of Stagecoach Drive as per the City's Transportation Master Plan and Engineering standards prior to any lots receiving a building permit.
- Q. Stagecoach drive shall include a fire code compliant turnaround within 150' of the north end.
- R. Developer shall ensure turning radiuses are adequate for all emergency vehicles.

Zoning Map

Exhibit
B



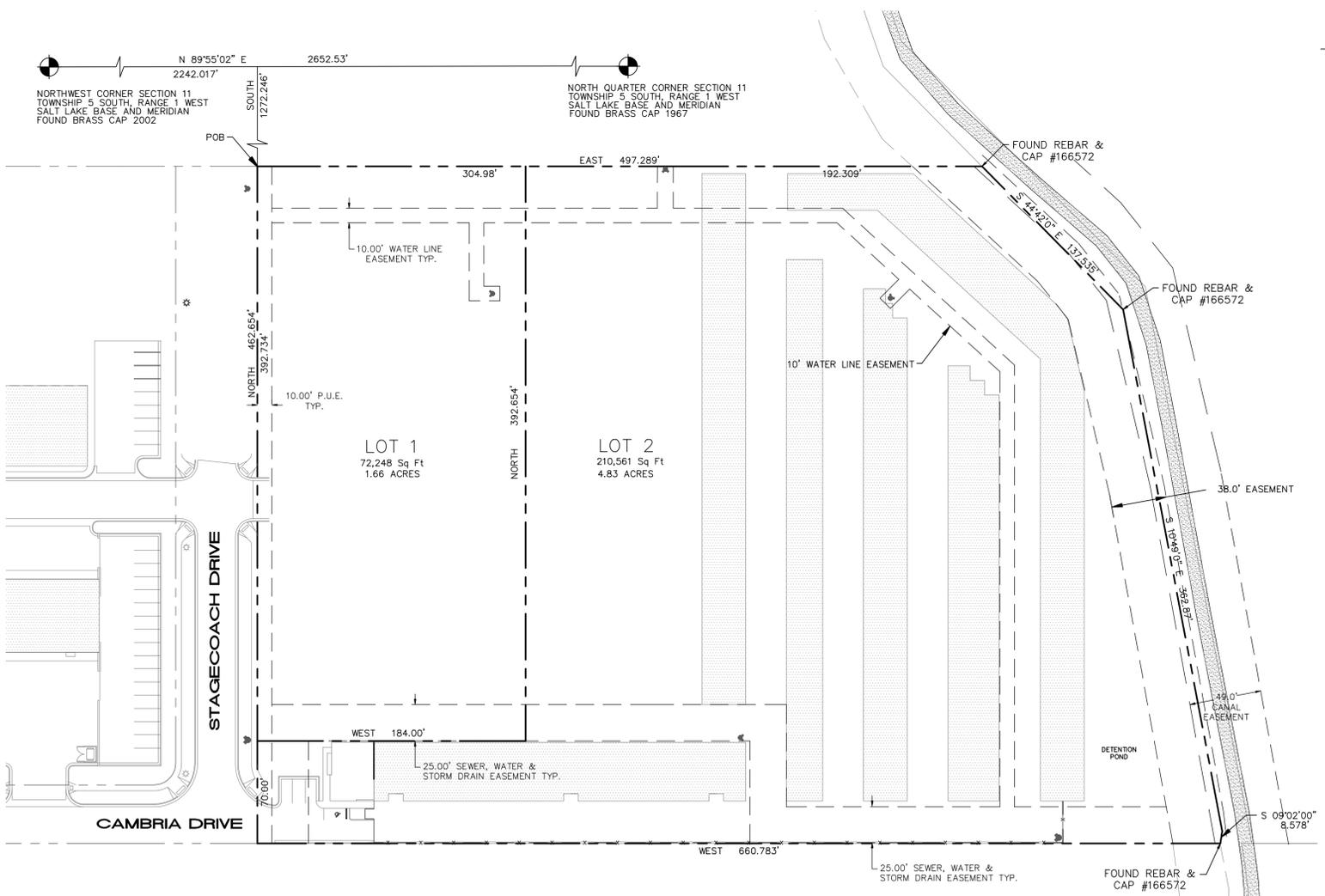
Aerial Photo

Exhibit
C



NORTH SARATOGA CENTER PLAT 'A'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD, (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES, (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

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

AREA TABULATIONS

TOTAL BOUNDARY AREA: 47,884 SQ. FT. (1.10 ACRES)
 LOT 2L LANDSCAPED AREA: 15,254 SQ. FT. (32%)

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

 CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
 APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF ____, A.D., 20__

 CHAIRMAN, PLANNING COMMISSION

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

 CITY ENGINEER

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

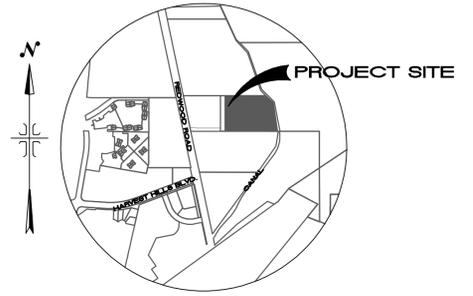
 SARATOGA SPRINGS ATTORNEY

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

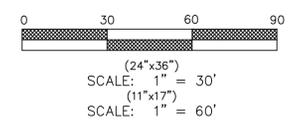
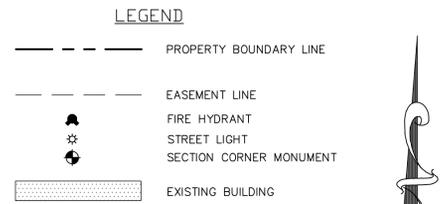
 LEHI CITY POST OFFICE REPRESENTATIVE

FLAGSHIP HOMES
 170 SOUTH INTERSTATE PLAZA DR. SUITE 200
 LEHI, UT 84043 (801) 766-4442

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 37 EAST MAIN STREET LEHI, UTAH 84043 (801) 766-4644



- 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 TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - PLAT MAY BE SUBJECT TO A MASTER 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 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 HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CO&R'S.
 - ALL COMMON AREAS ARE DESIGNATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS AND PUBLIC UTILITY EASEMENTS, AND ARE DEDICATED TO THE HILLCREST HOME OWNERS ASSOCIATION.



I, Travis Trane, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152741, 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 at the 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.

A parcel of land situated in the Southwest Quarter of Section 11, 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 North 89°55'02" East 2242.017 feet along the Section line and South 1272.246 feet from the Northwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 497.289 feet to a rebar and cap #166572; thence South 44°42'00" East 137.535 feet to a rebar and Cap #166572; thence South 10°49'00" East 362.87 feet; thence South 09°02'00" West 8.578 feet to a rebar and cap #166572; thence West 660.783 feet; thence North 462.654 feet to the point of beginning.

Parcel contains: 6.49 acres more or less
 Subdivision contains: 2 LOTS

Basis of Bearing: North 89°55'02" East from the Northeast Corner of Section 11 to the North Quarter Corne of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian

DATE _____ SURVEYOR _____
 (See Seal Below)

OWNER'S DEDICATION

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

NORTH SARATOGA CENTER PLAT 'A'

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's 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__

N. Paul Gifford, Manager of Solitude Construction LLC

ACKNOWLEDGEMENT (LLC)

STATE OF UTAH)
 County of Salt Lake) S.S.
 On the ____ day of _____ A.D. 20__, personally appeared before me N. Paul Gifford, who being by me duly sworn did say for himself, that he is the Manager of Solitude Construction LLC, and that the within and foregoing instrument was signed in behalf of said LLC by authority of a resolution of its Members and N. Paul Gifford duly acknowledge to me that said LLC executed the same.

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 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__

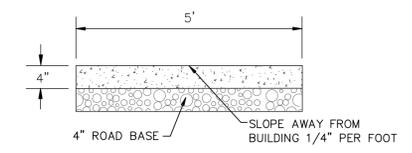
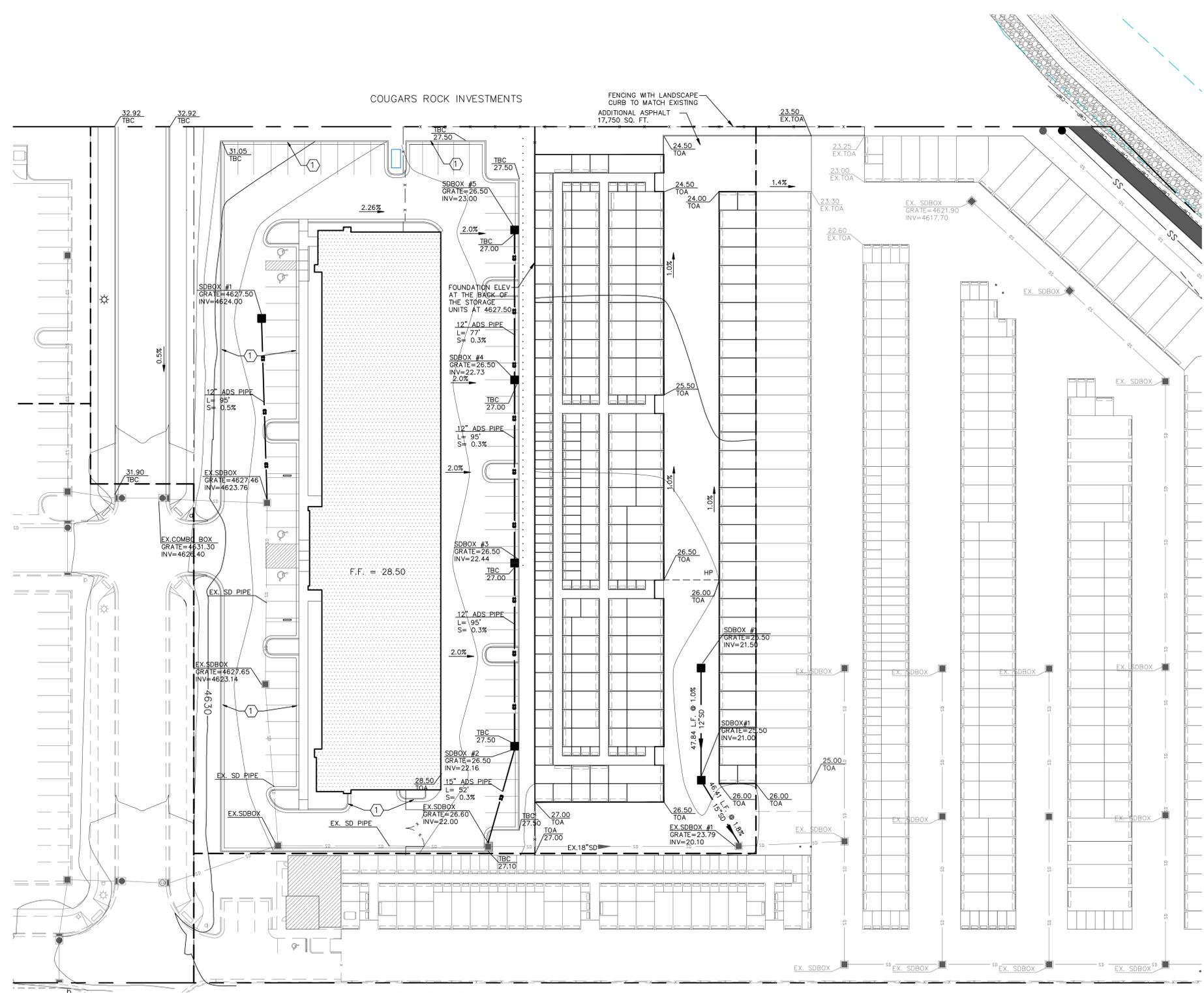
CITY MAYOR _____ Attest: City Recorder
 (See Seal Below)

NORTH SARATOGA CENTER PLAT 'A'

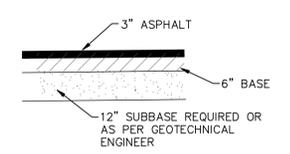
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
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ONSITE SIDEWALK
-NTS-



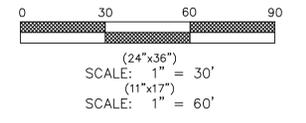
ONSITE ASPHALT SECTION
PARKING LOT
-NTS-

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE FALLOUT WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAIL ST-2).
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY SARATOGA SPRINGS CITY COUNCIL AND CITY ENGINEER.
4. ALL STORM DRAIN BOXES TO BE 3'X3' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
6. DETENTION CALCULATIONS WERE PROVIDED WITH THE ORIGINAL PLANSET AND THE DETENTION AREA WAS CONSTRUCTED WITH PHASE 2A WITH A DESIGNED CAPACITY OF 30,276 CUBIC FEET.

KEYED NOTES

- ① FALLOUT CURB AS PER STANDARD DETAIL ST-2
- ② CONST. ADA RAMP AS PER SARATOGA SPRINGS CITY STANDARDS
- ④ INSTALL STORAGE/OIL/WATER SEPARATOR BY RINKER OR EQUIVALENT (SEE DETAIL ON SHEET 11)



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY
1	04/25/11	ADJUSTED STORAGE UNITS	TGT	TT
2	05/20/13	ADDITIONAL STORAGE UNITS	TGT	TGT
3				DATE: 05/09/14
4				CGG FILE:

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS,
UTAH

NORTH SARATOGA CENTER
PHASE 2B AMENDED 2014

GRADING AND
DRAINAGE

JOB
R.BYBEE
SHEET NO.
4 OF 10

PHASING NOTES

PHASE 2B-1 INCLUDES ALL IMPROVEMENTS IN STAGE COACH DRIVE AND ANY CITY OWNED AND MAINTAINED IMPROVEMENTS ARE TO BE INSTALLED WITH PHASE 2B-1

PHASE 2B-2 INCLUDES ALL IMPROVEMENTS WITHIN THE BOUNDARY OF THE OFFICE WAREHOUSE AS SHOWN BY THE PHASE LINE

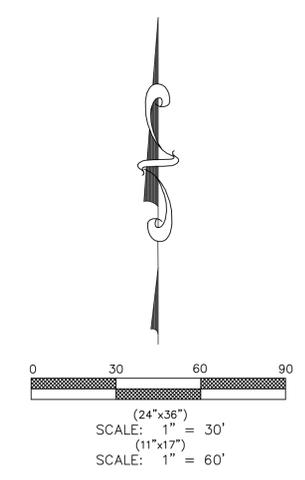
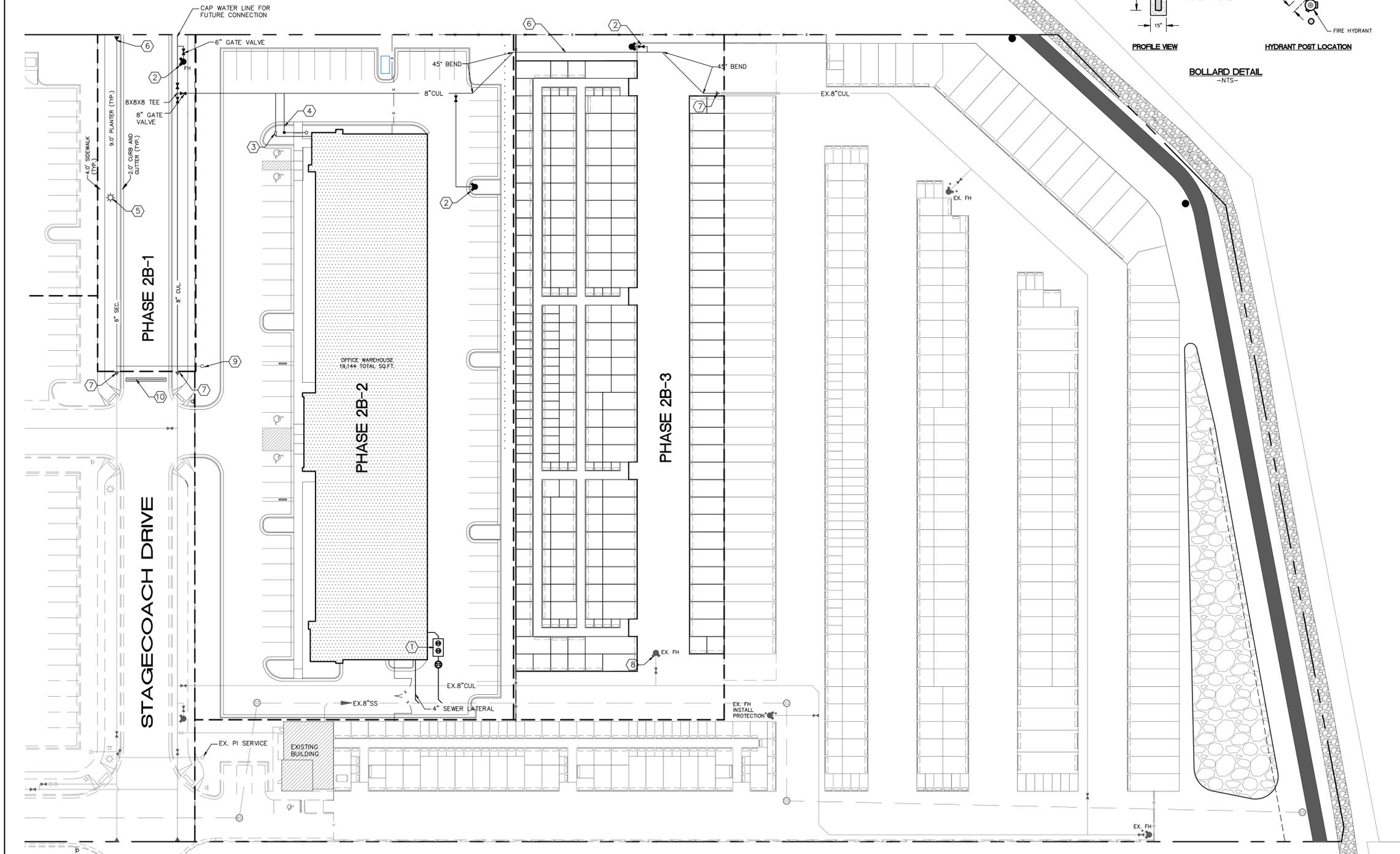
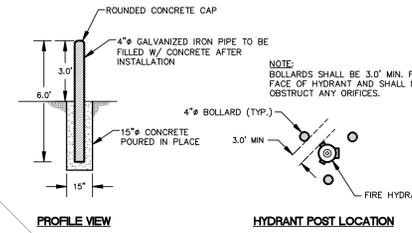
PHASE 2B-3 INCLUDES ALL IMPROVEMENTS WITHIN THE BOUNDARY OF THE EXPANSION OF THE STORAGE UNITS.

KEYED NOTES

- ① GREASE TRAP AND SAMPLING MANHOLE CONSTRUCTED AS PER SARATOGA SPRINGS CITY STANDARDS
- ② INSTALL FIRE HYDRANT AS PER SARATOGA SPRINGS CITY STANDARD NO. WT-4.
- ③ INSTALL 1" WATER METER AS PER SARATOGA SPRINGS CITY STANDARD
- ④ INSTALL 6" FIRE LINE
- ⑤ INSTALL 20' COMMERCIAL STREET LIGHT AS PER SARATOGA SPRINGS CITY STANDARD
- ⑥ INSTALL BLOW-OFF ON 6" SECONDARY WATER LINE
- ⑦ REMOVE TEMPORARY BLOW OFF
- ⑧ REMOVE EXISTING FIRE HYDRANT TO MAIN AND CAP
- ⑨ INSTALL 1" PI LATERAL WITH METER TO SERVICE OFFICE WAREHOUSE (PHASE 2B-2)
- ⑩ INSTALL BARRIERS AND ROAD CLOSED SIGN UNTIL STAGE COACH DRIVE IS EXTENDED TO THE NORTH.

UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS. (MOST RECENT EDITION).
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY SARATOGA SPRINGS CITY COUNCIL AND CITY ENGINEER.
4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
5. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER SARATOGA SPRINGS CITY STANDARD WT-1 AND PIPE BEDDING AS PER SARATOGA SPRINGS CITY STANDARD WT-2



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1	04/25/11	ADJUSTED STORAGE UNITS	TGT	TGT
2	05/20/13	ADDITIONAL STORAGE UNITS	TGT	CHEK BY: TGT
3				DATE: 05/09/14
4				CDGD FILE:

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

NORTH SARATOGA CENTER
 PHASE 2B AMENDED 2014

UTILITY PLAN

JOB
 R.BYBEE
 SHEET NO.
 3 OF 10



**North Saratoga Center Phase 2B (Unique Autobody)
Amended Site Plan, Sign Permit, and Conditional Use Permit
May 22, 2014
Public Hearing**

Report Date:	May 8, 2014
Project Request / Type	Amended Site Plan & Conditional Use Permit
Applicant:	Andrew Bollschweiler
Location:	2148 North Stagecoach Drive
Major Street Access:	Redwood Road
Parcel Number(s) and size:	58:023:0210, 6.49 acres (actual site area 1.65 acres)
General Plan Designation:	Office Warehouse
Zone:	Office Warehouse (OW)
Adjacent Zoning:	OW (east & south), MU (north), and RC (west)
Current Use:	Vacant
Adjacent Uses:	Extra Space Storage (south & east), Car Dr. & Saratoga Auto Parts (West), Vacant (north)
Previous Meetings:	Concept Plan: PC 03-13-14, CC 04-01-14
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for an approval of an Amended Site Plan for the North Saratoga Center office warehouse development (Phase 2B) and a Conditional Use Permit (CUP) to allow for automobile repair. The amended Site Plan will facilitate the expansion of the existing self-storage units as well as provided additional site plan refinement to support a specific auto body repair facility. The site is located at 2148 North Stagecoach Drive. The site is comprised of a single existing parcel totaling 6.49 acres; however, the City is currently reviewing an application that will subdivide the property into 2 lots. The area for Phase 2B (the area being amended is 2.75 acres).

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Amended Site Plan and CUP, and choose from the options in Section "I" of this report. Options include forwarding a positive recommendation to the City Council as recommended by staff, forwarding a positive recommendation to the City Council with additional conditions, or a motion to continue this item to allow the applicant time to provide additional material. *Please note that a separate motion for the Amended Site Plan and CUP is required.*

B. Background:

This property is part of the North Saratoga Center Office Warehouse and Storage Units, which was originally approved by the City Council September 2004. Through a series of updates and amendments the most recent approval was granted June 21, 2011. A portion of this commercial and office warehouse development has been built.

The currently approved North Saratoga Center Office Warehouse Site Plan is divided in four phases; 1A and 2A include the commercial frontage along Redwood Road, and 1B and 2B include office warehouses and self-storage units. The Planning Commission reviewed the current Concept Plan on March 13, 2014. The majority of the Planning Commission agreed that the City's current parking requirements were too high and they recommended continued review of all parking standards. The commissioners thought that the proposed use fit in well with the existing auto oriented businesses.

C. Specific Request:

The City has received an application that proposes an amendment to Phase 2B of the North Saratoga Office Warehouse development. This site plan amendment expands the existing self-storage use into the east portion of Phase 2B that previously was approved for an office warehouse. The amended site plan shows 241 new storage units on top of the existing 567 storage units.

The other component of the site plan amendment focuses on the west half of Phase 2B, which is being refined to reflect the specific use (Unique Auto Body) that will be developing this site. The Planning Commission and City Council have both reviewed the Concept Plan for Unique Auto Body and was in general support of the proposed use. Associated with Unique Auto Body is the CUP application to allow for automobile repair.

D. Process:

Site Plan

Section 19.13.04 of the City Code states that Site Plans require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation. The City Code also requires that the Urban Design Committee (UDC) review non-residential developments. The UDC reviewed the amended site plan on May 5, 2014. The UDC made the following recommendations:

1. Provide details for all fencing and gates
2. Is the single dumpster enclosure (in the building) sufficient for this type of business?
3. They were concerned about the potential weathering of the office warehouse front building façade because of the cantilevered window treatments on the west side of the building.
4. The new storage units should match in color and material to the existing storage units.
5. The building signage must meet the code requirements.

Conditional Use Permit

Section 19.15 of the City states that Conditional Use Permits (CUP's) require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation. A CUP is required to allow for major automobile repair in the OW zone.

E. Community Review:

Per 19.13.04 of the City Code, this item (Site Plan and CUP) 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 site is designated as Office Warehouse on the adopted Future Land Use Map. The amended site plan and CUP will facilitate development that meets the purpose and intent of the Office Warehouse land use designation and development that is harmonious with the existing development in the area.

G. Code Criteria:

Site Plan

The following criteria are pertinent requirements for site plans listed in Sections 19.14 (Site Plan Requirements) and 19.04.23 (OW Requirements) of the City Code.

Permitted or Conditional Uses: can comply. Section 19.04.23(2 & 3) lists all of the permitted and conditional uses allowed in the OW zone. The west half of Phase 2B proposes a use that is defined as “Automobile repair (Major)”. This is a conditional use allowed in the OW zone. The applicant will have to receive approval of a conditional use permit in conjunction with this amended site plan approval in order to operate an automobile repair facility.

Minimum Lot Sizes: complies. 19.04.23(5) states that the minimum size for developments for this zone is 40,000 square feet (0.918 acres). The 2.75 acre Phase 2B is part of a much larger office warehouse development. The applicant has also applied for a subdivision plat (North Saratoga Center Plat A) that includes both Phases 2B and 1B. The proposed subdivision will create 2 lots; Lot 1 will be 1.66 acres and Lot 2 will be 4.83 acres. Both lots will comply with this code requirement.

Setbacks and Yard Requirements: complies. Section 19.04.23(6) outlines the setbacks required by the OW zone. These requirements are:

Front: Not less than fifty feet.

Sides: 50 feet when adjacent to a residential zone / zero when adjacent to commercial, industrial, or agriculture zones

Rear: 50 feet when adjacent to a residential zone / zero when adjacent to commercial, industrial, or agriculture zones

Other General Requirements: In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

The proposed office warehouse building and proposed storage units are in compliance with these standards.

Parking, vehicle and pedestrian circulation: complies. Section 19.09.11 requires specific numbers of parking stalls based on specific land use. The following table is a breakdown of the specific uses proposed within the office warehouse building and the associated parking required per Section 19.09.11 of the City Code.

Use	Square Feet	Code Requirement	Stalls Required
Office	3,283	5/1,000 (1/200)	16.42
Auto Repair	2,204	5/1,000 (1/200)	22.04
Carwash	12,490	5/1,000 (1/200)	62.45
Auto Sales & Service	3,297	5/1,000 (1/200)	16.48
			<i>Total: 117.39 (118)</i>

The applicant has provided a floor plan that shows 40 parking stalls within the building and 79 parking stall located around the building for a total of 119 parking stalls. This clarifying information helps address the parking concerns discussed during the Concept Plan review.

In terms of parking requirements associated with the self-storage units, the code states that the parking requirements are to be determined by the Planning Commission. There are three existing parking spaces located at the entrance of the storage facility. Staff does not believe that additional parking is needed with the proposed expansion.

Maximum Height of Structures: complies. Section 19.04.23(7) limits the height of structures to 35 feet. The building elevations indicate that the main height of the office warehouse building will be 28 feet, with architectural roof elements reaching a total height of 30 feet. The proposed storage building will match the height of the existing units, which is approximately 14 feet.

Lot Coverage: complies. Section 19.04.23(8) limits the building coverage to 50% of the developed site. The building footprint of the office warehouse building is 21,275 square feet. The size of the site is approximately 71,874 square feet. Therefore the building coverage is approximately 30% for the west portion of Phase 2B. The overall building coverage for the storage unit development changes from a current coverage of 32.3% to 36% coverage.

Minimum Lot Width: complies. Section 19.04.23(9) requires a minimum lot width of 70 feet. The width of the Proposed Lot 1 is 391.27 feet and the other lot width is 462.65 feet.

Development Standards: can comply. Section 19.04.23(10a) states that the Urban Design Committee (UDC) shall review the Site Plan and building elevations. The UDC reviewed the amended site plan. The UDC's recommendations are found in Section "D" of this report.

Section 19.04.23(10b) requires a minimum 15 foot landscape buffer between the parking area and the public street. Section 19.09.08 requires a minimum 8 foot wide landscaped strip where a parking area abuts a property line which is not zoned residential or agriculture. In both cases, the amended site plan complies with these requirements.

Section 19.04.23(10c) states that site landscaping shall be in accordance with the applicable sections of the City Code.

The office warehouse site plan provides 14,729 square feet of landscaping (20.46% of the site). Based on the City Code, the site must provide the following quantities of landscape material:

Deciduous Trees		Evergreen Trees		Shrubs		% of Turf	
<i>Required</i>	<i>Provided</i>	<i>Required</i>	<i>Provided</i>	<i>Required</i>	<i>Provided</i>	<i>Required</i>	<i>Provided</i>
±7	21	±6	11	±19	59 (132)	50%	53.31%

The storage unit portion of the site plan is only landscaped near the west entrance, where it is visible. The City Council has the authority to adjust the landscaping standards as circumstances dictate (Section 19.06.07[3]). Staff recommends that the City Council exercise their authority and not require any additional landscaping on Lot 2, which is the area designated for the storage

unit expansion. Additional landscaping within the storage units would not be visible from outside the development and could become a maintenance and safety burden.

Uses Within Buildings: complies. Section 19.04.23(11) requires all uses within the OW zone to be conducted within a fully enclosed building. The amended site plan complies with this requirement.

Trash Storage: can comply. Section 19.04.23(12) requires onsite trash storage locations in an enclosed/screened structure. The site plan for the office warehouse shows a dumpster enclosure within the building. The UDC questioned whether one dumpster for this type of business would be adequate. The applicant has not responded to this question.

Buffering/Screening Requirements: not applicable. Section 19.04.23(13) requires walls, fencing, or landscaping of acceptable design to screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. There are no such uses that border this site. That said, the site plan for the office warehouse shows that the rear portion of the site will be fenced. This fence is shown on the plans as a 6 foot tall wrought iron style black aluminum security fence.

Open Space Requirements: complies. Section 19.04.23.14 requires 20% open space for developments in the OW zone. Lot 1 contains 14,729 square feet of landscaping, which equals 20.46% open space. Lot 2 contains 1.5 acres of landscaping, which equals 31% open space. Overall the amended site plan meets the open space requirements for developments within the OW zone.

Considerations Relating to Outdoor Advertising: can comply. 19.18 of the City Code provides sign regulations. The building elevation for the office warehouse building shows two wall mounted signs – both on the west elevation.

Sign #1: 19'6"x 7' = 136.5 square feet

Sign #2: 14' x 5' = 70 square feet

Based on Section 19.18.08(3) of the Code, the 21,468 square foot office warehouse building is only allowed to have one wall mounted sign per elevation. The office warehouse building is 301.42 feet long; therefore the maximum sign area is 301.42 square feet. However, the code also limits the height of letters/graphics to four feet maximum. Based on the code height limit, the applicant could either reduce the size of the sign or remove the oval shown behind the name of the business.

Conditional Use Permit:

Section 19.15.03(2) states, *"The Planning Commission shall review each application and make a recommendation to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided."* Section 19.15.05(4) of the City Code states, *"The conditional use shall meet the following standards:"* Please note that this section is only in reference to the proposed use of an automobile repair facility located on the west portion of North Saratoga Office Warehouse Development Phase 2B.

Standard 1: *"The use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity";*

Discussion: There is already an automotive repair facility located directly to the west of this site. To the east and south are self-service storage units.

Finding: The proposed automotive repair facility will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

Standard 2: *“The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use”;*

Discussion: Per the City Code, the proposed automotive repair facility meets the intent of the OW zone. It appears that all the regulations specified in the City Code for the automotive repair facility are being met.

Finding: The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use.

Standard 3: *“The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan”;*

Discussion: Per the City Code, the proposed automotive repair facility meets the intent of the Office Warehouse land use designation. The proposed automotive repair facility is a good example of a home occupation that is compatible with the general character of a commercial development and the OW zoning district.

Finding: The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan.

Standard 4: *“The use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal”;*

Discussion: The proposed automotive repair facility will not require any increase in public services that are not typical of the existing commercial development. Appropriate impact fees associated with this development will mitigate any impact to the public services.

Finding: The automotive repair facility will not result in a situation which is contrary to the impacts listed in this standard.

Standard 5: *“The proposed use will conform to the intent of the City of Saratoga Springs General Plan.”*

Discussion: The General Plan designates this area for the development of Office Warehouse type uses. It has been determined through adopted ordinance that automotive repair facilities are a conditionally permitted use and have been approved in the immediate vicinity within this development.

Finding: The proposed use will conform to the intent of the City of Saratoga Springs General Plan.

H. Recommendations and Alternatives:

After evaluating the required standards for commercial site plans located in an OW zone, staff recommends that the Planning Commission conduct a public hearing and make the following motions:

Recommended Motion:

Amended Site Plan

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the Amended Site Plan for the North Saratoga Center office warehouse development (Phase 2B) on property located at approximately 2148 North Stagecoach Drive, with the findings and conditions below:

Findings:

1. The Amended Site Plan 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.
2. The Amended Site Plan meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "E" and "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. That per Section 19.14.09 of the City Code, if no substantial construction has occurred in a development which has been granted Site Plan approval pursuant to this Chapter within twenty-four months from the date of approval, the Planning Director shall revoke the Site Plan approval.
2. The North Saratoga Center Plat A shall be approved prior to the issuance of any building permits on the subject property.
3. Per Section 19.18.08(3.e) the building elevations and sign plan shall be updated to only show one sign on the west building elevation. Said wall sign shall meet all of the requirements of the City Code.
4. Per Section 19.06.07(3) the City Council shall not require any additional landscaping on Lot 2 (storage unit site).
5. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
6. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
7. Any other conditions as articulated by the Planning Commission:

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Amended Site Plan for the North Saratoga Center office warehouse development (Phase 2B) on property located at approximately 2148 North Stagecoach Drive. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

Conditional Use Permit

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve a Conditional Use Permit to allow "Automotive Repair, major" on the west 1.66 acres of property located within the North Saratoga Center Office Warehouse development (Phase 2B), located at approximately 2148 North Stagecoach Drive, with the findings and conditions below:

Findings:

1. Granting a Conditional Use Permit to allow "automotive repair, major" as defined in the land development code at this location 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.
2. Granting a Conditional Use Permit to allow "automotive repair, major" as defined in the land development code at this location meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "E" and "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
2. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
3. Any other conditions as articulated by the Planning Commission:

Alternative Motions:

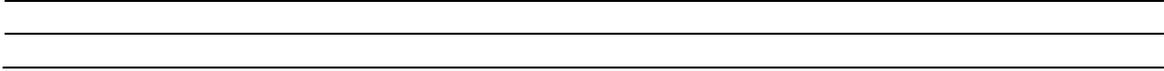
Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny a Conditional Use Permit to allow "Automotive Repair, major" on the west 1.66 acres of property located within the North Saratoga Center Office Warehouse development (Phase 2B), located at approximately 2148 North Stagecoach Drive. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:



I. Exhibits:

- 1. Engineering Report
- 2. Zoning / Location map
- 3. Aerial Photo
- 4. Amended Site Plan Exhibits

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer

Subject: Unique Auto Body

Date: May 22, 2014

Type of Item: Amended Site Plan and Conditional Use Permit



Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Andrew Bollschweiler
Request: Amended Site Plan and Conditional Use Permit
Location: 2148 Stagecoach Drive
Acreage: 21,275 sf or 0.49 acres – 1 proposed building

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. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.
- B. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- C. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- D. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- E. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- F. Developer shall prepare and record easements to the City for all public utilities

not located in the public right-of-way.

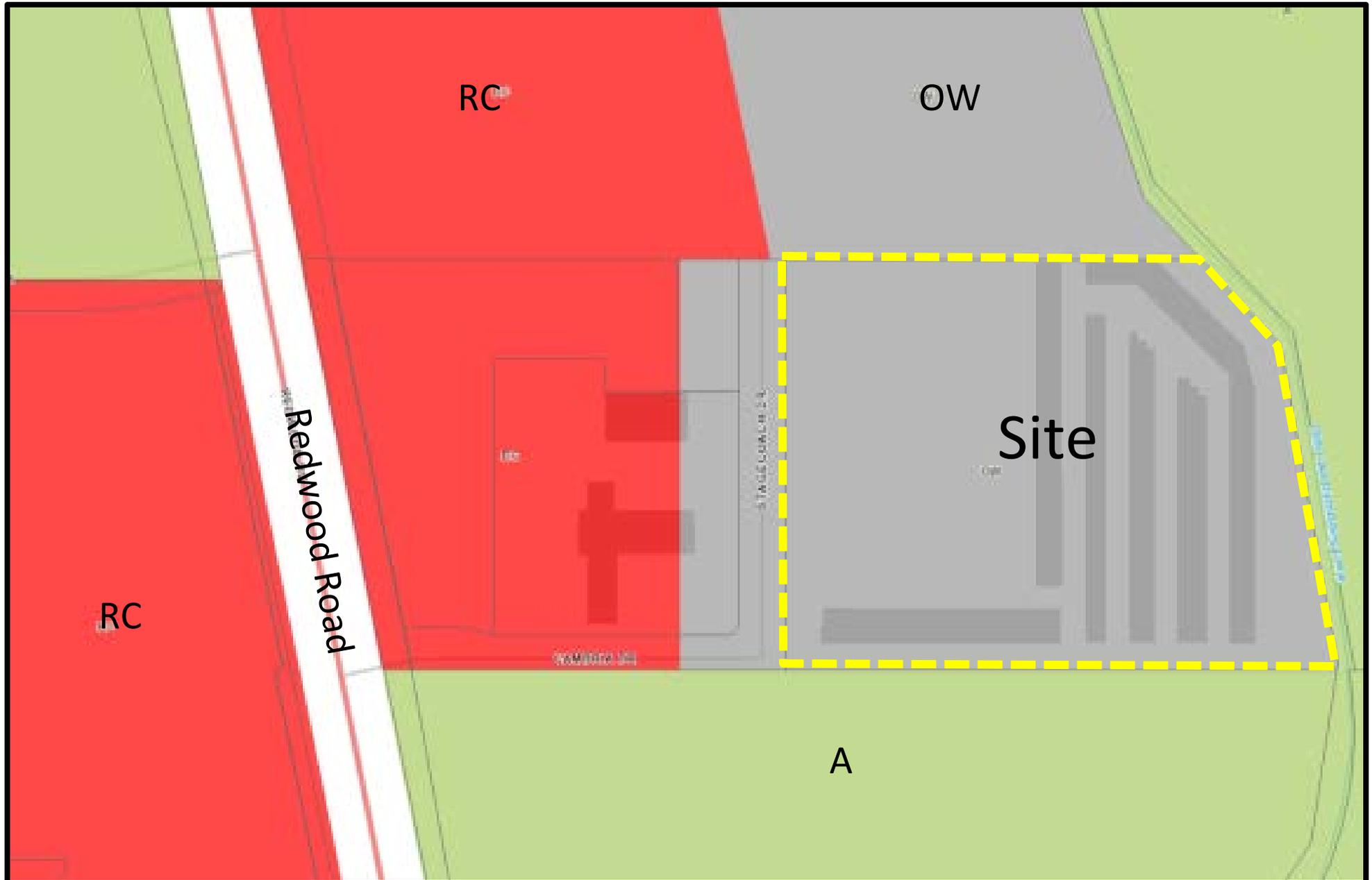
- G. A subdivision plat will need to be recorded creating this lot prior to receiving approved construction drawings or a building permit. All lots shall meet the minimum lot requirements for the current zone. All subdivision improvements will need to be completed and accepted by the City including utility laterals to each lot and the completion of Stagecoach Drive as per the City's Transportation Master Plan and Engineering standards prior to receiving a building permit.
- H. Prepare complete construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction or receiving a building permit.
- I. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- J. Developer is required to ensure that there are no adverse effects to adjacent property owners due to the grading and construction practices employed during construction of this project.
- K. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements. Storm water must be treated to remove 80% of TSS and all hydrocarbons and floatables prior to discharge into the City system.
- L. Lighting fixtures and lighting intensities shall meet the lighting requirements found in the Land Development Code and Engineering Standards and Specifications, most recent editions. All parking stalls shall have a minimum illumination of 0.5 ft-candles. Lighting shall have a color of no greater than 4,000 K.
- M. Provide adequate and safe pedestrian access from Stagecoach Drive to the Site and building.
- N. Identify all existing utilities and laterals on and adjacent to site. Any unused utility laterals shall be removed to the main and capped. Identify all utility relocations that will be required and coordinate with the appropriate utility companies.
- O. Contractor must obtain an NOI from the state prior to commencing construction.
- P. Submittal of a Mylar and electronic version of the as-built in AutoCAD format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
- Q. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow

test prior to final approval and prior to the commencement of the warranty period.

- R. Stagecoach drive shall include a fire code compliant turnaround within 150' of the north end.

Zoning Map

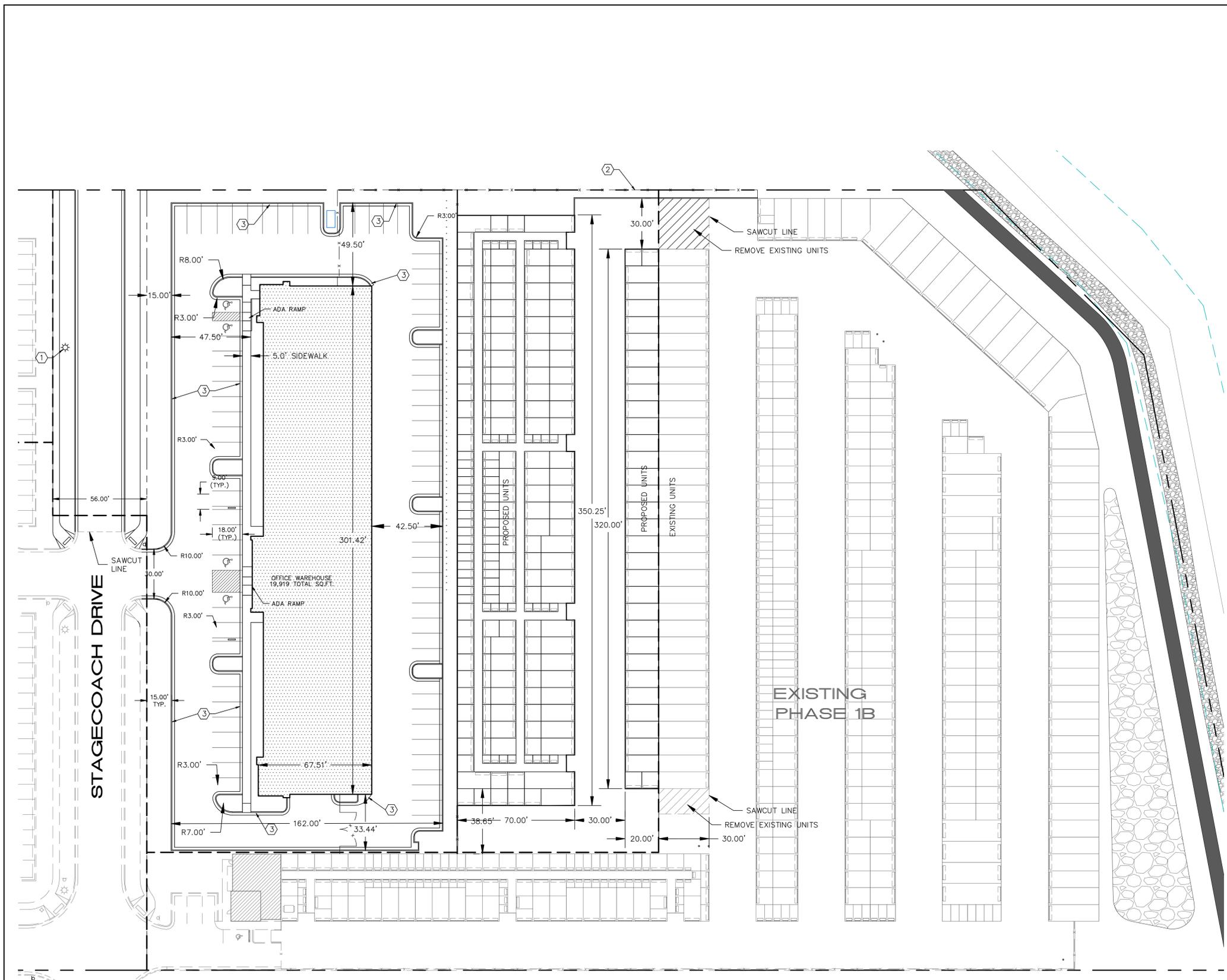
Exhibit
B



Aerial Photo

Exhibit
C





SITE ANALYSIS

LEGAL JURISDICTION: SARATOGA SPRINGS
 PLANNING ZONE: OFFICE WAREHOUSE

AREA TABULATIONS

TOTAL AREA SITE 2B: 2.75 ACRES
 BUILDING AREA: 1.15 ACRES
 -OFFICE WAREHOUSE: 19,919 SQ. FT.
 -STORAGE UNITS: 30,700 SQ. FT.
 LANDSCAPE AREA: 0.54 ACRE
 PAVED SURFACE: 1.06 ACRES

PARKING TABULATIONS

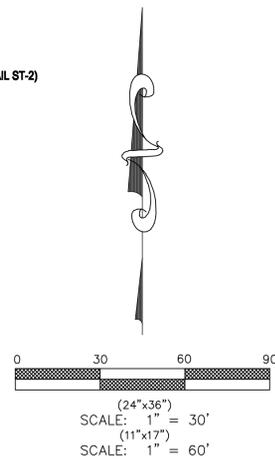
OFFICE WAREHOUSE SITE STALLS = 79 STALLS
 SEE BUILDING PLANS FOR INTERIOR STALLS

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS THIS SHEET)
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY SARATOGA SPRINGS CITY COUNCIL AND CITY ENGINEER.
4. ALL STORM DRAIN BOXES TO BE 3'X3' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED
5. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.

KEYED NOTES

- ① PROPOSED 20' COMMERCIAL STREET LIGHT
- ② FENCING TO MATCH EXISTING FENCING INSTALLED
- ③ FALL OUT CURB AND GUTTER (SEE STANDARD DETAIL ST-2)



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS,
 UTAH

NORTH SARATOGA CENTER
 PHASE 2B AMENDED 2014

SITE PLAN

JOB
 R.BYBEE
 SHEET NO.
 2 OF 8

STORM WATER MANAGEMENT PLAN

1. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO SARATOGA SPRINGS CITY STANDARDS.
2. SEE SHEET 5 OF 7 FOR APPROPRIATE BMPS.
3. ALL INLETS TO BE PROTECTED DURING CONSTRUCTION FROM SILT

LEGEND



STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

SILT FENCE

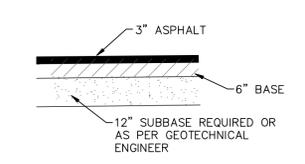
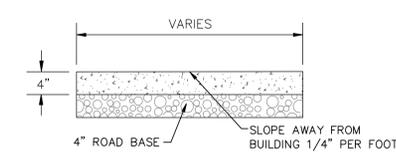
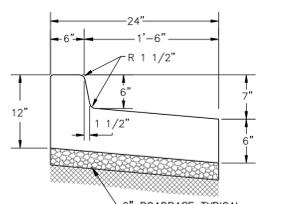
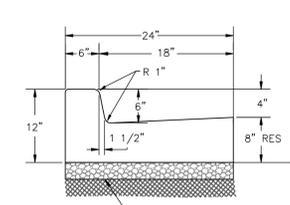
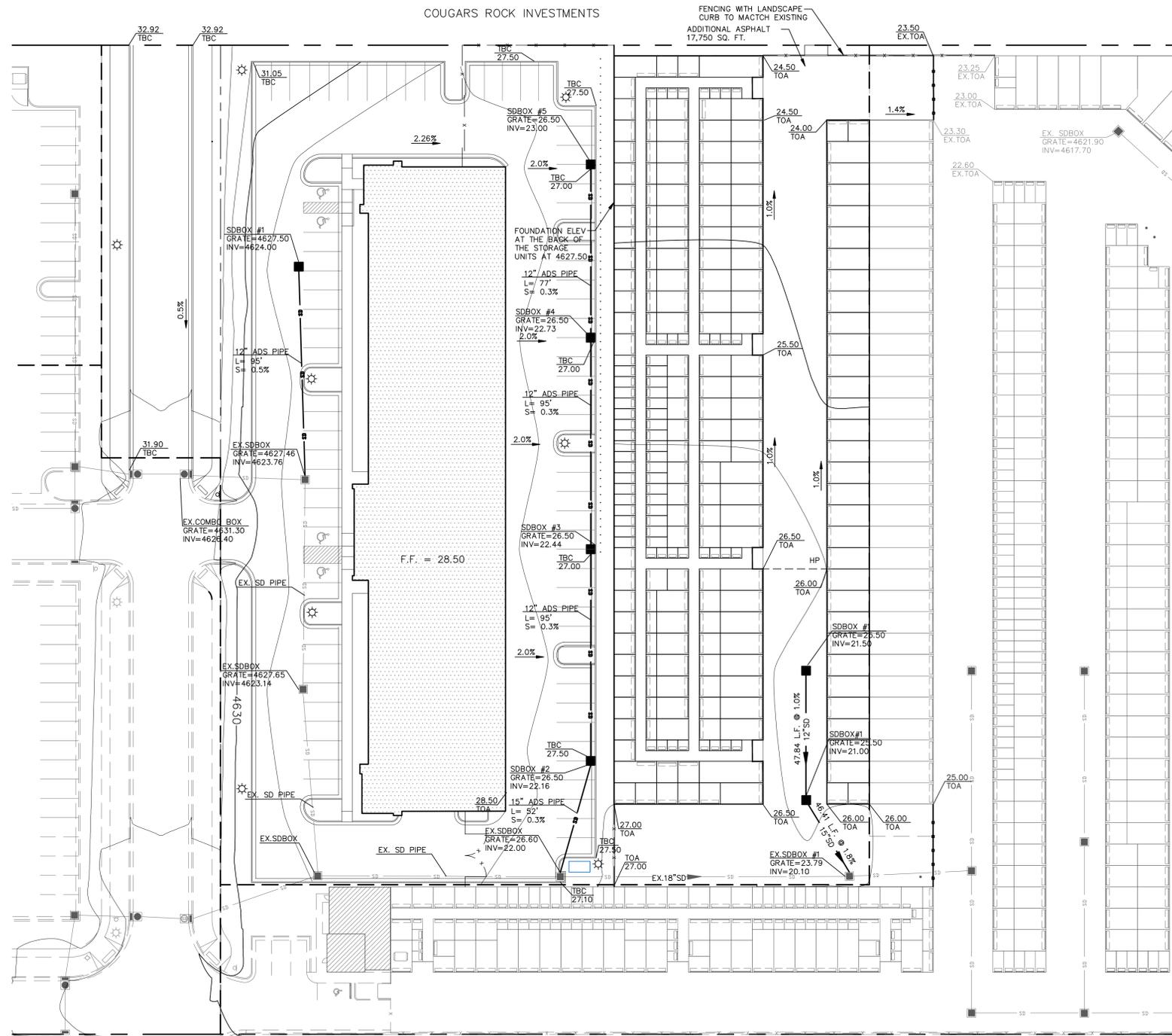
1. INSTALL SILT FENCE ALONG THE SOUTH EAST, AND NORTH PROPERTY LINES AS SHOWN AND AS PER MANUFACTURES SPECIFICATIONS.
2. INSPECT FENCE AFTER ANY RAINFALL AND REPAIR OR REPLACE ANY DAMAGED AREAS AND REMOVE ACCUMULATED SEDIMENT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

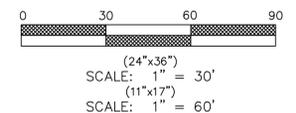


GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS THIS SHEET). THE ONLY STANDARD CURB ON SITE IS LOCATED AT THE EAST SIDE OF THE OFFICE WAREHOUSE BUILDING, ALL OTHER CURB IS REVERSE LIP.
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY SARATOGA SPRINGS CITY COUNCIL AND CITY ENGINEER.
4. ALL STORM DRAIN BOXES TO BE 3'X3' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED
5. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
6. DETENTION CALCULATIONS WERE PROVIDED WITH THE ORIGINAL PLANSET AND THE DETENTION AREA WAS CONSTRUCTED WITH PHASE 2A WITH A DESIGNED CAPACITY OF 30,276 CUBIC FEET.

KEYED NOTES

1. PROPOSED DUMPSTER LOCATION, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. CONST. 9" CONCRETE WATERWAY AS PER SARATOGA SPRINGS CITY STANDARDS
3. CONST. ADA RAMP AS PER SARATOGA SPRINGS CITY STANDARDS
4. INSTALL STORMSEPTOR OIL WATER SEPARATOR BY FINNER OR EQUIVALENT (SEE DETAIL ON SHEET 11)



REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1	04/25/11	ADJUSTED STORAGE UNITS	TGT	DRAWN BY:	TT
2	05/20/13	ADDITIONAL STORAGE UNITS	TGT	CHECK BY:	TGT
3				DATE:	03/15/14
4				CDGD FILE:	

JNRYAN BYBEE\SARATOGA SPRINGS\1B-2B AMENDED 2013\GRADING.dwg

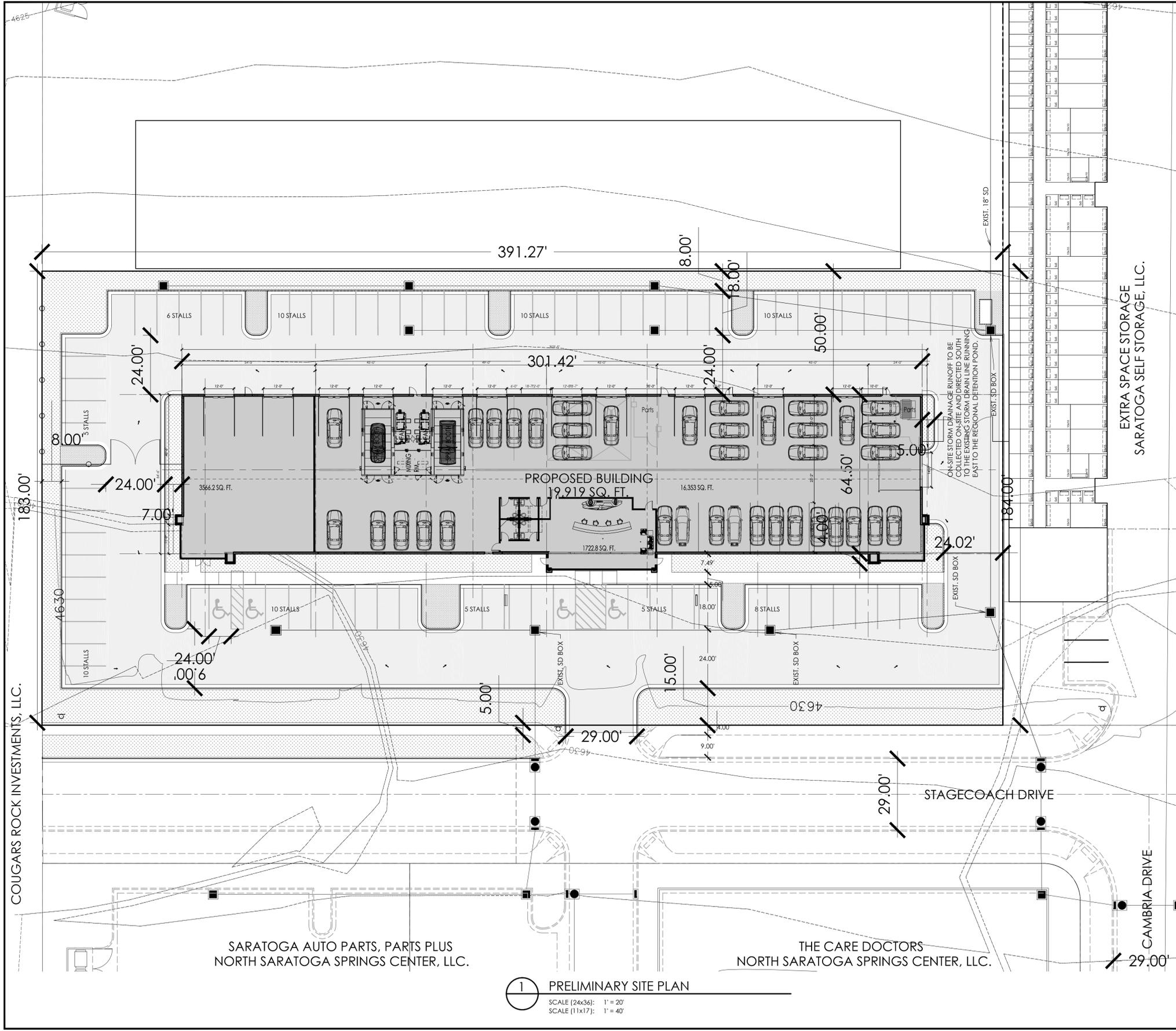
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

NORTH SARATOGA CENTER
 PHASE 2B AMENDED 2014

GRADING, DRAINAGE AND EROSION

JOB R.BYBEE
 SHEET NO. 4 OF 8



BUILDING AREAS:

	BUILDING SQ. FT. (19,919 SQ. FT.)
MAIN FLOOR	1,734 sq. ft.
OFFICE	2,204 sq. ft.
SERVICE BAYS	12,447 sq. ft.
CARWASH & DRIVE AISLES	(1,549 sq. ft.)
UPPER FLOOR	1,549 sq. ft.
OFFICE	1,549 sq. ft.
TOTAL	21,468 SQ. FT.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



LOT AREAS:

	SQ. FT. / ACRES
BUILDING FOOTPRINT	71,994 SQ. FT. / 1.65 ACRES
LANDSCAPING	19,919 SQ. FT. / 0.46 ACRES
INTERIOR PARKING	16,546 SQ. FT. / 0.38 ACRES
REMAINING	1,384 SQ. FT. / 0.03 ACRES
CONCRETE	15,162 SQ. FT. / 0.35 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

	SQ. FT.	CITY REQMT
OFFICE		
MAIN	1,734 sq. ft.	8.67 (5/1000)
UPPER	0 sq. ft.	0.00 (5/1000)
AUTO REPAIR		
MAIN	2,204 sq. ft.	22.04 (2 PER 200 SQ. FT.)
CARWASH		
MAIN	12,447 sq. ft. +	62.23 (5/1000)
UPPER	0 sq. ft.	
AUTO, BOAT, RV, ETC. SALES & SERVICE		
MAIN	3,534 sq. ft.	17.67 (5/1000)
TOTAL REQUIRED:		111 (110.61)
TOTAL PROVIDED:		119
REPAIR BAYS:	9	
INTERIOR QUEUING/REPAIR:	31	
PARKING:	75	
ACCESSIBLE SPACES:	4 (4 REQ'D - 76 to 100)	

REFERENCED CODES:
- SECTION 19.09.11 OF OF THE SARATOGA CITY, UTAH CODE (FOR CITY REQUIREMENTS)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	33,567 SQ. FT.	1/10 PARKING LOT ISLANDS REQ'D
PARKING LANDSCAPING	1,384 SQ. FT.	
TOTAL LANDSCAPED AREA	16,546 S.F. / 22.98 %	20% FRONT AND PARKING

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURBS & GUTTERS) OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREA(SEE SITE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARCEL IDENTIFICATION:
TAX ID NUMBER: 58-023-0210
ADDRESS: 2148 NORTH STAGECOACH DRIVE (CERTIFICATE OF ADDRESS NO. #####)
LEGAL DESCRIPTION (INCLUDING EXTRA SPACE STORAGE):
COM S 1269.03 FT & E 2242.01 FT FR NW COR. SEC. 11, T5S, R1W, S1B&M: E 497.35 FT; S 44 DEG 42' 0" E 137.54 FT; S 10 DEG 49' 0" E 342.87 FT; S 9 DEG 2' 1" W 8.58 FT; W 660.85 FT; N 462.66 FT TO BEG. AREA 6.490 AC.



aeurbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com



NEW OFFICE WAREHOUSE
UNIQUE AUTOBODY / NORTH SARATOGA CENTER
2148 Stagecoach Dr., Saratoga Springs, UT

AE2013 079
Preliminary Site Plan

REVISIONS:
DATE: FEB. 5, 2014
SHEET NO.

A0.0

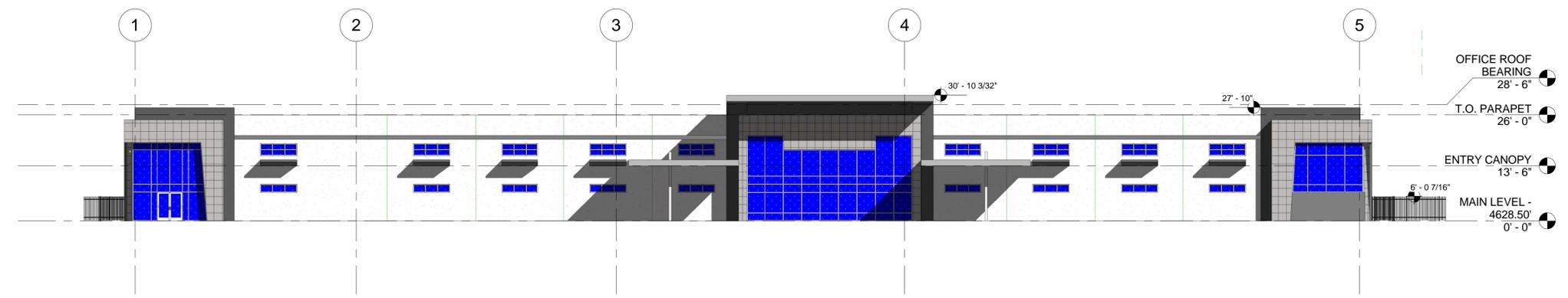
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1 PRELIMINARY SITE PLAN
SCALE (24x36): 1" = 20'
SCALE (11x17): 1" = 40'

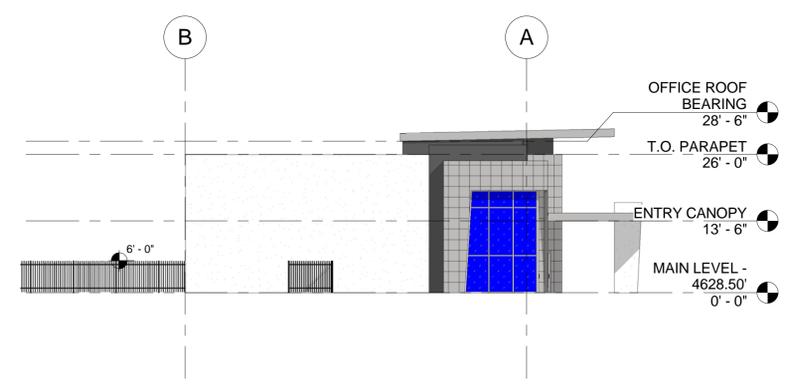
2 VICINITY MAP
SCALE (24x36): N.T.S.
SCALE (11x17): N.T.S.

Revised	Revised	Revised
Revised	Revised	Revised

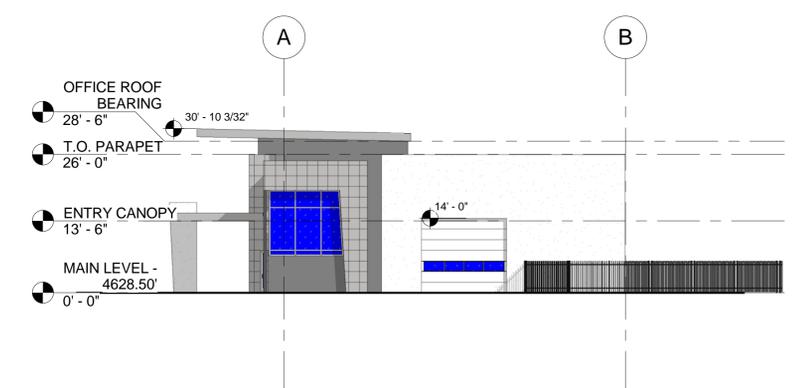
	METAL PANEL SYSTEM (ALUMINUM) = 1910.61 SQ. FT. (12.2%)
	STAIN CONCRETE (CHARCOAL) = 1248.72 SQ. FT. (8.0%)
	EXPOSED CONCRETE (LT. GRAY) = 12510.39 SQ. FT. (79.8%)



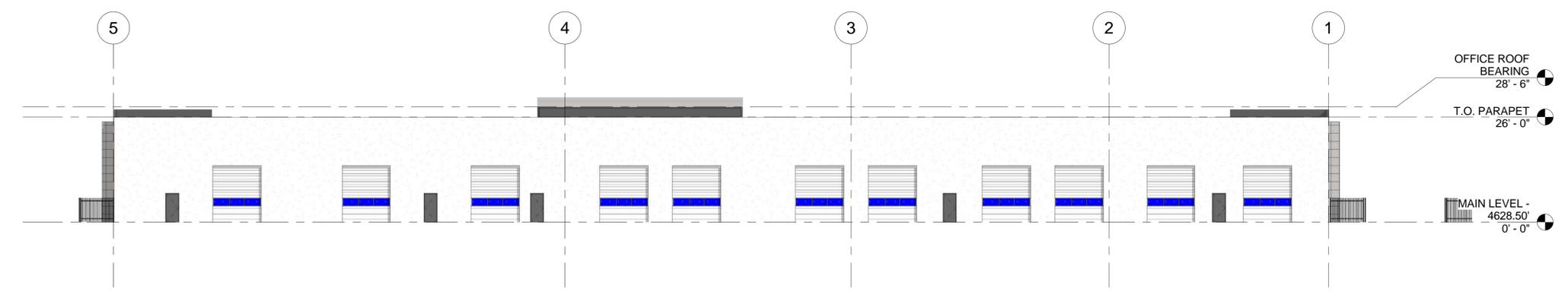
1 Copy of WEST ELEVATION
1/16" = 1'-0"



3 Copy of NORTH ELEVATION
1/16" = 1'-0"



4 Copy of SOUTH ELEVATION
1/16" = 1'-0"



2 Copy of EAST ELEVATION
1/16" = 1'-0"

ae urbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

UNIQUE AUTOBODY
24# STAGECOACH DRIVE
SARATOGA SPRINGS, UT

AE2013079

WEST ELEVATION

REVISIONS:

DATE: 2014.04.15

SHEET #:

A3.4

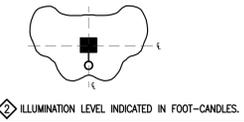
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ELECTRICAL GENERAL NOTES:

1. PARKING AREA LUMINANCE CALCULATION:
MAX/MIN - 10:1
AVG/MIN - 4:1

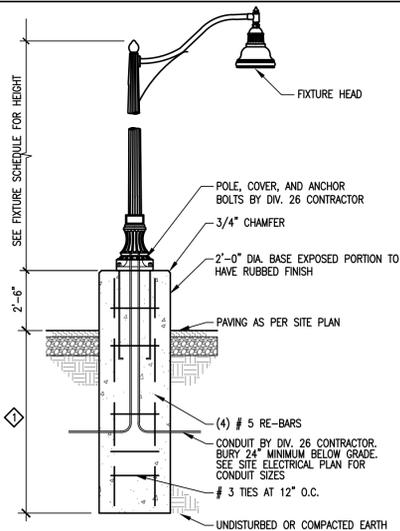
ELECTRICAL KEYED NOTES:

ORIENTATION OF FIXTURE INDICATES ORIENTATION OF OPTICS NOT ORIENTATION OF POLE
FIXTURE HEAD ORIENTATION SHALL BE DETERMINED BY OWNER.
CONTRACTOR SHALL FIELD ROTATE OPTICS AS INDICATED.



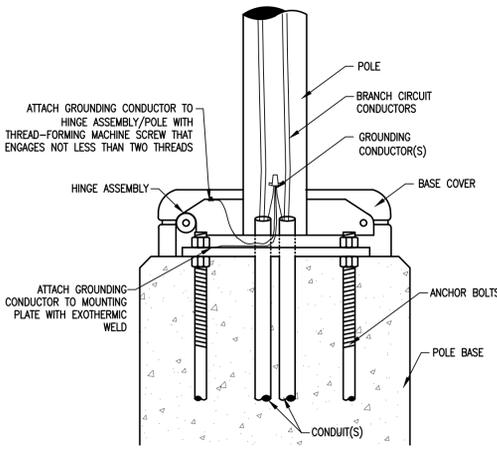
KEYED NOTES:

- POLE BASE DEPTH BELOW GRADE SHALL BE 10% OF POLE HEIGHT PLUS 2 FEET (APPROX. 5 FT)



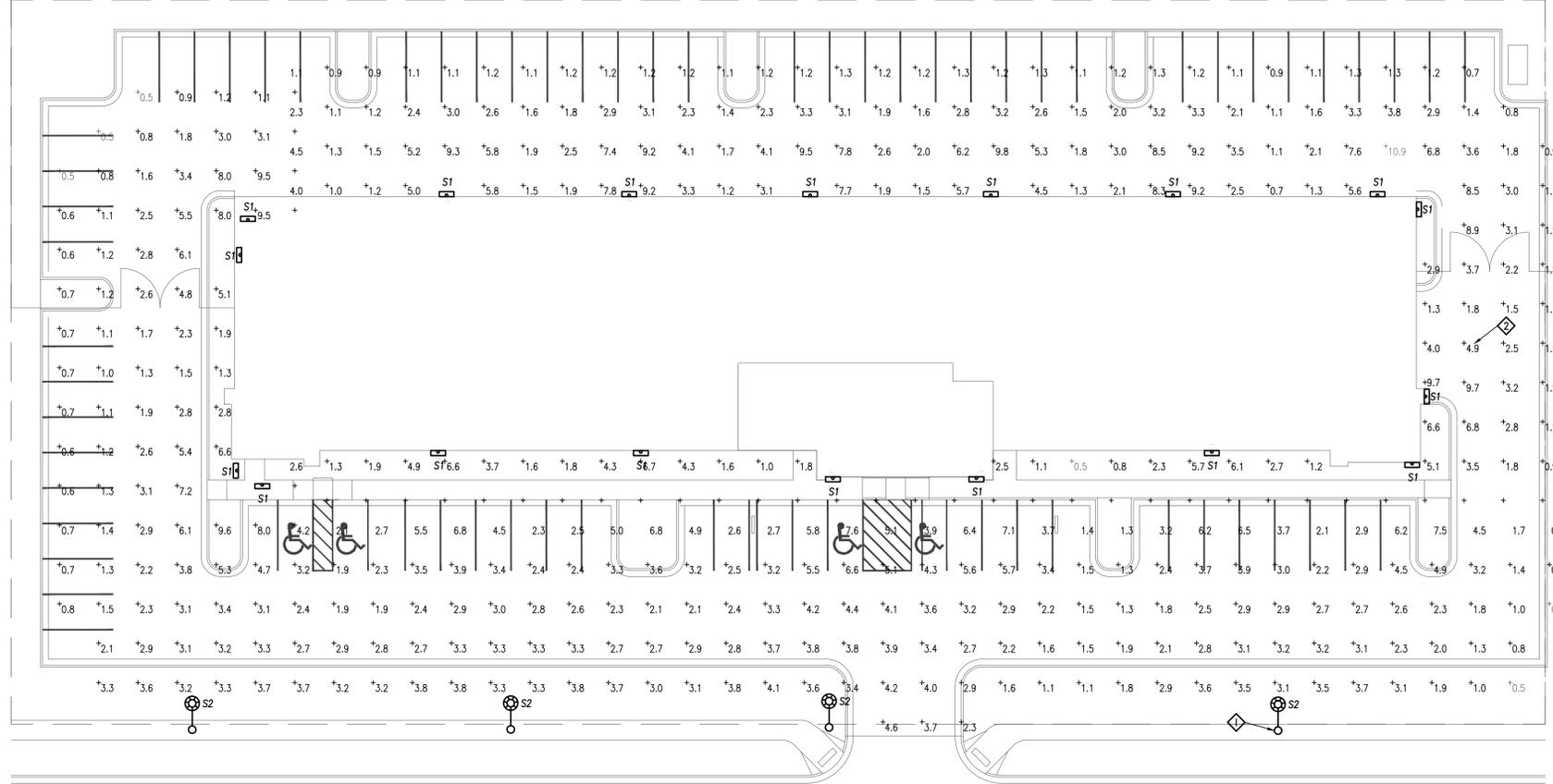
POLE BASE DETAIL

SCALE: NONE



POLE LIGHT GROUNDING DETAIL

SCALE: NONE



SITE PHOTOMETRIC PLAN
SCALE: 1"=20'

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



UNIQUE AUTOBODY
24** STAGECOACH DRIVE
SARATOGA SPRINGS, UT

AE2013.079

REVISIONS:

DATE: 04-16-2014
SHEET NO.

E1.1

RE
ROYAL ENGINEERING
ELECTRICAL MECHANICAL
2336 SOUTH STATE SUITE 100 PROVO, UTAH 84606
PHONE: 801.575.2228 FAX: 801.575.2678
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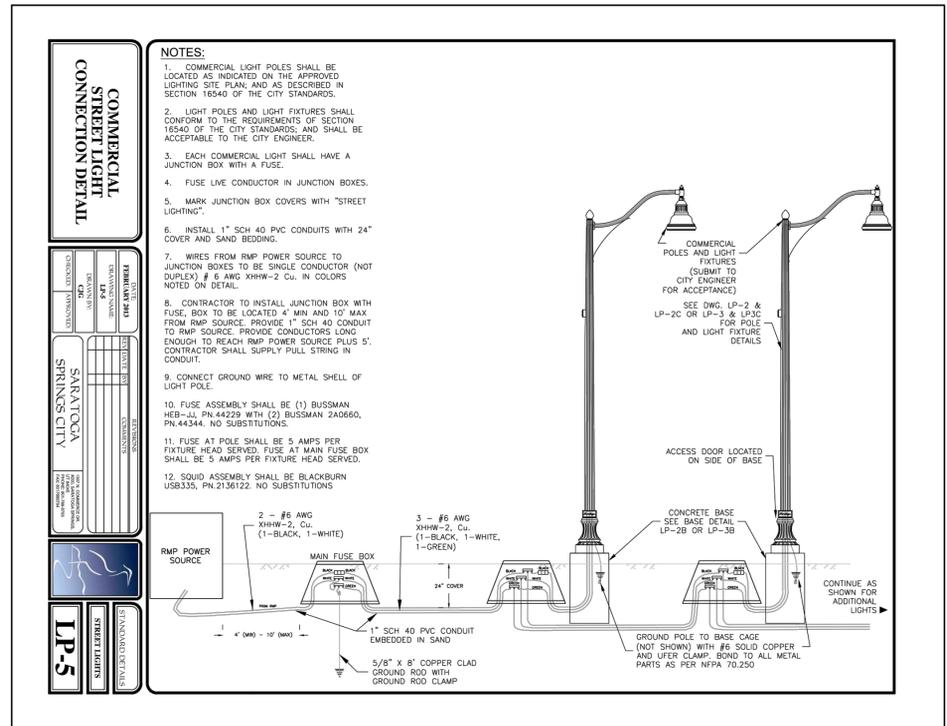
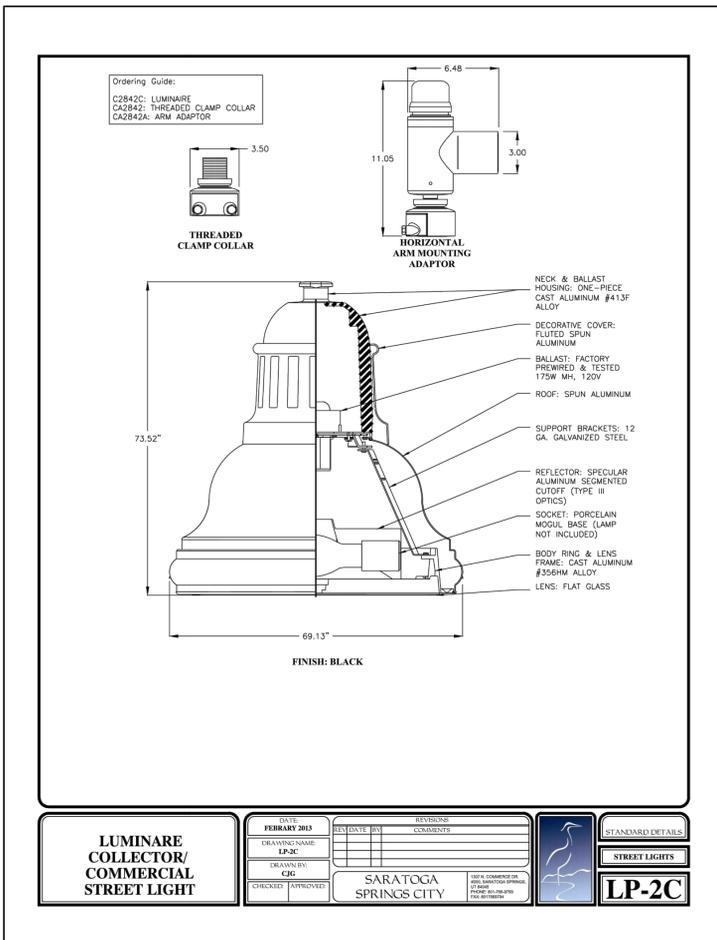
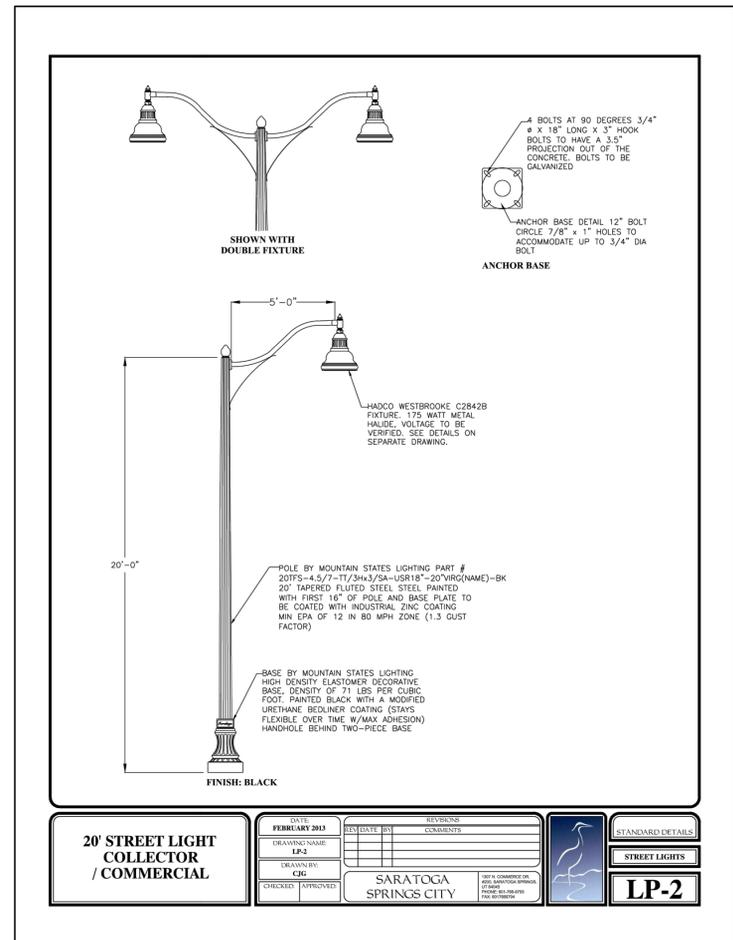


UNIQUE AUTOBODY
24** STAGECOACH DRIVE
SARATOGA SPRINGS, UT

AE2013.079

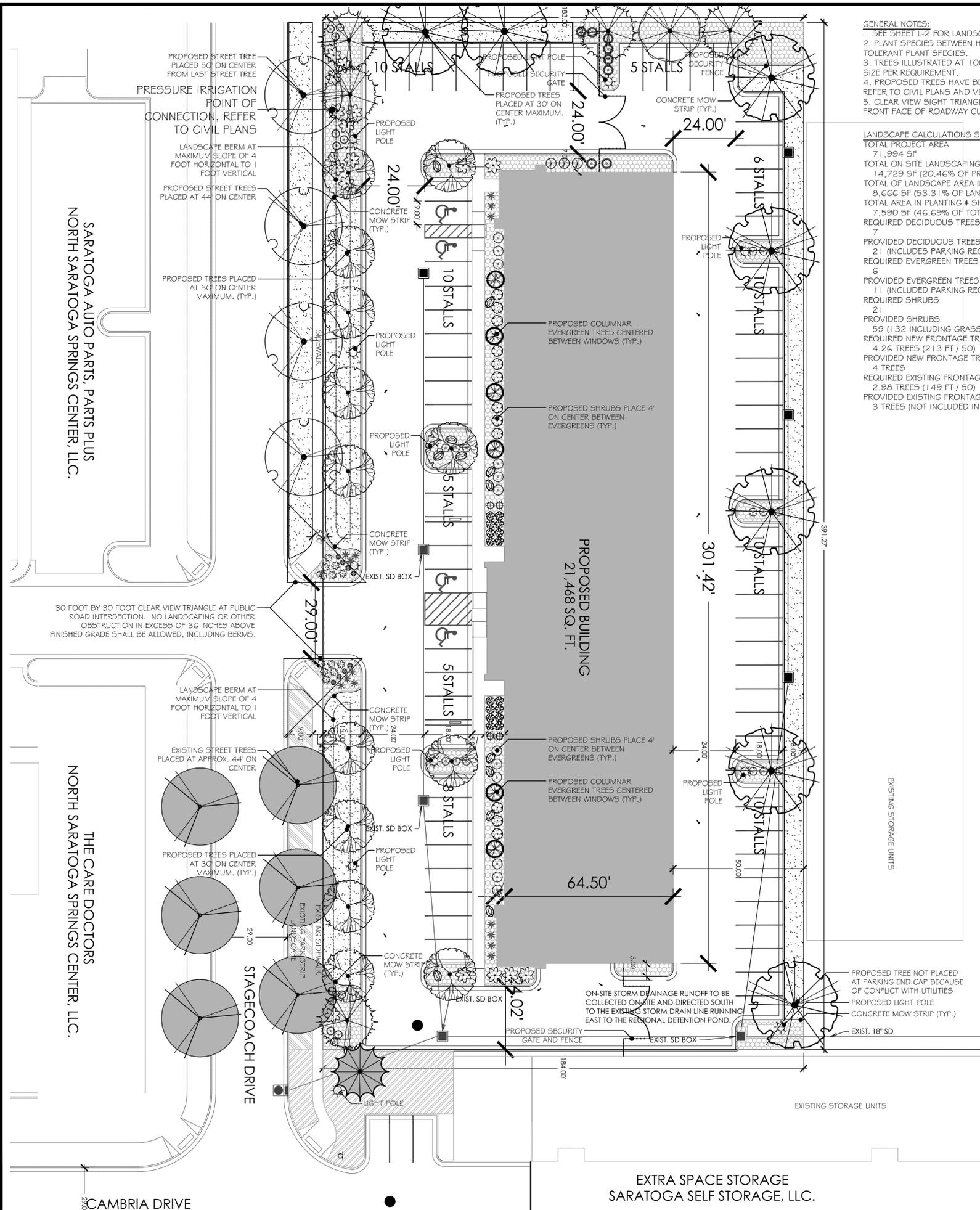
REVISIONS:
DATE: 04-16-2014
SHEET NO.

E2.1



RE ROYAL ENGINEERING
ELECTRICAL MECHANICAL
2336 SOUTH STATE SUITE 100 PROVO, UTAH 84606
PHONE: 801.575.2298 FAX: 801.575.2878
COPYRIGHT © JOB# J14137.01 DATE PLOTTED: 04/16/2014

C:\FDG\Dropbox\Projects\AEURbia\Unique Autobody\CAD\LS.dwg - Apr 15, 2014-8:35pm
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LLC shall be without liability to Foresite Design Group, LLC.



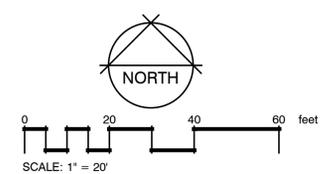
GENERAL NOTES:
 1. SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
 2. PLANT SPECIES BETWEEN HYDRO ZONE 0-3 ARE DROUGHT TOLERANT PLANT SPECIES.
 3. TREES ILLUSTRATED AT 100% OF MATURE GROWTH CANOPY SIZE PER REQUIREMENT.
 4. PROPOSED TREES HAVE BEEN LOCATED TO AVOID UTILITIES. REFER TO CIVIL PLANS AND VERIFY IN FIELD BEFORE PLANTING.
 5. CLEAR VIEW SIGHT TRIANGLES ARE MEASURED FROM THE FRONT FACE OF ROADWAY CURBS.

LANDSCAPE CALCULATIONS SUMMARY
 TOTAL PROJECT AREA
 71,994 SF
 TOTAL ON SITE LANDSCAPING PROVIDED
 14,729 SF (20.46% OF PROJECT SITE)
 TOTAL OF LANDSCAPE AREA IN TURF GRASS
 8,666 SF (53.31% OF LANDSCAPE)
 TOTAL AREA IN PLANTING & SHRUB BEDS (NO MORE THAN 50% ALLOWED)
 7,590 SF (46.69% OF TOTAL)
 REQUIRED DECIDUOUS TREES
 7
 PROVIDED DECIDUOUS TREES
 21 (INCLUDES PARKING REQUIRED TREES)
 REQUIRED EVERGREEN TREES
 6
 PROVIDED EVERGREEN TREES
 11 (INCLUDES PARKING REQUIRED TREES)
 REQUIRED SHRUBS
 21
 PROVIDED SHRUBS
 59 (132 INCLUDING GRASSES & ANNUALS/PERENNIALS)
 REQUIRED NEW FRONTAGE TREES ALONG STAGECOACH DRIVE
 4.26 TREES (213 FT / 50)
 PROVIDED NEW FRONTAGE TREES ALONG STAGECOACH DRIVE
 4 TREES
 REQUIRED EXISTING FRONTAGE TREES ALONG STAGECOACH DRIVE
 2.98 TREES (149 FT / 50)
 PROVIDED EXISTING FRONTAGE TREES ALONG STAGECOACH DRIVE
 3 TREES (NOT INCLUDED IN PLANT TOTALS)

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Acer grandidentatum</i> 'Highland Park' / Highland Park Bigtooth Maple Hydro Zone 1 - to meet parking requirement	B # B		2.5' Cal	1
	<i>Acer platanoides</i> 'Deborah' / Deborah Maple Hydro Zone 3 - Street tree (or match existing street tree species)	B # B		2.5' Cal	4
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Hydro Zone 1 - to meet parking requirements	B # B		2' Cal	13
	<i>Gleditsia triacanthos inermis</i> 'Sunburst' / Sunburst Common Honeylocust Hydro Zone 1 - to meet parking requirements	B # B		2.5' Cal	7
	<i>Pinus nigra</i> / Austrian Black Pine Hydro Zone 1 - Evergreen to screen parking & gate	B # B		6'	5
	<i>Pinus nigra</i> 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine Hydro Zone 1 - Columnar evergreen to break up building facade	B # B		6'	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Berberis thunbergii</i> 'Bagatelle' / Bagatelle Red Barberry Hydro Zone 2	2 gal	8		
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry Hydro Zone 2	5 gal	4		
	<i>Buxus microphylla</i> 'Winter Gem' / Globe Winter Gem Boxwood Hydro Zone 2 - Evergreen	5 gal	3		
	<i>Euonymus alatus</i> 'Compactus' / Compact Burning Bush Hydro Zone 2	5 gal	12		
	<i>Perovskia atriplicifolia</i> 'Blue Spires' / Russian Sage Hydro Zone 1	5 gal	12		
	<i>Pinus mugo mugo</i> / Dwarf Mugo Pine Hydro Zone 1 - Evergreen	5 gal	8		
	<i>Spiraea japonica</i> 'Neon Flash' / Neon Flash Spirea Hydro Zone 4	5 gal	12		
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Hemerocallis x 'Pardon Me'</i> / Pardon Me Daylily Hydro Zone 2	1 gal	16		
	<i>Hemerocallis x 'Stella de Oro'</i> / Stella de Oro Daylily Hydro Zone 2	1 gal	12		
GRASSES	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass Hydro Zone 2	5 gal	15		
	<i>Miscanthus sinensis</i> 'Gracillimus' / Maiden Grass Hydro Zone 1	5 gal	16		
	<i>Pennisetum alopecuroides</i> 'Little Bunny' / Little Bunny Fountain Grass Hydro Zone 2	5 gal	14		
	Existing trees of various sizes and species located on # of the property and are to remain. Approximate location determined by Google Earth aerial image and canopy size is approximate. Protect existing trees during construction with construction fencing at the drip line of the trees.				
	Existing evergreen trees (typ.)				
TURF / MULCHES / ROCK					
	8-12 CF LANDSCAPE BOULDER (BROWNS, REDS & GRAYS)	12 BOULDERS			
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	8,666 S.F.			
	4" DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER, MATCHING EXISTING.	6,352 S.F.			
	EXISTING ROCK MULCH WITHIN PARK STRIP ALONG PROPERTY FRONTAGE TO REMAIN	1,238 S.F.			
	EXISTING ROCK MULCH NOT ON PROPERTY PROPERTY TO REMAIN				

NOTES:
 1 - SEE SHEET L-4 FOR LANDSCAPE NOTES AND DETAILS.
 2 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
 3 - STEEL EDGING IS TO BE USED TO SEPARATE ALL LANDSCAPE MULCHES, EXCEPT WHERE CONCRETE EDGING IS SPECIFIED.
 4 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.



UNIQUE AUTOBODY / NORTH SARATOGA CENTER
 LANDSCAPE PLAN
 2148 STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH

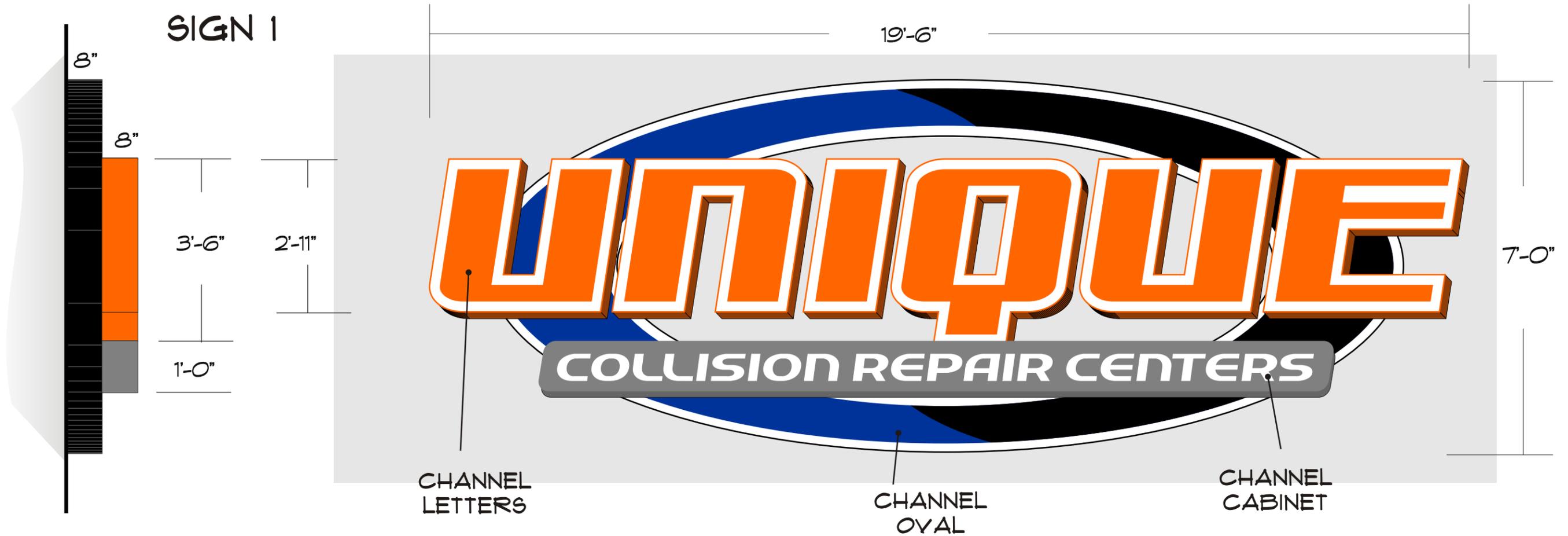
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES DRIVE 1000 DRAPER UTAH 84020 PHONE: 801.641.7464 www.foresitedesigngroup.com

Foresite
 Design Group, L.C.

PROJECT PROFESSIONAL: DCM
 DESIGNER: DCM

SHEET: **L-1**
 FILE NAME: SCALE: FDG-038-LS 1"=20'

SIGN 1

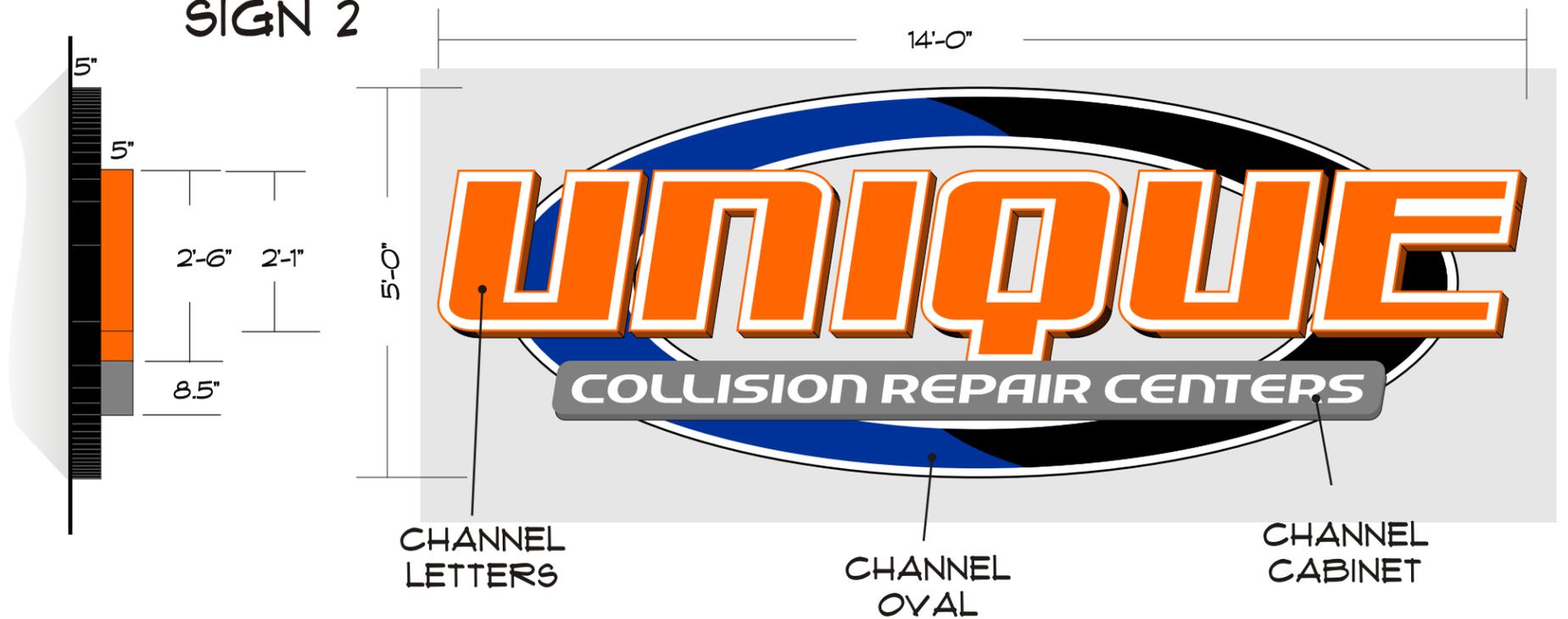


MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SIGN

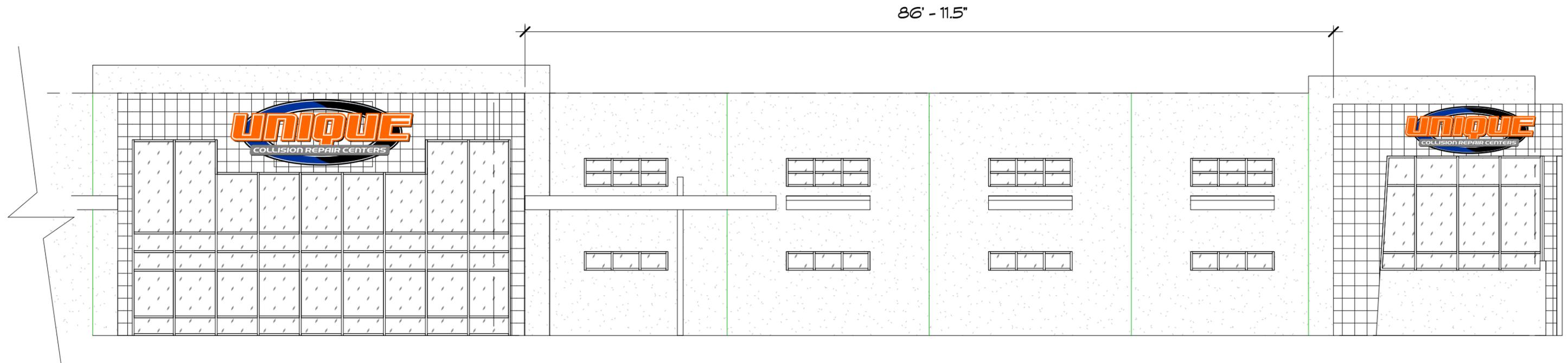
SCALE 1/2" = 1'

SIGN TO CONSIST OF CHANNEL OVAL, CHANNEL LETTERS AND CHANNEL CABINET. ALL BACKING AND RETURNS TO BE ALUMINUM FABRICATED. FACES TO BE WHITE PLEX WITH TRANS 3M VINYL DECORATION. 1" TRIMCAP ATTACHED TO FACES AND RETURNS. ALL ILLUMINATION TO BE LED.

SIGN 2



UNIQUE AUTO BODY
- SARATOGA SPRINGS -
SIGN PLAN

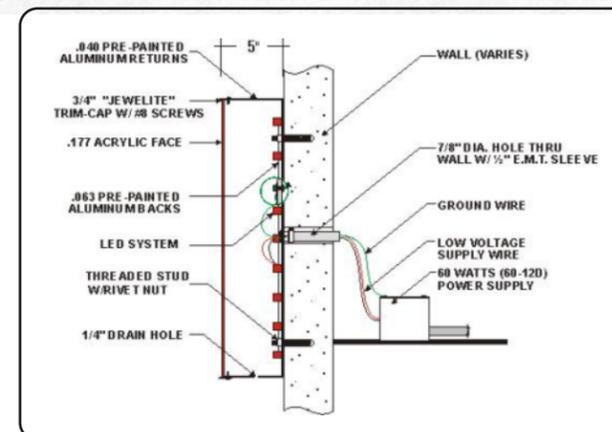


ELEVATION DETAIL (SECTION)
 SCALE 3/32" = 1'



UNIQUE AUTO BODY
 - SARATOGA SPRINGS -
 SIGN PLAN

CHANNEL LETTER DETAIL





"We are setting High Standards for Customer Satisfaction in the Auto Body Industry."

Detailed Statement:

Unique Auto Body was established in 1983 by the Weller family. Over 30 years later it is still family owned and operated and is now one of Utah's most premier collision repair facilities. We proudly state that we have been nationally recognized for our outstanding quality service. To achieve our high levels of customer satisfaction we use cutting edge equipment, top of the line eco-friendly paint materials and a highly trained, knowledgeable and industry certified staff.

Our state-of-the-art facilities are conveniently located in the center and the south west areas of the Salt Lake Valley making it easily accessible for customers throughout the entire greater Salt Lake area. The shops are known for their unique and aesthetically pleasing design. In fact, we take great pride in hearing our customers and guests comment on how impressed they are with our facilities.

It is with great excitement and anticipation that we look forward to adding our newest location located in Saratoga Springs. This new location will follow the same design and work flow enjoyed by our customers in the Salt Lake area.

Some of the benefits and services that will be offered from this location will be:

- Lifetime written warranty on body and paint work
- High tech down draft spray booths
- Duplicate manufacturer OEM finish
- "Going Green" with cutting edge water borne spray systems that are eco-friendly
- State-of-the-art equipment and laser measured frame racks allow us to return any vehicle to pre-collision condition
- Towing services
- Car rentals available
- Free pick-up and delivery / shuttle service
- Highly trained and certified staff and technicians
- Fastest high quality repairs in the industry
- Ease of repair process and billing through insurance Direct Repair Programs
- Clean and inviting building and office.
- Highest quality service in the industry



It is our intent to use our new facility located at 2148 N. Stagecoach Drive Saratoga Springs, UT for these purposes and look forward to a lasting and mutually beneficial partnership with the city of Saratoga Springs and its residents.

Please feel free to contact me for any other information you may need.

Regards,

Jeremy Weller

Unique Auto Body

801-302-0966

Jeremy@uniqueautobdy.com



**Beacon Point
Rezone and Concept Plan
May 22, 2014
Public Hearing**

Report Date:	May 13, 2014
Applicant/Owner:	Paul Watson / Mendenhall
Location:	Approximately 4300 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16-003-0032; 63.64 acres
Parcel Zoning:	R-2, Low Density Residential
Adjacent Zoning:	PC (south); R-3 (north)
Current Use of Parcel:	Vacant
Adjacent Uses:	Undeveloped Teguayo (south); Lake Mountain Single Family Residential (north)
General Plan Designation:	Low Density Residential (1-4 units per acre)
Previous Meetings:	Concept Plan Review: PC 1-24-13 and CC 2-5-13; Preliminary Plat approval 07-16-13; Concept Plan Review (R-5 Rezone): PC 1-23-14 and CC 02-18-14 (denied)
Previous Approvals:	Preliminary Plat Phase 1(50 lots)
Land Use Authority:	City Council
Future Routing:	Public Hearing with City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request to rezone 63.64 acres from R-2 to R-4 and to review a conceptual 154 lot residential subdivision at a density of 2.42 units per acre. The applicant is proposing a minimum lot size of 9,000 square feet. The proposed Concept Plan shows 13.98 acres of open space, which is 22% of the property; however, 3% of the open space has slopes greater than 30%.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed rezone and concept plan, and choose from the options in Section "I" of this report. Options include forwarding a positive recommendation to the City Council as recommended by staff, forwarding a positive recommendation to the City Council with additional conditions, or a motion to continue this item to allow the applicant time to provide additional material. Please note that the hearing and recommendation is only for the rezone request. Informal comments regarding the Concept Plan may also be given to the applicant.

B. Background:

A Concept Plan for the Beacon Point Development was reviewed by the Planning Commission (1-24-13) and City Council (2-5-13) in 2013, under the name of "Sugar Plumb". The City Council approved a Preliminary Plat for 32.71 acres of the site on July 16, 2013, which included 50 lots. Since receiving approval, the applicant has discovered that, due to the high cost of infrastructure needed to serve this development, they are not able to move forward with the approved Preliminary Plat. Therefore the applicant submitted a request to rezone the property from the R-2 to the R-5 zone, which was denied by the City Council on February 18, 2014 (minutes attached).

C. Specific Request:

The applicant is now seeking to rezone the 63.64 acre property from R-2 (single family residential; minimum 14,000 square foot lots) to R-4 (single family residential; minimum 9,000 square foot lots).

The proposed Concept Plan associated with the rezone request has 154 single family lots, all of which are 9,000 square feet and larger, and an overall density of 2.42 units per acre. The previous Concept Plan under the R-5 zone had 163 single family lots.

D. Process:

Per section 19.17.03 of the City Code, all rezoning applications shall be reviewed by the City Council after receiving a formal recommendation by the Planning Commission. An application for a rezone request shall follow the approved City format. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

The development review process for a rezone approval involves a formal review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council reviews the rezone in a public hearing and formally approves or denies the rezone request.

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. Review:

The requirements of rezone review are found in Section 19.17.03 & .04 of the City Code. The rezoning request was reviewed within the context of all these and other pertinent sections of the City Code. An in-depth review of code requirements within the context of the provided rezoning request is found in Section "H" of this report.

G. General Plan:

The site is designated as Low Density Residential on the adopted Future Land Use Map. 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."* The proposed Concept Plan associated with the proposed rezone shows an overall density of 2.42 units per acre, and as such demonstrates that the property can be developed in a way that is in compliance with the General Plan.

H. Code Criteria:

The City Council is given wide latitude to make legislative land use decisions. A rezone is a legislative land use decision and great deference is given to the Council when exercising its legislative discretion to grant or deny a rezone as long as the Council can find that their decision promotes the general welfare of the city.

That said, the following criteria are pertinent code requirements that the Planning Commission and City Council shall consider, but not be held to, when reviewing a rezone request (Sections 19.17.03 & .04).

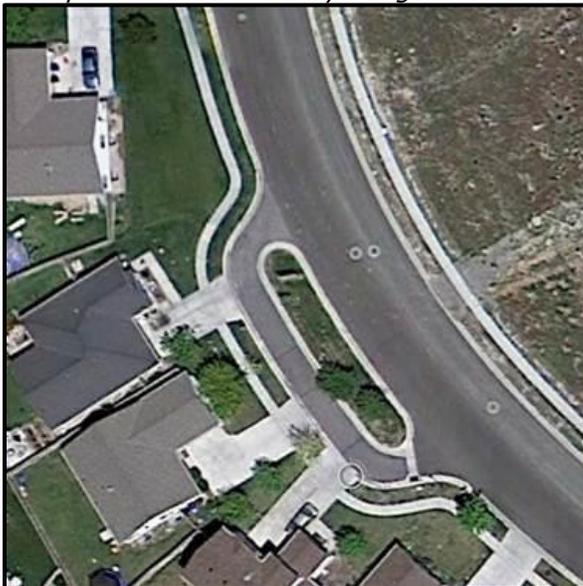
The proposed change will conform to the Land Use Element and other provisions of the General Plan: The property is designated as Low Density Residential on the Future Land Use map. This designation supports residential density of 1 to 4 dwelling units per acre. Zoning districts that facilitate this type of density include the R-1, R-2, R-3, R-4, and R-5 zones. The proposed R-4 supports residential development in a density range that is consistent with the General Plan Future Land Use map.

The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public: Section 19.17.02 states that rezone applications shall be accompanied by an application for Concept Plan review. The purpose of the Concept Plan is to provide general assurance that the proposed rezoning of the property can be developed in a way that is consistent with the zoning district being petitioned.

The applicant has submitted a Concept Plan that shows a 154 lot single family residential subdivision on 63.64 acres (2.4 dwelling units per acre). The proposed subdivision will connect with two existing stubbed streets in the Lake Mountain Estates subdivision and two new intersections onto Redwood Road.

The City's Master Transportation Plan shows a collector road running east/west within the northern portion of the Concept Plan. During previous meetings, staff, the Planning Commission, and City Council have raised safety concerns regarding the number of private driveways located on the future collector roadway. In order to reduce the potential number of driveways backing directly onto the collector road, staff has recommended that the Concept Plan employ a shared driveway design.

Example of Shared Driveway Design:



The shared driveways would be privately owned and maintained with access provided by an easement (shown on Concept Plan). Staff recommends that if such a design is used that a private HOA be responsible for maintaining the landscaping within the islands and the pavement within the private driveways.

The proposed Concept Plan has a significant number of lots that are required to provide proper setbacks in accordance with the Wildland-Urban Interface Code. Based on the fuel type located in this area, the preliminary assessment is that the lots that back the unimproved and non-regularly maintained open space must have a minimum 30 foot setback.

At preliminary plat approval, a Fire Protection Report, or Fire Protection Plan in accordance with the Wildland-Urban Interface Code, shall be prepared to assess fire probability and potential hazards by a person or agency qualified by training and experience and approved by the City Fire Chief.

If the rezone request is approved, the applicant will submit a formal Preliminary Plat. City staff will review the plat in greater detail to ensure that the future plat will have sufficient connection to public utilities and services (including but not limited to emergency services). Until that time, staff believes that the general subdivision layout and proposed phasing plan is serviceable.

The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinances of the City: The proposed rezone from R-2 to R-4 facilitates low density residential development. The General Plan has designated this area for the development of low density residential development. That said, this is the only piece of property in the city that is currently zoned R-2. The General Plan encourages a mixture of housing types and densities to serve a diverse demographic.

In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change: Rezoning the property to the R-4 zone will allow the property to be developed as a low density residential subdivision and provide a transition between lower density development to the north and the proposed higher density residential development to the south.

Concept Plan:

The following criteria are pertinent requirements that the Planning Commission and City Council shall consider when reviewing a Concept Plan located in an R-4 zoning district (Section 19.04.14).

Permitted or Conditional Uses: complies. Section 19.04.14(2 & 3) lists all of the permitted and conditional uses allowed in the R-4 zone. The Concept Plan appears to provide residential building lots that will support single family homes, which are permitted uses in the R-4 zone. Specific details regarding lot size and public infrastructure will be reviewed in detail once a Preliminary Plat has been submitted.

Minimum Lot Sizes: can comply. 19.04.14(4) states that the minimum lot size for lots is 9,000 square feet. The smallest lot shown on the Concept Plan is 9,000 square feet; however, the code also states that corner lots shall be a minimum ten percent larger than interior lots. Therefore all of the corner lots must be a minimum 9,900 square feet in the R-4 zone. There are at least 10 corner lots that do not meet this minimum size requirement. Staff recommends that the applicant make the necessary adjustments and bring in a Preliminary Plat that provides corner lots with a minimum square footage of 9,900 square feet.

Setbacks and Yard Requirements: complies. Section 19.04.22(5) outlines the setbacks required by the R-4 zone. These requirements are:

Front: Not less than twenty-five feet.

Sides: 8/16 feet (minimum/combined)

Rear: Twenty feet

Corner: Front 25 feet; Side abutting street 20 feet

More detailed review of these requirements will be conducted at the time of Preliminary Plat application especially as they pertain to the Wildland-Urban Interface Code requirements.

Parking, vehicle and pedestrian circulation: complies. Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Even though this requirement will be reviewed by the building department with each individual building permit application, staff believes that the proposed lots are of sufficient size to support this requirement.

Vehicular circulation from the development to Redwood Road is a concern and will be addressed with appropriate conditions at the time of Preliminary Plat. The Concept Plan currently shows Phase 1 as having two points of connection with Lake Mountain Estates. Connection from the development to Redwood Road is not shown until Phase 2, where two connections to Redwood Road are presented.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the Concept Plan and provide the applicant with direction in preparation for a Preliminary Plat application.

After evaluating the required standards for rezoning property, staff also recommends that the Planning Commission conduct a public hearing and choose one of the following motions::

Positive Recommendation Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the rezoning of approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to the R-4 zone, with the findings below:

Findings:

1. Per Section "H" in the staff report, the City Council is given wide latitude and great deference in making rezone decisions, which are legislative decisions. A court will presume the Council's decision is valid unless it is found to be arbitrary, capricious, or otherwise illegal.
2. The proposed rezone has met, or can conditionally meet all Code requirements as provided in Section "H" of the staff report, which Section is incorporated into these findings by this reference.

Alternative Motions:

Positive Conditional Recommendation Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the rezoning of approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to the R-4 zone, with the findings and conditions below:

Findings:

1. Per Section "H" above, the City Council is given wide latitude and great deference in making rezone decisions, which are legislative decisions. A court will presume the Council's decision is valid unless it is found to be arbitrary, capricious, or otherwise illegal.
2. The proposed rezone has met, or can conditionally meet all Code requirements as provided in Section "H" of this report, which Section is incorporated into these findings by this reference.

Conditions:

1. That the rezone decision shall take effect after the Applicant obtains Preliminary Plat approval. The Preliminary Plat shall be substantially consistent with the attached Concept Plan.
2. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
3. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
4. Any other conditions as articulated by the Planning Commission:

Positive Recommendation with Development Agreement Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the rezoning of approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to the R-4 zone, with the findings and conditions below:

Findings:

1. Per Section "H" above, the City Council is given wide latitude and great deference in making rezone decisions, which are legislative decisions. A court will presume the Council's decision is valid unless it is found to be arbitrary, capricious, or otherwise illegal.
2. The proposed rezone has met, or can conditionally meet all Code requirements as provided in Section "H" of the report, which Section is incorporated into these findings by this reference.

Conditions:

1. That, prior to the rezone decision taking effect, the Applicant shall enter into a development agreement with the City that substantially complies with the proposed development agreement attached as an exhibit to this report.
2. The effective date of the rezone decision shall be the date the development agreement is recorded with the Utah County Recorder's office.
3. Applicant shall ensure that the development agreement is recorded. City will coordinate with Applicant to get it recorder but it is the Applicant's responsibility to ensure the development agreement is recorded.
4. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
5. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
6. Any other conditions as articulated by the Planning Commission:

Continuation Motion:

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

Negative Recommendation Motion:

"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council for the request to rezone approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to R-4 zone. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

J. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Aerial Photo
4. Concept Plan
5. Previously Approved Preliminary Plat (July 2013)

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Beacon Point
Date: May 22, 2014
Type of Item: Rezone and 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: Paul Watson / Mendenhall
Request: Rezone and Concept Plan
Location: Approximately 4300 South Redwood Road
Acreage: 63.64 acres - 154 lots

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:

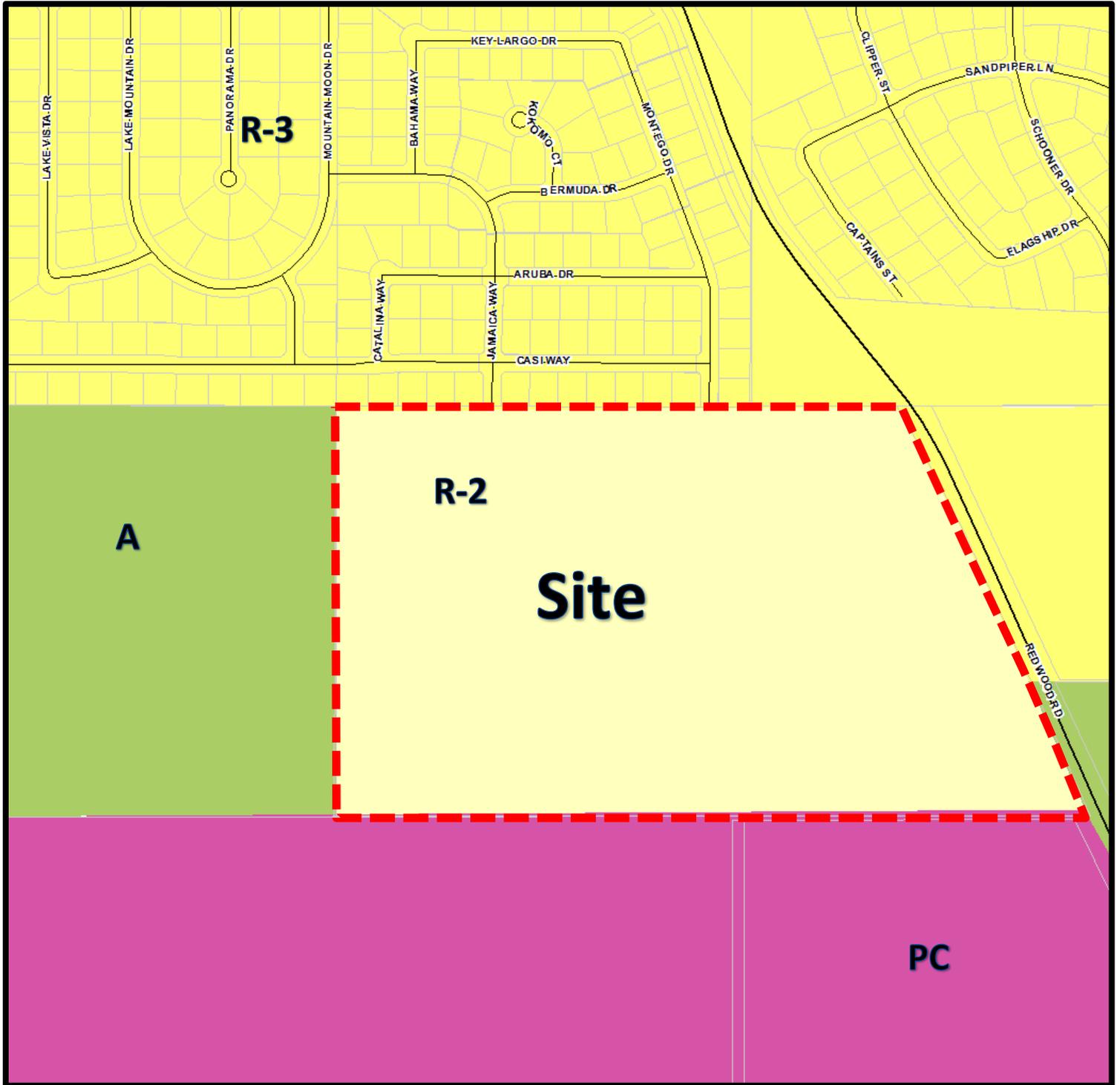
- 1) Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- 2) Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- 3) Developer shall comply with the Land Development Codes regarding not disturbing 30%+ slopes. Existing drainages shall be preserved, improved with native landscaping and trails, and piped with culverts capable of passing the 100-yr flow where they cross roadways. A culvert will be necessary to pass flows under Redwood Road and improvements or easements may be necessary from Redwood Road to the Lake.
- 4) Incorporate a grading and drainage design that protects homes from upland flows.

- 5) Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.
- 6) Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- 7) Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- 8) Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- 9) All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- 10) All work is to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- 11) Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- 12) Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- 13) Developer shall incorporate a 77' ROW collector road into the project based on the City's adopted Transportation Master Plan that runs East-West from Redwood Road to the western boundary of the property.
- 14) Driveways are discouraged along collector roads. Project design should eliminate or minimize driveways along the collector road and the plat should stipulate that corner lots may not have access onto the collector road.
- 15) This project will be located at the end of the City's zone 2 culinary and secondary distribution system and as such may not be able to provide adequate pressures for all areas. The developer shall perform flow tests and develop both a culinary and a secondary water model to verify all proposed areas meet City culinary standards of 40 psi residual during a 2,000 gpm fire flow and secondary standards of 30 psi minimum during peak flow. Areas that cannot meet those standards will not be able to construct until additional infrastructure is available to bring those areas up to minimum standards.
- 16) Frontages along Redwood Road will need to be improved to City standards including road widening, an 8' meandering trail, and dedication of a 90' half width

ROW.

- 17) Provide a Detention/Debris Basin at the western limit of the project to protect future homes from the risks of floods and debris flows
- 18) Mitigate the risk of wildfires at the western boundary of this property by providing complying with the City's Wildland-Urban Interface code requirements.
- 19) Project shall comply with the City's Hillside Development Ordinance.
- 20) Any overhead utilities within this project or along frontages shall be buried.
- 21) The existing secondary water system cannot support this project. An additional source is required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system could support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.
- 22) It is recommended that the developer provide one access to Redwood Road with the first phase of construction.

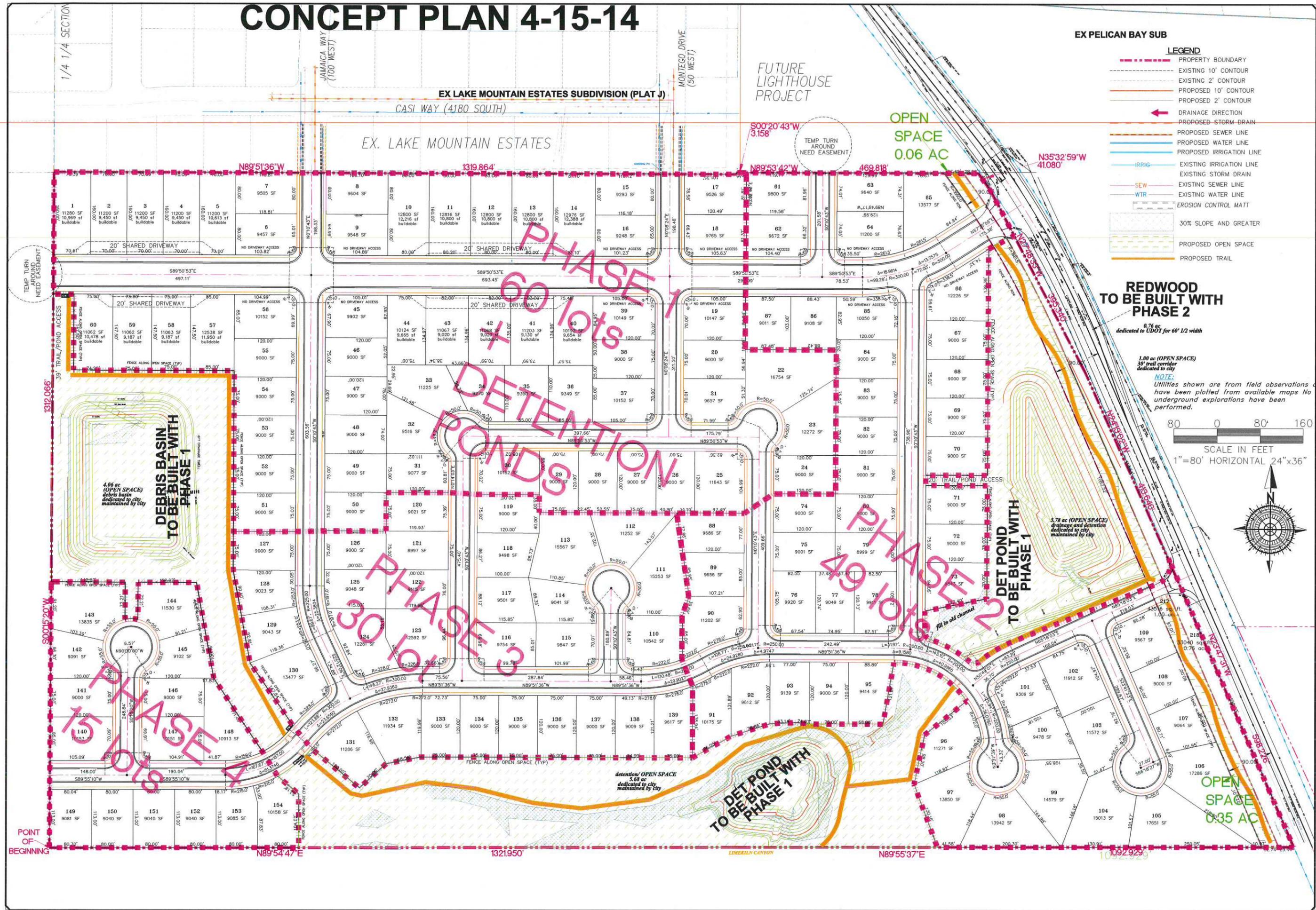
Zoning and Location Map



Aerial Photo



CONCEPT PLAN 4-15-14



EX PELICAN BAY SUB

- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING 10' CONTOUR
 - - - EXISTING 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - ← DRAINAGE DIRECTION
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED IRRIGATION LINE
 - EXISTING IRRIGATION LINE
 - EXISTING STORM DRAIN
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EROSION CONTROL MATT
 - 30% SLOPE AND GREATER
 - PROPOSED OPEN SPACE
 - PROPOSED TRAIL

REDWOOD TO BE BUILT WITH PHASE 2

0.76 ac dedicated to UDOT for 60' 1/2 width

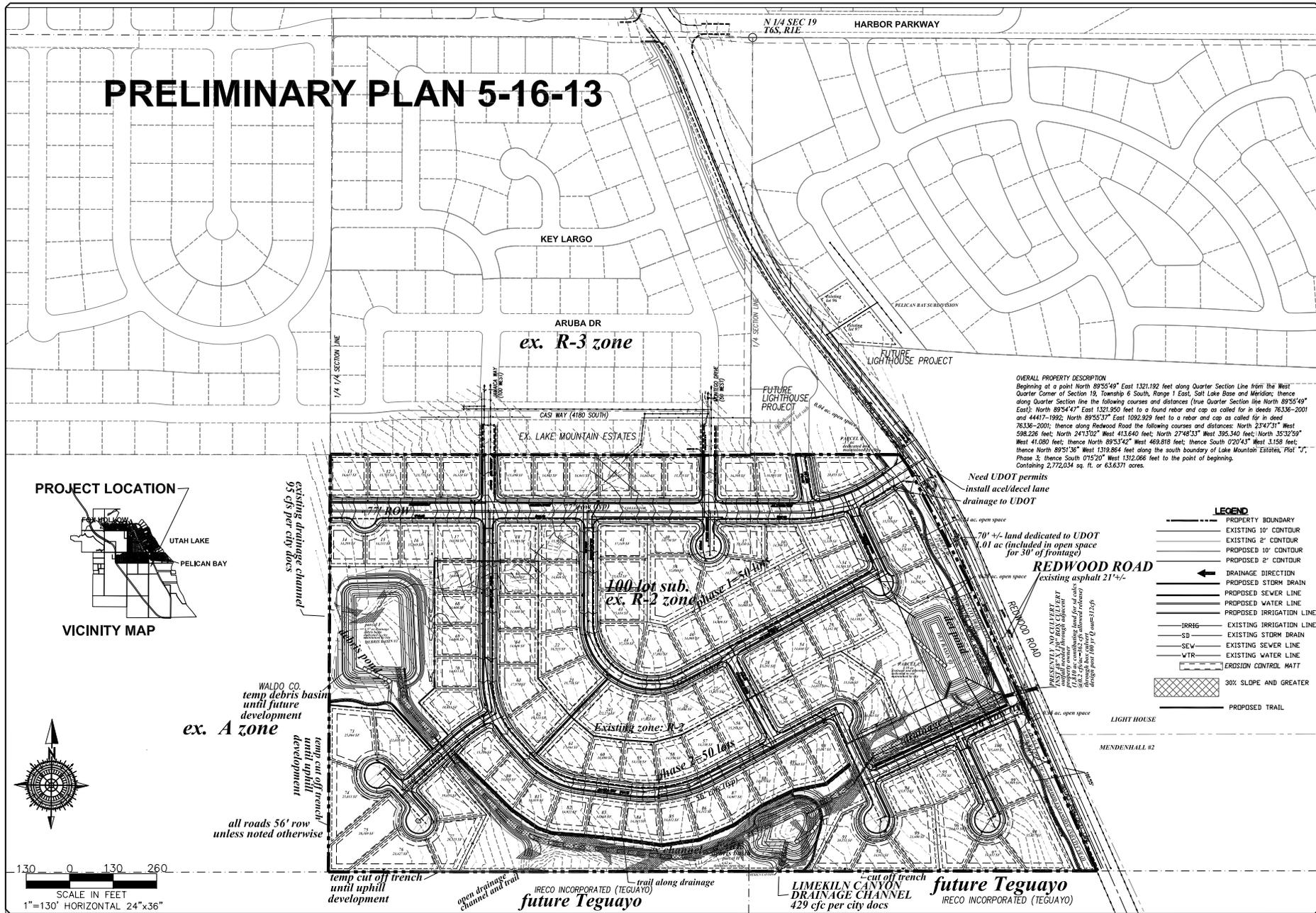
1.00 ac (OPEN SPACE) 30' trail corridor dedicated to city

NOTE: Utilities shown are from field observations or have been plotted from available maps. No underground explorations have been performed.



ORIG. DATE:	12-14-11	SURVEY BY:	GPW	DRAWN BY:	GPW	DESIGNED BY:	GPW	CHECKED BY:	GPW	SCALE:	1"=80'
GATEWAY CONSULTING, inc. P.O. BOX 951002 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 FAX: (801) 432-7050 paul@gatewayconsultingllc.com											
CIVIL ENGINEERING - CONSULTING - LAND PLANNING CONSTRUCTION MANAGEMENT											
BEACON POINT CONCEPT PHASING PLAN Saratoga Springs, Utah											
SARATOGA CITY											
SHEET NO. 2/2											

PRELIMINARY PLAN 5-16-13



DATE: 5-16-13	NO. DESCRIPTION: 11-100	DATE: APP: 11-100
SHEET NO: 4	PROJECT NAME: BEACON POINT OVERALL SITE PLAN	SCALE: 1"=130'
GATEWAY CONSULTING, inc. P.O. BOX 951065 SCOTTSDALE, UT 84095 PH: (801) 696-5848 FAX: (801) 432-7050 paul@gatewayconsulting.com paul@gatewayconsulting.com		
CIVIL ENGINEERING - CONSULTING - LAND PLANNING CONSTRUCTION MANAGEMENT		

BEACON POINT PHASE 1

LOCATED IN
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT



80 0 80 160
SCALE IN FEET
1"=80' (24"x36" SIZE ONLY)

- LEGEND**
- PHASE BOUNDARY LINE
 - - - SECTION BOUNDARY LINE
 - CENTER LINE
 - - - P.U.L. LINE
 - - - SETBACK LINE
 - REBAR AND CAP TO BE SET
 - ✱ NEW FIRE HYDRANT
 - ✱ NEW STREETLIGHT
 - ✱ EXISTING FIRE HYDRANT
 - ⊙ EXISTING STREETLIGHT
- ▨ 30% and GREATER SLOPES
- C156 CURVE (SEE CURVE TABLE)
- L6 LINE (SEE LINE TABLE)
- ⊙ MONUMENT
- 400 W

SEE SHEET 1 FOR
CURVE AND LINE
TABLES

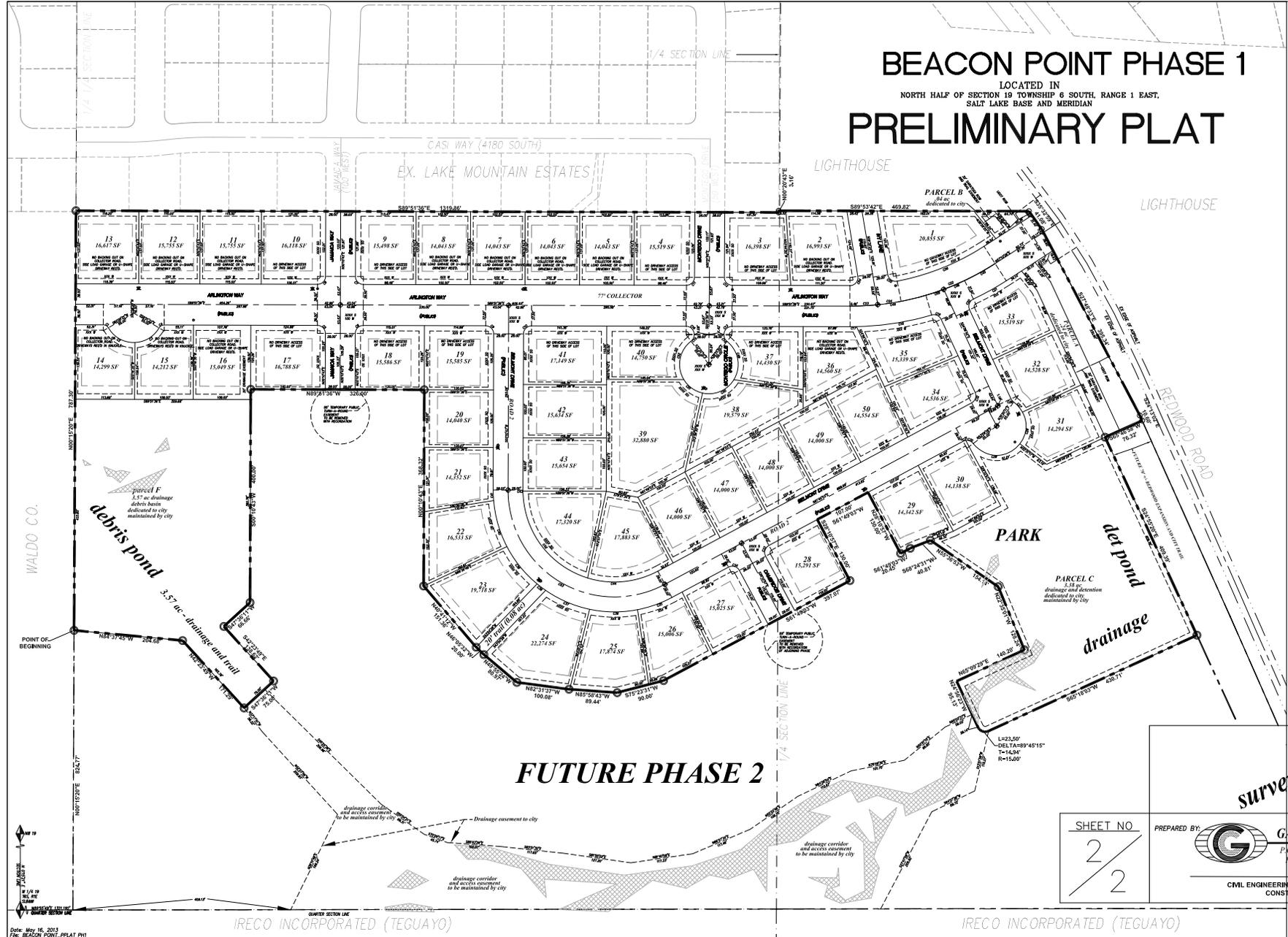
surveyor logo here

SHEET NO.
2
/ 2

PREPARED BY:  **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

FUTURE PHASE 2



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**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, February 18, 2014

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

DRAFT CITY COUNCIL MINUTES

WORK SESSION-Commencing at 5:30 p.m.

Present:

Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, and Councilman Willden

Absent Council Members: Councilman Poduska

Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen Jackson, Kimber Gabryzsak, Mark Edwards, Chief Andrew Burton

Others: Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason Bartlett, Paul Watson, Robert Money, Debra Buffo, Dan Griffith

1. Library staffing levels.

This item was continued for a future City Council next meeting.

2. Discuss the Award of Bid for Crack Seal.

Mark Edwards briefly spoke of the upcoming bid for the City Wide Crack Seal project.

The Council discussed road that are in need of crack seal repairs.

3. Request to reserve City Park for Westlake Lacrosse

Owen Jackson indicated that the City has been approached by the Westlake Lacrosse team to possibly utilize City fields for this sport. There are many benefits but also challenges with allow this to take place. Staff is looking for direction from the Council at this time.

The Council and staff discussed if allowed, what challenges this would create when scheduling the parks for other sporting events. They expressed concerns with how this sport would damage the grasses and the cost of repairing/replacing the grass.

At this time the Council wasn't willing to allow the use of City property for the Lacrosse team.

4. Discussion of Park prioritization.

Mark Edwards reviewed the list of park and the prioritization of those parks.

5. City Council Goal setting.

The Council wasn't able to review their goals at this time due to time limitations.

6. Strategic Planning.

57 Mark Christensen indicated that this item is a continuation from the Council retreat that was held in January.
58 Dan Griffith was present to review those options along with the pricing.

59
60 The Council discussed possible options and asked that Dan facilitate additional options at this time.

61
62
63 **POLICY SESSION- will follow Work Session.**

64
65 **Present:**

66 **Council Members:** Mayor Miller, Councilwoman Baertsch, Councilwoman Call and Councilman McOmber, and
67 Councilman Willden

68 **Absent Council Members:** Councilman Poduska

69 **Staff:** Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen
70 Jackson, Kimber Gabryszak, Mark Edwards, Chief Andrew Burton

71 **Others:** Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura
72 Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason
73 Bartlett, Paul Watson, Robert Money, Debra Buffo

- 74
75
76 • **Call to Order by Mayor Miller**
77 • **Roll Call.**
78 • **Invocation/Reverence was given by Councilwoman Baertsch**
79 • **Pledge of Allegiance was led by Officer Champagne**

80
81
82 **Mayor Miller opened the public input.**

83
84 Chris Porter expressed his concerns with the proposed increase to the water services. The City should be involved
85 with what the residents do with their yards. The HOA's should be dealing with the restrictions not the City. Allow the
86 property owners to use their property as they see fit.

87
88 **Mayor Miller closed the public input.**

89
90
91 Chief Andrew Burton introduced Ryan Snarr as a new police officer to the Saratoga Springs Police Department. Mayor
92 Jim Miller then swore in Officer Snarr.

93
94 **POLICY ITEMS**

95
96
97 **1. Consent Calendar:**

- 98 **a. Award of Contract for Utility work services.**
99 **b. Preliminary Plat for Landrock Connection located south of the intersection of Valley View**
100 **and Grandview Court, Clay Peck, applicant.**
101 **c. Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks,**
102 **applicant.**
103 **d. Preliminary Plat for Harvest Point Commercial located at the southwest corner of Redwood**
104 **Road and Springhill Drive, Ken Berg, applicant.**
105 **e. Final Plat for Mountain View Estates**

106
107 Councilwoman Baertsch asked to pull item 1.e from the consent calendar to allow for further discussion.

108
109 Councilwoman Call asked to have items 1.b, 1.c, and 1.e pulled from the consent calendar to further discuss those
110 items.

111
112 **Councilwoman Baertsch made a motion to approve consent calendar item #1 the Award of Contract for**
113 **Utility work services to S and L Landscape Inc. The motion was seconded by Councilwoman Call. Aye:**
114 **Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman McOmber. Motion**
115 **was unanimous.**

116
117 Councilwoman Call asked that the consent items 1.b, 1.c, and 1.d be pulled from the consent calendar for further
118 discussion. The Council agreed to pull the items allow for further discussion.

119
120 **Consent Calendar Item 1.b. (Preliminary Plat Landrock Connection).**

121 Councilwoman Call thought that the frontages to these lots were 80 feet. Also would like to see that Lot 11 is noted
122 to be a corner lot. The front of lot 9 shows to be located on the street side and not the cul-de-sac, does the Code
123 define the location of the front door.

124 Scott Langford indicated that the applicant is aware that the frontage requirements must be met and a variance will
125 not be asked for. Scott indicated that the final plat must meet the current Code requirements. The applicant has the
126 option to choice the location of the front for lot 9 but we will talk to the applicant regarding this matter.

127 Councilwoman Baertsch suggested that the garage on Lot 9 face the cul-de-sac.

128
129
130 **Councilwoman Baertsch made a motion to approve Preliminary Plat Landrock Connection located south**
131 **of the intersection of Valley View and Grandview Court, Clay Peck, applicant including the staff's**
132 **findings and conditions listed in the staff report dated February 18, 2014. Motion was seconded by**
133 **Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden, and**
134 **Councilman McOmer. Motion was unanimous.**

135
136 **Subject to:**

- 137 **1. That the Preliminary Plat shall be amended to reflect all the requirements of Code Section**
138 **19.04.13 including and not limiting to amending the lot widths in Phases 1 and 3 to meet the**
139 **minimum lot width requirements of 80 feet.**

140
141 **Consent Calendar Item 1.c. (Preliminary Plat for Saratoga Springs Plat 16A).**

142 Councilwoman Call asked that staff provide an introduction to this item and allow the applicant to comment on this
143 item.

144 Scott Langford presented the preliminary plat for Saratoga Springs Plat 16A which is being proposed as a 3 lot
145 subdivision.

146 Laura Ault with the Division of Forestry, Fire, and State Land said that a boundary stipulation was settled with
147 Wardley Development in 2000 and they agreed to complete the trail along the east side of Amanda Lane. Once the
148 trail is completed Wardley Development will deed the trail to the State Lands.

149 Councilwoman Call asked that once the trail is constructed will the land become sovereign lands.

150 Laura Ault said that is correct, and pointed out to the council the property lines.

151 Councilwoman Call if the council didn't require the construction of this trail and to accept a trail that would be more
152 adjacent to a street and more inland what would become the sovereign land boundary?

153 Laura Ault isn't comfortable answering this question but would prefer if the trail was built lake side.

154 Peter Staks indicated that the outside boundary lands would be deeded to the State.

155 Councilwoman Baertsch had thought that the trail would be located above the road if permission wasn't grant along
156 the shoreline.

157 Peter Staks there is an existing trail adjacent to Centennial.

158 Councilwoman Baertsch is that the sidewalk?

159 Peter Staks said that is correct.

160 Peter Staks said that we are complying with what is being required by the State.

161 Councilwoman Call asked if a trail is currently located behind Amanda Lane? Peter Staks said that a trail is not
162 currently built along there at this time.

163 Councilwoman Call asked when the trail would be completed and meets the requirements by the State.

164 Peter Staks indicated that he wasn't sure of the time line for the completion of the trail; there are a few issues that
165 need to be addressed.

166 Councilwoman Call said that the proposed trail brings concern because it doesn't currently connect with an existing
167 trail to the north or south.

168 Peter Staks indicated that he is aware of this matter and trying to be proactive.

169 Peter Staks asked if the Council could waive condition #3 in their motion. He feels that requiring fencing for those 3
170 lots is unnecessary since fencing has not been a requirement for the existing lots that border the lake.

171 Kevin Thurman explained that the city has no authority to interfere with the developer and the State of Utah and the
172 existing agreement.

173

174 Councilwoman Baertsch asked that since we are a subdivision of the state don't we up hold the contracts of the
175 State.
176 Kevin Thurman that we have rights under a State contract.
177 Councilwoman Call recalls that a recent motion required that the Master Development Plan be amended if the trail
178 was approved along the canal because the trail didn't meet the current city code.
179 Kevin Thurman indicated that he is not sure if that was an option for the council at this time.
180 Mayor Miller asked staff to review the conditions regarding the MDA and the
181 Councilman Mcomber would like to look at the fencing option and doesn't agree with the proposed fencing
182 requirement. The lake provides a fence. He would like to see that the trail be built near the canal.
183 Councilwoman Call would like to see that the fencing options be brought back at final plat. She is fine with the
184 construction of the trail.
185

186 **Motion was made by Councilwoman Baertsch and seconded by Councilman McOmber to approve the**
187 **Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks, applicant**
188 **based on the findings and conditions listed in the staff report dated February 18, 2014. Aye:**
189 **Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Willden and**
190 **Councilwoman Call. Motion was unanimous.**

191
192 **Subject to:**

193 **1. That staff bring back recommendations for fencing modification at the time of final plat.**
194
195

196 **Consent Calendar Item 1.d. (Preliminary Plat for Harvest Point Commercial)**
197

198 **Councilwoman Baertsch made a motion to approve the Preliminary Plat for Harvest Point Commercial**
199 **located at the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant including**
200 **the findings and conditions listed in the staff reported dated February 18, 2014. The motion was**
201 **seconded by Councilman Willden. Aye: Councilwoman Baertsch, Councilman Willden, Councilman**
202 **McOmber and Councilwoman Call.**
203

204 **Consent Calendar Item #1.e. (Final Plat for Mountain View Estates)**
205

206 Councilwoman Call recommended that 3 or 4 parking stalls be removed which would bring visible clarity to the
207 northeast corner of Carlton Avenue and 400 North. The area is a blind spot and could create a safety issue.
208

209 **Councilwoman Baertsch made a motion to approve the Final Plat for Mountain View Estates located at**
210 **450 West 400 North Sudweeks Holdings LLC, applicant including the staff's findings and conditions**
211 **listed in the staff report dated February 18, 2014. The motion was seconded by Councilman Willden.**
212 **Aye: Councilwoman Baertsch, Councilman Willden, Councilman McOmber and Councilwoman Call.**
213 **Motion was unanimous.**
214

215 **2. Proposed Storm Water Management Plan.**
216

217 Jeremy Lapin presented the storm water management plan; this plan is a 5 year plan which would be updated
218 consistently.
219 The Council had no comments or concerns with the item.
220

221 **Councilwoman Baertsch made a motion to approve Resolution R14-12 (2-18-14) a resolution**
222 **amending the City of Saratoga Springs Storm Water Management Plan. The motion was seconded by**
223 **Councilman McOmber Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call and**
224 **Councilman Willden.**
225

226 **3. Concept Plan for Saratoga Hills Plat 6 located at approximately 350 West Grandview Boulevard,**
227 **Castlewood, applicant.**
228

229 Scott Langford presented the Concept Plan. The sloped areas would be amended and the old drainage core would
230 allow for more buildable lots. There will be trail connectivity to the Parkside estates subdivision.
231 Councilman Mcomber is glad to see that this development will be single family homes. He also likes the connection of
232 trail. The parking of Lots 650 & 651 could be an issue.

233 Councilman McOmber had no comments at this time.
234 Councilwoman Call how much of the open space is sensitive lands. She asked staff to explain that concern.
235 Scott Langford indicated that staff has had those same concerns and the applicant is aware of this matter, perhaps
236 that applicant addresses this concern.
237 Duane Rasmussen, applicant indicated that he will note the open space tabulation with the sensitive lands. We will
238 take a look at the concerns with the cul-de-sac. This plan fits the surrounding neighborhoods. He realizes the
239 topography is difficult and there are other issues that will need to be address before moving forward.
240 Councilwoman Call asked that frontages located in the cul-de-sac meet the City's standards. She appreciates the
241 applicant working with the City to mitigate any long term impact to the community.
242 Councilman Willden feels that this will bring a great addition to the City.
243 Councilwoman Baertsch would like to see the open space tabulations.
244 Mayor Miller asked how the drainage channel would be mitigated.
245 Jeremy Lapin stated that a there is a detention basin located above the development. The eastern drainage will
246 remain in place this only affects the western drainage channel.
247

248 **4. Public Hearing: Rezone and Concept Plan for Riverwalk located at 700 South 200 East, Dan Ford,**
249 **applicant.**

250
251 Scott Langford presented the Riverwalk, the applicant is requesting a rezone from R-3 to R-5. He then reviewed the
252 proposed Concept Plan along with several options for Council review as well.
253 Cody Herbert, applicant indicted that the new plan will accommodate a second access to the south end of the parcel
254 making it easier to enter onto Pioneer Crossing.
255

256 **Mayor Miller opened the public input.**

257
258 No public input at this time.
259

260 **Councilwoman Call closed the public input and Councilman McOmber seconded that motion.**

261
262 Councilwoman Call is less inclined to allow for larger lots. She is pleased with the trail plan. Was looking forward to
263 accept the open space which would be maintained by the City but has noticed that concept plan has been revised but
264 is fine with what is being presented tonight.
265 Councilman McOmber asked that the applicant work with staff with meeting the open space requirements. He is
266 comfortable with the proposed concept plan.
267 Mayor Miller is pleased to see the trail near the river. He had a chance to speak with the applicant and he had
268 mentioned potential features along the river trail.
269 Councilwoman Baertsch said she is fine with the trail connectivity. She asked the applicant to take into consideration
270 a second access point. She is fine with the requested zone change since attached housing is not allowed. This
271 Councilman Willden stated that he is fine with the rezoning and the proposed concept plan.
272 Mayor Miller asked staff what is their recommendation with the particular property.
273 Kevin Thurman said that the request for a rezone is from R-3 to R-5 which would allow them 82 single family homes.
274 The open space requirement is 15 percent. At this time a development agreement would be a benefit for both the
275 City and the developer.
276 Councilwoman Call said it's too premature to talk about a rezone at this time and would like to see a development
277 agreement be tied to the rezone.
278 Councilman Mcomber we are granting additional density and understands the importance of considering a
279 development agreement with the rezone.
280 Kevin Thurman touched on the how the development could be applied.
281 Cody Herbert stated that he is fine with considering a development agreement.
282 Councilwoman Baertsch asked how much of the sensitive lands they able to build on are.
283 Scott Langford stated that they would be able to build beyond the flood plains.
284

285 **Councilwoman Call made a motion to table the Riverwalk rezone at this time; the motion was then**
286 **seconded by Councilwoman Baertsch. Aye: Councilwoman Call, Councilwoman Baertsch, Councilman**
287 **Willden and Councilman McOmber.**

288
289 **5. Public Hearing: Rezone and Concept Plan for Beacon Point located at 4400 South 100 West, Paul**
290 **Watson, applicant.**
291

292 Scott Langford presented the Rezone and Concept plan for Beacon Point. Scott noted that the private roads will allow
293 for driveways to be located of the collector road.

294
295 Josh Romney, applicant as we have planned this development the cost of the collector road became too expensive.
296 We noticed that the drainage channel would need to be redirected along with designing a culvert. We feel this rezone
297 would be a fit for the surrounding development.

298
299 **Mayor Miller opened the public input.**

300
301 No public input at this time.

302
303 **Councilwoman Baertsch closed the public input and Councilman Call seconded that motion.**

304
305 Councilman Willden understands that this is the only R-2 zone in the City and has concerns with changing the zone at
306 this time.

307
308 Councilwoman Baertsch this is a rare parcel type and knows this is a need in the City but believes that this isn't the
309 right development for this area. She is not inclined to change the zoning.

310
311 Councilman Mcomber asked if the applicant could provide clarification regarding the detention basin.
312 Paul Watson pointed out the drainage corridors and open channels that would be redirected into Utah Lake.
313 Councilman McOmber feels that we as a City need to continue fixing problems instead of making the developer take
314 on the responsibility. The request for a zone change is extreme and wonders if there is a balance with the cost of the
315 road and detention basin. There are conditions that could be recommended.

316
317 Councilwoman Call indicated that she was happy with the proposed larger lots. There is nowhere in the City with lots
318 such as this size. The requested rezone is a large leap. Could the City burden the cost of the proposed collector road?
319 Jeremy Lapin as staff we tried to have a generic collector road built that could be reimbursed, but was not possible.
320 Councilwoman Call suggested that the applicant, staff and Council work on offsetting the cost for the infrastructure.

321 She would suggest the zoning remain R-2. There is no need for feathering to this development.
322 Josh Romney said that if the zoning was to remain R-2 they would lose money because of the expense of the
323 project.

324 Councilman McOmber asked staff if it would be possible to zone the property to R-3. Kimber Gabryszak unfortunately
325 with the removal of the PUD it's not an option.

326 Councilwoman Call asked staff if only 50 homes could be built if this development was approved due to the pending
327 sewer connections.

328 Jeremy Lapin stated that the sewer flows are being amended and may allow for more sewer connections for
329 additional lots.

330
331 **Councilwoman Baertsch made a motion to deny the rezone for Beacon Point located at 4400 South 100**
332 **West, Paul Watson, applicant. The motion was seconded by Councilwoman Call. Aye: Councilwoman**
333 **Baertsch, Councilwoman Call and Councilman Willden. Nay: Councilman McOmber.**

334
335 **6. Concept plan for Premium Oil located at 2114 North Redwood Road, RBD Construction, applicant.**

336
337 Sarah Carroll presented the Premium Oil Concept Plan. Staff and the applicant are looking for feedback from the
338 Council at this time.

339 The Council briefly discussed the number of parking stalls that are being required of by the applicant and asked that
340 staff review the park requirements.

341 Councilman Willden is fine with the proposed setbacks.

342 Councilwoman Baertsch is nervous with the 10 foot setback and that there is no landscaping near the carwash.

343 Councilwoman Call the setback on the south side of the property makes her nervous. She would like to see a screen
344 buffer near the carwash if possible.

345 Councilwoman Baertsch stated that she is uncomfortable with allowing the carwash next to be located next to a
346 business.

347 Mayor Miller said he is fine with the proposed plan.

348 Councilman Mcomber asked that staff to work with the developer on the setbacks that will work for this particular
349 plan.

350

351 **7. Amending the City of Saratoga Springs Code, Section 8.01.03, Water Requirements.**

352
353 Jeremy Lapin briefly reviewed the amendments with the Council.
354 The Council was fine with the amendments presented by staff.
355

356 **Councilwoman Baertsch made a motion to approve Ordinance 14-5 (2-18-14): An ordinance amending**
357 **Section 8.01.03, Water requirements. Motion was seconded by Councilwoman Call. Aye: Councilwoman**
358 **Baertsch, Councilwoman Call, Councilman McOmber and Councilman Willden. Motion was unanimous.**
359

360 **8. Proposed Utility Rate Fee adjustment.**

361
362 Matt Millis presented to the Council the proposed adjustments. This presentation included the briefly discussed the
363 proposed culinary rates for residential, proposed non residential rates for culinary, comparison of current and
364 proposed residential culinary rates. The proposed secondary water rates, proposed annual culinary/secondary rate
365 increase, conclusion of rate structure, and the secondary water rate structure.
366 Councilman Willden wouldn't be in favor of this but understands the changes that need to take place due to our
367 secondary system.
368 Councilwoman Baertsch understands there is a deficit with the secondary water system. Understands the residents'
369 concerns with bonding for such a project but at this time it is necessary this is the least increase of rates for the
370 residents. This is an area that we need to bite the bullet.
371 Mayor Miller stated that this is a needed and know that this is the least impactful way of addressing the utilities.
372 Councilman McOmber echoed the comments that have been made. This is a serious tax rate on the residents but this
373 is needed to control the abuse of secondary water by the residents.
374 Councilwoman Call there is a need for this and for many residents the rates may actually decrease. She would like to
375 see the secondary water meter be completed the beginning of 2015 when the irrigation season starts. She suggested
376 that the residents be informed of why this increase is necessary.
377

378 **Councilman Willden made a motion to approve Resolution R14-13 (2-18-14): A resolution amending**
379 **the City of Saratoga Springs consolidated fee schedule making this effect for the March billing cycle**
380 **and to include the findings and conditions listed by staff. The motion was seconded by Councilman**
381 **McOmber. Aye: Councilman Willden, Councilman McOmber, Councilwoman Call and Councilwoman**
382 **Baertsch. Motion was unanimous.**
383

384 **1. Directing staff to begin the secondary water metering system at the beginning of the 2015 irrigation**
385 **season.**

386
387 **9. Reports.**

388
389 The Mayor and Council had no reports to provide tonight.

390
391 Councilman McOmber made a motion to enter into closed session at for the purpose of personnel and potential
392 litigation. The motion was seconded by Councilwoman Baertsch at 7:40 p.m. Aye: Councilman McOmber,
393 Councilwoman Baertsch, Councilman Willden and Councilwoman Call.

394
395 Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Mark
396 Christensen, Lori Yates, Kevin Thurman and Spencer Kyle.

397
398 Closed session ended at 9:55 p.m.

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401 **Motion to adjourn the policy session at 9:55 p.m. was unanimous.**
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403
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405

406
407 _____
408 **Date of Approval**

Lori Yates, Recorder

**Planning Commission
Staff Report**

Code Amendments

19.02, 19.04, 19.05, 19.09

May 22, 2014

Continued Discussion and Decision

Report Date:	Thursday, May 15, 2014
Applicant:	Staff Initiated
Previous Meetings:	Subcommittee meetings; Commission Hearing May 8, 2014
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

Staff and the Subcommittee have prepared multiple amendments to the Land Development Code (Code) to continue the process of clarifying and cleaning up the Code. These amendments are to the following sections:

- 19.02 – Definitions
- 19.04 – Zones and Uses
- 19.05 – Temporary Uses
- 19.09 – Parking

On May 8, 2014, the Planning Commission held a public hearing on these changes. Following that hearing, the Commission voted to forward a positive recommendation to the City Council for sections 19.02, 19.04, and 19.09. **The Commission voted to continue their decision on section 19.05, concerning Temporary Uses,** to the May 22, 2014 meeting, pending revisions to address the concerns of the Commission as directed.

The Code Subcommittee met on May 13, 2014 to discuss Temporary Uses, and in particular review the concerns of the Commission, and also to review the standards in place in adjacent jurisdictions. The attached draft reflects the Commission direction and the input of the Subcommittee.

Recommendation:

Staff recommends that the Planning Commission review the modified amendments to Section 19.05, concerning temporary uses, and choose from the options in Section G of this report.

Options include a positive recommendation with or without modifications, continuance with specific direction on changes prior to a recommendation, or a negative recommendation.

B. Specific Request:

As discussed on May 8th, an issue has arisen with the parking requirement; in practical application it is not feasible for proposed uses to comply as most developments either do not have extra parking, or do not have clear approvals as to how much was required at time of original approval. Staff originally suggested removing the specificity, however the subcommittee could not reach a good consensus, and Staff requested Commission suggestions for potential alternatives.

During the May 8th meeting, parking was discussed. Other concerns were also discussed, including the bond requirement, business approval, competition with adjacent jurisdictions, and the City's goal of being "business friendly."

Staff contacted adjacent jurisdictions and requested information regarding their various standards for temporary uses, particularly mobile vendors (Exhibit 1). The Code subcommittee also met to review this information and provide suggestions. The resulting draft is attached (Exhibit 2), which includes the following changes:

- Removal of the parking requirement for all TUPs, replaced with a requirement for approval of businesses within 300'. This should address parking concerns that other businesses in the area may have.
- Adding garbage standards.
- Creation of a separate section for mobile food vendors, and incorporating additional clarifying standards such as duration and separation from residential areas, prohibitions on operation as a drive-through, prohibiting in park strips, and other standards.
- Reduction of the bond requirements to \$250 on private property and \$500 on public property, and creating an allowance for an annual bond for mobile food vendors.

C. 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 is being presented to the Commission for a recommendation.
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 E and F 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 D of this report. After the Planning Commission recommendation, a public hearing will be scheduled with the City Council.
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 D of this report.

D. Community Review:

Per Section 19.17.03 of the City Code, this item was noticed as a public hearing for May 8th, 2014, in the *Daily Herald*; as these amendments affect the entire City no mailed notice was required. The hearing was closed on May 8th, and the decision continued to May 22nd. As of the date of this report, public input from the owner of Waffle Love was received at the May 8th hearing, and no other comments has been received. A public hearing with the City Council will be scheduled and noticed at a later date.

E. General Plan:

Land Use Element

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

The proposed changes help to clarify previously unclear and difficult-to-implement standards to aid in responsible and orderly business, and in general help improve areas of difficulty in the Code to better assure quality of development.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

F. 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;
Complies. See Section E 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;

Complies. The amendments help make standards clearer to ensure that they are fully met, and minimize impacts of new business on the community.

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

Complies. 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 amendments are intended to ensure that appropriate standards are in place and that such standards will be effective, and promote development in accordance with the General Plan.

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.

Complies. The amendments will better protect the community through more efficient, predictable, and clear standards.

G. Recommendation / Options:

Staff recommends that the Planning Commission review the modified amendments to Section 19.05, concerning temporary uses, and choose option A below.

Option A – Positive Recommendation

The Planning Commission may choose to forward a **positive recommendation** on amendments to Section 19.05, as proposed or with modifications:

Motion: “I move to forward a **positive** recommendation to the City Council for the proposed amendments to Section 19.05 with the Findings and Conditions below:

Findings:

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections E and F of this report and incorporated herein by reference, by supporting the goals and policies of the General Plan.

2. The amendments comply with Section 19.17.04.2 as outlined in Section F of this report and incorporated herein by reference, and will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public by helping make the processes more streamlined and effective, while making standards clearer to ensure that they are fully met.
3. The amendments comply with Section 19.17.04.3 as outlined in Section F of this report and incorporated herein by reference, and will more fully carry out the general purposes and intent of the Code and any other ordinance of the City, as the amendments are intended to promote orderly growth, ensure that appropriate standards are in place and that such standards will be effective, and support the General Plan.
4. The amendments comply with Section 19.17.04.4 as outlined in Section F of this report, and incorporated herein by reference and will better protect the community through more efficient, predictable, and clear standards.

Conditions:

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

Option B – Continuance

Vote to **continue** the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision. At the next meeting, items discussed at this meeting in Work Session may be reviewed in a public hearing.

Motion: “I move to continue the Code amendments to the June 12nd meeting, with the following changes to the draft:

Option C – Negative Recommendation

Vote to forward a **negative** recommendation to the City Council for the proposed Code amendments.

Motion: “I move to forward a **negative** recommendation to the City Council for the proposed amendments to Section 19.05 with the Findings below:

Findings

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

H. Exhibits:

1. Brief summary of adjunct jurisdiction standards (page 6)
2. Section 19.05 – working copy of amendments to 19.05 (pages 7-9)

American Fork- 801-763-3000 – prohibited at this time, but not enforced.

Lehi- Christie Hutching - On the City Council Meeting for tomorrow agenda.

Draft ordinance Section 21.080. Mobile Food Vendors.

Mobile food vendors are permitted as a temporary use on private property within Lehi City limits with the following conditions:

- A. Mobile food vendors cannot be parked in a manner that impedes vehicular and pedestrian traffic flow or public safety. A minimum clearance of 15 (fifteen) feet must be kept between the mobile food vendor and any fire hydrants, utility boxes, sidewalks, handicapped ramps or building entrances.
- B. The mobile food vendor may not operate on any parking strip or other landscaped area and must be parked on a hard surface such as asphalt, concrete, or a graveled surface.
- C. Mobile food vendors must be parked a minimum of 150 (one-hundred fifty) feet from residential property or must have the permission of residential property owners within the prohibited area.
- D. Mobile food vendors cannot park within 100 (one-hundred) feet from the front door of a restaurant.
- E. Mobile food vendors cannot be parked for more than 12 (twelve) hours in a day in any one location.
- F. At no time may the mobile food vendor serve food to vehicles in a drive through manner or while the mobile food vendor vehicle is in motion.
- G. Mobile food vendors are not subject to Section 12.040 (A), Permit Duration Requirements.
- H. Approval from the Utah County Health Department must be obtained prior to opening for business.

Eagle Mountain - Business License, Mobile truck needs permission from property owner - emailed

Highland - 801-772-4515 - No language about Mobile food vendor under temporary use.

Bluffdale - Chapter 18th - Silent

Provo –Councilmen Matt Taylor has information on a draft that was submitted two months ago was not approved. I left a message for him to contact me or email the draft to me. 801-852-6120

Orem - Business license and permission from property owner.

PG – Voice mail with Barbara in planning.

Riverton- working on a future ordinance.

19.05.10. Temporary Uses.

1. **Purpose and Intent.** The purpose and intent of the Temporary Use section is to allow certain uses within the City of Saratoga Springs which are temporary, or seasonal in nature, in a manner that such uses will be compatible with the land use zone and adjacent properties. A Temporary Use, which is subject to the provisions in this Section, is a commercial business venture for which a business license is required.
2. **Uses:** the following are acceptable Temporary Uses, as defined in Section 19.02.02:
 - a. Produce Stand or Farmers Market
 - b. Fireworks Stand*
 - c. Christmas Tree Lot
 - d. Snow Shack or Ice Cream Vendor*
 - e. Pumpkin Patch
 - f. Festivals including Bazaars or Fairs
 - g. Temporary Retail (tent or sidewalk sale)*
 - h. Mobile Food Vendors*

* These uses are limited to non-residential and agricultural zones, unless occurring as part of a City approved special event, or wholly within the property boundaries of an institutional use.

3. **Standards for Temporary Uses.** A Temporary Use shall comply with the general standards as provided within this section:
 - a. Written approval from all brick and mortar businesses within 300' shall be obtained for the Temporary use.
 - b. All Temporary uses except for roadside stands require curb, gutter, and a paved surface on site.
 - b. All Temporary uses except roadside stands are required to provide sanitary facilities for waste disposal for protection of community health and safety. This may be met through agreement with a host business or through temporary restroom facilities.
 - c. All temporary uses shall provide a receptacle for garbage, and shall be responsible for garbage removal.
 - d. Night lighting shall be compatible with adjacent uses. This requires all lighting to be shielded and directed downward to avoid light spill onto adjacent properties.
 - e. All signs must comply with City adopted sign regulations.
 - f. A use and/or display may not be placed within the right-of-way or on any landscaped area.
 - g. No temporary use may occur within the clear view triangle of any intersection.
 - h. No more than one temporary use is allowed per lot or parcel at any one time, including those approved by the Planning Commission.

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Deleted: A minimum of two parking spaces shall be available, in addition to other necessary space for any off-street parking and traffic circulation generated by the Temporary Use, without obstructing required parking for any host business.

- i. When electricity will be utilized, an electrical permit must be obtained from the Building Department prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
- j. Accessibility requirements must be addressed with the Building Department prior to any sales occurring.
- k. Where required, Health Department approval shall be provided prior to operation.
- l. Where temporary structures are proposed, an inspection with the Fire Department is required prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
- m. Hours of operation shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.

3. Additional Standards for Mobile Food Vendors:

- a. A mobile food vendor shall be permitted only when hosted by an existing brick-and-mortar business, meaning a permitted business in a permanent structure.
- b. Mobile food vendors shall not be parked for more than 8 hours in a day in any one location.
- c. Mobile food vendors shall not be parked on a street or driveway, nor in a manner that impedes vehicular and pedestrian traffic flow or public safety. A minimum clearance of 15 feet must be kept between the mobile food vendor and any fire hydrants, utility boxes, sidewalks, handicapped ramps, or building entrances.
- d. At no time may the mobile food vendor serve food to vehicles in a drive through manner or while the mobile food vendor vehicle is in motion.
- e. Mobile food vendors must be parked a minimum of 200 feet from residential property or must have the permission of residential property owners within the prohibited area.

- 4. **Planning Commission Review.** When considered appropriate by the Planning Director, a Temporary Use may be referred to the Planning Commission for review.
- 5. **Permit Required.** A Temporary Use Permit and Business License shall be required for all Temporary Uses.
- 6. **Application for a Temporary Use Permit.** An application for a Temporary Use Permit shall be made to the Planning Department, in conjunction with a business license, at least 14 days prior to the date of requested use. No Temporary Use Permit shall be issued more than 90 days prior to the start of the Temporary Use period. The Planning Department may issue or deny the application for a Temporary Use Permit based on the criteria herein.
- 7. **Information Required for Application.** An application for a Temporary Use Permit shall be accompanied by the following:

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- a. Description. A written description of the proposed use including requested length of permit, location(s), structure or vehicle type, date(s) and hour(s) of operation, and any other information verifying compliance with the standards of this Code.
- b. Authorization for Use. If the applicant is not the owner of the property, the ownership shall be identified along with written evidence of permission of the owner for such use to take place, dated no more than three months prior to the application.
- c. If applicable, written approval from required brick-and-mortar businesses.
- d. Site Review. A vicinity map and site plan with sufficient information to determine the primary use of the property and the required site requirements, sanitary facilities, and availability of parking to serve the uses.
- e. Applicable fees.

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8. Duration of Temporary Use Permit.

- a. Produce stand, farmers market, snow shack, or ice cream vendor is allowed for a period not to exceed five months in a calendar year.
- b. A Christmas tree lot is allowed for a period not to exceed forty-five days each calendar year.
- c. A fireworks stand, pumpkin patch, festivals including bazaars or fairs, and temporary retail are allowed for forty-five days.
- d. A Mobile Food Vendor is allowed for a maximum of four days per month over a period of time not exceeding twelve months in a single permit. Locations and dates for the duration of the permit shall be provided at time of permit application.

9. Renewal of Temporary Use Permit. The application fee shall be reduced by 50% for all previously approved Temporary Use Permits requesting renewal that have not altered their proposal in terms of scope, layout, intensity, duration, or location(s) from the previously approved permit.

10. Bond Required. All temporary uses on private property shall post a \$250 cash bond to ensure the clean-up of the property after the use is removed; all temporary uses on public property shall post a \$500 cash bond for this purpose.

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- a. Mobile food vendors may choose to post a bond on an annual basis rather than a per-permit basis to cover all days of operation within a specified time period.

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11. Revocation of Temporary Use Permit. A Temporary Use Permit may be revoked by the Planning Director in accordance with the provisions of this section if the recipient of the permit fails to develop or maintain the property in accordance with the plans submitted, the requirements of this section, or any additional requirements lawfully imposed in connection with the issuance of the Temporary Use permit.