



Planning Commission Meeting
Thursday, October 9, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

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 and Possible Recommendation: Preliminary Plat for Sail House located at 4500 South Redwood Road, Josh Romney and Paul Linford, applicant. Presented by Kimber Gabryszak.
5. Approval of Reports of Action.
6. Approval of Minutes:
 1. September 25, 2014.
7. Commission Comments.
8. Director's Report.
9. 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.



Preliminary Plat
Sail House
October 9, 2014
Public Hearing and Concept Review

Report Date:	Thursday, October 2, 2014
Applicant:	Paul Watson
Owner:	Western States Ventures, LLC
Location:	Approximately 4500 South Redwood
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:003:0025, 57.955 acres
Parcel Zoning:	Agriculture (A), pending RR zone
Adjacent Zoning:	R-3 and PC (undeveloped Teguayo to the west)
Current Use of Parcel:	Vacant
Adjacent Uses:	Vacant (undeveloped Teguayo is to the west across Redwood)
Previous Meetings:	Concept Plan / Rezone: PC Hearing 2/13/2014; CC Hearing 3/4/2014
Previous Approvals:	Rezone to RR – Continued until accompanied by Preliminary Plat
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY:

The applicant, Paul Watson on behalf of the property owner, is requesting approval of a Preliminary Plat for the 41-lot Sail House subdivision. The applicant is proposing a gated community of one-acre lots, on private roads, utilizing septic systems.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public input, and choose from the options in Section I of this report. Options include a positive recommendation, continuance with direction on information needed to render a decision, or a negative recommendation.

B. BACKGROUND:

There are no previously approved applications on the subject property. The applicants have chosen to pursue approvals for a large-lot subdivision for the site.

The Concept Plan and related Rezone applications were reviewed by the Planning Commission on February 13, 2014, and by the City Council on March 3, 2014. At the March 3 meeting, the Council voted to continue the rezone decision until accompanied by the preliminary plat. Minutes are attached in Exhibit 5.

C. SPECIFIC REQUEST:

The applicant is requesting approval of a 41-lot subdivision consisting of one-acre lots served by septic systems, an increase of one lot from the concept plan. The property includes land adjacent to Utah Lake, and land adjacent to Redwood Road. All lots are a minimum of one acre.

The applicant originally requested consideration of a road cross-section that was not permitted in the City standards. The applicant suggested that the City adopt an additional private road standard for “rural roads” that does not include curb and gutter, and that is restricted to the A, RA, and RR zones. The City has since adopted a rural road standard similar to that proposed by the applicant, with additional requirements such as an adjacent trail. The application complies with the new City standard.

The proposed subdivision will be served by septic systems, rather than connecting to the City’s wastewater system. Septic systems are a unique request, and Staff’s analysis is outlined in Section F of this report.

Community amenities include a proposed trail on a berm along Utah Lake, a 75’ wide drainage corridor and trail, and open space along the lake. A clubhouse parcel that was originally proposed has become an additional development lot.

D. PROCESS

Preliminary Plat

Per Section 19.13, the process includes review by the Development Review Committee, a public hearing and recommendation by the Planning Commission, and final decision by the City Council.

The DRC has reviewed the plan and provided corrections. The applicants have resubmitted a revised plat that complies with all required corrections.

Following the Commission recommendation, the decision will be made by the City Council. Due to the cancellation of the November 4, 2014 Council meeting for elections, the application has been scheduled for a decision at the October 21, 2014 Council meeting.

E. COMMUNITY REVIEW:

This item has been noticed as a public hearing in the *Daily Herald*, and mailed notice sent to all property owners within 300 feet at least 10 days prior to this meeting. As of the date of this report, no public input has been received.

F. REVIEW:

Septic Tanks

The applicants propose use of septic tanks for the development. Staff has contacted the Utah County Health Department, which regulates septic tanks in the County, and also researched State law concerning the proposal.

As a result of this research, the City Code was amended in June 2014 to permit septic systems. Standards include a minimum lot size of one acre, limitation to the A, RA, and RR zones, and protection of the lake through separation requirements.

Staff recommends Health Department approval of the wastewater systems prior to final plat recordation be a condition of approval. A note is also being placed on the plat to put property owners on notice that at the time of construction, they must comply with Health Department requirements in place at time of construction.

Engineering comments

The applicants have provided a water study and infrastructure plans, which have been reviewed by the City Engineer. The water study indicates that an additional source of secondary water would be necessary to support the proposal, as the current secondary water supply is not adequate to maintain adequate pressures. The City Council could consider allowing the use of culinary water for secondary water uses such as landscaping, however the City Engineer is not in support of this option as it significantly decreases the available culinary water available in the Zone 2 system. A list of additional conditions and requirements are included in Exhibit 4.

G. GENERAL PLAN:

The site is designated partially as Low Density Residential on the adopted Future Land Use Map, and partially as Mixed Lakeshore.

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.”*

With one acre lots, the Preliminary Plat shows that the property can be developed in a way that is consistent with this use in the General Plan.

The General Plan states that the Mixed Lakeshore designation *“guides development patterns at key locations along the Utah Lake Shoreline. This designation accommodates a wide range of land-uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential and Neighborhood Commercial land uses would be considered appropriate for this land use designation.”*

The applicant has requested low density residential, and is developing in accordance with this category, which is an appropriate land use in this designation.

H. CODE CRITERIA:

19.04, Land Use Zones

- RR zone. Max density 1 unit per acre. Complies.
- Use – complies. Single Family, permitted.
- Density – complies. 41 lots, 0.725 units per acre.
- Setbacks – complies. Front 35’ (both street lines on corner), Side 12’, Rear 25’
- Lot width, depth, size, coverage – Complies. Minimum of 1 acre, 100’ width.
- Dwelling/Building size – complies. Verified at time of building permit.
- Height – complies. Will be verified at time of building permit.

- Open Space / Landscaping – complies. No requirement.
- Sensitive Lands – Complies.
 - Density – complies. Identified and not calculated into density.
 - Encroachments into lots have been taken care of.
- Trash – complies. Addressed on each lot.

19.05, Supplemental Regulations

- Flood Plain – complies. No lots in flood plain
- Water & sewage – complies. Septic & City Water per Engineering requirements
- Transportation Master Plan – See Engineering comments.
- Minimum height of dwellings – complies. Will be verified at Building Permit.
- Property access – complies.

19.06, Landscaping and Fencing – Complies.

- May need to verify with US Army Corps that proposed plantings in drainage is acceptable. Condition at time of Final Plat.
- Landscaping Plan – provided.
- Planting Standards & Design – complies.
- Amount – complies. No required open space so no required amounts.
- Additional Requirements – complies. Landscaping will be required on a per-lot basis.
- Fencing & Screening – Complies. Previous issues with privacy fencing have been corrected to reflect semi-private along the Lakeshore Trail.
- Clear Sight Triangle – complies. Verified through building permit.

19.09, Off Street Parking – complies. Provided on each lot. Minimum 20’ driveway.

19.12, Subdivisions

- Layout, lot design, phasing – **Potential Issues.**
 - Required to have connectivity to other neighborhoods. 19.12.06.1.c. states: *“The City will require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.”*
 - The applicants desire a gated community and as a result only one access is provided, and no connectivity to north and south. Staff recommended during Concept Plan that the developer consider extending one of the internal roads to the subdivision edge to the north to provide the potential for additional connection to future adjacent development.
 - Potential solutions include:
 1. The provision of a road with an emergency gate to the north.
 2. The provision of a public trail connection through the cul-de-sac to the north. (A large trail corridor is already provided to the South.)
 3. The provision of a road easement to the north for potential future connectivity.
 - **Commission discussion is requested.**
- Block length – complies.

- Access – complies. Less than 50 lots on one access.
 - The proposal does include one access onto Redwood Road, which will require UDOT approval.
- Pending requirement for no driveways next to Redwood – complies. Driveway access has been prohibited on Sail House Drive per recommendations in Concept plan process.

Section 19.13, Process

- General Plan – complies. Low Density Residential.
- Natural Features – complies, preserved where possible.

19.25, Lake Shore Trail – Complies.

- Provided along shore of lake.

19.27, Addressing – Complies.

- Previous duplicate road name has been changed.

Other:

Slopes – there is potential for slopes over 30% to be disturbed. The City Engineer is ensuring that Code compliance is met. The Canal is to be filled in, removing most of the sensitive lands from the site.

Wastewater – the proposal includes the use of septic systems. As proposed, they comply with City Code standards including 100’ setback from Utah Lake, minimum lot size, and appropriate zone district.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and choose from the options below.

Option 1, Staff Recommended

“I move to forward a **positive** recommendation to the City Council for the Sail House preliminary plat on parcel 16:003:0025, as outlined in Exhibit 3, with the Findings and Conditions below:”

Findings

1. With appropriate conditions, the preliminary plat complies with the requirements of Section 19.04, Land Use Zones, as outlined in Section H of this report.
2. The preliminary plat complies with the requirements of Section 19.05, Supplementary Regulations, as outlined in Section H of this report.
3. The preliminary plat complies with the requirements of Section 19.06, Landscaping and Fencing, as outlined in Section H of this report.
4. The preliminary plat complies with the requirements of Section 19.09, Off Street Parking, as outlined in Section H of this report.
5. The preliminary plat complies with the requirements of Section 19.12, Subdivisions, as outlined in Section H of this report, and through the provision of a _____ connection.
6. The preliminary plat complies with the requirements of Section 19.25, Lake Shore Trail, as outlined in Section H of this report.

Conditions:

1. All requirements of the City Engineer shall be met as outlined in Exhibit 4.

2. Connectivity shall be provided to the north through _____.
3. Health Department feasibility approval for the septic systems shall be provided prior to Final Plat approval.
4. Any other conditions added by the Commission. _____
5. _____

Option 2

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

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

Option 3

"I move to forward a **negative** recommendation the Sail House preliminary plat on parcel 16:003:0025, as identified in Exhibit 3, with the Findings below:

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

J. Exhibits:

- | | |
|---------------------------------------|---------------|
| 1. Location & Zone Map | (page 7) |
| 2. Concept Plan | (page 8) |
| 3. Preliminary Plat | (pages 9-10) |
| 4. City Engineer's Report | (pages 11-13) |
| 5. March 4, 2014 City Council Minutes | (pages 14-15) |

Sail House Subdivision Zoning & Location

Exhibit 1
Location / Zone



S:\GIS\Maps\Planning_Dept\Zoning\SailHouse\Zoning.mxd

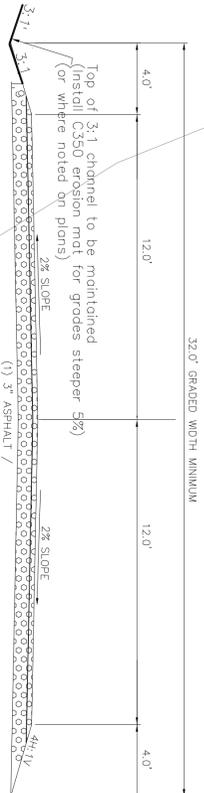
CONCEPT SITE PLAN 1-14-14

LIGHTHOUSE COVE
DEVELOPMENT, INC.
16-003-0008

Legal description

Commencing N 78°05'45" E 71.64 feet and N 00°36'40" E 2,332.16 feet and along a curve to the left (chord bears: N 115°61'00" W 498.39 feet, Radius=1,178.14 feet) and N 00°18'08" E 1,227.38 feet and S 89°59'08" W 713.02 feet and N 311°4'56" W 242.75 feet from the West Quarter Corner of Section 29, Township 6 South, Range 1 East, Salt Lake Base & Meridian, thence N 311°4'56" W 623.47 feet; thence N 25°01'05" W 938.84 feet; thence N 89°55'55" E 1,660.92 feet; thence S 00°01'4" W 429.14 feet; thence N 89°41'49" E 584.73 feet; thence S 08°24'55" E 968.15 feet; thence S 89°55'55" W 1,666.71 feet to the point of beginning. Parcel contains 56.47 ac.

PROPOSED ROAD X-SECTION



EAST 1/4 CORN
SEC 19, FOUND
BRASS CAP
16-004-0003

Exhibit 2
Concept Plan



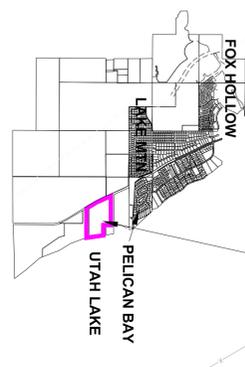
LEGEND

- PROPERTY BOUNDARY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED SEWER (ON SEPTIC TANKS)
- DRAINAGE DIRECTION
- PROPOSED STORM DRAIN CHANNEL
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE DRAIN
- EXISTING POWER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EROSION CONTROL MAT
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- PROPOSED TRAIL

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA
C10	145.88'	356.00'	144.86'	S191°39'E	237°8'40"
C15	23.86'	15.00'	21.38'	S14°04'26"W	90°53'35"
C16	23.33'	15.00'	21.05'	N25°53'34"W	89°36'35"
C17	24.99'	15.00'	22.20'	S84°33'39"E	95°28'10"
C18	13.64'	15.00'	13.17'	S85°34'09"W	52°06'00"
C20	20.32'	15.00'	18.80'	N81°07'08"E	77°37'35"
C22	100.84'	55.00'	87.29'	S72°54'4"W	105°32'39"

PROJECT LOCATION

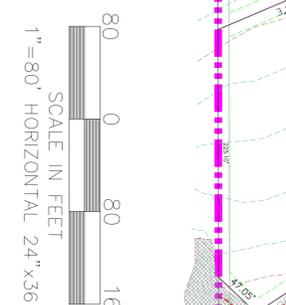


VICINITY MAP

NOTES

- Overall ac=56.46 ac
- current open space=6.45 ac
- 30% and greater slope = 1.45 ac
- 40 total lots planned
- typ. lot 150' x 290' = 1 AC

SCALE IN FEET



SAIL HOUSE (MENDENHALL #2) CONCEPT
OVERALL SITE PLAN
Saratoga Springs, Utah

1-14-14
PLOT DATE

PROJECT NUMBER

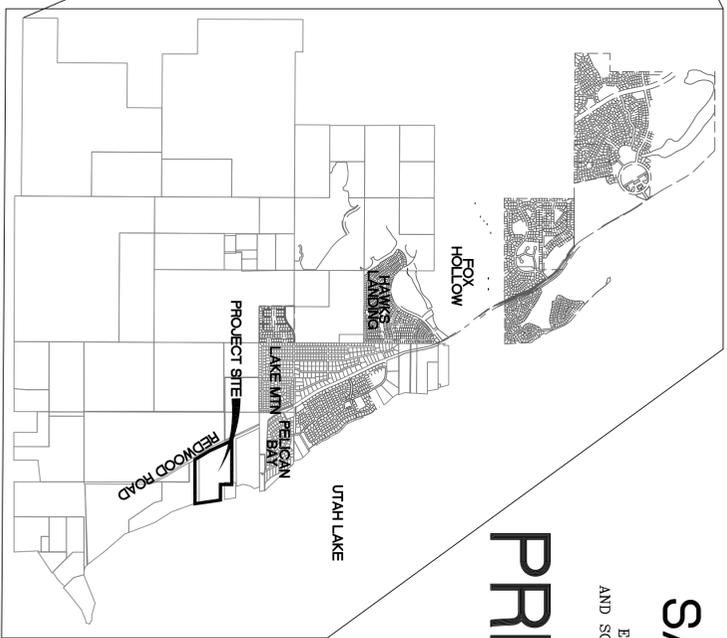
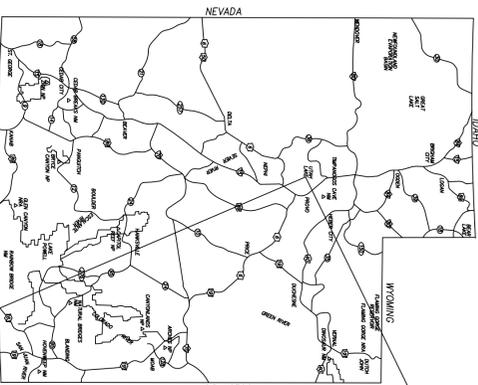
DBASE - SAIL HOUSE
DRAWING FILE

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

ORIG. DATE:	12-14-11
SURVEY BY:	DRS
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=80'

NO.	DESCRIPTION	DATE	APP'D



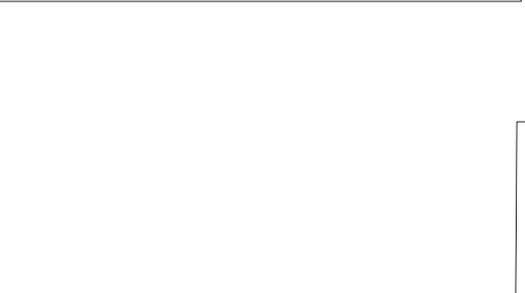
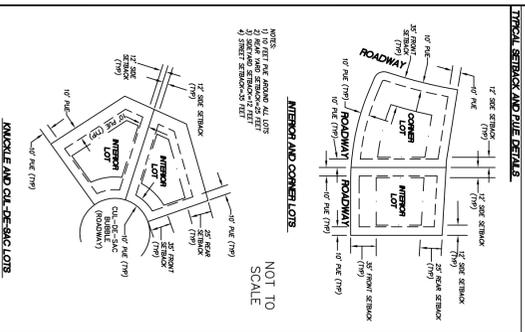
SAIL HOUSE PHASE 1

PRELIMINARY PLAT

LOCATED IN
EAST 1/2 OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST/
AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH

VICINITY MAP
NOT TO SCALE

- EAT/NOTES**
- 1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the _____ day of _____, 20____.
 - 2) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
 - 3) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
 - 4) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
 - 5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds are posted by the current owner of the project pursuant to city code.
 - 6) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.
 - 7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees are paid and water rights are secured for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.
 - 8) All open space and trail improvements located herein are to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.
 - 9) Any reference herein to owners, developers, or contractors shall apply to successors, assigns, and assigns.
 - 10) There are no private streets in this development phase.
 - 11) Lots are subject to Home Owners Association Bylaws, Articles of Incorporation and CCRs.
 - 12) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.
 - 13) Lots shall be subject to Health Department wastewater requirements in place at the time of building permit application; preliminary precipitation subdivision feasibility tests are not guaranteed that lots will be eligible for septic permit.
 - 14) Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions of all times for flood control purposes. Ditches to be maintained by the HOA.
 - 15) No septic system may be located within 100' of the compromise line of Utah Lake.
 - 16) All lots adjacent to undeveloped land are subject to Wildland Urban Interface requirements and 30' buffer regulations per code.



CORNER	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	13.86'	15.00'	13.46'	S84°50'27"W	5°18'40"
C2	60.18'	1000.00'	60.17'	S86°42'12"E	3°28'53"
C3	62.82'	1000.00'	62.81'	S86°46'45"E	3°35'58"
C4	14.85'	15.00'	14.28'	S40°39'38"E	56°59'07"
C5	20.06'	972.00'	29.06'	S89°28'07"E	1°42'46"
C6	144.54'	1000.00'	144.41'	N72°34'05"W	8°16'53"
C7	148.58'	1028.00'	148.45'	N72°34'05"W	8°16'53"
C8	150.59'	972.00'	150.29'	S75°54'32"E	11°14'05"
C9	22.68'	15.00'	20.58'	N43°33'38"W	86°37'46"
C10	41.38'	503.00'	41.37'	N12°16'39"E	4°42'49"
C11	43.03'	503.00'	43.02'	N12°17'00"E	4°54'07"
C12	23.56'	15.00'	21.00'	S4°38'55"W	88°48'53"
C13	103.48'	51.00'	103.32'	N42°01'18"E	11°09'56"
C14	103.48'	51.00'	103.32'	N42°01'18"E	11°09'56"
C15	352.29'	503.00'	348.82'	N10°37'00"W	60°34'56"
C16	180.52'	503.00'	179.65'	N02°59'58"W	20°34'27"
C17	150.08'	1000.00'	150.51'	S89°35'07"E	6°37'55"
C18	130.91'	1028.00'	130.82'	N85°05'00"W	7°17'46"
C19	23.98'	1028.00'	23.98'	N89°23'59"W	1°20'12"
C20	20.32'	15.00'	18.80'	N51°07'08"E	77°37'35"
C21	20.32'	15.00'	18.80'	N51°07'08"E	77°37'35"
C22	23.59'	15.00'	21.23'	N45°01'26"W	90°39'59"

CORNER	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C23	218.59'	55.00'	100.60'	S53°50'13"E	22°24'25"
C24	80.23'	55.00'	73.31'	N89°21'06"E	8°33'45"
C25	33.86'	55.00'	33.32'	N28°56'42"E	35°16'08"
C26	104.50'	55.00'	89.48'	S53°51'19"W	108°51'51"
C27	68.23'	319.00'	68.10'	S8°08'25"E	12°15'17"
C28	109.31'	376.53'	108.92'	N81°04'46"W	16°37'58"
C29	187.66'	347.00'	188.38'	S15°28'27"E	30°59'10"
C30	104.29'	319.00'	103.82'	S21°36'00"E	18°43'52"
C31	93.50'	373.22'	93.25'	S75°43'23"E	8°39'56"
C32	23.44'	15.00'	21.12'	S75°43'23"E	8°39'56"
C33	23.69'	15.00'	21.30'	N14°16'37"E	80°29'04"
C34	23.80'	15.00'	21.39'	S14°03'10"W	90°33'25"
C35	13.84'	15.00'	13.17'	N33°08'09"E	92°06'00"
C36	13.84'	15.00'	13.17'	S85°34'03"W	82°06'00"
C37	13.84'	15.00'	13.17'	S85°34'03"W	82°06'00"
C38	69.81'	55.00'	63.22'	S53°51'19"W	72°43'39"
C39	67.52'	55.00'	63.38'	S53°51'19"W	70°20'11"
C40	138.48'	55.00'	103.73'	N77°59'14"E	14°108'10"
C41	56.57'	60.00'	54.50'	S85°16'28"E	54°10'24"
C42	72.81'	60.00'	70.32'	S79°13'18"W	52°08'34"
C43	72.81'	60.00'	70.32'	S79°13'18"W	52°08'34"
C44	31.15'	80.00'	30.95'	S03°43'35"E	22°18'31"

CORNER	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C46	137.91'	80.00'	121.46'	S59°57'49"W	98°46'17"
C47	54.79'	79.92'	53.72'	N50°10'56"W	39°18'46"
C48	37.24'	328.00'	37.22'	S81°16'00"E	6°20'17"
C49	40.42'	359.00'	40.39'	N59°16'00"E	6°20'17"
C50	23.88'	444.00'	23.27'	N45°30'58"E	3°00'13"
C51	144.91'	500.00'	144.77'	S85°47'50"E	8°32'30"
C52	125.46'	500.00'	125.18'	S80°17'16"W	14°22'49"
C53	218.10'	444.00'	215.81'	N70°05'24"E	28°08'39"
C54	286.59'	472.00'	283.45'	N65°31'18"E	31°08'52"
C55	286.59'	472.00'	283.45'	N65°31'18"E	31°08'52"
C56	151.46'	500.00'	150.88'	S70°34'20"W	17°21'19"
C57	151.46'	500.00'	150.88'	S70°34'20"W	17°21'19"
C58	13.85'	15.00'	13.37'	S89°17'25"E	5°22'45"
C59	44.31'	472.00'	44.29'	N88°51'05"E	5°22'45"
C60	44.31'	472.00'	44.29'	N88°51'05"E	5°22'45"
C61	44.31'	472.00'	44.29'	N88°51'05"E	5°22'45"
C62	39.73'	328.00'	39.70'	S40°10'41"E	6°36'23"
C63	39.73'	328.00'	39.70'	S40°10'41"E	6°36'23"
C64	67.29'	55.00'	67.17'	N62°58'29"W	11°45'13"
C65	19.32'	15.00'	18.01'	N24°36'07"E	73°48'25"
C66	57.24'	55.00'	54.69'	N31°41'28"E	59°37'43"
C67	112.29'	55.00'	94.64'	S85°53'12"E	117°29'35"

CORNER	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C68	31.25'	55.00'	30.83'	S60°05'25"W	32°33'10"
C69	145.88'	358.00'	144.86'	S19°38'E	22°28'40"
C70	134.40'	328.00'	133.46'	S19°38'E	22°28'40"
C71	24.89'	15.00'	22.20'	S70°54'18"E	18°28'10"
C72	106.54'	328.00'	106.37'	N23°30'01"W	18°39'50"
C73	97.12'	300.00'	97.29'	N23°30'01"W	18°39'50"
C74	22.28'	475.00'	22.28'	S29°37'18"E	2°41'16"
C75	87.91'	503.00'	87.80'	N25°39'47"W	10°00'49"
C76	92.80'	151.00'	92.89'	N25°39'47"W	10°00'49"
C77	22.05'	15.00'	20.12'	N63°30'40"W	84°13'07"
C78	22.05'	15.00'	20.12'	N63°30'40"W	84°13'07"
C79	39.65'	503.00'	39.64'	N23°01'15"E	89°28'59"
C80	50.61'	300.00'	50.65'	N19°24'43"W	4°31'01"
C81	50.61'	300.00'	50.65'	N19°24'43"W	4°31'01"
C82	315.12'	475.00'	309.37'	S91°26'18"E	38°03'36"
C83	67.20'	510.00'	67.10'	N56°56'57"W	9°24'31"
C84	43.87'	280.00'	43.81'	S89°49'47"W	9°39'59"
C85	55.34'	328.00'	55.27'	N89°49'47"W	9°39'59"
C86	8.65'	40.00'	8.63'	N71°21'33"E	12°23'32"
C87	12.87'	40.00'	12.82'	S55°56'32"W	18°26'39"

CORNER	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C88	191.27'	338.00'	191.24'	S29°20'40"E	31°43'27"
C89	430.74'	430.46'	430.46'	N27°22'42"W	7°10'28"
C90	145.84'	338.00'	145.82'	S29°43'03"E	22°28'46"
C91	231.98'	338.00'	231.92'	S29°43'03"E	22°28'46"
C92	174.29'	338.00'	174.27'	S29°43'03"E	22°28'46"
C93	376.06'	1000.00'	372.86'	S79°19'25"E	21°29'21"
C94	65.13'	60.00'	61.99'	S35°36'48"E	62°08'30"
C95	55.92'	60.00'	53.92'	N21°11'14"E	53°23'56"
C96	126.05'	60.00'	104.12'	S75°55'40"E	12°22'16"
C97	42.21'	1000.00'	42.20'	S75°55'40"E	12°22'16"
C98	40.30'	1000.00'	40.30'	S80°16'53"E	21°18'53"
C99	15.71'	15.00'	15.00'	S30°11'14"W	60°00'00"

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

BROMAG
Land Surveying
9229 South Redwood Road, Suite A
West Jordan, UT 84088
Phone (801) 659-2416 email BROMAG@LIVE.COM

GATEWAY CONSULTING, inc.
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

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

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

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

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

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

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

FIRE CHIEF APPROVAL

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

PREPARED FOR

Western States Ventures
362 W Pleasant
S.C. UT 84101

NOTE: Downgrade easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep oil above and below grade of infrastructure and appurtenances in a reasonable condition and state of repair. The undersigned hereby certifies that the plat is a true and correct representation of the actual conditions on the ground and that the same are in accordance with the approved plat and that the same are in accordance with the approved plat and that the same are in accordance with the approved plat.

SARATOGA SPRINGS ATTORNEY APPROVAL

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

LEHI CITY POST OFFICE

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

PLANNING COMMISSION REVIEW

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

SARATOGA SPRINGS ENGINEER APPROVAL

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

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

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

LEHI CITY POST OFFICE

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

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a registered Land Surveyor and that I hold License Certificate No. _____ in accordance with the Professional Engineers and Land Surveyors Licensing Act, found in Title 38, Chapter 22 of the Utah Code. I and my assistants have surveyed and measured the above described land and have 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 54-86-2, 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 30 days, the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

COMMENCING N 79°05'45"E 71.64 FEET AND N 0°36'40"E 2,351.16 FEET AND ALONG A CURVE TO LEFT (CHORD BEARS N 17°58'00"W 988.39 FEET, RADIIUS 1,178.14 FEET, B'X 0°18'06"E 1,227.58 FEET AND S RADIUS 1,178.14 FEET, CHORD BEARS N 17°58'00"W 988.39 FEET, RADIIUS 1,178.14 FEET, B'X 0°18'06"E 1,227.58 FEET, THENCE N 31°04'57"W 62.37 FEET, THENCE N 31°04'57"W 58.84 FEET, THENCE N 55°55'57"E 1,660.02 FEET, THENCE S 0°01'14"W 429.14 FEET, THENCE N 89°41'49"E 34.73 FEET, THENCE S 08°24'57"E 968.15 FEET, THENCE S 89°55'55"W 1,666.71 FEET TO BEG. AREA CONTAINS 56,47 AC.

SAIL HOUSE PHASE 1

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 claims, damages, losses, and expenses, including reasonable attorney's fees, incurred by the City in the maintenance and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this day of _____, A.D. 20____.

OWNERS DEDICATION

OWNERS DEDICATION

LICENSE No. _____ DATE: _____

OWNERS ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Utah }
On the _____ day of _____, A.D. 20____, personally appeared before me the undersigned Notary Public in and for the County of Utah in said State of Utah, the signed (1) of the above Owner's declaration, _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: Notary Public residing at _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH } S.S.
County of Utah }
ON THE _____ DAY OF _____, A.D. 20____, WHO BEING BY ME DULY PERSONALLY APPEARED BEFORE ME, THAT HE, THE SAID _____ IS THE PRESIDENT AND THE CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ SAID _____ EXECUTED THE SAME KNOWING THE SEAL, APPROVED THE SEAL, OF SAID CORPORATION, COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PUBLIC INTEREST AND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____

CITY MAYOR _____ ATTEST: _____ CITY RECORDER (SEE SEAL BELOW)

SAIL HOUSE PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

LAND SOLUTIONS PARTNERS

HARBOR POINT LLC
16-003-0034
670 W Shepard Lane
Farmington, UT 84025
Found Existing 5/8" Rebar
R Cap 0.21 West of
Property Corner

LIGHTHOUSE COVE
DEVELOPMENT, INC.

16-003-0008
1628 Park Pl
Park City, UT
PO Box 981014

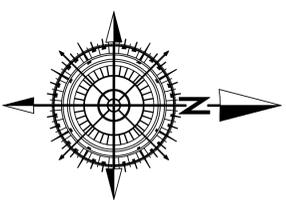
SAIL HOUSE PHASE 1

LOCATED IN
EAST 1/2 OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST/
AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH

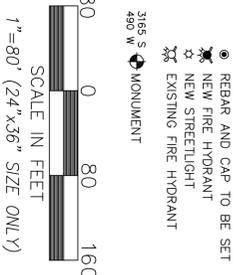
Found Existing 5/8" rebar with milled cap @ Property Corner
Found Existing 5/8" rebar with milled cap @ Property Corner
Found Existing 5/8" rebar with milled cap @ Property Corner
Found Existing 5/8" rebar with milled cap @ Property Corner

LIGHTHOUSE COVE DEVELOPMENT, INC.
16-004-0003

EAST QUARTER CORNER SECTION 19, FOUND BRASS CAP SET IN CONCRETE
BENCHMARK ELEV: 4527.77
N 89°41'49" E 584.73



- LEGEND**
- REBAR AND CAP TO BE SET
 - NEW FIRE HYDRANT
 - NEW STREETLIGHT
 - EXISTING FIRE HYDRANT
 - 490 W MONUMENT
 - 3165 S MONUMENT
 - 30% SLOPE
 - PUBLIC TRAILS
 - SECTION LINE
 - CENTER LINE
 - PLUJ. LINE
 - SETBACK LINE



BROMMAG

Land Surveying

9299 South Redwood Road, Suite A
Farmington, UT 84025
Phone (801) 859-2416 email BROMMAG@LIVE.COM



GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTHW. JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: SEP 10, 2014
File: SAIL HOUSE



Adjusted Location of Point of Beginning
9.96' Deed Overlap

TAYLOR, MAE MENDENHALL
16-005-0015
2954 E Morley Pl
SLC, UT 84109

SECTION LINE BASIS OF BEARING
N 06°18'06" E 2,639.13

PLAT 1 SAILHOUSE SP-2

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Sailhouse
Date: October 9, 2014
Type of Item: Preliminary Plat Approval



Exhibit 5
Engineering
Report

Description:

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

B. Background:

Applicant: Western States Ventures – Paul Watson
Request: Preliminary Plat Approval
Location: Approximately 4500 South Redwood Road
Acreage: 56.47 acres - 40 lots

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

D. Conditions:

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

- G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- J. Project shall comply with all ADA standards and requirements.
- K. 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.
- L. Developer shall grade out the existing abandon canal without impacting and/or disturbing wetlands.
- M. The developer shall follow the outlines set for in the City's Culinary, Secondary, Sewer, and Storm Drain Master Plans.
- N. Developer shall provide turn-around's at all temporary dead ends greater than 150-ft compliant with International Fire Code and City Standards.
- O. Developer shall improve and dedicate, to City standards, the required half width of Redwood Road along the entire frontage.
- P. Developer shall provide and install formal landscaping and irrigation systems in all, detention basins areas.
- Q. Developer shall provide a lakeshore and drainage corridor trails in accordance with the City's trails Masterplan. The lakeshore trail shall be above the 100-yr high water elevation in all locations and immediately adjacent to property lines where possible.
- R. Developer shall ensure all sensitive lands are placed in protected open space an out of residential lots.

- S. Developer shall preserve natural drainages to the maximum extent practical and shall maintain a minimum setback of 100-ft from top of bank to the nearest structure unless adequate erosion control mitigation can be provided to justify the use of a lesser setback on the recorded plat. All trails and home finish floor elevations shall be a minimum of 2-ft above the 100-yr high water elevation of any adjacent drainage, lake, or waterway.
- T. Developer shall provide a comprehensive storm water model showing the 100-yr flow high water boundary along the natural drainages as well as a minimum freeboard of 2'. No lot shall contain any part of the drainage below the top of existing bank or the 2-ft freeboard boundary, whichever is the greater distance from the drainage flow line.
- U. Any culverts installed in the natural drainages shall be designed to convey the 100-yr flow with a minimum freeboard of 18 inches.
- V. Developer shall show on final construction drawings and build with each plat all master planned infrastructure as directed by the City Engineer. Utility mains shall be extended to the boundaries of each plat to facilitate.
- W. Developer shall provide wetland delineation from a qualified professional and comply with all local, state, and federal requirements regarding their disturbance.

184 **Councilwoman Call** sees the value of strategic planning. This can be utilized for years to come through the Economic
185 Development department. She supports the 3 months process.

186
187 **Councilwoman Baertsch** asked if each option provides training.
188 **Mark Christensen** said yes all options provide training.

189
190 **Councilman Willden** this is the right time for this planning and favors for option #1 or the hybrid of option #1 and #2.

191
192 **Councilwoman Call made the motion to approve the professional service contract for strategic planning in the**
193 **amount of \$22,800 for the 3 months option #2 directed by the Council. Seconded by Councilman Poduska.**
194 **Aye: Councilwoman Call and Councilman Poduska. Nay: Councilwoman Baertsch, Councilman Willden and**
195 **Mayor Miller. Motion died.**

196
197 **Councilman Willden made the motion to approve the professional service contract for strategic planning of**
198 **option #1 in the amount of \$39,100. Seconded by Councilwoman Baertsch. Aye: Councilman Willden,**
199 **Councilwoman Baertsch and Councilman Poduska. Nay: Councilwoman Call. Motion passed 3 to 1.**

200
201 **6. Public Hearing: Rezone and Concept Plan for Sail house located at approximately 4500 South Redwood**
202 **Road, Paul Watson, applicant.**

203
204 **Kimber Gabryszak** presented the rezone and concept plan for Sail House with the Council.

205
206 **Josh Romney**, applicant indicated that this vision is to offers larger lots. The expense for this development will be
207 providing the sewer system but is shooting for the rural feel and private community. Several water table tests have been
208 completed and no problems were detected.

209
210 **Mayor Miller opened public input.**

211
212 **Ryan Poduska** said his is pleased with the proposed plan but is curious with regards to the secondary water plan.

213
214 **Chris Porter** is in favor of allowing for septic tanks on lots of this size. Would be concerned with no curb or gutters
215 installed and the potential rains washing the roads out and the cost this may bring to the city for repairs.

216
217 **Councilwoman Baertsch made a motion to closed public input. Seconded by Councilwoman Call. Aye:**
218 **Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman Poduska. Motion passed.**

219
220 Paul Watson, applicant is presented to answer any questions the Council might have.

221
222 **Councilwoman Baertsch** expressed that she likes the concept plan and is fine with the idea of septic tanks being
223 installed to the area. She asked if the City Engineer could address the secondary water concerns.

224 **Jeremy Lapin** stated that secondary water source would be a success but we will be working with the applicant on
225 possible options for this use.

226 **Councilwoman Baertsch** asked if the lots be large enough to use agricultural wells.

227 **Jeremy Lapin** all new development must purchase city water.

228 **Councilwoman Baertsch** would like to see the rezone be continued until the preliminary plat is in progress.

229
230 **Councilman Willden** likes the concept plan. He would like to see that the property owners have the option to hook up
231 to the City's sewer system in the future if septic tanks are installed.

232
233 **Councilwoman Call** favors the lots, the secondary water and the septic tanks system as long as the steps through the
234 health department requirements are met. The trail located on the east side could be costly and encourage the applicant
235 to work with Forestry, Fire and State Lands regarding this matter. If a rural road is going to be considered then the
236 Code will need to be amended, but would like to see staff's recommendation regarding this issue. Overall project is
237 great.

238
239 **Councilman Poduska** asked if there is room in some of the lots for a drain and replacement fields.

240 **Paul Watson** stated that the square footage is still there to allow for it.

241 **Councilman Poduska** this is a nice addition to the area.

242
243 **Mark Christensen** noted that there is a need for a trail system for this development and asked the applicant to
244 contemplate the connectivity to trails located to the north of this development.

246 **Kevin Thurman** the Utah Code requires all improvements to be in or bonded for prior to the plat being recorded and
247 will need to be addressed with the applicant.
248

249 **Councilwoman Baertsch made a motion to continue the rezone until preliminary plat, with direction to the**
250 **applicant to work with the Health Department on approval of septic and with staff on the secondary water issues**
251 **and to staff to work on a code change to allow for septic systems and a rural road cross section. Seconded by**
252 **Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman**
253 **Poduska. Motion passed.**
254

255 **7. Reports:**
256

257 **Councilwoman Call** reported that the Lake Commission is meeting for strategic planning session at the end of the
258 month and if anyone has any items to discuss to submit those to her soon so they can be placed on the agenda. EDCU
259 had all of the project managers out to Saratoga Springs with developers and property owner who toured the area and
260 they are on board for upcoming marketing. There is a community open house being held Thursday, March 27th which is
261 being put on by the American Fork Hospital. There will be several free activities and invite the community to attend.
262 Due to a request from the Jordan River Commission we are possibly looking at increasing the Jordan River study area
263 to include more of the Jordan River. She will report more as it develops.
264

265 **Councilman Poduska** briefed the Council on a site tour that he took of surrounding amphitheaters.
266

267 **Councilwoman Baertsch** indicated that as a council we need to look at what we want the future amphitheater to be
268 exactly. There are huge differences in construction and cost depending on our goals. Will we want to just look at local
269 theater or are we going to try and host big commercial concerts.
270

271 Councilwoman Baertsch made a motion to enter into closed session at 8:30 p.m. for the purpose of land acquisition and
272 litigation. Seconded by Councilwoman Call.
273

274 Present was Mayor Miller, Councilman Poduska, Councilman Willden, Councilwoman Baertsch, Councilwoman Call,
275 Mark Christensen, Kevin Thurman, Spencer Kyle and Lori Yates.
276

277 Adjourned closed and policy at 9:15 p.m.
278

279
280
281 July 1, 2014
282 Date Approved
283

284
285 [Signature]
286
287 Jim Miller, Mayor
288

289
290
291 [Signature]
292 Lori Yates, City Recorder



City of Saratoga Springs
Planning Commission Meeting
September 25, 2014

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

Planning Commission Minutes

Present:

Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Eric Reese, Hayden Williamson,

Staff: Sarah Carroll, Nicolette Fike

Others: Tyler White, Brian Morrow, Mike Kelly, Curtis Leavitt

Excused: Kara North, Jarred Henline

Call to Order - 6:32 p.m. by Jeff Cochran

Pledge of Allegiance – led by Tyler White

Roll Call – Quorum was present

Public Input Open by Jeff Cochran

No public input at this time.

Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Site Plan and Conditional Use for Vista Heights located at 612 West Pony Express Parkway, Evans and Association Architects, applicant.

Sarah Carrol presented the plan to the commission. The site includes a church building, a pavilion, a storage building, and associated parking and landscaping. The applicant is requesting the sod requirement be reduced to 33% sod for this site. In exchange for this reduction they are willing to exceed all of the plant count requirements and are proposing: 99 deciduous trees at 2.5” caliper, 25 evergreen trees at 7’-8’ eight, 630 five-gallon shrubs, 70 perennial plants and 78 grasses.

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

Public Hearing Open by Jeff Cochran

No comments at this time.

Public Hearing Closed by Jeff Cochran

Kirk Wilkins thanked the applicant for changes made in lighting and the entrance move. He was ok with the sod reduction and increased plants to give shade and look nice.

Eric Reese asked about the entrances and if a median was put in on Pony Express which entrance would it impact.

Sarah Carrol said if it went in it would only impact one entrance and they weren’t totally sure which entrance that would be at this time.

Eric Reese appreciated the changes made to the plans as well and thought it was good.

Hayden Williamson appreciated the changes to lighting and parking, he was ok with the reduction in sod.

Sandra Steele was ok with the reduction in sod with the increased shrubs and trees. She had a problem with the accessible parking spaces, she noted they should be located on the shortest accessible route of travel and she didn’t believe this fit that requirement.

Jeff Cochran asked the applicant if there was a reason the handicapped stalls weren’t closer to the main entrance.

Chad Spencer said there were a number of reasons some were technical and that they met the intent of the code as it was but they would look at it. He knew there were some conflicts with unloading and issues with ramps and how the landscaping had to drain. They didn’t want ice to form and be a danger.

Jeff Cochran thanked him for his answers and appreciated the xeriscape and conservation of water.

Chad Spencer wanted to point out that they had to add 8 light poles to meet the minimum light standards.

Motion by Kirk Wilkins Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the Vista Heights Site Plan and Conditional Use Permit on property located at 612 West Pony Express Parkway, with the findings and conditions found in the Staff Report. Seconded by Hayden Williamson

Sandra Steele asked if the motion could include trying to get the parking spaces on the shortest accessible route.

Kirk Wilkins asked applicant if he could work with staff to try and meet that request with staff without making it a condition.

Chad replied that he could.

Sarah Carroll thinks there could be a small change to meet that recommendation.

Kirk Wilkins thinks it meets the intent as stated and is not adding that condition as a requirement.

Aye: Sandra Steele, Hayden Williamson, Eric Reese, Jeffrey Cochran, Kirk Wilkins. Motion passed unanimously

5. Public Hearing and Possible Recommendation: Preliminary Plat for Mallard Bay located at between 2800 South and 3000 South and Redwood Road, Holmes Homes, applicant. *(Item Continued from the September 11, 2014 Planning Commission meeting)*

Sarah Carroll presented the Preliminary Plat. She shared changes that have been made to the plans, applicant requests and Staff recommendations. The applicant would like privacy fencing and an entrance sign.

Curtis Leavitt, for applicant, had a presentation to share. He shared their fencing proposal; their thoughts were that they would like to put in a concrete privacy style fence for aesthetics as well as a sound barrier for residences. He had a few examples from around the city. He had examples where homeowners put in a privacy fence behind a semi-private fence and wanted to avoid that problem. They would like to have an entrance monument for nice curb appeal.

Bryan Morrow, representing Rhino Rock Fencing, explained the product for fencing. He also noted areas where homeowners try to make their yards more private by placing other products behind the main semi-private fences.

Curtis Leavitt also spoke about the open spaces and how they wanted all the city residents to use it, and they are requesting that the City accept all of the open space as public open space.

Public Hearing Open by Jeff Cochran

No public comments given.

Public Hearing Closed by Jeff Cochran

Sandra Steele commended the developer on the naming of the development and the creative naming of the streets and the signage that gives it a nice sense of place. She thinks without an HOA the areas open space areas will deteriorate. She noted at the last Planning Commission meeting that there is pending ordinance that semi-privacy will be required along Redwood Road. She noted it was to protect the view. She is against the privacy fencing. She is concerned about the trails between the homes and who would maintain that area if they didn't have an HOA. As a general rule she is against HOA's but in small areas like this, with entrance area and trails she is concerned about it becoming a no-man's land and suggested an HOA to just take care of those areas. She noted that the city has not liked to take care of parks that are under 5 acres because of the loading and unloading equipment and time. She asked about the number of access points to the lake and noted that handicap van accessible parking spaces needed to be provided at each entrance. She asked about the size of the parking spaces.

Curtis Leavitt responded to questions of the size for the parking spaces. They are 20 feet deep and the parking isle is 25 feet deep and the strips of landscaping on either side are 5 or 6 feet.

Sandra Steele thought when they are requiring public restrooms at a park that it should be the city who maintains that. She asked about the landscaping at the north end of the Redwood Road area and if the sensitive area was native vegetation. She is concerned about that because it is what they did along the golf course and she thinks it doesn't look good and has been taken over by thistles and weeds. She asked if it was a requirement that it be natural.

Sarah Carroll said she would need to check with Engineering.

Sandra Steele would prefer to see it xeriscaped, if they had to make a choice.

Hayden Williamson addressed the fencing; he understood the noise issues and would support the privacy if it wouldn't go against code. He is in favor of the city taking over the open space for areas that are trail connectives for the city, but they could figure out how to maintain their smaller parks. He doesn't see the smaller parks getting a lot of use from the whole city.

Eric Reese asked applicant why they didn't want to have an HOA.

Curtis Leavitt replied it was to give the owners the right to own their lots fee simple and not having an HOA to dictate a lot of things they could and couldn't do. They would have to qualify for their loan with an HOA fee in the background.

Eric Reese then asked if he would be willing to entertain having a limited HOA just to maintain some areas.

Curtis Leavitt indicated that the challenges are insurance and resell-ability. If there were a tremendous amount of amenities he could see having an HOA.

Eric Reese would encourage applicant to look into an HOA to take care of the open space. For the fencing, he asked if they could put a berm along the trail to help with privacy.

Sarah Carroll indicated that a berm was required by the city.

Mike Kelly said there is a trail corridor that they can put in about 3 foot high berms.

Eric Reese would echo what the other commissioners have said. He likes the idea of semi-private fencing along the arterial road. He likes the sign proposed and thinks the development looks beautiful and appreciates the work they have done.

Kirk Wilkins said for the safety of residents and travelers he supports having the driveways as far away from the entrance roads as possible. He agrees with the 6' fence and walkways and the front setback. He commented that if all the open spaces were city maintained then construction needs to respect the city recommendations. He is in favor of no HOA, but again, if the city is maintaining it then they need to work with the city closely so it's not a liability. He is in favor of the additional play features and open spaces. If the city is to maintain it, then it needs to be built to the city's recommendations. He noted that the small green spaces can tend to become dog parks that do not get cleaned up. As for the fence he thinks they need to comply with pending ordinance. He noted that in other non HOA areas there are spots that do not get taken care of well like rocks that get a lot of weeds and things. He agrees with Sandra Steele that if there are restrooms in the park the city should maintain it. If they do have an HOA he would support them in all they wanted in a nice entrance and other things they want to make it a beautiful development.

Jeff Cochran said a lot of his comments echo Commissioner Wilkins. On the Fencing along Redwood Road, he thinks the solid fence will help with noise. He noted that Redwood Road would eventually be widened and the buffer would be lessened. He would support a solid fence but is torn with the direction the code is taking. He thanked them for bringing the development to the city and thinks it's beautiful. He thanked them for bringing driveways off Redwood Road access roads. He has mixed feelings on the parks; he does question how much outside residents would use the parks. He had a question on the southwest cul-de-sac and how it would work with future development, where some frontage of the circle met the edge of the plat.

Sarah Carroll replied that there is a drainage channel opposite of it and that they wouldn't be able to continue at that location to a future road. There is a stub just a little further east that will be easier to connect. Staff is asking that they keep it as a cul-de-sac.

Mike Kelly noted that if they pulled the cul-de-sac back it made for a lot of inaccessible area on the narrow triangle corner.

Jeff Cochran thought it was an odd looking cul-de-sac and suggested that they might want to relook at it again to gain more frontages on the cul-de-sac. He asked Sarah how much landscaping the city currently maintained.

Sarah Carroll answered that along Redwood Road they maintained the trail corridor in some spots, it was a variety throughout the city.

Jeff Cochran had mixed emotions about the HOA vs. having the city maintain it. He agrees with Commissioner Steel that they could have some sort of limited HOA to take care of the open space and they could then make it very beautiful. He thinks for this development an HOA would be able to take care of it better. He likes the phasing plan included.

Discussion on Motion

Sandra Steele wanted to look up the amount it took to take care of the open spaces. (Estimated figures found were about \$5000 a year per acre, \$1800 of that was for transportation of equipment)

Hayden Williamson wanted to discuss some things they could do to help with maintaining some of the open space. If there was to be an HOA then they could turn over more of the decisions to what would be in the parks to the developer.

Kirk Wilkins thought that if the parks were public with the city maintaining them, then there should maybe be some amenities added so it's not just a dog attraction and a source of contention.

Jeff Cochran asked Sarah if it was all or nothing on the open space.

Sarah Carroll replied that they could make a recommendation that the city accept certain spots and not others.

Staff recommended that the city accept the open spaces. She explained how the parks would eventually function as trailhead parks when the lakeshore trail was completed.

Hayden Williamson thought they could perhaps just do the one park.

Eric Reese thought they could propose that the city could take it all over and we support staff recommendation.

Jeff Cochran would like them to include in a motion that the developer reconsider the cul-de-sac area. He would support staff's recommendation on the open space.

Kirk Wilkins said he would support staff with the condition that they agree on the number of amenities that they put in and the level of improvements as they are taking on the liability for the maintenance.

Eric Reese would support staff recommendation.

Hayden Williamson did not support staff. He thought it was more of a local benefit.

Sandra Steele did not support the recommendation by staff because she thought someone would need to take care of the paths between homes and that would be a burden on the city. There were mixed emotions on the other open space. She thinks it could be a limited HOA to just maintain the open space. City could take care of parts.

Jeff Cochran summed up that there were mixed emotions concerning open space.

Sarah Carroll noted that they could defer that decision to City Council.

Curtis Leavitt said they asked themselves how they could open up the area so the city could use it more. He noted the area that they have put for the parks along the lake is the most desired area of the subdivision. Some of the amenities are still to be determined. If they have to take it back to an HOA they may have to scale back and reconsider some of the amenities that are planned.

Motion by Eric Reese that the Planning Commission forward a positive recommendation to the City Council to approve the Mallard Bay Preliminary Plat, located at approximately 2800-3000 South Redwood Road, with the findings and conditions identified in the staff report. With the added condition that the applicant look into ways to reconfigure the cul-de-sac in phase one. And that the monument sign as presented by the applicant be approved.

Sandra Steele would like to see something to work on the sensitive lands area on the north to be better landscaped, not left to native plants.

Eric Reese **amended the motion to suggest that the applicant look into xeriscaping the sensitive lands area in phase 2 around the drainage channel.**

Seconded by Sandra Steele

Aye: Sandra Steele, Eric Reese, Jeffrey Cochran, Kirk Wilkins. Nay: Hayden Williamson. Motion passed 4 - 1

Mike Kelly asked what the thought was behind wanting the xeriscaping; he said they were maxed out on their turf at 70%.

Sandra Steele replied that her suggestion was either turf or xeriscaping but if it was a choice between rocks and weeds she would prefer not to see the weeds.

Sarah Carroll said they still had time to work it out and let's not make this decision here. If City Council accepted it as public parks than they would need to comply with city and they didn't need to take care of it tonight.

6. Approval of Reports of Action.

Sarah Carrol had the report of action on Mallard Bay, she went over Commissions discussion and the positive recommendation.

Motion by Eric Reese to accept the report of action as presented by Sarah, Seconded by Sandra Steele.

Aye: Sandra Steele, Hayden Williamson, Eric Reese, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously

7. Approval of Minutes:

1. September 11, 2014.

Sandra Steele noted she had phoned in some corrections.

Motion by Eric Reese to approve the Minutes of September 11, 2014. Seconded by Kirk Wilkins. Aye:

Sandra Steele, Hayden Williamson, Eric Reese, Jeffrey Cochran, Kirk Wilkins. Motion passed unanimously

8. Commission Comments.

No comments given.

9. Director's Report.

Sarah Carroll reported on the last City Council meeting and upcoming agendas.

Meeting adjourned without objection by Jeff Cochran

Adjourn 8:25 pm

Date of Approval

Planning Commission Chair
Jeff Cochran

Lori Yates, City Recorder