

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, February 3, 2015

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

CITY COUNCIL AGENDA

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

POLICY SESSION- Commencing at 7:00 p.m.

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

POLICY ITEMS

1. Consent Calendar:
 - a. Award of Design Contract for Benches Plat 8 Park.
 - b. Final Plat for Heron Hills Plat A located at 3250 South Redwood Road, Steve Larson, applicant.
 - c. Resolution R15-4 (2-3-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Heron Hills Plat A)
 - d. Open Space and Phasing Plan for the Heron Hills development.
 - e. Approval of the Ironwood (Saratoga Springs Development Plat 17) Sewer and Storm Drain reimbursement agreement.
 - f. Approval of Resolution R15-5 (2-3-15): A resolution appointing Rebecca Call as Mayor Pro-Tempore for the City of Saratoga Springs and establishing an effective date.
 - g. Minutes:
 - i. December 9, 2014.
 - ii. January 9 and 10, 2015.
 - iii. January 20, 2015.
2. Public Hearing: Consideration and Possible Approval to Amend the City of Saratoga Springs City Code, Section 19.09.11 (Required Parking), Charlie Hammond, applicant.
 - a. Ordinance 15-3 (2-3-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code and establishing an effective date. (Section 19.09.11, Required Parking)
3. Concept Plan for VASA Fitness located at 1523 North Redwood Road, HD Saratoga, LLC/Charlie Hammond, applicant.
4. Public Hearing: Consideration and Possible Adoption of the City of Saratoga Springs Water Conservation Plan.
 - a. Ordinance 15-4 (2-3-15): Adopting the City of Saratoga Springs Water Conservation Plan.
5. Consideration and Possible approval of the Site Plan and Conditional Use for Riverbend Medical located at 41 East 1140 North, west of Riverbend, Blaine Hales, applicant.
6. Continued discussion of the Rezone, General Plan Amendment and Community Plan for the Wildflower development located 1 mile west of Redwood Road, west of Harvest Hills, DAI/Nathan Shipp, applicant.
7. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual.
8. Adjournment.

Notice to those in attendance:

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

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

City Council Staff Report

Author: Mark T. Edwards, Capital Facilities Manager
Subject: Award of a Park Plan Design Contract
Date: February 3, 2015
Type of Item: Award of Proposal



Description:

A. Topic:

This item is for the award of the Park Plan Design of a 5.91 acre park parcel in The Benches neighborhood.

B. Background:

The City of Saratoga Springs has recently acquired funding to develop these parcels through a long awaited settlement with the original developer. The open space concept plans were developed by the developer and City Staff which were approved by the planning Commission and City Council as part of the Conditions of Approval. The City still intends to use the original concept as a template for the development of the parcels. The park concept plan includes a baseball diamond, soccer field, passive play space and playground. Staff is considering the installation of a restroom in the park. The Engineer will provide a cost for design services as an Additive Alternate. The pedestrian corridor that is routed between homes includes manicured turf, trees and concrete walkways. The Park Design Plan will provide an overall concept design for the park.

C. Analysis:

The City issued a request for proposals in December of 2014 from all qualified engineering firms. Proposals were received from 4 different engineering firms on January 20, 2015 and evaluated by the selection committee based on five components: Qualifications, Key Personnel, Project Approach, Project and Client Experience, and The Proposed Fee. The results of the committee's evaluation are attached as well as the original Request for Proposals (RFP).

Recommendation: Staff recommends that the City Council award the Park Plan Design to Project Engineering Consultants (PEC) in the amount of \$38,470.

BID Tab for Benches 8 Park

| BIDDER | Proposed Amount |
|--|-----------------------------|
| | |
| JUB Engineers Inc (w/o restroom) | \$64,825 |
| JUB Engineers Inc (with restroom) | \$84,225 |
| Landmark Design (w/o restroom) | \$50,505 |
| Landmark Design (with restroom) | \$65,505 |
| Logan Simpson Design Inc (w/o restroom) | \$43,113/ \$44,763 * |
| Logan Simpson Design Inc (with restroom) | \$54,013 |
| Project Engineering Consultants (PEC) (w/o restroom) | \$32,870/ \$35,270 * |
| Project Engineering Consultants (PEC) (with restroom) | \$38,470 |
| *Logan Simpson Design Inc Geotech Report | \$1,650 |
| *Project Engineering Consultants (PEC) Geotech Report | \$2,400 |



**Heron Hills Plat A
Final Plat
February 3, 2015
Public Meeting**

| | |
|---------------------------|---|
| Report Date: | January 27, 2015 |
| Applicant: | Steve Larson |
| Owner: | Old Towne Square LC |
| Location: | Approximately 3250 South Redwood Road |
| Major Street Access: | Redwood Road |
| Parcel Number(s) & Size: | 16:002:0023, 16:002:0021, 16:002:0025, 16:002:0020; Approximately 52.93 acres within these parcels |
| Land Use Map Designation: | Low Density Residential |
| Parcel Zoning: | R-3, Low Density Residential |
| Adjacent Zoning: | R-3, and R-3 PUD |
| Current Use of Parcel: | Undeveloped |
| Adjacent Uses: | RV park and undeveloped land |
| Previous Meetings: | Concept Plan Review with Planning Commission, 4-25-13 Concept Review with City Council, 5-7-13 and 8-6-13 Preliminary Plat: 2/27/14 PC, 3/25/14 CC, 11/13/14 PC |
| Previous Approvals: | Preliminary Plat approved by City Council, 12-2-14 |
| Land Use Authority: | City Council |
| Future Routing: | Public meeting with City Council |
| Author: | Sarah Carroll, Senior Planner |

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- A. Executive Summary:** This is a request for final plat approval for Heron Hills Plat A which consists of 15 lots and 0.91 acres of open space within 7.92 acres in the R-3 zone.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, discuss the proposed final plat, and choose from the options in Section "F" of this report. Options include approval with conditions, continuing the item, or denial.

- B. Background:** The preliminary plat for the Heron Hills development was approved by the City Council on March 25, 2014 and after re-noticing was again approved on December 2, 2014. The overall project includes 119 lots of which 52% may be in the 9,000-10,000 square foot range. The City Council approved the requested lot size reduction because the applicant is providing a public park adjacent to the lake rather than placing lots in that location. The code currently states "In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development". However, this restriction was added to the code on June 3, 2014, which was after the March 25, 2014 approval.
- C. Specific Request:** This is a request for Final Plat approval for Plat A of the Heron Hills Development.
- D. Process:** Section 19.13.04 of the City Code states that Final Plats require approval by the City Council.
- A. Community Review:** Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. Public input was received at a public hearing on February 13, 2014. A few months later City staff was informed that not all property owners within 300 feet of the subject property received notice of the February 13, 2014 public hearing and a new public hearing was requested. After staff was notified of this, mailing labels for the new notices were created in-house and mailed to property owners within 300 feet of the property at least 10 days prior to the October 23, 2014 public hearing and the November 13, 2014 public hearing with the Planning Commission. A public hearing was not required for the December 2, 2014 City Council meeting where the preliminary plat was reviewed and approved. Final Plats do not require notices to be mailed.

During the first public hearing nearby residents expressed concern about the location of the intersection of the southern access and Redwood Road. This location has been approved by UDOT and meets their requirements. At the later public hearings concern was expressed by the El Nautica boat club members regarding the re-alignment of their access and the El Nautica southern property line. The applicant revised the preliminary plat to leave the El Nautica access as it is; this was approved by UDOT as this is considered an existing driveway. The parcel data found on the County website indicates that there is a gap in the property lines between the El Nautica boat club property and the applicant's property that is owned by Cedarstrom. The County maps also indicate that the southern boundary fence for El Nautica is partially on the applicant's property. In order to address this, the applicant will leave the fence where it is and quit claim deed a sliver of his property that falls north of the fence line to the abutting property owner. Notes related to this issue can be found on the approved preliminary plat (attached).

- B. General Plan:** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The proposed plan consists of 2.82 units per acre; thus, the proposed density is consistent with the General Plan.

E. Code Criteria: The property is zoned R-3, Low Density Residential. Section 19.04.13 regulates the R-3 zone and is evaluated below.

Permitted or Conditional Uses: complies. Section 19.04.13(2 & 3) lists all of the permitted and conditional uses allowed in the R-3 zone. The final plat will provide residential building lots that will support single family homes, which are permitted uses in the R-3 zone.

Minimum Lot Sizes: complies, as approved with the Preliminary Plat. 19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet and outlines criteria that may be evaluated for consideration of a lot size reduction to 9,000 square feet.

During the Preliminary Plat review, the City Council granted approval of lot size reductions to allow 52% of the lots to be 9,000 to 9,999 square feet because the applicant was willing to dedicate a lakefront park to the City rather than placing lots in this location. While the lakefront property has the highest value to the applicant, the applicant was willing to dedicate a lakefront park in exchange for the lot size reductions and the City Council saw this as a rare opportunity to preserve land that extends into the lake for public use. The dedication of a lakefront park allows the City the opportunity to consider lakefront amenities that will be open to the public in the future such as a non-motorized craft launch, a dock, or beach improvements. Plat A includes 10 lots within the reduced size range (7.75% of the total lots). The remainder of the lots in Plat A are 10,000 square feet or larger in size.

Setbacks and Yard Requirements: complies. Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

- Front: Twenty-five feet.
- Sides: 8/20 feet (minimum/combined)
- Rear: Twenty-five feet
- Corner: Front 25 feet; Side abutting street 20 feet

The typical lot setback detail shown on the final plat indicates that these setbacks are being met. The setbacks will be reviewed for compliance with each individual building permit.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Flag Lots: complies. The definition for flag lot states: "Flag lot" means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs. *The staff for lots 114 and 115 are 30 feet wide.* Section 19.12.06.2.c. states "for subdivisions with more than 50 lots: no more than 5% of the total lots are

allowed to be flag lots." *This development has 129 lots and two of them are flag lots, thus meeting this requirement.*

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling

Size: can comply. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above grade. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: The R-3 zone requires 15% of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02 which states:

"Open space":

- a. means an open, landscaped, and improved area that:
 - i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
 - ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
- b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
- c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
- d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

Finding: complies. After subtracting 1.89 acres for the Redwood Road dedication, this phase consists of 6.03 acres. Plat A includes 0.91 acres of open space (15% of 6.03 acres) for the Redwood Road trail corridor along the west side of the road. The overall open space landscaping and amenities has been reviewed in a separate staff report on the same agenda as this item. The open space will be improved by the developer and owned and maintained by an HOA. A public access easement is required for the Redwood Road trail.

Sensitive Lands: complies.

- The R-3 zone requires that 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. *The proposed development did not include the sensitive lands in the base acreage when calculating the density. The density calculation for the entire project is based off of a net project area of 45.74 acres and equates to 2.82 units per acre. The net acreage excludes the UDOT right of way and the sensitive lands.*

- The R-3 zone requires all sensitive lands to be placed in protected open space. *The plans indicate such. The sensitive lands are within the City and HOA owned open spaces.*
- The R-3 zone requires that no more than 50% of the required open space area shall be comprised of sensitive lands. *For the entire project, the sensitive lands are equal to 42.05% of the open space. There are no sensitive lands in this phase.*

Note: This phase does not include sensitive lands.

Trash Storage: complies. Each future home will have an individual garbage can.

Second access: complies. The Code requires a second access once the development reaches 50 lots. The proposed plans indicate a second access and the phasing plan shall take into consideration this requirement.

Phasing: can comply. Section 19.12.02(6) requires City Council approval of phasing plans. The phasing plan is being presented to the City Council on the same agenda as this final plat report. If the Council approves the phasing plan, this requirement will be met. The phasing plan shall include a proportionate share of open space and amenities in each phase and shall meet second access requirements.

Fencing: complies. Section 19.06.09.6. states: "Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. In an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private." *A six foot tall semi-private vinyl fence is proposed along the west side of the Redwood Road trail. The fence will be three feet tall within the clear site triangle. Staff recommends that a tan or beige color be used. This has been added as a condition of approval.*

F. Recommendation and Alternatives:

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

Recommended Motion:

"I move that the City Council approve the Heron Hills Plat A Final Plat, located at approximately 3250 South Redwood Road, subject to the findings and conditions below:

Findings:

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

Conditions:

1. That all requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.

3. The open space will be improved by the developer and owned and maintained by an HOA. A public access easement is required for the Redwood Road trail.
 4. The fence along the Redwood Road trail shall be a six feet tall semi-private tan or beige vinyl fence and shall be reduced to a height of three feet within the clear site triangle at intersections.
 5. Any other conditions as articulated by the City Council:
-

Alternative Motions:

Alternative Motion A

"I move to **continue** the final plat to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision as to whether the application meets the requirements of City ordinances, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the Heron Hills Plat A Final Plat, generally located at 3250 South Redwood Road. I find that the application does not meet the requirements of City ordinances as more specifically stated below."

List reasons why the application does not meet City ordinances:

G. Exhibits:

1. Engineering Staff Report
2. Zoning / Location map
3. Approved Preliminary Plat
4. Proposed Plat A Final Plat
5. Proposed Plat A Landscape Plan

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Heron Hills Plat A
Date: February 3, 2015
Type of Item: Final Plat Approval



Description:

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

B. Background:

Applicant: Steve Larson
Request: Final Plat Approval
Location: 3250 South Redwood Road
Acreage: 7.92 acres - 15 lots

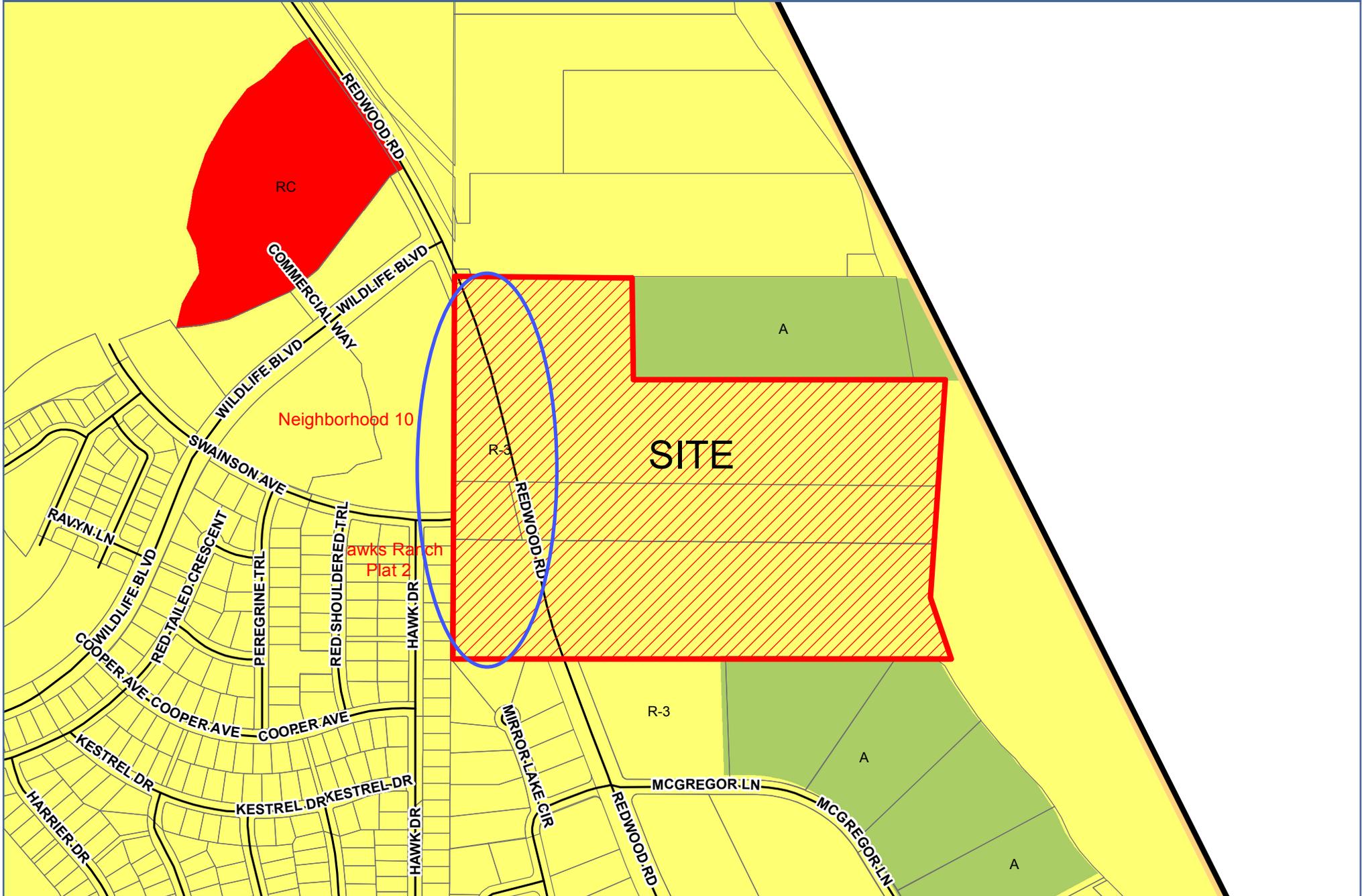
C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all off-site utilities not located in the public right-of-way.
- E. 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.
- 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. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- J. 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.
- K. 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.
- L. Developer shall bury and/or relocate the power lines that are within and adjacent to this plat.
- M. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- N. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.
- O. Developer shall ensure all off-site storm drainage structures have a 12' paved access road capable of supporting H-20 loading. All off-site disturbed areas shall be permanently stabilized.
- P. Developer shall obtain UDOT approval for all proposed points of access off of Redwood Road and complete the half-width improvements along Redwood Road as per the City's Transportation Master Plan.
- Q. Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
- R. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way or within the plat boundaries.
- S. Developer shall obtain permits from the Army Corp of Engineers if there are any wetlands disturbed and comply with all other State and Federal regulations.

Location Map



HERON HILLS



935 West Center
Street Lindon, UT 84042
(801) 785-8448



0 40 80 160 240
SCALE: 1" = 80'



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS SEAL

| NO. | DATE | DESCRIPTION | SEAL |
|-----|------|-------------|------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|------------|----------|
| FINAL PLAN | 10/28/14 |

PROJECT

HERON HILLS

DESCRIPTION

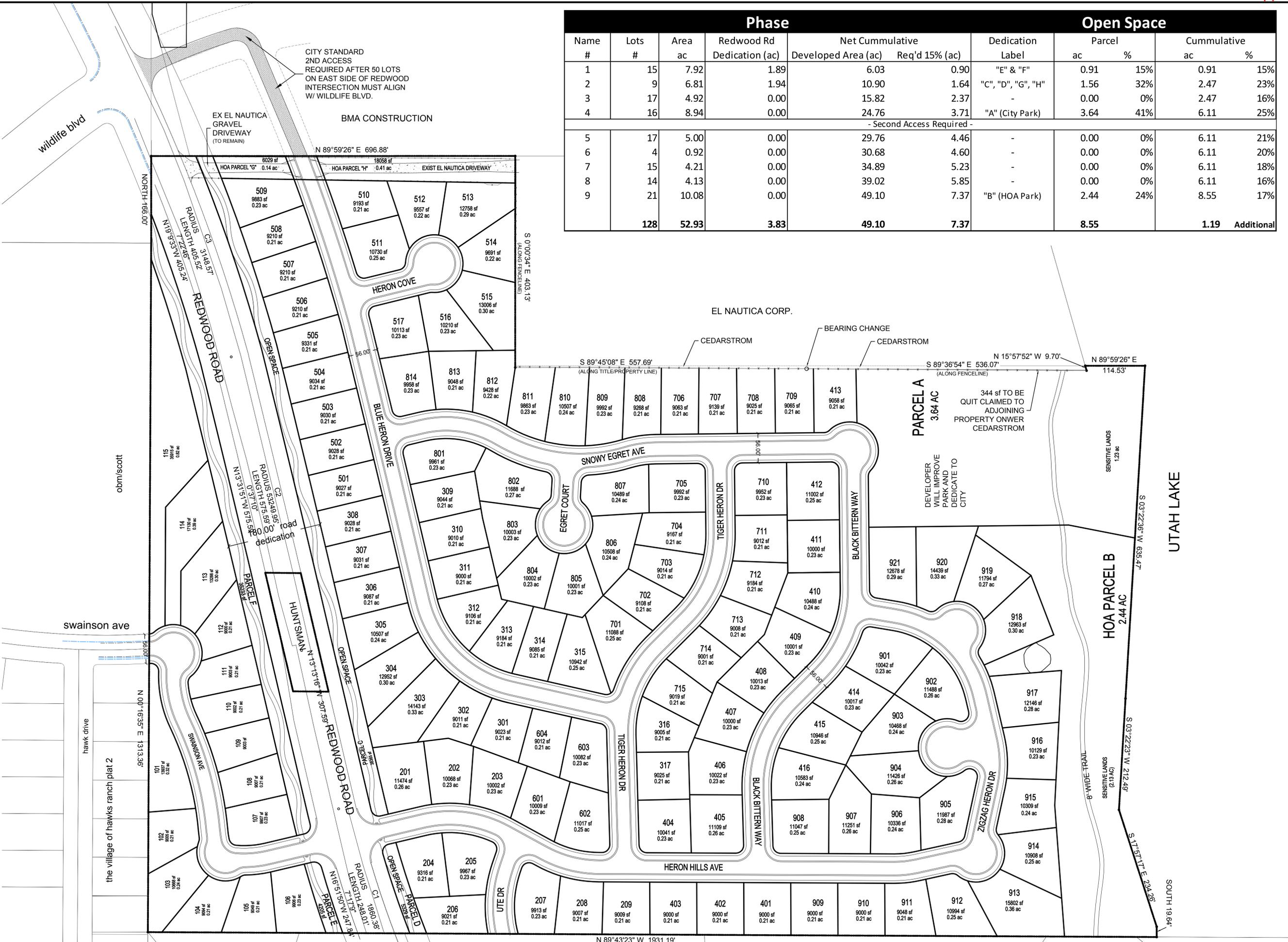
PRELIMINARY PLAN

SHEET NAME SHEET NUMBER

PHASING PLAN

C1

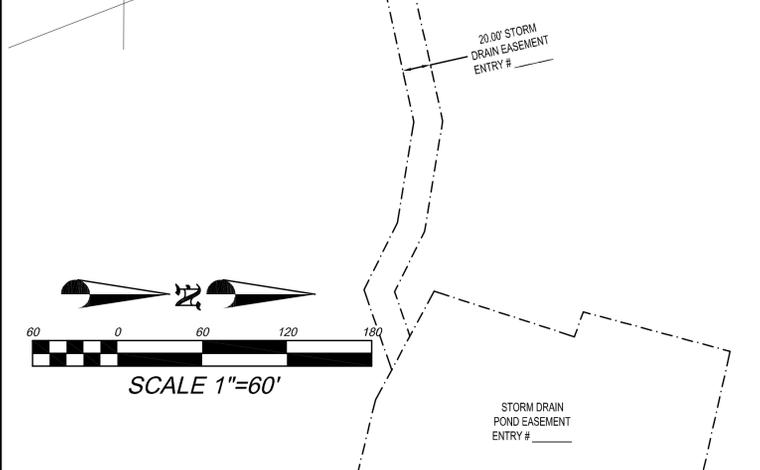
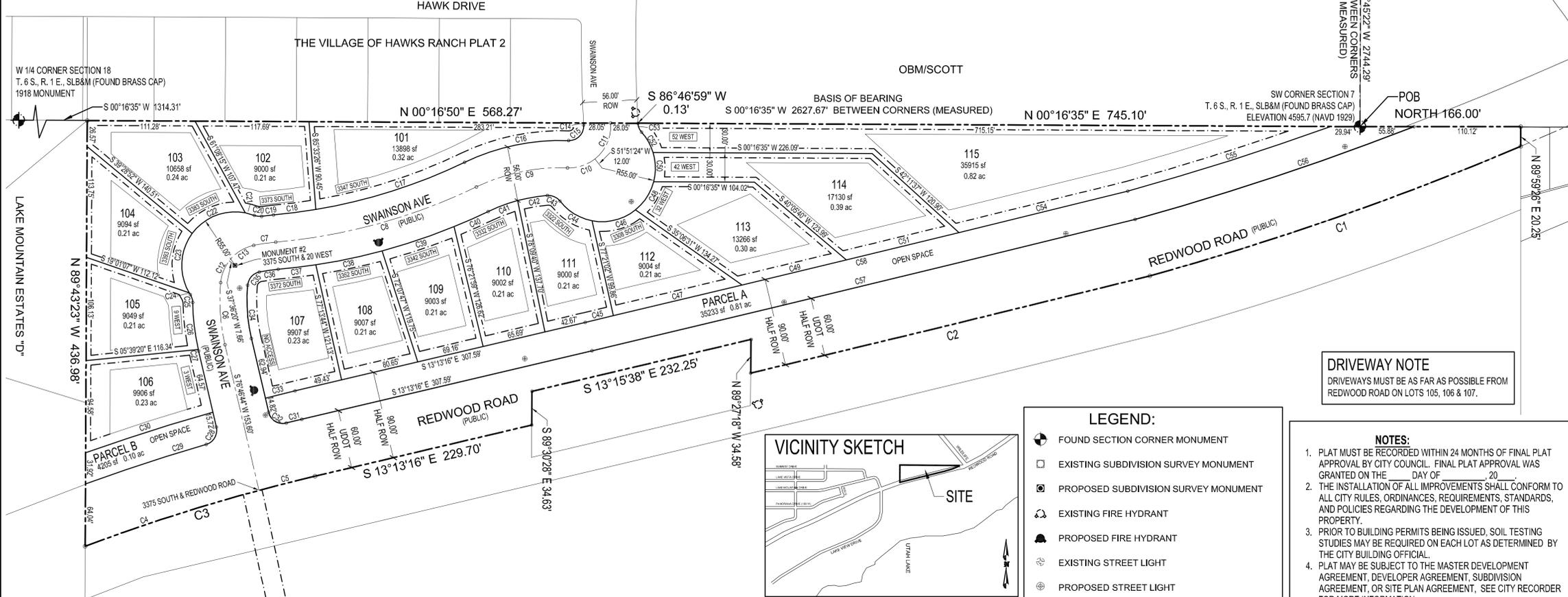
| Phase | | | | | | | Open Space | | | | |
|----------------------------|--------|--------------|----------------------------|------------------------------------|----------------|--------------------|-------------|----------|----------------|-------------------|--|
| Name # | Lots # | Area ac | Redwood Rd Dedication (ac) | Net Cumulative Developed Area (ac) | Req'd 15% (ac) | Dedication Label | Parcel ac | Parcel % | Cummulative ac | Cummulative % | |
| 1 | 15 | 7.92 | 1.89 | 6.03 | 0.90 | "E" & "F" | 0.91 | 15% | 0.91 | 15% | |
| 2 | 9 | 6.81 | 1.94 | 10.90 | 1.64 | "C", "D", "G", "H" | 1.56 | 32% | 2.47 | 23% | |
| 3 | 17 | 4.92 | 0.00 | 15.82 | 2.37 | - | 0.00 | 0% | 2.47 | 16% | |
| 4 | 16 | 8.94 | 0.00 | 24.76 | 3.71 | "A" (City Park) | 3.64 | 41% | 6.11 | 25% | |
| - Second Access Required - | | | | | | | | | | | |
| 5 | 17 | 5.00 | 0.00 | 29.76 | 4.46 | - | 0.00 | 0% | 6.11 | 21% | |
| 6 | 4 | 0.92 | 0.00 | 30.68 | 4.60 | - | 0.00 | 0% | 6.11 | 20% | |
| 7 | 15 | 4.21 | 0.00 | 34.89 | 5.23 | - | 0.00 | 0% | 6.11 | 18% | |
| 8 | 14 | 4.13 | 0.00 | 39.02 | 5.85 | - | 0.00 | 0% | 6.11 | 16% | |
| 9 | 21 | 10.08 | 0.00 | 49.10 | 7.37 | "B" (HOA Park) | 2.44 | 24% | 8.55 | 17% | |
| 128 | | 52.93 | 3.83 | 49.10 | 7.37 | | 8.55 | | 1.19 | Additional | |



N 89°43'23" W 1931.19'

HERON HILLS PLAT "A"

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 & NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



| DATA TABLE | |
|------------------------|------------------|
| TOTAL LOTS: | 15 |
| ZONE: | R-3 |
| TOTAL DEVELOPMENT: | 7.92 ACRES |
| UDOT ROAD DEDICATION | 1.88 ACRES |
| NET DEVELOPMENT: | 6.04 ACRES |
| PUBLIC ROAD DEDICATION | 0.93 ACRES (15%) |
| OPEN SPACE AREA: | 0.91 ACRES (15%) |
| TOTAL LOT AREA: | 4.20 ACRES (70%) |
| DENSITY: | 2.48 DU/ACRE |

AZTEC ENGINEERING
CIVIL ENGINEERING
1538 N. GARDEN BLVD. SUITE 200
OREM, UT 84057
PHONE: 801-224-1177
FAX: 801-224-1178

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

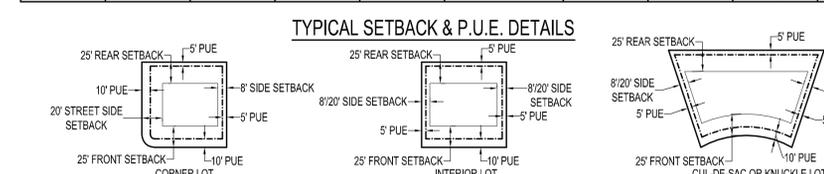
PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF _____ A.D. 20____
CHAIRMAN, PLANNING COMMISSION

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

SARATOGA SPRINGS ATTORNEY
APPROVAL 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

| CURVE TABLE | | | | | | | | | | | |
|-------------|----------|--------|-----------|--------|---------------|-------|----------|--------|-----------|--------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING | CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
| C1 | 3148.57 | 405.52 | 07°22'48" | 405.24 | S 19°09'33" E | C30 | 2040.38 | 137.84 | 03°52'14" | 137.81 | S 17°38'55" E |
| C2 | 53249.95 | 423.75 | 00°27'21" | 423.75 | S 13°36'45" E | C31 | 2010.38 | 16.42 | 00°28'04" | 16.42 | S 13°27'18" E |
| C3 | 1950.38 | 248.01 | 07°17'09" | 247.84 | S 16°51'50" E | C32 | 15.00 | 23.88 | 90°28'04" | 21.30 | S 31°32'42" W |
| C4 | 1950.38 | 188.46 | 05°32'11" | 188.39 | S 17°44'19" E | C33 | 2040.38 | 31.54 | 00°53'08" | 31.54 | S 13°39'50" E |
| C5 | 1950.38 | 59.55 | 01°44'58" | 59.55 | N 14°05'45" W | C34 | 172.00 | 55.17 | 18°22'39" | 54.93 | S 85°58'04" W |
| C6 | 200.00 | 64.15 | 18°22'39" | 63.87 | S 85°58'04" W | C35 | 15.00 | 19.17 | 73°14'02" | 17.89 | N 48°13'36" W |
| C7 | 200.00 | 23.01 | 06°35'34" | 23.00 | N 08°18'48" W | C36 | 172.00 | 19.79 | 06°35'34" | 19.78 | N 08°18'48" W |
| C8 | 600.00 | 215.74 | 20°36'06" | 214.58 | N 15°19'04" W | C37 | 628.00 | 39.03 | 03°33'40" | 39.03 | N 06°47'50" W |
| C9 | 200.00 | 97.05 | 27°48'05" | 96.10 | N 11°43'04" W | C38 | 628.00 | 70.05 | 06°23'27" | 70.01 | N 11°46'24" W |
| C10 | 43.00 | 30.26 | 40°19'35" | 29.64 | N 17°58'49" W | C39 | 628.00 | 78.34 | 07°08'52" | 78.29 | N 18°32'33" W |
| C11 | 43.00 | 41.85 | 55°46'09" | 40.22 | N 66°01'41" W | C40 | 628.00 | 38.39 | 03°30'08" | 38.38 | N 23°52'03" W |
| C12 | 43.00 | 24.35 | 32°26'57" | 24.03 | N 68°37'09" W | C41 | 172.00 | 32.49 | 10°49'25" | 32.44 | N 20°12'24" W |
| C13 | 43.00 | 30.61 | 40°47'05" | 29.97 | N 32°00'07" W | C42 | 172.00 | 31.27 | 10°24'54" | 31.22 | N 09°35'14" W |
| C14 | 1540.05 | 2.01 | 00°04'29" | 2.01 | N 86°52'14" E | C43 | 15.00 | 14.78 | 58°26'56" | 14.19 | N 23°59'41" W |
| C15 | 15.00 | 25.20 | 98°16'00" | 22.34 | S 45°57'02" E | C44 | 55.00 | 39.67 | 41°19'47" | 38.92 | N 31°24'15" E |
| C16 | 228.00 | 110.63 | 27°49'05" | 109.55 | S 11°43'04" E | C45 | 53161.67 | 29.77 | 00°01'55" | 29.77 | N 13°14'04" W |
| C17 | 572.00 | 161.52 | 18°10'45" | 160.98 | S 17°31'44" E | C46 | 55.00 | 47.65 | 49°38'31" | 46.18 | N 14°04'54" W |
| C18 | 572.00 | 44.15 | 04°25'21" | 44.14 | S 07°13'41" E | C47 | 53161.67 | 136.44 | 00°08'49" | 136.44 | N 13°19'26" W |
| C19 | 228.00 | 12.23 | 03°04'20" | 12.22 | S 06°33'11" E | C48 | 55.00 | 35.00 | 36°27'32" | 34.41 | N 57°07'55" W |
| C20 | 15.00 | 7.69 | 29°21'50" | 7.61 | S 06°35'34" W | C49 | 53161.67 | 110.74 | 00°07'10" | 110.74 | N 13°27'26" W |
| C21 | 55.00 | 9.73 | 10°08'00" | 9.72 | S 16°12'29" W | C50 | 55.00 | 30.40 | 31°39'50" | 30.01 | S 88°48'24" W |
| C22 | 55.00 | 62.04 | 64°37'48" | 58.80 | S 21°10'24" E | C51 | 53161.67 | 119.52 | 00°07'44" | 119.52 | N 13°34'53" W |
| C23 | 55.00 | 64.88 | 67°22'44" | 61.02 | S 87°10'41" E | C52 | 55.00 | 24.05 | 25°03'06" | 23.86 | S 60°26'55" W |
| C24 | 55.00 | 2.17 | 02°15'20" | 2.16 | N 58°00'17" E | C53 | 15.00 | 10.16 | 38°47'26" | 9.96 | S 67°19'05" W |
| C25 | 15.00 | 8.51 | 32°30'57" | 8.40 | N 73°08'05" E | C54 | 53161.67 | 179.37 | 00°11'36" | 179.37 | N 13°44'32" W |
| C26 | 228.00 | 46.88 | 12°13'57" | 46.59 | N 83°16'35" E | C55 | 3088.57 | 219.92 | 04°07'11" | 219.87 | N 17°33'11" W |
| C27 | 228.00 | 1.52 | 00°22'52" | 1.52 | N 78°58'10" E | C56 | 3088.57 | 303.31 | 05°37'36" | 303.19 | S 18°17'54" E |
| C28 | 15.00 | 22.80 | 87°05'53" | 20.67 | S 59°40'19" E | C57 | 53191.67 | 576.59 | 00°37'16" | 576.58 | S 13°31'44" E |
| C29 | 2010.38 | 131.09 | 03°44'10" | 131.07 | S 17°59'28" E | C58 | 53161.67 | 576.26 | 00°37'16" | 575.83 | S 13°31'44" E |



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

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

BOUNDARY DESCRIPTION
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 166.00 FEET; THENCE N 89°59'22" E 20.25 FEET TO A POINT ALONG THE CENTERLINE OF REDWOOD ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE CENTERLINE OF SAID REDWOOD ROAD TO THE RIGHT 405.52 FEET (CURVE HAS A CENTRAL ANGLE OF 07°22'48" AND A CHORD THAT BEARS S 19°09'33" E 405.24 FEET), AND (2) ALONG THE ARC OF A 53249.95 FOOT RADIUS CURVE TO THE RIGHT 423.75 FEET (CURVE HAS A CENTRAL ANGLE OF 00°27'21" AND A CHORD THAT BEARS S 13°36'45" E 423.75 FEET); THENCE N 89°27'18" W 34.58 FEET; THENCE S 13°15'38" E 232.25 FEET; THENCE S 89°30'28" E 34.63 FEET TO A POINT ALONG THE CENTERLINE OF REDWOOD ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) S 13°13'16" E 229.70 FEET AND (2) ALONG THE ARC OF A 1950.38 FOOT RADIUS CURVE TO THE LEFT 248.01 FEET (CURVE HAS A CENTRAL ANGLE OF 07°17'09" AND A CHORD THAT BEARS S 16°51'50" E 247.84 FEET) TO A POINT ALONG THE NORTH BOUNDARY LINE OF LAKE MOUNTAIN ESTATES PLAT "D", THENCE ALONG SAID BOUNDARY N 89°43'23" W 436.98 FEET TO POINT ALONG THE EASTERN BOUNDARY LINE OF THE VILLAGE OF HAWKS RANCH PLAT 2, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N 00°16'50" E 568.27 FEET AND (2) S 86°46'59" W 0.13 FEET TO A POINT ALONG THE SECTION LINE; THENCE ALONG THE SECTION LINE N 00°16'50" E 745.10 FEET TO THE POINT OF BEGINNING.
CONTAINS: 7.92 ACRES
OF LOTS: 15
BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 18 T6S, R1E, SLB&M BEARINGS S30°16'35" W 2627.67 FEET.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS **HERON HILLS PLAT "A"**
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____

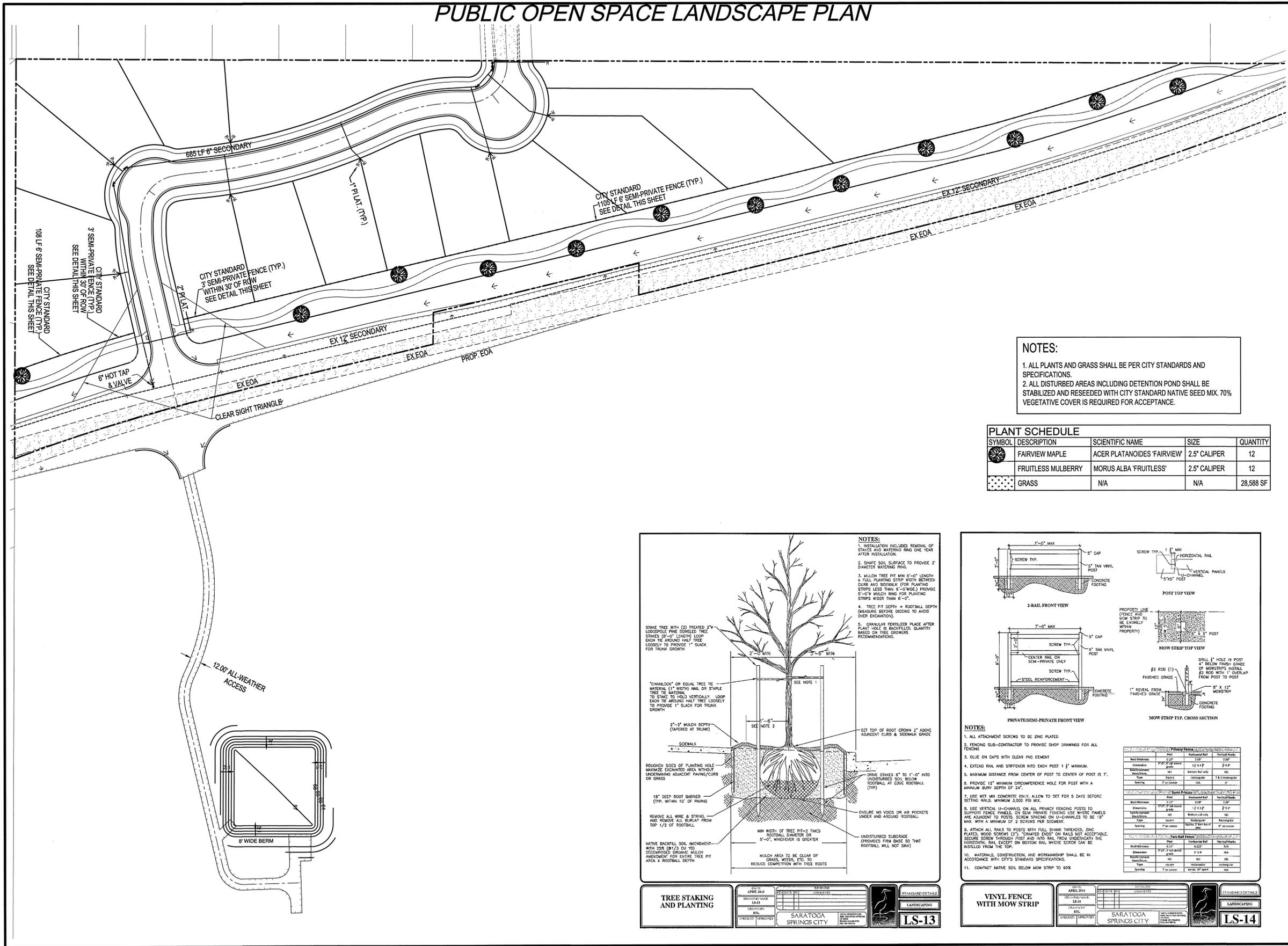
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND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

ACCEPTANCE 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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. _____

APR 10, 2014
PLAT "A" HERON HILLS
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 & THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 60 FEET

| | | | |
|-----------------|--------------------|--------------------|---------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK/RECORDER SEAL |
|-----------------|--------------------|--------------------|---------------------|

PUBLIC OPEN SPACE LANDSCAPE PLAN



NOTES:

1. ALL PLANTS AND GRASS SHALL BE PER CITY STANDARDS AND SPECIFICATIONS.
2. ALL DISTURBED AREAS INCLUDING DETENTION POND SHALL BE STABILIZED AND RESEEDED WITH CITY STANDARD NATIVE SEED MIX. 70% VEGETATIVE COVER IS REQUIRED FOR ACCEPTANCE.

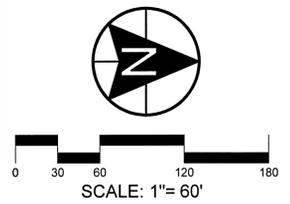
| PLANT SCHEDULE | | | | |
|----------------|--------------------|-----------------------------|--------------|-----------|
| SYMBOL | DESCRIPTION | SCIENTIFIC NAME | SIZE | QUANTITY |
| | FAIRVIEW MAPLE | ACER PLATANOIDES 'FAIRVIEW' | 2.5" CALIPER | 12 |
| | FRUITLESS MULBERRY | MORUS ALBA 'FRUITLESS' | 2.5" CALIPER | 12 |
| | GRASS | N/A | N/A | 28,588 SF |



DEVELOPER
HERON HILLS

DEVELOPER
SL Incorporated

935 West Center
Street London, UT 84042
(801) 785-8448



berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1077

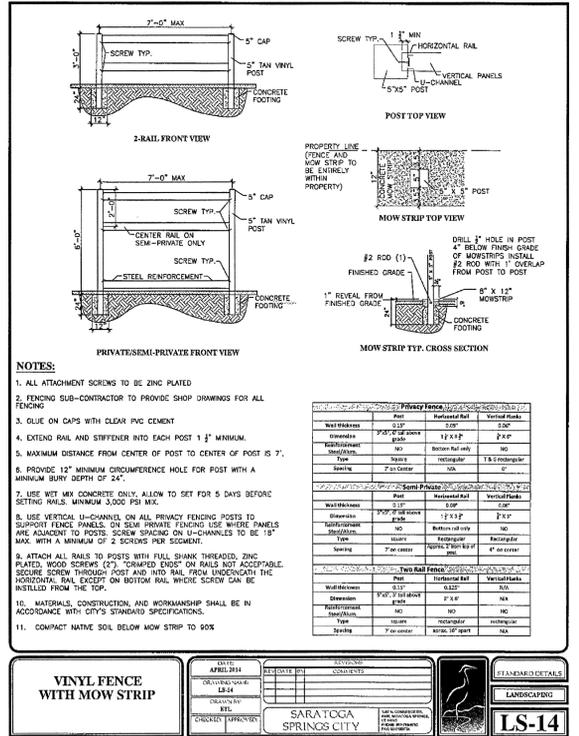
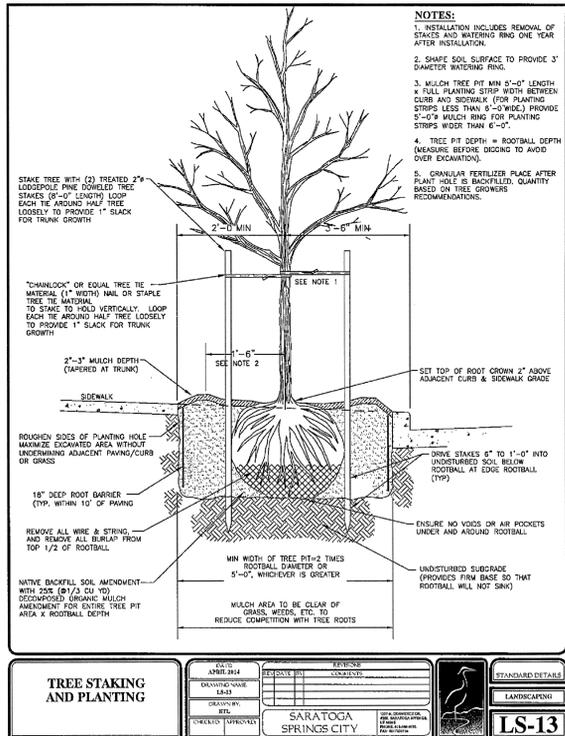
| REVISIONS | | | SEAL |
|-----------|----------|-------------|------|
| NO. | DATE | DESCRIPTION | |
| 1 | 12/10/14 | PRELIM | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

ACTION DATE
FINAL PLAN 7/28/2014

PROJECT
HERON HILLS PLAT "A"

DESCRIPTION
FINAL CONSTRUCTION PLAN
OVERALL UTILITY PLAN

SHEET NAME SHEET NUMBER
LANDSCAPE PLAN C8



RESOLUTION NO. R15-4 (2-3-15)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Heron Hills Plat A)

WHEREAS, on May 10, 2001, the City Council adopted Resolution No. 01-0510-01 creating a street lighting special improvement district (the "Lighting SID") consisting of all lots and parcels included within the Subdivisions set out in said Resolution for the maintenance of street lighting within the Lighting SID.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to Heron Hills Plat A, (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

WHEREAS, the City Council finds that the inclusion of all of the lots covered by the Subdivision in the Lighting SID will benefit the Subdivision by maintaining street lighting improvements, after installation of such by the developer of the Subdivision, which is necessary for public safety, and will not adversely affect the owners of the lots already included within the Lighting SID.

WHEREAS, the owners of the property covered by the Subdivision have given written consent: (i) to have all lots and parcels covered by that Subdivision included within the Lighting SID, (ii) to the improvements to that property (maintenance of the street lighting), (iii) to payment of the assessments for the maintenance of street lighting within the Lighting SID, and (iv) waiving any right to protest the Lighting SID and/or assessments currently being assessed for all lots in the Lighting SID (which consent is or shall be attached as Exhibit 1 to this Resolution).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS THAT:

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 1 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.
3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.
4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.



**Open Space and Phasing Plans
Heron Hills
February 3, 2015
Public Meeting**

| | |
|---------------------------|---|
| Report Date: | January 27, 2015 |
| Applicant: | Steve Larson |
| Owner: | Old Towne Square LC |
| Location: | Approximately 3250 South Redwood Road |
| Major Street Access: | Redwood Road |
| Parcel Number(s) & Size: | 16:002:0023, 16:002:0021, 16:002:0025, 16:002:0020; Approximately 52.93 acres within these parcels |
| Land Use Map Designation: | Low Density Residential |
| Parcel Zoning: | R-3, Low Density Residential |
| Adjacent Zoning: | R-3, and R-3 PUD |
| Current Use of Parcel: | Undeveloped |
| Adjacent Uses: | RV park and undeveloped land |
| Previous Meetings: | Concept Plan Review with Planning Commission, 4-25-13 Concept Review with City Council, 5-7-13 and 8-6-13 Preliminary Plat: 2/27/14 PC, 3/25/14 CC, 11/13/14 PC |
| Previous Approvals: | Preliminary Plat approved by City Council, 12-2-14 |
| Land Use Authority: | City Council |
| Future Routing: | Public meeting with City Council |
| Author: | Sarah Carroll, Senior Planner |

- A. Executive Summary:** This is a request for approval of the phasing and open space plans for the Heron Hills development.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment at their discretion and discuss the proposed phasing and open space plans and choose from the options in Section "E" of this report. Options include approval with conditions, continuation, or denial.

Background: The Preliminary Plat was approved by the City Council on December 2, 2014 with a condition that the open space and phasing plans be approved prior to approval of the first final plat. The Final Plat for the first phase of development is on the same agenda as this report.

The Project consists of 52.93 acres with 129 single family lots and 7.99 acres of open space. During the concept review of this project the applicant was given direction to provide a lakefront park in exchange for some lot size reductions and to consider larger lots near the lake. The Preliminary Plat approval formalized the lot size reductions and the size and location of the proposed City park. The plans indicate a 3.64 acre park near the lake to be owned and maintained by the City. The rest of the open space is to be owned and maintained by an HOA.

Options for development of the City park were presented by the applicant during a City Council work session on November 18, 2014, see attached minutes. At that meeting the City Council directed the applicant to focus his park development funds on a parking lot and access to the beach; the attached conceptual park plan follows this direction. The applicant has been directed to anticipate improvements costs of \$3.33 a square foot. This amount was chosen because it is the average amount the City has spent on developing recent parks and is also the amount charged for cost of improvements when a developer chooses the payment-in-lieu of open space option. A cost estimate is attached and indicates that the proposed improvements are estimated to be \$3.33 per square foot for the 3.64 acre park. Because this is a conceptual park plan the cost estimates may go up or down as the applicant proceeds with a full design. However, the applicant is aware that if the costs go down they will add more improvements so that the final costs are equal to \$3.33 per square foot. Final design and landscape plans along with updated estimates will be required with the final plat application for Phase 4.

- B. Specific Request:** This is a request for approval of the phasing and open space plans.
- C. Process:** Section 19.12.02(6) states that phasing plans are to be approved by the City Council. Section 19.04.13 (11 and 12) and Section 19.02 "Open Space" outlines the requirements and definitions for open space. These sections are reviewed below.
- D. Code Criteria:** The following criteria are pertinent requirements that the City Council shall consider when reviewing phasing and open space plans.

Minimum Lot Sizes: complies, as approved with the Preliminary Plat. 19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet and outlines criteria that may be evaluated for consideration of a lot size reduction to 9,000 square feet.

During the Preliminary Plat review, the City Council granted approval of lot size reductions to allow 52% of the lots to be 9,000 to 9,999 square feet because the applicant was willing to dedicate a lakefront park to the City rather than placing lots in this location. While the lakefront property has the highest value to the applicant, the applicant was willing to dedicate a lakefront park in exchange for the lot size reductions and the City Council saw this as a rare opportunity to preserve land that extends into the lake for public use. The dedication of a lakefront park allows the City the opportunity to consider lakefront amenities that will be open to the public in the future such as a non-motorized craft launch, a dock, or beach improvements.

Open Space: Section 19.04.13 specifies the open space requirements for the R-3 zone and states "There shall be a minimum requirement of fifteen percent of the total project area to be installed as open space not reserved in individual lots. Such open space shall

meet the definition in Section 19.02.02. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (12) below. All open space in this zone shall have at least thirty-five feet of frontage along a public or private street.”

Section 19.02.02 states:

“Open space”:

- a. means an open, landscaped, and improved area that:
 - i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
 - ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
- b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
- c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
- d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

Finding: complies. The plans indicate the total project area is 49.10 acres (excluding 3.83 acres for UDOT Redwood Road right-of-way) and that the following open spaces will be provided:

- 1.91 acres of open space along Redwood Road for trails
- 3.64 acres for a City Park
- 2.44 acres for a HOA lakefront open space
- 7.99 acres TOTAL, of which 3.36 acres or 42.05% is sensitive lands

The open space requirement for 49.10 acres is 7.37 acres; the plans exceed this requirement. The open space and amenities plan is attached and indicates formal landscaping of the Redwood Road trail and conceptual design plans for the City park and the HOA lakefront park. In order to meet the “minimum recreational needs of the residents” as required by Code, the plans indicate the following amenities:

- City Park: parking lot, trail to beach area, beach improvements, lakeshore trail, and possibly other improvements to be determined when the final plat for Phase 4 is submitted (based on improvement costs of \$3.33 per square foot).
- HOA open space: Redwood Road trail on both sides of Redwood Road, lakeshore trail, beach improvements, private dock

- The El Nautica access easement was not counted towards the open space requirement, but will be improved by the developer and owned and maintained by the HOA.

Sensitive Lands: complies.

- The R-3 zone requires that 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. *The proposed development did not include the sensitive lands in the base acreage when calculating the density. The density is based off of a net project area of 45.74 acres and equates to 2.82 units per acre. The net acreage excludes the UDOT right of way and the sensitive lands.*
- The R-3 zone requires all sensitive lands to be placed in protected open space. *The plans indicate such. The sensitive lands are within the City and HOA owned open spaces.*
- The R-3 zone requires that no more than 50% of the required open space area shall be comprised of sensitive lands. *The sensitive lands are equal to 42.05% of the open space.*

Phasing: complies. Section 19.12.02(6) requires City Council approval of phasing plans and states "If the construction of various portions of any development is proposed to occur in stages, then the open space or recreational facilities shall be developed in proportion to the number of dwellings intended to be developed during any stage of construction."

The applicant has provided a proposed phasing schedule, included below, which indicates that each phase of development will be at, or above, 15% cumulative open space. The City park is planned in Phase 4 which is about halfway through the phasing. The second access will be required with Phase 4.

PHASING TABLE:

| Name # | Lots # | Area ac | Redwood Rd Dedication (ac) | Net Cumulative | | Dedication Label | Parcel | | Cumulative | | |
|----------------------------|------------|--------------|----------------------------|---------------------|----------------|--------------------|-------------|-----|-------------|-------------------|--|
| | | | | Developed Area (ac) | Req'd 15% (ac) | | ac | % | ac | % | |
| 1 | 15 | 7.92 | 1.89 | 6.03 | 0.90 | "E" & "F" | 0.91 | 15% | 0.91 | 15% | |
| 2 | 9 | 6.81 | 1.94 | 10.90 | 1.64 | "C", "D", "G", "H" | 1.56 | 32% | 2.47 | 23% | |
| 3 | 17 | 4.92 | 0.00 | 15.82 | 2.37 | - | 0.00 | 0% | 2.47 | 16% | |
| 4 | 16 | 8.94 | 0.00 | 24.76 | 3.71 | "A" (City Park) | 3.64 | 41% | 6.11 | 25% | |
| - Second Access Required - | | | | | | | | | | | |
| 5 | 17 | 5.00 | 0.00 | 29.76 | 4.46 | - | 0.00 | 0% | 6.11 | 21% | |
| 6 | 4 | 0.92 | 0.00 | 30.68 | 4.60 | - | 0.00 | 0% | 6.11 | 20% | |
| 7 | 15 | 4.21 | 0.00 | 34.89 | 5.23 | - | 0.00 | 0% | 6.11 | 18% | |
| 8 | 14 | 4.13 | 0.00 | 39.02 | 5.85 | - | 0.00 | 0% | 6.11 | 16% | |
| 9 | 21 | 10.08 | 0.00 | 49.10 | 7.37 | "B" (HOA Park) | 2.44 | 24% | 8.55 | 17% | |
| | 128 | 52.93 | 3.83 | 49.10 | 7.37 | | 8.55 | | 1.19 | Additional | |

E. Recommendation and Alternatives:

Staff recommends that the City Council review the Phasing and Open Space Plans and select from the options below.

Potential Motions:

Potential Motion for approval:

"I move that the City Council approve the Heron Hills Phasing and Open Space Plans, for property located generally at 3250 South Redwood Road, with the findings and conditions below:

Findings:

1. The proposed Phasing and Open Space Plans meet all the requirements in the Land Development Code as explained in the findings in Section "D" of this report, which findings are incorporated herein by this reference.

Conditions:

1. The project phases be developed in the order identified on the phasing plan.
2. The Final construction and landscape plans for the City park shall be required with the Phase 4 final plat application.
3. The Final construction and landscape plans for the HOA lakefront open space shall be required with the Phase 9 final plat application.
4. The developer shall improve the parks and trails as shown and shall provide the indicated amenities to meet the "minimum recreational needs of the residents".
5. At a minimum, the developer shall improve the proposed City park with a parking lot, beach area, and trails, as identified in the attached conceptual park plan. After the warranty period, this park will be maintained by the City.
6. Final design and landscape plans along with updated estimates will be required with the final plat application for Phase 4. The cost estimates will be reviewed at that time and additional amenities and/or improvements may be required.
7. All HOA owned open space shall be improved by the developer and maintained by the HOA.
8. The second access will be required with Phase 4.

Potential Motion for Continuance:

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

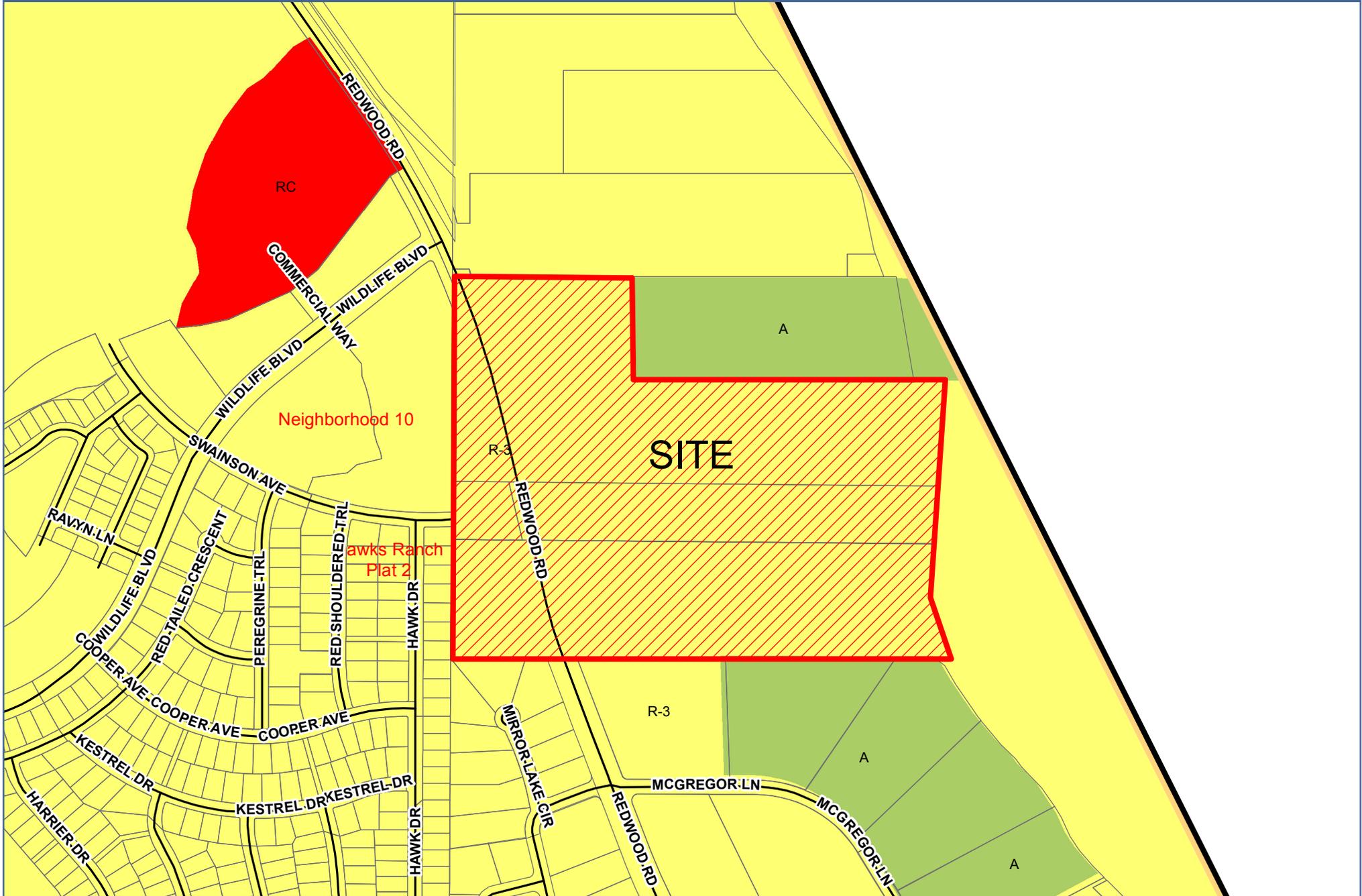
Potential Motion for Denial:

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the Heron Hills Phasing and Open Space Plans, generally located at 3250 South Redwood Road."

F. Exhibits:

1. Location Map
2. 11/18/14 CC Work Session Minutes
3. Approved Preliminary Plat
4. Proposed Phasing Plan
5. Proposed Landscape Plan
6. Conceptual City and HOA Park Improvement Plan
7. Cost Estimates for Proposed City Park Improvements

Location Map



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City of Saratoga Springs
City Council Meeting - Work Session
November 18, 2014

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

Work Session Minutes

Present: Mayor: Jim Miller

Council Members: Shellie Baertsch, Stephen Willden, Bud Poduska

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman,
Jeremy Lapin, Nicolette Fike

Others: Kent Loosle, Steve Larsen, Laura Ault, Cari Krejci, Bob Krejci, Chris Porter, Barbara Poduska

Excused: Councilman McOmber, Councilwoman Call

Call to Order - 5:34 p.m.

1. Update from Kent Loosle regarding the IASIS Hospital.

Kent said they would be completed with the new facility in May. He wanted to update us and they are looking to start hiring. They have a website; mountainpointmedicalcenter.com and they are also setting up a facebook page. They want people to know of the services provided, among which includes a full service hospital with 14 bay emergency department with trauma rooms. It will be a STEMI center and stroke receiving center. It will have inpatient and intensive care and an OB unit. It will also have a full range of imaging services. They will probably have an open house in May.

2. Discussion of Heron Hills Park.

Steve Larsen presented a concept plan of phases for the park. Ken Berg, Civil Engineer, and Laura Ault with Division of Sovereign lands were present also. Plan A extending into sovereign lands would need a lease with the state for 30 years with 2 term renewals. The plan would give them a berm to create a safe harbor surrounding an access point and they could deepen the lake bed in that area.

Laura Ault gave input on the state ownership. There were some questions on the El Nautica ownership of berm. The state owns the property under the berm, the berm is an improvement. The public access is a little in question. Laura needs to double check the lease.

Mark Christensen noted that if public access is allowed we would want the access.

Steve Larsen continued with the options. They are looking at options for the cost. Their proposal for the wetlands would be to enhance them. They are looking at creating a sandy beach depending on what the Corps would allow them to do. The cost in replacing wetlands may be a deterrent.

Mark Christensen noted that when they did the wetlands delineation study last spring they got some good ideas of what is going on in these areas and hopefully that would help streamline this process.

Jeremy Lapin asked if this would require the city to sign the agreement and maintain the enhancements in perpetuity.

Steve Larsen said they want to partner with the state to maintain it with the city.

Mark Christensen asked if we would be happy to have the access and maybe the berm is too much at this time, it's something that they could come back and look at. He thinks the access is important right now.

Councilman Poduska commented that without a berm things would be eroded.

Steve Larsen noted that they could replace the excavation but the only way to make it more water is to make it deeper. They only way to protect that is with a berm. They were considering if it was worth it. Option C. would be if they enhanced the wetlands, cleaned up the mess, do what they can to retain access, but concentrate their funds on the park and grass.

Three options summarized: A. would be a berm, and the bulk of funds would create access to the lake. B. would be create access, clean up shoreline as much as they can without added expense of a berm and

3 leftover funds would be towards upper area. C. would disregard beach front, they would leave it in the
4 current messy state and concentrate funds on the parking lot and grass.

5 Councilman Poduska thought access for citizens would require a parking lot or space and after that far it's a
6 matter of getting down to the lake. He asked if the parking lot was the most expensive.

7 Ken Berg replied it depends on if they want to build it in phases. They need a list from the city of a hierarchy
8 of what is important so they can get a better view of budget numbers.

9 Mayor Miller thought lake access was the most important.

0 Mark Christensen thought that having the good transition and path is important. He would love to have the
1 berms but doesn't know that it's the first priority and maybe the most expensive. Strategically, 100 years
2 from now they may get more access from a neighboring property, but fundamentally what do they want
3 the park to look like, and cleaning it up, and access is important and that is the starting point. We could
4 forgo the berm and avoid the expense altogether.

5 Jeremy Lapin noted they want it to result in a functioning facility, not have money invested in something that
6 can't be used.

7 Steve Larsen said there is an order of approach, if they improve the park too much they may have to take it
8 apart to do other things later.

9 Councilman Poduska thought with limited funds they could start with a gravel parking lot and clean up the
0 beach for access.

1 Mayor Miller asked about the need of a pavilion.

2 Mark Christensen noted that they are used but one up high wouldn't get used as much as one closer to the
3 beach. Having access is important but we don't need gold plated sand. Access is important, park stuff is
4 lower. Most people here are going to be hanging out around the beach.

5 Councilwoman Baertsch thinks if they bring sand down and don't put in a berm it will be washed away.

6 Mark Christensen thinks the access down is critically important, when we tried to do Neptune park without a
7 paved surface they got blasted.

8 Sarah Carroll wanted thoughts on what improvement is going to benefit the city the most.

9 Mark Christensen most of our park contain play area of some sort. Basic amenities are probably needed.

0 Councilman Poduska thought a large part of the use would be or non-motorized boats and windsurfing. That
1 would require a berm and dredging. People need a place to park and unload their cars to get their things
2 to the lake. If we look at non-motor boating as one of the top uses we need to get them to the water
3 without too much trouble. He asked if it would be cost effective to put a wooden walkway through the
4 wetlands.

5 Laura Ault said if you are going to invest in sand you are potentially going to lose it to ice flow.

6 Sarah Carroll noted they get complaints now from the marina for the sand.

7 Jeremy Lapin asked what they were planning to do with that area to change it.

8 Steve Larsen said they are hoping to get enough credits for their enhancements to not have to replace so
9 much wetland. So they can fill it.

0 Jeremy Lapin said whether it's sand or not the goal would be to do enhancements to fill and dry to get to the
1 lake. We don't have to add sand now, the permit could be to fill a certain area and set an elevation so
2 future phases don't need to get permits for certain areas. That may require enhancing ten times the area.

3 Laura Ault is concerned that you can't get a permanent permit; you only have so much time to get the job
4 done. She doesn't want to invest a lot of money in sand and have it washed away.

5 Steve Larsen hoped that the berm could be dredged material and a little more of additional if the Corps
6 would allow that.

7 Laura Ault finds they have to bring in a lot of clean fill even if you take it from the lake.

8 Steve Larsen said if they are going to do a fill of berm, if they go in at a low season like now it would be
9 easier and more reasonable costs. But we don't want to chase down that road if that is not what you
0 really want.

1 Most were in agreement that they wanted access and parking.

2 Mark Christensen thought there were grants for enhancements through lake states and parks and wildlife.

3 Laura Ault said they exist but are getting harder to obtain.

4 Spencer Kyle said it sounds like we want lake access, parking and cleaning.

5 Mark Christensen thought they could lessen impact and gain access another way around that would not
5 disturb wetlands so much.

7 Steve Larsen noted that with the lake bed it is a little more forgiving in what they can do than if it was just
3 wetlands. To sum up, access is priority, parking lot secondary, his guess is that by the time they do those
3 and do them right way there wouldn't be much money left for too much more improvement.
3

DEVELOPER

HERON HILLS

DEVELOPER



935 West Center
Street Lindon, UT 84042
(801) 785-8448



0 40 80 160 240
SCALE: 1" = 80'



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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| ACTION | DATE |
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| FINAL PLAN | 10/28/14 |

PROJECT

HERON HILLS

DESCRIPTION

PRELIMINARY PLAN

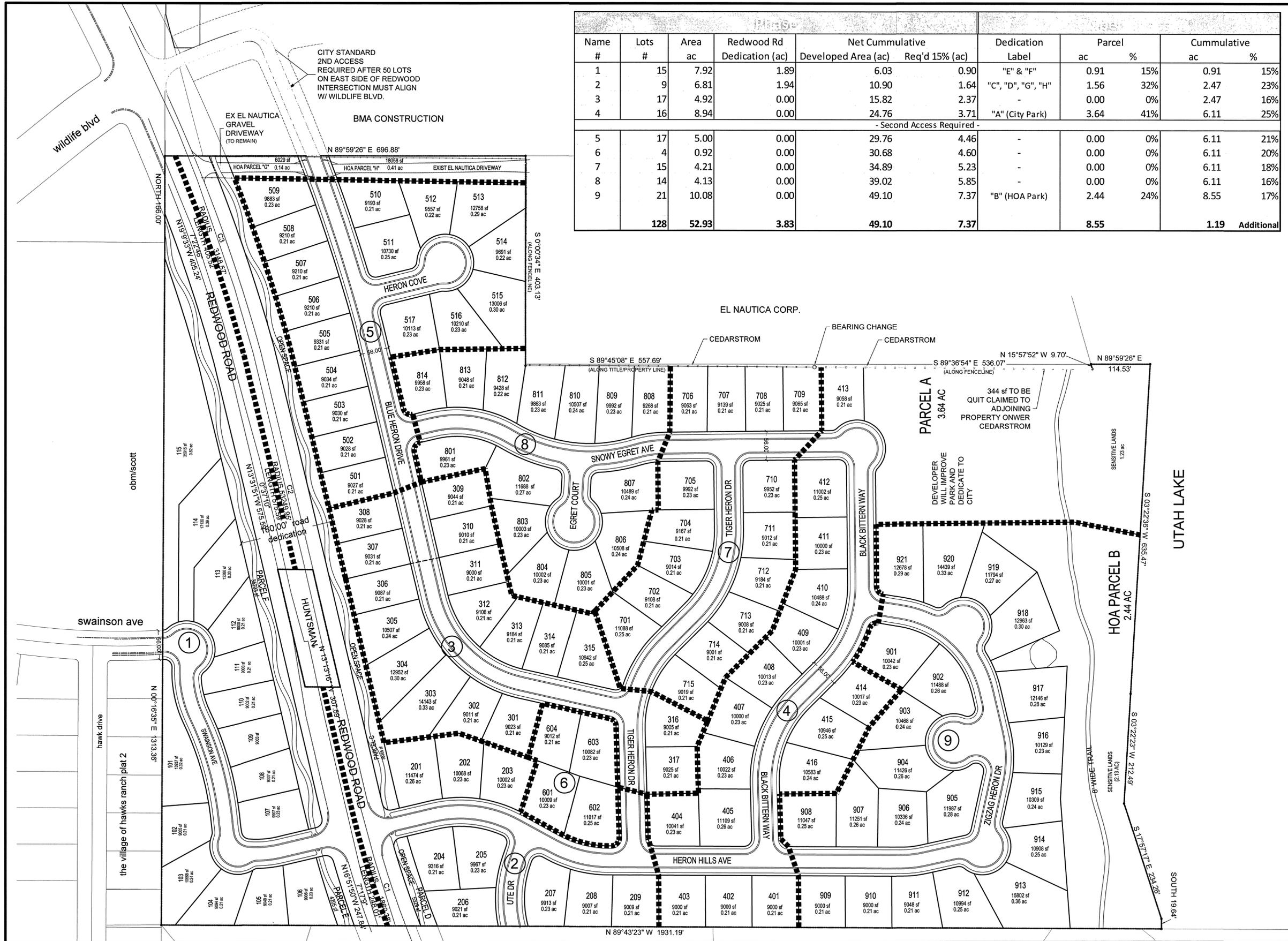
SHEET NAME SHEET NUMBER

PHASING PLAN **C1**

| Phase | | | | | | | Open Space | | | | |
|----------------------------|--------|--------------|----------------------------|---------------------|----------------|--------------------|-------------|-----|-------------|-------------------|--|
| Name # | Lots # | Area ac | Redwood Rd Dedication (ac) | Net Cummulative | | Dedication Label | Parcel | | Cummulative | | |
| | | | | Developed Area (ac) | Req'd 15% (ac) | | ac | % | ac | % | |
| 1 | 15 | 7.92 | 1.89 | 6.03 | 0.90 | "E" & "F" | 0.91 | 15% | 0.91 | 15% | |
| 2 | 9 | 6.81 | 1.94 | 10.90 | 1.64 | "C", "D", "G", "H" | 1.56 | 32% | 2.47 | 23% | |
| 3 | 17 | 4.92 | 0.00 | 15.82 | 2.37 | - | 0.00 | 0% | 2.47 | 16% | |
| 4 | 16 | 8.94 | 0.00 | 24.76 | 3.71 | "A" (City Park) | 3.64 | 41% | 6.11 | 25% | |
| - Second Access Required - | | | | | | | | | | | |
| 5 | 17 | 5.00 | 0.00 | 29.76 | 4.46 | - | 0.00 | 0% | 6.11 | 21% | |
| 6 | 4 | 0.92 | 0.00 | 30.68 | 4.60 | - | 0.00 | 0% | 6.11 | 20% | |
| 7 | 15 | 4.21 | 0.00 | 34.89 | 5.23 | - | 0.00 | 0% | 6.11 | 18% | |
| 8 | 14 | 4.13 | 0.00 | 39.02 | 5.85 | - | 0.00 | 0% | 6.11 | 16% | |
| 9 | 21 | 10.08 | 0.00 | 49.10 | 7.37 | "B" (HOA Park) | 2.44 | 24% | 8.55 | 17% | |
| 128 | | 52.93 | 3.83 | 49.10 | 7.37 | | 8.55 | | 1.19 | Additional | |



N 89°43'23" W 1931.19'



DEVELOPER

HERON HILLS

DEVELOPER

935 West Center
Street Lindon, UT 84042
(801) 785-8448

SCALE: 1" = 80'

BERG
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 516-1277

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| FINAL PLAN | 10/28/14 |

PROJECT

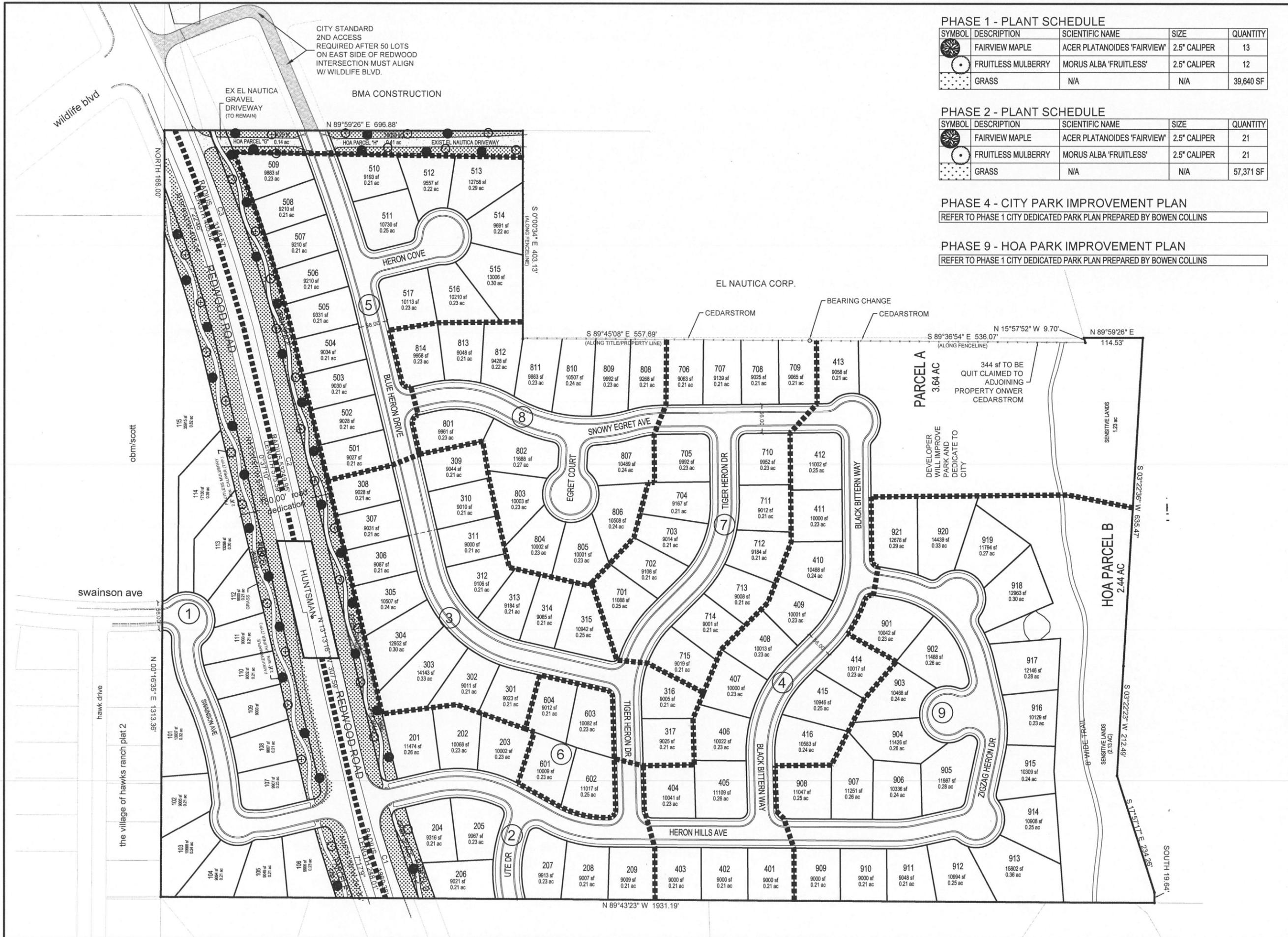
HERON HILLS PLAT "A"

DESCRIPTION

PRELIMINARY PLAN

| SHEET NAME | SHEET NUMBER |
|--------------|--------------|
| PHASING PLAN | C1 |

©2013 heron hills plat a final plat a revised heron_c1 phasing.dwg



PHASE 1 - PLANT SCHEDULE

| SYMBOL | DESCRIPTION | SCIENTIFIC NAME | SIZE | QUANTITY |
|--------|--------------------|-----------------------------|--------------|-----------|
| | FAIRVIEW MAPLE | ACER PLATANOIDES 'FAIRVIEW' | 2.5" CALIPER | 13 |
| | FRUITLESS MULBERRY | MORUS ALBA 'FRUITLESS' | 2.5" CALIPER | 12 |
| | GRASS | N/A | N/A | 39,640 SF |

PHASE 2 - PLANT SCHEDULE

| SYMBOL | DESCRIPTION | SCIENTIFIC NAME | SIZE | QUANTITY |
|--------|--------------------|-----------------------------|--------------|-----------|
| | FAIRVIEW MAPLE | ACER PLATANOIDES 'FAIRVIEW' | 2.5" CALIPER | 21 |
| | FRUITLESS MULBERRY | MORUS ALBA 'FRUITLESS' | 2.5" CALIPER | 21 |
| | GRASS | N/A | N/A | 57,371 SF |

PHASE 4 - CITY PARK IMPROVEMENT PLAN

REFER TO PHASE 1 CITY DEDICATED PARK PLAN PREPARED BY BOWEN COLLINS

PHASE 9 - HOA PARK IMPROVEMENT PLAN

REFER TO PHASE 1 CITY DEDICATED PARK PLAN PREPARED BY BOWEN COLLINS

DEVELOPER

HERON HILLS

DEVELOPER

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| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 10/28/14 |

PROJECT

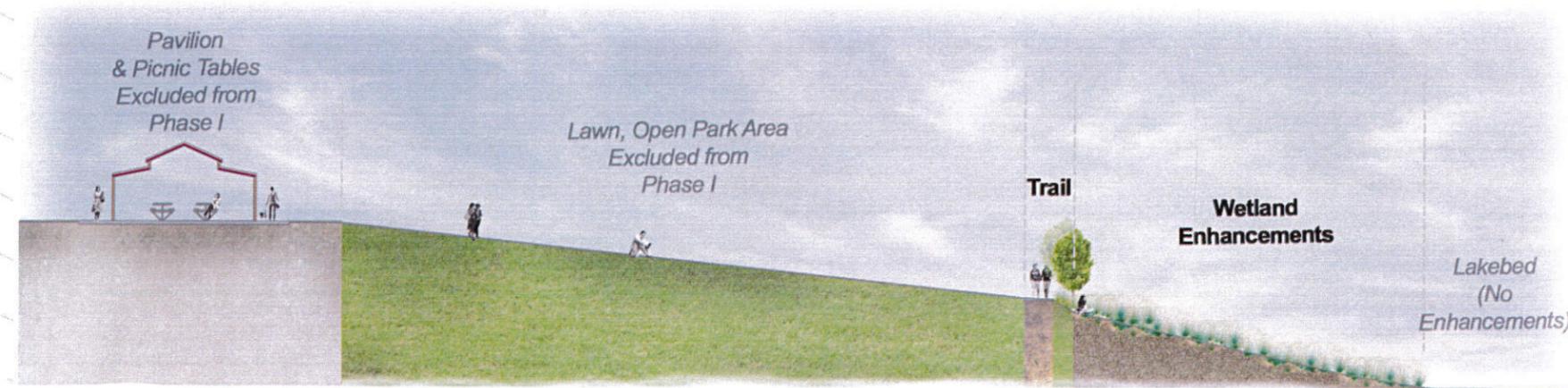
HERON HILLS

DESCRIPTION

FINAL CONSTRUCTION PLAN

OVERALL UTILITY PLAN

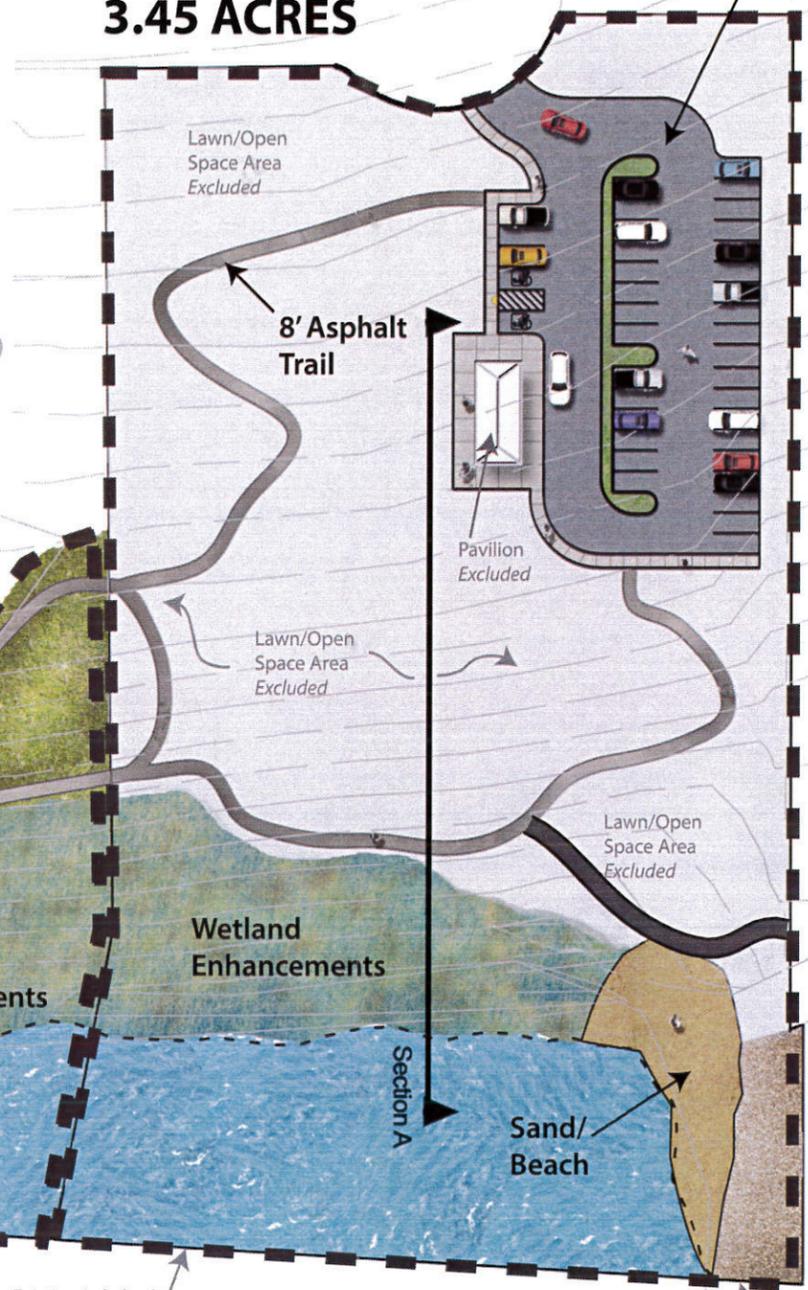
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| PHASING PLAN | C2 |



Section A

**PHASE 1
CITY DEDICATED PARK
3.45 ACRES**

Parking Lot:
Asphalt, Curb/Gutter
Sidewalk &
Landscape Median



Upland
Enhancements

8' Asphalt Trail

**PHASE 2
HOA PARK
2.30 ACRES**

Wetland
Enhancements

Water Detention/
Retention Area

Wetland
Enhancements

Wetland
Enhancements

Wetland
Enhancements

Sand/
Beach

Dock

Existing Lakebed
No Enhancements

Existing Berm, No
Enhancements

HERON HILLS PARK CONCEPT PHASES

Prepared for S&L Inc.
December 2014



Cost Estimate - Heron Hills

Project: Heron Hills Park - City Park Phase 3.64 acres
 Owner: S & L - Saratoga Springs City

Date: 1/26/2015
 Prepared: JKT - Bowen Collins & Assoc

| Park | | | | |
|--|-----------------|--------------|------------------|----------------------|
| <u>Item</u> | <u>Quantity</u> | <u>Units</u> | <u>Unit Cost</u> | <u>Cost</u> |
| Mobilization | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| Engineering Design | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| Quality Control | 1 | LS | \$ 4,000.00 | \$ 4,000.00 |
| Construction Surveying | 1 | LS | \$ 3,500.00 | \$ 3,500.00 |
| Parking Lot Asphalt (4") | 20000 | SF | \$ 2.50 | \$ 50,000.00 |
| Untreated Base Course | 490 | CY | \$ 32.00 | \$ 15,680.00 |
| Curb and Gutter | 1000 | LF | \$ 18.00 | \$ 18,000.00 |
| Sidewalk and Concrete Pad | 500 | SY | \$ 33.00 | \$ 16,500.00 |
| Trail 10' wide (3" asphalt over 8" UTBC) | 820 | LF | \$ 25.00 | \$ 20,500.00 |
| Concrete Driveway Flared, 7-inch Thick | 30 | SY | \$ 80.00 | \$ 2,400.00 |
| Fill Parking | 712 | CY | \$ 16.00 | \$ 11,392.00 |
| Cut / Rough Grading | 956 | CY | \$ 7.50 | \$ 7,170.00 |
| Fine Grading | 35000 | SF | \$ 0.15 | \$ 5,250.00 |
| Park Subtotal | | | | \$ 194,392.00 |
| Park Contingency / Possible Additional Park Amenities | | | 30% | \$ 58,317.60 |
| Park Improvement Total | | | | \$ 252,710 |

| Wetland and Natural Area | | | | |
|--|-----------------|--------------|------------------|----------------------|
| <u>Item</u> | <u>Quantity</u> | <u>Units</u> | <u>Unit Cost</u> | <u>Cost</u> |
| Engineering and Permitting | 1 | LS | \$ 20,000.00 | \$ 20,000.00 |
| Wetland Enhancements (Plantings) | 22000 | SF | \$ 6.00 | \$ 132,000.00 |
| Cut & Haul Existing Material | 1630 | CY | \$ 6.00 | \$ 9,780.00 |
| Dispose Existing Material | 1630 | CY | \$ 5.00 | \$ 8,150.00 |
| Haul and Place Fill Material | 1630 | CY | \$ 10.00 | \$ 16,300.00 |
| Sand / Beach Area Grading | 4400 | SF | \$ 3.00 | \$ 13,200.00 |
| Import 3" of Soil (below sand) | 326 | CT | \$ 6.00 | \$ 1,956.00 |
| Import Sand | 310 | TN | \$ 30.00 | \$ 9,300.00 |
| Fabric below sand | 4480 | SF | \$ 0.24 | \$ 1,075.20 |
| Wetland Subtotal | | | | \$ 211,761.20 |
| Wetland Contingency / Possible Additional Wetland Amenities | | | 30% | \$ 63,528.36 |
| Wetland Improvement Total | | | | \$ 275,290 |

| | |
|----------------------|-------------------|
| Project Total | \$ 527,999 |
|----------------------|-------------------|

*** This estimate is subject to modification based upon actual development plans ***

| Park Budget / City Code Requirement | | | | |
|--|------------------------|-------|------------------|-------------|
| <u>Item</u> | <u>Park Dedication</u> | | <u>Unit Cost</u> | <u>Cost</u> |
| Landscape / Irrigation | 3.64 | acres | 158558 SF | \$ 527,999 |

**City Council
Staff Report**

Author: Jeremy D. Lapin, P.E., City Engineer
**Subject: Ironwood (SSD plat 17) Sewer and Storm Drain
Reimbursement Agreement**
Date: February 3, 2015
Type of Item: Settlement Agreement



Description:

A. Topic:

This item is for the approval of a Settlement Agreement with Capital Assets Financial, LLC

B. Background:

Ironwood (Plat 17 in SSD) has been working with the City to ensure their Sanitary Sewer and Storm Drain designs not only serve their project needs but also address existing issues the City has identified in this area. There is an existing sewer main that was extended into the Plat 17 development from the pipeline that runs behind the lots along Centennial Blvd. This pipe extends between lots 1325 and 1326 and crosses Centennial Blvd. The Ironwood Construction drawings were approved with a connection to this sewer main stub.

Soon after this approval of the plans, but prior to construction beginning on the sewer connection, Staff became aware of concerns regarding the proximity of this Sewer main to home under construction across the street from the Ironwood project. The City requested the developer not connect to and abandon this pipeline because Staff was concerned about the City's long term ability to maintain this sewer main given the difficulty of access and the proximity of the pipes to the adjacent homes. The Developer agreed to install a new pipeline in Centennial directly to the existing lift station approximate 950 feet to the North.

The Ironwood Project is discharging their storm water at two locations along Centennial Blvd. The points of connection are existing inlet boxes that also collect storm water runoff from Centennial Blvd. The Developer has agreed that they are obligated to treat storm water runoff from their project however; the City has requested the developer upsize their storm water cleaning devices to treat both the existing and the new flows.

C. Analysis:

The Developers has agreed to abandon the existing sewer main that runs between lots 1325 and 1326 and install a new outfall approximate 950 feet in Centennial Boulevard. The Developer has also agreed to upsize the storm water treatment devices to treat existing stormwater flows along Centennial Blvd. The Developer has requested to be reimbursed the additional expenses incurred by installing a new sewer outfall and abandoning the existing main as well as for upsizing the stormwater treatment devices.

Recommendation: Staff recommends that the City Council approve the settlement agreement with Capital Assets Financial Services, L.L.C. in the amount of \$58,706.22 provide Developers a one-time lump sum payment as satisfaction in whole of any additional expenses incurred by Developers by

abandoning the existing sewer main, installing a new sewer outfall in centennial Blvd. and for upsizing the two storm water cleaning devices to treat existing storm water flows.

**REIMBURSEMENT AGREEMENT AND GENERAL RELEASE
OF ALL CLAIMS**

This Reimbursement Agreement and Release (hereinafter “Agreement”) is entered into this ____ day of _____ 2015, by and between the City of Saratoga Springs, a political subdivision of the State of Utah (hereinafter “City”), and Capital Assets Financial Services, L.L.C. (“Developer”).

RECITALS

WHEREAS, Developer are the owners and Developer of Plat 17 of the Saratoga Springs Development in Saratoga Springs, Utah consisting of 40 single family lots otherwise known as Ironwood; and

WHEREAS, the Plat 17 development required certain sewer facilities and improvements included but not limited to gravity sewer lines, and manholes; and

WHEREAS, there is an existing sewer main extended into the Plat 17 development that Developer desired to connect to; and

WHEREAS, City desires to abandon this sewer main because it extends east from Plat 17 between and behind existing homes in a location that is difficult to access and maintain; and

WHEREAS, Developer have agreed to abandon this sewer main and install a new outfall in Centennial Boulevard; and

WHEREAS, this new sewer outfall will result in additional sewer pipes and manholes, (“Sewer Improvements”) and City wishes to provide Developer a one-time lump sum payment as satisfaction in whole of any additional expenses incurred by Developer by installing a new sewer outfall; and

WHEREAS, Developer are installing storm water cleaning devices (“Storm Drain Improvements”) on two storm water outfalls for the Plat 17 development and these outfalls will convey both existing stormwater from Centennial Boulevard as well as new storm water from the Plat 17 development; and

WHEREAS, the Storm Drain Improvements will be sized to treat both the existing and the new flows and the City wishes to provide Developer a one-time lump sum payment as satisfaction in whole of any additional expenses incurred by Developer by upsizing the Storm Drain Improvements;

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and Developer agree as follows:

AGREEMENT

1. PAYMENT OF CONSIDERATION

In consideration of the promises and covenants contained herein, and as a compromise and full settlement of all claims which Developer may have against the City, Developer agree to withdraw with prejudice any and all claims it may have against the City for compensation, capacity reservations, and credits with regard to the Sewer Improvements, Storm Drain Improvements, the City’s Sanitary Sewer System, and the City’s Storm Drain System.

2. SETTLEMENT PRICE

Developer and City hereby agree that the following table enumerates in full the additional expenses incurred by Developer to install the additional Sewer Improvements that Developer’ project is not responsible for:

| | |
|--|---------------------|
| Connect to existing sewer with pour-in-place manhole | \$ (3,500.00) |
| 8" PVC Sewer Main | \$ 13,170.00 |
| 48" Manhole | \$ 2,850.00 |
| 60" Manhole | \$ (3,250.00) |
| 4" PVC Lateral | \$ - |
| Import material for trenches | \$ 16,329.65 |
| Sewer pipe bedding | \$ 731.17 |
| R & R asphalt utility trenches | \$ 10,536.64 |
| Slurry Seal | \$ 1,198.80 |
| <u>Abandon Existing Main with Flow Fill</u> | <u>\$ 2,500.00</u> |
| | \$ 40,566.26 |

Developer and City hereby agree that the following table enumerates in full the additional expenses incurred by Developer to install the additional Storm Drain Improvements that Developer’ project is not responsible for:

| North Treatment Device | Acres | % Split | Cost |
|-----------------------------------|--------------|---------------|--------------------|
| Total | 1.697 | 100.00% | \$12,500.00 |
| <u>Plat 17 (Developer)</u> | <u>0.197</u> | <u>11.61%</u> | <u>\$1,451.09</u> |
| Existing Centennial (City) | 1.500 | 88.39% | \$11,048.91 |

| South Treatment Device | Acres | % Split | Cost |
|-----------------------------------|--------------|---------------|-------------------|
| Total | 3.619 | 100.00% | \$12,500.00 |
| <u>Plat 17 (Developer)</u> | <u>1.566</u> | <u>43.27%</u> | <u>\$5,408.95</u> |
| Existing Centennial (City) | 2.053 | 56.73% | \$7,091.05 |

Developer agrees to accept the following compensation as satisfaction in whole of City’s obligations under this agreement:

\$58,706.22 (“Lump Sum Payment”)

3. MUTUAL RELEASE OF CLAIMS

In return for the Lump Sum Payment, the receipt and sufficiency of which is hereby accepted, and for other good and valuable consideration, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party’s obligations for Sewer Improvements and the Storm Drain Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer’ installation of the additional improvements .

4. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of the City’s Lump Sum Payment, Developer individually and together represents and warrants that they:

- 4.1 have the power to enter into and perform this Agreement;
- 4.2 are the lawful representatives of the Developer
- 4.3 are the sole owners, assignees, heirs, obligors, beneficiaries, etc. of Plat 17;
- 4.4 have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in Plat 17;
- 4.5 shall indemnify, defend, and hold harmless the City with respect to any future claim related to this agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the Sewer Improvements and the Storm Drain Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

5. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

| | |
|------------|--|
| Developer: | Rob Haertel, Manager Capital Assets Financial Services, L.L.C. 6000 South Fashion Blvd. #200 Murray, UT 84107 |
| City: | Mark Christensen, City Manager City of Saratoga Springs 1307 North Commerce Drive, Suite 200 Saratoga Springs, Utah 84045 |

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

6. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

7. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

- 7.1 voluntarily enters into it of its’ own free will;
- 7.2 has had ample opportunity to review this Agreement with legal counsel;

7.3 is a legally incorporated entity,
7.4 has performed all corporate formalities to execute this Agreement; and
7.5 acceptance of the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

8. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

9. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

10. MISCELLANEOUS PROVISIONS

10.1 If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.

10.2 The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.

10.3 All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.

10.4 This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be executed hereunder by their respective officers having specific authority to enter into this Agreement and to bind respectively the City and Developer to its terms.

FOR SARATOGA SPRINGS:

Mark Christensen, City Manager

ATTEST:

Lori Yates, City Recorder

APPROVED AS TO FORM AND LEGALITY:

Kevin Thurman, City Attorney

FOR CAPITAL ASSETS FINANCIAL SERVICE, L.L.C.:

By _____

It's _____

STATE OF _____)

)ss.

CITY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2015, by
_____.

NOTARY PUBLIC

RESOLUTION NO. R15-5 (2-3-15)

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

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

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

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

1. Rebecca Call be appointed as the Mayor Pro Tempore.

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

Passed and effective this 3rd day of February, 2015.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

Date

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City of Saratoga Springs
City Council Meeting
December 9, 2014

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

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Policy Session Minutes

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Present:

Mayor: Jim Miller

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

Council Member Absent: Michael McOmber

Staff: Mark Christensen, Spencer Kyle, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Lori Yates.

Others: Stefani Bailey, Jan Memmott, McKay Memmott, Jo Ann Richey, Sarah Dean, Neil Merklina, Drew
Curley, Amber Davis, Erica Groneman, Travis Taylor, Corey McBride, Christian Quero, Jen Hanks,
Tammy and Alex Payne, Bryan Flamm, Chris Porter, Chad Groneman, Phil Broeck, Zak and Heather
Mackay, Shana Clark, Alicia Dean, Mica and Tamare Cain, Shandon Sears, Nikki Hurst, Sherri Weiner,
Amanda Kemper, Brooke King, J.D. Taylor, Christy Taylor, Jamie Bohn, Jason Bohn, Heidi Balderree,
Jessica Bell, Tony Bell, Justin Coole, Stephanie Follett, Melissa Brown, Shane Earling, Lori and Aaron,
Jessica Enslow, Robert Enslow, Alyssa Lumley, Mario Comayo, Maurie Pyle.

Call to Order 6:03 p.m.

Roll Call - Quorum was present

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1. Consideration of the Pre-Annexation and Development Agreement for The Springs Annexation located east of the Wildflower project, approximately 1000 North 1000 West, adjacent to the south border of Camp Williams, Western Ventures, applicant.

31 Kimber Gabryszak provided a brief summary of the location and site of the annexation along with the acreage
32 that would be considered. She then reviewed the proposed development for the property but advised that this
33 is still being revised.

34 Kevin Thurman noted the agreement that was place in the Council packet and on the City's website has been
35 revised and would like to have the applicant explain those revisions.

36 Bruce Baird, counsel for Western States, provided a brief history of the property and the desire to be within the
37 City of Saratoga Springs. We have been working with the City and staff because they have expressed that
38 they didn't want a prison located here in the City. We will assure that the Council's concerns and issues will
39 be addressed. There will be half acre lots buffering Camp Williams. A Master Development Agreement will
40 be provided in the near future. We are sensitive to the needs and desires of the community. Bruce said that
41 language in the annexation agreement has been added to address utilities and infrastructure. We have also
42 changed the number of units from 1950 and 2350 to 1800 and 2200 units. The termination date was taken out
43 and we would like to move quickly with the annexation process. We would be proud to have the agreement
44 approved by the City Council. The best that we can do would be to write a letter to the Prison Commission to
45 permanently withdraw us from consideration. If this agreement is executed this will occur tomorrow. The
46 clients look forward to being a part of Saratoga Springs.

47 Councilman Poduska appreciates Western States cooperation with Saratoga Springs. He would like to see that the
48 applicant is able to annex the land to accommodate our expansion of growth and to accommodate to the
49 density and the reduction of units. He is please to know that the buffer zone with the City and Camp
50 Williams has been addressed. The infrastructure might be a challenged but one that could be overcome.
51 There isn't much being shown for trails and open space.

52 Bruce Baird indicated that the trails and open space will be shown at the time of the Concept Plan.

53 Councilman Poduska glad to see the deadline removed. He asked if the letter is sent to the Prison Relocation
54 Commission and they for so reason decide not to remove this location from the list, then what will happen
55 after that.

56 Kevin Thurman said that either way the State could acquire the land but we are hoping that since the applicant is
57 sending the letter that this would withdraw Saratoga Springs.

58 Councilman Poduska if the City remains on the list would this delay the process of the annexation?

59 Kevin Thurman stated that the City would still move forward with the processing the annexation and Master
60 Development Agreement.

61 Councilman Poduska has no problem with the annexation agreement.

62 Councilwoman Call appreciates the opportunity of being here this evening. She took a moment to talk about the
63 process, we are not rushing through anything this is a little out of sort because it is pre-annexation agreement,
64 but the document itself says that the annexation does not include the Concept Plan and that the annexation
65 will occur prior to and this is not stepping out of line with previous tactics. The allotted number of units
66 needs to be changed from 1800 to 1500. There is no reason to limit the bottom number.

67 Bruce Baird said there is a need to keep the current unit numbers and would disagree with changing the numbers.
68 This is quality for the development, 1799 would be the lowest they could go. We will provide a good plan
69 and will work with the City.

70 Councilwoman Call is uncomfortable with the number and has seen lower unit numbers on this land from other
71 plans. We care about the quality of the development and the density and type of development. This
72 development will not occur quickly and would like to see that those needs are addressed before development
73 begins. She expressed the desire to work in combination with both the quality and type of development to
74 provide what is needed for long term development within the City. One other item she suggested was for the
75 applicant to use some density with additional business property. She noted that we do not currently have a
76 good way to calculate density for business activity but asked that the applicant work in good faith with the
77 city to calculate density in the future. Uncomfortable with the deadline date being removed from the
78 agreement and asked why was it taken out and why the attorney is comfortable with it being removed.

79 Kevin Thurman is unable to answer why the applicant removed the date and he is fine with the removal of the
80 date. The annexation would go back to the County and the applicant could do what they wanted with their
81 property. The annexation would not occur unless the agreement was signed.

82 Bruce Baird said that the annexation agreement is binding for all parties; both parties are getting what they have
83 requested.

84 Councilwoman Call pointed out that no development will occur until the infrastructure has been completed. If
85 the Council decides that this pre-annexation is acceptable she advised that the City also write a letter to the
86 Prison Commission as well as supporting the permanent withdrawal of the application.

87 Councilwoman Baertsch asked Kimber Gabryszak to run us through the general difference with what will happen
88 by adding this extra step with the pre-annexation agreement.

89 Kimber Gabryszak stated that the annexation will continue as required per State Code. Once the application is
90 certified as compliant with State Code then it will notice will be published in the paper. There is a thirty day
91 protest period for effected entities. If no protests are received then the Council will hold a public hearing and
92 at that the Council is able to deny or approve the proposed annexation agreement.

93 Councilwoman Baertsch if something were to happen that wouldn't allow the City to annex this property, what
94 would this do to the agreement?

95 Kevin Thurman said if the property meets the requirements specified through the annexation law, there isn't
96 much that could stop an annexation from taking place.

97 Councilwoman Baertsch with the ERU's for the commercial or tech type businesses would actually lower the
98 numbers of residential units off the total numbers.

99 Bruce Baird stated that would be placed in the development agreement.

100 Councilwoman Baertsch we have had many residents who have requested larger lots and would like to see that
101 occur along with seeing light manufacturing use, like tech uses, be added to the plan. She would like to see
102 the lowest housing density possible.

103 She is fine with the changes to the pre-annexation. She is looking forward to getting the City off the list for a
104 prison.

105 Councilman Willden thanked the applicant for working with staff and highly appreciates the feedback from the
106 applicant. He is fine with the density being 1799 units. The overall R-4 zone being requested is low density
107 and a positive addition to the City. He too is pleased that the applicant is working with Camp Williams
108 regarding their concerns and feathering the density and lowering the ERU's.

109 Councilwoman Call clarified that the proposed zoning as being R-4. We will be working diligently with
110 applicant for creating the best product for the City. There is a wide demographic of individuals looking for
111 different housing types including larger lot homes and appreciates having the opportunity to work with the
112 applicants in conveying to the Prison Relocation Commission that Saratoga Springs City is not an acceptable
113 location for the prison.

114 Mayor Miller appreciates the attendance and echoes what has been addressed by the Council. He thanked the
115 applicants for listening to the residents of both the City of Saratoga Springs and Eagle Mountain City. He
116 looks forward to working with the applicants.

117
118 **Motion by Councilwoman Call to approve the Consideration of the Pre-Annexation Development**
119 **Agreement for The Springs Annexation located west of the Wildflower project, approximately 1000**
120 **North 1000 West, adjacent to the south border of Camp Williams, Western State Ventures, applicant**
121 **and authorizing staff to write a letter of support in removing Saratoga Springs as consideration for the**
122 **Prison Location Committee along with the official documents from the applicant to that Committee.**
123 **The motion also reflects the changes that were made to the agreement reducing the numbers to 1799-**
124 **2200 which was completed during the meeting. Seconded by Councilman Poduska**
125 **Aye: Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman Poduska.**
126 **Motion passed unanimously.**
127

128 **Policy Meeting Adjourned at 6:50 p.m.**

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133 _____
Date of Approval

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137 _____
Mayor Jim Miller

138 _____
Lori Yates, City Recorder

City of Saratoga Springs
City Council Retreat
January 9, 2015 and January 10, 2015
Council Retreat held at the Zermatt Resort
784 West Resort Drive, Midway, Utah 84049

Council Retreat Minutes

Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Spencer Kyle, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Mark Chesley, Chelese Rawlings, Andy Burton, Jess Campbell, Lori Yates, Rick Kennington, George
Leatham, and Melissa Grygla.
Others: Barbara Poduska, Dan Griffiths

Call to Order 9:05 a.m.

Mayor Miller welcomed and thanked the Council and staff for attending the Council retreat. He then turned the time over to Mark Christensen.

Mark Christensen reviewed the City Council goals from 2014. He touched on the agenda item for today and tomorrow. He then discussed how successful the Abringer training has been since June of last year. There have a total of 126 staff members that have attended. He then reviewed the active development map and the growth impact to the City. Cityworks has been a program that the City has purchased and has started implementing this with the Public Works and Planning Departments and hope to have all the other departments using this in the near future.

Chelese Rawlings provided an update to the restructuring of the Finance department. She reviewed with the Council the 2015-2016 budget requests.

Owen Jackson went over the highlights within his department which included being able to provide an email notification to the residents. The focus is to provide communication, the economic development and improving on opportunities to bring businesses to Saratoga Springs. Saratoga Springs was featured in the October issue of the Business in Focus. In a few weeks the Communities that Care will be providing a Guiding Good Choices series to parents with children in grades 4-8. The Civic Events and the Youth Council are both doing great.

Kimber Gabryszak said that a survey is currently underway to determine the type of amenities needed for Saratoga Springs. We have been working with developers to plan meaningful parks, connecting the Lakeshore and Redwood trails, along with connecting bike lanes. My personal priority is to update the overhaul of open space within Saratoga Springs. She would like to expedite business development, create and fix processes within the City Code for Site Plan amendments, increase clarity, consistency, efficiency and effectiveness. The Planning Department has begun using Cityworks. Communication has increased with more frequent updates to the website. We have updated the City's density based on the recent Proposition 6.

Jeremy Lapin indicated that many projects that have been completed which are the roads, water, and storm drain, We have also had many studies conducted and ordinances revised. We have applied for several grants which we have received a few but there were others that were not granted. The pavement preservation and maintenance program has been completed. The secondary water metering is almost complete. The website has been updated to provide education information, ongoing/upcoming 2015 projects. There have been several settlement agreements that have been retired as well.

54 George Leatham touched on the implementation of Public Works, the installation of the water meters and
55 employee morale.
56

57 Rick Kennington spoke on how the Cityworks program is benefiting not only the employees but the residents.
58 We had another successfully year with seasonal employees. The current staff has been working hard to keep
59 all City parks maintained.
60

61 Mark Chesley indicated that we have been able to keep up with the inspection volume which is seen as a high
62 level of service. We have implemented the Cityworks to our department. The inspectors have been able to
63 keep up on their certifications needed. He reviewed the number of building permits that have been issued.
64

65 Melissa Grygla the library has provided educational support and communication to the residents. The circulation
66 of books has increased through the year. Our challenge is maintaining staffed volunteers along with the
67 needed space to operate a library.
68

69 Jess Campbell the Fire department has been busy with public outreach. There was an ICS refresher training
70 course held in September with the Departmental staff. The fire staff has completed several hours of training.
71 We are in the process of applying for a SAFER grant as well.
72

73 Andy Burton reviewed events and training that has occurred from July to December 2014. There was a
74 discussion of the body cameras. Andy then proceeded to review the total of citations, incidents and arrest
75 from the past three years.
76

77 **Lunch Break was taken at this time (1:25 p.m.)**
78

79 Dan Griffiths reviewed the responses that were received from the developers. There was positive feedback but
80 there was also negative feedback that was expressed by the developers. The feedback was reviewed and
81 discussed by Council and staff:
82

83 1) Last minute information coming from developers 2) increased decorum in meetings 3) process consistency
84 with developers which needs to be clarified and stick to process 4) Planning Commission role clarity 5)
85 change concept plan process 6) say “thank you”, close the feedback loop 7) “thorough, but fair” and
86 respectful 8) there will be some differences 9) less adversarial, clearer expectations.
87

88 **Adjourned at 5:00 p.m.**
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91

92 **January 10, 2015 Council Retreat Minutes**
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95 **Present:**

96 Mayor: Jim Miller

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

98 Staff: Mark Christensen, Spencer Kyle, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Jeremy Lapin,
99 Mark Chesley, Chelese Rawlings, Andy Burton, Jess Campbell, Lori Yates, Rick Kennington, George
100 Leatham, and Melissa Grygla.

101 Others: Barbara Poduska, Dan Griffiths
102

103 **Call to Order 8:35 a.m.**
104

105 Mark Christensen reviewed Arbinger, the Council and staff discussed being in and out of the box with
106 developers, residents and individuals that we associate with on a daily basis. The question was how to make
107 progress and how to view everything outside of the box.
108

109 Dan Griffiths reviewed with the Council and staff the survey that was conducted and included:

- 110 1) The view and neighborhood was liked the most by the residents 2) Saratoga Springs is small and rural 3)
111 to focus and make future efforts to economic development and parks 4) recreation and community center is a
112 priority of the residents 5) affordability, nature and view is why residents have moved to Saratoga Springs 6)
113 economic development and building amenities would be what the resident would want to see change in 7)
114 improvement in services,
115

116 **Motion was made by Councilman McOmber and seconded by Councilwoman Cal to enter into Closed**
117 **Session for the purpose of property purchase.**
118
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120 **Closed Session Began at 10:50 a.m.**
121

122 **Present:**

123 Mayor: Jim Miller

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

125 Staff: Mark Christensen, Kyle Spencer, Kevin Thurman, Lori Yates, Kimber Gabryszak, Jeremy Lapin,
126 Chelese Rawlings, Mark Chesley, Andy Burton, Jess Campbell, Owen Jackson.
127

128 **Closed Session Adjourned at 10:58 a.m.**
129

130 **Entered into the Retreat Session at 10:58 a.m.**
131

132 The Council and staff set the goals for 2015 which are the following:
133

134 Economic Development
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- 136 1. Boyer piece- Contracts signed, starting to build
137 2. UVU classrooms
138 3. EDCU out for Pioneer Crossing
139 4. "Dawdle" drawing of S.S., more imagery of our vision
140 5. Quarterly Econ. Dev. Updates for council
141 6. Pursue a technology school to support biz park
142 7. Data centers
143 8. Continue to review code for consistency (i.e signage)
144

145 Recreation
146

- 147 1. Quad and inlet plan
148 2. Trail map update – make interactive (include ORV. Mtn. biking, etc.)
149 3. Address trail gaps
150 4. Trail signage, parks too, other city signage, Marina, etc.
151 5. Continue discussion about LT Rec. Center needs
152 6. Maintain/Dredge Marina
153 7. Rec. leagues
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155 Lakefront

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1. Mixed lakeshore planned, pictures
 2. Need to engage in comm./with land owners
 3. City visits (Park City, St. George)
 4. General Plan changes
 5. North Shore
 6. Restoration permit for canal removal
 7. Dept. of Agriculture grant
 8. DNR ongoing funding for lake projects
 9. Service projects

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Communications

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1. Get more e-mail sign ups
 2. Default to e-billing
 3. Explore fixed network system for meters

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Staff

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1. Department reports during work session
 2. Career development and succession planning
 3. Internal poaching
 4. More social interaction between council and staff
 5. 4-day work week review
 6. City council nights taken as comp time? Look at PTO, squash rumors

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Civic Buildings/Infrastructure

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1. Consider building/a funding reserve
 2. Include major capital projects into comprehensive fiscal sustainability plan

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Development Process

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1. Perceptions will take time to change
 2. Annual meeting with developers and 2 council members
 3. Outreach to lenders, give them a tour
 4. Improve feedback loop with residents who engage
 5. Revisit general land use plan

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Adjourned at 12:00 p.m.

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Date of Approval

Mayor Jim Miller

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Lori Yates, City Recorder

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City of Saratoga Springs
City Council Meeting
January 20, 2015

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

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Work Session Minutes

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Present:

Mayor: Jim Miller

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

Staff: Sarah Carroll, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Nicolette Fike, AnnElise Harrison

Others: Chris Porter, Rachel McKenzie, Nathan Shipp, Greg Curtis, J. Klingonsmith

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Call to Order - 5:30 p.m.

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1. Discussion of Saratoga Splash Planning.

AnnElise Harrison reported on the additional Splash planning. They had heard comments that we really didn't have anything for the teens in the city so they thought a carnival type addition would help. They feel this will help take the event up to the next level. They have looked at Midway West based on recommendations from other communities. They would still do the carnival at Neptune Park. It would be three days. It shouldn't affect the other aspects like movie night. This company is for profit and all the City needs to do is supply water. They give us 20% of pre-ticket sales and 10% of ticket sales that week. They bring carnival-type food; we would still have a few additional food trucks like Waffle Love and Kona Ice. She hopes that this will up the quality of the event so she can request more money from sponsors. They left Saturday evening open for a paid concert when they have a proper venue. They will be doing fireworks on Friday night after the free concert for now.

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2. Discussion of Utah law requirements for a Water Conservation Plan.

Jeremy Lapin gave a brief background, per state law they need to bring this to the governing body and his goal is to bring it for review and adoption on February 17th. Any retailer having more than 500 service connections must have a water conservation plan describing what we and residents will do to conserve water and limit use.

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3. Discussion of the Vasa Fitness Concept Plan and Parking Amendments.

Sarah Carroll gave an overview of the concept plan and their parking request. There is a 10' side setback reduction requested which is next to an existing detention basin. They are requesting a reduction in parking which would need a Code amendment. There were comparisons to other cities which were an average of 3-5 stall per 1000sq.ft. She also noted the main hours of use for the building.

Councilman Poduska did not find a problem with changing the code for fitness centers.

Councilwoman Call thought that the smaller footprint gyms generally do not have as much parking needed as the larger footprint gyms do. She wanted to make sure they weren't overburdening the residents but also we need to learn from other cities mistakes and successes. She wanted to make sure that we were making the correct decision in writing the code. She would be ok with changing the code with the understanding that it is evaluated when it comes in and make sure for future uses it is still adequate.

Councilman McOmber agreed with Councilwoman Call that we make sure we are making a good decision.

He wants to see the impact this smaller facility has if they move it to 5 parking stalls and they should define the language between health club and fitness center more. He doesn't have a problem with 5 stalls per 1000 sq.ft.

Councilwoman Baertsch asked if we knew what their employee count would be per shift.

54 Rachel McKenzie, the architect, did not know but would check.

55 Councilwoman Baertsch wanted to make sure that they weren't maxing out the area because of a lot of
56 employees. In general she doesn't have a problem with this, but several of Vasa's other buildings are in
57 a mall type area and that may make a difference in parking, we don't have a bus system other cities may
58 have and she wants to make sure we are seeing apples to apples. We need to watch it and see how it
59 goes for the future.

60 Councilman Willden agrees with the comments made and is supportive of making the change to 5 stalls.

61 62 **4. Discussion of the Riverbend Medical Site Plan and Conditional Use Permit.**

63 Kimber Gabryszak reviewed the plan and noted the applicant had made quite a few changes since Planning
64 Commission and that was given to her today. She wanted to do the review today so they could move
65 quickly. They are requesting the setback reduction recently approved as a Code Amendment. She noted
66 the changes they have made in compliance to Planning Commission conditions. They are asking that the
67 city accept the road as a city street. She noted the concerns over the existing rock wall to the east.
68 Engineering indicates that there will be no drainage towards the wall.

69
70 Councilwoman Call asked how the signage on attached buildings worked with the current code

71 Kimber Gabryszak responded that based on tenant size they are granted a certain number and size of
72 signage and a limit on facades. While they are placing all the signs on one façade they still have one
73 sign per tenant. Our code is not specific that the signs need to be on their own building wall,

74 Councilwoman Call wants to make sure that we should limit number of signs per façade, based on the size
75 of the building. She thinks the architectural design of the long wall could use something over the
76 widows that add depth. She didn't think we should burden the developer for an existing wall, but they
77 have agreed to something and they should be held to it. She wonders if there should be a deadline policy
78 for changes to be submitted to staff and turn them around to Council.

79 Councilman McOmber liked the changes, he appreciates them listening to Planning Commission and
80 making the changes. He feels these will help the applicant to make a better product. He is glad we are
81 having this initial discussion and moving it along. He likes the building against Redwood Road and the
82 parking behind that.

83 Councilwoman Baertsch is fine with the setback reduction along Redwood Road. She sought clarity on the
84 amount of colors our Code requires.

85 Kimber Gabryszak noted the Codes says 4 Major colors so it is how you consider 'major' they are asking
86 that you consider the small part as an accent color. It helps break up the buildings.

87 Kevin Thurman noted the code does say "4 major colors excluding accent colors."

88 Councilwoman Baertsch said we definitely need to look at that when we consider Code. She agreed that
89 there could be something more added to the South elevation to break up the wall.

90 Kevin Thurman noted that it says "shall be considered" so it wasn't mandated; it's more of a guideline.

91 Councilwoman Baertsch wanted them to look at the Landscaping Code for bark/mulch and appreciated
92 getting signage down to code.

93 Councilman Willden thanked the builder for working with Planning Commission concerns. He doesn't have
94 any additional concerns. He would like to see if the road they want dedicated meets City standards.

95 Councilman Poduska thought the architectural enhancement was good and likes the cheerful colors. He has
96 no problem with the setback reduction. He asked about the dedication of the street to the city and if the
97 street meet code.

98 Jeremy Lapin thought it did not meet requirements right now. Staff would come back with needed
99 information.

100
101 Blaine Hales explained about the rock wall on the East and the concerns. It is leaning and the Neighboring
102 HOA is concerned. He doesn't anticipate any problems from their construction. They would like to
103 install their fence a full foot behind the existing wall to avoid disturbing it. He noted they would like to
104 deed the road to the city.

105 Mayor Miller asked if he has spoken to the Fire Chief about burning the existing house for training.

106 Blaine Hales said he talked about it but didn't know how it impacted the cost to tear it down. If it doesn't
107 create additional costs they would be willing to do that. They are getting asbestos tested this week.
108

109 **5. Discussion of the Wildflower Rezone, General Plan Amendment and Community Plan.**

110 Kimber Gabryszak noted that the Council had requested additional information and the applicants have
111 brought that information at this time.

112 Greg Curtis is working with DAI primarily to reach a resolution with UDOT. There were two appraisals
113 done, the total acreage of the MVC is between 145-155 acres. The value is appraised with and without a
114 density transfer. UDOT had an appraisal done (Lang Appraisal) and DAI obtained another appraiser,
115 Phil Cook who has worked with UDOT before. There was a fairly wide discrepancy in the appraisals.
116 UDOT was fairly adamant about what amount they wanted to pay, and it was felt the only way DAI
117 could make that work was with a density transfer. He thinks they are close to an agreement, DAI feels
118 they cannot finalize a decision until they know what the City is willing to do. UDOT does not have any
119 funding to allocate to this project right now but they are working on it with the Transportation
120 Commission.
121

122 Councilman McOmber wanted to know what they are hoping to get from the city.

123 Greg Curtis said the corridor cuts out potential lots and they would like to transfer that density to another
124 area of the land.

125 Councilman McOmber said UDOT is purchasing this right-of-way from DAI so why are they being
126 reimbursed from us also. We would be willing to discuss additional severance that impacts the
127 surrounding land around the road and mitigate some of the losses.

128 Greg Curtis said they dispute the amount that UDOT wants to pay as full value. So they are looking to the
129 density transfer to offset those costs.

130 Nathan Shipp wanted to be clear that there was an underling value being displaced. The appraisers do their
131 best to identify all the components like additional excavation to meet new roads, loop power lines and
132 sewer lines, etc. that wouldn't otherwise have to be done. They are asking for 432 units that have been
133 displaced. They feel they have come down on units and have eaten additional cost.

134 Councilman McOmber feels everyone has a portion in this and we can work together. He would like to see
135 UDOT step up and say they would do another 144 units, City could do 144, and the Developer could
136 take another portion. This land will be more valuable because of this added accessibility. There are
137 ways to do density nicer like mansion style triplexes. If we can make a better product with our densities
138 it would benefit us all. He wants to avoid clustering all the high density in one spot. There are other
139 things to do that would create the illusion of more open space. If he could get some better products he
140 would be willing to go up from 144 units.

141 Councilwoman Baertsch agreed with much of what Councilman McOmber said. She thinks there is still
142 some work to be done on the numbers but she agrees that it needs to be a true tri-party agreement.

143 Councilman Willden appreciated the explanations and asked staff for clarification in how many homes do
144 R3 developments get.

145 Kimber Gabryszak replied that most R3 developments get 2.4-2.5 units per acre. In this area it would be
146 around 350 or 360.

147 Councilman Willden said we want to be a willing participant. It comes down to two wrong appraisals. He
148 would be willing to go no higher than the 144 units.

149 Councilman Poduska wants to reach a 3-way compromise. Any density changes that we make are going to
150 be relatively small compared to the overall development and the eventual size of the city. He wants to
151 come to an agreement somewhere in the middle.

152 Nathan Shipp understands that they want to split the cost but he feels they have already brought down the
153 number and if they are talking about splitting the cost 3-ways they need to consider the costs the
154 developer has already contributed.

155 Mayor Miller thought we could adjourn to policy session and continue this item later in that meeting.
156

157 **Adjourn to Policy Session 7:00 p.m.**

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Chelese Rawlings,
Jess Campbell, Nicolette Fike

Others: Vallen Thomas, Rachel McKenzie, Chris Porter, J. Klingonsmith, Maravilla, Barry McLerran,
Sherri Haab, Alys Geertsen, Ryan Stephenson, Wesley Stephenson, Trent Fratto, Greg Curtis, Nathan
Shipp, Paul Johnson

Call to Order 7:00 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Call

Pledge of Allegiance - led by the newest Scout troop in Saratoga Springs

Public Input - Opened by Mayor Miller

Sherri Haab wanted to talk about a problem they were having. Sewer gasses were coming into their home.

She reported to the city a year ago and they came out to look at it but she never heard back. Her neighbor reported it on the Facebook page and they found about 50 people that had the same problem.

They think the problem is pressure in the line. The engineers came out a week ago after further calls and said it was unacceptable, but they wanted to bring it to the attention of City Council also.

Councilman McOmber also brought this to the attention of the staff; he also has the gasses in the water.

He doesn't think flushing the drain is a good solution.

Spencer Kyle said there are two issues, sewer odors and water line. They think lift station 7 near El

Nautica has a small number of homes that flow to it and it doesn't pump right away. There are lines that run from Redwood Road through the development and they are getting high readings at the man holes along that line. They are looking at installing a permanent vent along the line with a fan

Councilwoman Baertsch said with the addition of homes in that area will that help take care of that?

Spencer Kyle said they thought it would.

Jeremy Lapin said they brainstormed several ideas and are trying to solve it in the most efficient way.

Councilman McOmber asked about the sulfur in the water.

Spencer Kyle said they have implemented the flushing program.

Councilman McOmber said the flushing helps but that is 1000's of gallons of water and it's not a long term solution or environmentally friendly and it's not really solving the problems.

Jeremy Lapin added that it's a problem they are seeing more throughout the city as they develop. It's a unique combination of the water chemistry and chlorination, it seems to happen with long dead ends and it sits for long periods of time and as the system loops and development increases it has gone away because the water is constantly moving.

Sherri Haab mentioned that there are machines that circulate the water; she would be willing to email those companies that make the processors to the city.

Councilman McOmber said let us look at other options besides just flushing.

Alys Geertsen also has the same problem. She has a sulfur allergy and is fighting cancer and this is affecting her life dramatically.

Jennifer Klingonsmith wanted to thank Council with their time spent with Wildflower and appreciates the thought to break up the high densities. She noted they don't have any mini-mansion types in the area and thought it would be nice and people would be more likely to stay in them. She thought it was great that the city was willing to work with the developer. She does see where he will incur costs working around the freeway. She thinks it would be in UDOT's best interest to preserve the Corridor and they may be willing to negotiate a better price.

Dr. Vallen Thomas, Saratoga Shores Elementary Principal, is here on behalf of the 4th grade students at his school. They got some signs approved to place at their school to commemorate their 10th anniversary.

He read a thank you letter from a child and left a packet of letters from the kids with Council.

Barry McLerran with Congresswoman Love's office wanted to let them know she was working for them.
Public Input - Closed by Mayor Miller

Policy Items

Item 4 was moved forward.

4. Possible Continuation of Work Session Items.

Paul Johnson took some time to define a clarifying moment for the city when they decided to annex a large portion of land to Saratoga Springs City (The Four Corners area). He feels the city would benefit from this Wildflower area as well. He encourages them to close the gap, in the long run 400 units is insignificant to what value this could bring to the city.

Councilwoman Call thinks the Collins brothers stand to benefit from this deal; the road will benefit the entire region. As we make decisions we have to balance what the residents want to see. She looked at the total number of acreages of developable land and her numbers did not agree with the 1765 units they were being asked to consider. The highest number she can see would be 1468 at 2.5 units per acre. She is trying to understand how they could go to a populace that wants lower density and tell them that we are going to give you something you don't really qualify for anyway.

Greg Curtis asked for clarification, using the average of 2.5 units per acreage zone. If you are planning 10 acres vs 600 acres your yield is going to go up. He has concerns of going with a 1/3rd tri-party agreement split. To ask a private individual to contribute 1/3rd for the public good is hard to ask.

Councilwoman Call sees the parallel differently; the inequity is in how they are saying they want to develop the property.

Greg Curtis noted that we are working with a number south of their low appraisal. They are counting units and equating the value of units across the board. There is no point debating this value with council, he does not have that authority.

Councilman Poduska sees the negotiations between UDOT and DAI as separate from DAI and the City.

Whatever agreement UDOT and DAI come up with than there is a little thing left up to negotiation with the City and DAI. The city is not excited about high density but we see the need to make this deal work. We are down to what the city would be willing to do with those units. He thinks that is the only section the City should discuss.

Councilman McOmber asked staff how much units per acre is there in a traditional R4.

Kimber Gabryszak said she did the research into an R3 and the highest she could find was 2.5. She hadn't looked as much at the R4's.

Councilman McOmber thought with that than an R4 may be around 3.2 and where we neighbor onto a higher density area here, we want to make sure we feather this between Harvest Hills and higher density to the West.

Councilwoman Call noted that at 2.5 units the highest number she got to was 1468 units. That would be the highest number she would be comfortable with.

Paul Johnson Noted that with Harvest Hills, by agreement, some of the area was zoned for 6 units an acre. He was not sure how it changed.

Kevin Thurman noted that the Council has the decision to rezone the property. As part of a Planned Community zone they get higher density but they have to dedicate more open space. The discussions with DAI and UDOT are outside of our control.

Councilman McOmber appreciates Mr. Johnson coming here and helping them understand. The key is the look and feel. He likes driving into Harvest Hills because of the open feel. He thinks that we are not going to get to 442 units; we need to find the number that works and the product that works. They are asking for something with no guarantees.

Nathan Shipp said they were the ones being asked to dedicate a right-of-way in its entirety today, not the city. The Village Plans are yet to come.

Councilman McOmber is trying to find a number that works for everyone, of units for density exchange.

Nathan Shipp is trying to show that the majority of their project complies. They are just talking about a small area.

Councilman McOmber noted they don't want that high density clustering.

265 Nathan Shipp said the unit numbers don't matter, he would prefer not to have the road and do the whole
266 land as a true R3. He understands what the Councilman is trying to say. He has to follow the laws as
267 well. He thinks they have done a good job of getting pretty close to what Prop. 6 intended with 85% of
268 their property. He needs a number to take back to UDOT.

269 Councilwoman Call would propose that they go back to the 1468 units, 2.5 units per acre over the entire
270 ground including MVC area. She suggests they come forward with a MDA now and she would be
271 willing to consider a PC zone with that number of units. That density needs to go along places that
272 make sense. Maximum density of R6 placed along the corridor on the west side. Adjacent to
273 commercial she could go R10 with a small cap on unit number.

274 Nathan Shipp said there is a third party not here tonight. They can go to them tomorrow and say the City is
275 willing to do this.

276 Kevin Thurman noted that both appraisers were basing their value off of 1765 units so this may not solve
277 this issue because they are trying to bridge the gap between the lower appraisal and the higher appraisal.

278 Nathan Shipp asked when we could put together some sort of meeting to put this together.

279 Councilman Willden thought we could do a work session next week.

280 Mayor Miller suggested they use the conference room while the Council moves on to other agenda items.

281 Councilwoman Call put out the numbers to work with, 1/8th of the property (around 55 acres) could go up to
282 an R10 with a caveat that it cannot exceed 442 units, that would leave a residual of 387 acres with
283 remaining density being at 2.65 units per acre, 1026 units. They can get the flexibility with some duplex
284 triplex areas.

285 Councilman McOmber would be comfortable with that.

286
287 Mayor Miller set aside this item to move along with Policy items, they will come back to it at the end of the
288 meeting.

290 1. Consent Calendar:

291 a. Award of Bid for the North Zone 2 Booster Station and Pipeline.

292 b. Minutes:

293 i. December 2, 2014.

294 ii. January 6, 2015.

295
296 **Motion from Councilwoman Baertsch to approve the Consent Calendar item a. Award of Bid for**
297 **the North Zone 2 Booster Station and Pipeline to Newman Construction in the amount of**
298 **\$786,420. And Approve the Minutes for December 2, 2014 and January 6, 2015, with**
299 **previously emailed changes from Councilwoman Call and Councilwoman Baertsch. Seconded**
300 **by Councilman Poduska Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
301 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.**
302

303 2. Public Hearing: Budget Amendments to the City of Saratoga Springs Budget for Fiscal Year 2014- 304 2015.

305 a. Resolution R15-3 (1-20-14): A resolution amending the City of Saratoga Springs Budget for Fiscal
306 Year 2014-2015.

307 Chelese Rawlings noted it was the 4th budget amendment this year. A lot is from engineering and splits.

308 They did the adjustment with Planning Commission paychecks. A few items were defunded. With Parks
309 projects, they are able to fully fund Shay Park and defund some other's to go back to Parks.

310 Councilwoman Baertsch asked about some Park projects.

311 Chelese Rawlings responded on where they were noted in the budget and how the contracts were done.

312 Councilwoman Baertsch asked about the ULB pond.

313 Jeremy Lapin said it's improvements to the pond they share with the church.

314 Councilwoman Call asked if ULB got worked out.

315 Jeremy Lapin explained how that was worked out with grading and improvements.

316 Councilwoman Call asked about hot spots for civic event phones.

Chelese Rawlings said it was an extra 10\$ per phone with the City plan. They need it when they are away at events.

Public Input - Opened by Mayor Miller

Chris Porter said with the water table dropping, in this study he wondered if the number had changed any.

Jeremy Lapin responded that their consultant for Master Water Plans will be going over all the data, they want to fully analyze the problems before they start projects, as far as they can tell the levels are down each year, it hasn't stabilized.

Councilwoman Call said she met with Thayne this morning and that they aren't seeing a significant decrease and she thought we could branch out and see what other municipalities are experiencing. Make sure we are not just looking at our problem but expand our view.

Jeremy Lapin said they had been seeing the lower levels and they are looking long term for the best solutions but we have sufficient resources now.

Public Input - Closed by Mayor Miller

Councilman Willden wondered that we do not budget any flexibility into the budget so if it goes up by \$5 we have to do another amendment. He made a suggestion for the future to build a little more flexibility into it.

Chelese Rawlings said they do for things like salary but for line items State law requires them not to go over budget per department.

Spencer Kyle said they try hard to not factor in too much contingency they try to keep their targets pretty tight.

Councilman Willden mentioned his intention is to save the trouble of coming in for so many amendments.

Councilman McOmber asked about the water table, when we had storm water drain, how much run off could we put back into the field and let soak back into the water table. We are giving all our water to Salt Lake County as it runs into the lake.

Jeremy Lapin replied that there was a law about rain barrels but other than that they are not allowed to store storm water. They found that the ground water is like a leaky bucket, in 5 years the water is just gone.

Councilman McOmber said we are dumping way more water into Utah Lake than 5 years ago.

Jeremy Lapin noted we also have some weird local anomalies. This is a complicated issue.

Motion made Councilman Poduska by to approve Resolution R15-3 (1-20-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015. Second Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

3. Consideration and Possible Approval of Regulations of Storm Water Drainage and Discharge.

a. Ordinance 15-1 (1-20-15): An Ordinance of the City of Saratoga Springs, Utah creating a new Chapter of the Saratoga Springs City Code regulating Storm Water Drainage and Discharge and establishing an effective date.

Jeremy Lapin said it's an ongoing MS4, we had to apply for our own permit when we got big enough, and one thing we had to do was pass our own regulations. This sets up a system of permitting. It also allows us enforcement mechanisms.

Motion made by Councilman Willden to approve Ordinance 15-1 (1-20-15): An Ordinance of the City of Saratoga Springs, Utah creating a new Chapter of the Saratoga Springs City Code regulating Storm Water Drainage and Discharge and establishing an effective date. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Time was turned back over to continuation of work session items of Wildflower.

370 Nathan Shipp appreciated being able to talk openly with the City Council. They are doing their best to
371 respond to Council. They feel they have put a lot of time and thought into crafting a plan that they think
372 will be very beneficial and positive to themselves and the City. They don't want to throw all of that
373 away, they do respect comments regarding the need to look at density distribution and how it's offset
374 and they respect where Council is coming from as a starting point. With the understanding tha they will
375 have the opportunity to come to them again under the PC zone with Village Plans and talk about how
376 they will distribute the density, it makes sense to them in order to get a deal done to proceed with the
377 general layout of distribution as it sits under the existing proposed project plan relating to the East side
378 of the corridor with the exception of the R14 area which would be changed down to the R3 zone, that
379 would be a little more specific to how they might allocate the remaining units. He is not suggesting that
380 is the final allocation but it's a vesting to say this is where we are going to start from. They would
381 propose doing the same thing for the area west of the corridor as well, but they would reduce the total
382 number to an R10 with a total number of 442 units. If they could move forward with that design which
383 still needs to provide 30% of open space, and they will have conversations about how to do the green
384 space best, in light of getting deal done so they can go have their conversation with UDOT tomorrow.
385 Greg Curtis said the total number would be 1468 units. 442 would be in South-west corner as R10 with
386 understanding of moving some of that in future discussion will happen.
387 Councilwoman Call recapped that there were 1468 units on 442.74 acres. On roughly 55 acres, add an R10
388 zone in the SW corner not to exceed 8 units per acres which is 12.5% of overall acreages with 442 units.
389 The remainder 387 acres at an R3 with an overall density of 2.68 units per acre, not to exceed 1026
390 units for a total of 87.5%, roughly of the project.
391 Nathan Shipp felt they needed to go beyond a work session at this point with a written document.
392 Council felt they could have a short Policy Session next week to adopt this pre-development agreement.
393 Kevin Thurman said there is a lot of flexibility with an agreement. But a piece missing is what about the
394 commercial property.
395 Kimber Gabryszak noted that there is no ERU assigned yet. This agreement would not change the
396 commercial area.
397 Mayor Miller indicated that they will do a pre-development agreement or draft agreement for a meeting next
398 week.

400 A time of 7:00 p.m. for January 27th, 2015 was set for a meeting to approve a draft agreement. One or more
401 members may participate electronically.
402

403 **Council and Mayor Reports**

404 Mayor Miller would talk with each of them later about attending ICSC.
405

406 **Meeting Adjourned 8:51 p.m.**
407
408
409

410 _____
411 Date of Approval
412

410 _____
411 Mayor Jim Miller
412

413
414
415 _____
416 Lori Yates, City Recorder



**Code Amendment
19.09.11 – Required Parking
February 3, 2015
Public Hearing**

Report Date: January 27, 2014
Applicant: Charlie Hammond with HD Saratoga, LLC
Land Use Authority: City Council
Future Routing: Public hearing(s) with City Council
Author: Sarah Carroll, Senior Planner

A. Executive Summary:

The applicant is requesting amendments to Section 19.09.11. “Required Parking” to reduce the requirements for fitness centers. The applicant is proposing that the City reduce the requirement from 6 spaces per 1,000 square feet to 5 spaces per 1,000 square feet and have indicated that other cities where they have constructed require 5 spaces per 1,000 square feet or less.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and choose from the options in Section H of this report. Options include a positive recommendation with or without modifications, a negative recommendation, or continuance.

B. Background: The Land Development Code currently requires 6 stalls per 1,000 square feet for fitness centers. The applicant has constructed fitness centers in other locations in Utah and has indicated that this requirement is higher than other cities where they have constructed. The table below indicates cities where VASA Fitness (formerly Gold’s Gym) is located, along with the respective parking requirement and the amount the applicant provided.

| Gym Location | SQ. FT. | City Parking Requirement | REQUIRED STALLS | PROVIDED STALLS |
|-----------------|---------|----------------------------------|-----------------|-----------------|
| Riverton | 45,708 | 1 space per 200 sq. ft. (5:1000) | 229 | 238 (5.2:1000) |
| Brickyard (SLC) | 23,240 | 3 stalls per 1000 sq ft (3:1000) | 70 | 117 (5:1000) |
| South Jordan | 19,812 | 5 stalls per 1000 sq ft (5:1000) | 99 | 102 (5.15:1000) |
| Tooele | 34,770 | 1 space per 300 sq ft (3.3:1000) | 115 | 191 (5.5:1000) |
| Sandy | 59,877 | 5 stalls per 1000 sq ft (5:1000) | 299 | 299 |

Additional research indicates the following requirements for nearby cities:

| City | Land Use | Required stalls per 1,000 sq. ft. | Stalls required for a 20,000 sq. ft. building |
|------------------|---------------------------------|-----------------------------------|---|
| Saratoga Springs | Fitness Center | 6 per 1,000 | 120 |
| Eagle Mountain | Commercial, over 10,000 sq. ft. | 5 per 1,000 | 100 |
| Provo | Health Clubs | 5 per 1,000 | 100 |
| Orem | Gymnasium and Athletic Club | 4 per 1,000 | 80 |
| Bluffdale | Health Club | 5 per 1,000 | 100 |
| West Jordan | Fitness Center | 6.66 per 1,000 | 133 |
| Draper | Recreation/Entertainment Indoor | 3 per 1,000 | 60 |
| | OR | OR | OR |
| | Personal Instruction Service | 5 per 1,000 | 100 |

C. Specific Request:

This is a request to amend Section 19.09.11, “Required Parking” to reduce the requirement for fitness centers from 6 stalls per 1,000 square feet to 5 stalls per 1,000 square feet.

D. Process: Section 19.17.03 of the Code outlines the process 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. The application was received on December 16, 2014. The Planning Commission held a public hearing for this application on January 8, 2015 and forwarded a recommendation for approval to the City Council.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
Complies. Please see Sections F and G of this report.
3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
Complies. Please see Section E of this report. The Planning Commission held a public hearing for this request on January 8, 2015. A public hearing with the City Council is scheduled for February 3, 2015. Notice of both meetings has been published as required.
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.
Complies. Please see Section E of this report.

- E. Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; while the request is by one property owner, these amendments are City-wide and no mailed notice was required. As of the date of this report, no public input has been received.

A public hearing was held with the Planning Commission on January 8, 2015. This request is scheduled for a public hearing with the City Council on February 3, 2015. The Report of Action and the minutes from the Planning Commission meeting are attached.

F. 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, establishment of a strong community identity in the City of Saratoga Springs, and implementation of ordinances and guidelines to assure quality of development.

Staff conclusion: consistent

The parking requirements are important to growth management and orderly and efficient development. The current parking requirement for fitness centers is 6 per 1,000 square feet which is more than the applicant has provided at facilities that they have recently constructed or expanded in other cities in Utah such as Riverton, Salt Lake City, South Jordan, Tooele, and Sandy. Additional research by staff indicates that many nearby cities require 5 stalls per 1,000 square feet. The applicant provided data collected throughout the day on Thursday October 16, 2014 reflecting the number of hourly visits at their South Jordan location which is a 20,000 square foot building. On that day the busiest times of day were 5:00 a.m. and 5:00 p.m., with 77 visitors. If each visitor drove a car at the peak times, this equates to a demand for 77 stalls for a 20,000 square foot building OR 3.86 stalls per 1,000 square feet.

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.

G. Code Criteria:

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

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

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. See Section F of this report.
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The amendment will result in fitness centers that are not over-parked and will not adversely affect the health, safety, convenience, morals, or general welfare of the public.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent. The stated purposes of the Code are found in section 19.01.04:
 1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;
 - h. encourage the development of an attractive and beautiful community; and
 - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

The amendment is to reduce the parking requirement for fitness centers so that it is more consistent with parking requirements in neighboring cities and does not create an over-abundance of unused parking stalls.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
Consistent. The proposed change will modify the parking requirement for fitness centers so it is similar to what neighboring cities require.

H. Recommendation / Options:

Staff recommends that the City Council conduct a public hearing, discuss any public input received, and choose from the options below.

Option A – Positive Recommendation

Possible Motion:

“Based upon the evidence and explanations received today, I move that the City Council amendment to Section 19.09.11 “Required Parking” to reduce the parking requirement for fitness centers from 6 stalls per 1,000 square feet to 5 stalls per 1,000 square feet, with the Findings below:

Findings:

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

Option B – Continuance

Possible Motion:

“I move to continue the amendments to Section 19.09.11 of the Code to a future meeting and request the following information:

Option C – Negative Recommendation

Possible Motion:

“Based upon the evidence and explanations received today, I move that the City Council deny the proposed amendment to Section 19.09.11 “Required Parking” to reduce the parking requirement for fitness centers from 6 stalls per 1,000 square feet to 5 stalls per 1,000 square feet, with the Findings below:

Findings

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

4. _____
5. _____

I. Exhibits:

1. Proposed change to ordinance
2. Applicant request letter and research
3. Planning Commission Report of Action
4. Draft Planning Commission Minutes, 1/8/15

Exhibit 1

19.09.11. Required Minimum Parking by Zone.

| | |
|--|------------------------------------|
| Fitness Center (5,000 sq. ft. or less) | € <u>5</u> stalls per 1000 sq. ft. |
| Fitness Center (5001 sq.ft. or larger) | € <u>5</u> stalls per 1000 sq. ft. |

Exhibit 1

19.09.11. Required Minimum Parking by Zone.

| | |
|--|------------------------------------|
| Fitness Center (5,000 sq. ft. or less) | € <u>5</u> stalls per 1000 sq. ft. |
| Fitness Center (5001 sq.ft. or larger) | € <u>5</u> stalls per 1000 sq. ft. |



December 16, 2014

City of Saratoga Springs
1307 N. Commerce Dr. #200
Saratoga Springs, UT 84045

To whom it my concern,

It is at the request of VASA Fitness, for the City of Saratoga Springs, to consider a code amendment change for the required parking stall for a fitness center to be changed from 6 stalls per 1,000 sq ft to 5 stalls per 1,000 sq ft. In the 30 years VASA Fitness has been operating as Gold's Gym in Utah, it has been determined through extensive studies that the optimum parking ratio for a gym facility to be 5 stalls per thousand, as evident in the attached parking ratios provided. In addition for our 18 locations in the state of Utah, every governmental jurisdiction has a parking code requirement for our use of 5 stalls per 1,000 sq ft.

A handwritten signature in blue ink, appearing to read 'Scott Felsted'.

Scott Felsted
VASA Fitness President

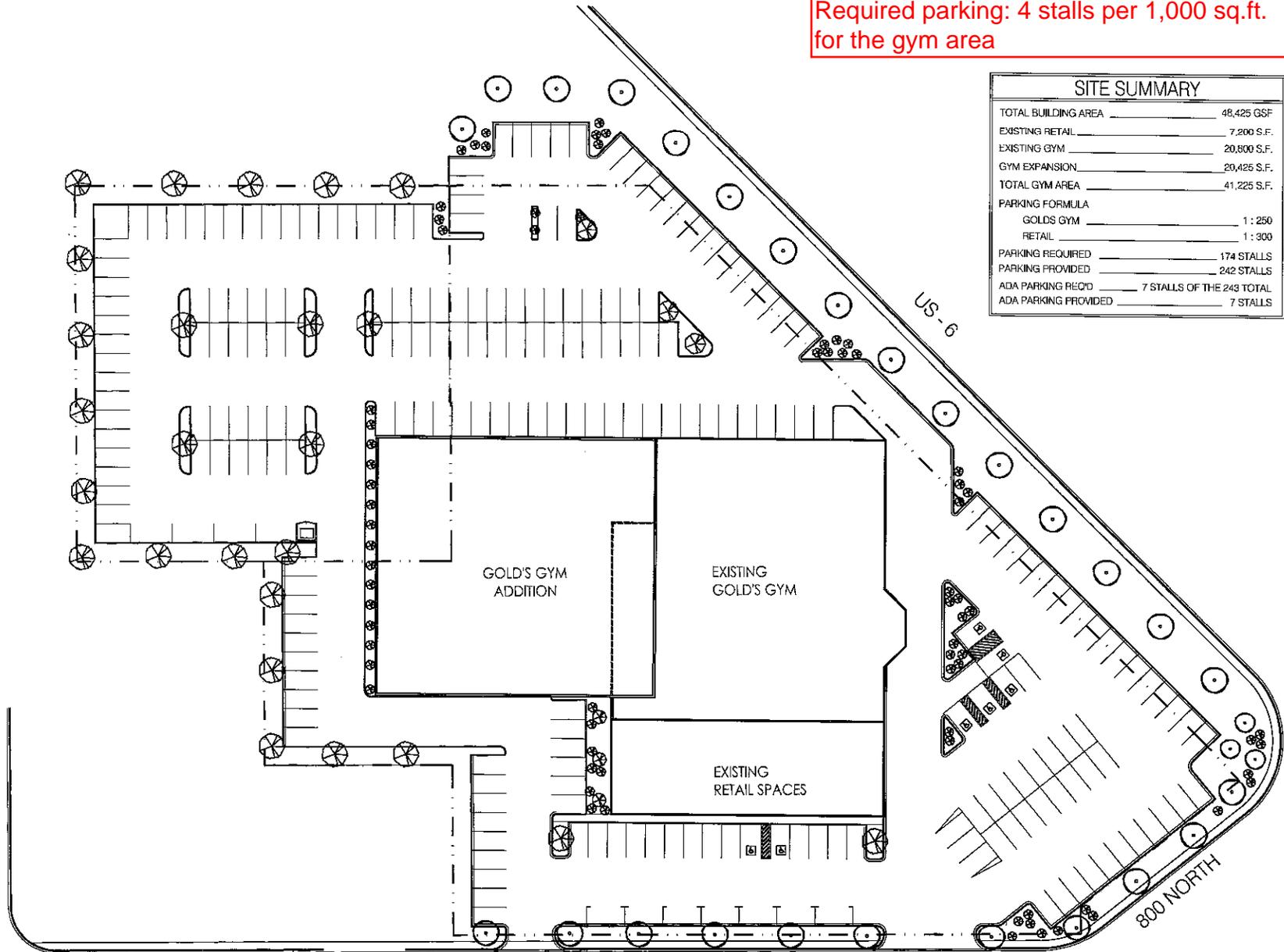


Exhibit 2:
Hourly visits at South Jordan Location
Thursday 10/16/14
Facility is 20,000 square feet

Exhibit 2, data provided by applicant from recent build or expansion of sites, included on page 1 of staff report

| Gym Location | SQ. FT. | City Parking Requirement | REQUIRED STALLS | PROVIDED STALLS |
|-----------------|---------|----------------------------------|-----------------|-----------------|
| Riverton | 45,708 | 1 space per 200 sq. ft. (5:1000) | 229 | 238 (5.2:1000) |
| Brickyard (SLC) | 23,240 | 3 stalls per 1000 sq ft (3:1000) | 70 | 117 (5:1000) |
| South Jordan | 19,812 | 5 stalls per 1000 sq ft (5:1000) | 99 | 102 (5.15:1000) |
| Tooele | 34,770 | 1 space per 300 sq ft (3.3:1000) | 115 | 191 (5.5:1000) |
| Sandy | 59,877 | 5 stalls per 1000 sq ft (5:1000) | 299 | 299 |

Exhibit 2, Spanish Fork Expansion
 Required parking: 4 stalls per 1,000 sq.ft.
 for the gym area



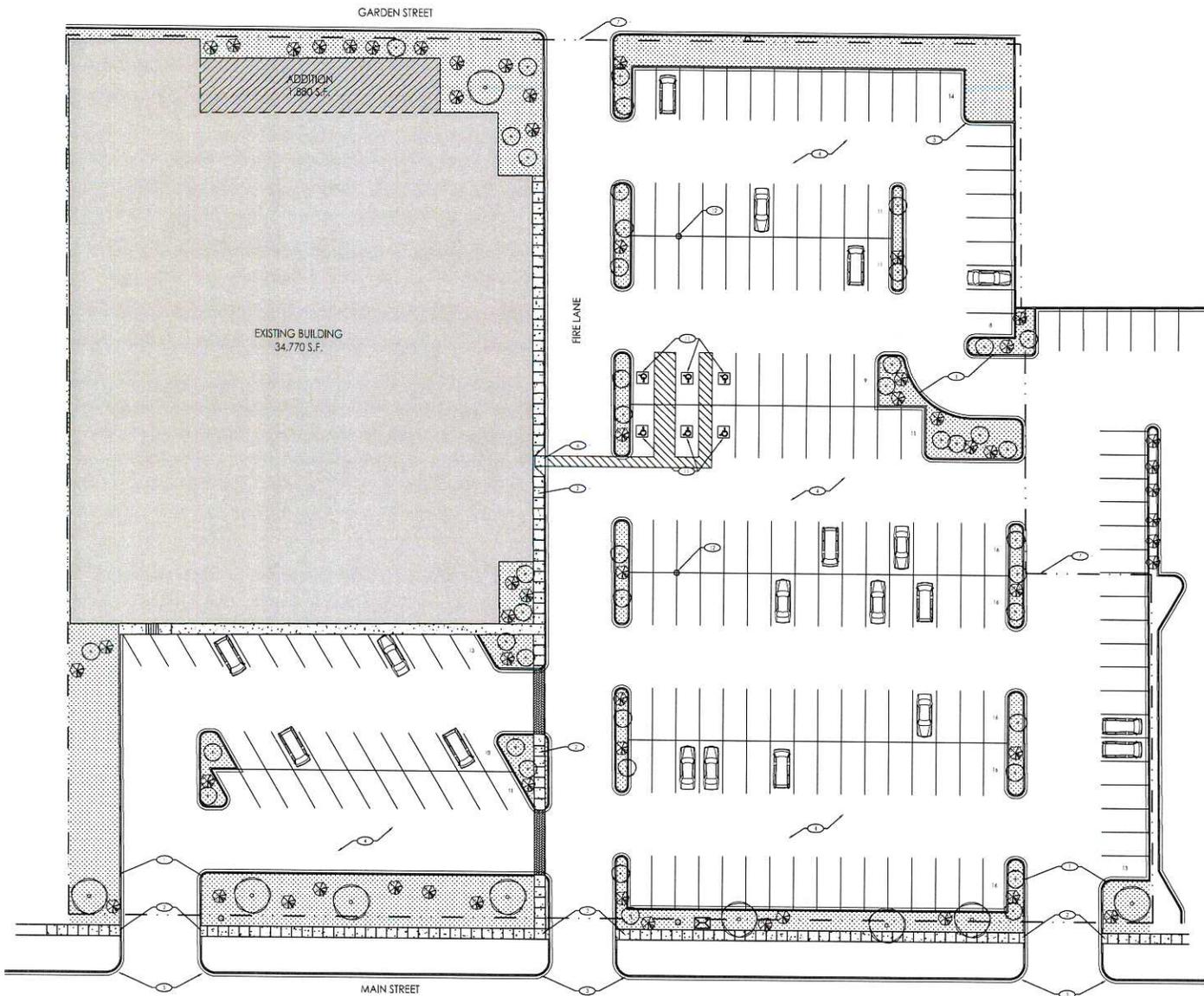
| SITE SUMMARY | |
|----------------------|---------------------------|
| TOTAL BUILDING AREA | 48,425 GSF |
| EXISTING RETAIL | 7,200 S.F. |
| EXISTING GYM | 20,800 S.F. |
| GYM EXPANSION | 20,425 S.F. |
| TOTAL GYM AREA | 41,225 S.F. |
| PARKING FORMULA | |
| GOLDS GYM | 1 : 250 |
| RETAIL | 1 : 300 |
| PARKING REQUIRED | 174 STALLS |
| PARKING PROVIDED | 242 STALLS |
| ADA PARKING REQ'D | 7 STALLS OF THE 243 TOTAL |
| ADA PARKING PROVIDED | 7 STALLS |

GOLD'S GYM SPANISH FORK ADDITION

SITE PLAN

SCALE : 1" = 20'-0"

Exhibit 2: Tooele expansion
Required Parking: 3.33 stalls per 1,000 sq. ft.



SHEET NOTES:

- LANDSCAPING
- CONCRETE SIDEWALK
- CONCRETE CURB & CURB
- ASPHALT PARKING AREA - SEE CIVIL DRAWINGS
- DRIVEWAY ENCLOSURE - SEE DETAILS 1 & 2(A&B)
- ACCESSIBLE RAMP - SEE CIVIL DRAWINGS
- TREE OF LANDSCAPE REFERENCE
- DETENTION POND - SEE CIVIL DRAWINGS
- TRANSFORMER PAD - SEE ELECTRICAL DRAWINGS
- ADA PARKING SIGN - SEE DETAIL A1001
- ADA PARKING STALL - SEE DETAIL A1001
- LIGHT POLE

GENERAL NOTES:

- A. SEE CIVIL DRAWINGS FOR CURB AND PARKING OF DRIVEWAYS.
- B. SEE CIVIL DRAWINGS FOR LOCATION OF FIRE LINES & LOCATION OF FIRE LIGHTING.
- C. SEE ELECTRICAL DRAWINGS FOR LOCATION OF SITE LIGHTING.

SITE DATA:

| | |
|-------------------------------------|--------------------------------------|
| TOTAL SITE AREA | 177,870 S.F. |
| BUILDING AREA | 36,660 S.F. |
| PARKING AREA | 76,200 S.F. |
| TOTAL LANDSCAPED AREA | 13,000 S.F. (7.3%) |
| LANDSCAPED AREA NEW/IN-PARKING AREA | 4,300 S.F. (3.0%) |
| TOTAL PARKING SPACES | 118 SPACES (3.3 SPACES / 1,000 S.F.) |

SITE PLAN
 SCALE: 1/16" = 1'-0"



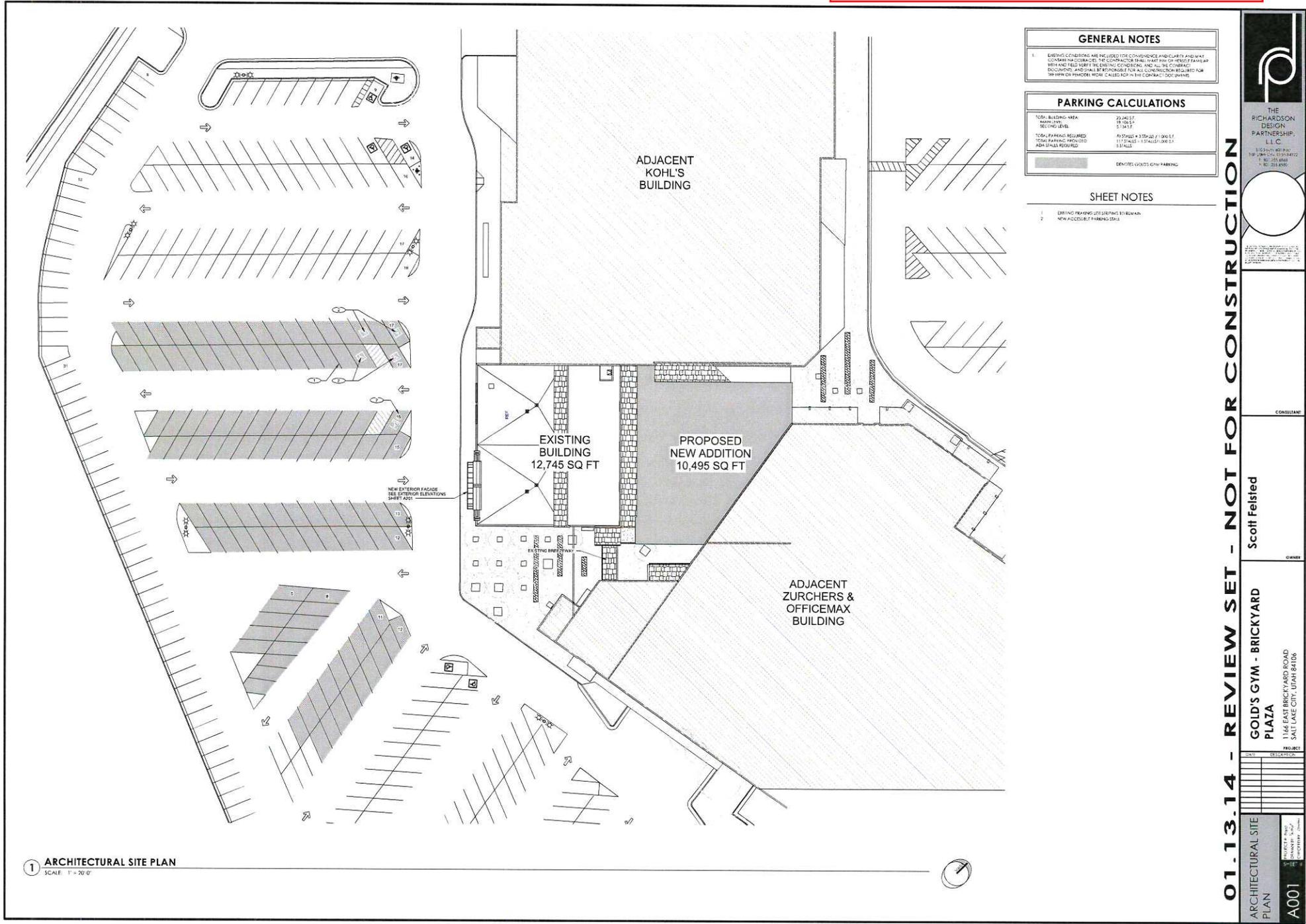
THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
 140 SOUTH 400 EAST
 SALT LAKE CITY, UTAH 84143
 P: 801.333.4488
 F: 801.333.6880

GOLD'S GYM
 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119
 (801) 466-1000

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |

SITE PLAN
 PROJECT # 07-0001
 DRAWING # 100-0001
A001
 EXHIBIT

SLC, Brickyard Plaza expansion
Required Parking: 3 stalls per 1,000 sq. ft.



GENERAL NOTES

1. EXISTING CONDITIONS ARE INDICATED FOR CONFORMANCE AND CLARITY AND MAY VARY FROM AS SHOWN. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION REQUIREMENTS FOR THE NEW OR MODIFIED WORK CALLED OUT IN THE CONTRACT DOCUMENTS.

PARKING CALCULATIONS

| | |
|----------------------------|------------------------------------|
| TOTAL BUILDING AREA | 23,240 SF |
| AREA - 1ST FLOOR | 18,100 SF |
| AREA - 2ND FLOOR | 5,140 SF |
| TOTAL PARKING REQUIRED | 70 STALLS * 3 STALLS / 1,000 SF |
| TOTAL PARKING PROVIDED | 113 STALLS * 1.5 STALLS / 1,000 SF |
| ADDITIONAL STALLS REQUIRED | 43 STALLS |

NOTE: GUESTS ONLY PARKING

SHEET NOTES

1. EXISTING PARKING LOTS SUBJECT TO BE MAINTAINED.
 2. NEW ACCESSIBLE PARKING STALLS.

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20' 0"

01.13.14 - REVIEW SET - NOT FOR CONSTRUCTION

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

1105 SOUTH 400 EAST
 1ST FLOOR, SUITE 100, SALT LAKE CITY, UT 84143
 P: 801-253-1848
 F: 801-253-6300

CONSULTANT

Scott Felsted

OWNER

GOLD'S GYM - BRICKYARD PLAZA

1146 EAST BRICKYARD ROAD
 SALT LAKE CITY, UTAH 84106

PROJECT

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

ARCHITECTURAL SITE PLAN

A001

Saratoga Springs City
Planning Commission

Report of Action

TYPE OF ITEM

| | |
|---------------------|--------------|
| Concept Discussion | _____ |
| Preliminary Plat | _____ |
| For Discussion Only | _____ |
| Site Plan | _____ |
| Rezone | _____ |
| Ordinance | _____ |
| General Plan | _____ |
| Code Amendment | <u> X </u> |
| Plat Amendment | _____ |
| Road Vacation | _____ |
| Conditional Use | _____ |
| Development Agmt. | _____ |
| Minor Subdivision | _____ |
| Other | _____ |

Meeting Date: January 8, 2015

ITEM #5. Code Amendment, 19.09.11, Required Parking

Jeff Cochran was present as Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report.
- The majority of the surrounding City's require 5 stalls per 1,000 square feet for fitness centers.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No input.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Outlined background of plans for site and need for code amendment based on requirements for their sites in other jurisdictions.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Jarred Henline
 - No problems with the Code amendment.
- Kara North
 - Appreciates information from neighboring cities; as a growing City compared to others, 6 may have seemed like a good idea but is high compared to nearby cities. Ok with changing it to 5.
- Sandra Steele
 - Very opposed to amendment; it will apply to the smaller fitness centers as well.
 - Asked applicant if they plan on an elevator; (applicant responded yes). If no elevator and reduced size of mezzanine, parking issue would be resolved.
 - Spent a lot of time on parking code requirements and haven't had a chance to see how the 6 per 1000 works.
 - Most people will drive to this gym.
 - Won't only pull from Saratoga Springs, but likely Eagle Mountain and Bluffdale and western Lehi.
- Jeff Cochran
 - Appreciates having information from other Cities, as his experience is not with parking needs.
 - Asked for clarification on what would happen if the fitness center changes to another use in the future.
 - Asked the applicant if they had spoken with adjacent businesses about a shared parking agreement. (Applicant responded yes, but restaurants are not willing and they haven't heard from Walmart.)
 - Mentioned that he drove by another facility on January 1st and the parking lot was packed; commented that the first day of resolutions may not be a fair time to judge parking.
 - Stated support for the Code amendment based on the requirements of other jurisdictions.

MOTION

Commissioner North made the following motion: "I move to forward a **positive** recommendation to the City Council for the proposed amendment to Section 19.09.11 "Required Parking" to reduce the parking requirement for fitness centers from 6 stalls per 1,000 square feet to 5 stalls per 1,000 square feet, with the Findings below:"

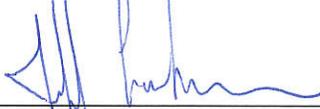
Findings:

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

Commissioner **Henline** seconded the motion.

VOTE (3 TO 1)

| | |
|-------------------|---------------|
| Jeff Cochran | AYE |
| Sandra Steele | NAY |
| Kara North | AYE |
| Jarred Henline | AYE |
| Hayden Williamson | ABSENT |
| Kirk Wilkins | ABSENT |



Saratoga Springs City Planning Commission – Chair Pro-Tem

Exhibit 1: Staff Report Dated January 8, 2014

City of Saratoga Springs
Planning Commission Meeting
January 8, 2015

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, Jarred Henline, Sandra Steele, Kara North

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Jeremy Lapin, Nicolette Fike

Others: Charlie Hammond, Alan & Laurie Johnson, Rachel McKenzie, Blaine Hales, Dr. Brian McCune

Excused: Kirk Wilkins, Hayden Williamson

5. Public Hearing and Possible Recommendation: Revisions to the Land Development Code, Section 19.09.11, Required Parking.

Sarah Carroll presented the revisions. The applicant is requesting an amendment to reduce the required number of parking spaces for fitness centers. There was comparison to other cities the business was located in; they were all 5 per 1000 sq.ft. or less.

Charlie Hammond representing the developer commented that their peak business hours were different than peak hours for many other businesses, early morning and right after work, not generally a lunch or dinner time.

Public Hearing Open by Jeff Cochran

No input at this time.

Public Hearing Closed by Jeff Cochran

Jarred Henline had no issues with the code change.

Kara North appreciated having the comparisons to the other cities. She could see that 5 is not uncommon and would not be opposed.

Sandra Steele said she was opposed to it as it also includes the smaller fitness centers which don't have enough parking at this time. She asked the applicant if he was planning on putting in an elevator, if not it may be resolved.

Charlie Hammond answered that they had a mezzanine and were required to have an elevator.

Sandra Steele commented that they had discussed the needs of parking for businesses a few years ago and they found that fitness centers had the highest impact on parking. She thinks they are making a mistake to change it. If it had on-street parking or apt. buildings where people would be walking it may be different, but the majority of people would be driving and they will pull from Lehi, Eagle Mountain, and Bluffdale and they will need more parking.

Jeff Cochran did not really know how much parking was needed and appreciated staffs research. He asked if there was a concern that if another applicant took over the building, would they be under parked.

Sarah Carroll replied that it would depend on what would be proposed.

Kimber Gabryszak noted that they have spent a lot of time considering this and they recently put in place a change of use permit where if they didn't meet the requirement for parking they would have to find a way to meet the parking before approval.

Jeff Cochran asked the applicant if there were neighboring business they have contacted for shared stalls possibility.

Charlie Hammond responded that had and the restaurants are not in favor of it and Walmart has not responded. They have never seen that many stalls required in any other city they have developed in.

Jeff Cochran indicated that because of the work staff has done and shown tonight he is not opposed to the change.

Motion from Kara North, Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendment to Section 19.09.11 “Required Parking” to reduce the parking requirement for fitness centers from 6 stalls per 1,000 square feet to 5 stalls per 1,000 square feet, with the Findings and condition contained in the Staff Report. Seconded by Jarred Henline.
Aye: Jeffrey Cochran, Kara North, Jarred Henline. Nay: Sandra Steele. Motion carried 3-1.

6. Concept Plan for Vasa Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.

Sarah Carroll presented the Concept plan. They are requesting a setback reduction on the west side of the building. In this case there is a detention basin to the west that is a landscaped area. They are proposing a conceptual rear elevation which will be the entrance.

Sandra Steele asked the applicant what the distance from the lowest parapet to the roof was because they require all rooftop equipment be screened. She wanted to make him aware of it

Charlie Hammond said they put the roof on a slope with RTU's on the backside, so they are not visible from the street.

Sandra Steele asked if roof top equipment has an access from the inside. (Yes.) She asked that when he brings in the elevations that they show the percentage of each building material and give the lengths of the longer portions of each material to make sure they don't exceed the requirements. She thought the sign might exceed the height limit but won't know till they get the preliminary plat. She also noted that they need to have equal architectural treatment on all sides.

Kara North asked Sarah Carroll to explain the detention basin issue again to fully understand how the detention basin contributed to the setback reduction.

Sarah Carroll pulled up an aerial photo that showed the current detention basin with sod and trees, there will not be another building put within 20-40 feet of this property line.

Kara North noted setback reductions are not generally favored and thanked her for the clarification. She said generally she is impressed how they have made the transition from Gold's Gym to Vasa, she likes their facades and hopefully it will be an attractive benefit to our city.

Jarred Henline asked about the size of the facility.

Rachel McKenzie said this isn't an express version but it doesn't have pool or racquetball but has basic cardio and workout spaces. They are planning on opening as soon as they can.

Jarred Henline appreciated Commissioner Steele and Commissioner North's comments. Hopefully when they come back it will have everything they need to move forward.

Jeff Cochran asked staff about the detention basin on the plan, could those be combined with the larger current basin to perhaps increase parking.

Jeremy Lapin hadn't done much research on it but he thought the Walmart pond might not be down-stream enough to handle and also cleaning was sized to the one site and if they combined it might be hard. He said not to the west but possibly to the south or underground.

Jeff Cochran challenged the applicant to look at the parking again and see if they could possibly add a few more stalls.

Rachel McKenzie replied that the most efficient way to get more parking would be to have less drive, if they look at landscape as percentage wise, and eliminate some of the landscaping on the edge it might, but when they look into how to break it up they have more drives and lose more stall.

Jeff Cochran said as they come back he would encourage them to follow code to make the process easier. We are anxious to have a place like this in the community. We look forward to having you back.

ORDINANCE NO. 15-3 (2-3-15)

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

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

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

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

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

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

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

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

SECTION I – ENACTMENT

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

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply

with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

VOTE

| | |
|------------------|-------|
| Shellie Baertsch | _____ |
| Rebecca Call | _____ |
| Michael McOmber | _____ |
| Stephen Willden | _____ |
| Bud Poduska | _____ |

Exhibit 1

19.09.11. Required Minimum Parking by Zone.

| | |
|--|------------------------------------|
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19.09.11. Required Minimum Parking by Zone.

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|--|------------------------------------|
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| Fitness Center (5001 sq.ft. or larger) | € <u>5</u> stalls per 1000 sq. ft. |



**Concept Plan
VASA Fitness
February 3, 2015
Public Meeting**

| | |
|----------------------------|---|
| Report Date: | January 27, 2015 |
| Project Request / Type | Concept Plan |
| Applicant: | HD Saratoga, LLC / Charlie Hammond |
| Location: | ~1523 North Redwood Road |
| Major Street Access: | Redwood Road |
| Parcel Number(s) and size: | 66:242:0006, ~2 acres |
| General Plan Designation: | Regional Commercial |
| Zone: | Regional Commercial (RC) |
| Adjacent Zoning: | Regional Commercial (RC) |
| Current Use: | Vacant |
| Adjacent Uses: | Walmart, Zions Bank, T-Mobile, Dollar Cuts, Café Rio, O'Reilly Auto Parts, Panda Express |
| Previous Meetings: | Walmart Final Plat was approved 6-12-07 |
| Land Use Authority: | Review required by PC and CC |
| Future Routing: | City Council |
| Planner: | Sarah Carroll, Senior Planner |

A. Executive Summary:

This is a request for review of a Concept Plan for VASA Fitness within the RC zone, to be located at 1523 North Redwood Road, on Lot 6 of the Walmart Subdivision Plat. The plans indicate a 15,000 square foot building with a 5,000 square foot mezzanine. Per Section 19.09.11, 120 parking stalls are required (for 20,000 square feet). The plans indicate 106 total parking stalls and the applicant is requesting a code amendment to the parking requirement for fitness centers under a separate application.

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:

Lot 6 was created with the "Saratoga Wal-Mart Subdivision" plat that was recorded in 2007 (attached). The plat indicates that Lot 6 is 2.06 acres. A recent lot line adjustment between Lot 6 and Lot 8 was recorded on November 6, 2014 and reduced Lot 6 to 1.99 acres.

C. Specific Request:

This is a request for review of the Concept plan for VASA fitness, located in the RC zone.

D. Process:

Section 19.13.05 outlines the process for Concept Plans and states:

1. A Concept Plan application shall be submitted before the filing of an application for subdivision or Site Plan approval unless the subdivision was part of a previous Concept Plan application within the last two years and the application does not significantly deviate from the previous Concept Plan.
2. The Concept Plan review involves an informal conference with the developer and the City's Development Review Committee and an informal review of the plan by the Planning Commission and City Council. The developer shall receive comments from the Development Review Committee, Planning Commission, and City Council to guide the developer in the preparation of subsequent applications.
 - i. The Development Review Committee, Planning Commission, and City Council shall not take any action on the Concept Plan review.
 - ii. The Development Review Committee, Planning Commission, and City Council comments shall not be binding, but shall only be used for information in the preparation of the development permit application.

Planning Commission Review:

The Planning Commission reviewed the proposed concept plan on January 8, 2015. Draft minutes from that meeting are attached.

E. Community Review:

There is no requirement to notice concept plans because the comments received from the Planning Commission and City Council are not binding. Formal community interaction will occur once a formal public hearing is scheduled for site plan review.

F. General Plan:

The Land Use Map of the General Plan designates this property for Regional Commercial uses. The Land Use Element of the General Plan states "Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities."

Staff Conclusion: complies. The site and nearby properties are currently zoned RC. Nearby uses include Walmart, Zions Bank, T-Mobile, Dollar Cuts, Café Rio, O'Reilly Auto Parts, Panda Express, etc. The proposed access is off of a shared drive isle that has access onto West Commerce Drive, Redwood Road, and SR 73; the direct access points line up with access to adjacent businesses. The abutting commercial uses do not include a fitness center; thus, this business will contribute to the conglomeration of commercial activities. The proposed business location and proposed access locations will contribute to functional conglomerations of commercial activities by lining up with access to adjacent uses and increasing the variety of uses in this location.

G. Code Criteria:

The requirements for the RC zone are outlined in Section 19.04.22. The parking requirements are in Chapter 19.09 and the Site Plan requirements are in Chapter 19.14. Pertinent sections of these Chapters and sections are reviewed below.

Permitted or Conditional Uses: can comply. Section 19.04.07 lists all of the permitted and conditional uses allowed in the RC zone. The proposed fitness center is larger than 5,000 square

feet and is thus a conditional use in the RC zone. A conditional use application is required with the site plan application.

Minimum Lot Sizes: complies. The minimum lot size in the RC zone is 20,000 square feet. The subject lot is approximately two acres.

Setbacks and Yard Requirements: up for discussion. Section 19.04.22 outlines the setbacks requirements for the RC zone.

- i. **Front:** Not less than twenty feet.

***Complies.** The front of the building is the north elevation and will face West Commerce Drive. The plans indicate a 20 foot setback.*

- ii. **Sides:** Thirty feet where adjacent to a residential or agricultural zone, twenty feet when adjacent to all other zones. The City Council may reduce the side setback to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.

***Up for discussion.** The applicant is requesting a side yard setback of 10 feet on the west side of the building. West of the subject site is a detention basin for Walmart that will remain as green space and is approximately 60 feet wide. This creates a buffer on the west side of the building and reduces the need for a 20 foot side setback.*

- iii. **Rear:** Twenty feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to thirty feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of forty feet.

***Complies.** The rear of the building will face the proposed parking lot and will also provide the main access to the building. The setback exceeds 20 feet. The applicant has stated that the north side of the building will be designed with a front façade.*

- i. Exceptions: The City Council may reduce no more than one setback requirement by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.

***Complies.** The applicant is only requesting one exception.*

- ii. 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.

***Complies.** The proposed building is further than five feet from the private drive to the east that provides access to the site.*

Structure Height: complies. No structure in this zone shall be taller than 50 feet. *The conceptual rear elevation is attached and indicates a height of 32 feet.*

Maximum Lot Coverage: complies. The maximum lot coverage in this zone is fifty percent. The proposed site is 1.99 acre. The proposed building footprint is 15,000 square feet (0.34 acres).

Minimum Building Size: complies. Individual structures within this zone shall be a minimum of 1,000 square feet above grade. The proposed building is 20,000 square feet above grade.

Development Standards: The following development standards shall apply to the Regional Commercial Zone:

- a. Architectural Review. The Planning Commission shall review the Site Plan and building elevations. The Planning Commission may offer recommendations for Architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan.

***Can comply.** The conceptual rear elevation is attached for review and comment. All four elevations will be submitted with the site plan application.*

- b. Landscaping.
 - i. Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than twenty feet (or as reduced in Subsection 5.b. above) as approved through the Site Plan review process.
 - ii. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses.
 - iii. All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building.
 - iv. The Building Official may approve exceptions as seasonal conditions warrant.
 - v. Any proposed change to the approved landscaping plan will require an amended Site Plan approval.
 - vi. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

Can Comply.

- i. The front yard area along West Commerce Drive will include not less than 20 feet of landscaping.*
- ii. The site is not adjacent to agricultural or residential land uses.*
- iii. The landscaping shall be inspected prior to issuance of a certificate of occupancy.*

Uses Within Buildings: Complies. This section requires all uses to be conducted entirely within an enclosed building except for those deemed by the City Council to be customarily and appropriately conducted outside such as automobile refueling stations and gas pumps. *The proposed business is a fitness center. No outdoor uses are proposed.*

Trash storage: Reviewed with Site Plan application. Section 19.14.04.5. requires trash storage areas to be comparable with the proposed building and surrounding structures. *This will be reviewed with the site plan application as this information is not required for concept plan review. The trash storage area is identified on the concept plan and appears to include three foot landscape buffers on both sides.*

Buffering/Screening Requirements: Can comply. This section requires fencing or landscaping to buffer uses in the RC zone that abut Agricultural or residential uses. This section also requires a minimum number of both deciduous and evergreen trees. *There are not any*

abutting agricultural or residential uses. Landscape requirements will be reviewed with the site plan application as this information is not required for concept plan review.

Landscaping Requirements: complies. Twenty percent of the total project area is required to be landscaped and all sensitive lands shall be protected. *The plans indicate 21.2% of the site will be landscaped. No sensitive lands have been identified within the project area.*

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development. *This site does not have any sensitive lands.*

Parking: up for discussion. Section 19.09.11 requires specific numbers of parking stalls based on specific land uses and requires 6 stalls per 1000 square feet for fitness centers. *The concept plan indicates 5.3 parking stalls per 1000 square feet. The applicant has indicated that this requirement exceeds the requirements in other Cities and exceeds their needs based on typical use at their other sites and have submitted a request for a code amendment to reduce this requirement to 5 stalls per 1,000 square feet.*

Landscaping in Parking Areas: can comply. Section 19.09.08 lists landscaping requirements for parking areas. *The plans appear to meet the requirements, but they will be reviewed in further detail with the site plan application.*

H. Recommendation and Alternatives:

No official action should be taken. The City Council should provide general direction and input to help the developer prepare for formal Site Plan application.

Staff recommends the following:

1. All requirements of the City Engineer shall be met, including those listed in the attached report.
2. All requirements of the Fire Chief shall be met.
3. That the City Council discuss the requested side yard reduction.
4. The proposed number of parking stalls does not comply with the current code and the applicant has submitted a code amendment application to reduce this requirement. This will be a separate item on the same agenda as this concept plan.

I. Exhibits:

1. Engineering Staff Report
2. Location Map
3. Draft Planning Commission Minutes, 1-8-15
4. Saratoga Wal-Mart Subdivision
5. Concept Site Plan
6. Conceptual Rear Elevation

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: VASA Fitness
Date: January 1, 2015
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:

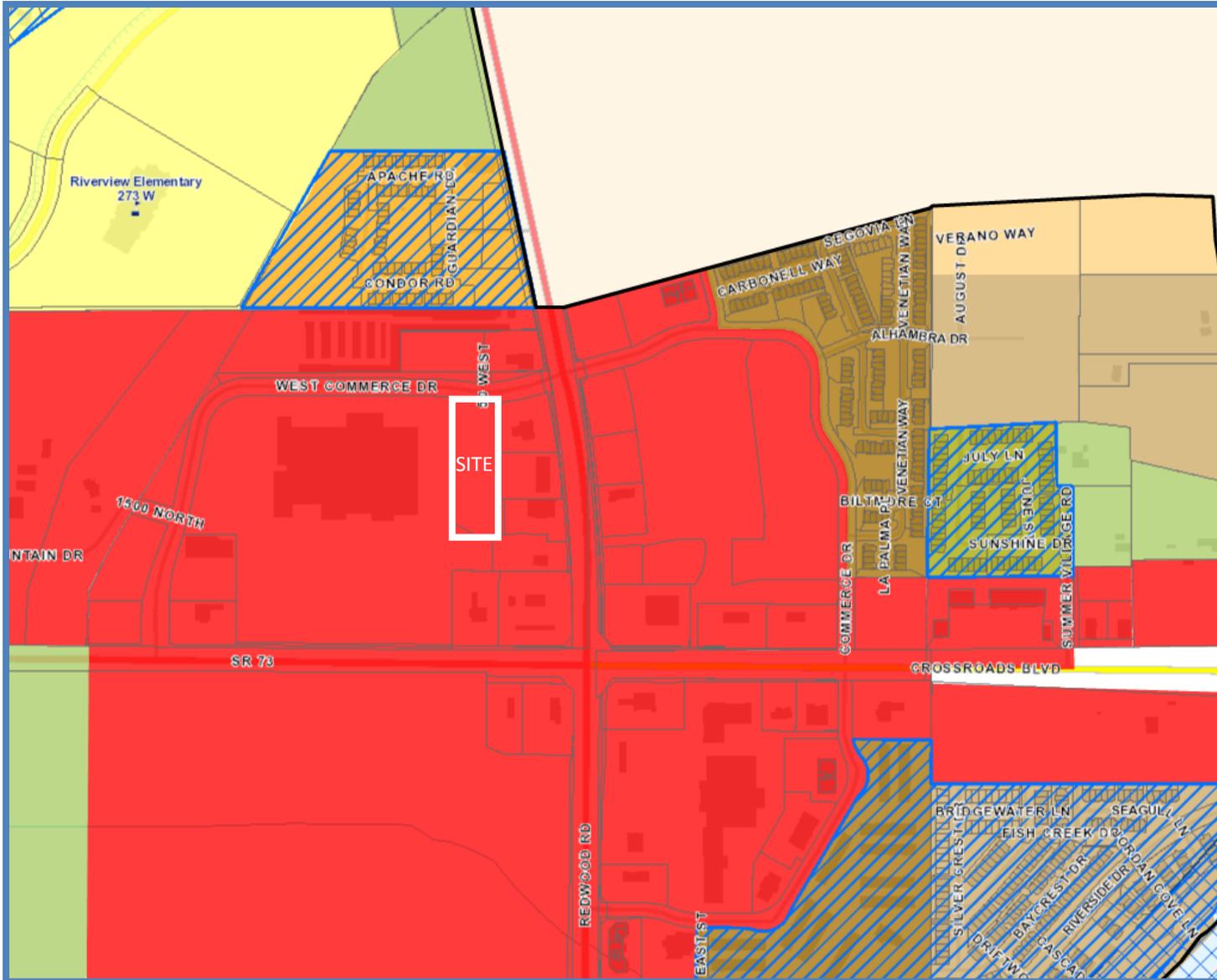
Applicant: HD Saratoga, LLC / Charlie Hammond
Request: Concept Plan
Location: 1523 N. Redwood Road
Acreage: 2.064 acres - 1 lot

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

D. Proposed Items for Consideration:

- A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes and buildings from upland flows.
- E. 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. Water shall be cleaned to City Standards prior to discharge.

- F. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- G. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- 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.



ZONING / LOCATION MAP, PROPERTY IS ZONED RC

City of Saratoga Springs
Planning Commission Meeting
January 8, 2015

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, Jarred Henline, Sandra Steele, Kara North

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Jeremy Lapin, Nicolette Fike

Others: Charlie Hammond, Alan & Laurie Johnson, Rachel McKenzie, Blaine Hales, Dr. Brian McCune

Excused: Kirk Wilkins, Hayden Williamson

6. Concept Plan for Vasa Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.

Sarah Carroll presented the Concept plan. They are requesting a setback reduction on the west side of the building. In this case there is a detention basin to the west that is a landscaped area. They are proposing a conceptual rear elevation which will be the entrance.

Sandra Steele asked the applicant what the distance from the lowest parapet to the roof was because they require all rooftop equipment be screened. She wanted to make him aware of it

Charlie Hammond said they put the roof on a slope with RTU's on the backside, so they are not visible from the street.

Sandra Steele asked if roof top equipment has an access from the inside. (Yes.) She asked that when he brings in the elevations that they show the percentage of each building material and give the lengths of the longer portions of each material to make sure they don't exceed the requirements. She thought the sign might exceed the height limit but won't know till they get the preliminary plat. She also noted that they need to have equal architectural treatment on all sides.

Kara North asked Sarah Carroll to explain the detention basin issue again to fully understand how the detention basin contributed to the setback reduction.

Sarah Carroll pulled up an aerial photo that showed the current detention basin with sod and trees, there will not be another building put within 20-40 feet of this property line.

Kara North noted setback reductions are not generally favored and thanked her for the clarification. She said generally she is impressed how they have made the transition from Gold's Gym to Vasa, she likes their facades and hopefully it will be an attractive benefit to our city.

Jarred Henline asked about the size of the facility.

Rachel McKenzie said this isn't an express version but it doesn't have pool or racquetball but has basic cardio and workout spaces. They are planning on opening as soon as they can.

Jarred Henline appreciated Commissioner Steele and Commissioner North's comments. Hopefully when they come back it will have everything they need to move forward.

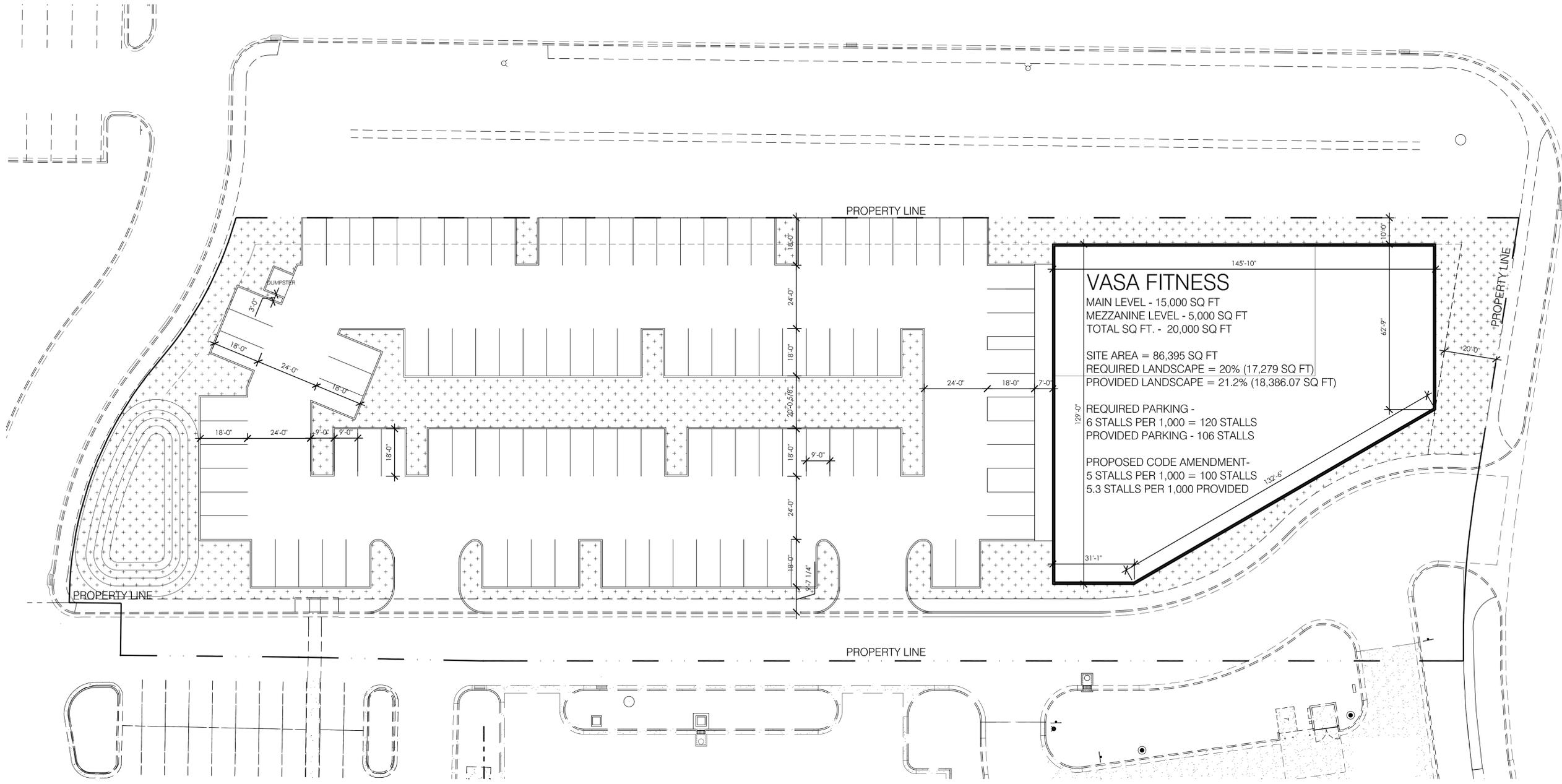
Jeff Cochran asked staff about the detention basin on the plan, could those be combined with the larger current basin to perhaps increase parking.

Jeremy Lapin hadn't done much research on it but he thought the Walmart pond might not be down-stream enough to handle and also cleaning was sized to the one site and if they combined it might be hard. He said not to the west but possibly to the south or underground.

Jeff Cochran challenged the applicant to look at the parking again and see if they could possibly add a few more stalls.

Rachel McKenzie replied that the most efficient way to get more parking would be to have less drive, if they look at landscape as percentage wise, and eliminate some of the landscaping on the edge it might, but when they look into how to break it up they have more drives and lose more stall.

Jeff Cochran said as they come back he would encourage them to follow code to make the process easier. We are anxious to have a place like this in the community. We look forward to having you back.



VASA FITNESS
 MAIN LEVEL - 15,000 SQ FT
 MEZZANINE LEVEL - 5,000 SQ FT
 TOTAL SQ FT. - 20,000 SQ FT

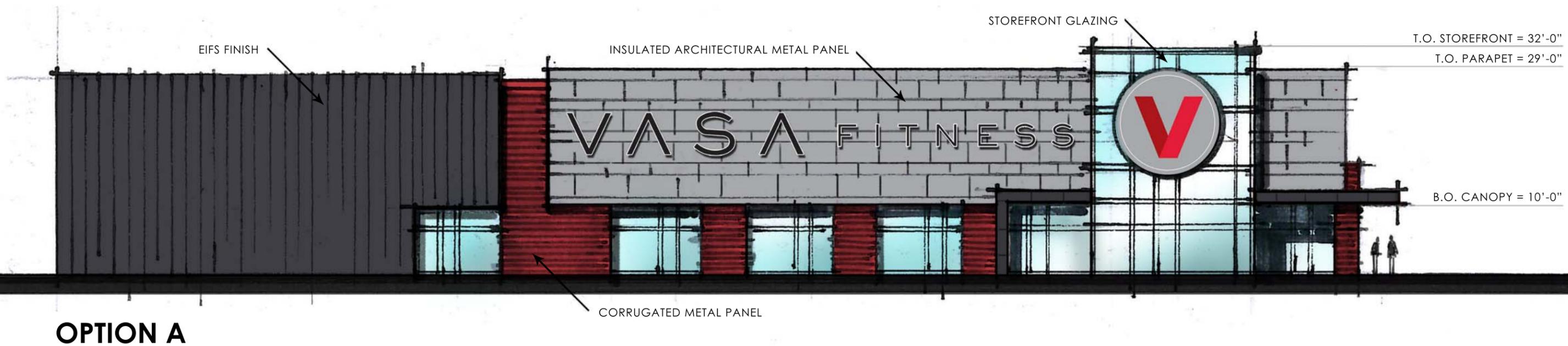
SITE AREA = 86,395 SQ FT
 REQUIRED LANDSCAPE = 20% (17,279 SQ FT)
 PROVIDED LANDSCAPE = 21.2% (18,386.07 SQ FT)

REQUIRED PARKING -
 6 STALLS PER 1,000 = 120 STALLS
 PROVIDED PARKING - 106 STALLS

PROPOSED CODE AMENDMENT -
 5 STALLS PER 1,000 = 100 STALLS
 5.3 STALLS PER 1,000 PROVIDED

VASA SARATOGA SITE PLAN





VASA FITNESS - CONCEPTUAL ELEVATIONS
SARTOGA SPRINGS, UTAH



City Council Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Water Conservation Plan
Date: February 3, 2015
Type of Item: Approval of a Resolution R15-5



Description:

A. Topic:

This item is for approval of a resolution adopting updates to the City's Water Conservation Plan.

B. Background:

The Utah legislature updated Title 73 Chapter 10 Section 32 of the Utah Code in 2004 requiring water agencies with more than 500 service connections, as well as all water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources. The bill also indicates that the plans be updated no less than every five years.

Our "Water conservation Plan" is a written document that contains existing and proposed water conservation measures describing what will be done by the City and Residents to help conserve water and limit or reduce our per capita consumption so that adequate supplies of water are available for future needs.

The City's current water conservation plan was last updated in 2010

C. Analysis:

Staff has updated the 2010 Water Conservation Plan and, with the anticipated adoption by the City Council, Saratoga Springs will remain in compliance with State rules and regulations as a retail water provider.

D. Recommendation:

I recommend that the City Council approve Resolution R15-5 adopting the 2015 Water Conservation Plan for the City of Saratoga Springs



CITY OF
SARATOGA SPRINGS

Water Conservation Plan

January 2015



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Introduction

The Saratoga Springs 2015 Water Conservation plan has been developed in accordance with the revised Water Conservation Act of 2004 (House Bill 71, Section 73-10-32 Utah State Code Annotated) as an update to the City's 2010 Water Conservation Plan. Saratoga Springs has continued to experience rapid growth and continues to be one of the fastest growing communities in both Utah County and the Wasatch Front.

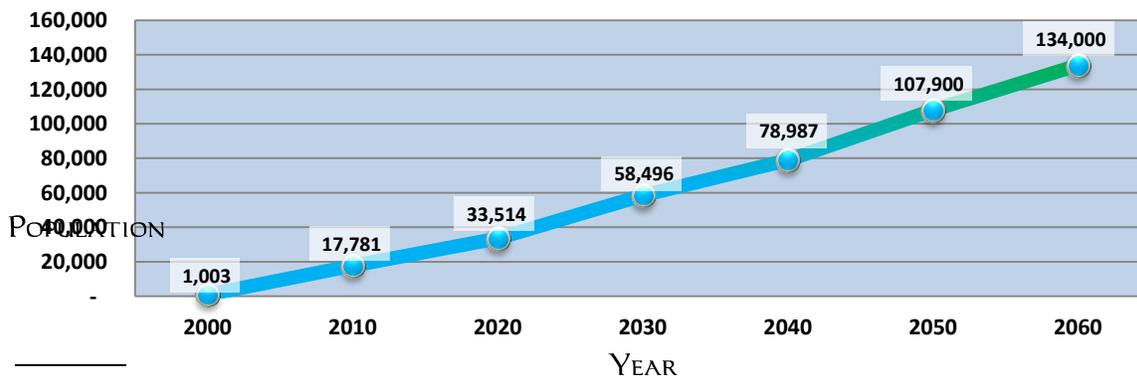
Growth affects the future cost and availability of both culinary and irrigation water supplies. These concerns are identified and addressed in this Water Conservation Plan. This plan contains a summary of the current culinary and secondary water systems, identifies existing water conservation measures that have been implemented, and provides recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Population

The City of Saratoga Springs has experienced tremendous growth since the early 2000's that has transformed the once largely agricultural community into an urbanized region of northern Utah County. Residential and commercial developments are being established at a rapid pace and there is still a significant amount of land available for future growth.

The City has approximately 4.6 square miles of developed land within the existing city boundary of 21.7 square miles. Inclusion of the future annexation boundary is expected to create a total City area of 34.6 square miles. The existing City boundary and proposed annexation areas are shown on the Current Land Use Plan map provided in Appendix A.

The 2010 US Census identified the population of Saratoga Springs as 17,781 people with approximately 4,387 households and an average household size of 4.05. The 2013 population estimate for Saratoga Springs was 22,749 as provided by the Census Bureau. This is a 4 year increase of about 4,968 people and a 27.9% change. This growth trend is consistent with projections provided by Mountainland Association of Governments (MAG) which projects the 2020 population in Saratoga Springs at 33,514 and by 2060 a population of 134,000. The graph below shows the projected growth through year 2060.



Existing Water Systems

The water systems serving the City of Saratoga Springs currently have three pressure zones; at build-out six pressure zones are anticipated. Having multiple pressure zones is necessary due to the local topography to ensure each zone maintains pressures between 40-120 psi. A map of the City's existing and proposed culinary and secondary pressure zones can be found in Appendix A.

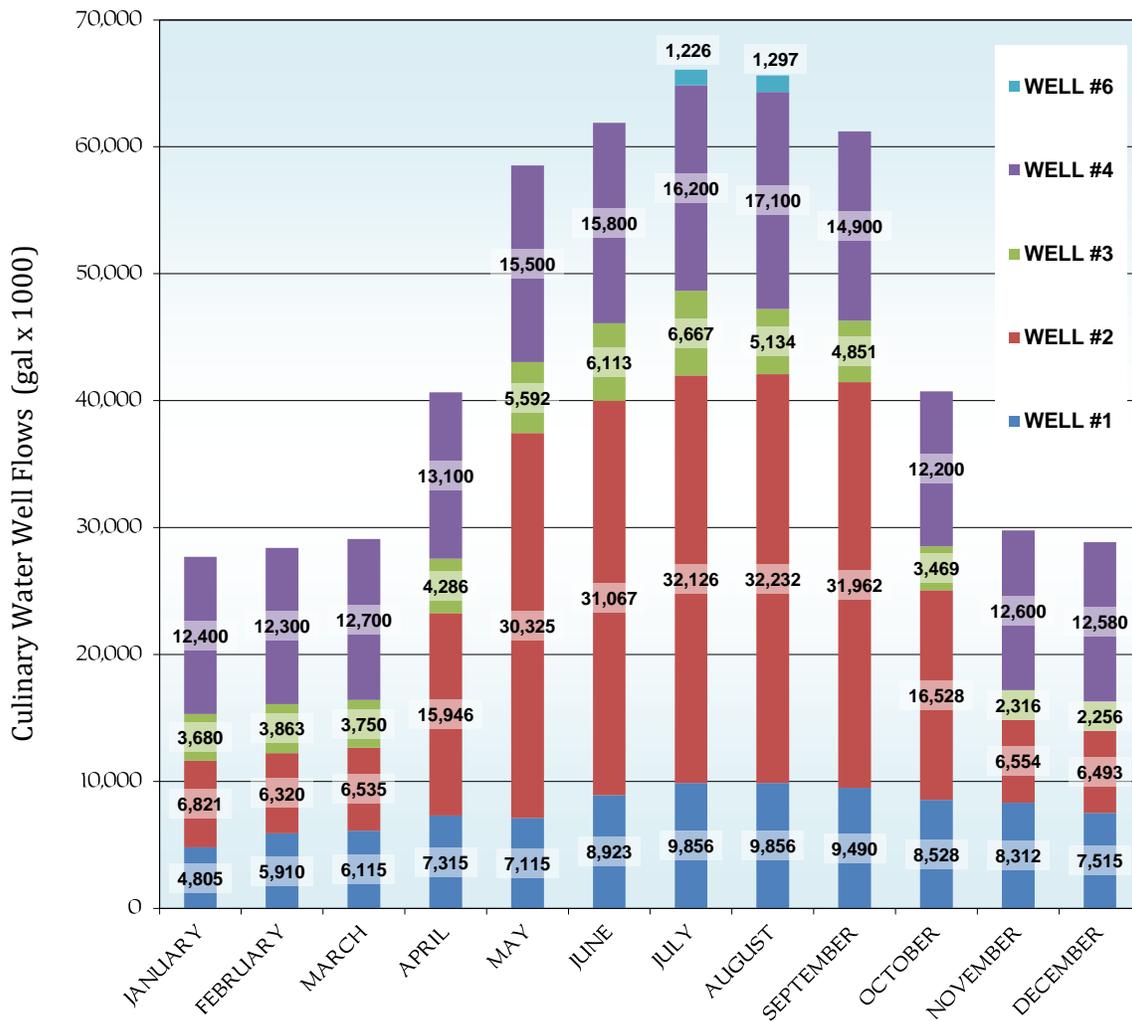
Culinary Water System

The culinary water system is currently served by five underground wells located east of the Jordan River. The peak culinary water production capacity from these wells is approximately 5,870 gallons per minute (gpm). The City also has 2 wells (wells 7 and 8) that have been drilled but still must be equipped. The status of each culinary water source is listed in the following table.

| Name | Peak Flow (gpm) |
|----------------------------------|------------------------|
| Well #1 | 1,000 |
| Well #2 | 1,020 |
| Well #3 | 1,750 |
| Well #4 | 1,000 |
| Well #6 | 1,100 |
| Well #7* | Not Equipped |
| Well #8* | Not Equipped |
| Existing Pumping Capacity | 5,870 |

Culinary Well pumping data is collected from meters installed at each site. Although there is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs), the monthly and yearly total amount pumped from all well sites remains fairly consistent. The following table enumerates the amount pumped at each well site in 2013.

2013 Culinary well flows



According to the City's utility accounting system, Clarity, there are approximately 5,351 existing culinary water connections in the City. These connections are organized by the following categories:

- **Single Family Residential – 5,219 connections**
- **Condominium Residential - 20 accounts / Approx. 1,051 units**
- **Commercial 1" – 11 connections**
- **Commercial 1.5" – 27 connections**
- **Commercial 2" – 63 connections**
- **Commercial 4" – 5 connections**
- **Commercial 6" – 3 connections**

Secondary Water System

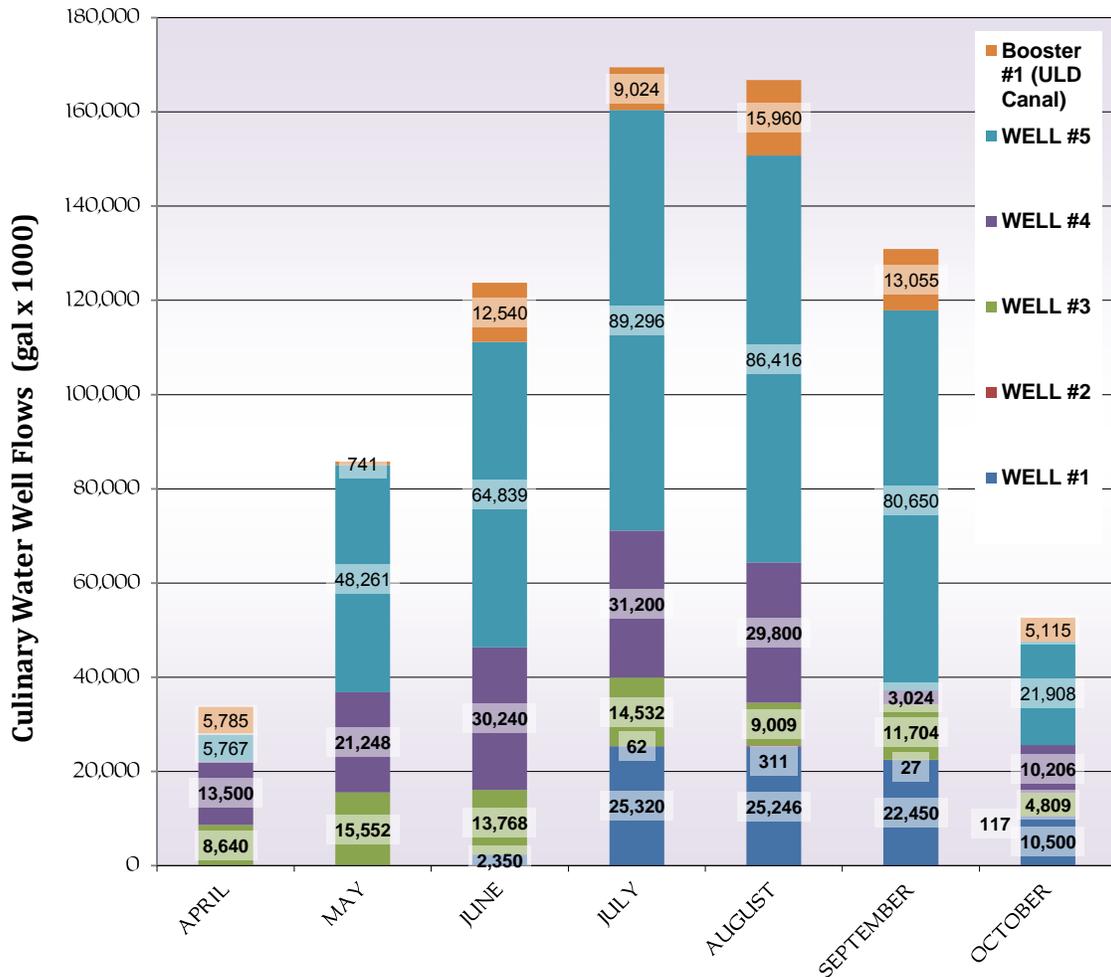
To preserve drinking water sources, and to utilize lower quality water sources that may not be suitable for consumption, the City has developed a secondary water system to provide outdoor irrigation. The secondary system is master planned to be an independent system however there are still a few areas in the City where the secondary water distribution system uses culinary storage and source through reduced pressure zone (RPZ) connections to the culinary system. The Secondary Water System is operated from April 15th to October 15th every year. The system is drained in October through connections (primarily 2" and 4" drain valves) to the Storm Drain system at low points throughout the City.

The Secondary Water system is served by five underground wells as well as a turn-out from the Utah Lake Distributing Canal (ULDC). The peak secondary water production capacity of all five wells is 6,200 gpm and the ULDC turn-out can provide up to 2,000 gpm. The status of each secondary water source is listed in the following table.

| Name | Peak Flow (gpm) |
|----------------------------------|------------------------|
| Well #1 - Fox Hollow | 800 |
| Well #2 - Sunrise | 600 |
| Well #3 - Harvest Hills | 500 |
| Well #4 - Harvest Hills | 800 |
| Well #5 - Jacob's Ranch | 3,500 |
| ULDC | 2,000 |
| Existing Pumping Capacity | 8,200 |

Secondary well pumping data is collected from meters installed at each Site. There is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs). Furthermore because the City has the ability to supplement the secondary system with Culinary source through RPZ connections, the monthly and yearly total amounts pumped from all well sites can also fluctuate significantly. The following table enumerates the amount pumped at each well site in 2013.

2013 Secondary Well Flows



According to the City’s utility accounting system, Clarity, there are approximately 5,043 existing secondary water connections in the City. Approximately 4,011 of these connections are metered.

Present Water Use

Nationwide, the average residential water use is 172 gallons per capita per day (GPCD). Of that total, 69 gallons was the average indoor use and 101 gallons was the average outdoor use per day. In Utah the average water use was 183 GPCD with 68 gallons the average indoor use and 115 gallons the average outdoor use per day.¹ From this data, it can be estimated that approximately 72% of Utah’s total residential water consumption is

¹ 2009 Residential Water Use - November 3, 2010 - Utah Department of Natural Resources, Division of Water Resources

for outdoor irrigation. Utah’s high water consumption has been attributed to its dry climate, large residential lots, and widespread use of automated sprinkler systems.

The average water in the City of Saratoga Springs, analyzing culinary and secondary meter data from 2011, is approximately 280 GPCD with 64 gallons the average indoor use and 216 gallons the average outdoor use per day.² While indoor use in Saratoga Springs is slightly below State and National averages, outdoor water use is significantly higher. The high outdoor water consumption in Saratoga Springs is likely a combination of the high evapotranspiration rate, the lower quality of secondary water sources (high in Total Dissolved Solids), and the flat rate charged for secondary water regardless of actual use.

The secondary water use data presented above was based on the limited number of metered secondary water connections that were available in 2011 and may not be representative of all areas in the City. Most of the secondary water meters in the City were installed at the end of the 2014 irrigation season and therefore very little use data per connection is currently available.

Culinary water use can also be analyzed by looking at the record of discharge flow rates to the Timpanogos Special Service District (TSSD). In 2008, 4 new flow meters were installed (two on the Posey Lift station force mains and two on the Inlet Park force mains) and consistent results have been observed for discharge flow rates. The results of those meters in million gallons per day (mgd) are shown in the following table.

| Historic Saratoga Springs Sewer Flows | | | | |
|--|----------------------------|-------|-------|---------|
| Month | Metered Flow to TSSD (mgd) | | | |
| | 2009 | 2010 | 2011 | Average |
| Jan | 0.714 | 0.821 | 0.922 | 0.819 |
| Feb | 0.758 | 0.768 | 0.733 | 0.753 |
| Mar | 0.658 | 0.714 | 0.773 | 0.715 |
| Apr | 0.885 | 0.776 | 0.842 | 0.834 |
| May | 0.804 | 0.906 | 0.736 | 0.815 |
| Jun | 0.763 | 0.968 | 1.102 | 0.944 |
| Jul | 1.087 | 1.110 | 1.147 | 1.115 |
| Aug | 0.982 | 0.957 | 1.092 | 1.010 |
| Sep | 0.803 | 0.933 | 0.856 | 0.864 |
| Oct | 0.891 | 0.843 | 0.863 | 0.866 |
| Nov | 0.714 | 0.735 | 0.960 | 0.803 |
| Dec | 0.742 | 0.806 | 0.923 | 0.824 |

² Culinary and Secondary Water CFP/IFFP – Hansen, Allen & Luce April 2014 (Ordinance 14-6 & 14-7)

Proposed Level of Service

The level of service for the Culinary and Secondary Water Systems has been established by the City's adopted Impact Fee Facilities Plans. For culinary water, the goal is to provide a reasonable supply of indoor water, fire suppression capacity, and water rights to assure that the system does not run out of water. For Secondary Water, the goal is to provide a reasonable supply of water so that residences and businesses can meet their minimum irrigation needs with sufficient pressures and flows during the irrigation season. The following tables summarize the culinary and secondary levels of service proposed in the City's adopted Impact Fee Facilities Plans per equivalent residential connection (ERC)³ and per irrigable acre (IA).

Culinary Water Level of Service Comparison (Per ERC)

| | <i>Proposed Level of Service</i> |
|--------------------------------|----------------------------------|
| Annual Volume (ac-ft/yr) | .45 |
| Peak Day Demand Pressure (psi) | 40 |

Secondary Water Level of Service Comparison (Per ERC)

| | <i>2011 Use</i> | <i>Proposed Level of Service</i> |
|----------------------------------|-----------------|----------------------------------|
| Irrigated Acres (ac-ft/yr) | 0.22 | 0.24 |
| Average Yearly Demand (ac-ft/yr) | 0.97 | 0.75 |
| Peak Day Demand (gpm/connection) | 2.53 | 1.8 |

Secondary Water Level of Service Comparison (Per Irrigated Acre)

| | <i>2011 Use</i> | <i>2014 IFFP Proposed Level of Service</i> |
|------------------------------------|-----------------|--|
| Average Yearly Demand ac-ft/yr | 4.46 | 3.13 |
| Peak Day Demand gpm/irrigated acre | 11.50 | 7.50 |

In the City's Culinary water system, the level of service per is based on the Utah Administrative Code, Title R309. These standards are required regardless of actual water use in the drinking water system.

In the Secondary Water system, the level of service identified in the 2014 Culinary and Secondary Water Impact Fee Facilities Plans are lower than the estimated current use, in

³ An ERC is equal to the average culinary water demand of one residential connection.

some categories significantly less. Reducing outdoor water use to the proposed levels of service will aid in conserving water city wide. Once all secondary water connections are metered, the City will be able to accurately determine the amount of water being used at each point of connection to the system as well as track conservation success.

Future Water Needs

The City's future culinary and secondary water systems will continue to utilize deep groundwater sources to meet the needs of the Community. The City also anticipates additional source for the culinary system being available from the Central Water Project (CWP) being provided by the Central Utah Water Conservancy District (CUWCD) which should be available as soon as 2019.

Based on growth projections provided in the City's IFFP's, the development of an additional 736 acre-feet of culinary source and 3,437 acre-foot of irrigation water source will be required by 2022. Adequate storage and distribution system components will also be needed to meet future water needs in the City. It is anticipated that the 2 remaining culinary wells that can be equipped, as well as the option of using CWP water will be sufficient to meet the culinary water needs within this timeframe. Secondary water needs are proposed to be met through the addition of future wells as well as through the continued development of canal sources. More specifically the Utah Lake Distributing Canal and the Welby Jacob Canal run through the northern half of the City and as agricultural uses convert to municipal, it is anticipated that those water rights will remain in the canal and be transferred to the City and an amount proportional to the reduction of agricultural use. The majority of the canal water rights are owned by the LDS Church.

By the year 2031, it is anticipated that the city will need an additional 3,867 acre-feet of culinary source and 5,970 acre-feet of irrigation water source. In order to develop the required source for long term needs of the City, it is evident that alternate source locations will need to be developed. It is unlikely the State Engineer's office will continue to allow the drilling of additional wells in this area of the Utah Lake aquifer system or continue to allow the relocation of water rights in this aquifer system. There is already a moratorium on the transfer of surface water rights to ground water points of diversion (POD) in water right areas 54 and 55.

With surface water quickly becoming the only remaining source of water under-utilized by municipalities in northern Utah County, it is very likely that direct diversion of water from the Utah Lake and Jordan River will be necessary to meet the long term water needs of the City. The poor water quality from these sources will require using treatment facilities, even for irrigation water use. Other options for future source include obtaining wholesale water from the Jordan Valley Water Conservancy District (JVWCD) or increasing the amount of water under contract with the Central Utah Water Conservation District (CUWCD). The use of reclaimed water is also an option to meet future irrigation demands in the City's secondary water system. This reclaimed water could be piped in from an off-site treatment plant or could be part of a future sewage treatment plant

constructed within the City. Coordination with the Timpanogos Special Service District (TSSD) and the Division of Water Rights would be required to implement such a plan.

Saratoga Springs has adopted culinary and secondary master plans that provide guidelines on how to fully develop and implement a culinary and secondary water system that will meet the future needs of the City. These plans discuss options for the development of water sources as well as future storage and distribution needs. It is expected that future culinary wells will continue to be located on the east side of the Jordan River due to the higher quality of the water. Future secondary wells could be on either side of the Jordan River however, the best and most efficient distribution system would result from having secondary water sources evenly distributed throughout the City.

Current Water Conservation Measures and Programs

Saratoga Springs has adopted ordinances help reduce water consumption, installed infrastructure to address water supply shortages and implemented water rates to incentivize residents to conserve water.

Development of Secondary Water System

Pressurized Irrigation System – The City has required the installation of a pressurized irrigation system, completely separate from the culinary water system, to handle all irrigation demands for both residential and non-residential development. This will conserve culinary water for future growth and allow the city to utilize lower quality water sources that are unsuitable for domestic use.

Delivery System Efficiencies

24 hr. On Call Emergency Phone – The city has a 24-hour phone number for residents to call in the event of an emergency. The rapid identification and response to water leaks eliminates water waste.

Total Master Planned System – The city has modeled and master planned the culinary and secondary water systems. These adopted master plans provide for the orderly growth of the system to meet future demands in the most efficient and economically possible way.

Water Conservation Ordinances and Standards

The City has adopted a Water Utilities Ordinance (Chapter 8.01 of the Saratoga Springs City Code). This ordinance governs the implementation and operation of the City's water system. This portion of the City Code was first adopted in 1998 and was amended in 2008, 2011, and 2014. The following portions of Title 8.01 relate to water conservation:

Section 8.01.11 - Use without Payment Prohibited – It is unlawful for any person to use the City water system without paying the proper fees. This includes opening any fire hydrants, stopcocks, valves or other fixtures attached to the water system unless in agreement or resolution with the City. Also noted is that it is unlawful to injure, deface, or impair any part or appurtenance of the water system, or to cast anything into any reservoir or tank. Such violations are punishable by fine.

Section 8.01.14 - Separate Connections – It is unlawful for two or more families or service users to be supplied from the same service pipe, connection, or water meter unless special permission for such combination usage has been granted by the City Council and the premises served are owned by the same owner.

Section 8.01.17 - Pipes to be kept in Good Repair – All users of the City’s water services shall keep their service pipes and connections and other apparatus in good repair and protected from frost at their own expense.

Section 8.01.19 - Faulty Equipment – It is unlawful to waste water or allow it to be wasted by faulty equipment.

Section 8.01.24 - Sprinklers – An ordinance stating it is unlawful to use such a number of outlets simultaneously or to use such sprinkler combinations of sprinkler or outlets as will, in the opinion of the City Council, materially affect the pressure or supply of water in the City Water System or any part thereof.

Section 8.01.25 - Scarcity of Water – Allowing the Mayor and City Council to limit the use of water to such extent as may be necessary.

Section 8.01.26 - Waste of Water – Allowing the City Council to terminate the right of an individual to use culinary water if found to needlessly waste water.

Section 8.01.27 - Water Meters – Requires the installation of water meters at all connections. This allows for easy tracking of water use and capacity.

Section 8.01.39 - Potable Water Supply – Defines the potable water supply for the City of Saratoga Springs. Included is how to protect this supply, including maintenance to prevent pollution and contamination.

Land Development within the City of Saratoga Springs is governed by Chapter 19 of the City Code. The following portions of Chapter 19 relate to water conservation:

Section 19.06.03 - General Provisions - All nonresidential, newly constructed buildings and expanded structures shall be required to install an automated irrigation system for all new landscaping.

Section 19.06.06 - Planting Standards and Design Requirements - Tolerant Plants – Fifty percent of all trees and shrubs species shall be required to be drought tolerant. Drip lines are used for irrigation of shrub beds.

Planting and Shrub Beds - Planting and shrub beds are encouraged to be used in order to conserve water.

Water Conservation - While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.

Consumer Education

Open Public Hearing and Comment – Part of at least one City Council meeting every five years is devoted to a discussion and formal adoption of the City’s water conservation plan. Public comment will be allowed on the water conservation plan following State Law.

Notification Procedure – Upon adoption of the water conservation plan, every five years, the updated plan is made available on the City’s website and notification is sent to the media and residents of the City of its recent adoption and availability.

Minutes – A copy of the minutes of the public hearing and notification procedure described above will be added as an appendix to this plan.

City Website – The city website includes information and educational material to the public about water conservation. Also included are the most recent version of the Water Conservation Plan, the full City Code, Water Quality Reports, the emergency leak notification hotline, and contact information for City employees.

Installation of Secondary Water Meters

Metered Irrigation Water Rates – Currently the city has installed meters at 95% of all secondary water connections. The City’s water department is working on installing meters on the remaining 5% over the next few years. The City is currently working with engineering and financial consultants on transitioning from a flat rate to a metered rate for the use of secondary water. The City anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Rate Structure Policies

Phase I (Implemented 6/1/1999)

Bill Form – Water bills are provided in a form which displays current readings and current consumption.

Monthly Billing – Water is billed on a monthly basis.

Monthly Reading – Meters are read as often as practicable.

Phase II (Implemented 6/1/2001)

Definition of Fixed Cost – Defined the City’s fixed water system costs on culinary water bills in the form of a base rate.

Water Budget Data Base – The city developed a water budget data base for each water customer.

Ascending Rate Block Structure – A tiered culinary water rate structure was implemented to encourage water conservation.

Phase III (Implemented 3/1/2014)

New Culinary Water Rates – The City adopted new culinary and secondary water rates based on recommendations from a rate analysis completed by Zion’s Bank in February of 2014 to cover the cost of operating the system and to incentivize water conservation.

Additional Tiered Rates – The city added additional tiers to its culinary rate structure to further encourage water conservation

Current Pricing and Rate Structure

In 2012, the City of Saratoga Springs hired Zion’s Bank Public Finance to conduct a utility rate study to determine if the City’s utility rates were sufficient to meet current and future service delivery and infrastructure needs. On Tuesday, February 4, 2014 Zion’s Bank Public Finance made a presentation to the City Council during the work session and recommended changes to the culinary and secondary water rates. These Changes were adopted February 18, 2014 through resolution 14-13 and took effect March 1, 2014.

- Residential Minimum Monthly Charge (Single Unit) \$17.75
(Includes 1st 3,000 gal.)
- Residential Minimum Monthly Charge (Master Metered) \$17.75 x # of Units Served
(Includes 1st 3,000 gal. multiplied by # of Units Served)

- Residential Monthly Usage Rate (per 1,000 gal.)
(For Master Metered systems multiply gal. by # of Units)

| |
|--------------------------------|
| \$2.40 for gal. 3,001 – 7,000 |
| \$3.25 for gal. 7,001 – 12,000 |
| \$4.00 for gal. 12,001 - ∞ |

- Non-residential Minimum Monthly Charge

| | |
|------|----------|
| ¾” | \$17.75 |
| 1” | \$23.08 |
| 1.5” | \$28.40 |
| 2” | \$46.15 |
| 3” | \$177.50 |
| 4” | \$225.43 |
| 6” | \$339.03 |
| 8” | \$468.60 |

- Non-Residential Monthly Usage Rate (per 1,000 gal.) \$1.65

- Pressurized Irrigation (Secondary Water) monthly fee \$26.18/per ¼ acre.

Reduction Goals and Conservation Measures

With plans for extensive future growth, the management of the City’s water supply is vital to the development of the City as a whole. It is estimated that water conservation efforts will require the administrative effort of at least one City staff member. Below are some goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Overall Water Use Reduction Goal

Match Culinary and Secondary Water Use to Adopted Level of Service

The City’s Overall water use reduction goal is to reach a correlation between the level of service adopted in the City’s culinary and secondary water IFFP’s and the amount of water actually being used by residents and businesses. In the case of secondary water use, this means a reduction of almost 25% per irrigable acre of water use on an annual basis.

Water Conservation Measures

Complete Development of the Secondary Water System

The City is fully determined to continue the implementation of a separate pressurized irrigation system. Future capital projects outlined in the City’s adopted secondary water CFP will complete the last remaining components necessary to ensure all areas in the City have secondary water source, storage, and distribution facilities. This system will allow the City to reduce its culinary water

use and even provides unique opportunities such as the use of reclaimed water as an irrigation water source.

Secondary Water Meters at every point of Connection

The City has a goal of metering 100% of the secondary water connections in the City. In the summer of 2014, the City installed more than 3,000 secondary water meters and is well on its way to achieving this. Installing metering devices will help monitor and control irrigation usage. The goal of this program is to eliminate excessive irrigation use thus conserving the water supply. Proper maintenance of water meters used for the culinary water system will also be maintained.

Tiered Secondary Water Rates

The City has a goal of transitioning from a flat rate for secondary water use to a metered rate with tiers that provide increasing rates per gallon to deter excessive water use.

Timeline for Action

Match Culinary and Secondary Water Use to Adopted Level of Service

For the culinary system it appears, based on utility billing, that the City has already achieved this goal; therefore, continuing the trend of low indoor water use is the focus. For the secondary system, the City hopes to have reduced secondary water use by 25% by the implementation of its next Water Conservation Plan Update in 2020. By working to ensure that water use does not exceed the adopted level of service, they City can have confidence its existing and proposed infrastructure is sufficient to meet the needs of its residents. Having all culinary and secondary water connections metered will help the City track these goals into the future and to identify ongoing trends in use.

Complete Development of the Secondary Water System

The capital projects outlined in the City's adopted secondary water CFP are anticipated to be completed in 2022. At that time, all areas in the City should have secondary water source, storage, and distribution facilities.

Secondary Water Meters at every point of Connection

According the City's utility accounting system, Clarity, there are approximately 5,043 existing secondary water connections in the City. Approximately 4,011 of these connections are metered. The City anticipated having all of the remaining 1,032 connections metered by the implementation of its next Water Conservation Plan Update in 2020.

Tiered Secondary Water Rates

The City hired engineering and financial consultants in 2014 to study the implementation of a metered secondary rate structure and anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Evaluation Process

Measuring the progress of overall water use reduction goal and water conservation measures

The City will continue to evaluate its well pumping rates and utility billing to evaluate the progress that has been made to reaching the goals outlined in this Water Conservation Plan. Throughout the year the Engineering and Public Works Departments will evaluate water consumption, work with the City's Public Involvement Officer, and support public education programs. Updates will be provided to the City Council as well as documented in the 2020 Water Conservation Plan.

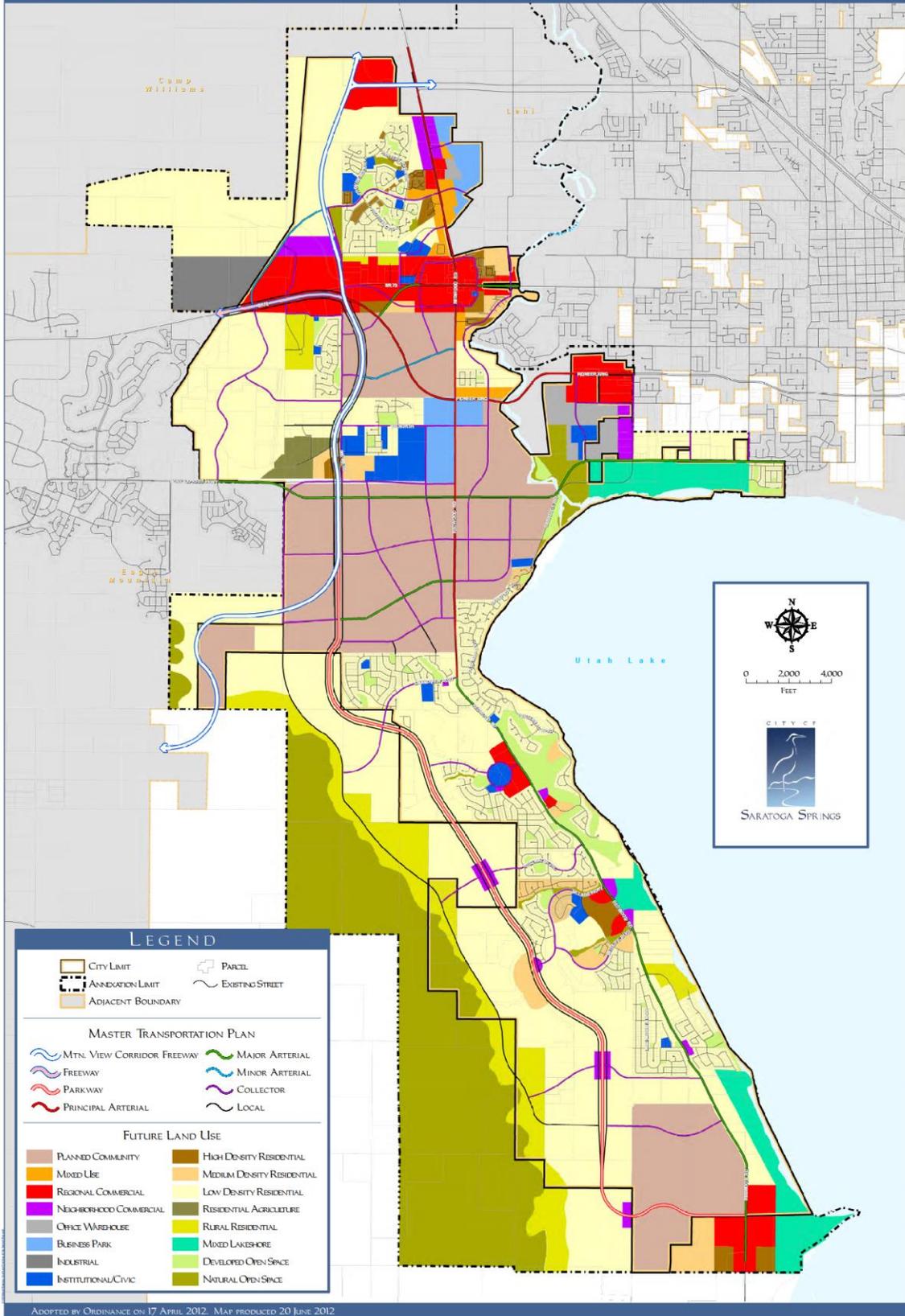
Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will be encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.

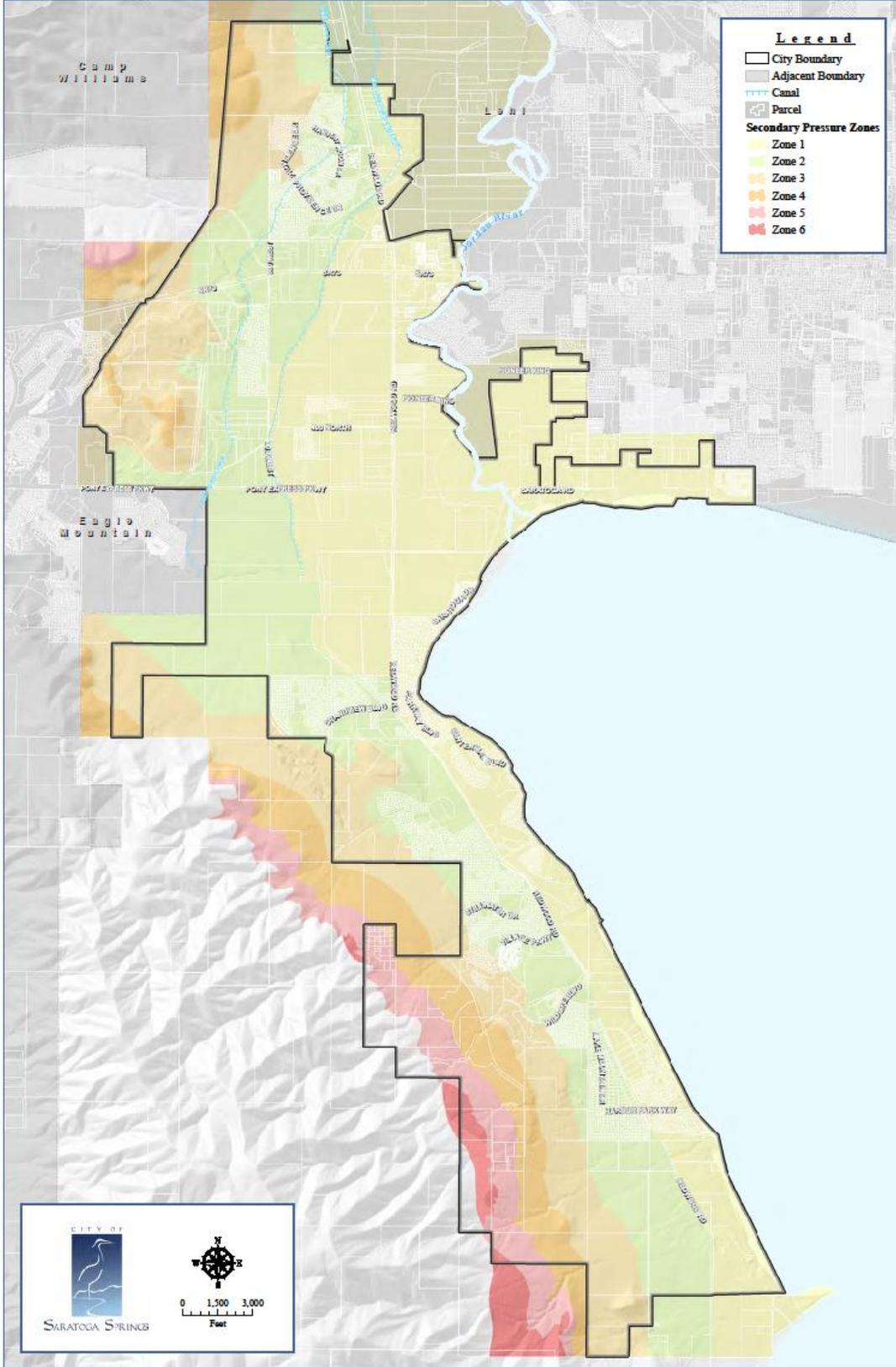
Appendix A

City Maps

LAND USE PLAN



Secondary Water Pressure Zones



Appendix B

Certification of Adoption

The City Recorder for the City of Saratoga Springs, Utah hereby certifies that the attached Water Conservation Plan has been established and adopted by the City Council for the City of Saratoga Springs, Utah on February 3rd, 2015

| Name | Title | Date |
|------|-------|------|
|------|-------|------|

Appendix C

Minutes and Notification Procedure of Public Hearing

Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.

ORDINANCE NO. 15-4 (2-3-15)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING THE 2015 WATER CONSERVATION PLAN; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 73-10-32, the City of Saratoga Springs (“City”) is required by the State of Utah to adopt a water conservation plan and update its plan at least every five years; and

WHEREAS, the City previously adopted a water conservation plan in 2010 and now wishes to update the same by adopting the 2015 Water Conservation Plan; and

WHEREAS, the City has established a conservation goal to reduce water use within its service area to match the levels of service adopted as part of the City’s Culinary and Secondary Impact Fee Facilities Plans; and

WHEREAS, the City desires to sustain existing water supplies, eliminate or delay more expensive water supply and infrastructure projects, and assist in providing an adequate water supply for future generations; and

WHEREAS, the City Council has determined that the City’s water supply serves as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs, and is a critical link in economic development for the community, and that specific water conservation measures and strategies should be adopted at this time.

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

SECTION I – ENACTMENT

The City Council hereby adopts the attached 2015 Water Conservation Plan.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

VOTE

| | |
|------------------|-------|
| Shellie Baertsch | _____ |
| Rebecca Call | _____ |
| Michael McOmber | _____ |
| Stephen Willden | _____ |
| Bud Poduska | _____ |



CITY OF
SARATOGA SPRINGS

Water Conservation Plan

January 2015



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Introduction

The Saratoga Springs 2015 Water Conservation plan has been developed in accordance with the revised Water Conservation Act of 2004 (House Bill 71, Section 73-10-32 Utah State Code Annotated) as an update to the City's 2010 Water Conservation Plan. Saratoga Springs has continued to experience rapid growth and continues to be one of the fastest growing communities in both Utah County and the Wasatch Front.

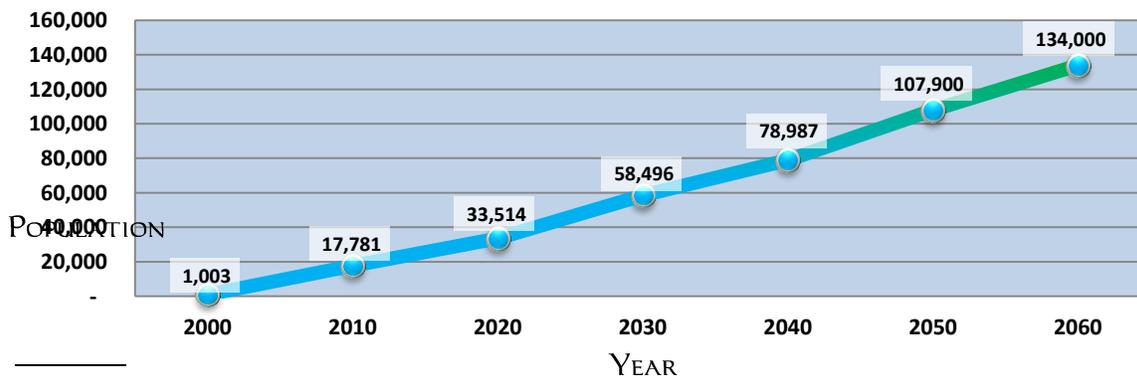
Growth affects the future cost and availability of both culinary and irrigation water supplies. These concerns are identified and addressed in this Water Conservation Plan. This plan contains a summary of the current culinary and secondary water systems, identifies existing water conservation measures that have been implemented, and provides recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Population

The City of Saratoga Springs has experienced tremendous growth since the early 2000's that has transformed the once largely agricultural community into an urbanized region of northern Utah County. Residential and commercial developments are being established at a rapid pace and there is still a significant amount of land available for future growth.

The City has approximately 4.6 square miles of developed land within the existing city boundary of 21.7 square miles. Inclusion of the future annexation boundary is expected to create a total City area of 34.6 square miles. The existing City boundary and proposed annexation areas are shown on the Current Land Use Plan map provided in Appendix A.

The 2010 US Census identified the population of Saratoga Springs as 17,781 people with approximately 4,387 households and an average household size of 4.05. The 2013 population estimate for Saratoga Springs was 22,749 as provided by the Census Bureau. This is a 4 year increase of about 4,968 people and a 27.9% change. This growth trend is consistent with projections provided by Mountainland Association of Governments (MAG) which projects the 2020 population in Saratoga Springs at 33,514 and by 2060 a population of 134,000. The graph below shows the projected growth through year 2060.



Existing Water Systems

The water systems serving the City of Saratoga Springs currently have three pressure zones; at build-out six pressure zones are anticipated. Having multiple pressure zones is necessary due to the local topography to ensure each zone maintains pressures between 40-120 psi. A map of the City's existing and proposed culinary and secondary pressure zones can be found in Appendix A.

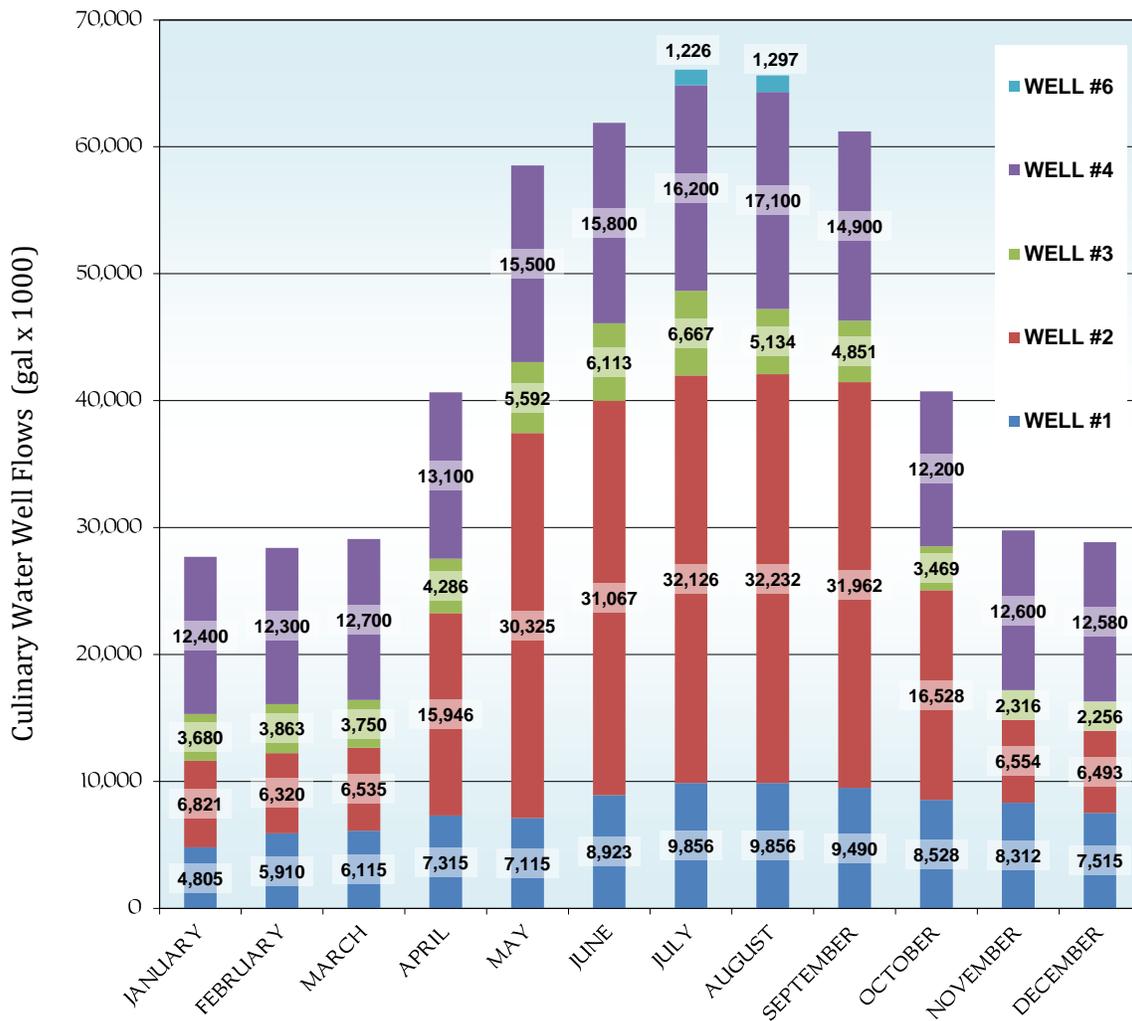
Culinary Water System

The culinary water system is currently served by five underground wells located east of the Jordan River. The peak culinary water production capacity from these wells is approximately 5,870 gallons per minute (gpm). The City also has 2 wells (wells 7 and 8) that have been drilled but still must be equipped. The status of each culinary water source is listed in the following table.

| Name | Peak Flow (gpm) |
|----------------------------------|------------------------|
| Well #1 | 1,000 |
| Well #2 | 1,020 |
| Well #3 | 1,750 |
| Well #4 | 1,000 |
| Well #6 | 1,100 |
| Well #7* | Not Equipped |
| Well #8* | Not Equipped |
| Existing Pumping Capacity | 5,870 |

Culinary Well pumping data is collected from meters installed at each site. Although there is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs), the monthly and yearly total amount pumped from all well sites remains fairly consistent. The following table enumerates the amount pumped at each well site in 2013.

2013 Culinary well flows



According to the City's utility accounting system, Clarity, there are approximately 5,351 existing culinary water connections in the City. These connections are organized by the following categories:

- **Single Family Residential – 5,219 connections**
- **Condominium Residential - 20 accounts / Approx. 1,051 units**
- **Commercial 1" – 11 connections**
- **Commercial 1.5" – 27 connections**
- **Commercial 2" – 63 connections**
- **Commercial 4" – 5 connections**
- **Commercial 6" – 3 connections**

Secondary Water System

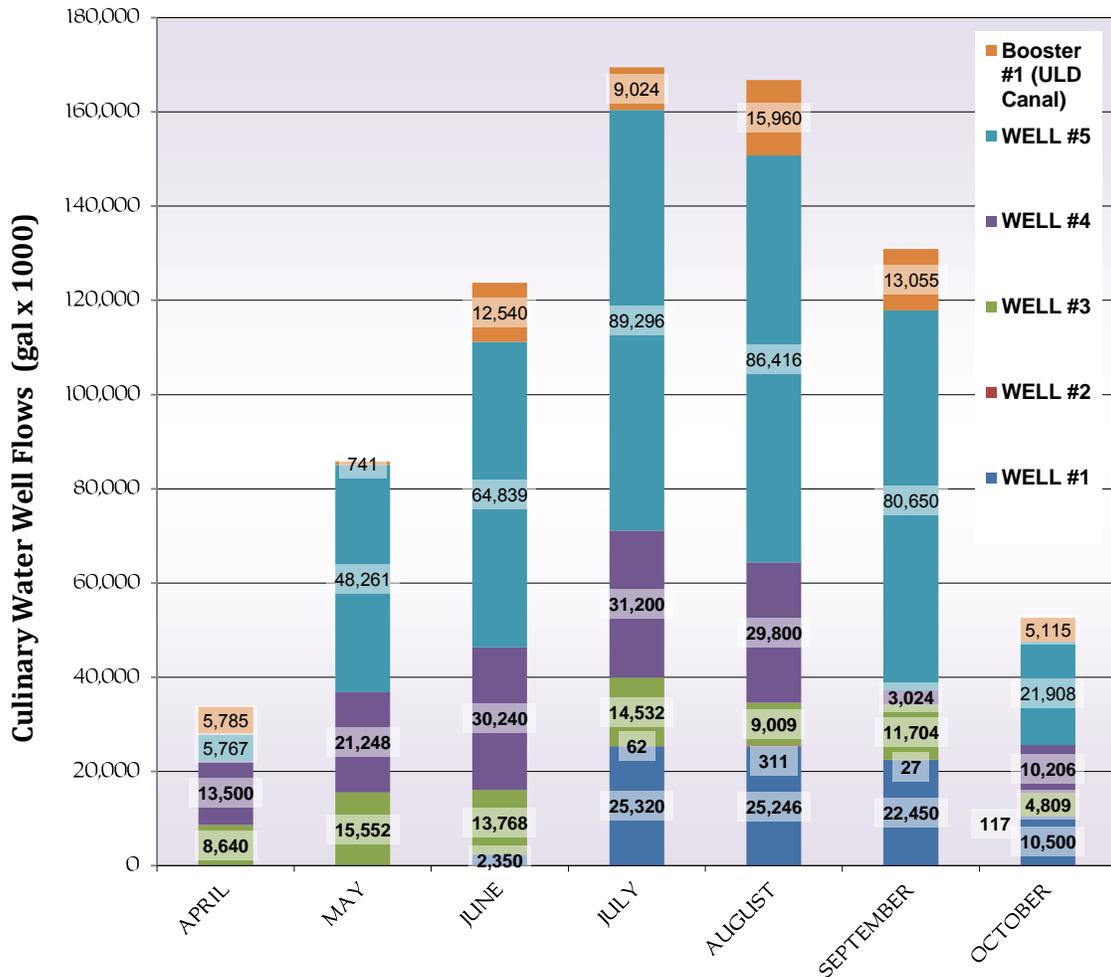
To preserve drinking water sources, and to utilize lower quality water sources that may not be suitable for consumption, the City has developed a secondary water system to provide outdoor irrigation. The secondary system is master planned to be an independent system however there are still a few areas in the City where the secondary water distribution system uses culinary storage and source through reduced pressure zone (RPZ) connections to the culinary system. The Secondary Water System is operated from April 15th to October 15th every year. The system is drained in October through connections (primarily 2" and 4" drain valves) to the Storm Drain system at low points throughout the City.

The Secondary Water system is served by five underground wells as well as a turn-out from the Utah Lake Distributing Canal (ULDC). The peak secondary water production capacity of all five wells is 6,200 gpm and the ULDC turn-out can provide up to 2,000 gpm. The status of each secondary water source is listed in the following table.

| Name | Peak Flow (gpm) |
|----------------------------------|------------------------|
| Well #1 - Fox Hollow | 800 |
| Well #2 - Sunrise | 600 |
| Well #3 - Harvest Hills | 500 |
| Well #4 - Harvest Hills | 800 |
| Well #5 - Jacob's Ranch | 3,500 |
| ULDC | 2,000 |
| Existing Pumping Capacity | 8,200 |

Secondary well pumping data is collected from meters installed at each Site. There is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs). Furthermore because the City has the ability to supplement the secondary system with Culinary source through RPZ connections, the monthly and yearly total amounts pumped from all well sites can also fluctuate significantly. The following table enumerates the amount pumped at each well site in 2013.

2013 Secondary Well Flows



According to the City's utility accounting system, Clarity, there are approximately 5,043 existing secondary water connections in the City. Approximately 4,011 of these connections are metered.

Present Water Use

Nationwide, the average residential water use is 172 gallons per capita per day (GPCD). Of that total, 69 gallons was the average indoor use and 101 gallons was the average outdoor use per day. In Utah the average water use was 183 GPCD with 68 gallons the average indoor use and 115 gallons the average outdoor use per day.¹ From this data, it can be estimated that approximately 72% of Utah's total residential water consumption is

¹ 2009 Residential Water Use - November 3, 2010 - Utah Department of Natural Resources, Division of Water Resources

for outdoor irrigation. Utah’s high water consumption has been attributed to its dry climate, large residential lots, and widespread use of automated sprinkler systems.

The average water in the City of Saratoga Springs, analyzing culinary and secondary meter data from 2011, is approximately 280 GPCD with 64 gallons the average indoor use and 216 gallons the average outdoor use per day.² While indoor use in Saratoga Springs is slightly below State and National averages, outdoor water use is significantly higher. The high outdoor water consumption in Saratoga Springs is likely a combination of the high evapotranspiration rate, the lower quality of secondary water sources (high in Total Dissolved Solids), and the flat rate charged for secondary water regardless of actual use.

The secondary water use data presented above was based on the limited number of metered secondary water connections that were available in 2011 and may not be representative of all areas in the City. Most of the secondary water meters in the City were installed at the end of the 2014 irrigation season and therefore very little use data per connection is currently available.

Culinary water use can also be analyzed by looking at the record of discharge flow rates to the Timpanogos Special Service District (TSSD). In 2008, 4 new flow meters were installed (two on the Posey Lift station force mains and two on the Inlet Park force mains) and consistent results have been observed for discharge flow rates. The results of those meters in million gallons per day (mgd) are shown in the following table.

| Historic Saratoga Springs Sewer Flows | | | | |
|--|----------------------------|-------|-------|---------|
| Month | Metered Flow to TSSD (mgd) | | | |
| | 2009 | 2010 | 2011 | Average |
| Jan | 0.714 | 0.821 | 0.922 | 0.819 |
| Feb | 0.758 | 0.768 | 0.733 | 0.753 |
| Mar | 0.658 | 0.714 | 0.773 | 0.715 |
| Apr | 0.885 | 0.776 | 0.842 | 0.834 |
| May | 0.804 | 0.906 | 0.736 | 0.815 |
| Jun | 0.763 | 0.968 | 1.102 | 0.944 |
| Jul | 1.087 | 1.110 | 1.147 | 1.115 |
| Aug | 0.982 | 0.957 | 1.092 | 1.010 |
| Sep | 0.803 | 0.933 | 0.856 | 0.864 |
| Oct | 0.891 | 0.843 | 0.863 | 0.866 |
| Nov | 0.714 | 0.735 | 0.960 | 0.803 |
| Dec | 0.742 | 0.806 | 0.923 | 0.824 |

² Culinary and Secondary Water CFP/IFFP – Hansen, Allen & Luce April 2014 (Ordinance 14-6 & 14-7)

Proposed Level of Service

The level of service for the Culinary and Secondary Water Systems has been established by the City's adopted Impact Fee Facilities Plans. For culinary water, the goal is to provide a reasonable supply of indoor water, fire suppression capacity, and water rights to assure that the system does not run out of water. For Secondary Water, the goal is to provide a reasonable supply of water so that residences and businesses can meet their minimum irrigation needs with sufficient pressures and flows during the irrigation season. The following tables summarize the culinary and secondary levels of service proposed in the City's adopted Impact Fee Facilities Plans per equivalent residential connection (ERC)³ and per irrigable acre (IA).

Culinary Water Level of Service Comparison (Per ERC)

| | <i>Proposed Level of Service</i> |
|--------------------------------|----------------------------------|
| Annual Volume (ac-ft/yr) | .45 |
| Peak Day Demand Pressure (psi) | 40 |

Secondary Water Level of Service Comparison (Per ERC)

| | <i>2011 Use</i> | <i>Proposed Level of Service</i> |
|----------------------------------|-----------------|----------------------------------|
| Irrigated Acres (ac-ft/yr) | 0.22 | 0.24 |
| Average Yearly Demand (ac-ft/yr) | 0.97 | 0.75 |
| Peak Day Demand (gpm/connection) | 2.53 | 1.8 |

Secondary Water Level of Service Comparison (Per Irrigated Acre)

| | <i>2011 Use</i> | <i>2014 IFFP Proposed Level of Service</i> |
|------------------------------------|-----------------|--|
| Average Yearly Demand ac-ft/yr | 4.46 | 3.13 |
| Peak Day Demand gpm/irrigated acre | 11.50 | 7.50 |

In the City's Culinary water system, the level of service per is based on the Utah Administrative Code, Title R309. These standards are required regardless of actual water use in the drinking water system.

In the Secondary Water system, the level of service identified in the 2014 Culinary and Secondary Water Impact Fee Facilities Plans are lower than the estimated current use, in

³ An ERC is equal to the average culinary water demand of one residential connection.

some categories significantly less. Reducing outdoor water use to the proposed levels of service will aid in conserving water city wide. Once all secondary water connections are metered, the City will be able to accurately determine the amount of water being used at each point of connection to the system as well as track conservation success.

Future Water Needs

The City's future culinary and secondary water systems will continue to utilize deep groundwater sources to meet the needs of the Community. The City also anticipates additional source for the culinary system being available from the Central Water Project (CWP) being provided by the Central Utah Water Conservancy District (CUWCD) which should be available as soon as 2019.

Based on growth projections provided in the City's IFFP's, the development of an additional 736 acre-feet of culinary source and 3,437 acre-foot of irrigation water source will be required by 2022. Adequate storage and distribution system components will also be needed to meet future water needs in the City. It is anticipated that the 2 remaining culinary wells that can be equipped, as well as the option of using CWP water will be sufficient to meet the culinary water needs within this timeframe. Secondary water needs are proposed to be met through the addition of future wells as well as through the continued development of canal sources. More specifically the Utah Lake Distributing Canal and the Welby Jacob Canal run through the northern half of the City and as agricultural uses convert to municipal, it is anticipated that those water rights will remain in the canal and be transferred to the City and an amount proportional to the reduction of agricultural use. The majority of the canal water rights are owned by the LDS Church.

By the year 2031, it is anticipated that the city will need an additional 3,867 acre-feet of culinary source and 5,970 acre-feet of irrigation water source. In order to develop the required source for long term needs of the City, it is evident that alternate source locations will need to be developed. It is unlikely the State Engineer's office will continue to allow the drilling of additional wells in this area of the Utah Lake aquifer system or continue to allow the relocation of water rights in this aquifer system. There is already a moratorium on the transfer of surface water rights to ground water points of diversion (POD) in water right areas 54 and 55.

With surface water quickly becoming the only remaining source of water under-utilized by municipalities in northern Utah County, it is very likely that direct diversion of water from the Utah Lake and Jordan River will be necessary to meet the long term water needs of the City. The poor water quality from these sources will require using treatment facilities, even for irrigation water use. Other options for future source include obtaining wholesale water from the Jordan Valley Water Conservancy District (JVWCD) or increasing the amount of water under contract with the Central Utah Water Conservation District (CUWCD). The use of reclaimed water is also an option to meet future irrigation demands in the City's secondary water system. This reclaimed water could be piped in from an off-site treatment plant or could be part of a future sewage treatment plant

constructed within the City. Coordination with the Timpanogos Special Service District (TSSD) and the Division of Water Rights would be required to implement such a plan.

Saratoga Springs has adopted culinary and secondary master plans that provide guidelines on how to fully develop and implement a culinary and secondary water system that will meet the future needs of the City. These plans discuss options for the development of water sources as well as future storage and distribution needs. It is expected that future culinary wells will continue to be located on the east side of the Jordan River due to the higher quality of the water. Future secondary wells could be on either side of the Jordan River however, the best and most efficient distribution system would result from having secondary water sources evenly distributed throughout the City.

Current Water Conservation Measures and Programs

Saratoga Springs has adopted ordinances help reduce water consumption, installed infrastructure to address water supply shortages and implemented water rates to incentivize residents to conserve water.

Development of Secondary Water System

Pressurized Irrigation System – The City has required the installation of a pressurized irrigation system, completely separate from the culinary water system, to handle all irrigation demands for both residential and non-residential development. This will conserve culinary water for future growth and allow the city to utilize lower quality water sources that are unsuitable for domestic use.

Delivery System Efficiencies

24 hr. On Call Emergency Phone – The city has a 24-hour phone number for residents to call in the event of an emergency. The rapid identification and response to water leaks eliminates water waste.

Total Master Planned System – The city has modeled and master planned the culinary and secondary water systems. These adopted master plans provide for the orderly growth of the system to meet future demands in the most efficient and economically possible way.

Water Conservation Ordinances and Standards

The City has adopted a Water Utilities Ordinance (Chapter 8.01 of the Saratoga Springs City Code). This ordinance governs the implementation and operation of the City's water system. This portion of the City Code was first adopted in 1998 and was amended in 2008, 2011, and 2014. The following portions of Title 8.01 relate to water conservation:

Section 8.01.11 - Use without Payment Prohibited – It is unlawful for any person to use the City water system without paying the proper fees. This includes opening any fire hydrants, stopcocks, valves or other fixtures attached to the water system unless in agreement or resolution with the City. Also noted is that it is unlawful to injure, deface, or impair any part or appurtenance of the water system, or to cast anything into any reservoir or tank. Such violations are punishable by fine.

Section 8.01.14 - Separate Connections – It is unlawful for two or more families or service users to be supplied from the same service pipe, connection, or water meter unless special permission for such combination usage has been granted by the City Council and the premises served are owned by the same owner.

Section 8.01.17 - Pipes to be kept in Good Repair – All users of the City’s water services shall keep their service pipes and connections and other apparatus in good repair and protected from frost at their own expense.

Section 8.01.19 - Faulty Equipment – It is unlawful to waste water or allow it to be wasted by faulty equipment.

Section 8.01.24 - Sprinklers – An ordinance stating it is unlawful to use such a number of outlets simultaneously or to use such sprinkler combinations of sprinkler or outlets as will, in the opinion of the City Council, materially affect the pressure or supply of water in the City Water System or any part thereof.

Section 8.01.25 - Scarcity of Water – Allowing the Mayor and City Council to limit the use of water to such extent as may be necessary.

Section 8.01.26 - Waste of Water – Allowing the City Council to terminate the right of an individual to use culinary water if found to needlessly waste water.

Section 8.01.27 - Water Meters – Requires the installation of water meters at all connections. This allows for easy tracking of water use and capacity.

Section 8.01.39 - Potable Water Supply – Defines the potable water supply for the City of Saratoga Springs. Included is how to protect this supply, including maintenance to prevent pollution and contamination.

Land Development within the City of Saratoga Springs is governed by Chapter 19 of the City Code. The following portions of Chapter 19 relate to water conservation:

Section 19.06.03 - General Provisions - All nonresidential, newly constructed buildings and expanded structures shall be required to install an automated irrigation system for all new landscaping.

Section 19.06.06 - Planting Standards and Design Requirements - Tolerant Plants – Fifty percent of all trees and shrubs species shall be required to be drought tolerant. Drip lines are used for irrigation of shrub beds.

Planting and Shrub Beds - Planting and shrub beds are encouraged to be used in order to conserve water.

Water Conservation - While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.

Consumer Education

Open Public Hearing and Comment – Part of at least one City Council meeting every five years is devoted to a discussion and formal adoption of the City’s water conservation plan. Public comment will be allowed on the water conservation plan following State Law.

Notification Procedure – Upon adoption of the water conservation plan, every five years, the updated plan is made available on the City’s website and notification is sent to the media and residents of the City of its recent adoption and availability.

Minutes – A copy of the minutes of the public hearing and notification procedure described above will be added as an appendix to this plan.

City Website – The city website includes information and educational material to the public about water conservation. Also included are the most recent version of the Water Conservation Plan, the full City Code, Water Quality Reports, the emergency leak notification hotline, and contact information for City employees.

Installation of Secondary Water Meters

Metered Irrigation Water Rates – Currently the city has installed meters at 95% of all secondary water connections. The City’s water department is working on installing meters on the remaining 5% over the next few years. The City is currently working with engineering and financial consultants on transitioning from a flat rate to a metered rate for the use of secondary water. The City anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Rate Structure Policies

Phase I (Implemented 6/1/1999)

Bill Form – Water bills are provided in a form which displays current readings and current consumption.

Monthly Billing – Water is billed on a monthly basis.

Monthly Reading – Meters are read as often as practicable.

Phase II (Implemented 6/1/2001)

Definition of Fixed Cost – Defined the City's fixed water system costs on culinary water bills in the form of a base rate.

Water Budget Data Base – The city developed a water budget data base for each water customer.

Ascending Rate Block Structure – A tiered culinary water rate structure was implemented to encourage water conservation.

Phase III (Implemented 3/1/2014)

New Culinary Water Rates – The City adopted new culinary and secondary water rates based on recommendations from a rate analysis completed by Zion's Bank in February of 2014 to cover the cost of operating the system and to incentivize water conservation.

Additional Tiered Rates – The city added additional tiers to its culinary rate structure to further encourage water conservation

Current Pricing and Rate Structure

In 2012, the City of Saratoga Springs hired Zion's Bank Public Finance to conduct a utility rate study to determine if the City's utility rates were sufficient to meet current and future service delivery and infrastructure needs. On Tuesday, February 4, 2014 Zion's Bank Public Finance made a presentation to the City Council during the work session and recommended changes to the culinary and secondary water rates. These Changes were adopted February 18, 2014 through resolution 14-13 and took effect March 1, 2014.

- Residential Minimum Monthly Charge (Single Unit) \$17.75
(Includes 1st 3,000 gal.)
- Residential Minimum Monthly Charge (Master Metered) \$17.75 x # of Units Served
(Includes 1st 3,000 gal. multiplied by # of Units Served)

- Residential Monthly Usage Rate (per 1,000 gal.)
(For Master Metered systems multiply gal. by # of Units)

| |
|--------------------------------|
| \$2.40 for gal. 3,001 – 7,000 |
| \$3.25 for gal. 7,001 – 12,000 |
| \$4.00 for gal. 12,001 - ∞ |

- Non-residential Minimum Monthly Charge

| | |
|------|----------|
| ¾” | \$17.75 |
| 1” | \$23.08 |
| 1.5” | \$28.40 |
| 2” | \$46.15 |
| 3” | \$177.50 |
| 4” | \$225.43 |
| 6” | \$339.03 |
| 8” | \$468.60 |

- Non-Residential Monthly Usage Rate (per 1,000 gal.) \$1.65

- Pressurized Irrigation (Secondary Water) monthly fee \$26.18/per ¼ acre.

Reduction Goals and Conservation Measures

With plans for extensive future growth, the management of the City’s water supply is vital to the development of the City as a whole. It is estimated that water conservation efforts will require the administrative effort of at least one City staff member. Below are some goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Overall Water Use Reduction Goal

Match Culinary and Secondary Water Use to Adopted Level of Service

The City’s Overall water use reduction goal is to reach a correlation between the level of service adopted in the City’s culinary and secondary water IFFP’s and the amount of water actually being used by residents and businesses. In the case of secondary water use, this means a reduction of almost 25% per irrigable acre of water use on an annual basis.

Water Conservation Measures

Complete Development of the Secondary Water System

The City is fully determined to continue the implementation of a separate pressurized irrigation system. Future capital projects outlined in the City’s adopted secondary water CFP will complete the last remaining components necessary to ensure all areas in the City have secondary water source, storage, and distribution facilities. This system will allow the City to reduce its culinary water

use and even provides unique opportunities such as the use of reclaimed water as an irrigation water source.

Secondary Water Meters at every point of Connection

The City has a goal of metering 100% of the secondary water connections in the City. In the summer of 2014, the City installed more than 3,000 secondary water meters and is well on its way to achieving this. Installing metering devices will help monitor and control irrigation usage. The goal of this program is to eliminate excessive irrigation use thus conserving the water supply. Proper maintenance of water meters used for the culinary water system will also be maintained.

Tiered Secondary Water Rates

The City has a goal of transitioning from a flat rate for secondary water use to a metered rate with tiers that provide increasing rates per gallon to deter excessive water use.

Timeline for Action

Match Culinary and Secondary Water Use to Adopted Level of Service

For the culinary system it appears, based on utility billing, that the City has already achieved this goal; therefore, continuing the trend of low indoor water use is the focus. For the secondary system, the City hopes to have reduced secondary water use by 25% by the implementation of its next Water Conservation Plan Update in 2020. By working to ensure that water use does not exceed the adopted level of service, they City can have confidence its existing and proposed infrastructure is sufficient to meet the needs of its residents. Having all culinary and secondary water connections metered will help the City track these goals into the future and to identify ongoing trends in use.

Complete Development of the Secondary Water System

The capital projects outlined in the City's adopted secondary water CFP are anticipated to be completed in 2022. At that time, all areas in the City should have secondary water source, storage, and distribution facilities.

Secondary Water Meters at every point of Connection

According the City's utility accounting system, Clarity, there are approximately 5,043 existing secondary water connections in the City. Approximately 4,011 of these connections are metered. The City anticipated having all of the remaining 1,032 connections metered by the implementation of its next Water Conservation Plan Update in 2020.

Tiered Secondary Water Rates

The City hired engineering and financial consultants in 2014 to study the implementation of a metered secondary rate structure and anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Evaluation Process

Measuring the progress of overall water use reduction goal and water conservation measures

The City will continue to evaluate its well pumping rates and utility billing to evaluate the progress that has been made to reaching the goals outlined in this Water Conservation Plan. Throughout the year the Engineering and Public Works Departments will evaluate water consumption, work with the City's Public Involvement Officer, and support public education programs. Updates will be provided to the City Council as well as documented in the 2020 Water Conservation Plan.

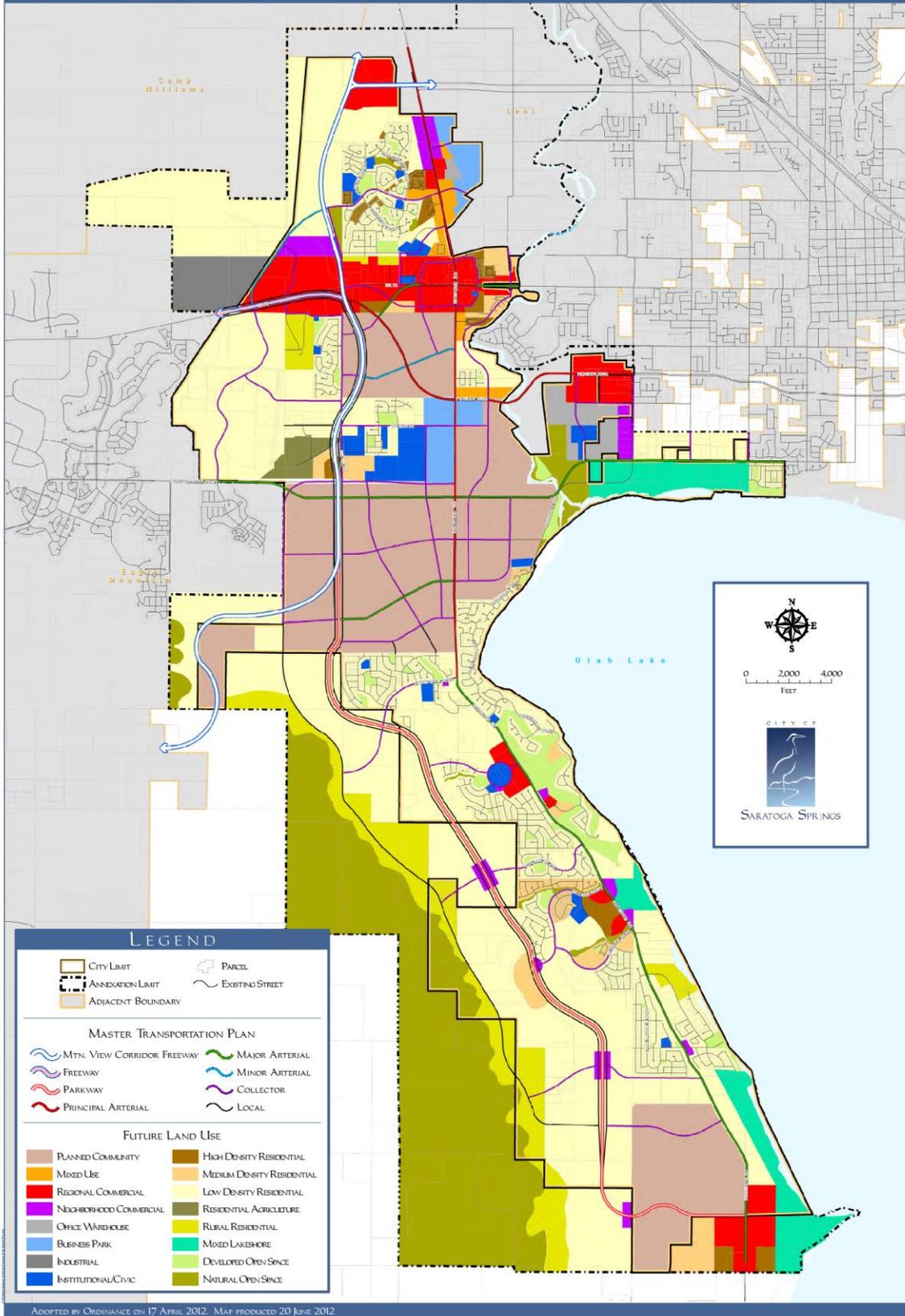
Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will be encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.

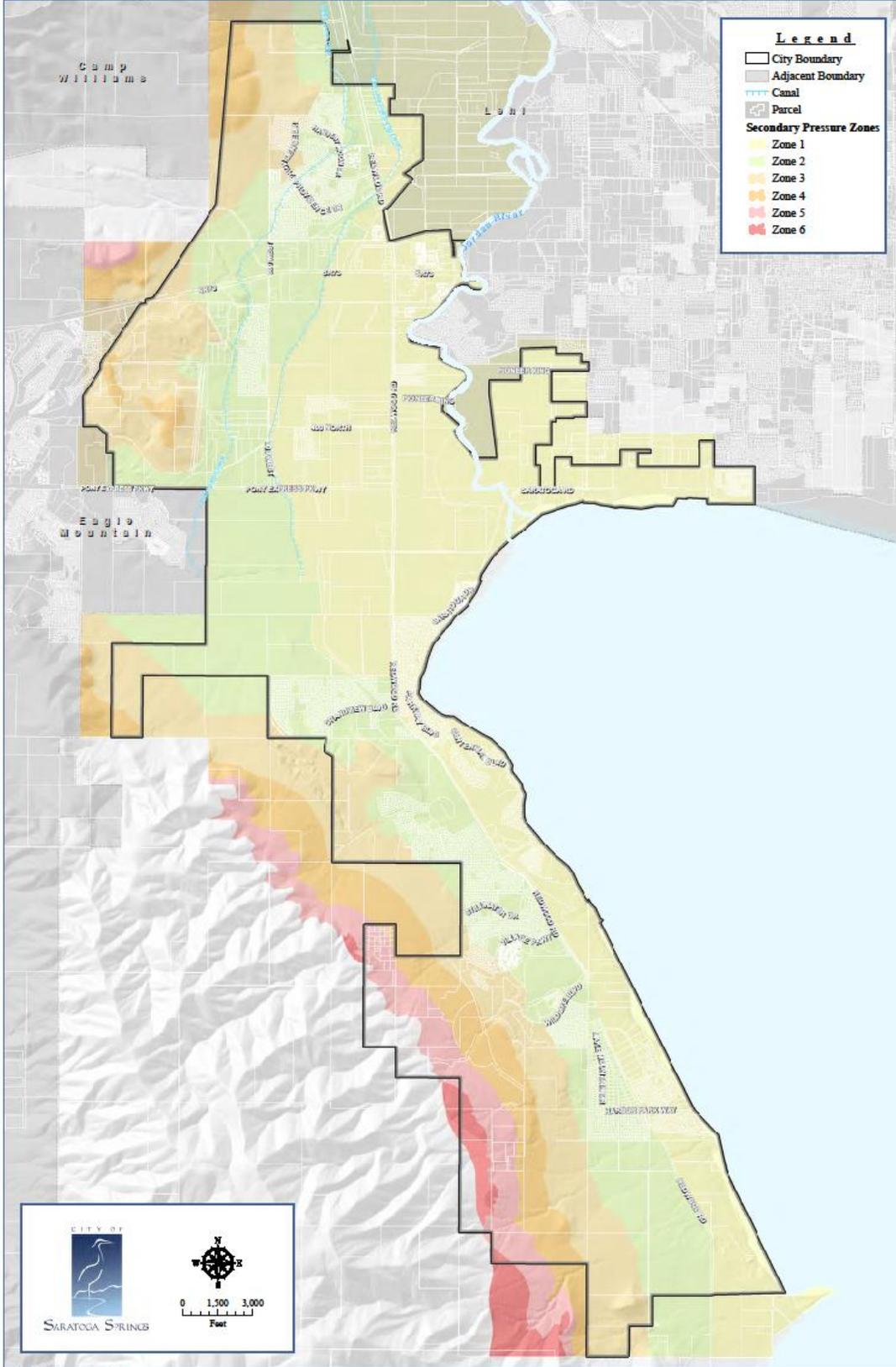
Appendix A

City Maps

LAND USE PLAN



Secondary Water Pressure Zones



Appendix B

Certification of Adoption

The City Recorder for the City of Saratoga Springs, Utah hereby certifies that the attached Water Conservation Plan has been established and adopted by the City Council for the City of Saratoga Springs, Utah on February 3rd, 2015

Name

Title

Date

Appendix C

Minutes and Notification Procedure of Public Hearing

Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will be encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.



Site Plan and Conditional Use Permit

Riverbend Medical

February 3, 2015

Discussion and Possible Action

| | |
|----------------------------|---|
| Report Date: | Tuesday, January 27, 2015 |
| Applicant: | Blaine Hales |
| Owner (if different): | Saratoga Springs Professional Building, LLC |
| Location: | Riverbend Commercial, 41 E. 1140 N. |
| Major Street Access: | Redwood |
| Parcel Number(s) and size: | 51:508:0004, 1.63 Acres |
| General Plan Designation: | Neighborhood Commercial |
| Zone: | Neighborhood Commercial |
| Adjacent Zoning: | Agriculture, R-14, R-18 |
| Current Use: | Vacant |
| Adjacent Uses: | Residential, Vacant |
| Previous Meetings: | Riverbend MDA Extension approved June, 2014 Riverbend Commercial Plat approved March 11, 2008 Concept Plan: PC and CC October 23 and November 18, 2014 Planning Commission Hearing on CUP & Site January 8, 2015 |
| Land Use Authority: | City Council |
| Future Routing: | CC |
| Planner: | Kimber Gabryszak |

A. Executive Summary:

The applicant, Blaine Hales on behalf of the property owner, is requesting approval of a Site Plan and Conditional Use Permit (CUP), for a ~9500 sq.ft. medical office building on a 1.6 acre parcel adjacent to Redwood Road in the Riverbend development. Both a Rezone and General Plan Amendment to change the property to Neighborhood Commercial were approved on November 18, 2014; a Concept Plan for the proposed use was also reviewed at that time.

The Planning Commission held a public hearing on January 8, 2015, and voted to forward a positive recommendation to the City Council on both the CUP and the Site Plan, with conditions.

The City Council held a work session on January 20, 2015, and also gave the applicant feedback on the architecture. The applicant has provided updated elevations reflecting the Council and Commission input.

Staff Recommendation:

Staff recommends that the City Council discuss the applications and vote to make a decision on the Site Plan and CUP. Staff recommends approval with conditions, either as proposed or with modifications. Alternatives include denial or continuance, as outlined in Section H of this report.

B. BACKGROUND:

The Riverbend commercial lots were approved in March of 2008 under the Riverbend Master Development Agreement (MDA). The property was zoned Mixed Use in anticipation of potential mixed commercial,

office, and residential development on the property, however the applicants wish to pursue only commercial. The City Council approved a rezone to Neighborhood Commercial in 2014.

Exhibit B-1 of the MDA requires the “southernmost mixed use building” to be constructed prior to any structures in Phase 4. The MDA was amended in July 2014 to extend the term and modify the remaining residential units from a townhome format to a two-family and three-family format; as part of that amendment, the mixed-use timeframe limitations were removed. Regardless, this building has been submitted for approval prior to or concurrently with the residential units in phase 4.

CONCEPT PLAN

The Planning Commission reviewed a concept plan for the proposed medical office on October 23, 2014 and the City Council reviewed the plan on November 18, 2014 (Exhibit 3). The City Council also approved a Rezone and General Plan Amendment to designate the property Neighborhood Commercial to facilitate the proposed use. Minutes from these meetings are attached (Exhibits 9-10).

UDC

The Urban Design Committee reviewed the application on November 7, 2014, at which time the architecture was reviewed more thoroughly. Their comments are below:

- White color – you can get too white. Ensure the white is not too glaring or stark. White can be reflective, hard to look at, e.g. white vinyl fences are glaring with sun on them. How will the white color look when things start rusting, dripping, showing water stains.
- Discussion on compatibility:
 - Compatible does not mean “the same”
 - The City should embrace some modern architecture
 - Scale is compatible
 - They do not want to see a large a larger version of the townhomes here
 - Times Square vs. this site – if this site gets ahead of Times Square in the process Times Square may have to be more compatible with this architecture
 - Variety can be a positive element in a City
- South/Rear elevation – concern that this elevation is too monotonous. Needs to be broken up through additional treatment.

The architect has since provided additional clarification, and provided updated plans:

- The white stucco was used to compliment and contrast with the other colors and materials used on the building. It communicates a clean, professional Health Care Facility, which has its own identity and recognition.
- Added more rock to break the white.
- The rooftop mechanical will be concealed partially by the parapet walls. A screen will be around each unit.
- All materials used will be located on each elevation.

C. SPECIFIC REQUEST:

The Site Plan is for a 9596 sq.ft. medical office building with three separate units.

“Office, Medical” is a conditional use in the Neighborhood Commercial zone. The applicants have requested approval of a CUP along with the Site Plan.

D. PROCESS

Site Plan

Section 19.13 summarizes the processes for Site Plans, and 19.14 outlines the requirements for Site Plans.

The development review process for Site Plan 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 then formally approves or denies the site plan request in a public meeting.

Conditional Use

Sections 19.13 and 19.15 of the Code outline the process for new Conditional Uses, which follows the same process as a new Site Plan: public hearing and recommendation by the Planning Commission, and final action by the City Council.

E. COMMUNITY REVIEW:

The January 8, 2015 Planning Commission meeting was 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 that meeting. Draft minutes and the report of action from the January 8, 2015 Planning Commission meeting are attached.

No public hearing is required before the City Council.

F. GENERAL PLAN:

The site is now designated as Neighborhood Commercial on the adopted Future Land Use Map. The goal and intent of this designation is below:

Neighborhood Commercial. The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.

Tenant spaces in these areas shall be limited to 10,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 5 acres in size.

Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered an essential part of developments in the Neighborhood Commercial areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Staff analysis: Consistent. The applicant is requesting approval of a medical office development that would comply with the smaller building size and small-scale use as contemplated by the Neighborhood Commercial land use designation. Trail connectivity and appropriate landscaping are proposed.

G. CODE CRITERIA:

19.04, Land Use Zones (reviewed according to NC zone) – **Complies**

- Use – medical office, Conditional Use in the zone.
- Setbacks – 25' front/side/rear. 10' reduction requested along Redwood Road. Complies if Council grants 10' reduction.
- Lot width, depth, size, coverage – 100' width/frontage, 50% coverage, 15,000 max size, complies
- Dwelling/Building size – maximum 15,000 sq.ft. per building. Complies at 9596 sq.ft.
- Height – 35' maximum, complies

- Open Space / Landscaping – 25% required, 0.62 acres = ~44% provided
 - Sensitive Lands – n/a
 - Trash – provided
- 19.06, Landscaping and Fencing – **Complies with conditions**
- General Provisions
 - Automatic irrigation required
 - Sight triangles must be protected
 - All refuse areas (including dumpsters) must be screened
 - Tree replacement required if mature trees removed
 - Landscaping Plan – provided
 - Planting Standards & Design – complies
 - Tree size: complies. 2” caliper deciduous, 1.5” caliper decorative, 6’ height evergreen.
 - Shrub size: complies. Most are 5 gallon, exceeding the requirement for 25% to be 5 gallon.
 - Water conserving: complies. A number of drought tolerant species are proposed, and a large amount of rock beds with shrubs.
 - Rock limitation at shrub/tree base: complies. Mulch ring around trees and mulch area around shrub base provided.
 - Amount - complies
 - Deciduous Trees: 7 for 15,000 sq.ft. plus 1 per additional 3000 sq.ft. of landscaped area.
 - 26,305 sq.ft. = 7 + 3 = 10 trees
 - 26 provided
 - Evergreen Trees: 5 for 15,000 sq.ft. plus 1 per additional 3000 sq.ft. of landscaped area.
 - 26,305 sq.ft. = 5 + 3 = 8
 - 11 provided
 - Shrubs: 25 for 15,000 sq.ft. plus 1 per additional 3000 sq.ft. of landscaped area.
 - 26,305 = 25 + 3 = 28
 - 148 provided
 - Turf: minimum of 25% required. 39.5% provided.
 - Planting and shrub beds: maximum of 75%. 60.5% provided.
 - Fencing & Screening – **complies with condition to provide screening**
 - Opaque fence or wall required along eastern property line; this has been added to the plan.
- 19.09, Off Street Parking – **Complies**
- Dimensions – complies (9’ x 18’)
 - Accessible – complies
 - Provided
 - Landscaping – complies
 - Islands provided
 - 10’ buffer / berm provided along exterior
 - 8’ boundary strip provided along rest of parking area
 - Pedestrian Walkways & Accesses – complies
 - Site less than 75,000 sq. ft. so raised pedestrian walkways not required
 - Minimum Requirements – complies
 - Medical office requirement: 5 spaces per 1000 sq.ft.
 - 9596 sq.ft. = 48 stalls required
 - 58 stalls provided
- 19.11, Lighting: **Complies**
- Parking lot fixture design: black, metal, decorative base, arm and bell shade
 - All fixtures: full cutoff

- Lumen: complies with maximum level
- 19.14.03, Site Plan Development Standards: **Complies with conditions.**
 - Entire site included in site plan: complies.
 - Buffering and screening: complies with conditions. Solid fence or wall needed between residential and commercial sites.
 - Access requirements: complies.
 - Utilities: complies.
 - Grading and drainage: complies.
 - Secondary Water System: complies.
 - Piping of Irrigation Ditches: n/a
 - Preliminary Condo Plat: n/a
- 19.14.04, Urban Design Committee: **Complies with conditions**
 - UDC meeting must be held prior to PC meeting. Complies.
 - Mechanical equipment shall be located or screened. Complies with condition to require screening.
 - Windows may be used as accents and trim; untreated metal prohibited. Complies as no untreated metal proposed.
 - Building lighting shielded and downward directed and no light trespass. Complies, lighting and photometric plans show acceptable light levels, and fixtures are shielded and downward directed.
 - Trash enclosure location, design, and shielding: complies with separation standard and is enclosed appropriately.
 - Exterior materials of high quality: complies with condition that additional treatment be provided to rear of building.
 - Landscaping shall comply with 19.06: complies. See analysis above.
 - Parking Lot, Building, and Street Lighting shall comply with 19.11: complies. See analysis above.
 - Colors limited to 4 major colors and accent colors: complies. 4 major colors and 1 accent.
 - Long facades required to have shift or architectural treatment to break up monotony: complies. Added additional rock to south elevation at Planning Commission's direction, and added window treatment to improve treatment to south elevation at Council's direction.
- 19.14.06.7 – **Complies. See other specific code section analyses and exhibits.**
 - Considerations relating to traffic safety and congestion – see Engineer's Report
 - Considerations relating to outdoor advertising – see signage section
 - Considerations relating to landscaping – see landscaping section
 - Considerations relating to buildings and site layout – see 19.04 section
 - The effect of the site development plan on the adequacy of the storm and surface water drainage – see Engineer's Report
 - Adequate water pressure and fire flow – see Engineer's report
 - Compliance with the General Plan, Code, and other regulations – see report Sections F & G
- 19.15, Conditional Use Permit. **Complies.**
 - The siting of the structure or use, and in particular:
 - the adequacy of the site to accommodate the proposed use or building and all related activities;
 - the location and possible screening of all outdoor activities;
 - the relation of the proposed building or use to any adjoining building with particular attention to protection of views, light, air, and peace and quiet;
 - the location and character of any display of goods and services; and
 - the size, nature, and lighting of any signs.

Staff analysis: complies. The proposed use is well below the maximum potential lot coverage percentage, well below maximum building size, and has provided extra parking to minimize

impacts. No outdoor activities are proposed, no outdoor goods displayed, and all signage has been reviewed for compliance with the Sign Code.

- Traffic circulation and parking, and in particular:
 - the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
 - the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
 - the amount, timing, and nature of traffic generated by the proposed conditional use.

Staff analysis: complies. The proposal includes additional ADA parking as well as additional standard parking above and beyond the minimum requirements in the Code. Traffic circulation has been reviewed by the City Engineer and is sufficient.

- The compatibility of the proposed conditional use with its environment, and in particular:
 - the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
 - hours of operation;
 - adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
 - adequacy of provisions for protection of the public against any special hazards arising from the intended use;
 - the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.
 - *Staff analysis: complies. The road capacity is adequate for the anticipated vehicular impacts, and while vehicles will share the same access road as a residential neighborhood, the traffic generated by the use will not pass through this residential neighborhood. No additional detrimental impacts are anticipated.*

- The Conditional Use shall meet the following standards:
 - 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;
 - 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;
 - 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;
 - 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; and
 - the proposed use will conform to the intent of the City of Saratoga Springs General Plan.

Staff analysis: complies. The use is consistent with the General Plan (Section F), and will not be detrimental to any persons. Increased impacts to City services will be negligible.

- When necessary, the land use authority may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
 - additional parking;
 - water, sewer, and garbage facilities;
 - landscape screening to protect neighboring properties;
 - requirements for the management and maintenance of the facilities;

- changes in layout or location of uses on the lot; and
- any other condition the land use authority finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

Staff analysis: not necessary to mitigate impacts. Adequate parking and water/sewer/garbage facilities are provided. Screening is provided. No changes in layout are necessary.

- The Land Use Authority shall make its decision based upon the facts presented for the record; expressions of support or protest alone shall not constitute the basis of approval or denial.

Staff analysis of 19.15: complies. All above items have been provided or addressed.

- 19.18, Signs. **Complies with modifications**
 - Monument sign: **complies with modifications**
 - Maximum height 7’6”, height proposed 7’6”
 - Maximum display area 45 sq.ft., display area proposed 33 sq.ft.
 - Address is required on sign. The applicant has made this change.
 - Wall signs: **Complies with modifications**
 - 2 elevations permitted to have wall signs: complies. Only one façade is proposed to have signage.
 - One sign per tenant per elevation: complies with modification.
 - Each tenant is less than 9,999 sq.ft., thus each qualifies for one sign per elevation containing signage.
 - Utah Valley Pediatrics proposes 2 signs; if the two signs are combined into one, this criterion will be met. The applicant is making this change.
 - Maximum size: 1 sq.ft. per 1 linear foot of each elevation. Elevation length ~107 feet. Total signage area 90.47 sq.ft.: overall complies.
 - Westlake Physical Therapy: 28.2 sq.ft.
 - Lakeview Family Medical: 26.9 sq.ft.
 - Utah Valley Pediatrics: 16 sq.ft. logo plus 19.37 sq.ft. letters, 35.37 sq.ft.
 - Maximum letter/graphic height: 3’ (36 inches)
 - Westlake Physical Therapy: 28”, complies
 - Lakeview Family Medical: 28”, complies
 - Utah Valley Pediatrics: letters 27.75”, logo 48”, too tall. **Must be reduced to maximum of 36”. The applicant is making this change.**
 - Illumination: complies. Internally illuminations, with no visible light source.

H. Recommendation and Alternatives:

Staff recommends that the City Council discuss the applications and vote to make a decision on the Site Plan and CUP applications.

Staff Recommended, Option 1, Approvals

“I move to **approve** the Riverbend Medical Site Plan and Conditional Use Permit, located on the ~1.63 parcel 51:508:0004, as identified in Exhibit 1 and proposed in Exhibits 4, 5, 6, and 7, with the Findings and Conditions in the staff report:”

Findings

1. The use is consistent with the General Plan Land Use Element, as articulated in Section F of the Staff report, which section is hereby incorporated by reference, as the proposed office use and scale are contemplated in the Neighborhood Commercial land use designation.
2. The Site Plan and Conditional Use comply with Section 19.04 of the Code, as articulated in

- Section G of the Staff report, which section is hereby incorporated by reference.
3. With modifications as conditions of approval, the Site Plan and Conditional Use comply with Section 19.06 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 4. The Site Plan and Conditional Use comply with Section 19.09 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 5. The Site Plan and Conditional Use comply with Section 19.11 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 6. With modifications as conditions of approval, the Site Plan complies with Section 19.14 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 7. The Conditional Use complies with Section 19.15 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 8. With modifications as conditions of approval, the signage complies with Section 19.18 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.

Conditions:

1. All requirements of the City Engineer shall be met.
2. An opaque wall or fence of not less than six feet in height shall be erected between the existing residential development and the proposed site.
3. Additional architectural treatment shall be provided along the rear elevation to break up the façade and meet the requirement that all facades receive equal treatment.
4. The applicant shall work with the Riverbend HOA to finalize a maintenance agreement for the shared road.
5. The Utah Valley Pediatrics wall sign shall be reduced in graphic/letter height to 36” or less, and shall be combined into one sign of less than or equal to the maximum square footage.
6. The applicant shall be responsible for the repair of any damage to the existing rock wall along the eastern property line that occurs from construction or operation of the proposal.
7. Any conditions added by the Council. _____

Option 2, Continuance

“I move to **continue** the Site Plan and CUP 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. _____

Option 3, Denials

“I move to **deny** the Riverbend Medical Site Plan and Conditional Use Permit, located on the ~1.63 parcel 51:508:0004, as identified in Exhibit 1 and proposed in Exhibit 4, 5, 6, and 7 with the Findings below:

1. The application does not comply with Code Section [19.04, 19.06, 19.09, 19.11, 19.13, 19.14, or 19.15) as articulated by the Council:
 - a. _____
 - b. _____
 - c. _____

I. Exhibits:

1. Location & Zone Map (page 10)
2. Aerial (page 11)

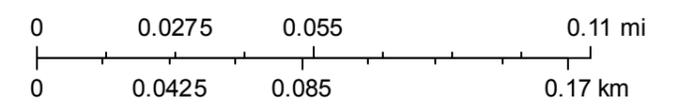
| | |
|---|---------------|
| 3. Concept Plan | (page 12) |
| 4. Site Plan | (pages 13-25) |
| a. Cover | |
| b. Demolition | |
| c. Site | |
| d. Utility | |
| e. Grading | |
| f. Storm Drain | |
| g. Details | |
| h. Erosion | |
| i. Context | |
| j. Landscaping | |
| k. Irrigation | |
| 5. Elevations | (pages 26-31) |
| 6. Signage Details | (pages 32-35) |
| 7. Floor Plans | (page 36) |
| 8. City Engineer's Report | (pages 37-38) |
| 9. Planning Commission Minutes 10/23/2014 | (pages 39-41) |
| 10. City Council Minutes 11/18/2014 | (pages 42-43) |
| 11. Planning Commission Report of Action 1/8/2015 | (pages 44-47) |
| 12. DRAFT Planning Commission Minutes 1/8/2015 | (pages 48-50) |
| 13. DRAFT City Council Minutes 1/20/2015 | (pages 51-52) |



October 15, 2014

City Parcels

1:2,257

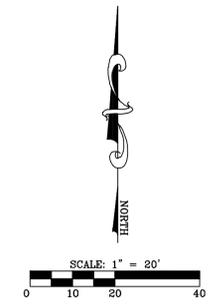


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SARATOGA SPRINGS PROFESSIONAL BUILDING

(LOT C-1 RIVERBEND COMMERCIAL PLAT)

Exhibit 3
Concept Plan



VICINITY MAP

LEI
A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TABLE OF CONTENTS

| | |
|---------|---------------------|
| SHEET 1 | CONCEPT PLAN |
| SHEET 2 | EXISTING CONDITIONS |

TABULATIONS

| | |
|------------------------------------|------------------|
| OVERALL AREA | 1.38 ACRES |
| PERVIOUS AREA (OPEN SPACE) | 0.61 ACRES (44%) |
| IMPERVIOUS AREA | 0.56 ACRES (41%) |
| BUILDING AREA | 0.21 ACRES (15%) |
| BUILDING SQ. FT. | 9,596 SQ. FT. |
| PARKING REQ'D (5 PER 1000 SQ. FT.) | 47 STALLS |
| PARKING PROVIDED | 59 STALLS |
| REGULAR STALLS | 53 STALLS |
| HANDICAP STALLS | 3 STALLS |
| HANDICAP STALLS (PHYSICAL THERAPY) | 3 STALLS |
| SENSITIVE LANDS | 0.03 ACRES |

- NOTES**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST VERSION OF SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES SHOWN.
 - PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, ALL SUBCONTRACTORS, AND THE PROPERTY OWNER.
 - ANY EXISTING SEPTIC SYSTEMS OR WELLS TO BE REMOVED/FILLED IN ACCORDANCE TO STATE STANDARDS.
 - AUTOMATIC IRRIGATION SYSTEM REQUIRED. TREE REPLACEMENT REQUIRED IF MATURE TREES ARE REMOVED.
 - ALL REFUSE AREAS (DUMPSTERS) MUST BE SCREENED.

LEGEND

| EXISTING | |
|------------------------|-------|
| WATER METER | W-M |
| WATER VALVE | W-V |
| FIRE HYDRANT | F-H |
| SEWER | SS |
| SEWER MANHOLE | SS-MH |
| STORM DRAIN | SD |
| STORM DRAIN MANHOLE | SD-MH |
| STORM DRAIN CURB INLET | SD-CI |
| PI | PI |
| PI VALVE | PI-V |
| FENCE | F |
| PROPOSED | |
| WATER | W |
| WATER VALVE | W-V |
| FIRE HYDRANT | F-H |
| SEWER | SS |
| SEWER MANHOLE | SS-MH |
| STORM DRAIN | SD |
| STORM DRAIN MANHOLE | SD-MH |
| STORM DRAIN CURB INLET | SD-CI |
| PI | PI |
| PI VALVE | PI-V |
| SHED CURB & GUTTER | SCG |
| SENSITIVE LANDS AREA | SLA |
| FLOW ARROW | FA |

REVISIONS

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| 5 | |

LEI PROJECT #: 2014-1489
DRAWN BY: BAP
CHECKED BY: NKW
SCALE: 1" = 20'
DATE: 10/28/2014
SHEET 1

DEVELOPER / OWNER
BLAINE HALES
350 E CENTER ST. STE. 200
PROVO, UT. 84606
(801)377-7785

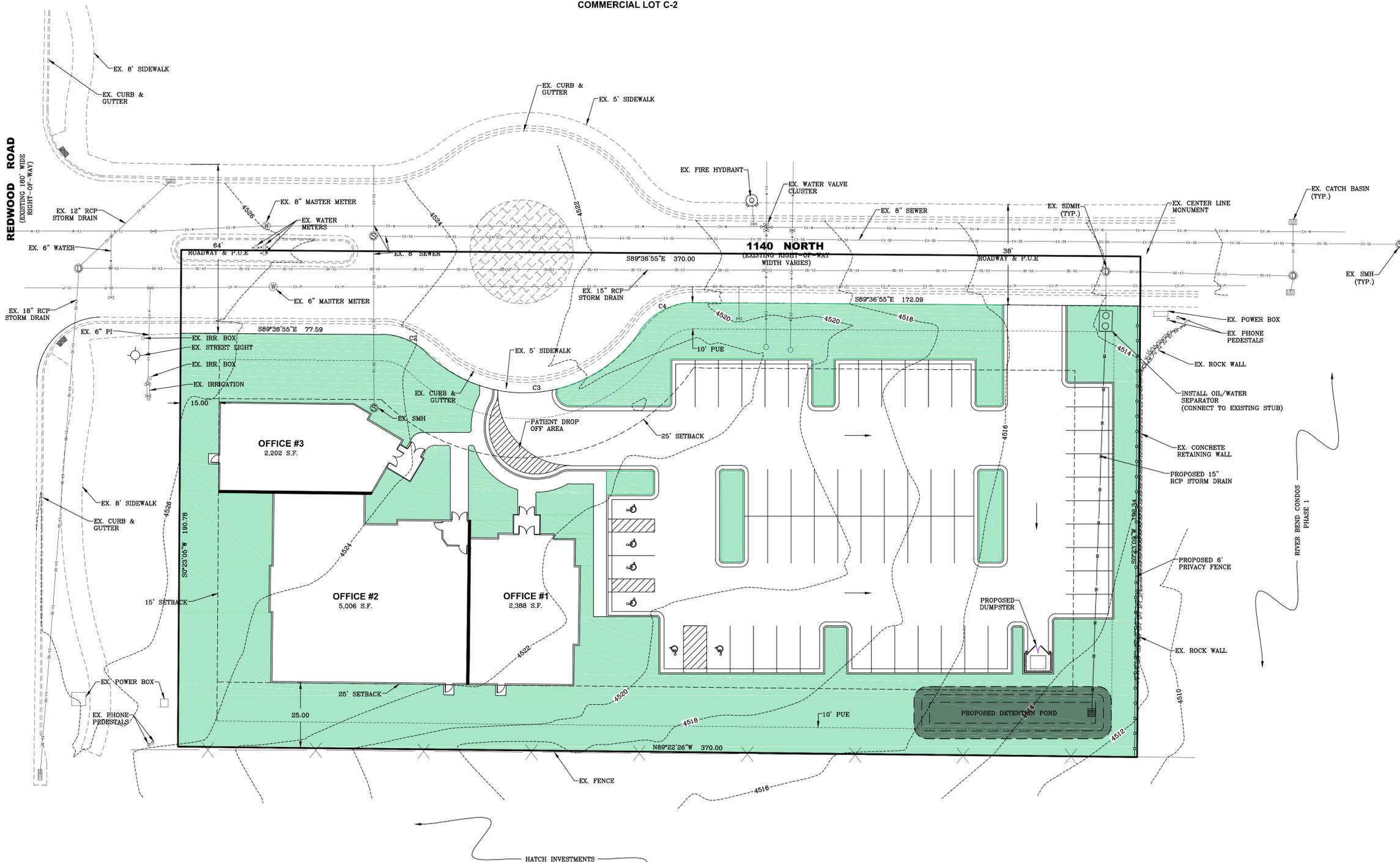
ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
SARATOGA SPRINGS
PROFESSIONAL BUILDING LLC.

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
CONCEPT PLAN

COMMERCIAL LOT C-2



CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|--------|-----------|--------|-------------------|
| C2 | 25.00 | 43°49'34" | 19.12 | N67°42'19"W 18.66 |
| C3 | 54.00 | 99°58'44" | 94.23 | N84°13'03"E 82.72 |
| C4 | 25.00 | 56°08'47" | 24.50 | S62°18'27"W 23.53 |

BOUNDARY DESCRIPTION

A portion of the Southwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at a point located N0°37'34"E along the Quarter Section Line 876.11 feet and East 107.25 feet from the Center of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N0°23'05"E 190.78 feet; thence S89°36'55"E 370.00 feet thence S0°23'05"W 192.34 feet; thence N89°22'26"W 370.00 feet to the point of beginning.

Contains: +1.38 Acres

U:\LAND DESKTOP\PROJECTS\2014\14-1489 BLAINE HALES SITE PLAN\DWG\14-1489 BLAINE HALES SITE PLAN 2 ADJUSTMENT.DWG 10/29/2014 4:11 PM

SARATOGA SPRINGS PROFESSIONAL BUILDING

(LOT C-1 RIVERBEND COMMERCIAL PLAT)

Exhibit 4
Site Plan

VICINITY MAP



A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
COVER

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| COVER | COVER |
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| SHEET 2 | SITE PLAN |
| SHEET 3 | UTILITY PLAN |
| SHEET 4 | GRADING PLAN |
| SHEET 5 | STORM DRAIN PLAN & PROFILES |
| SHEET 6 | DETAILS |
| SHEET 7 | STORMTECH DETAILS |
| SHEET 8 | EROSION CONTROL PLAN |
| SHEET 9 | EROSION CONTROL DETAILS |
| SHEET 10 | CONTEXT/SITE ANALYSIS PLAN |
| LI | LANDSCAPE PLAN |
| II | IRRIGATION PLAN |

TABULATIONS

| | |
|--|------------------|
| OVERALL AREA | 1.63 ACRES |
| EX. RIGHT-OF-WAY AREA | 0.25 ACRES |
| SITE AREA | 1.38 ACRES |
| PERVIOUS AREA (OPEN SPACE) | 0.60 ACRES (43%) |
| IMPERVIOUS AREA (SITE) | 0.57 ACRES (42%) |
| BUILDING AREA | 0.21 ACRES (15%) |
| BUILDING SQ. FT. | 9,596 SQ. FT. |
| PARKING REQ'D (5 PER 1000 SQ. FT.) | 47 STALLS |
| PARKING PROVIDED | 59 STALLS |
| REGULAR STALLS | 53 STALLS |
| HANDICAP STALLS (ADA REQ'D) | 3 STALLS |
| HANDICAP STALLS (PHYSICAL THERAPY REQ'D) | 3 STALLS |
| SENSITIVE LANDS (DETENTION BASIN) | 0.03 ACRES |

NOTES

- PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, ALL SUBCONTRACTORS, AND THE PROPERTY OWNER.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE. IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
- NO FLOOD PLAINS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
- PARKING LOT LIGHTS DESIGNED TO NOT SHINE ON THE CONDO PROJECT.
- IRRIGATION PLAN TO BE PROVIDED FOLLOWING INITIAL COMMENTS FROM CITY ON THE LANDSCAPING PLAN.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY TO STANDARDS TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH. CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER OR CITY IF DISCREPANCIES EXIST.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.

LEGEND

| EXISTING | EXISTING | PROPOSED |
|------------------------|----------|----------|
| WATER METER | | |
| WATER | | |
| WATER VALVE | | |
| FIRE HYDRANT | | |
| SEWER | | |
| SEWER MANHOLE | | |
| STORM DRAIN | | |
| STORM DRAIN MANHOLE | | |
| STORM DRAIN CURB INLET | | |
| PI | | |
| PI VALVE | | |
| FENCE | | |
| FLOW CURB & GUTTER | | |
| SENSITIVE LANDS AREA | | |
| NEW CONCRETE | | |
| FLOW ARROW | | |
| LIGHT POLE | | |

DEVELOPER / OWNER

BLAINE HALES
350 E CENTER ST. STE. 200
PROVO, UT 84606
(801)377-7785

CITY CONTACT INFO

SARATOGA SPRINGS
1307 N. COMMERCE DR.
SARATOGA SPRINGS, UT. 84045
(801)766-9793

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SARATOGA SPRINGS
PROFESSIONAL BUILDING LLC.

| REVISIONS |
|-----------|
| 1 |
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LEI PROJECT #:
2014-1489
DRAWN BY:
BAP
CHECKED BY:
NKW
SCALE:
1" = 20'
DATE:
01/16/2015
SHEET

COVER

11
14
NORTH 1/4 CORNER OF SECTION 14, T5S, R1W, SLB&M

BASE OF BEARING: N0°37'34"E 5906.37' (MEASURED)

14
N0°37'34"E 8761.11'
CENTER OF SECTION 14, T5S, R1W, SLB&M

| CURVE TABLE | | | | |
|-------------|--------|-----------|--------|-------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C2 | 25.00 | 43°49'34" | 19.12 | N67°42'19"W 18.06 |
| C3 | 54.00 | 99°58'44" | 94.23 | N84°13'03"E 82.72 |
| C4 | 25.00 | 56°08'47" | 24.50 | S82°18'27"W 23.53 |

BOUNDARY DESCRIPTION

A portion of the Southwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at a point located N0°37'34"E along the Quarter Section Line 8761.11 feet and East 107.25 feet from the Center of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N0°23'05"E 190.78 feet; thence S89°36'55"E 370.00 feet thence S0°23'05"W 192.34 feet; thence N89°22'26"W 370.00 feet to the point of beginning.
Contains: ±1.63 Acres

PARKING STATEMENT

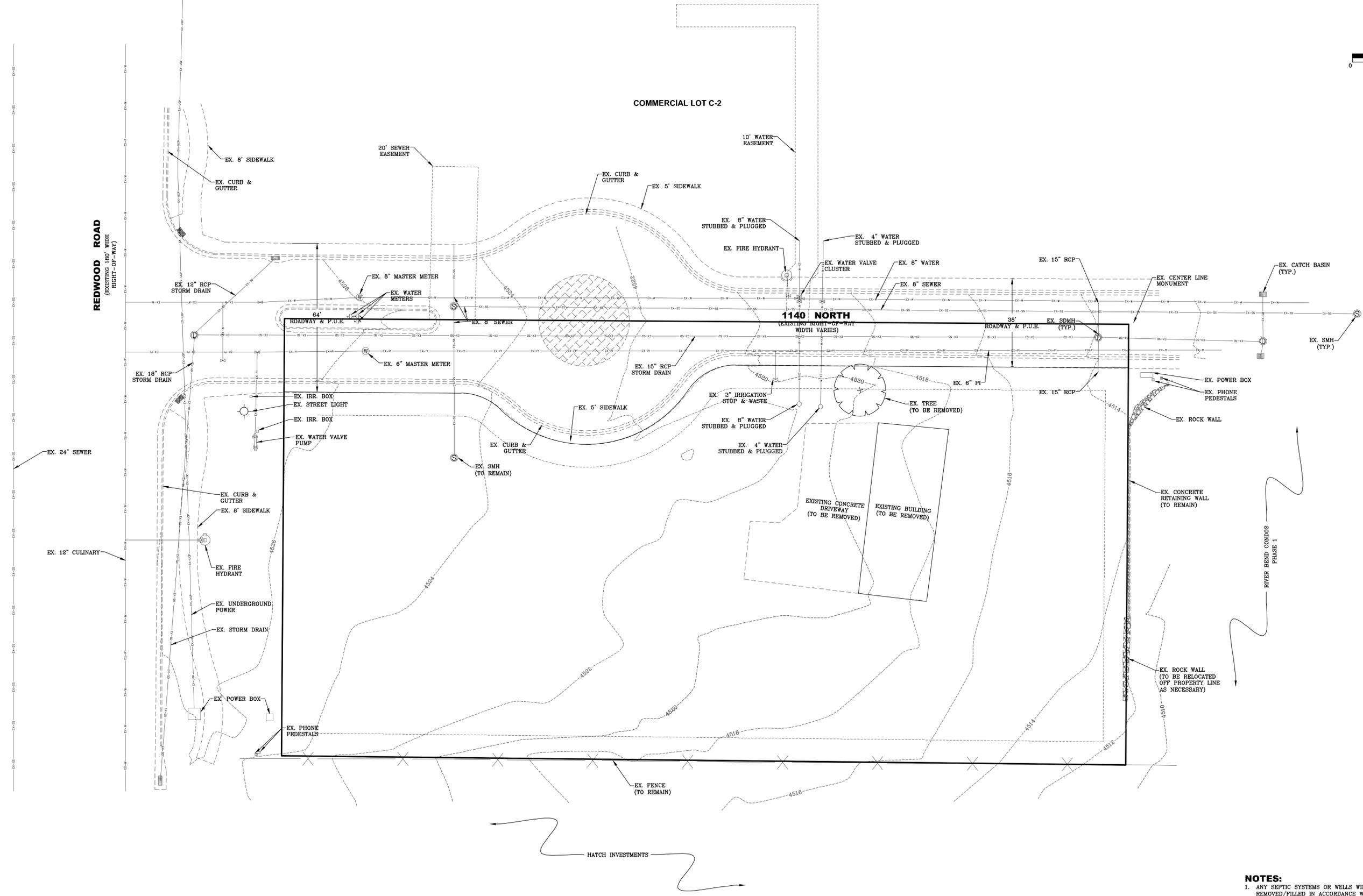
All applicable elements of section 19.09.07 with respect to accessible parking have been adhered to.

Exhibit 4b
Demolition Plan



NOT FOR
CONSTRUCTION

**SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
DEMOLITION PLAN**



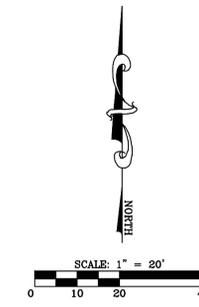
- NOTES:**
1. ANY SEPTIC SYSTEMS OR WELLS WILL NEED TO BE REMOVED/FILLED IN ACCORDANCE WITH STATE STANDARDS.
 2. CONTRACTOR TO VERIFY LOCATION OF EXISTING SEPTIC TANK & LEACH FIELD.

| REVISIONS |
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LEI PROJECT #:
2014-1489
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BAP
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NKW
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DATE:
01/16/2015

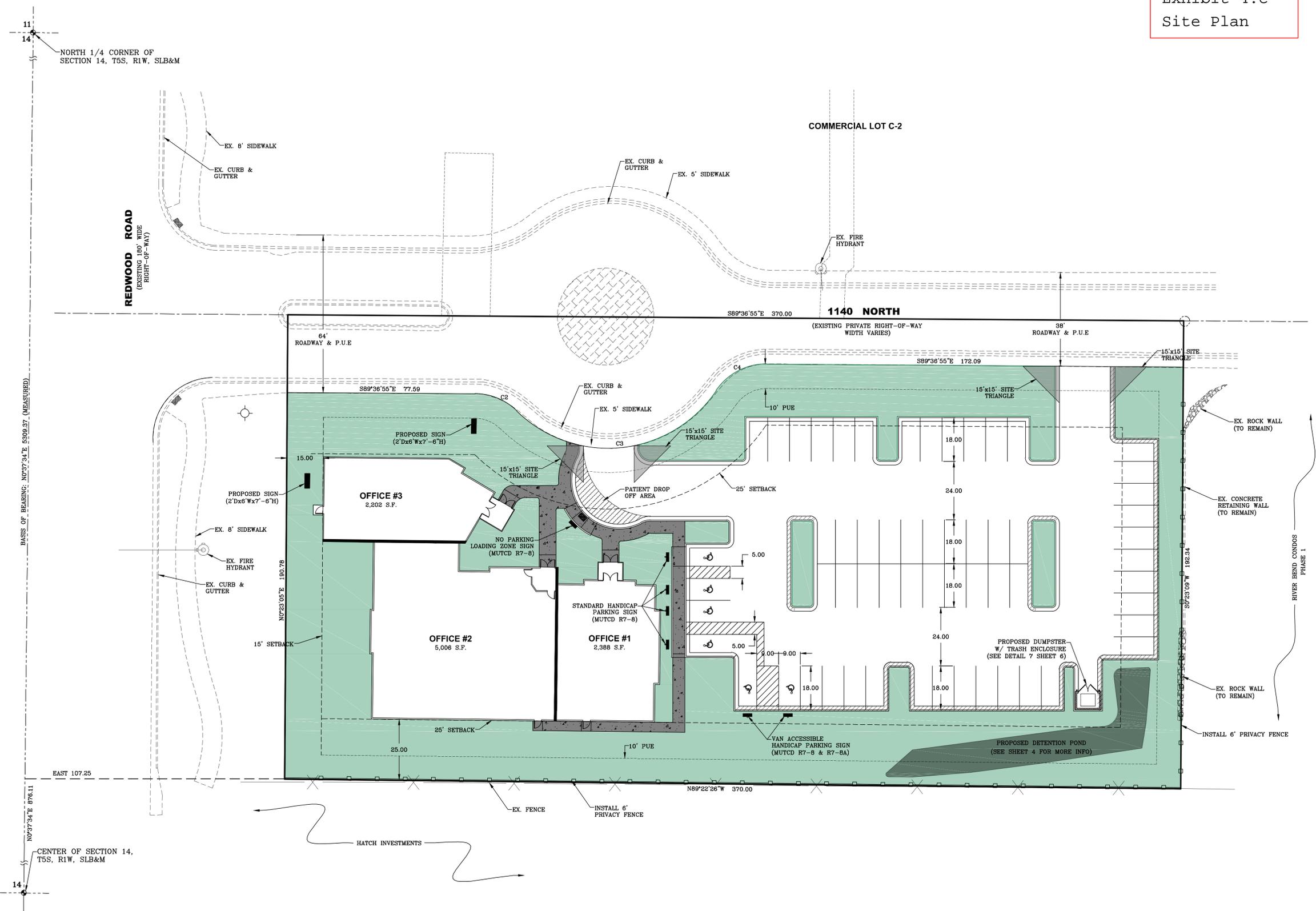
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Exhibit 4.c
Site Plan



NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
SITE PLAN



CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|--------|-----------|--------|-------------------|
| C2 | 25.00 | 43°49'34" | 19.12 | N67°42'19"W 18.66 |
| C3 | 54.00 | 99°58'44" | 94.23 | N84°13'03"E 82.72 |
| C4 | 25.00 | 56°08'47" | 24.50 | S82°18'27"W 23.53 |

BOUNDARY DESCRIPTION
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Contains: ±1.63 Acres

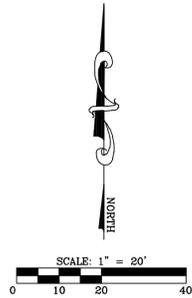
REVISIONS

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LEI PROJECT #: 2014-1489
DRAWN BY: BAP
CHECKED BY: NKW
SCALE: 1" = 20'
DATE: 01/16/2015
SHEET

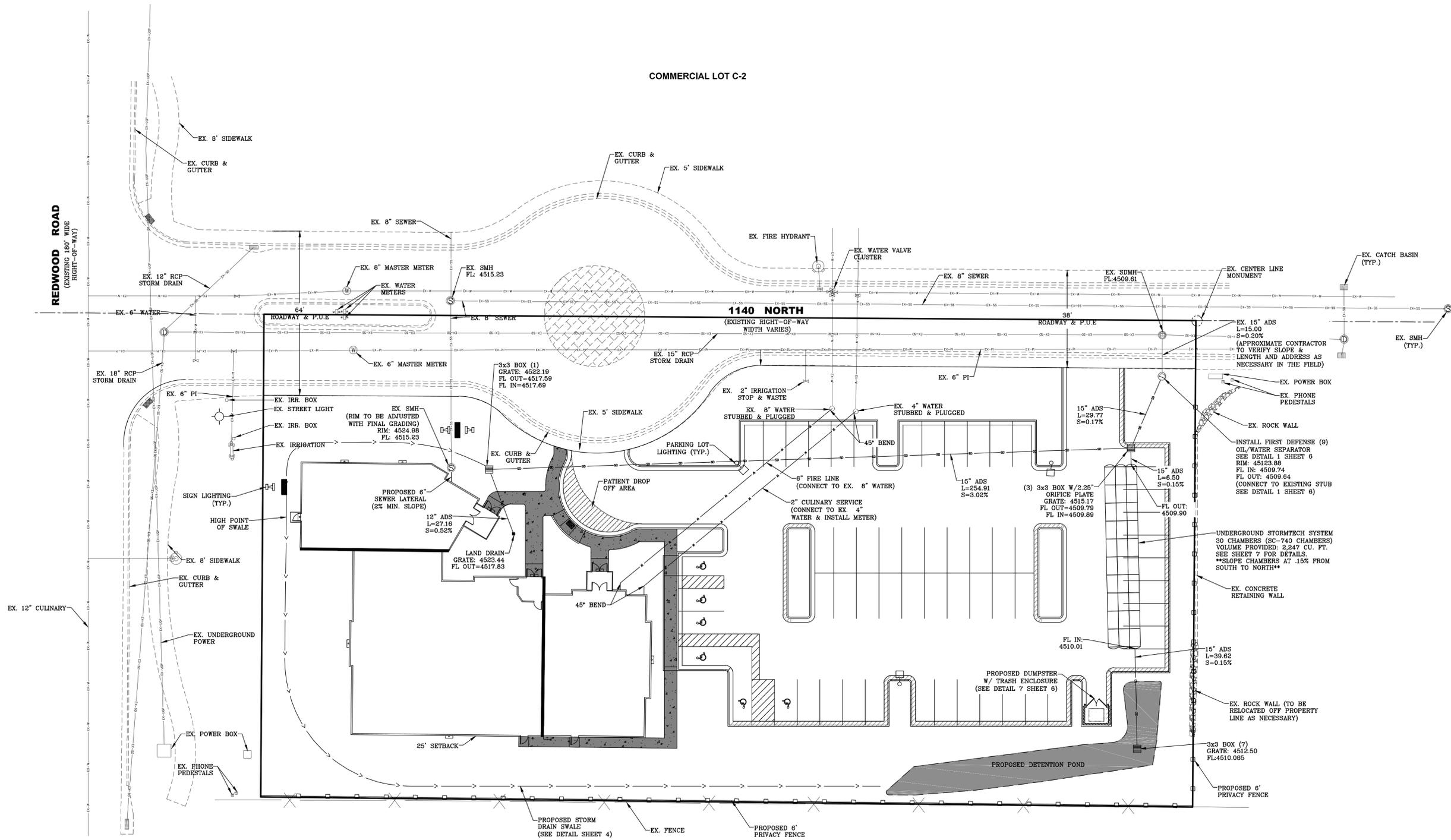
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Exhibit 4.d
Utility Plan



NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
UTILITY PLAN



NOTE:
REFER TO PHOTOMETRIC PLANS PROVIDED BY OTHERS FOR MORE DETAIL ON LIGHTING.

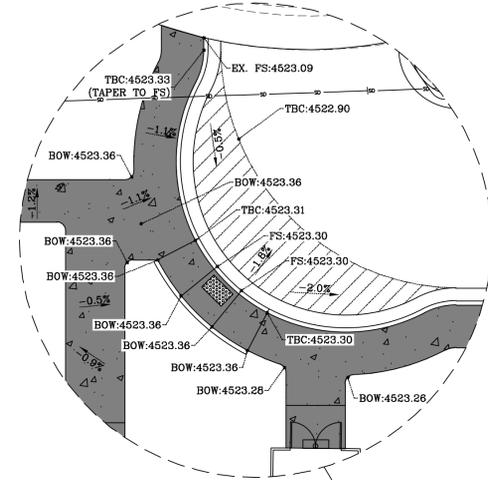
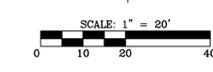
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2014-1489
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CHECKED BY:
NKW
SCALE:
1" = 20'
DATE:
01/16/2015

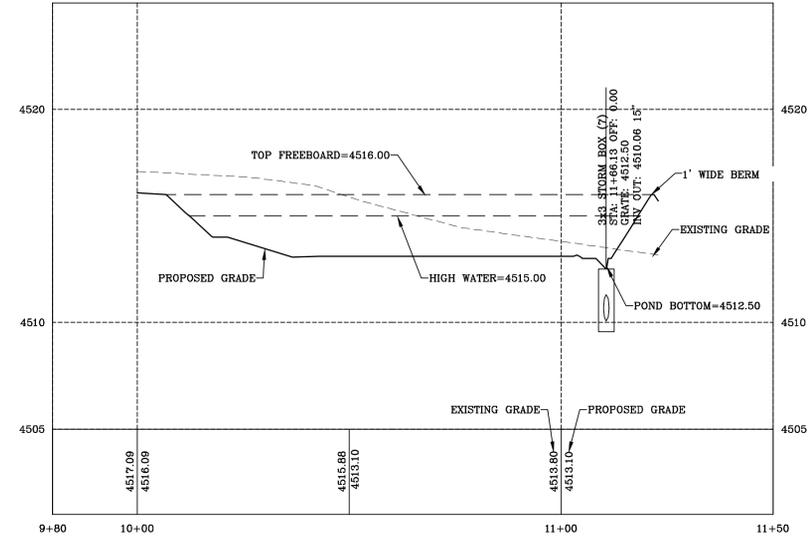
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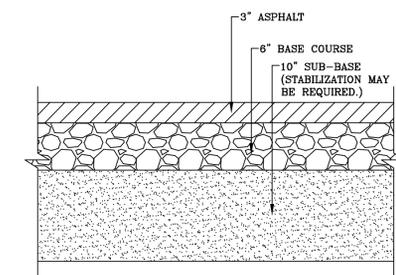
Exhibit 4e
Grading Plan



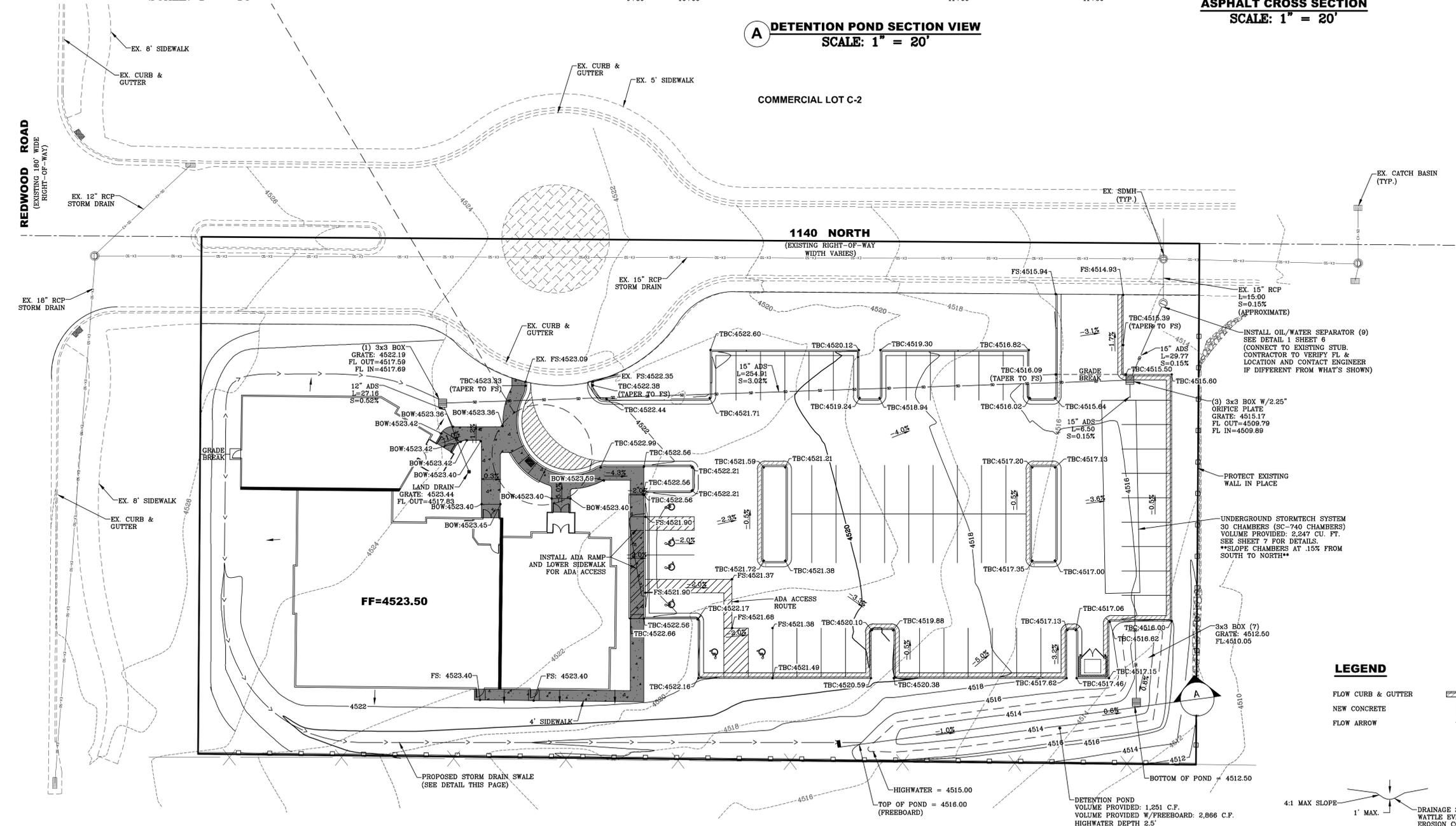
PATIENT DROP-OFF AREA GRADING DETAIL
SCALE: 1" = 10'



A DETENTION POND SECTION VIEW
SCALE: 1" = 20'



ASPHALT CROSS SECTION
SCALE: 1" = 20'



COMMERCIAL LOT C-2

1140 NORTH
(EXISTING RIGHT-OF-WAY
WIDTH VARIES)

REDWOOD ROAD
(EXISTING 160' WIDE
RIGHT-OF-WAY)

BENCHMARK
NORTH 1/4 CORNER OF SECTION 14,
T5S, R1W, SL&M
NGVD29 ELEV. = 4559.98

CUT/FILL
CUT: 759.33 CU. YD.
FILL: 1051.39 CU. YD.
NET VOLUME: 292.06 CU. YD.

LEGEND

- FLOW CURB & GUTTER
- NEW CONCRETE
- FLOW ARROW

DRAINAGE SWALE & GRASS DRAINAGE SWALE

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
GRADING PLAN

| NO. | REVISIONS |
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LEI PROJECT #:
2014-1489
DRAWN BY:
BAP
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NKW
SCALE:
1" = 20'
DATE:
01/16/2015
SHEET

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A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
STORM DRAIN PLAN & PROFILE

| REVISIONS | |
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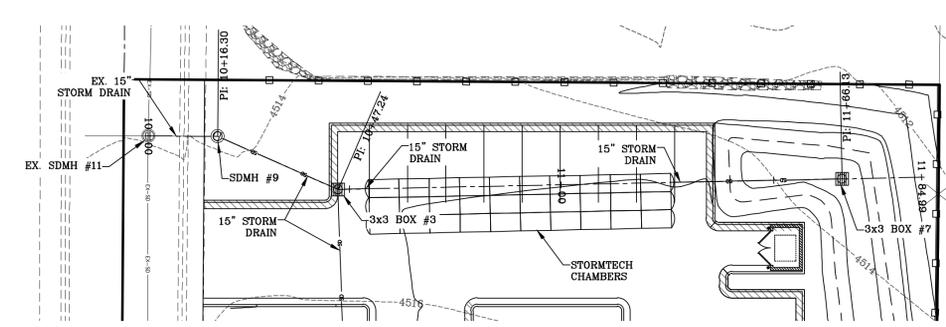
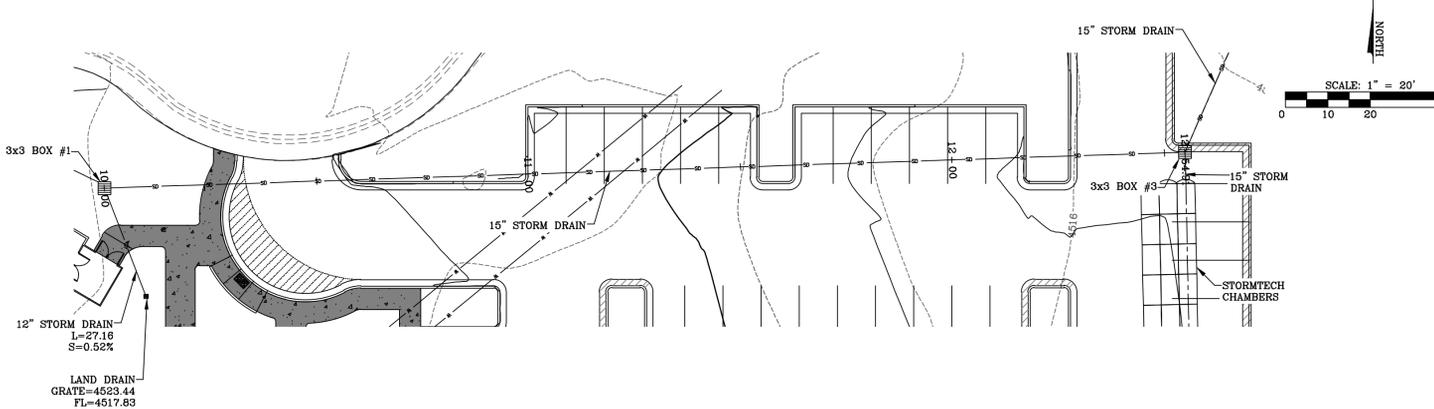
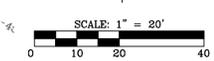
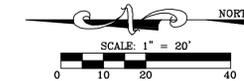
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SCALE:
1" = 20'
DATE:
01/16/2015

SHEET

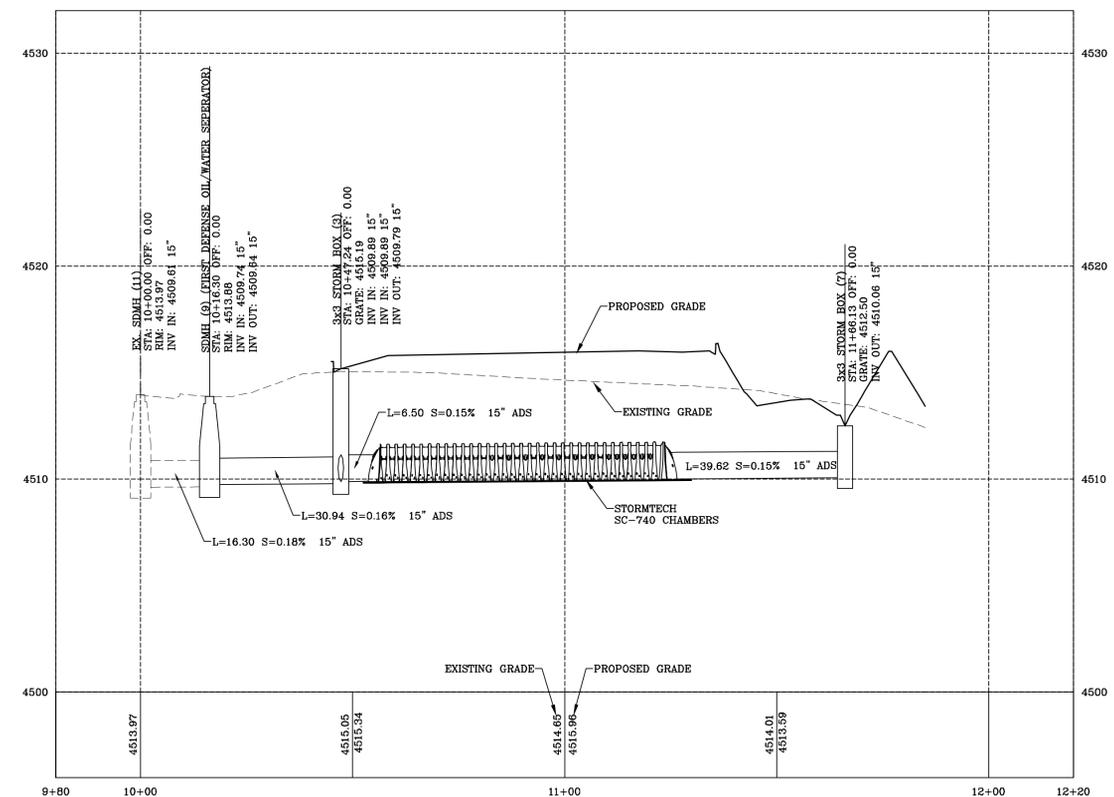
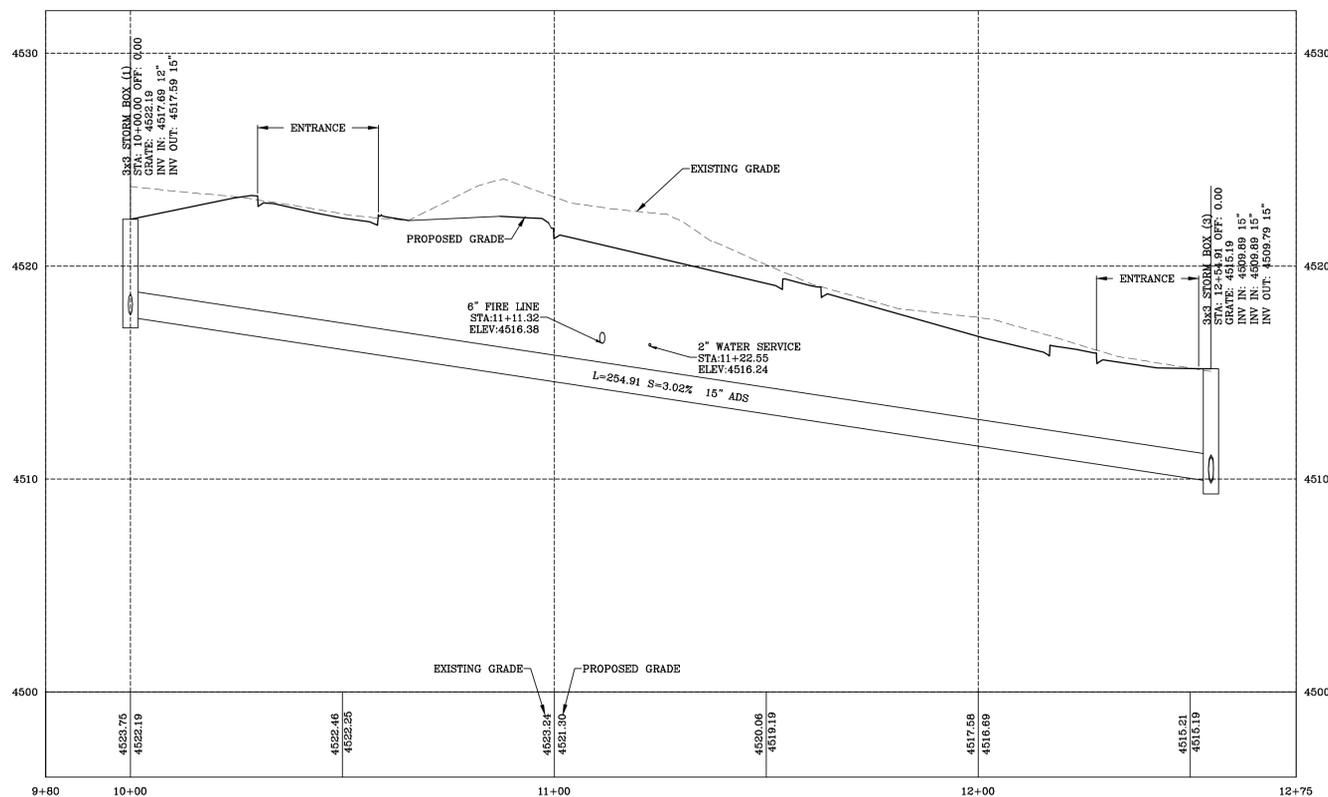
5

Page 18 of 52

Exhibit 4f
Storm Drain Plan



PLAN VIEW
PROFILE VIEW

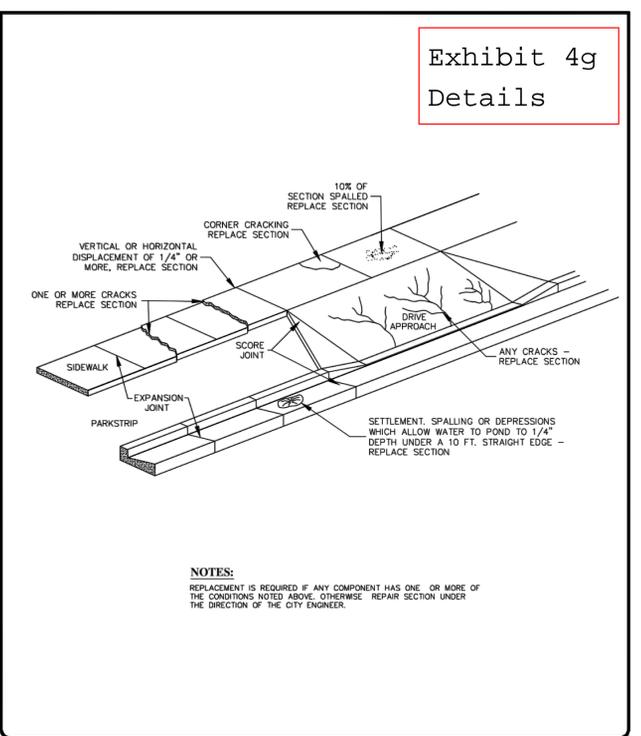


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NOT FOR
 CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
 SARATOGA SPRINGS, UTAH
DETAILS

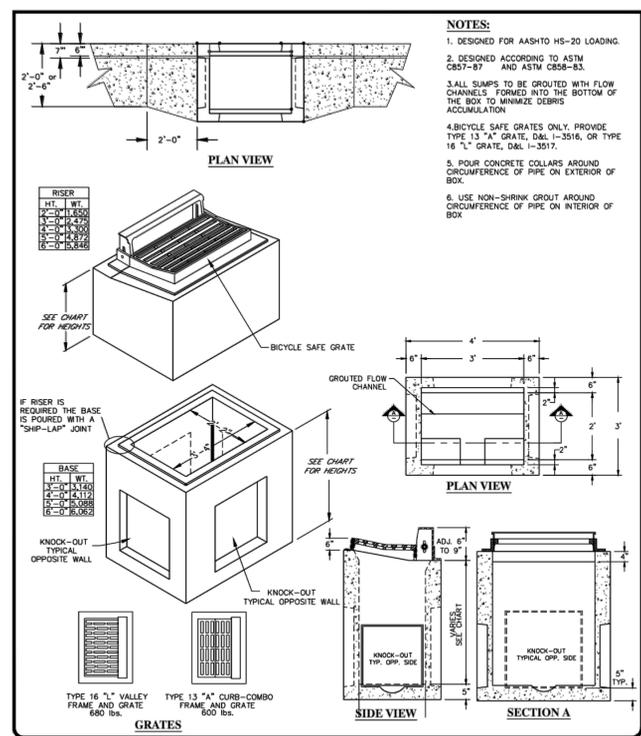
**Exhibit 4g
 Details**



NOTES:
 REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS NOTED ABOVE, OTHERWISE REPAIR SECTION UNDER THE DIRECTION OF THE CITY ENGINEER.

DEFECTIVE CONCRETE REPLACEMENT CRITERIA

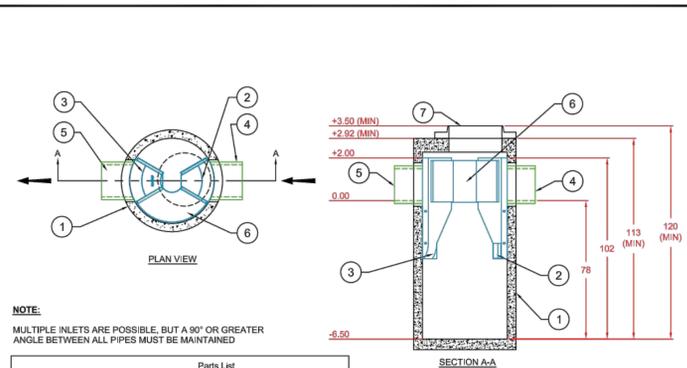
| DATE | REV DATE | BY | REVISION | COMMENTS |
|--------------------|-----------------------|----|----------|----------|
| APRIL 2014 | | | | |
| DRAWING NAME | ST-6 | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |



NOTES:
 1. DESIGNED FOR AASHTO HS-20 LOADING.
 2. DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.
 3. ALL SLUMPS TO BE GROUTED WITH FLOW CHANNELS, FORMED INTO THE BOTTOM OF THE BOX TO MINIMIZE DEBRIS ACCUMULATION.
 4. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L 1-3516, OR TYPE 16 "A" GRATE, D&L 1-3517.
 5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
 6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX.

GUTTER INLET BOX

| DATE | REV DATE | BY | REVISION | COMMENTS |
|--------------------|-----------------------|----|----------|----------|
| APRIL 2014 | | | | |
| DRAWING NAME | SD-2 | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |



NOTE:
 MULTIPLE INLETS ARE POSSIBLE, BUT A 90° OR GREATER ANGLE BETWEEN ALL PIPES MUST BE MAINTAINED

| ITEM | SIZE | DESCRIPTION |
|------|-------------|----------------------------------|
| 1 | 48 in | I.D. CONCRETE MANHOLE |
| 2 | | INLET CHUTE (W/ FLOATABLES TRAP) |
| 3 | | OUTLET CHUTE |
| 4 | 18 in (MAX) | INLET PIPE (BY OTHERS) |
| 5 | 18 in (MAX) | OUTLET PIPE (BY OTHERS) |
| 6 | | HIGH FLOW BYPASS |
| 7 | 30 in | FRAME AND GRATE OR SOLID COVER |

EQUIPMENT PERFORMANCE
 THE STORMWATER TREATMENT UNIT SHALL ADHERE TO THE HYDRAULIC PARAMETERS GIVEN IN THE CHART BELOW AND PROVIDE THE REMOVAL EFFICIENCIES AND STORAGE CAPACITIES AS FOLLOWS:
 PEAK HYDRAULIC FLOW: 6.0 cfs
 SEDIMENT STORAGE CAPACITY: 1 Cu. yd.
 OIL STORAGE CAPACITY: 180 Gal.

Hydro International stormwater
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO US UNDER THE ASSUMPTION THAT THE INFORMATION IS CORRECT AND COMPLETE. WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION PROVIDED TO US. WE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. ALL TRADEMARKS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.

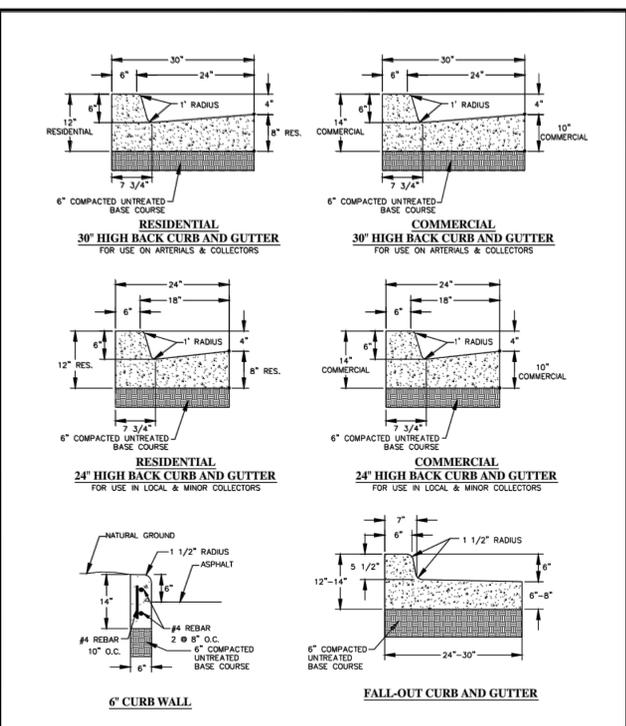
ADS
 ADVANCED DRAINAGE SYSTEMS, INC.
 TECHNICAL SERVICES
 70 INWOOD ROAD, SUITE 3
 ROCKY HILL, CT 06067
 V. 888-852-2884
 F. 860-328-8461

4' FIRST DEFENSE GENERAL CONFIGURATION
 DATE: 09-28-11 PROJECT: SCALE: 1/4" = 1'
 DRAWN: JM CHECKED: PAGE: 1 OF 1

1 OIL/WATER SEPARATOR DETAIL

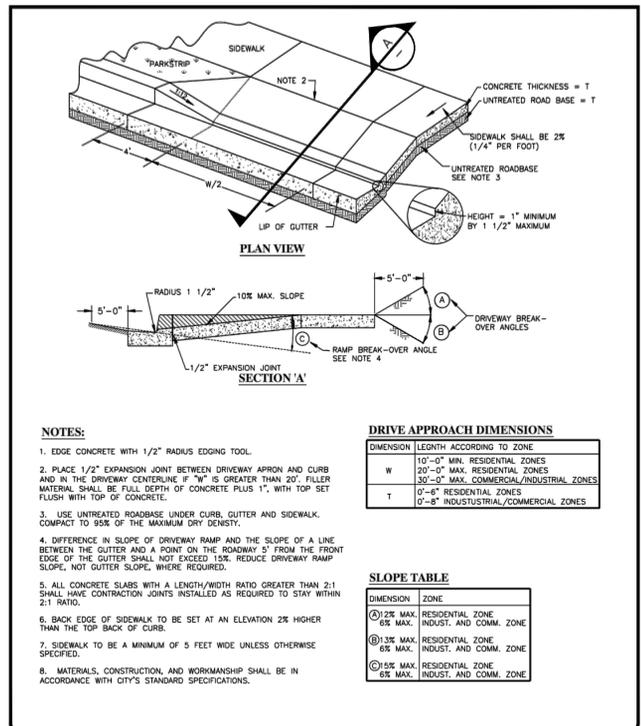
2 DEFECTIVE CONCRETE REPLACEMENT DETAIL

3 GUTTER INLET BOX DETAIL



CURB & GUTTER DETAILS

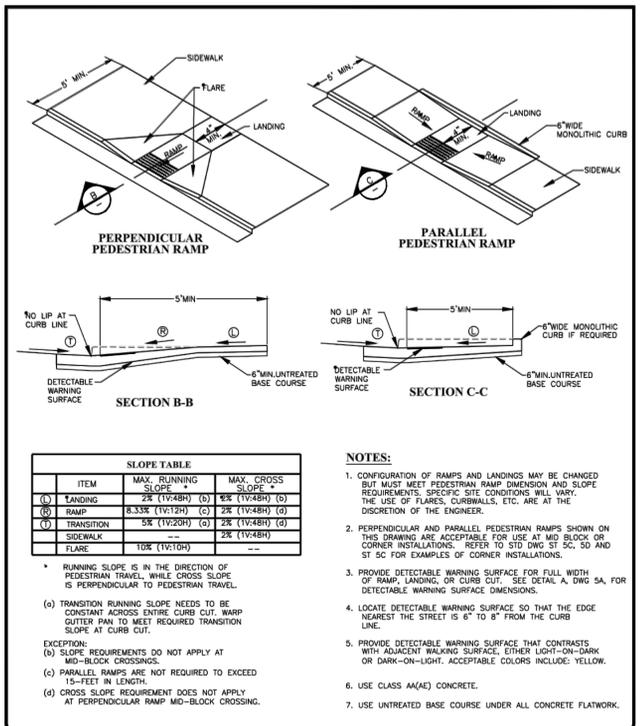
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| APRIL 2014 | | | | |
| DRAWING NAME | ST-2 | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |



NOTES:
 1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
 2. PLACE 1/2" EXPANSION JOINT BETWEEN DRIVEWAY APRON AND CURB AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. FILLER MATERIAL SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.
 3. USE UNTREATED ROADBASE UNDER CURB, GUTTER AND SIDEWALK. COMPACT TO SIDE OF THE MAXIMUM DRY DENSITY.
 4. DIFFERENCE IN SLOPE OF DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5' FROM THE FRONT EDGE OF THE GUTTER SHALL NOT EXCEED 1%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.
 5. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.
 6. BACK EDGE OF SIDEWALK TO BE SET AT AN ELEVATION 2% HIGHER THAN THE TOP BACK OF CURB.
 7. SIDEWALK TO BE A MINIMUM OF 5 FEET WIDE UNLESS OTHERWISE SPECIFIED.
 8. MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY'S STANDARD SPECIFICATIONS.

FLARE DRIVEWAY APPROACH

| DATE | REV DATE | BY | REVISION | COMMENTS |
|--------------------|-----------------------|----|----------|----------|
| APRIL 2014 | | | | |
| DRAWING NAME | ST-4 | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |



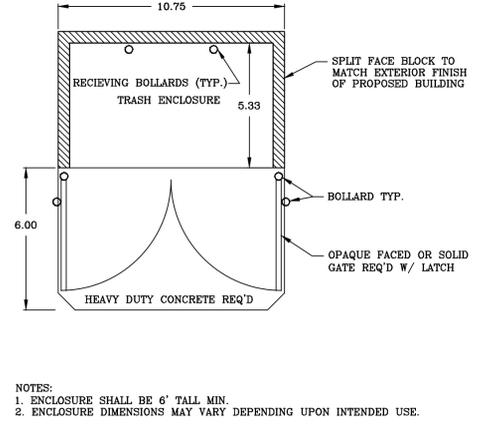
SLOPE TABLE

| ITEM | MAX. RUNNING SLOPE | MAX. CROSS SLOPE |
|----------------|--------------------|------------------|
| (1) LANDING | 2% (1V:48H) (5) | 1% (1V:96H) (5) |
| (2) RAMP | 8.33% (1V:12H) (5) | 2% (1V:48H) (5) |
| (3) TRANSITION | 5% (1V:20H) (5) | 2% (1V:48H) (5) |
| (4) SIDEWALK | --- | 2% (1V:48H) (5) |
| (5) FLARE | 10% (1V:10H) (5) | --- |

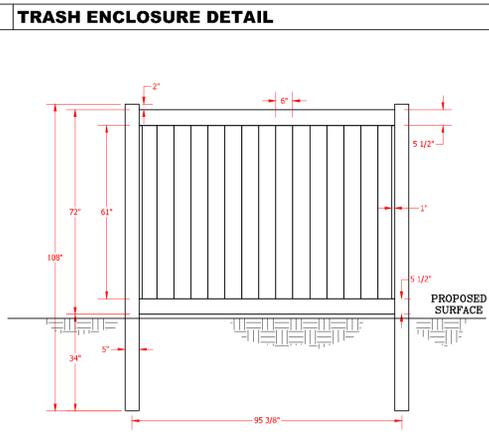
NOTES:
 1. CONFIGURATION OF RAMPS AND LANDINGS WILL BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
 2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS. REFER TO STD DWG 51 SC, 50 AND 51 SC FOR EXAMPLES OF CORNER INSTALLATIONS.
 3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A, DWG 5A, FOR DETECTABLE WARNING SURFACE DIMENSIONS.
 4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE.
 5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE. EITHER LIGHT-OR-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: YELLOW.
 6. USE CLASS A(A) CONCRETE.
 7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK.

HANDICAP ACCESSIBLE RAMP

| DATE | REV DATE | BY | REVISION | COMMENTS |
|--------------------|-----------------------|----|----------|----------|
| APRIL 2014 | | | | |
| DRAWING NAME | ST-5B | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |



NOTES:
 1. ENCLOSURE SHALL BE 6' TALL MIN.
 2. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE.



TRASH ENCLOSURE DETAIL

| DATE | REV DATE | BY | REVISION | COMMENTS |
|--------------------|-----------------------|----|----------|----------|
| APRIL 2014 | | | | |
| DRAWING NAME | ST-5B | | | |
| DRAWN BY | SARATOGA SPRINGS CITY | | | |
| CHECKED / APPROVED | | | | |

4 CURB & GUTTER DETAILS

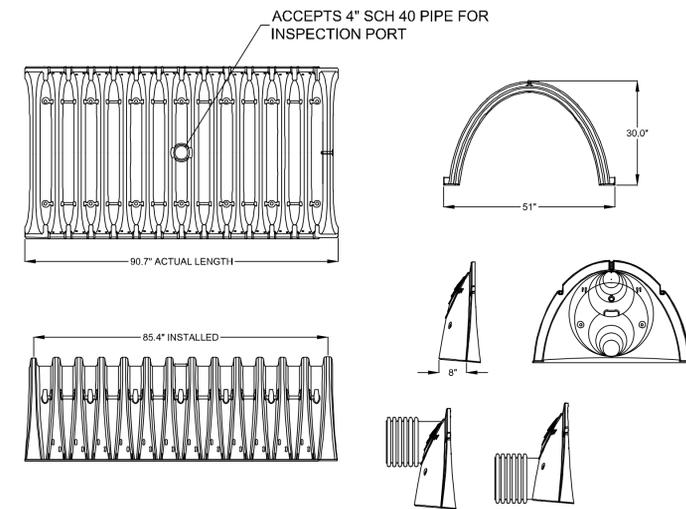
5 FLARED DRIVEWAY APPROACH DETAIL

6 HANDICAP ACCESSIBLE RAMP DETAIL

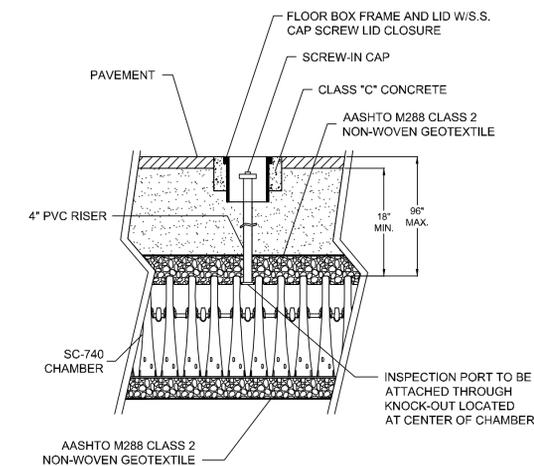
8 6" VINYL FENCE DETAIL

| REVISIONS | |
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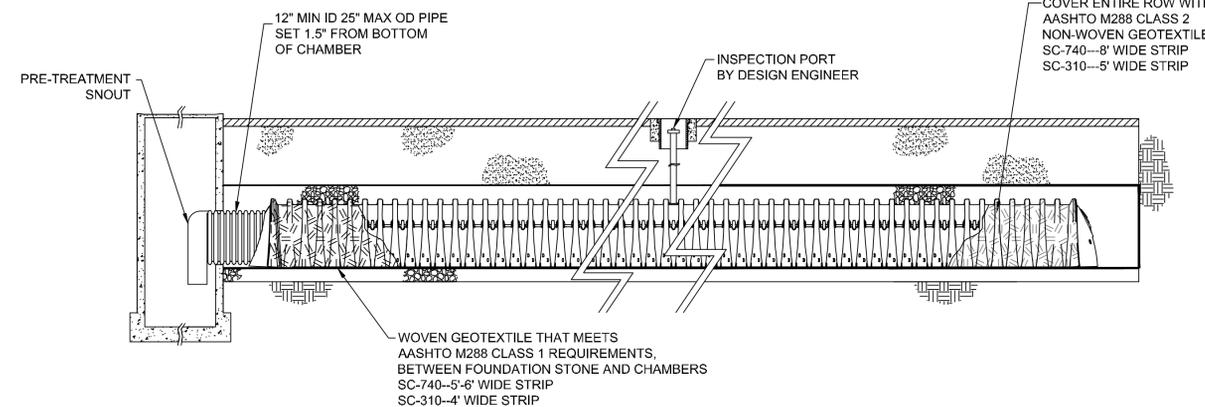
| | |
|----------------|------------|
| LEI PROJECT #: | 2014-1489 |
| DRAWN BY: | BAP |
| CHECKED BY: | NKW |
| SCALE: | N.T.S. |
| DATE: | 01/16/2015 |



| | |
|----------------------------------|-----------------------|
| NOMINAL CHAMBER SPECIFICATIONS | 51.0" x 30.0" x 85.4" |
| SIZE (W x H x INSTALLED LENGTH) | 45.9 CUBIC FEET |
| CHAMBER STORAGE | 74.9 CUBIC FEET |
| MINIMUM INSTALLED STORAGE WEIGHT | 75 LBS. |



1 SC-740 INSPECTION PORT DETAIL



2 STORMTECH ISOLATOR ROW PROFILE

3 SC-740 TECHNICAL SPECIFICATIONS

STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.

OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.

STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.

THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.

STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.

BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.

THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.

STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

4 STORMTECH GENERAL NOTES

1.0 GENERAL

1.1 STORMTECH CHAMBERS ARE DESIGNED TO CONTROL STORMWATER RUNOFF. AS A SUBSURFACE RETENTION SYSTEM, STORMTECH CHAMBERS RETAIN AND ALLOW EFFECTIVE INFILTRATION OF WATER INTO THE SOIL. AS A SUBSURFACE DETENTION SYSTEM, STORMTECH CHAMBERS DETAIN AND ALLOW FOR THE METERED FLOW OF WATER TO AN OUTFALL.

2.0 CHAMBER PARAMETERS

2.1 THE CHAMBER SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING (ESCR), AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.

2.2 THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-740 SHALL BE 30.0 INCHES TALL, 51.0 INCHES WIDE AND 90.7 INCHES LONG. THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-310 SHALL BE 16.0 INCHES TALL, 34.0 INCHES WIDE AND 90.7 INCHES LONG. THE INSTALLED LENGTH OF A JOINED CHAMBER SHALL BE 85.4 INCHES.

2.3 THE CHAMBER SHALL HAVE A CONTINUOUSLY CURVED SECTION PROFILE.

2.4 THE CHAMBER SHALL BE OPEN-BOTTOMED.

2.5 THE CHAMBER SHALL INCORPORATE AN OVERLAPPING CORRUGATION JOINT SYSTEM TO ALLOW CHAMBER ROWS OF ALMOST ANY LENGTH TO BE CREATED. THE OVERLAPPING CORRUGATION JOINT SYSTEM SHALL BE EFFECTIVE WHILE ALLOWING A CHAMBER TO BE TRIMMED TO SHORTEN ITS OVERALL LENGTH.

2.6 THE NOMINAL STORAGE VOLUME OF A JOINED STORMTECH SC-740 CHAMBER SHALL BE 74.9 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 2.2 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED. THE NOMINAL STORAGE VOLUME OF AN INSTALLED STORMTECH SC-310 CHAMBER SHALL BE 31.0 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 1.3 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED.

2.7 THE CHAMBER SHALL HAVE FORTY-EIGHT ORIFICES PENETRATING THE SIDEWALLS TO ALLOW FOR LATERAL CONVEYANCE OF WATER.

2.8 THE CHAMBER SHALL HAVE TWO ORIFICES NEAR ITS TOP TO ALLOW FOR EQUALIZATION OF AIR PRESSURE BETWEEN ITS INTERIOR AND EXTERIOR.

5 STORMTECH PRODUCT SPECIFICATIONS

2.9 THE CHAMBER SHALL HAVE BOTH OF ITS ENDS OPEN TO ALLOW FOR UNIMPEDED HYDRAULIC FLOWS AND VISUAL INSPECTIONS DOWN A ROW'S ENTIRE LENGTH.

2.10 THE CHAMBER SHALL HAVE 14 CORRUGATIONS.

2.11 THE CHAMBER SHALL HAVE A CIRCULAR, INDENTED, FLAT SURFACE ON THE TOP OF THE CHAMBER FOR AN OPTIONAL 4-INCH INSPECTION PORT OR CLEAN-OUT.

2.12 THE CHAMBER SHALL BE ANALYZED AND DESIGNED USING AASHTO METHODS FOR THERMOPLASTIC CULVERTS CONTAINED IN THE LRFD BRIDGE DESIGN SPECIFICATIONS, 2ND EDITION, INCLUDING INTERIM SPECIFICATIONS THROUGH 2001. DESIGN LIVE LOAD SHALL BE THE AASHTO HS20 TRUCK. DESIGN SHALL CONSIDER EARTH AND LIVE LOADS AS APPROPRIATE FOR THE MINIMUM TO MAXIMUM SPECIFIED DEPTH OF FILL.

2.13 THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

3.0 END CAP PARAMETERS

3.1 THE END CAP SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING, AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.

3.2 THE END CAP SHALL BE DESIGNED TO FIT INTO ANY CORRUGATION OF A CHAMBER, WHICH ALLOWS: CAPPING A CHAMBER THAT HAS ITS LENGTH TRIMMED; SEGMENTING ROWS INTO STORAGE BASINS OF VARIOUS LENGTHS.

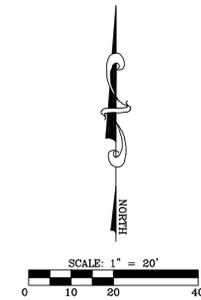
3.3 THE END CAP SHALL HAVE SAW GUIDES TO ALLOW EASY CUTTING FOR VARIOUS DIAMETERS OF PIPE THAT MAY BE USED TO INLET THE SYSTEM.

3.4 THE END CAP SHALL HAVE EXCESS STRUCTURAL ADEQUACIES TO ALLOW CUTTING AN ORIFICE OF ANY SIZE AT ANY INVERT ELEVATION.

3.5 THE PRIMARY FACE OF AN END CAP SHALL BE CURVED OUTWARD TO RESIST HORIZONTAL LOADS GENERATED NEAR THE EDGES OF BEDS.

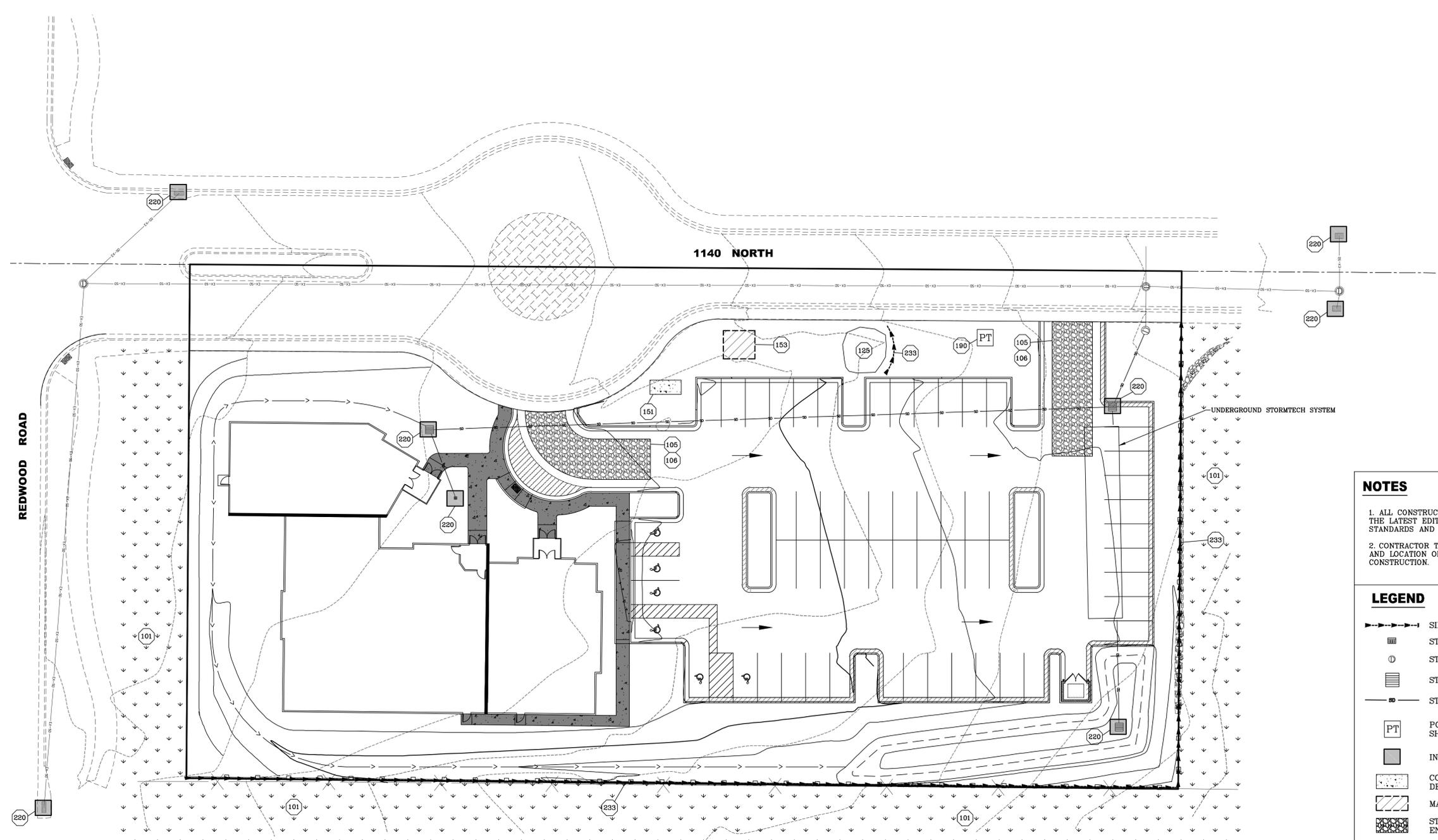
3.6 THE END CAP SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

Exhibit 4h
Erosion Plan



LEI
- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORMDRAIN CURB INLET
- STORMDRAIN MANHOLE
- ▨ STORMDRAIN CATCH BASIN
- STORMDRAIN LINE
- PT PORTABLE TOILETS—SEE DETAIL SHEET 8
- INLET PROTECTION
- ▨ CONCRETE WASTE MGMT. AREA—SEE DETAIL SHEET 8
- ▨ MATERIAL STORAGE AREA
- ▨ STABILIZED CONSTRUCTION ENTRANCE—SEE DETAIL SHEET 8

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

| BMP# | BMP SYMBOL | TITLE | LOCATION | DURATION |
|------|------------|---|--------------------------|--|
| C101 | 101 | PRESERVING NATURAL VEGETATION | PER CONTRACTOR | COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C105 | 105 | STABILIZED CONSTRUCTION ENTRANCE | AS SHOWN | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS |
| C106 | 106 | WHEEL WASH | AS SHOWN | AS NECESSARY |
| C120 | 120 | TEMPORARY AND PERMANENT SEEDING | PER CONTRACTOR | IMPLEMENT PRIOR TO WINTER IF LOT IS NOT UNDER ACTIVE CONSTRUCTION |
| C124 | 124 | SODDING | PER CONTRACTOR | AS NECESSARY |
| C125 | 125 | TOPSOILING | AS NECESSARY | AS NECESSARY |
| C140 | 140 | DUST CONTROL | PER CONTRACTOR | COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C151 | 151 | CONCRETE WASTE MANAGEMENT | PER CONTRACTOR/ AS SHOWN | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C153 | 153 | MATERIAL DELIVERY, STORAGE, & CONTAINMENT | PER CONTRACTOR/ AS SHOWN | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C190 | 190 | PORTABLE TOILETS | PER CONTRACTOR/ AS SHOWN | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C220 | 220 | STORM DRAIN INLET PROTECTION | PER CONTRACTOR | COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C233 | 233 | SILT FENCE | AS SHOWN | COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C252 | 252 | BMP MAINTENANCE | AS DETAILED IN SWPPP | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS |
| C257 | 257 | SWPPP BOARD BMP | AS SHOWN | BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS |

REVISIONS

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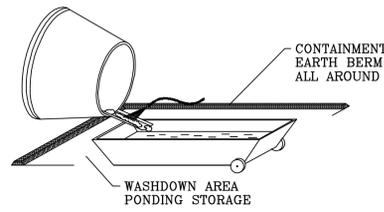
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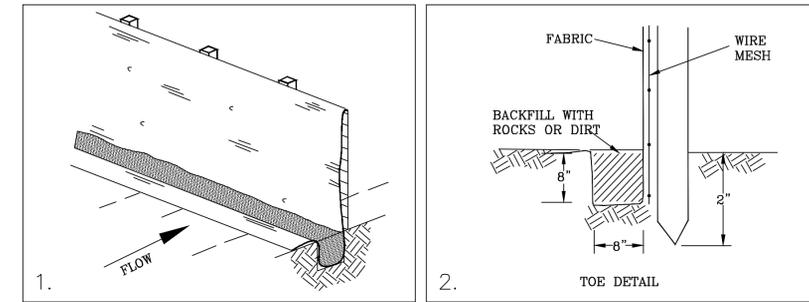
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EROSION CONTROL NOTES

- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
- EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
- EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
- CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
- EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDED, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
- A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
- CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
- TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
- ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
- CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
- ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.
- ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
- PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.
- CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

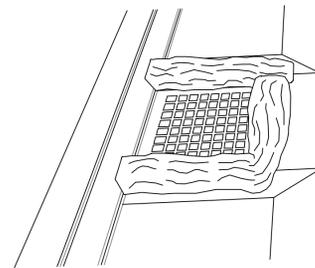


CONCRETE WASTE MANAGEMENT



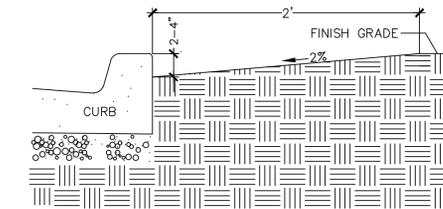
SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

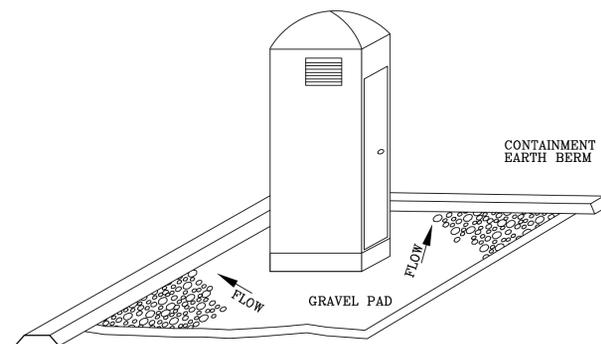


INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.

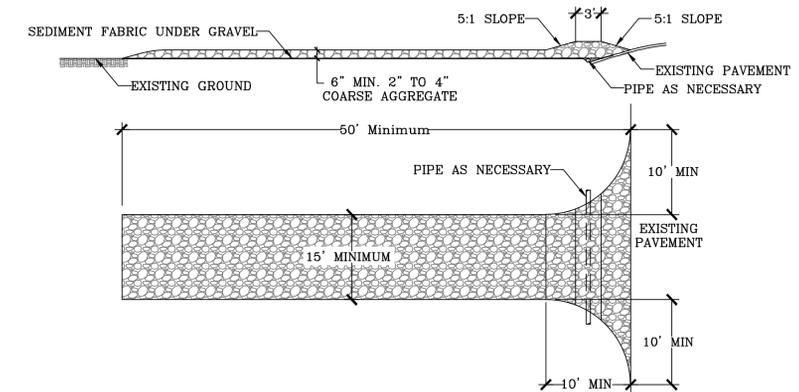


CURB SEDIMENTATION TRAP



PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012



A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

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NOT FOR CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
EROSION CONTROL DETAILS

| REVISIONS |
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NKW
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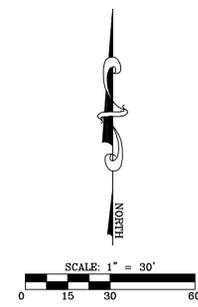
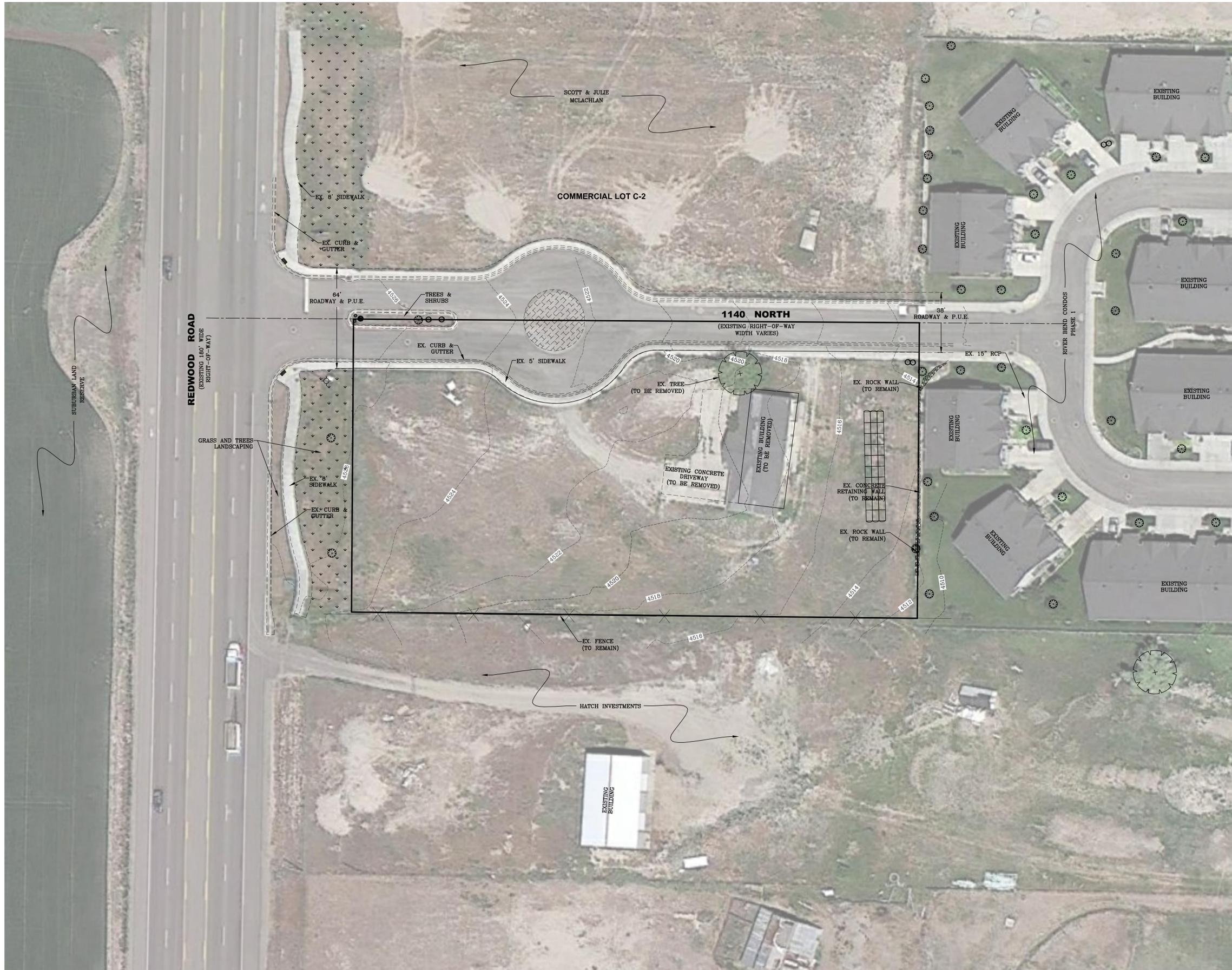


Exhibit 4i
Context Plan

| LEGEND | |
|--------|------------|
| | LARGE TREE |
| | SMALL TREE |
| | PINE TREE |
| | SHRUBS |
| | GRASS |

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
CONTEXT/SITE ANALYSIS PLAN

| REVISIONS | |
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2014-1489
DRAWN BY:
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NKW
SCALE:
1" = 20'
DATE:
01/16/2015

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Exhibit 4j
Landscaping



| SCIENTIFIC NAME | COMMON NAME | SIZE | QTY. | |
|-----------------|--|-----------------------|---------------|------------|
| TREES | | | | |
| CD | Quercus douglasii | Decid. Cedar | 6'-8' | 2 |
| CF | Quercus douglasii 'Karl Fuchs' | Decid. Cedar | 6'-8' | 5 |
| FP | Quercus laevis | Eastern Redbud | 1.5' cal. | 2 |
| FS | Fagus sylvatica 'Dawson Purple' | Columnar Purple Beech | 8-10' | 4 |
| GT | Quercus macrocarpa 'Skyline' | Honeylocust | 2' cal. | 8 |
| PL | Malus 'Prairie Fire' | Flowering Crabapple | 2' cal. | 3 |
| MS | Malus 'Spring Snow' | Flowering Crabapple | 2' cal. | 8 |
| PL | Prunus nigra | Australian Pine | 6'-7' | 2 |
| SHRUBS | | | | |
| CA | Coma alba 'Tallhat' | Ivory Hake Dogwood | #5 | 17 |
| CD | Coma alba 'Ballin' | Redbarked Dogwood | #5 | 12 |
| CD | Coma alba 'Lancelot' | Colonaster | #5 | 23 |
| MD | Malus 'Red Star' | Malus | #5 | 31 |
| PL | Physocarpus opulifolius 'Summer Wine' | English Laurel | #5 | 12 |
| PL | Phoradendron leucocarpum | Shiela Laurel | 36" - 48" | 6 |
| RF | Rhamnus frangula columnaris | Talibridge Buckthorn | #5 | 4 |
| SB | Spiraea bumalda 'Anthony Waterer' | Spiraea | #5 | 13 |
| SJ | Spiraea japonica 'Magic Carpet' | Spiraea | #5 | 38 |
| TC | Taxus cuspidata densiformis | Japanese Yew | #5 | 3 |
| | | | Total: | 199 |
| GRASSES | | | | |
| CA | Calamagrostis acutiflora 'Avalanche' | Feather Reed Grass | #1 | 30 |
| FC | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | #1 | 38 |
| SG | Panicum virgatum 'Shenandoah' | Switch Grass | #1 | 21 |
| | | | Total: | 89 |

LANDSCAPE MATERIALS LEGEND

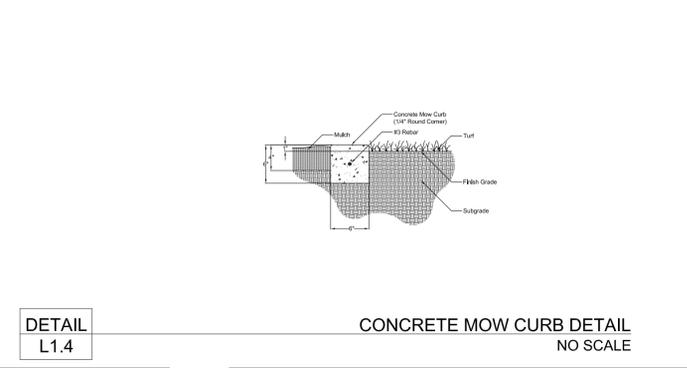
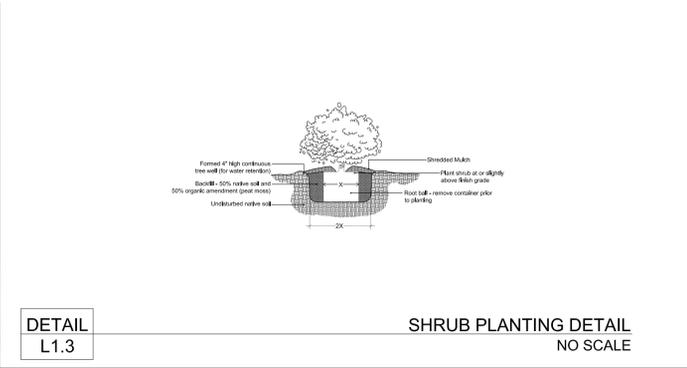
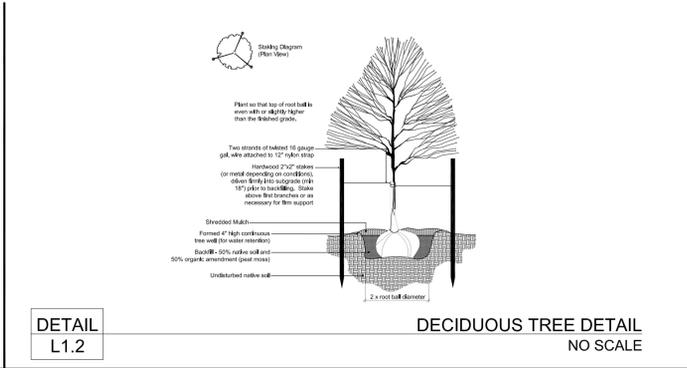
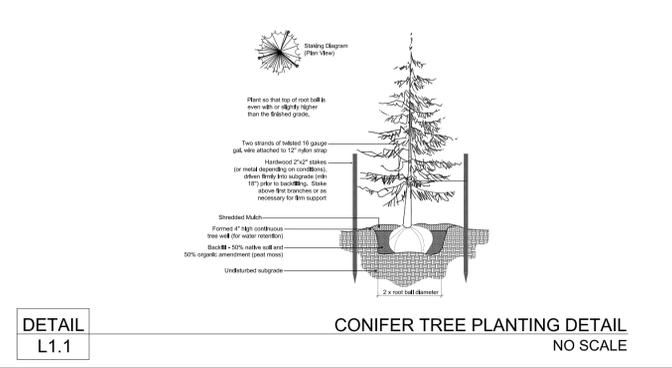
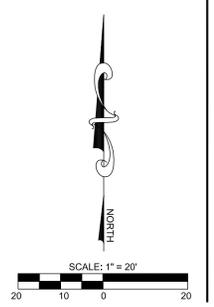
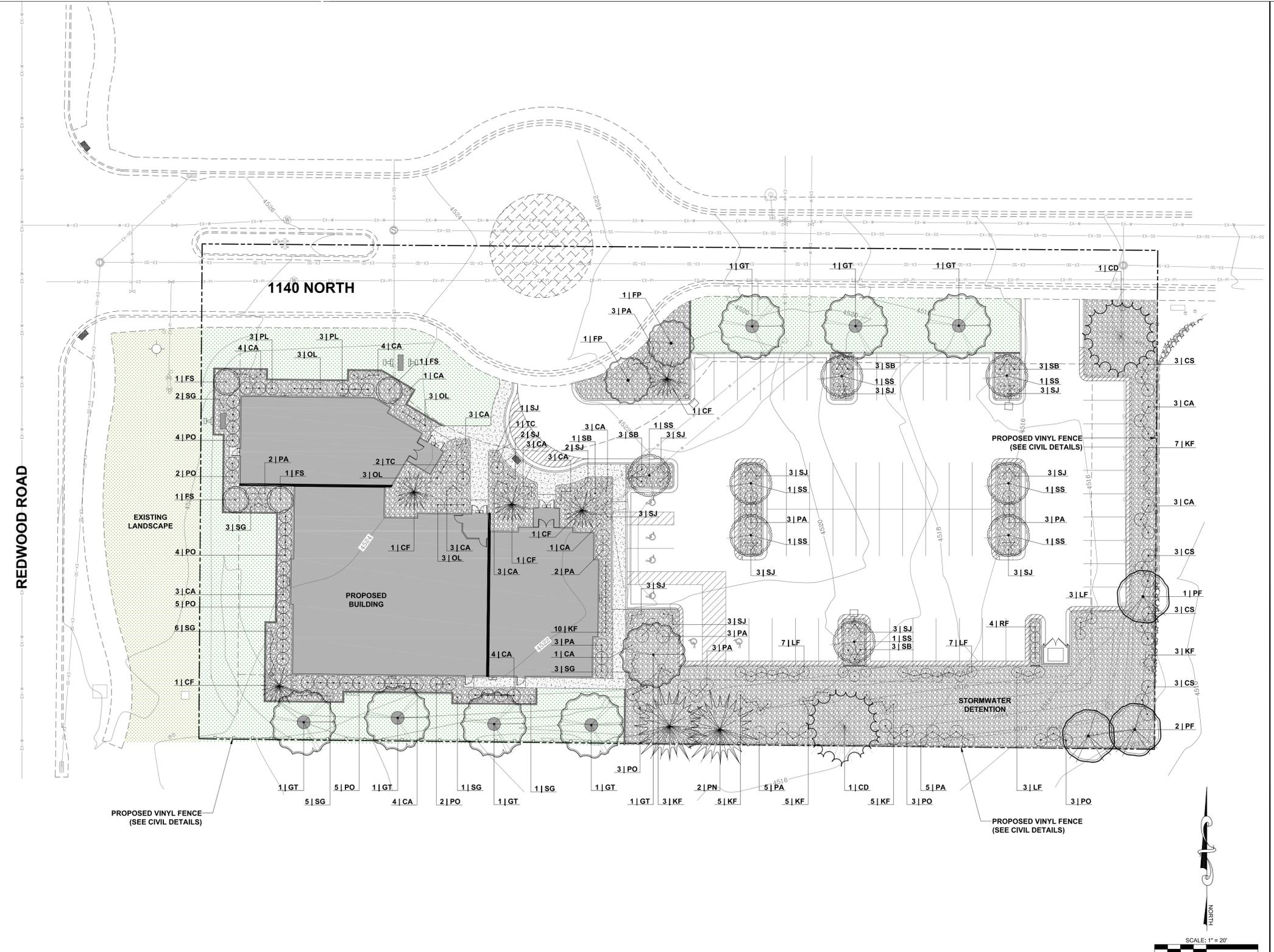
Lawn Area - 10,175.0 sq. ft. (27.7%)
Lawn areas shall be a hydrosed mix or out soil. Hydrosed mix shall match City standard and shall be applied to a prepared base of six inches (6") of screened top soil. Cut soil shall be applied to a prepared base of four inches (4") of screened top soil. Apply hydrosed or soil once irrigation and finish grading has been completed. All lawn areas shall be 100% irrigated with pop-up spray heads and rotors.

Decorative Rock Area - 16,650.0 sq. ft. (61.7%)
Decorative rock areas shall include planter beds within the open space and landscaped parkways along Takus Blvd. Planter beds shall be constructed with twelve inches (12") of screened top soil for planting and shall be two to three inch (2"-3") Southern rock blend. Apply decorative rock to a depth of four inches (4"). Prior to install of decorative rock, DeWitt Phos-mend starter shall be applied to the planter beds. All trees within decorative rock areas shall be watered by point-source drip irrigation.

Natural Bark Mulch Area - 140.0 sq. ft. (0.6%)
Natural bark mulch areas shall include tree rings around deciduous and conifer trees within lawn areas. See Tree Planting note #12.

Concrete Mow Curb - 455.0 lin. ft.
Concrete mow strip shall be six inch by six inch (6" x 6") flat concrete curbing, stained light brown to complement decorative rock mulch. Concrete mow strip shall be installed once finish grading has been completed, but prior to installation of plant materials and soil.

- TREE PLANTING NOTES:**
- All deciduous trees shown on this Landscape Plan shall be two and one-half inch caliper (2.5" cal.) balled and burlapped nursery stock. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
 - All conifer trees shown on this Landscape Plan shall be six to seven feet (6' - 7') in height, balled and burlapped nursery stock. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
 - Tree holes shall be dug two times (2x) the diameter of the root ball and only as deep as the root ball.
 - Tree root ball shall be at least twelve (12") inches in diameter per each one (1") inch of tree caliper and at least eighteen (18") inches deep. Root ball shall be wrapped tightly with no loose parts.
 - Tree should be set in the center of the hole and stood upright. The root flare should be visible and located at, or slightly above, finished ground level. The root flare should never be below finished ground level.
 - Trees shall only be lifted by the wire basket. Never lift trees by grasping trunk or limbs, or by attaching any type of sling or chains.
 - Do not remove the wire basket from balled and burlapped trees during planting. Bend the top wire loops down into hole after cutting twine or rope from around the tree trunk.
 - Once the hole has been backfilled two thirds (2/3) the depth, cut and remove the top third of burlap.
 - Remove all stings, rope, stakes, tags, flagging, and any other such items.
 - Backfill hole with excavated material and compact only enough to hold tree in place. Never use mechanical compaction. Top soil, mulch, or peat moss may be added to excavated material if high quantities of clay soils are present, but should not completely replace excavated material. Backfill material should cover root flare slightly, but should not be piled against trunk.
 - Water generously to soak entire root ball and backfill material. Additional backfill material may need to be added as soil settles below root flare.
 - Form a mulch ring around the base of the tree. Mulch ring shall be five feet (5') in diameter and three (3") to (4") inches deep. Do not pile excessive mulch or decorative rock around tree trunks.
- SHRUB PLANTING NOTES:**
- All shrubs shown on this Landscape Plan shall be five gallon (5G) containerized nursery stock.
 - Hole should be dug at least twice the diameter of the root ball and only as deep as the root ball.
 - Remove plant from the container, lightly rub all sides of the root ball to expose ends of roots, and place in the center of the hole. The top of the root ball should be at finished ground level.
 - Backfill the hole with parent material. Top soil or soil mix may be added to parent material, but should not replace parent material.
 - Compact soil enough to hold plant in place. Never use mechanical compaction.
 - Generously water to soak entire root ball and backfill. A soil water ring should be formed around the outside of the root ball. Backfill material may need to be added after material has settled.
 - Mulch shall be added to a depth of three (3") to four (4") inches and at least twice the width of the root ball.
 - For weed barrier out a hole for the plant at least one and a half (1.5) times the diameter of the root ball to allow room for the plant to expand and grow naturally.



SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
LANDSCAPE PLAN

REVISIONS

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2014-1489

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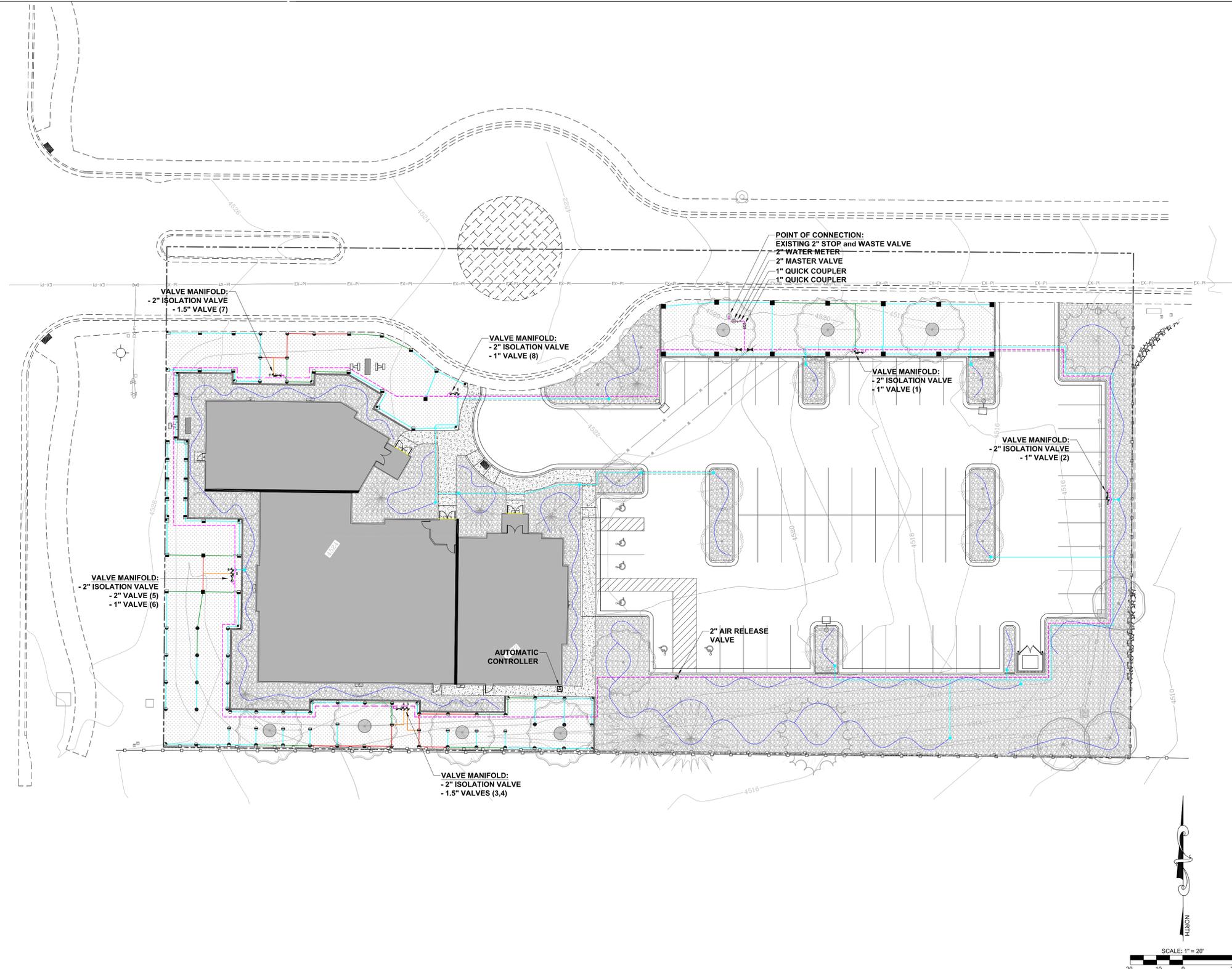
SCALE:
1" = 20'

DATE:
1/19/2015

Exhibit 4k
Irrigation



SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
IRRIGATION PLAN

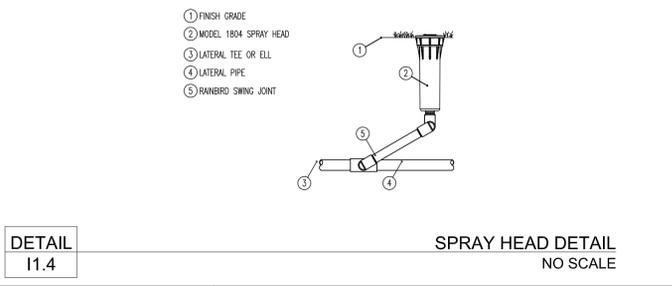
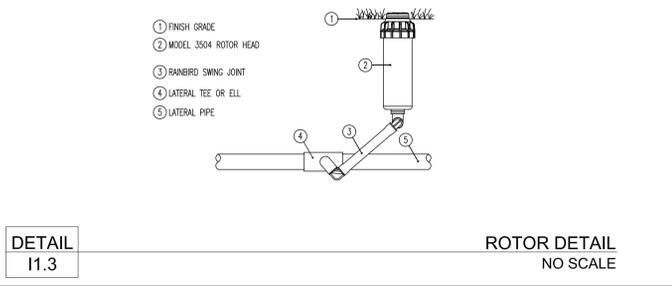
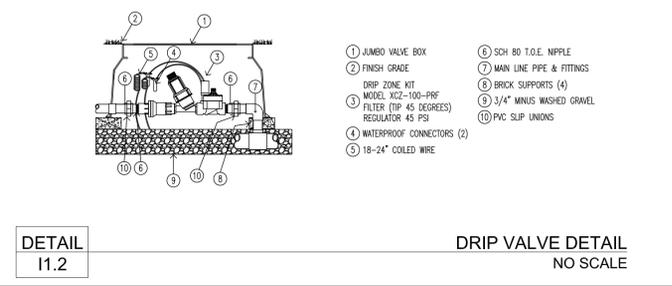
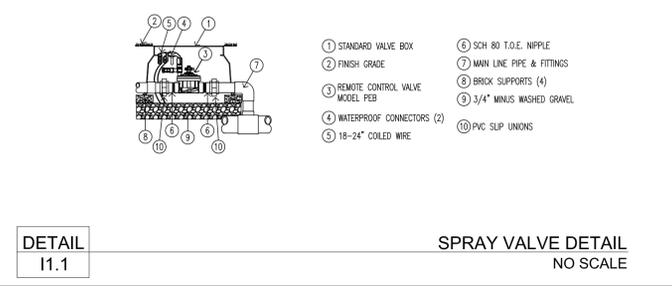
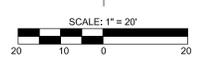


IRRIGATION SYSTEM LEGEND

| Symbol | Description | Size | Qty. |
|----------|--|----------|------|
| [Line] | SCH 40 PVC Pipe (all fittings SCH 80 PVC) | 2" | |
| [Line] | SCH 40 PVC Pipe | 1 1/2" | |
| [Line] | SCH 40 PVC Pipe | 1 1/4" | |
| [Line] | SCH 40 PVC Pipe | 1" | |
| [Line] | SCH 40 PVC Pipe | 3/4" | |
| [Symbol] | Controller | | |
| [Symbol] | Rainbird ESP-LXD (Exterior Wall Mount) | 8 valves | 1 |
| [Symbol] | Point of Connection | | |
| [Symbol] | Existing 2" Stop and Waste Valve | 2" | 1 |
| [Symbol] | 2" Water Meter (per City standard) | 2" | 1 |
| [Symbol] | Grasscut 2160 Normally Closed Master Valve | 2" | 1 |
| [Symbol] | Rainbird 44-RJC Quick Coupler | 1" | 1 |
| [Symbol] | Rainbird FS-150-B Flow Sensor | 1.5" | 1 |
| [Symbol] | Valves | | |
| [Symbol] | Main Line Isolation Valve: Brass Gate Valve | 2" | 2 |
| [Symbol] | Manifold Isolation Valve: PVC Ball Valve | 2" | 6 |
| [Symbol] | Air Release Valve | 2" | 1 |
| [Symbol] | Rainbird 100-PEB-PRS-D | 2" | 1 |
| [Symbol] | Rainbird 150-PEB-PRS-D | 1.5" | 3 |
| [Symbol] | Rainbird 100-PEB-PRS-D | 1" | 1 |
| [Symbol] | Rainbird XC2-100-PRF | 1" x 1" | 3 |
| [Symbol] | Rotors and Spray Heads | | |
| [Symbol] | Rainbird 3504-PC-SAM-1.0 | 4" | 14 |
| [Symbol] | Rainbird 1804-SAM-JHQ | 4" | 3 |
| [Symbol] | Rainbird 1804-SAM-JH1 | 4" | 11 |
| [Symbol] | Rainbird 1804-SAM-J10Q | 4" | 4 |
| [Symbol] | Rainbird 1804-SAM-J10H | 4" | 21 |
| [Symbol] | Rainbird 1804-SAM-J10F | 4" | 12 |
| [Symbol] | Rainbird 1804-SAM-J12Q | 4" | 4 |
| [Symbol] | Rainbird 1804-SAM-J12H | 4" | 20 |
| [Symbol] | Rainbird 1804-SAM-J12F | 4" | 6 |
| [Symbol] | Rainbird 1804-SAM-J15Q | 4" | 6 |
| [Symbol] | Rainbird 1804-SAM-J15H | 4" | 17 |
| [Symbol] | Rainbird 1804-SAM-J15F | 4" | 3 |
| [Symbol] | Drip Irrigation (Point Source) | | |
| [Symbol] | 1/2" Netarim Distribution Tubing | | |
| [Symbol] | Rainbird XB-20-PC: One emitter per shrub (Flow: 2 GPH) | | |
| [Symbol] | Rainbird 150-20-PC: Three emitters per tree (Flow: 6 GPH) | | |
| [Symbol] | PVC to Distribution Tube Adapter (3/4" x 1/2" threaded ELL, PLD 050 adapter) | | |

- IRRIGATION NOTES:**
- The irrigation system is a looped main line system and has been designed with a peak demand of 9 gpm and a minimum design pressure of 70 psi.
 - All pressurized main line fittings shall be SCH 80 PVC.
 - All nonpressurized lateral line fittings shall be SCH 40 PVC.
 - Install SCH 80 tee nipple from main line to each PEB valve.
 - Install SCH 40 male adapter on each PEB valve.
 - Install the automatic controller inside of a stainless steel, locking controller on an exterior wall as shown or as approved by owner.
 - Install all remote control valve assemblies in separate, standard valve boxes.
 - Backfill under remote control valves and valve boxes with pea gravel.
 - If different than what is specified, all irrigation system components and installation shall comply with Saratoga Springs' landscape and irrigation standards.
 - PVC sleeves under handspikes shall be Class 200 and twice (2x) the size of the sleeve prior to installation of handspikes.
 - All irrigation controller wire shall be 14 gauge. Run controller wires in dedicated conduit under handspikes.
 - Connect two additional BLUE wires to the controller. One wire shall follow the main line north and the second wire shall follow the main line south to the valve furthest from the controller. Each additional BLUE wire shall loop three feet (3') within each valve box.
 - Connect the flow meter to the controller with a 14 gauge ORANGE wire and a 14 gauge BLACK wire.
 - Connect the master valve to the controller with a 14 gauge YELLOW wire and a 14 gauge common WHITE wire.
 - Connect all other remote control valves with 14 gauge color coded wire and a 14 gauge common WHITE wire.
 - Install flow meter and master valve per manufacturer's specifications.
 - Adjust all nozzle sizes and spray radii of rotors and spray heads, as necessary, to avoid overwatering ornamental buildings and sidewalks.
 - The flow rate and optimum operating pressure tabulations for each valve zone are as follows:
- | | |
|-------------------------------------|-------------------------------------|
| Valve #1 (1.0") = 12.88 gpm, 35 psi | Valve #5 (1.5") = 42.84 gpm, 30 psi |
| Valve #2 (1.0") = 5.29 gpm, 45 psi | Valve #6 (1.0") = 2.25 gpm, 30 psi |
| Valve #3 (1.5") = 31.02 gpm, 30 psi | Valve #7 (1.5") = 35.42 gpm, 30 psi |
| Valve #4 (1.5") = 26.56 gpm, 30 psi | Valve #8 (1.0") = 3.0 gpm, 45 psi |
- The irrigation system pipe sizing is based upon the following maximum flow rates (do not exceed):

| | |
|--------------------|--------------------|
| 3/4" PVC: 7 gpm | 2" PVC: 60 gpm |
| 1" PVC: 12 gpm | 2 1/2" PVC: 65 gpm |
| 1 1/4" PVC: 22 gpm | 3" PVC: 110 gpm |
| 1 1/2" PVC: 30 gpm | 4" PVC: 190 gpm |



REVISIONS

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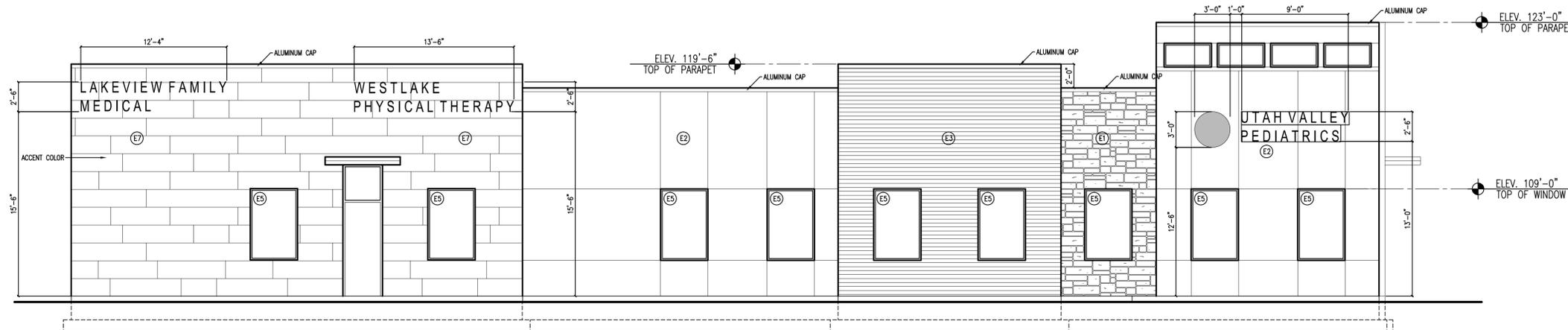
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SCALE:
1" = 20'

DATE:
1/19/2015

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Page 25 of 52

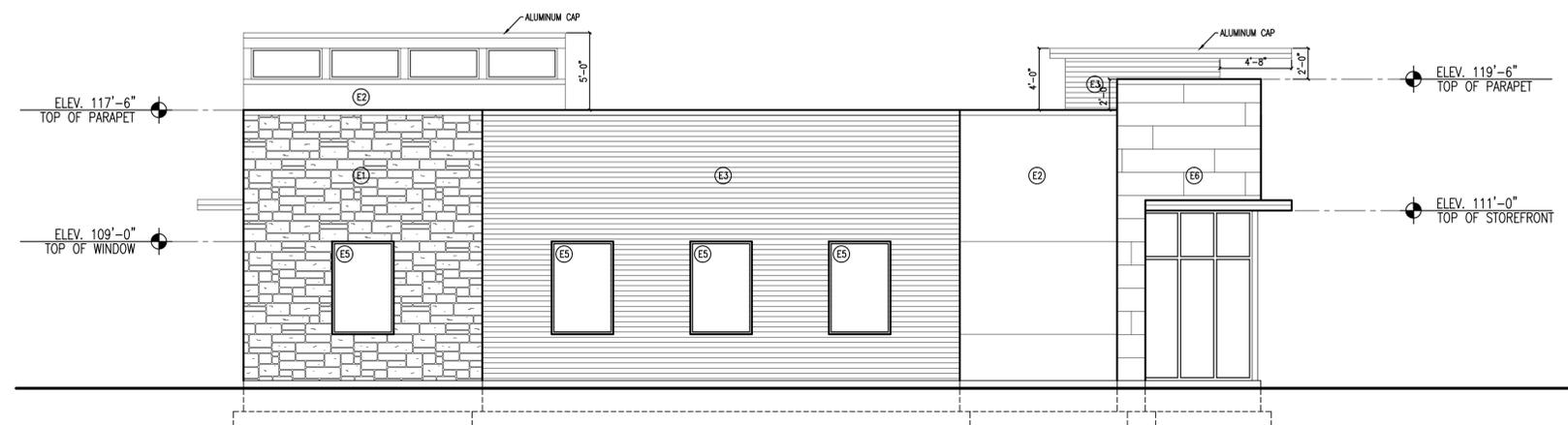
Exhibit 5
Elevations and Renderings



| | | | |
|--------|---|------|---------|
| SIGN 1 | - | 22.9 | SQ. FT. |
| SIGN 2 | - | 26.0 | SQ. FT. |
| SIGN 3 | - | 29.1 | SQ. FT. |
| TOTAL | | 78.0 | SQ. FT. |

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| E1 | STONE-#1200TW CRAFT SPLIT MODULAR, CREATIVE MINES |
| E2 | STUCCO-#330 ULTRA WHITE, SYNERGY |
| E3 | PORCELAIN TILE-#RIDGE AV16 9x36, RIDGE AV08 6X36 RANDOM INSTALL, ACACIA VALLEY, DAL TILE |
| E4 | STORE FRONT-CLEAR ALUMINUM |
| E5 | WINDOWS-CLEAR ALUMINUM |
| E6 | WALL PANEL 1-YELLOW, FIBER CEMENT, NICHHA ILLUMINATION SERIES |
| E7 | ACCENT COLOR WALL PANEL 2-RED, FIBER CEMENT, NICHHA ILLUMINATION SERIES |



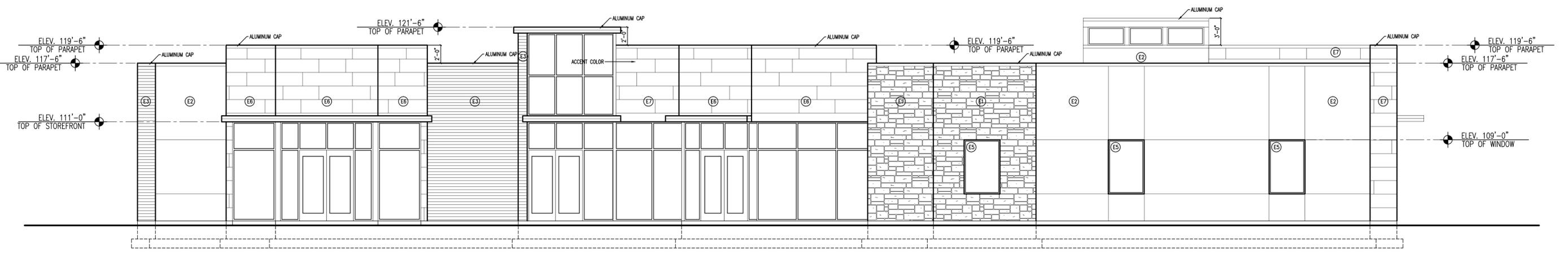
| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| E1 | STONE-#1200TW CRAFT SPLIT MODULAR, CREATIVE MINES |
| E2 | STUCCO-#330 ULTRA WHITE, SYNERGY |
| E3 | PORCELAIN TILE-#RIDGE AV16 9x36, RIDGE AV08 6X36 RANDOM INSTALL, ACACIA VALLEY, DAL TILE |
| E4 | STORE FRONT-CLEAR ALUMINUM |
| E5 | WINDOWS-CLEAR ALUMINUM |
| E6 | WALL PANEL 1-YELLOW, FIBER CEMENT, NICHHA ILLUMINATION SERIES |
| E7 | ACCENT COLOR WALL PANEL 2-RED, FIBER CEMENT, NICHHA ILLUMINATION SERIES |

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 1/19/2015 Q:\ACAD\FRIVERBEND-02\1-15-15.dwg

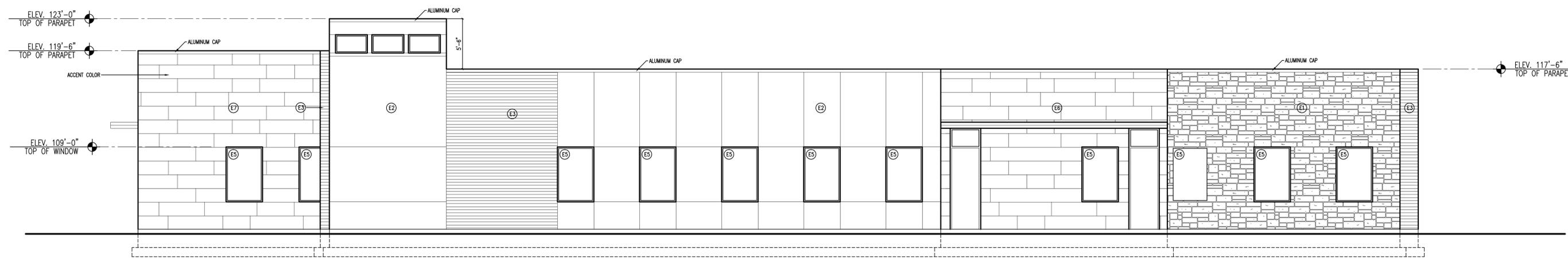
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 1/19/2015 Q:\ACAD\PROJ\RIVERBEND-02\FE.dwg



EXTERIOR FINISH SCHEDULE

| | |
|----|--|
| E1 | STONE-#1200TW CRAFT SPLIT MODULAR, CREATIVE MINES |
| E2 | STUCCO-#330 ULTRA WHITE, SYNERGY |
| E3 | PORCELAIN TILE-#RIDGE AV16 9x36, RIDGE AV08 6X36 RANDOM INSTALL, ACACIA VALLEY, DAL TILE |
| E4 | STORE FRONT-CLEAR ALUMINUM |
| E5 | WINDOWS-CLEAR ALUMINUM |
| E6 | WALL PANEL 1-YELLOW, FIBER CEMENT, NICHHA ILLUMINATION SERIES |
| E7 | ACCENT COLOR WALL PANEL 2-RED, FIBER CEMENT, NICHHA ILLUMINATION SERIES |

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

| | |
|----|--|
| E1 | STONE-#1200TW CRAFT SPLIT MODULAR, CREATIVE MINES |
| E2 | STUCCO-#330 ULTRA WHITE, SYNERGY |
| E3 | PORCELAIN TILE-#RIDGE AV16 9x36, RIDGE AV08 6X36 RANDOM INSTALL, ACACIA VALLEY, DAL TILE |
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| E6 | WALL PANEL 1-YELLOW, FIBER CEMENT, NICHHA ILLUMINATION SERIES |
| E7 | ACCENT COLOR WALL PANEL 2-RED, FIBER CEMENT, NICHHA ILLUMINATION SERIES |

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Additional Window Treatment - not shown in spec sheet but will be added

ACCENT COLOR

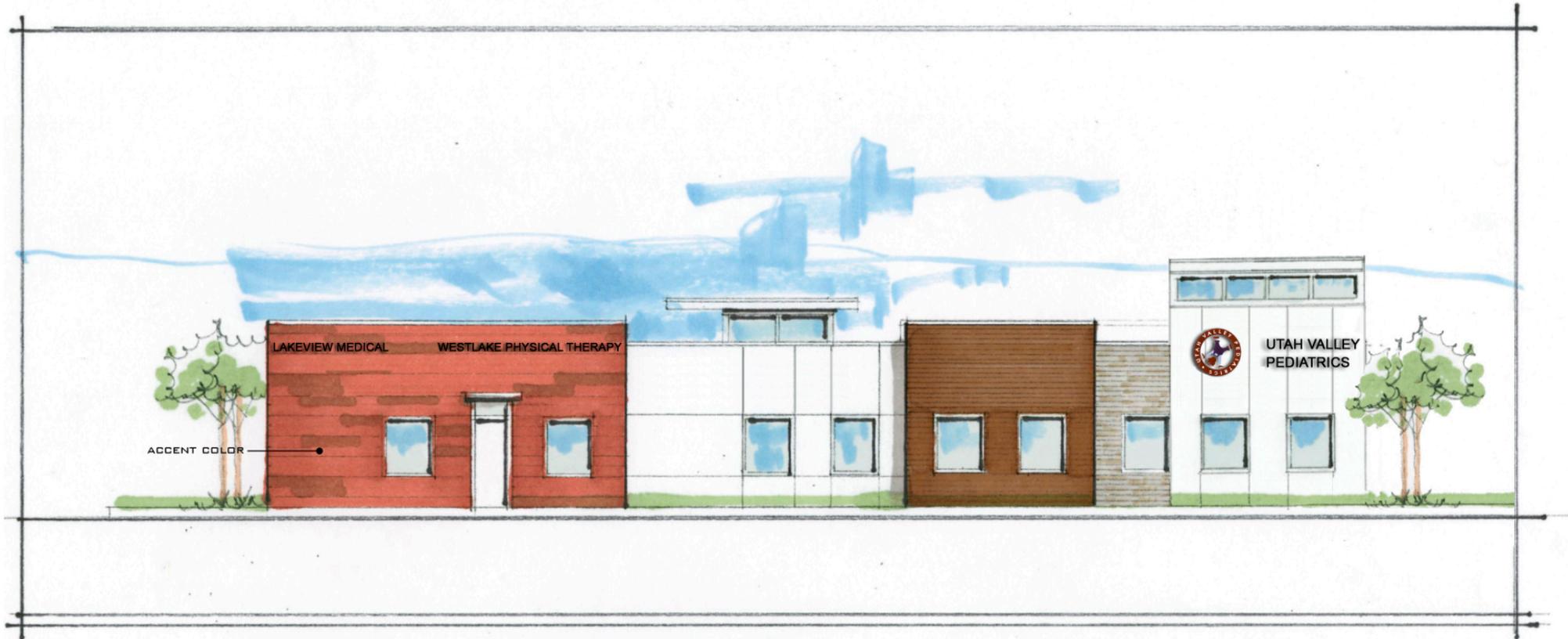


Jan 2011

RIVERBEND MEDICAL OFFICE BUILDING
SOUTH ELEVATION



HARRIS ARCHITECTURE



RIVERBEND MEDICAL OFFICE BUILDING
WEST ELEVATION



RIVERBEND MEDICAL OFFICE BUILDING
EAST ELEVATION



RIVERBEND MEDICAL OFFICE BUILDING
NORTH ELEVATION

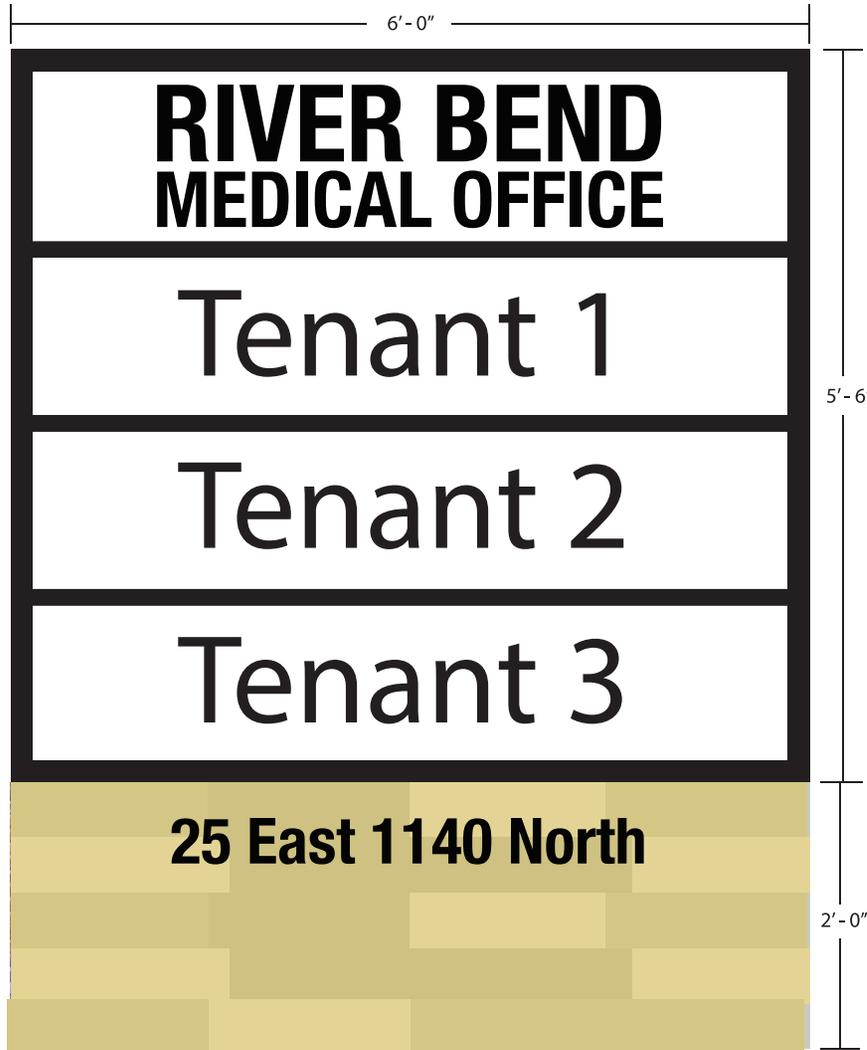
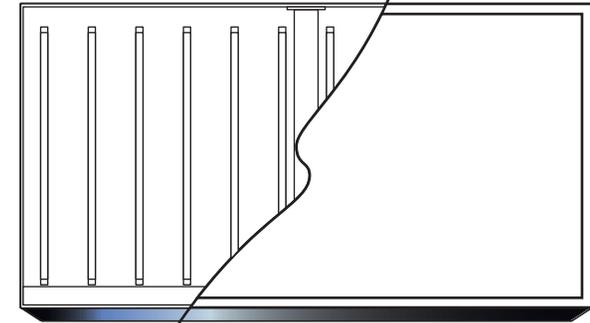


Exhibit 6 Signage



SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated cabinet built to UL specifications
- Quantity: One (1)
- Overall length of sign: 6'-0"
- Overall height of sign: 7'-6"
- Depth of signage: 2'-0"
- Total square feet: 45
- Retainer size: 2"
- Face type: Polycarbonate with digitally printed vinyl graphics
- Mounting method: Brick Base (done by someone other than Creative Signs)
- Illuminated with high output fluorescent lamps/ballasts (12" centers)
- Primary electrical requirement: 120 volt (installed by someone other than creative signs) Timer or photo-cell (installed by creative signs)



801.796.1411
1584 South 580 East,
American Fork, 84003

Shipping:

Address

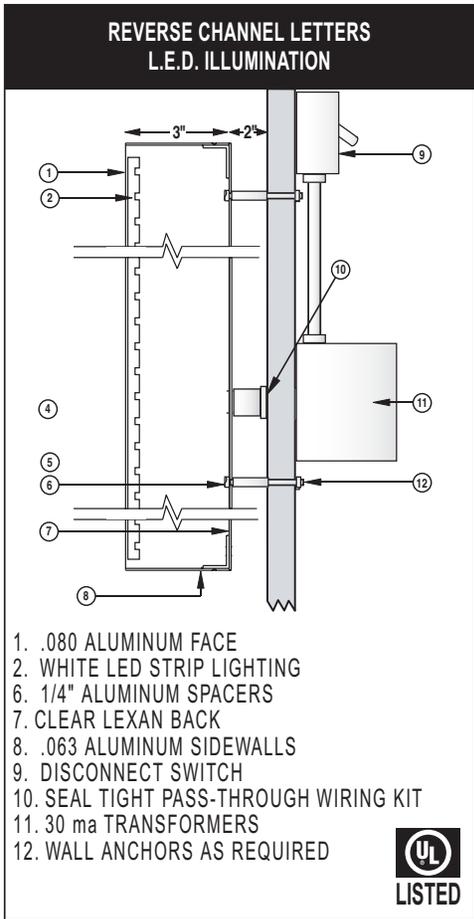
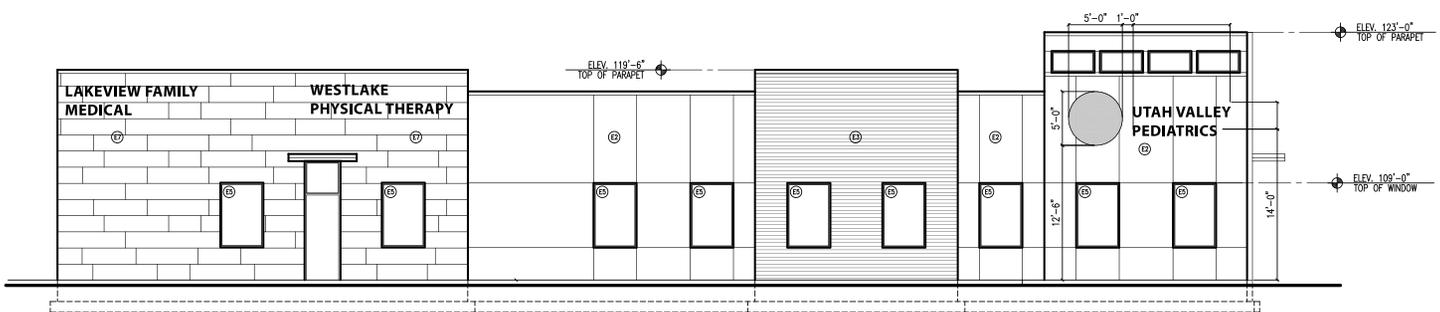
.....
Client Approval

.....
Landlord Approval

Sales Rep:
Keith Johnson
Designer:
Matt Peterson



28"
**WESTLAKE
 PHYSICAL THERAPY**
 145"



SignCity

801.796.1411
 1584 South 580 East,
 American Fork, 84003

Shipping:

Address

-
 Client Approval
-
 Landlord Approval

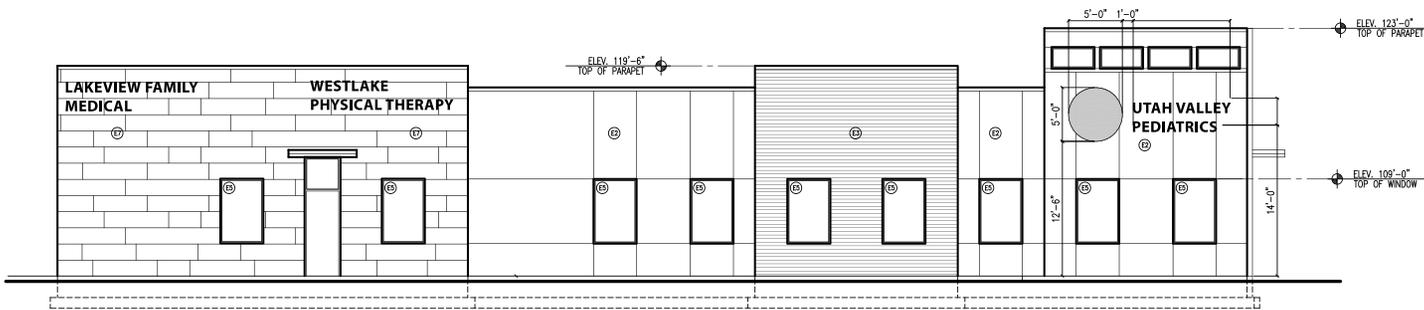
Sales Rep:
Keith Johnson
 Designer:
Matt Peterson



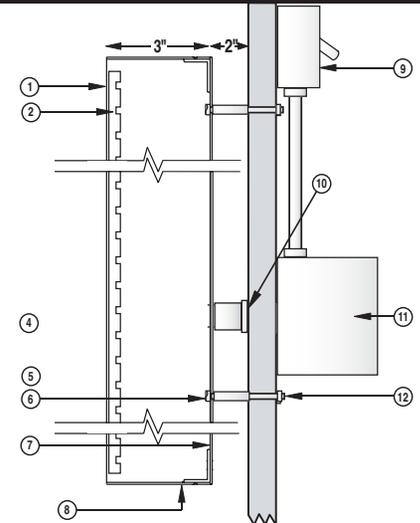
LAKEVIEW FAMILY MEDICAL

28"

138.4"



REVERSE CHANNEL LETTERS L.E.D. ILLUMINATION



1. .080 ALUMINUM FACE
2. WHITE LED STRIP LIGHTING
6. 1/4" ALUMINUM SPACERS
7. CLEAR LEXAN BACK
8. .063 ALUMINUM SIDEWALLS
9. DISCONNECT SWITCH
10. SEAL TIGHT PASS-THROUGH WIRING KIT
11. 30 ma TRANSFORMERS
12. WALL ANCHORS AS REQUIRED



SignCity

801.796.1411
1584 South 580 East,
American Fork, 84003

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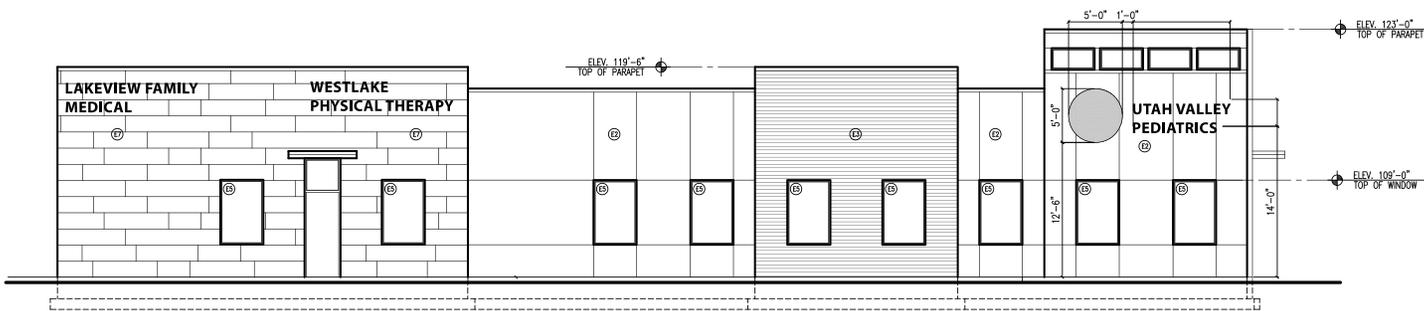
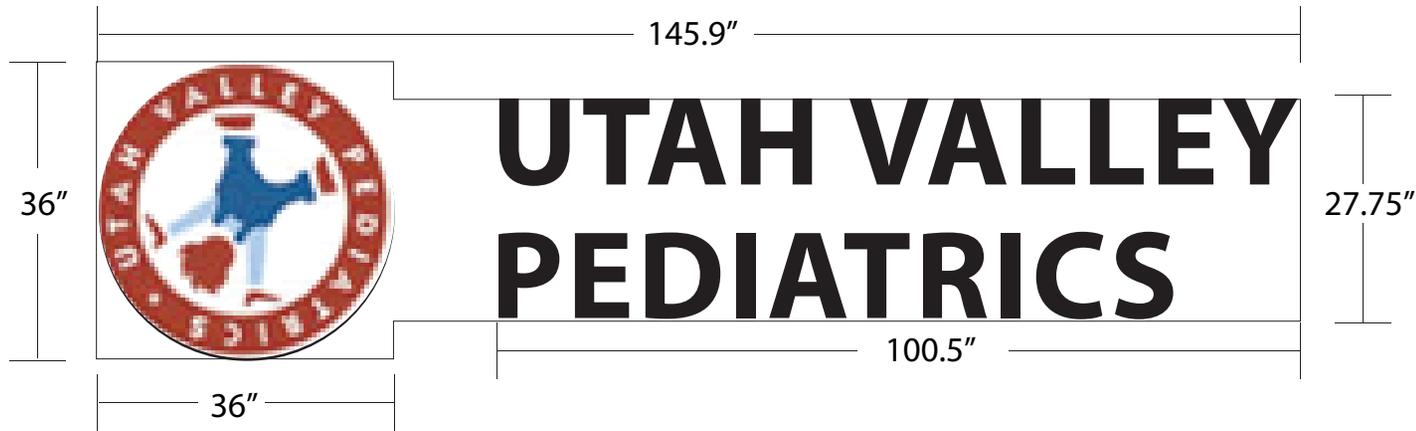
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Client Approval

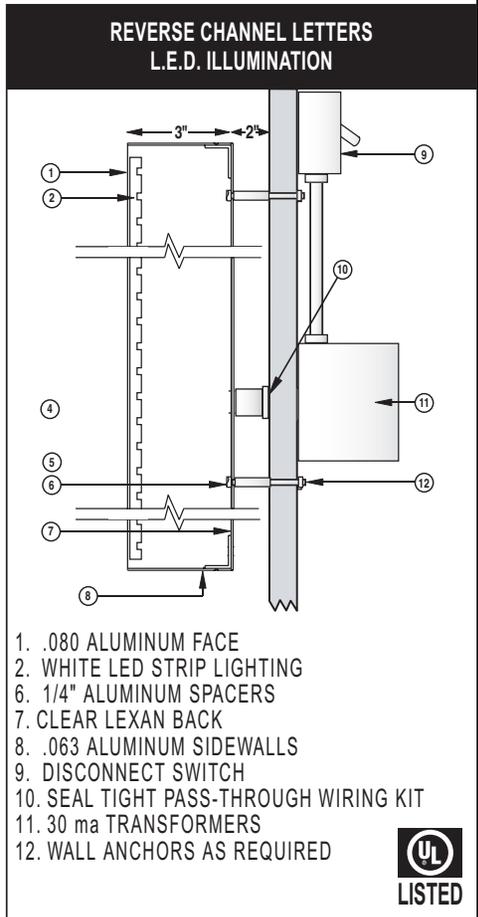
.....
Landlord Approval

Sales Rep:
Keith Johnson
Designer:
Matt Peterson





Night View:



SignCity

801.796.1411
1584 South 580 East,
American Fork, 84003

Shipping:

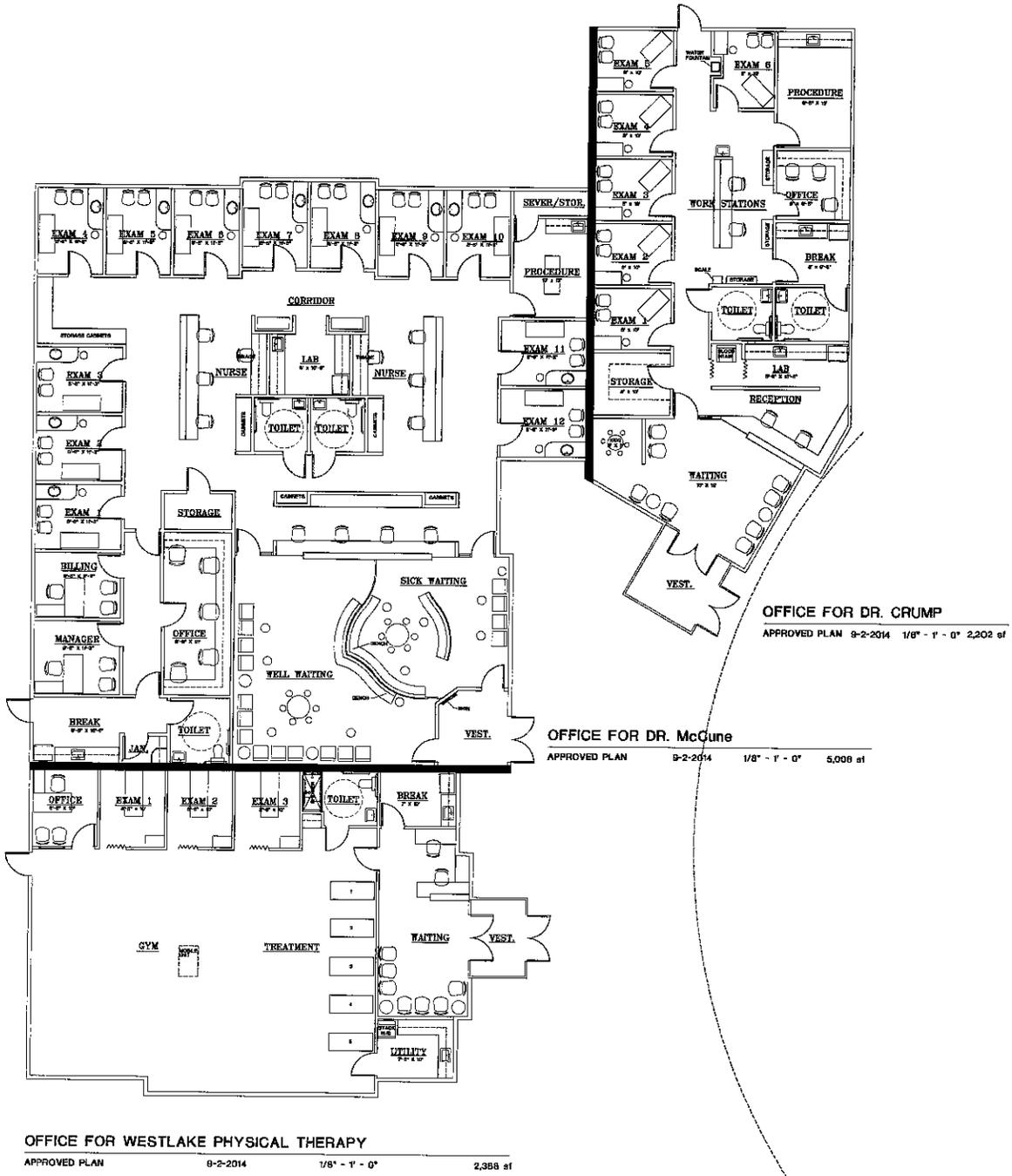
Address

.....
Client Approval

.....
Landlord Approval

Sales Rep:
Keith Johnson
Designer:
Matt Peterson





RIVERBEND OFFICES

SARATOGA, UTAH 9-2-2014 1/8" - 1'-0" HARRIS ARCHITECTURE

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Riverbend Medical
Date: January 8, 2015
Type of Item: Site Plan Approval



Description:

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

B. Background:

Applicant: Blaine Hales
Request: Site Plan Approval
Location: Riverbend Commercial, 41 E. 1140 N.
Acreage: 1.626 Acres – 1 Lot

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

- 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. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all public utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.
- 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. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. 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.
- J. 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.
- K. Developer shall remove all existing wells and septic systems within the site in accordance with State standards.
- L. Developer shall protect the existing retaining wall along the east property line.
- M. Lighting plan shall comply with the City's Land Development Code and Engineering Standards and Specifications.

Hayden Williamson wouldn't want to make it a condition, just a suggestion. He thanked them for the phase changes. He feels that we have the HOA vs. the City discussion a lot. He doesn't want to take care of every open space but doesn't want to force every development to be an HOA.

Scott Langford said the general policy was anything over 5 acres was easier for the city to maintain. He feels this follows that guideline.

Kimber Gabryszak noted that they have been having that discussion internally and are working to draft amendments to the code to be clear for what they are looking for on amenities and will be bringing that forward in the near future.

Sandra Steele likes that they are agreeing to do the sod. She is always concerned with native grasses because it becomes a weed problem. She asked what we require for detention basins, was it native or could it be sod.

Jeremy Lapin said they actually prefer sod for detention basis, debris basins were different. This has 2 debris and one detention. Sod would do well in the detention area.

Sandra Steele thought if they put sod in that basin she feels it would be quite a large area that would be usable for the residents. It might be a good size that would not be as hard for the city to maintain. She thinks if they take out the native along the south corridor and sod the basin it would be good.

Jeremy Lapin thinks the areas along the south would be hard for the parks department to get to. He would suggest only the detention basin on the East.

Sandra Steele thinks where there are larger lots that there is a certain amount of recreation on their own lots. It might be nice to have a bench along so parents can sit and watch their kids but any further improvements she doesn't know if that is necessary. She will let council decide on the maintenance. She wanted to add a condition that they not have final plat approval until they had secondary water.

Jeff Cochran asked Paul Linford to comment on his landscaping thoughts.

Paul Linford noted that there is a marketing issue here, the last thing they want is something to not be appealing. If they finish they would want to put some benches in and things to make it appealing. He thinks if they can get to the areas with lawn mowers they would sod them, it's not that much more cost than other native grasses they would have to plant. It comes down to working with staff and making it look great for marketing.

Jeff Cochran asked if staff had a position on maintenance.

Scott Langford noted that it might be nice for the applicant to look at grading and details that would make an efficient design for user and maintenance standpoints. If they could modify condition 5 to be more flexible so they have time to work with them before it comes to City Council and he would have a better understanding to present at that time.

Kimber Gabryszak noted that the city weighs the benefit to the overall community as well as the residents in that particular neighborhood. It's a significant cost over time, about \$5000 an acre/year but this, with a trail corridor and over all access, they could look into maintaining it.

Jeff Cochran reviewed discussion. Driveways, open space, street naming

Motion by Kara North that 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 Beacon Point Preliminary Subdivision Plat on approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road, with the findings and conditions listed in the staff report. With the following clarifications or revisions: with the exclusion of condition 5, that being removed; and that applicant work with staff with respect to open space and whether that meets the recreational needs of the residents; that the applicant work with staff to revise the street naming issues that are not currently in compliance with City Code; and that the final plat not be recorded until secondary water issue is resolved; and that driveways that are shared must have a private driveway with a minimum length of 20 feet between the shared driveways in compliance with section 19.09.11 of City Code. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

8. Public Hearing and Possible Recommendation: Concept Plan, General Plan Amendment, and Rezone and for Riverbend Medical located at 41 East 1140 North, Blaine Hales, applicant.

Kimber Gabryszak presented the plan. The property was zoned Mixed Use in anticipation of potential mixed commercial, office, and residential development on the property; however, the applicants wish to pursue only commercial. The elevations will be going back to the Urban Design Committee. She reviewed code compliance. Comments from the Riverview HOA were forwarded to the Planning Commission. Staff is recommending that a positive recommendation be given.

Blaine Hales, for applicant, noted they are mainly just trying to put a medical office on this site. He spoke on the setback requests; he thought there may have been an error when the original owner dedicated the area to the city, they gave too much. They took some measurements from the UDOT right of way and they are back 43 ft. they are 56 feet from the road. They thought, easier than trying to negotiate with the city, how about they make the setback a little less deep at that point which would create the same purpose. In this specific zone it hadn't been included and that is why he is asking for this. He is asking for 15ft. which would be equal to the other zones, but would be ok with 10 ft. They don't need more land; they are just trying to get the building a little closer to the street for visibility.

Public Hearing Open by Jeff Cochran

Alan Johnson, representing Riverbend HOA. the issue is on 1150 N. there is an island and they want to know who would be responsible for maintaining it and right now no one is maintaining it. Also, on 1140 N. being a public access, they asked who is responsible for snow removal. There is a wall that separates the residences with the property proposed here, the townhouses are lower than the grade and the wall is leaning over and they are asking builder not to put any heavy equipment along that wall.

Laurie Johnson noted that their home backs up to these two properties. In 2007 the owners said the house would be removed at that time and it still hasn't been removed. She hopes they will look out for the residences of Riverbend. She considers that the area has become the slums of the city and every bit of help that can come from the city or developer is appreciated. The home sales are being dropped because of it and she hopes the city can help.

Blaine Hales noted he had contacted the seller/developer and was told that he was maintaining the island and the road but as soon as it's done developing it would all go to the HOA and they would take care of it. Mr. Hales is ready to take their share of the responsibility.

Public Hearing Closed by Jeff Cochran

Sandra Steele feels neighborhood commercial is a good fit here. She feels this design elevation does not fit with the neighborhood. She thinks they could look at being more compatible with the neighborhood. She thinks the trash collector needs more space. She asked if anyone on the staff looked at the designing guidelines.

Lynn Lomond, Architect was present and they had wanted the building to be professional looking with its own identity.

Sandra Steele said they still had to follow the design guidelines; she wants him to look closer at it. She said if they are having physical therapy the ADA required that 20% of the parking needs to be accessible that means 3 parking spaces just for that office. She will let them work that out. She thinks the parking spots may be too far away for accessible spaces.

Hayden Williamson didn't really have any comments; he would ask that they do their best to follow the code requirements.

Kirk Wilkins agrees that Neighborhood Commercial is a good fit here. He asked if the medical office would be part of the HOA.

Blaine Hales said it was in beneficial interest to both parties to participate in it.

Kirk Wilkins would like to hear feedback on the roof lines.

Lynn Lomond, Architect. They consider this a professional medical building and that it needs to have its own identity. It's not a strip mall; they don't want it to blend in so well that it doesn't stick out a little as a medical professional building, also so that they can find it quickly. They think the colors will make it look more fun, especially for pediatrics. They see a lot of medical buildings that have more architectural design to them.

Kirk Wilkins asked what the hours of operation were.

Brian McCune, M.D. said there would be potential for after-hours but it would be within constraints of Residential Commercial.

Kirk Wilkins asked what would prevent lights of cars from splashing on the neighborhood. He asked if they may be taking care of the wall that was falling down.

Blaine Hales said they thought they had been asked to put up a wall and they were planning on that. He hadn't worked with the falling wall and wasn't sure on that.

Kirk Wilkins asked if we could put a condition in or just ask them to work with the neighborhood. He worried that if they brought the setback forward and the Road needed widened that it might be too close.

Blaine Hales explained that the property line was already so far set back that if the roadways widened that they would have to tear out other office buildings along the road before they ever got as far back as them.

Kimber Gabryszak noted that to separate the zone there could be an effective screen; she defined it from the code.

Kirk Wilkins asked if they were amenable to that.

Blaine Hales said he thought it was already on the plan.

Kara North said that she forwarded the notes from the HOA to the City staff. She is a resident of that development. She thanked the developer for coming to this area. She likes the plans and the distinction they want to make, she is ok with that design. With respect to fencing and lighting she recommends they work to meet code. She is ok with the 15' setback because of the wide space. She is not surprised that the prior developer did not take care of things. They appreciate them coming in.

Jeff Cochran asked about snow removal and wasn't it a responsibility of the HOA?

Jeremy Lapin said they are not aware of any existing maintenance requirement but they recommend that an agreement be worked out with the HOA and new developer.

Jeff Cochran is in favor of the rezone and thinks it makes good sense. He has no concerns with the building; he thinks it's just fine.

Sandra Steele thinks the building somewhere else would be great but that our code is so specific on this area and we should address the code and why we don't think it should comply.

Kara North noted that 'compatible' is subjective and that the interior of their units are extremely modern and that their design is similar to what has been approved elsewhere.

Sandra Steele thinks there are some very specific 'shalls' in the code that should be followed.

Jeff Cochran encouraged them to take all their feedback and work with staff to comply with the code.

Motion by Kara North, I move to forward positive recommendation to the City Council for the General Plan Amendment and Rezone of the ~1.63 parcel 51:508:0004 from Mixed Use to Neighborhood Commercial, as identified in Exhibit 1, with the Findings and Conditions listed in the staff report. Seconded by Hayden Williamson Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

9. Public Hearing and Possible Recommendation: Revisions to the Land Development Code (Section 19.04, Neighborhood Commercial Setbacks).

Kimber Gabryszak reviewed the revision to the code.

Hayden Williamson asked what was standard in the rest of the code.

Kimber Gabryszak said the only other thing consistent was 10' the setback being reduced varies widely and that they are requesting this be 15 feet, there is a range of setbacks with a 10' exception.

Blaine Hales said it doesn't require them to ever allow it; it just gives them the option so if they feel it is worthy they can do that. He would like to have the 15' setback.

Public Hearing Open by Jeff Cochran

No public input at this time.

Public Hearing Closed by Jeff Cochran

Sandra Steele said we need to remember we are not just changing it for this property. She feels to give this extra 5 feet, then others will request it. She thinks to continue with the 10' as in the other areas would be more appropriate.

Councilwoman Call is not comfortable with any more than 58 until approval from FFSL.
Councilman Willden said we make it an approval subject to that instead of bringing it back?
Kevin Thurman didn't think it would be a problem.
Aric Jensen is alright with that.

Motion by Councilwoman Call to approve the amendment to the Riverbend MDA, increasing the maximum density from 58 units to 62 units, provided that proof of ownership and a settlement with FFSL be provided to staff and all meeting all setbacks. Second by Councilman Poduska, Aye: Councilman Willden, Councilwoman Call, Councilman Poduska. Nay: Councilwoman Baertsch Motion passes 3-1.

Motion by Councilman Willden to approve the Riverbend Preliminary Plat and siteplan with the findings and conditions in the Staff report, modifying condition #1 from 62 to 61 units and incorporating the previous condition that the additional units are subject to proof of ownership and also incorporating the additional conditions from the Planning Commission. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Call, Councilman Poduska Nay: Councilwoman Baertsch Motion passes 3-1.

A five minute break was taken at this time.

6. Public Hearing: General Plan Amendment and Rezone for Riverbend Medical located at 41 East 1140 North, West of Redwood Road, Blaine Hales, applicant.

a. Ordinance 14-27 (11-18-14): An ordinance of the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning Map for certain real property (Riverbend Medical); instructing the City staff to amend the City Zoning Map and other Official Zoning records of the City; and establishing an effective date.

Kimber Gabryszak presented the Plan amendment and rezone. due to a parcel dedicated to the city that was larger than needed this property is already set back several extra feet from Redwood Road, they are requesting a reduced setback because of that. She reviewed staff recommendations. Planning Commission recommended that it be 10' exception to be consistent. She reviewed UDC comments.

Public Hearing – Opened by Mayor Miller

Jennifer Klingonsmith wanted to thank Council for working to oppose the prison in Saratoga.

Laurie Johnson had a concern from the HOA that there is a wall along the East of this property that is

leaning and they are concerned that no heavy equipment is used along this wall that will make it fall.

They are concerned what type of fence and what type of lighting will be done and if it will shine in residences.

Public Hearing - Closed by Mayor Miller

Blaine Hales said they were willing to work with the HOA and that if something happens to the wall they will take care of it. They are not sure exactly what they will do along the fence, perhaps a hedge. They are excited and they think this building is needed in the community and they're ready to go.

Councilman Poduska was on the Urban Design Committee and they all liked the plan. He doesn't have a problem changing the zoning. It seems the simplest way to fix the problem.

Councilman Willden did not have any concerns with the rezone request. As for the concept plan it looks great. He knows they would fix things, like the wall, but could we add it as a condition to help the owners. He likes the idea of a hedge.

Kimber Gabryszak noted it could be added when it came back for a site plan.

Councilwoman Baertsch appreciated that they worked with the neighbors and staff. They, as Council and staff, discussed what would be the best thing to do for this situation. They feel this is an area they can

make this change through zoning and change to the Code. She is ok with the architecture. She thinks the hedge will be a fantastic buffer. Overall, it's a good project.

Councilwoman Call agrees with everything else and thinks it's a great product.

3
4 **Motion by Councilman Willden to approve Ordinance 14-27 (11-18-14): An ordinance of the City of**
5 **Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning**
6 **Map for certain real property (Riverbend Medical); instructing the City staff to amend the City**
7 **Zoning Map and other Official Zoning records of the City; and establishing an effective date**
8 **including all findings and conditions and direct staff to amend the ordinance to include the general**
9 **plan amendment. Second Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman**
10 **Baertsch, Councilwoman Call, Councilman Poduska Motion passed unanimously.**

1
2 7. **Concept Plan for Riverbend Medical located at 41 East 1140 North, Blaine Hales, applicant.**
3 Discussion under item 6.
4

5 8. **Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (Section 19.04,**
6 **Neighborhood Commercial Setbacks)**

7 a. **Ordinance 14-28 (11-18-14): An Ordinance of the City of Saratoga Springs, Utah, adopting**
8 **amendments to the Saratoga Springs Land Development Code and establishing an effective date.**
9 Kimber Gabryszak said this was a request to add the exception to allow council to reduce one setback
10 requirement. She noted some recommended changes by Planning Commission and Staff.

1 **Public Hearing – Opened** by Mayor Miller – no input at this time.

2 **Public Hearing - Closed** by Mayor Miller

3
4 Motion by Councilwoman Call to approve Ordinance 14-28 (11-18-14): An Ordinance of the City of
5 Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code and
6 establishing an effective date. Second Councilman Poduska.

7 Councilwoman Baertsch noted to include the additional conditions Kimber Gabryszak included tonight,
8 “The setback reductions does not increase the building footprint on the site, and The setback is along
9 a collector or arterial frontage, and The setback does not abut residentially developed or zoned
10 property.”

1 Amended motion to include the conditions accepted by Councilwoman Call and Councilman Poduska.
2 Kevin Thurman had some additional concerns with the footprint that were then discussed.

3 **Wording was changed on the document shown on screen: iv. Exceptions: the City Council may**
4 **reduce no more than one setback requirement by up to ten feet if:**

5 **a) The setback is along a collector or arterial frontage, and**

6 **b) The setback does not abut residentially developed or zoned property.**

7
8 **New Motion by Councilwoman Call to approve Ordinance 14-28 (11-18-14): An Ordinance of the City**
9 **of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code**
10 **and establishing an effective date with the findings on the screen. Seconded by Councilman**
11 **Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman**
12 **Poduska Motion passed unanimously.**

13 Policy Meeting Adjourned at 9:40p.m

14 December 2, 2014
15 Date of Approval



16 Jim Miller
17 Mayor Jim Miller

Saratoga Springs City
 Planning Commission

 Report of Action

| <u>TYPE OF ITEM</u> | |
|---------------------|---------------|
| Concept Discussion | _____ |
| Preliminary Plat | _____ |
| For Discussion Only | _____ |
| Site Plan | _____ X _____ |
| Rezone | _____ |
| Ordinance | _____ |
| General Plan | _____ |
| Code Amendment | _____ |
| Plat Amendment | _____ |
| Road Vacation | _____ |
| Conditional Use | _____ X _____ |
| Development Agmt. | _____ |
| Minor Subdivision | _____ |
| Other | _____ |

Meeting Date: January 8, 2015

ITEM #7. Riverbend Medical CUP and Site Plan

Jeff Cochran was present as Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation with Conditions

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lori Johnson, 1151 N 80 East, Riverbend
 - Originally talking about a wrought iron fence on top of the wall, not safe. Slippery day, a car could drop right over the wall into a little back yard. Also car lights going into homes. Plan now only shows shrubs. Also, ambiguous language about how to work out the road maintenance. HOA does not have much money.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Blaine Hales:
 - Originally discussed a fence, then a hedge, then told by City that the statute requires a fence. Also hedges. Current plan now has a fence.

- Discussed issues with location of fence along property line, and potential for fence to be set back a few feet. Will need an agreement with the HOA to avoid legal issues in the future on boundaries.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Sandra Steele
 - Compatibility is important in Code as it is mentioned many times. Has seen a lot of rock in nearby developments. Standards for compatibility include windows, materials, and others. Code does not specify how many items to comply with, so would be ok if only one is met. Incorporating more rock of a similar color as nearby would be compatible.
 - Concerned with lack of equal treatment to all sides of the building.
 - Primary entrances are required to face the primary street.
 - Building articulation used in areas open to public view. There are some walls that may not meet this requirement.
 - Only 4 colors allowed, counted 5.
 - Percentage of building materials has not been provided, which is a requirement of the Site Plan application.
 - Also no dimensions on buildings. Read from Code regarding site plan considerations, including design standards. Need percentages and dimensions.
- Kara North
 - Asked applicant if they plan on working with HOA to shore up the wall. (*Applicant: discussed working with HOA to avoid damage.*)
 - Agrees with Commissioner Steele's comments, but is ok with the architecture.
- Jarred Henline
 - Requested clarification on the façade length issue (*Staff: facades over 60' in length need a façade shift or architectural treatment to break up the linear façade.*)
 - Suggested conditions to address requirements of the design standards and materials.
- Jeff Cochran
 - Also left lacking in information.
 - The existing rock wall is on which property? Asked how to mitigate the impacts to the wall. After discussion, settled on an additional condition.
- Additional discussion on design standards resulted in additional conditions for percentages, shifts, and colors.

MOTION

Commissioner North made the following motion: "I move to forward positive recommendation to the City Council for the Riverbend Medical Site Plan and Conditional Use Permit, located on the ~1.63 acre parcel 51:508:0004, as identified in Exhibit 1 and proposed in Exhibits 4, 5, 6, and 7, with the Findings and Conditions in the staff report as well as the additional conditions added by the Commission:

Findings

1. The use is consistent with the General Plan Land Use Element, as articulated in Section F of the Staff report, which section is hereby incorporated by reference, as the proposed office use and scale are contemplated in the Neighborhood Commercial land use designation.
2. The Site Plan and Conditional Use comply with Section 19.04 of the Code, as articulated in

- Section G of the Staff report, which section is hereby incorporated by reference.
3. With modifications as conditions of approval, the Site Plan and Conditional Use comply with Section 19.06 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 4. The Site Plan and Conditional Use comply with Section 19.09 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 5. The Site Plan and Conditional Use comply with Section 19.11 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 6. With modifications as conditions of approval, the Site Plan complies with Section 19.14 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 7. The Conditional Use complies with Section 19.15 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.
 8. With modifications as conditions of approval, the signage complies with Section 19.18 of the Code, as articulated in Section G of the Staff report, which section is hereby incorporated by reference.

Conditions:

1. All requirements of the City Engineer shall be met.
2. An opaque wall or fence of not less than six feet in height shall be erected between the existing residential development and the proposed site.
3. Loading space shall be provided, or verification that no deliveries are anticipated.
4. Additional architectural treatment shall be provided along the rear elevation to break up the façade and meet the requirement that all facades receive equal treatment.
5. The applicant shall work with the Riverbend HOA to finalize a maintenance agreement for the shared road prior to issuance of any certificates of occupancy.
6. The Utah Valley Pediatrics wall sign shall be reduced in graphic/letter height to 36" or less, and shall be combined into one sign of less than or equal to the maximum square footage.
7. All mechanical equipment shall be screened.
8. The address shall be added to the monument sign.
9. A façade shift or additional materials shall be added to the south façade in compliance with the design standards.
10. Percentages of building materials and number of colors on each elevation shall be provided to the council in compliance with the design standards, page 3.6, prior to the Council meeting.
11. The location of the existing rock wall shall be determined; if the wall is on the Riverbend commercial property it shall be stabilized.
12. Any conditions added by the Commission. _____
13. _____

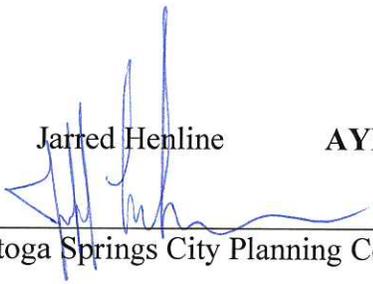
Commissioner Henline seconded the motion.

VOTE (3 TO 1)

| | |
|---------------|------------|
| Jeff Cochran | AYE |
| Sandra Steele | NAY |
| Kara North | AYE |

Jarred Henline

AYE



Saratoga Springs City Planning Commission - Chairman

Exhibit 1: Staff Report Dated January 8, 2015

Jarred Henline appreciated Commissioner Steele and Commissioner North's comments. Hopefully when they come back it will have everything they need to move forward.

Jeff Cochran asked staff about the detention basin on the plan, could those be combined with the larger current basin to perhaps increase parking.

Jeremy Lapin hadn't done much research on it but he thought the Walmart pond might not be down-stream enough to handle and also cleaning was sized to the one site and if they combined it might be hard. He said not to the west but possibly to the south or underground.

Jeff Cochran challenged the applicant to look at the parking again and see if they could possibly add a few more stalls.

Rachel McKenzie replied that the most efficient way to get more parking would be to have less drive, if they look at landscape as percentage wise, and eliminate some of the landscaping on the edge it might, but when they look into how to break it up they have more drives and lose more stall.

Jeff Cochran said as they come back he would encourage them to follow code to make the process easier. We are anxious to have a place like this in the community. We look forward to having you back.

7. Public Hearing and Possible Recommendation: Conditional Use and Site Plan for Riverbend Medical located at 41 East 1140 North, west of Riverbend Development, Blaine Hales, applicant.

Kimber Gabryszak presented the Site plan. She noted the elevations on the plan were situated in the direction you were looking at, not the direction they faced. She reviewed code compliance. She noted the condition that they work with Riverbend HOA to finalize a maintenance agreement. Kimber would recommend that they add a condition about the fence.

Public Hearing Open by Jeff Cochran

Lori Johnson said when they first started this they were talking about putting a fence right above the leaning wall, that has disappeared from the plans. She is concerned that a car may accidentally go off the wall or lights would shine in the buildings. She is concerned about the condition that it comes to an HOA agreement to take care of the road. They don't have much money sitting in the HOA.

Public Hearing Closed by Jeff Cochran

Blaine Hales responded that originally they had discussed putting a fence, then just a hedge along that side and the city told them they had to have a fence, they do have a fence now on the plans. The new plan including a fence was resubmitted recently. The engineer told him that the parking lot would slope away from the adjoining property so water will run away from the fence and if a car rolled it would roll back into the parking lot. They are concerned about the fencing because the neighbors have a rock wall along the property line and he is worried that putting a fence up would mess with the unstable wall. Also if they put a fence inside the property line they are worried that they would need some kind of agreement with the adjacent owners to avoid any legal issues with boundaries in the future.

Sandra Steele noted that compatibility is important; it is mentioned in the Code many times. She was hoping to see a color board which was not brought in tonight. She has seen rock in nearby buildings that she thinks they could incorporate easily to be more compatible. All building sides need to have equal treatment and she doesn't think they meet that. She reviewed the architectural standards. Since the building materials have not been provided and they did not give any dimensions on the buildings they cannot decide if they meet requirements. She noted that she can see 5 colors but only 4 major colors are allowed.

Blaine Hales said he has brought all these things into an engineer and feels that they have everything they asked for.

There may have been some breakdown in communication, Kimber had the most recent digital information and had not seen what was brought in.

Sandra Steele noted 19.14.06, several of those were met and she noted they needed to consider compliance to City Architectural standards. 19.18.08 iii - She also noted the monument sign needed the street number. She asked what the dimension from the shortest parapet to the roof would be and if they had an interior access. (Yes.) It looked like some were higher than others and she is concerned that the rooftop equipment won't be screened from view.

Kara North thought it was previously said that they would work with the HOA to shore up the wall.

Blaine Hales recalled that they had said they would work to not disturb it.

Kara North thought the staff had done a great job and agreed with the conditions in the report. She agreed with the majority of the comments Sandra Steele made but she does like what they have as far as the elevations are concerned. She would say an additional condition be added that the finalization of the HOA be in place before a Certificate of Occupation is given.

Jarred Henline clarified that Sandra Steele was saying they couldn't even make a decision tonight because they hadn't been given the appropriate information.

Kimber Gabryszak said they do comply with the height, she has measured it. There is side that is not in compliance and would need to add an architectural treatment.

Blaine Hales commented that it was one of the conditions that they do more rock treatment on the rear because it shows up on the other sides, the architect says he is planning on doing that and they will make sure it's not an issue.

Jarred Henline asked if they could put a condition on that they comply with that before it heads to Council. also there needs to be a condition that there is a privacy fence in there, that there needs to be an agreement with HOA prior to certificate of occupancy, that a façade shift or additional articulation needs to be added to the South wall, and that the percentage of the design materials match and meet the compliance of the City. With those he would be ok with forwarding it.

Jeff Cochran appreciates the comments, he felt there was information lacking but it sounds like it was provided in some sort. Most of his questions were answered but he is asking whose property the existing wall is on.

Blaine Hales replied that it's on both, some places on theirs and some on ours.

Jeff Cochran said where it's a wall in poor condition how do they protect it and not cause further problems.

Blaine Hales said they are willing to do something to find a good answer, he isn't sure what the answer is but he doesn't feel they should bear all the cost for it.

Jeff Cochran hates to sweep this issue under the rug but doesn't know how to best mitigate it.

Kara North thought they could potential add a condition that they meet with the HOA to discuss option for a joint resolution.

Kimber Gabryszak would recommend more of a determination based on whose property the wall is on.

Kevin Thurman says it's a Conditional Use permit and if this creates adverse impacts on neighboring properties then they can place a Reasonable Condition on the Conditional Use. The law does say reasonable and talks about that the impacts have to be detrimental. You could make it a condition that they address it before it comes to the Council stage.

Jeff Cochran thought that they could put a condition on it that the applicant determines who owns the fence and a potential mitigation based on findings.

Kevin Thurman said yes they could do that but it sounds like a lot of it will be addressed by the engineering standards.

Jeremy Lapin commented that his use does not affect the wall, the wall is inconvenient but he isn't causing it to be a worse condition. They are not allowed to discharge water on the neighboring parcel and they have a landscape buffer.

Further discussion was held on design standards and additional conditions to cover concerns Commission Steele addressed earlier.

Motion from Kara North to Forward a positive recommendation to the City Council for the Riverbend Medical Site Plan and Conditional Use Permit, located on the approximately 1.63 acres of parcel 51:508:0004, as identified in Exhibit 1 and proposed in Exhibits 4, 5, 6, and 7, with the Findings and Conditions contained in the staff report as well as the additional conditions with the addition to number 5 that the applicant shall work with the Riverbend HOA to finalize a maintenance agreement for the shared road prior to issuance of any certificates of occupancy. And the additional conditions: that all mechanical equipment shall be screened; that address shall be added to the monument sign; that a façade shift or additional materials shall be added to the south façade in compliance with the design standards; Percentages of building materials on each elevation shall be provided to the Council in compliance with the design standards, page 3.6 prior to the Council meeting; Location of the existing rock wall shall be determined; if the wall is on the Riverbend commercial property it shall be stabilized. Second from Jarred Henline.

Kimber Gabryszak did not write a condition to address the colors so she suggested adding that. “The percentages of building materials and **number of colors** on each elevation shall be provided to the Council. . .”

Kara North **accepted the amendment**

Jarred Henline **accepted the amendment**

Sandra Steele noted that nothing was said about the elevation to the west looking like a primary entrance.

Aye: Jeffrey Cochran, Kara North, Jarred Henline. Nay: Sandra Steele. Motion carried 3-1.

8. Public Hearing and Possible Decision: Plat Amendment for Lot 37 in the Aspen Hills subdivision located at 1641 North Lyndi Lane, Kevin Tenney, applicant.

Kimber Gabryszak presented the plat amendment. She noted they had seen a code amendment related to this. She reviewed code criteria and staff recommendation. They added a condition that a signature block for each utility shall be added to the plat, and signed prior to recordation.

Public Hearing Open by Jeff Cochran

No public input at this time.

Public Hearing Closed by Jeff Cochran

Jarred Henline wondered how they know what utility companies are really there.

Kimber Gabryszak said it's really only the ones we know about.

Kevin Thurman said there are no utilities where they have dug the swimming pool, the only ones we know about are in the 5' and it is the City that owns the public utility easement, we don't need the utility company's permission, but we could add their signature line to the plat if they would like to play it safe. Jarred Henline commented that if we know there is nothing there and they don't own it than why would we need to require the signature blocks.

Kimber Gabryszak said it was because of some issues with release letters but since we know there aren't utilities in the area if they come later they will see the new plat with 5' utility easements.

Kevin Thurman thought it would be safer to leave it. They should be ok to not require it though, the hole has been dug and we know there is nothing there.

Jarred Henline would say to take off condition number 4 if it's not really needed.

Kara North does not have issues with it and is indifferent to condition 4.

Sandra Steele is uncomfortable with the way the letters are written, what would they do if they needed to come in with a bulldozer?

Jeremy Lapin commented that if they were bringing in large equipment, even with a 10' easement that would require fences be torn down. But a 5' pue is not uncommon to have. Is the concern that they won't sign it? Could they change it to an attempt to have them sign it?

Sandra Steele is concerned for potential owners, the signatures add a little bit of comfort.

Jeremy Lapin noted you could change it to show a 5' encroachment area and notify future homeowners that the area is at potential future risk.

Jeff Cochran thinks the utilities won't sign it and waive their right if given the option. The companies would need to do due diligence and find the most recent plat if they needed to come in.

Kevin Thurman says they don't have to sign the plat but we have to notify them. We are taking a bit of risk but not a huge one, we know there aren't any utilities there, they don't have veto power over a subdivision plat and we could send them a notification.

Jarred Henline thought we could send a notification that if they object they need to send notice in 14 days or something. If there is no opposition then it could be recorded. If there is opposition the homeowners could work on it.

Kevin Thurman noted on a plat there is an owner's dedication which dedicates the pue's to the City not the public utilities, other companies have to have franchise agreements to use them. Our franchise agreements require them to give owners notice before working in pue's, written and telephone.

54 Rachel McKenzie, the architect, did not know but would check.
55 Councilwoman Baertsch wanted to make sure that they weren't maxing out the area because of a lot of
56 employees. In general she doesn't have a problem with this, but several of Vasa's other buildings are in
57 a mall type area and that may make a difference in parking, we don't have a bus system other cities may
58 have and she wants to make sure we are seeing apples to apples. We need to watch it and see how it
59 goes for the future.
60 Councilman Willden agrees with the comments made and is supportive of making the change to 5 stalls.

61
62 **4. Discussion of the Riverbend Medical Site Plan and Conditional Use Permit.**

63 Kimber Gabryszak reviewed the plan and noted the applicant had made quite a few changes since Planning
64 Commission and that was given to her today. She wanted to do the review today so they could move
65 quickly. They are requesting the setback reduction recently approved as a Code Amendment. She noted
66 the changes they have made in compliance to Planning Commission conditions. They are asking that the
67 city accept the road as a city street. She noted the concerns over the existing rock wall to the east.
68 Engineering indicates that there will be no drainage towards the wall.
69

70 Councilwoman Call asked how the signage on attached buildings worked with the current code
71 Kimber Gabryszak responded that based on tenant size they are granted a certain number and size of
72 signage and a limit on facades. While they are placing all the signs on one façade they still have one
73 sign per tenant. Our code is not specific that the signs need to be on their own building wall,
74 Councilwoman Call wants to make sure that we should limit number of signs per façade, based on the size
75 of the building. She thinks the architectural design of the long wall could use something over the
76 widows that add depth. She didn't think we should burden the developer for an existing wall, but they
77 have agreed to something and they should be held to it. She wonders if there should be a deadline policy
78 for changes to be submitted to staff and turn them around to Council.

79 Councilman McOmber liked the changes, he appreciates them listening to Planning Commission and
80 making the changes. He feels these will help the applicant to make a better product. He is glad we are
81 having this initial discussion and moving it along. He likes the building against Redwood Road and the
82 parking behind that.

83 Councilwoman Baertsch is fine with the setback reduction along Redwood Road. She sought clarity on the
84 amount of colors our Code requires.

85 Kimber Gabryszak noted the Codes says 4 Major colors so it is how you consider 'major' they are asking
86 that you consider the small part as an accent color. It helps break up the buildings.

87 Kevin Thurman noted the code does say "4 major colors excluding accent colors."
88 Councilwoman Baertsch said we definitely need to look at that when we consider Code. She agreed that
89 there could be something more added to the South elevation to break up the wall.

90 Kevin Thurman noted that it says "shall be considered" so it wasn't mandated; it's more of a guideline.
91 Councilwoman Baertsch wanted them to look at the Landscaping Code for bark/mulch and appreciated
92 getting signage down to code.

93 Councilman Willden thanked the builder for working with Planning Commission concerns. He doesn't have
94 any additional concerns. He would like to see if the road they want dedicated meets City standards.

95 Councilman Poduska thought the architectural enhancement was good and likes the cheerful colors. He has
96 no problem with the setback reduction. He asked about the dedication of the street to the city and if the
97 street meet code.

98 Jeremy Lapin thought it did not meet requirements right now. Staff would come back with needed
99 information.

00
01 Blaine Hales explained about the rock wall on the East and the concerns. It is leaning and the Neighboring
02 HOA is concerned. He doesn't anticipate any problems from their construction. They would like to
03 install their fence a full foot behind the existing wall to avoid disturbing it. He noted they would like to
04 deed the road to the city.

05 Mayor Miller asked if he has spoken to the Fire Chief about burning the existing house for training.

06 Blaine Hales said he talked about it but didn't know how it impacted the cost to tear it down. If it doesn't
07 create additional costs they would be willing to do that. They are getting asbestos tested this week.
08

09 **5. Discussion of the Wildflower Rezone, General Plan Amendment and Community Plan.**

10 Kimber Gabryszak noted that the Council had requested additional information and the applicants have
11 brought that information at this time.

12 Greg Curtis is working with DAI primarily to reach a resolution with UDOT. There were two appraisals
13 done, the total acreage of the MVC is between 145-155 acres. The value is appraised with and without a
14 density transfer. UDOT had an appraisal done (Lang Appraisal) and DAI obtained another appraiser,
15 Phil Cook who has worked with UDOT before. There was a fairly wide discrepancy in the appraisals.
16 UDOT was fairly adamant about what amount they wanted to pay, and it was felt the only way DAI
17 could make that work was with a density transfer. He thinks they are close to an agreement, DAI feels
18 they cannot finalize a decision until they know what the City is willing to do. UDOT does not have any
19 funding to allocate to this project right now but they are working on it with the Transportation
20 Commission.
21

22 Councilman McOmber wanted to know what they are hoping to get from the city.

23 Greg Curtis said the corridor cuts out potential lots and they would like to transfer that density to another
24 area of the land.

25 Councilman McOmber said UDOT is purchasing this right-of-way from DAI so why are they being
26 reimbursed from us also. We would be willing to discuss additional severance that impacts the
27 surrounding land around the road and mitigate some of the losses.

28 Greg Curtis said they dispute the amount that UDOT wants to pay as full value. So they are looking to the
29 density transfer to offset those costs.

30 Nathan Shipp wanted to be clear that there was an underling value being displaced. The appraisers do their
31 best to identify all the components like additional excavation to meet new roads, loop power lines and
32 sewer lines, etc. that wouldn't otherwise have to be done. They are asking for 432 units that have been
33 displaced. They feel they have come down on units and have eaten additional cost.

34 Councilman McOmber feels everyone has a portion in this and we can work together. He would like to see
35 UDOT step up and say they would do another 144 units, City could do 144, and the Developer could
36 take another portion. This land will be more valuable because of this added accessibility. There are
37 ways to do density nicer like mansion style triplexes. If we can make a better product with our densities
38 it would benefit us all. He wants to avoid clustering all the high density in one spot. There are other
39 things to do that would create the illusion of more open space. If he could get some better products he
40 would be willing to go up from 144 units.

41 Councilwoman Baertsch agreed with much of what Councilman McOmber said. She thinks there is still
42 some work to be done on the numbers but she agrees that it needs to be a true tri-party agreement.

43 Councilman Willden appreciated the explanations and asked staff for clarification in how many homes do
44 R3 developments get.

45 Kimber Gabryszak replied that most R3 developments get 2.4-2.5 units per acre. In this area it would be
46 around 350 or 360.

47 Councilman Willden said we want to be a willing participant. It comes down to two wrong appraisals. He
48 would be willing to go no higher than the 144 units.

49 Councilman Poduska wants to reach a 3-way compromise. Any density changes that we make are going to
50 be relatively small compared to the overall development and the eventual size of the city. He wants to
51 come to an agreement somewhere in the middle.

52 Nathan Shipp understands that they want to split the cost but he feels they have already brought down the
53 number and if they are talking about splitting the cost 3-ways they need to consider the costs the
54 developer has already contributed.

55 Mayor Miller thought we could adjourn to policy session and continue this item later in that meeting.
56

57 **Adjourn to Policy Session 7:00 p.m.**
58