

4 Mark Christensen said fundamentally, are we willing to enter into the 3 way partnership, are we willing to take
5 on some of those damages.

6 Councilman Poduska said we should work together in cooperative effort. He can see where UDOT benefits from
7 a lower price. He can see where DAI would benefit from a higher density. The City will benefit from
8 freeway access. He has some pushback on density, but the city would benefit from the number of rooftops
9 allowing greater commercial to come in. He is in favor of some level of participation.

0 Councilwoman Call taking just the rest of the property without MVC it could have an impact on the Planned
1 Community zone. If they include and MVC in zoning then it could fall in the Planned Community, but if that
2 land is excluded, according to current code, it could not as code requires contiguous acreage. With density
3 transfer itself, she appreciates effort to work with everyone to get the numbers. Her quick numbers at
4 \$25,000 per unit would be just below 11 million dollars, she doesn't know if there is 11 million dollars' worth
5 of damages there. She doesn't think that is a number she is comfortable with, without the appraisals. She has
6 hesitation with the way the density transfer lays out. She doesn't know if all of the open space would fit in
7 open space definition for 30%. At this point she doesn't know enough information, she is willing to
8 cooperate but doesn't know to what level she would be willing to compensate. Outside of the road, the
9 density is too high, the numbers just don't work. The road does provide a regional benefit, not just to
0 Saratoga Springs, so she doesn't think all the compensation needs to come from Saratoga Springs.

1 Councilman McOmber does believe in the cooperation and working together to make things happen. The MVC
2 is in the ideal alignment but it does impact this development. When we figure out the amount he thinks they
3 can work it out with the 3 entities. He does think this section benefits Saratoga Springs because it dead ends
4 there. He is not interested in doing any additional value over the severance. He wants to see this development
5 happen and to see the freeway come through. We can make this work together and make it a highlight in the
6 City.

7 Councilwoman Baertsch asked that the UDOT representative talk to us about where they are in the purchase
8 process.

9 Joe Kemmerer for UDOT, said they are not trying to withhold information from the city, they have been working
0 with DAI on property values and appraisals. They are getting close to having agreed values and are looking
1 at possible land exchange. When they get there they will share that information. They are looking forward to
2 the Tri-party agreement.

3 Councilwoman Baertsch is amenable to a tri-party agreement but she would like to see the land exchange first.
4 She mentioned several parcels in the area that UDOT owns in the area. This is looking at our future growth.
5 If that is not possible she is amenable to looking at the tri-party agreement. She asked if he is looking at just
6 the value of the land or at severances also.

7 Joe Kemmerer said they have started with 7 properties and have come down to 3. In this case it would likely be
8 in corridor preservation funds as they do not have eminent domain with a funded project yet. Historically 1/3
9 of funds go to r/w acquisition, 1/3 to fund project, and 1/3 to design. If they had this piece it makes it more
0 likely to move along a project.

1 Councilwoman Baertsch had the same question as Councilwoman Call as far as the PC zone and how that would
2 work with the Code. She would be looking at transferring the densities to offset the severance, not the entire
3 fee of the roadway. The proposed trail through open space to the school, it may not be feasible, it's a very
4 steep hill. She still thinks he would be better at taking high density along the corridor rather than
5 concentrated. She would like to see more of the larger lots. She would like to see more about the commercial
6 area. If they are considering it a PC zone they need to see how that ties in. She is willing to do tri-party
7 agreement if necessary but prefers UDOT to take care of it through land swap and it needs to be done on
8 ERU's of severance and not the whole value of the Corridor.

9 Councilman Willden appreciates the explanations from tonight. He is willing to cooperate but doesn't think the
0 city should foot the whole bill through density transfers. Our residents help foot UDOT's bill through taxes.
1 We can participate but not at the whole 433 units. He is questioning if it really would be 433 units with the
2 road cut out.

3 Kimber Gabryszak said it's based on the acreage; she didn't go through and count on the overlay.

4 Councilman Willden thinks they need to figure out what it would actually be, than figure out a percentage from
5 there.

6 Councilman McOmber isn't willing to do any of the 433, just enough to offset the severance.

Kevin Thurman thinks they are saying that they are assuming this would be three units per acre. It may be overvalued.

Councilman Willden agreed with Councilman McOmber. We aren't at the right starting point yet. He is not ok to transferring density to the east side of the freeway at all.

Mayor Miller echoed a lot of the comments; he would be interested in the tri-partnership.

Councilwoman Call stated that they would like to see the pre-severance and post severance appraisals and work from there.

Mayor Miller would like Councilman Willden and Councilman McOmber to work with him and staff.

Nathan Shipp had other components besides density he would like feedback on. He heard concern about where to place extra density. As they look at where they place it, he wanted feedback on where to put it. They met with Jeremy Lapin and discussed the Master Transportation plan and they can see the main road tying in to the west. They talked about where the tanks and water storage have gone and it will need to be amended they are proposing the road come through commercial to help facilitate that area, they have ended up with a major collector in the area where the town homes were to be located. It's splitting what was 400 units of town homes into three lots.

Councilwoman Call would like to get a staff report to see how many units really could have fit with open space etc. in the MVC area. She does not understand the area designated as 12 units per acre. If 1500 square foot living spaces were constructed with all of the other requirements she is skeptical that they could be constructed as townhomes but rather would take on a condominium or stacked product feel.

Nathan Shipp was willing to commit that it wouldn't go stacked.

Councilwoman Call it's unfair to talk about where the density is going when they don't know what it will be for sure. She discussed reducing the brackets on square footages with the applicant previously.

Nathan Shipp said they have shrunk the brackets and have made the lots larger, they will continue to work with the city on that. The table in the packet is not updated.

Councilman McOmber appreciates that he is tightening up the brackets, which shows him they are willing to work with the Council. He likes the idea of the road and ravine breaking up the townhomes. He is happy they are willing to lock into no stacked condos. His concern is the created densities. With the 18 units per acre, whatever the negotiation is with the density, He thinks the best thing is to work those along the MVC and not have larger lots backing the freeway. There would be ways to make it work, keeping it on the west side.

Councilwoman Call on the west side where there are amazing view lots. Don't compromise those lots with town homes.

Applicant said they are working on those. They want those view lots on both sides of the road. They are also working with the typography of the land.

Councilman McOmber feels they can figure it out but they don't know yet. They are willing to work in tri-party agreement

Mark Christensen thinks they need to nail down what the numbers are before we get into design details.

Councilwoman Call made some calculations; she was surprised by the numbers. It makes her feel a little more comfortable.

Nathan Shipp said they have a meeting with Alpine School District for school sites.

Mark Christensen noted he had spoken with the church site selectors and they are starting those conversations. It may be two to three stakes in the area. They do want to preserve several of those areas.

Nathan Shipp they had looked at a closer view and noted there are areas where there are smaller open spaces needed. They have added language to the plan to better conform to existing city code. They have tightened larger ranges of lot sizes, and changed other things to conform to code. They take pride in the communities that they build. They have referenced a project in Bluffdale that the residents have been very happy with, especially with the parks. They want to do a great job here.

Councilman McOmber said in terms of parks they would love to talk to the applicant about our visions for the City when it gets to that point.

Mayor Miller thanked him for his time and letting them ask questions.

Councilwoman Call asked if they had an estimated timeline to get proposals for severance appraisals. (He thought they could get back tomorrow with that.) They are looking forward to the road that will benefit our community. They appreciate the relationship they have had with UDOT.

2. **The discussion of the Legacy Farms Village Plans 2, 3, 4, and 5 located at Redwood Road and 400 South, DR Horton, Applicant.**

Krisel Travis wanted to give the Council ample opportunity to see their plans. Tickville took longer to figure out and that has held them up. FEMA has acknowledged the receipt of their application. She showed where the Tickville wash was going to end up in the project and what it would consist of. They discussed the road work that would need to take place. They have submitted to FEMA and are waiting for the 90 day review period. That would put them at Feb. 24th 2015 then they can resubmit and get response for CLOMR hopefully by May 9th and then start construction. They hope to have those improvements by Nov. They hope to have the LOMR issued by March 2016 and have it all official by Sept 2016. They are hoping to start construction on the first phase this fall. The understanding is they can construct infrastructure along Redwood Rd. in the flood plain but not actual building permits. They are planning to start along Redwood Rd. They plan on bringing in several construction crews at the same time to help move things faster.

Mark Christensen noted that Jeremy Lapin had been working with them, they have to pull the infrastructure through the whole site at the beginning and so they really will be able to move quickly. They have submitted master plans to Jeremy based on all the plans.

Greg Haws shared the Village Plans. Vp2 estimating construction fall 2016 VP 3 fall 2016, VP 4 Fall 2017 They will not exceed a total maximum of 1,055 ERU's. He noted the consistency's among all the Plans. He reviewed the changes from VP1 in the new plans and revisions in the Village plans. He reviewed the changes with Village Plan 5, Leisure Villas. He explained the length of driveways and turn around areas for the Leisure villas products. This would be a sub association of Legacy Farms but they would have their own club house and would mainly be separate. They are still negotiating the extent of association.

Krisel Travis spoke about the fencing standard established previously in the approved Community Plan. They ask that notes be added that they will comply with the IRC. Anywhere where it references the Master Transportation or Master Parks plan that it also references the Master Development Agreement they are working on.

Councilwoman Baertsch asked about the ERU's of the school area and church.

Kimber Gabryszak said the lower ERU's are the correct numbers.

Councilwoman Baertsch noted that T5 is not allowed in a traditional neighborhood. There should be no T5's in this project. That needs to be reviewed.

Greg Haws after review noted that it could be a T5R.

Councilwoman Call said with the planning director approval for extension, if it was 3 or 6 months she wouldn't have a problem with that, but a 12 month extension it should go through the legislative process.

Councilman Willden would need to spend some time reviewing the information provided to the Council this evening before providing feedback.

Councilman McOmber appreciates the level of detail. He asked staff to email them if in fact the packets were really the same. He appreciates the Tickville wash plans and thinks it will solve some long term problems for the city. Some of these things that have changed are now getting back to the original plan. He likes the picture of the plan with open space with the trees and would like to have that to show residents that have questions. He appreciates that it is getting back to the original intent of the project.

Councilwoman Call would be ok with going vertical with trees while horizontal projects are taking place, so they have some time to grow.

Councilwoman Baertsch asked about the overall open space on the project, it is around 19%.

Kimber Gabryszak said the District Area plan has a different requirement, the 19% does comply.

Councilwoman Baertsch said that they require them to phase the open space along side of the development, and if they don't meet that requirement than they need to put money in escrow.

Kimber Gabryszak was not sure when they would hit that point but she believes they would be ahead when they got to the school point and they will watch it.

Krisel Travis thought VP3 would be the only one they might fall behind on.

Kimber Gabryszak noted that with a District Area Plan they can count additional items that aren't usually counted towards open space.

Councilwoman Call asked how they handled it when they have already approved a district area plan.

2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3

Kimber Gabryszak indicated that it's actually based on neighborhood type so some of the developments would end up having higher.
Kevin Thurman said there is also language in the Annexation and District Area Plan that says if it conflicts with 19.26 than the District Plan and Annexation agreement take precedence.
Councilwoman Baertsch said we need to make sure we are reminded what those actual requirements are.
Kimber Gabryszak said there is some language in the Planned Community zone that does allow for some exceptions if they are doing a District Area plan over 2000 acres.
Councilman Poduska appreciated their work.
Mayor Miller agreed that if there are no changes then he is fine with the extension by the Planning Director but any extension beyond that needs to come back to Planning Commission.

Adjourn 8:55pm

January 6, 2015
Date of Approval



[Signature]
Mayor Jim Miller

[Signature]
Lori Yates, City Recorder