



Planning Commission Meeting
Thursday, February 26, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing and Possible Recommendation: Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant. Presented by Sarah Carroll.
5. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located at southwest corner of Commerce Drive and Crossroads Blvd., Derek Lloyd, applicant. Presented by Scott Langford.
6. Approval of Minutes:
 1. February 12, 2015
7. Commission Comments.
8. Director's Report:
 - Council Actions
 - Applications and Approval
 - Upcoming Agendas
 - Other
9. Adjourn.

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

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



Site Plan and Conditional Use

VASA Fitness

February 26, 2015

Public Hearing

Report Date:	February 19, 2015
Applicant/Owner:	Charlie Hammond / HD Saratoga LLC
Location:	1523 North Redwood Road
Major Street Access:	Commerce Drive
Parcel Number(s) & Size:	66:242:0006, ~1.99 acres
Parcel Zoning:	RC, Regional Commercial
Adjacent Zoning:	RC
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Walmart, Zions Bank, Café Rio, Dollar Cuts, etc.
Previous Meetings:	Concept Plan Review with PC 1/8/15, with CC 2/3/15
Previous Approvals:	Walmart Final Plat was approved 6/12/07
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of a Site Plan and Conditional Use Permit for VASA Fitness, to be located at approximately 1523 North Redwood Road. The attached plans include the site plan, landscape plans and architecture of the proposed Fitness Center.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Site Plan and Conditional Use Permit, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the application, or recommending denial to the City Council.

B. Background:

The applicant is proposing a Fitness Center on Lot 6 of the "Saratoga Wal-mart Subdivision" plat that was recorded in 2007 (attached). The subject lot was recently amended through the lot line adjustment process and 10 existing parking stalls adjacent to the O'Reilly Auto Parts site became part of Lot 8; as a result, the subject lot is now 1.99 acres.

The Concept Plan was reviewed by the Planning Commission on January 8, 2015 and by the City Council on February 3, 2015. Minutes from those meeting are attached. The Planning

Sarah Carroll, Senior Planner

Commission and the City Council supported the requested side yard setback of 10 feet on the west side of the lot.

C. Specific Request:

The proposed Site Plan includes a 20,000 square foot Fitness Center and associated parking. This is a request for approval of the proposed Site Plan and Conditional Use Permit applications.

D. Process:

Section 19.13.04 and Section 19.15.03 of the Land Development Code states that Site Plans and Conditional Uses require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation.

The Code also requires the applicant to hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. *This project is not adjacent to a residential zone.*

E. Community Review:

Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a notice at least ten calendar days prior to this meeting. As of the completion of this report, no public comment has been received.

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: consistent. The site and nearby properties are currently zoned RC. Nearby uses include Walmart, Zions Bank, Café Rio, Dollar Cuts, etc. The proposed access lines up with the access for the neighboring uses and is an adequate distance from West Commerce Drive. The nearest Fitness Center is Anytime Fitness which is a few blocks away; thus, this business will contribute to a conglomeration of commercial activities in this location. The proposed business location and proposed access location will contribute to functional conglomerations of commercial activities by providing a new Fitness Center within the Regional Commercial zone.

G. Code Criteria:

The requirements for the RC zone are outlined in Section 19.04.22. The parking requirements are in Chapter 19.09, the Site Plan requirements are in Chapter 19.14, and the Conditional Use standards are in Chapter 19.15. Pertinent sections of these Chapters and sections are reviewed below.

Urban Design Committee Review: complies. Section 19.14.04 requires the Urban Design Committee to review site plans prior to the first Planning Commission or City Council meeting. The Urban Design Committee reviewed the proposed site plan and elevations on February 12, 2015 and recommended approval as proposed.

Permitted or Conditional Uses: complies. Section 19.04.07 lists all of the permitted and conditional uses allowed in the RC zone. "Fitness Center (5,000 square feet or less)" is a conditional use in the RC zone. The definition in Chapter 19.02 states "Fitness Center" means a facility where members or nonmembers use equipment or space for the purpose of physical exercise. In conjunction with the site plan application, the applicant is seeking conditional use approval. A review of the conditional use standards is found later in this report.

Minimum Lot Sizes: complies. The minimum lot size in the RC zone is 20,000 square feet. The proposed project site is 86,614 square feet.

Setbacks and Yard Requirements: Section 19.04.22 outlines the setbacks required by the RC zone. The front of the building is facing West Commerce Drive. The setback requirements are reviewed below.

Front: complies. Not less than twenty feet is required. *The front of the building is facing West Commerce Drive and the plans indicate a front setback of 20 feet.*

Sides: up for discussion. Twenty feet is required when adjacent to RC 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. *The applicant is requesting a 10 foot side yard setback along the West property line. This request was discussed during the concept plan review and was supported because the Walmart detention basin is directly west of this site and is approximately 60 feet wide. This offers 60 feet of landscaping directly west of this site and eliminates the need for a large landscape area on the west side of the proposed building.*

Rear: complies. The RC zone requires a 20 foot rear setback; *the plans indicate a rear setback of 310 feet.* If the property is adjacent to a residential or agricultural zone the setback shall be 30 feet. *However, the property is not adjacent to an agricultural or residential zone.* If the rear of the building faces a collector or arterial street, the setback shall be 40 feet. *The applicant has addressed the north elevation as the front elevation; therefore the rear elevation faces the parking lot and is not facing a collector or arterial street.*

Exceptions: complies. 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. *The applicant has only made one request for a setback reduction.*

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

Structure Height: Reviewed with Site Plan application. No structure in this zone shall be taller than 50 feet. *Building elevations are attached and the building is approximately 35 feet tall.*

Maximum Lot Coverage: complies. The maximum lot coverage in this zone is fifty percent. *The proposed site is 86,614 square feet. The proposed building footprint is 15,000 square feet, which is 17.32% of the site.*

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.*

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.

Finding: up for discussion. The proposed elevations are attached for review by the Planning Commission.

- 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.

Finding: complies. The proposed landscape plans are attached and indicate compliance with i. and ii. The landscaping will be inspected by the Planning Department for compliance with the approved landscape plans prior to issuance of a certificate of occupancy. The site is expected to be improved during the spring and/or summer; thus, seasonal exceptions should not be necessary.

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. *No outdoor uses are proposed.*

Trash storage: can comply. Section 19.14.04 requires trash storage areas to be comparable with the proposed building and surrounding structures. *The applicant is aware of this requirement and this has been added as a condition of approval.*

Buffering/Screening Requirements: complies. This section requires fencing or landscaping to buffer uses in the RC zone that abut Agricultural or residential uses. *There are not any abutting agricultural or residential uses.* This section also requires a minimum number of both deciduous and evergreen trees. *Landscape requirements are reviewed later in this report.*

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 20.4% of the site will be landscaped and there are not any sensitive lands in the project area.*

17,726 square feet of landscaping requires: 9 deciduous trees at 2" caliper, 6 evergreen trees to be six feet tall, 30 shrubs and 35% turf. *The plans indicate 17 deciduous trees at 2" caliper, 6 evergreen trees that are to be six feet tall, 267 shrubs, and 69.7% turf. Two trees will also be added along West Commerce Drive.*

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development. Sensitive lands shall be included in protected landscaping. *This site does not have any sensitive lands other than the detention basin needed to serve this property. The detention basin will be located within the landscape areas. The RC zone does not stipulate a permitted number of ERU's per acre.*

Parking: complies. Section 19.09.11 (as approved by the City Council on February 3, 2015) requires five stalls per 1,000 square feet for fitness centers resulting in a requirement of 100 stalls; *the plans indicate that 106 parking stalls will be provided.*

Landscaping in Parking Areas: complies. Section 19.09.08 regulates landscaping in parking areas and requires:

- When parking is adjacent to public streets a landscape berm that is 10 feet wide is required. *The parking in this project is not adjacent to a public street.*
- 6" high Curbs are required between paved surfaces and parking areas and have been provided.
- At intersections of streets, driveways, and sidewalks all landscaping shall be limited to a height of three feet. The grade at intersections shall not be bermed for a distance of 30 feet at intersections and 15 feet and driveways. *The clear sight triangles are hatched on the plans and comply.*
- All landscape boundary strips shall be a minimum of eight feet in width. *The landscape boundary strips comply.*
- A landscaped screen, berm, or fence may be required by the City Council around the perimeter to mitigate light intrusion from headlights. *The surrounding uses are commercial uses and screening is not anticipated.*
- Required landscape islands shall be equal to the size of a parking stall. *The plans comply with this requirement.*

Parking Lot Lighting: complies. Section 19.11.05 outlines design requirements for lighting. The lighting plans indicate the City's commercial standard which complies with the design requirements.

Signage Review: The proposed sizes and the request for a third wall sign are reviewed below.

Wall Sign Sizes: complies.

For a 20,000 square foot building, the maximum letter/logo height is four feet.

North Elevation allows 62.98 square feet maximum

Circle, 4' x 4'=	16 square feet
VASA, 2.5' x 12.5'=	31.25 square feet
FITNESS, 8.5' x 1'=	<u>8.50 square feet</u>
	55.75 square feet total (complies)

East Elevation allows 131.98 square feet maximum

Circle, 4' x 4'=	16 square feet
VASA, 2.83' x 15'=	42.45 square feet
FITNESS, 1.5' x 12.25'=	<u>18.375 square feet</u>
	76.825 square feet total (complies)

South Elevation allows 128.85 square feet maximum

VASA, 21' x 4'=	84 square feet
FITNESS, 18.5' x 2.25'=	<u>41.625 square feet</u>
	125.625 square feet total (complies)

Wall signs: Third wall sign requested. Wall signs are being requested on the north, south, and east elevations of the building. The sizes comply with the Code, but the third wall sign requires City Council approval. Section 19.18.08 states that for wall signs, "The total number of wall signs shall not exceed two unless otherwise approved through the site plan process for new projects."

For third and fourth wall signs, these signs must be located on elevations which face a public or private street or a non-residential parking lot. These signs are not allowed on elevations which face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area. *The proposed signs comply with these requirements.*

Conditional Use Review:

19.15.04. Determination.

1. The Planning Commission may only permit a Conditional Use to be located within a zone where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

Finding: complies. "Fitness Center" is listed as a conditional use within the RC zone. Mitigation measures are reviewed under "General standards and Considerations Governing Conditional uses" below. The reasonably detrimental effects of the proposed conditional use are minimal and can be mitigated by meeting the site requirements for developments in the RC zone.

19.15.05. General Standards and Considerations Governing Conditional Uses.

In reviewing an application for a Conditional Use permit, the Planning Department shall apply the following considerations and standards:

1. The siting of the structure or use, and in particular:
 - a. the adequacy of the site to accommodate the proposed use or building and all related activities;
 - b. the location and possible screening of all outdoor activities;
 - c. 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;
 - d. the location and character of any display of goods and services; and
 - e. the size, nature, and lighting of any signs.

Staff finding: complies.

- a. The site is located in an RC zone where commercial uses are anticipated and will be accessed from an existing drive isle within the development. Lot 6 of the Walmart Subdivision plat is located next to commercial Lots that encompass Walmart, Zions Bank, Café Rio, Dollar Cuts, and other businesses.
- b. Outdoor uses have not been proposed and are not anticipated with a Fitness Center.
- c. The proposed building will not adjoin other buildings and will be approximately 120 feet from the Walmart building, approximately 76 feet from the Zions Bank building, and approximately 175 feet from the building that houses Café Rio. The proposed building is approximately 35 feet tall. Based on the height of the building and the distance from neighboring buildings, mitigation is not necessary to protect vies, light, air or peace and quiet.
- d. Outdoor displays are not proposed.
- e. The proposed signs were reviewed earlier in this report and comply with commercial signage requirements. The request for a third wall sign requires City Council approval through the site plan process.

2. Traffic circulation and parking, and in particular:
 - a. the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
 - b. the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
 - c. the amount, timing, and nature of traffic generated by the proposed conditional use.

Staff finding: complies.

- a. The City Engineer has reviewed the site and the circulation. The proposed business will face West Commerce Drive which is a Collector road and is meant to handle higher volumes of traffic. Access to the parking lot will be from an internal drive isle that is shared between businesses.
 - b. There are two direct accesses to the site from an internal share drive isle. This will be adequate for the proposed 106 parking stalls.
 - c. It is anticipated that the highest amounts of traffic will be generated early in the morning, between the hours of 5:00 - 6:00 a.m. and in the evening between the hours of 5:00 - 6:00 p.m. The applicant has indicated that the proposed parking will be adequate for the use. The Code requires 100 parking stalls and 106 stalls will be provided.
3. The compatibility of the proposed conditional use with its environment, and in particular:
 - a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
 - b. hours of operation;
 - c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
 - d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
 - e. 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 finding: complies.

- a. The proposed fitness center is a compatible use in the RC zone. The fitness center is being proposed on an undeveloped lot/site. The resulting RC activity level may be higher than some of the surrounding uses such as the bank or the hair salon; however, higher parking requirements are in place for fitness centers in order to accommodate the activity levels.
 - b. The business will be open 24 hours a day, which is similar to the neighboring Walmart.
 - c. Off-site noise, dust, odors, light and glare are not expected from a Fitness Center.
 - d. No special hazards are anticipated.
 - e. The building is expected to be permanent and is required to meet site development standards as outlined earlier in this report. The proposed use will increase the convenience to the public as there is only one similar business in the City and there is a high demand for this type of use.
4. The Conditional Use shall meet the following standards:
 - a. 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;
 - b. 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;

- c. 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;
- d. 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
- e. the proposed use will conform to the intent of the City of Saratoga Springs General Plan.

Staff finding: complies. The proposed fitness center will not be detrimental to the health, safety, or general welfare of persons in the area but will offer a service that is not yet available in the City. The proposed site can comply with the land use ordinance requirements and regulations as reviewed earlier in this report. The proposed use will not result in a situation that is cost ineffective to the City. The proposed use will contribute to sales tax revenue for the City. The proposed use conforms to the intent of the General plan as outlined in Section "F" of this report.

- 5. When necessary, the City Council may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
 - a. additional parking;
 - b. water, sewer, and garbage facilities;
 - c. landscape screening to protect neighboring properties;
 - d. requirements for the management and maintenance of the facilities;
 - e. changes in layout or location of uses on the lot; and
 - f. any other condition the City Council finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

Staff finding: additional mitigation is not necessary. The site plan indicates adequate parking for the proposed use, a dumpster location, and landscaping as required by code. The hours of operation are compatible with the surrounding businesses and will not need additional management or maintenance. The business faces West Commerce drive. Changes to the layout or location are not recommended.

- 6. The City Council 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.

H. Recommendation and Alternatives:

After evaluating the required standards for developments in the RC zone and the conditional use criteria, staff recommends that the Planning Commission conduct a public hearing and make the following motion:

Recommended Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the VASA Fitness Site Plan and Conditional Use Permit on property located at 1523 North Redwood Road, with the findings and conditions below:

Findings:

- 1. The proposed site plan and conditional use are consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
- 2. The proposed site plan and conditional use meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

3. The proposed wall signs face West Commerce Drive, the drive isles within the site and the parking area for the subject use. The development across the street from the proposed signs is a commercial development.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met.
3. The third wall sign is approved as proposed.
4. The west side yard setback may be reduced from 20 feet to 10 feet because the Walmart detention basin is adjacent to this property line and provides a 60' wide landscape buffer.
5. Dumpster enclosure details shall be provided and in compliance with Section 19.14.04 prior to approval of the construction drawings.
6. The proposed photometric plan and lighting coverage are subject to approval by the City Engineer.
7. For parking lot lighting, the City standard is proposed. The City standard or equivalent is required.
8. The crosswalks shall be colored concrete, but shall not be stamped. A smooth surface is needed for accessibility.
- 9.
10. Any other conditions as articulated by the Planning Commission:

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision as 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 Planning Commission forward a negative recommendation to the City Council to deny the VASA Fitness site plan and conditional use on property located at 1523 North Redwood Road. I find that the application does not meet the requirements of City ordinances as more specifically stated below."

List Specific Code Standards and Requirements:

I. Exhibits:

1. Engineering Staff Report
2. Zoning / Location Map
3. PC Minutes, 1/8/15
4. CC Minutes, 2/3/15
5. Elevations and Signage
6. Site Plan
7. Landscape Plans

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: VASA Fitness
Date: February 26, 2015 – PC and March 3, 2015 - CC
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:

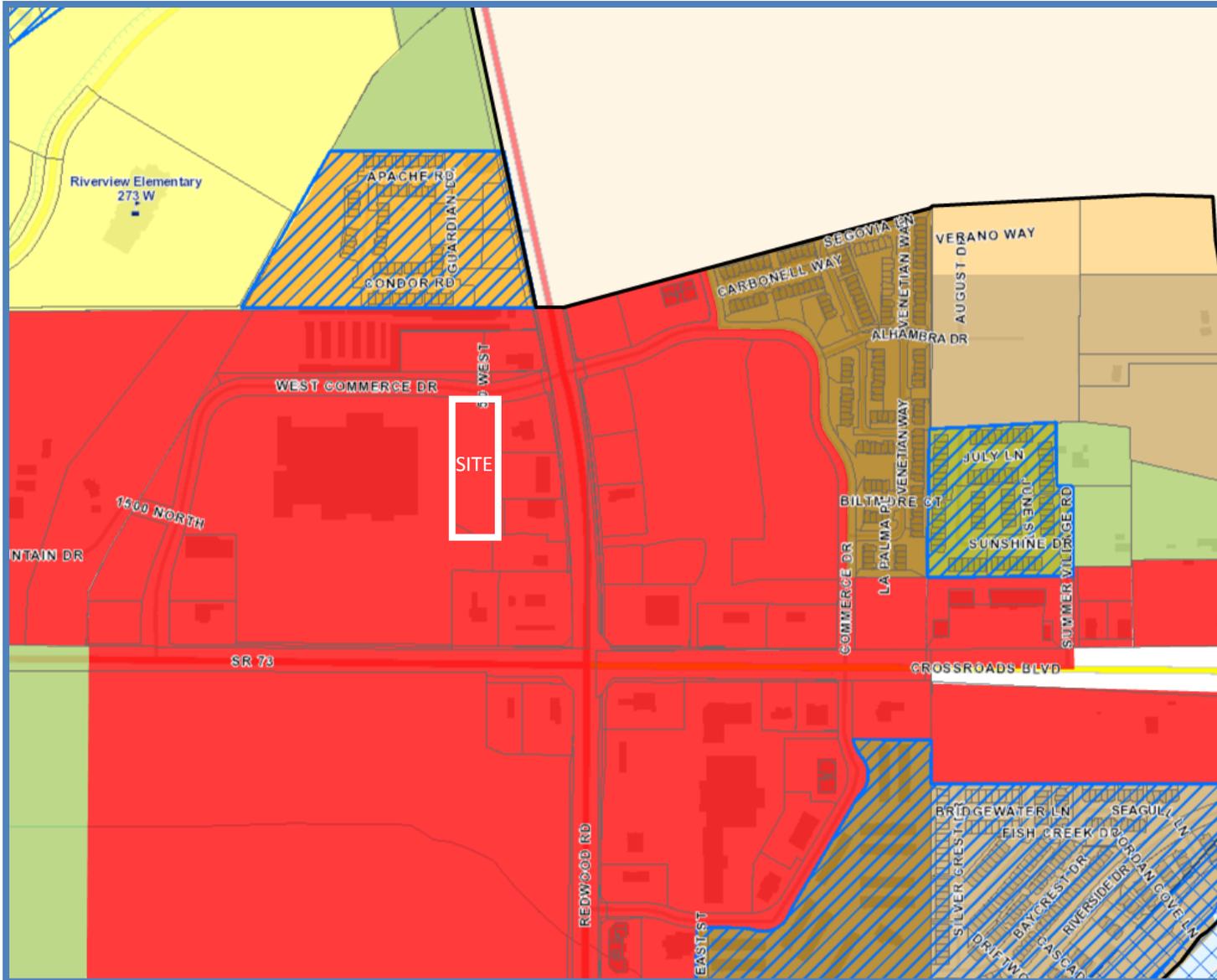
Applicant: HD Saratoga, LLC / Charlie Hammond
Request: Concept Plan
Location: 1523 N. Redwood Road
Acreage: 2.064 acres - 1 lot

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. Site Lighting locations and designs shall comply with all City Standards and specifications and be City Standard commercial type lighting or approved equal. Lighting locations shall be in locations that do not conflict with the proposed landscaping or with the site triangles required by City Code.
- L. An updated geotechnical report or memorandum shall be provided for the site.
- M. Any existing improvements that are removed or impacted must be replaced in kind with the same structure or better as currently exists.
- N. All unused utility laterals must be removed back to the main and capped.
- O. Storm Drain detention system shall be a minimum of 10' from the property lines and include an overflow spillway. Underground systems shall have an impermeable liner.



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.

City of Saratoga Springs
City Council Meeting
February 3, 2015

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

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, , Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Jess Campbell, Andrew Burton, Nicolette Fike

Others: Nate Shipp, Brian Flamm, Preston Condie, Wendy Condie, Setterberg, J. Klingonsmith, Julie Moore, Diana Brady, Bill Garcia, Jared Pinegar, Rachel McKenzie, Lars Anderson, Bob Krejci, Cari Krejci, Julie Carli, Laura Ault, Charlie Hammond, Steve Larsen, Thomas Baggeley, Christian Baggeley, Brett Hardcastle, Matt Niepraschk, Mindi Tate

3. Concept Plan for VASA Fitness located at 1523 North Redwood Road, HD Saratoga, LLC/Charlie Hammond, applicant.

Sarah Carroll – presented the plan. She noted they are requesting a 10’ setback on the west side along an existing drainage.

Councilwoman Baertsch had no problem with the setback reduction because it is next to a detention basin. In general the layout is great; make sure the signs fit code.

Councilman Poduska is fine with the setback reduction. He agrees with Councilwoman Baertsch that the concept plan looks good.

Councilwoman Call is good with the setback. And she noted that there are actually 5.3 stalls provided. She asked why the dumpster is so far away.

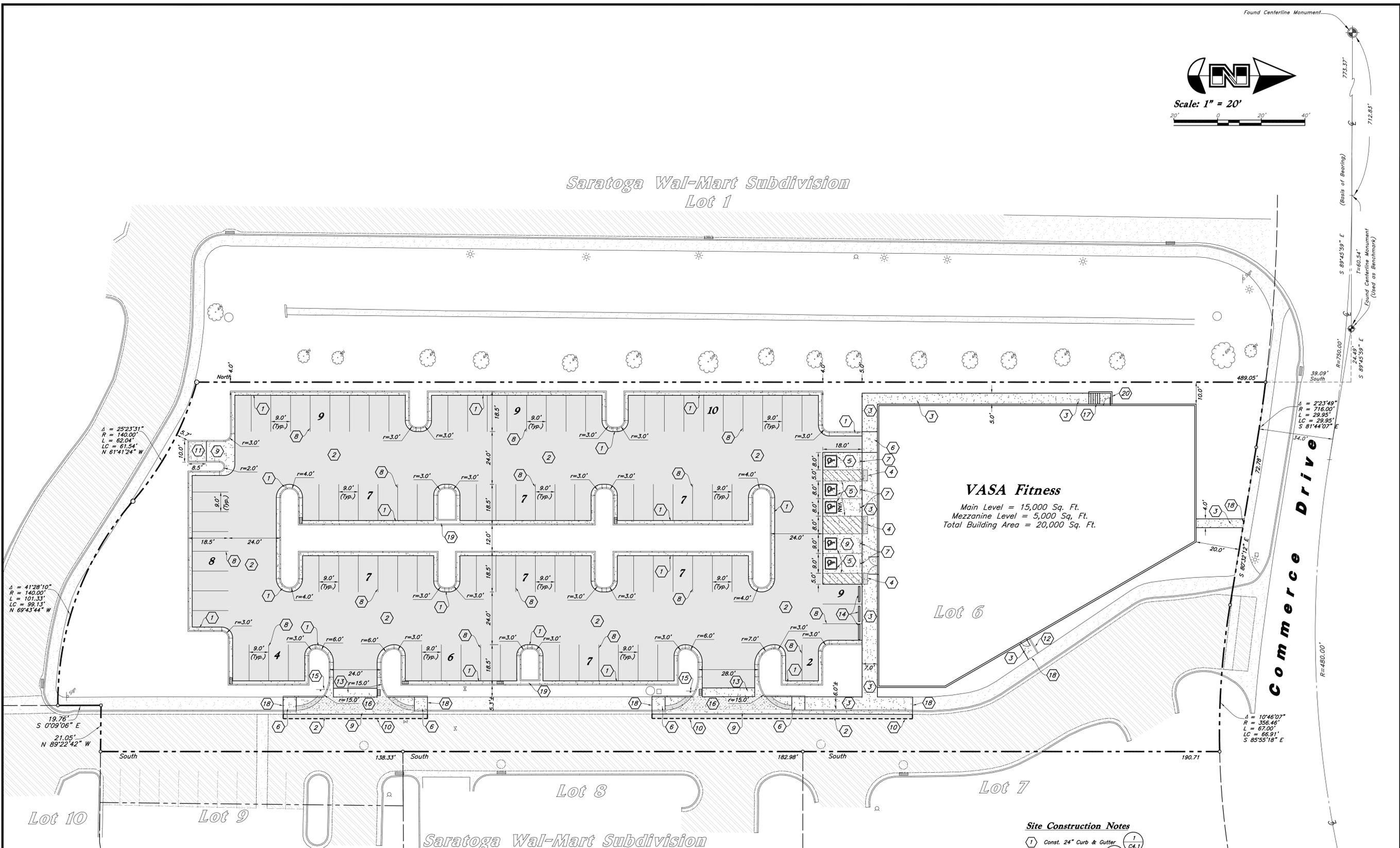
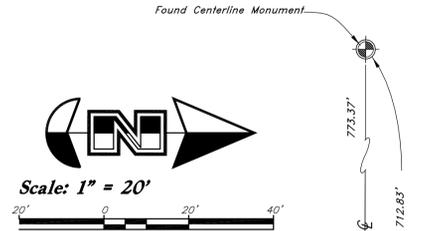
Rachel McKenzie noted it helped with access for the truck to be able to get to it. Also they did not want it near their building. The truck would need to make a full loop either way.

Councilman McOmber is fine with the setback reduction. He likes the design of the building. He thinks it will get a lot of usage and thinks parking will be more of a problem in the winter. He wondered if there was a retail space inside.

Charlie Hammond said right now there was not one planned but if they find a good space for it they would like to include it.

Councilwoman Baertsch had a suggestion for their roof parapets. She asked about the V sign, where was it, inside/outside? Consider placing it inside the glass.

Saratoga Wal-Mart Subdivision
Lot 1



VASA Fitness
Main Level = 15,000 Sq. Ft.
Mezzanine Level = 5,000 Sq. Ft.
Total Building Area = 20,000 Sq. Ft.

$\Delta = 25^{\circ}23'31''$
 $R = 140.00'$
 $L = 62.04'$
 $LC = 61.54'$
 $N 61^{\circ}41'24'' W$

$\Delta = 41^{\circ}28'10''$
 $R = 140.00'$
 $L = 101.33'$
 $LC = 99.13'$
 $N 69^{\circ}43'44'' W$

$\Delta = 10^{\circ}46'07''$
 $R = 356.46'$
 $L = 67.00'$
 $LC = 66.91'$
 $S 65^{\circ}55'18'' E$

Survey Control Note:
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ADA Note:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

Site Data
Site Area = 86,614 s.f. (1.99 ac.)
Landscape Area Provided = 17,726 Sq. Ft. (20.5%)
Impervious Area Provided = 53,888 Sq. Ft.
Building Area = 20,000 s.f.
Parking Provided = 106 Stalls

- General Site Notes:**
1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. All dimensions are to back of curb unless otherwise noted.
 5. Const. curb transition at all points where curb abuts sidewalk, see detail.

- Site Construction Notes**
- | | | | |
|----|---|----|---|
| 1 | Const. 24" Curb & Gutter | 1 | Dumpster Enclosure (See Arch.) |
| 2 | Const. Asphalt Paving | 2 | Const. 6" Curb Wall |
| 3 | Const. Conc. Sidewalk | 3 | Const. 4" Concrete Waterway |
| 4 | Const. Detectable Warning Surface (Truncated Domes) | 4 | Const. Conc Wheel Stop |
| 5 | Const. ADA Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions) | 5 | Const. Stop Sign per MUTCD R1-1 |
| 6 | Const. ADA Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) | 6 | Const. 6" Wide Stamped & Colored Concrete Crosswalk (Match Color & Pattern Used Throughout Development) |
| 7 | Const. ADA Accessible Sign with Bollard per MUTCD & ICC/ANSI A117.1 (Latest Editions) | 7 | Const. Concrete Stairs (See Arch. Plans for Details) |
| 8 | Const. 4" White Paint Stripe (Typ.) | 8 | Connect and Match Existing Grade Elevation |
| 9 | Const. Concrete Paving | 9 | Const. 18" Concrete Drainage Channel |
| 10 | Sawcut; Provide Smooth Clean Edge | 10 | Const. Concrete Retaining Wall; 3' Max. Height |

DESIGNED BY	SY
DRAFTED BY	SY
CLIENT NAME	Hawkins Development
PROJECT NO.	14-127SP
DATE	XXX
REV.	XXX
DESCRIPTION	XXX

Designed by: SY
Drafted by: SY
Client Name: Hawkins Development
14-127SP

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Blvd., Salt Lake City, Utah 84116
801-321-8529 - AWAengineering.net

Site Plan
VASA Fitness
1523 North Redwood Road
Saratoga Springs, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7579328
SHAUN H. YOUNG
2/10/15
STATE OF UTAH

30 Jan, 2015
SHEET NO.
C1.1

Walmart Detention Pond

VASA Fitness

Main Level = 15,000 Sq. Ft.
Mezzanine Level = 5,000 Sq. Ft.
Total Building Area = 20,000 Sq. Ft.

Lot 6

Commerce Drive

Lot 10

Lot 9

Lot 8

Lot 7

Landscape Notes:

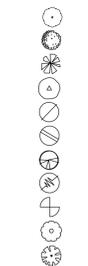
- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plants take precedence over plant legend quantities.
- Contractor shall call 811 before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant legend for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test

- recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 8 inch depth of stockpiled or imported topsoil in all shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deep. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant Backfill Mix shall be composed of 3 parts Topsoil to 1 Part Soil Pep, and shall be mixed on-site prior to installation. All plants to receive 20-10-5 "Agriform" brand 21 gram tablets applied per manufacturer's recommendations. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant legend.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a 4 inch depth of specified mulch over Dewitt Pro5 Weed Barrier. Mulch shall be evenly spread on a carefully prepared grade free of weeds. The top of mulch should be slightly below finish grade and concrete areas. Weed barrier and mulch not to be used in seasonal annual beds and groundcover areas. Stone Mulch to be washed upon completion.
- All deciduous trees to be double staked and evergreen trees to be guyed per tree staking details. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Trunks sensitive to winter damage to be wrapped in the fall to protect the tree bark from the winter sun. Tree wrap to be removed the following spring. Deciduous Tree ties to be V.I.T. Cincho Ties #0132. Evergreen Tree Guying to be Duckbill Tree Support System #68-DTS.
- Install concrete mowstrip between lawn and planting areas. Curbing to be installed level and uniform and shall match top finish grades of concrete walks and curbs. See concrete mowstrip detail.
- Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 36 inch diameter sod-free ring with a 4 inch depth of wood mulch. All trees in turf to have a 8" wide x 3' deep augured hole filled with 3/4" crushed gravel. See tree planting details.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Trees

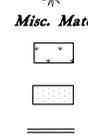


Shrubs



Perennials/Ornamental Grasses

Misc. Materials



- | Qty. | Botanical Name | Common Name | Plant Size/Spacing | Detail |
|------|---|----------------------------|----------------------------|--------|
| 4 | <i>Pyrus a. 'Chanticleer'</i> | Chanticleer Flowering Pear | 2" Cal, B&B | 2/L3.1 |
| 8 | <i>Acer p. 'Crimson Sentry'</i> | Crimson Sentry Maple | 2" Cal, B&B | 2/L3.1 |
| 4 | <i>Pinus f. g. 'Vanderwolfe'</i> | Vanderwolfe Pine | 6' Min Ht., B&B | 3/L3.1 |
| 2 | Contractor Shall Field Verify Existing Neighboring Trees in Park Strip & Match New Proposed Trees | | 2" Cal, B&B | 2/L3.1 |
| 2 | <i>Picea a. 'Cupressina'</i> | Columnar Norway Spruce | 6' Min Ht., B&B | 3/L3.1 |
| 3 | <i>Zeikova s. 'Musashino'</i> | Musashino Zeikova | 2" Cal, B&B | 2/L3.1 |
| 42 | <i>Rhus a. 'Grow Low'</i> | Grow Low Sumac | 5 Gal. Cont., 12" Min. Ht. | 1/L3.1 |
| 20 | <i>Spiraea b. 'Limemound'</i> | Limemound Spiraea | 5 Gal. Cont., 15" Min. Ht. | 1/L3.1 |
| 10 | <i>Prunus l. 'Otto Luykens'</i> | Otto Luyken Laurel | 5 Gal. Cont., 24" Min. Ht. | 1/L3.1 |
| 31 | <i>Cornus s. 'Ivory Halo'</i> | Ivory Halo Dogwood | 5 Gal. Cont., 15" Min. Ht. | 1/L3.1 |
| 16 | <i>Potentilla f. 'Goldfinger'</i> | Goldfinger Potentilla | 5 Gal. Cont., 15" Min. Ht. | 1/L3.1 |
| 8 | <i>Prunus cistena</i> | Purple Leaf Sand Cherry | 5 Gal. Cont., 24" Min. Ht. | 1/L3.1 |
| 39 | <i>Buxus k. 'Wintergreen'</i> | Wintergreen Boxwood | 5 Gal. Cont., 18" Min. Ht. | 1/L3.1 |
| 35 | <i>Pinus m. m. 'Slowmound'</i> | Slowmound Mugo Pine | 5 Gal. Cont., 18" Min. Ht. | 1/L3.1 |
| 24 | <i>Cornus s. 'Kelsey'</i> | Kelsey Dogwood | 5 Gal. Cont., 12" Min. Ht. | 1/L3.1 |
| 25 | <i>Picea a. 'Nidiformis'</i> | Nest Spruce | 5 Gal. Cont., 15" Min. Ht. | 1/L3.1 |
| 17 | <i>Berberis t. 'Kobold'</i> | Kobold Barberry | 5 Gal. Cont., 12" Min. Ht. | 1/L3.1 |
| 25 | <i>Calamagrostis 'Karl Forester'</i> | Karl Forester Grass | 2 Gal. Cont., 18" Min. Ht. | 1/L3.1 |
| | Kentucky Bluegrass Blend from a Local Source. Install over a 4 inch depth of Topsoil. Prior to Laying Sod, Apply a Starter Fertilizer. | Sod | | 4/L3.1 |
| | Fractured Decorative Stone Mulch - Install a 4 inch depth over Dewitt Pro5 Weed Barrier in all Planting Areas where Specified on Plan. Color: Tan Rust Color; Source: Staker Parson (801)-514-5132 from Beef Hollow Pit (Upper Section of Pit or Equal); Wash Stone After Installation; Submit Sample for Approval. | | | 4/L3.1 |
| | 4" x 6" Concrete Mowstrip - Install Flush to all Concrete Edges between Lawn and Planting Areas. | | | 4/L3.1 |

Plant Legend

Site Data

Zone = Regional Commercial (RC)
Site Area = 86,614 s.f. (1.99 ac.)
Landscape Area Required = 17,322 s.f. (20%)
Landscape Area Provided = 17,726 s.f. (20.4%)
Commerce Drive Trees Req. (89 Lf. @ 30 Lf.) = 3 Trees
Commerce Drive Trees Provided = 2 New Trees & 1 Exist.
Deciduous Trees Req. = 8 Trees (15 Provided)
Evergreen Trees Req. = 6 Trees (6 Provided)
Shrubs Req. = 26 Shrubs (252 Provided)
Lawn Area = 12,349 s.f. (%)
Planting Area = 5,377 s.f. (%)

Irrigation Notes:

- See Sheet L3.1 for Landscape Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Layout & Sheet L3.1 for Details.

Landscape Keynotes

- New Lawn
- New Planting Bed w/ Stone Mulch
- Detention Pond
- Concrete Mowstrip - See Legend
- 15' & 30' Site Triangles
- Existing Tree & Understory Lawn to Remain & be Protected



Know what's below.
Call before you dig.

Scale: 1" = 20'

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Blvd., Salt Lake City, Utah 84116
801-521-8529 - AWahlen.com

Landscape Plan
VASA Fitness
1523 North Redwood Road
Saratoga Springs, Utah

State of Utah
Landscape Architect
Jared R. Manscill
No. 7740426-5301
01/30/2015

30 Jan, 2015
SHEET NO.
L1.1

REV	DATE	DESCRIPTION
X	XXXX	
X	XXXX	

Designed by: SY
Drafted by: SY
Client Name:
Hawkins Development
14-127LS



Planning Commission

Staff Report

Concept Plan, General Plan Amendment, and Rezone

Utah Valley Turf Farm

February 26, 2015

Public Hearings and Concept Review

Report Date:	February 9, 2015
Applicant:	WPI Enterprises / Derek Lloyd
Owner (if different):	Utah Valley Turf Farm, LLC
Location:	Southwest of Commerce Drive and Crossroads Blvd.
Major Street Access:	Crossroads Blvd.
Parcel Number(s) and size:	51:032:0136, 124.77 Acres (area of GP Amendment, 0.4 acres; area of rezone, 3.45 acres; area of Concept Plan 6.59 acres)
General Plan Designation:	Regional Commercial and Medium Density Residential
Zone:	Regional Commercial and Agriculture (also in Gateway Overlay Area)
Adjacent Zoning:	Regional Commercial and Agriculture
Current Use:	Agricultural
Adjacent Uses:	Agricultural
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	City Council
Type of Action:	Legislative
Planner:	Scott Langford

A. Executive Summary:

The applicant, Derek Lloyd on behalf of the property owner, is requesting a General Plan (GP) amendment from Medium Density Residential designation and zone to the Regional Commercial (RC) designation (0.4 acres) and Rezone from Agriculture to Regional Commercial (3.45 acres). In conjunction with these requests, the applicant is also requesting input on a concept plan for a ~6.59 acre commercial development near the southwest corner of Commerce Drive and Crossroads Boulevard.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing and take public comment on the Rezone and GP Amendment applications, give the applicant feedback on the concept plan, and consider making a recommendation on the Rezone and GP applications to the

City Council. Options for the Rezone and GP amendments include a positive recommendation, negative recommendation, or continuance, and are outlined in *Section H* of this report.

B. BACKGROUND: The subject site has been used for agricultural purposes since before the city became incorporated.

C. SPECIFIC REQUEST:

The concept plan proposes a 6.59 acre commercial development that includes 21,930 square foot commercial building with associated outdoor display and storage, as well as two commercial pad areas along Crossroads Blvd. The applicant has stated that there are no specific tenants lined up for the commercial pads along Crossroads Blvd., however the specified user for the larger building to the south is [Tractor Supply Co.](#)

The proposed commercial uses (including the proposed ancillary outdoor display and sales areas) require commercial zoning. Approximately half of the site (3.14 acres) already lies within the Regional Commercial designation and zone; however the west portion of the site is zoned Agriculture. The very southwest corner of the proposed site also lies within the Medium Density Residential General Plan designation; therefore both a Rezone and a General Plan amendment need to be approved by the City Council in order to support the proposed commercial Concept Plan.

D. PROCESS

General Plan Amendment and Rezone

Section 19.17.03 of the City Code outlines the requirements for a Rezone and General Plan amendment requiring all rezoning applications to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. An application for a rezone request shall follow the approved City format. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

The development review process for rezone approval involves a formal review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council will then hold a public hearing and formally approve or deny the rezone request.

Concept Plan

Section 19.17.02 of the Code also states *"Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."*

The applicants have submitted a Concept Plan application for the previously referenced commercial development. Per Section 19.13 of the Code, the process for a Concept Plan includes informal review of the plan by both the Planning Commission and the City Council. No public hearing is held, and a recommendation is not required.

E. COMMUNITY REVIEW:

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

The Concept Plan does not require a public hearing.

F. GENERAL PLAN:

The site is designated as Regional Commercial and Medium Density Residential on the adopted Future Land Use Map. The applicant is requesting to change a small portion (~0.4 acres) of the project area from Medium Density Residential designation to the Regional Commercial designation. The Regional Commercial designation is defined in the General Plan in the following manner:

***Regional Commercial.** "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.*

As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.

Among the many tenants anticipated in these areas are large destination oriented businesses. Specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan."

The applicant has submitted a Concept Plan to show justification of their request to amend the General Plan and rezone the property. The applicant will submit a revised and expanded Concept Plan prior to, or concurrent with a formal Subdivision application. This expanded Concept Plan will, in general terms, address how the rest of this ~125 acre property may be developed. However, at this time the applicant is only requesting conceptual input on the 6.59 acre commercial development to facility the GP amendment and rezone. If the GP amendment is approved, the commercial Concept Plan proposal will be consistent with this designation.

G. CODE CRITERIA:

Rezoning and General Plan amendments are legislative decisions; therefore the Council has significant discretion when making a decision on such requests.

The Code criteria below are provided as guidelines, however are not binding requirements.

Rezone and General Plan Amendments

Section 19.17.04 outlines the requirements for both a rezone and a General Plan amendment, and states:

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

map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
***Consistent.** The application (Rezone) conforms to the Regional Commercial category identified in the General Plan. The portion of the Land Use Element that is currently designated as Medium Density Residential represents a small portion (6%) of the overall development. Staff recommends that the General Plan Land Use Element be amended to bring the entire development site into conformance. Such amendment will be consistent with the provisions of the General Plan.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
***Consistent.** Both the GP amendment and Rezone proposals work together to support small scale commercial development, with the assumption that this will be a catalyst for additional larger scale commercial development. Additional applications (e.g. Site Plan and Subdivision) with appropriate conditions and management will work together to mitigate any potential negative impacts.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
***Consistent.** The applications do not negatively impact development of the site; the proposed commercial use is consistent with the intended use of this area.*
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.** As the residential population of this community continues to grow, it is important to provide adequate services; including commercial services. The proposed development will bring new commercial uses to the area, which will serve the community interests. Staff does not foresee harm to the community, as the change will not result in a significant change to allow for more intense uses, higher density, or increased traffic over the existing zone and designation.*

Concept Plan - Code

- 19.04, Land Use Zones (reviewed according to RC zone) – **Complies**
 - Use – Retail Sales (potential restaurant, casual) – **Complies**
 - Setbacks – 20' front / 30' side (can be reduced to 10') / 20' rear (can be reduced).
 - Commercial Pads along Crossroads: As shown, the City Council would have to approve a setback reduction for the Front and Side yard setbacks – **can comply**
 - Tractor Supply Site: – **Complies**
 - Lot width, depth, size, coverage – 100' width/frontage, 50% coverage, 20,000 min size. – **Complies**
 - Dwelling/Building size – min 1,000 sq.ft. per building. – **Complies**
 - Height – 35' maximum (not enough information; **should comply**)
 - Open Space / Landscaping – 20% required, 29% is listed on Concept Plan; however more information will be needed during the Site Plan review to verify – **should comply**
 - Sensitive Lands – **Complies**
 - Trash – **Complies**

- 19.06, Landscaping and Fencing – **Can Comply (more information needed)**
 - General Provisions
 - Automatic irrigation required
 - Sight triangles must be protected
 - All refuse areas (including dumpsters) must be screened
 - Landscaping Plan – TBD through site plan process
 - Planting Standards & Design – to be provided at a later date (Site Plan)
 - Amount – TBD through site plan process
 - Fencing & Screening – TBD through site plan process (No Chain-link)

- 19.09, Off Street Parking – **Minor Issues**
 - Parking Requirements / Design – TBD through site plan
 - Lighting - TBD
 - Dimensions - **complies** (9' x 18')
 - Accessible – **complies**
 - Provided
 - Landscaping - **issues**
 - Not all islands have been provided (no more than 10 parking spaces)
 - Min. 8' boundary strip required along perimeter of all parking areas
 - Pedestrian Walkways & Accesses – **issues**
 - Better pedestrian connectivity must be provided within the site and stubbed to connect to future development. This will be reviewed during the Site Plan and Subdivision review process.
 - Minimum Requirements – **complies**
 - Retail Sales requirement: 1 spaces per 1000 s.f.
 - 21,930 s.f. = 88 stalls required (for Tractor Supply)
 - 95 stalls provided; however, several will need to be removed to comply with the landscaping standards.
 - Restaurant, Casual: 1 space per 100 s.f.
 - ~5,375 s.f. + ~2,230 s.f. = 76 stalls required
 - 134 stalls provided; however, several will need to be removed to comply with the landscaping standards.

- Section 19.13, Process
 - General Considerations: General Plan, Natural Features, Community & Public Facilities
 - Use is contemplated by GP
 - No natural features are impacted
 - Notice / Land Use Authority
 - Concept to PC and CC
 - Rezone / GP requires public hearings with PC and CC, and notice to 300'.
 - Site Plan / Subdivision will require public hearings with PC and public meeting with CC, and notice to 300'.

- 19.14, Site Plans.
 - Will be reviewed at time of Site Plan submittal.
 - Initial concept comments:
 - Screening between commercial and residential areas will be required.

- 19.15, Conditional Use Permit.
 - Will be reviewed at time of site plan submittal.
- 19.18, Signs. – **issues, can comply**
 - The Concept Plan does show a general location for a sign. The detailed sign review will be submitted with the site plan.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission give the applicant informal feedback and direction on the Concept Plan.

Staff also recommends that the Commission conduct a public hearing on the rezone and general plan amendment, take public comment, discuss the rezone and general plan amendment, and then choose from the options outlined below:

Option 1, Positive Recommendations

(Staff supports this option)

“I move to forward positive recommendation to the City Council for the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in Exhibit 1, with the Findings and Conditions below:”

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section G of this report, which section is hereby incorporated by reference, as the proposed office use is permitted in both the existing and proposed land use designation.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference. Specifically:
 - a. The rezone will conform to the amended Land Use Element and other provisions of the General Plan as it meets the Regional Commercial category identified in the General Plan.
 - b. the proposed zone change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public as it permits the same commercial uses as the majority of the existing zone and uses in the area, and with appropriate conditions and management, no negative impacts will occur.
 - c. the proposed zone change will not negatively impact the general purposes and intent of this Title and any other ordinance of the City.
 - d. community interests will remain unaffected by the proposed change.

Conditions:

1. All requirements of the City Engineer shall be met.
2. Any conditions added by the Commission. _____
3. _____

Option 2, Continuance

"I move to **continue** the Rezone and General Plan amendment 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. _____

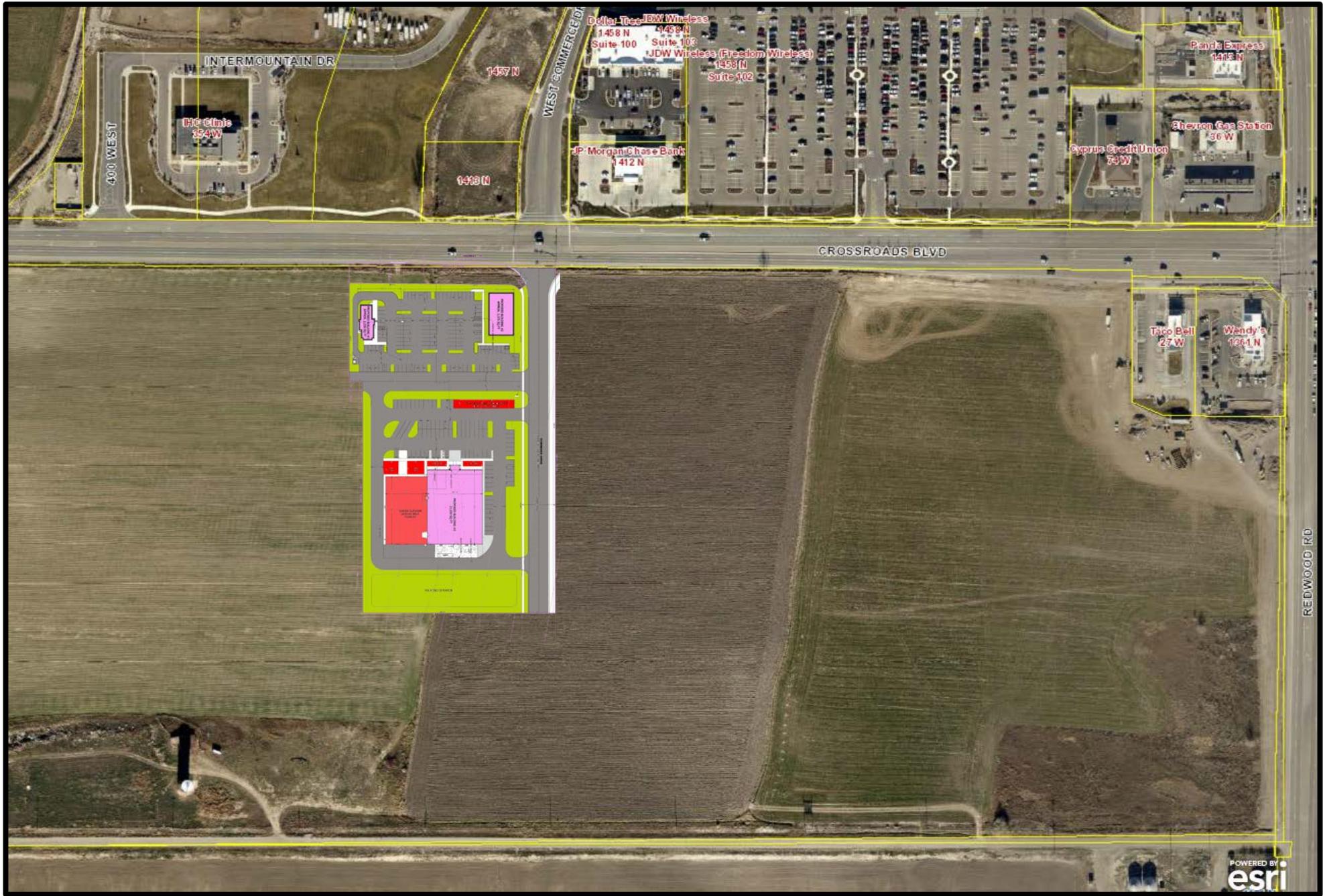
Option 3, Negative Recommendation

"I move to forward a negative recommendation to the City Council for the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in Exhibit 1, with the Findings below:

- 1. _____
- 2. _____
- 3. _____

I. Exhibits:

- 1. Aerial with Concept Plan Overlay (page 8)
- 2. Proposed Concept Plan (Site) (page 9)
- 3. Proposed Concept Plan (Subdivision) (page 10)
- 4. Proposed Concept Plan on GP Map (pages 11)
- 5. Proposed Concept Plan on Zone Map (page 12)
- 6. City Engineer's Report (page 13)



400 WEST

INTERMOUNTAIN DR

1457 N

1458 N

WEST COMMERCE DR

Dollar Tree
1458 N
Suite 100

J&W Wireless
1458 N
Suite 103

J&W Wireless (Freedom Wireless)
1458 N
Suite 102

JP Morgan Chase Bank
1412 N

Panda Express
1413 N

Chevron Gas Station
36 W

Cyprus Credit Union
74 W

CROSSROADS BLVD

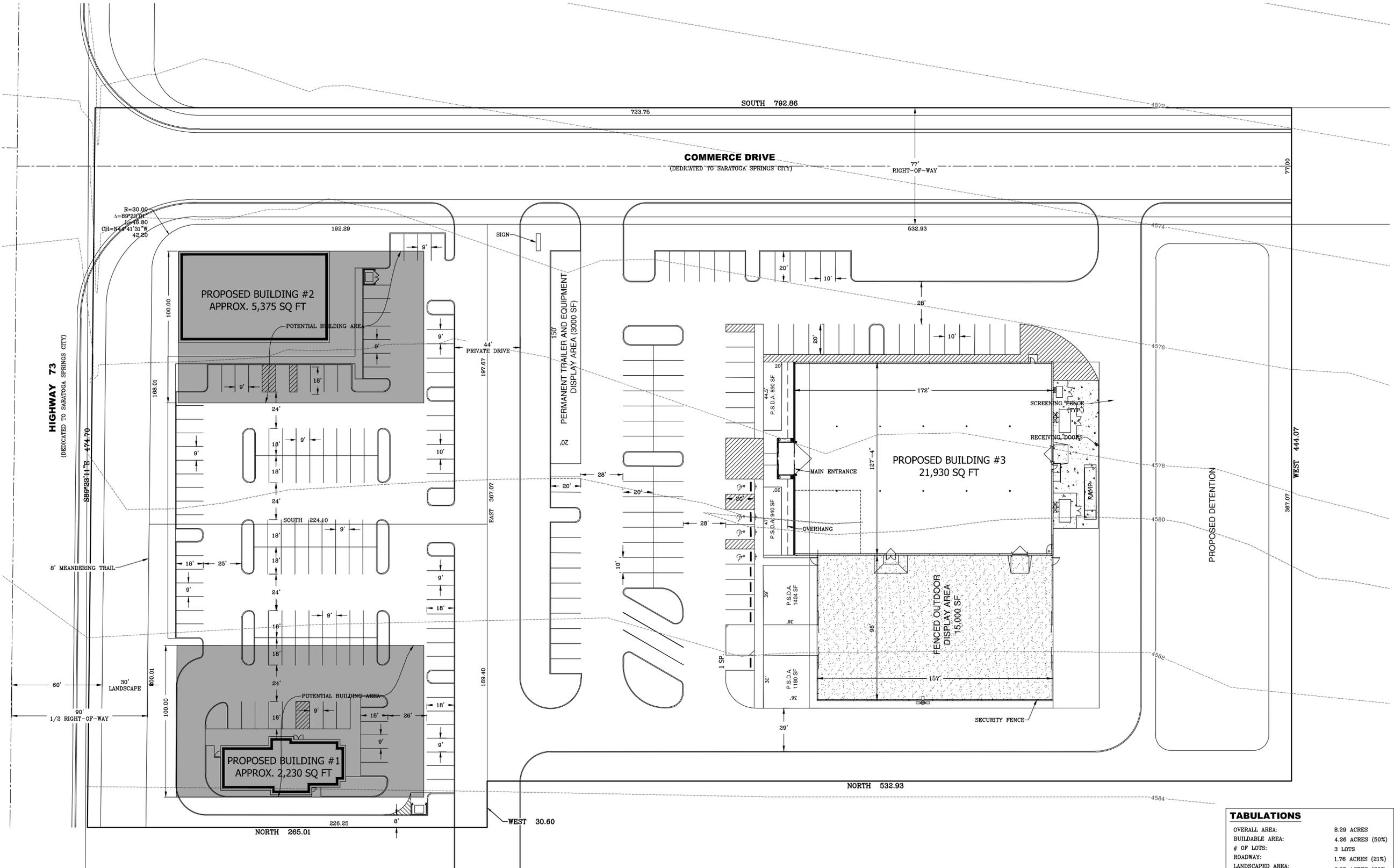
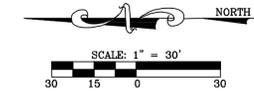


Taco Bell
27 W

Wendy's
1264 N

REDWOOD RD

POWERED BY
esri



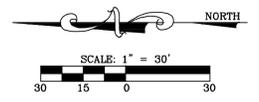
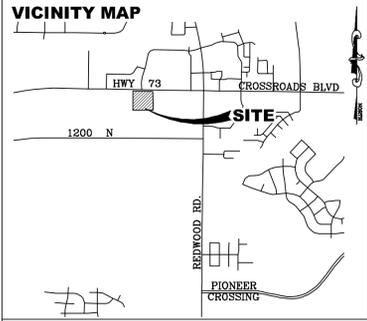
SARATOGA COMMERCIAL
 SARATOGA, UTAH
OVERALL CONCEPTUAL SITE PLAN

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

TABULATIONS	
OVERALL AREA:	8.29 ACRES
BUILDABLE AREA:	4.26 ACRES (50%)
# OF LOTS:	3 LOTS
ROADWAY:	1.76 ACRES (21%)
LANDSCAPED AREA:	2.27 ACRES (29%)
BUILDING #1	2,230 S.F.
BUILDING #2	5,375 S.F.
BUILDING #3	21,930 S.F.
PROPOSED PARKING STALLS	221 STALLS

LEI PROJECT #:	2014-0000
DRAWN BY:	BAP
CHECKED BY:	GDM
SCALE:	1" = 30'
DATE:	02/10/2015

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LEI
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 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

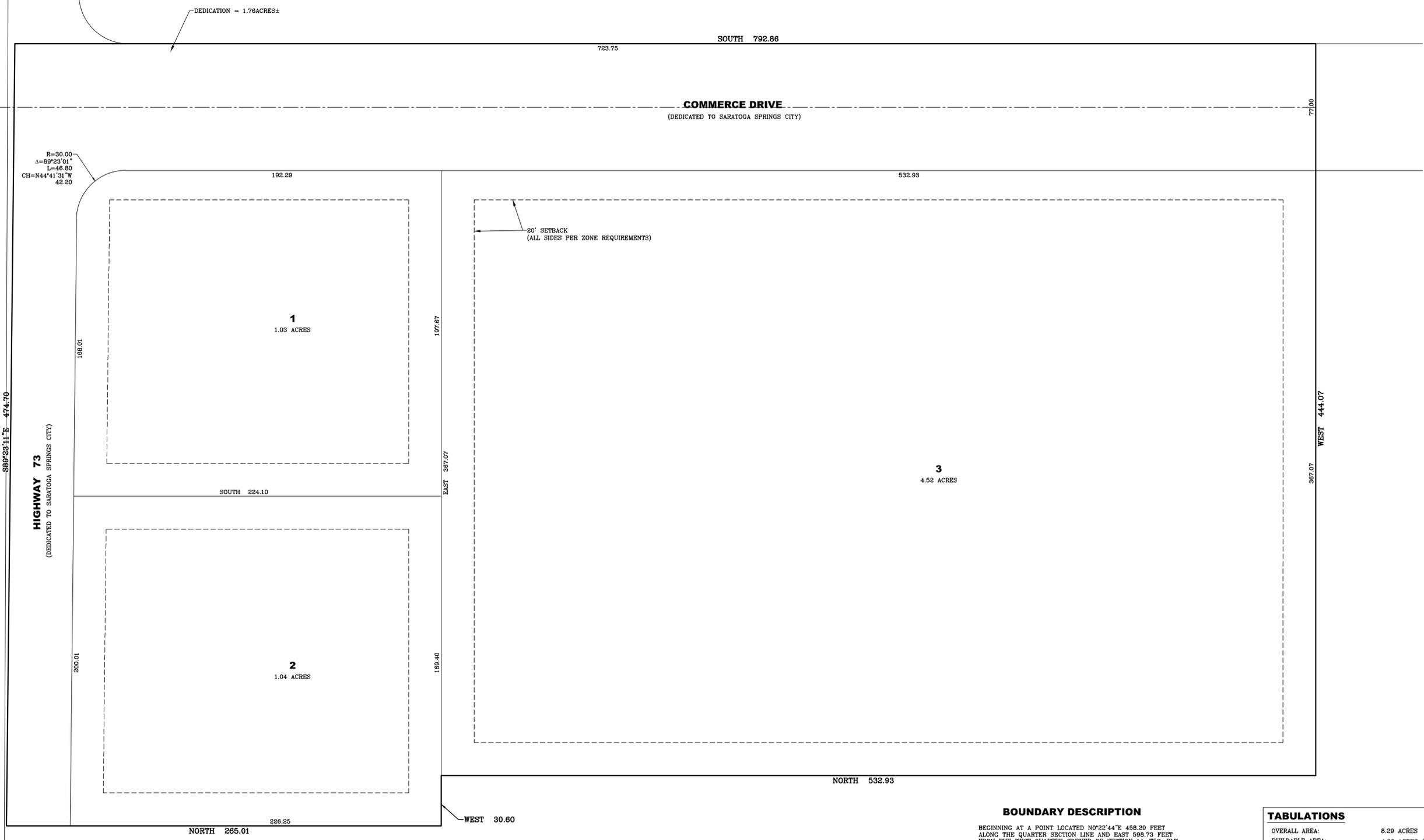
SARATOGA COMMERCIAL
 SARATOGA, UTAH
CONCEPT SUBDIVISION PLAN

REVISIONS

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5	

LEI PROJECT #:
2014-0000
 DRAWN BY:
BAP
 CHECKED BY:
GDM
 SCALE:
1" = 30'
 DATE:
02/10/2015

SHEET
1



BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED N0°22'44"E 458.29 FEET
 ALONG THE QUARTER SECTION LINE AND EAST 598.73 FEET
 FROM THE WEST QUARTER CORNER OF SECTION 14, T5S, R1W
 SALT LAKE BASE & MERIDIAN; THENCE NORTH 532.93 FEET;
 THENCE WEST 30.60 FEET; THENCE NORTH 265.01 FEET;
 THENCE S89°23'11"E 474.70 FEET; THENCE SOUTH 792.86 FEET;
 THENCE WEST 444.07 FEET TO THE POINT OF BEGINNING.

TABULATIONS

OVERALL AREA:	8.29 ACRES
BUILDABLE AREA:	4.26 ACRES (50%)
# OF LOTS:	3 LOTS
ROADWAY:	1.76 ACRES (21%)
LANDSCAPED AREA:	2.42 ACRES (29%)

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Legend

City Limit
 Parcel
 Adjacent Boundary
 Existing Street

Master Transportation Plan

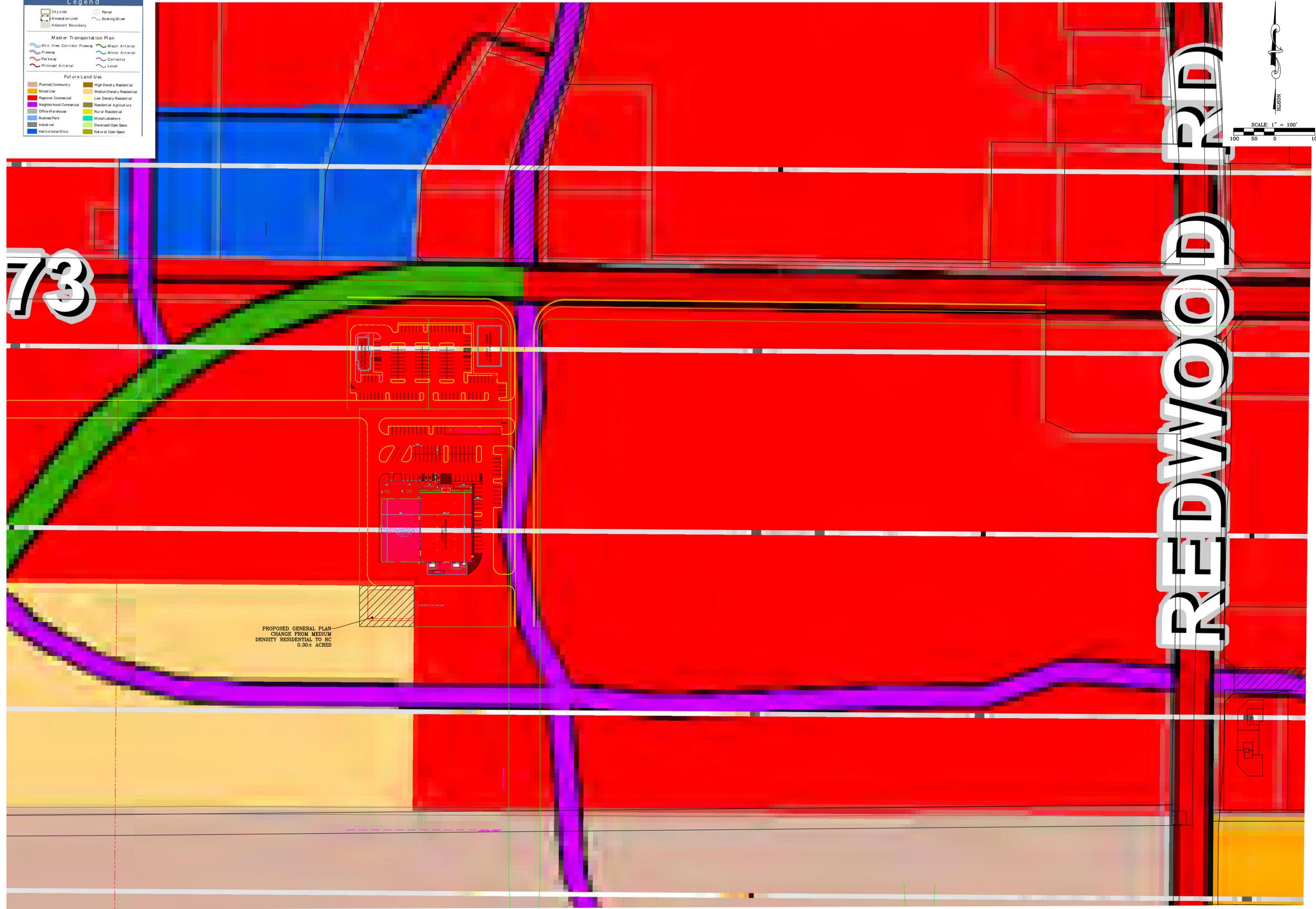
Mtn. View Corridor Freeway
 Freeway
 Parkway
 Principal Arterial
 Major Arterial
 Minor Arterial
 Collector
 Local

Future Land Use

Planned Community
 Mixed Use
 Regional Commercial
 Neighborhood Commercial
 Office Warehouse
 Business Park
 Industrial
 Institutional/Civic

High Density Residential
 Medium Density Residential
 Low Density Residential
 Residential Agriculture
 Rural Residential
 Mixed Lakeshore
 Developed Open Space
 Natural Open Space

73



SCALE: 1" = 100'

100 50 0 100

LEI



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 office@lei-eng.com
 www.lei-eng.com

SARATOGA COMMERCIAL
 SARATOGA, UTAH
GENERAL PLAN CHANGE EXHIBIT

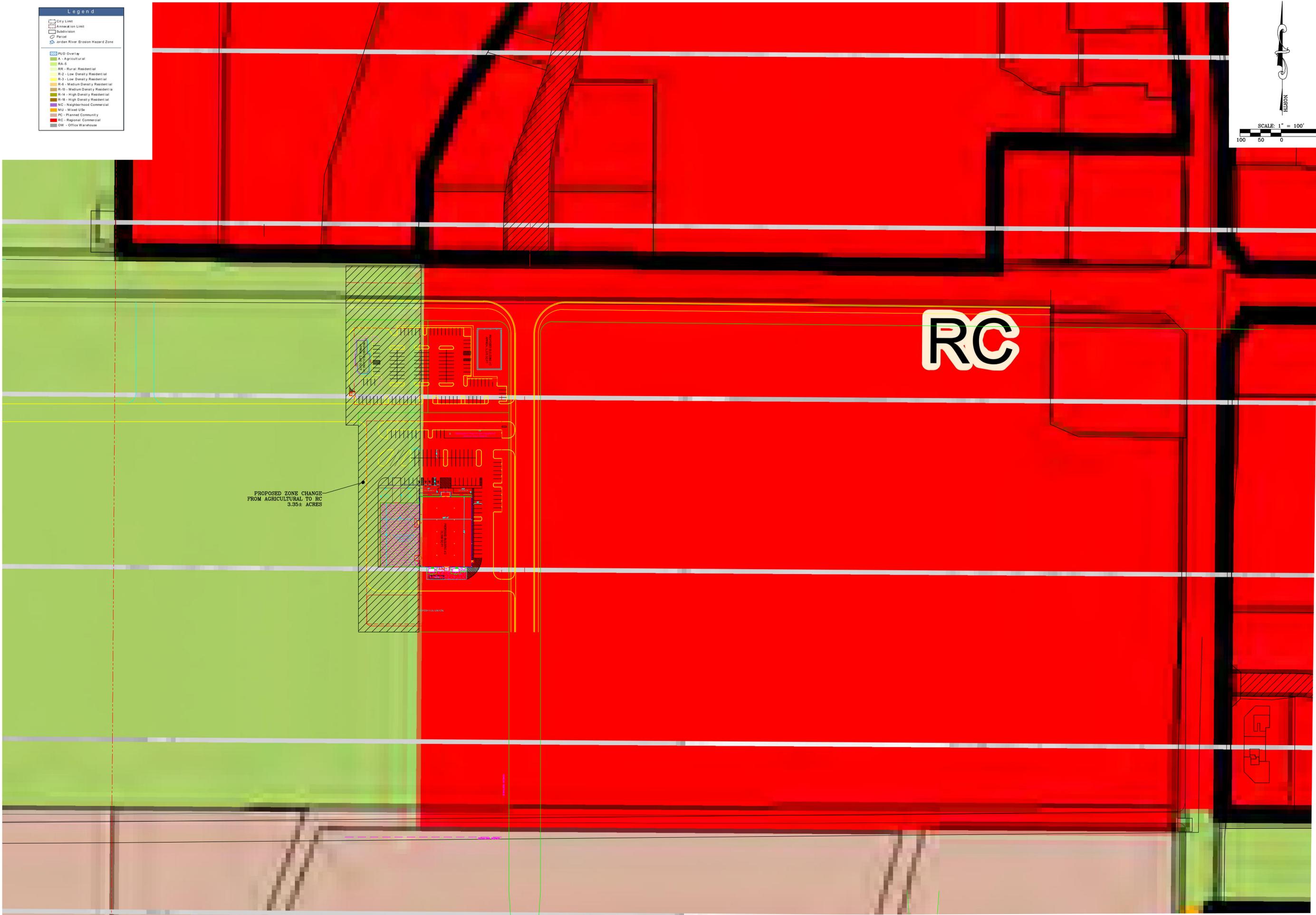
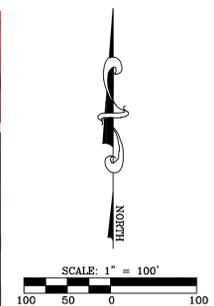
REVISIONS

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LEI PROJECT #:
2014-1089
 DRAWN BY:
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 CHECKED BY:
GDM
 SCALE:
1" = 100'
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02/10/2015

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Legend	
	City Limit
	Jurisdiction Limit
	Subdivision
	Parcel
	Jordan River Erosion Hazard Zone
	PUD Overlay
	A - Agricultural
	RA-5
	RR - Rural Residential
	R-2 - Low Density Residential
	R-3 - Low Density Residential
	R-6 - Medium Density Residential
	R-10 - Medium Density Residential
	R-14 - High Density Residential
	R-18 - High Density Residential
	NC - Neighborhood Commercial
	PC - Planned Community
	RC - Regional Commercial
	OW - Office Warehouse



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SARATOGA COMMERCIAL
 SARATOGA, UTAH
ZONE CHANGE EXHIBIT

REVISIONS	
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LEI PROJECT #:
2014-1089
 DRAWN BY:
BAP
 CHECKED BY:
GDM
 SCALE:
1" = 100'
 DATE:
02/10/2015

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City Council Staff Report

Author: Jeremy D. Lapin, City Engineer

Subject: Utah Valley Turf Farm

Date: February 26, 2015 – PC and March 3, 2015 - CC

Type of Item: Concept Plan, General Plan Amendment, and Rezone



SARATOGA SPRINGS

Description:

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

B. Background:

Applicant: WPI Enterprises / Derek Lloyd

Request: Concept Plan

Location: Southwest of Commerce Drive and Crossroads Blvd.

Acreage: 6.59 acres - 98 lots

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

D. Proposed Items for Consideration:

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 from upland flows.

E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- I. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- K. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- L. 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.
- M. Access along Crossroads Blvd must comply with the City's access spacing standards and shall align with existing roads and access points where applicable.
- N. Easements shall be provided for all utilities outside of the public ROW. Waterlines shall have 10' easements and sewer and storm drain 20' wide easements centered on the pipeline.
- O. All manholes, valves, and structures outside of the public ROW shall have 12' paved access roads with accompanying easements in favor of the City.
- P. Occupancy shall not be granted for any building until all easements are recorded for utilities outside of the public ROW and outside of the developers ownership

City of Saratoga Springs
Planning Commission Meeting
February 12, 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, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North

Staff: Kimber Gabryszak, Mark Christensen, Jeremy Lapin, Kevin Thurman, Nicolette Fike

Others: LTC Annette Barnes, Paul Reymond, Bob and Cari Krejci, Wendy and Cory Smith, Rob Bailey, Paul Linford, Kevin & Tanner Ballard, Krisel Travis, Thane Smith, Boyd Martin, Nate Shipp, Brian Flamm

Excused: Jarred Henline

Call to Order - 6:36 p.m. by Chairman Jeff Cochran

Pledge of Allegiance - led by Lt. Col. Annette Barnes

Roll Call – Quorum was present

Public Input Open by Chairman Jeff Cochran

No input at this time.

Public Input Closed by Chairman Jeff Cochran

4. Public Hearing and Possible Recommendation: Code Amendments to Section 19.13 (Concept Plan process).

Kimber Gabryszak explained that currently every Subdivision and Commercial site plan application needs to submit a concept plan that is required to go before both Planning Commission and City Council prior to any approval. This lengthens the process for applications. This amendment would delegate the Concept Plan process to Staff to help streamline the process. It would be reviewed by the Development Review Committee. The exceptions would be if it was accompanying a rezone application.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Kara North thought it was a good idea and will make our City more desirable to do business in. She likes that it provides the exception so community members can be a part of the rezone process.

Kirk Wilkins is in support of this and anything that can streamline the process and help the city.

Hayden Williamson agreed that anything they can do to make government more efficient is good. He did have a thought that often in concept phase Planning Commission often has good suggestions and would there be a process where they could request input from the Planning Commission.

Kimber Gabryszak commented that it was a possibility and if they pursued that option she suggested that they reevaluate the fee schedule, because it takes a lot more time for the city. They could consider creating an optional concept plan process.

Sandra Steele is in favor of this but would like to see language that applicant could go to the Development Review Committee meeting to take care of Commissioner Williamson's concerns.

Kimber Gabryszak said they are looking at a modification of their Development Review Process. It is operating as usual and now they have a comment review meeting with applicants about two weeks after they submit to discuss it with staff. The code doesn't specify how the DRC works so they have the ability to make that change without a code amendment. They have met with two developers so far that have liked the process.

Jeff Cochran is also in favor of this and asked if there was a unique development, maybe of significant size, which may impact the city without a zone change.

Kimber Gabryszak responded that they don't have a scaling cut off in place for that situation but they always have the opportunity to have them come to a work session with the Council if the applicant desires.

Sandra Steele believes it has been discussed that when it comes through concept plan that Planning Commission and City Council would be notified.

Kimber Gabryszak said they added a few categories under the Directors Report and that would be a place to let them know about it and where they can ask questions.

Motion made by Kara North: Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Section 19.13.05, with the Findings and Conditions in the staff report. Seconded by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

5. Public Hearing and Possible Recommendation: General Plan Amendment for Mixed Lakeshore Land Use Designation.

Kimber Gabryszak noted that this is a zone that anticipates taking advantage of the lakeshore for developments that would be of benefit to the whole city with small café's or rental shops as well as densities that small businesses there would need. Developments have mostly just pursued low density residential. This was discussed at the Council retreat. For a short term stop gap they would not allow low density residential as a stand-alone development unless they apply for and achieve an amendment to change to low density residential. So it adds a step where City Council could say no them.

Public Hearing Open by Chairman Jeff Cochran

No input at this time.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele asked if there was a way to change the land use plan designation on the map. When looking at small pieces of land 20% can get pretty small, we need to look at transportation plans in conjunction with it. You don't want to take traffic through small homes to get to the ice cream shop. Anyone that comes in and wants to change will have to go through a zone change process and we want to be business friendly. We may want to rethink some properties that are already in the General Plan for this because now we have put things in the middle. We want to make sure whoever comes in doesn't put business all by the front road and houses by the lake.

Hayden Williamson thinks the land owners aren't necessarily agreeing with this use and he has issues with changing rules on the landowners. The market may be driving what the developers want to put there. Because of this he is opposed to it. He would like to see business there, and if that is what the market wants then it shouldn't be a problem.

Kirk Wilkins asked if the way our code was written affected the landowners that went in to build low density zones. Did someone ever come in to say we would like to build something else? Will these changes give us the desired outcome, will future landowners see the code and will it really make the change.

Kimber Gabryszak noted the way it's written now it won't really change anything. They looked at other successful codes to see what they needed to change. This is a stop-gap measure to not do only low density. We are trying to look down the road and preserve some of the property for that type of development. Right now the percentages are not enough.

Mark Christensen commented that a previous owner of Mallard Bay was interested in this type of product. So there is some demand for this type of development. We don't have an endless supply of lakefront. If we don't put the wish out there, it might pass us by. If we don't create the opportunity for these products by the lake then what sells today may not be in our best interest in the long run.

Kirk Wilkins would like to see the city do an incentive for people who currently own the land to change their focus. He would rather see some agreement rather than mandate something that may take away the rights of land owners.

Kara North thinks we do have an obligation to preserve the lakefront for the whole city to enjoy and not just catering to a specific type of builder. It doesn't take away their right to build there, but can make our city more attractive with those amenities on the lake. She would be in favor of it.

Jeff Cochran sees the value to preserve the rights of a property owner to develop what will sell for them and he also sees the value of preserving the corridor for the Mixed Lake use. there are lots of places to put a house but there is limited lakeshore.

Hayden Williamson thinks we need to be careful when we say we want to preserve the land because we may lock in investors because they can't build for the demand. Maybe the city could buy the property and do what we want with it.

Kara North replied that staff has said there is a demand for it, we are not telling them that they can't develop the land, they can fully develop it, it's just how much is residential and how much is commercial and she doesn't think we are inappropriately infringing on anyone's property rights.

Kirk Wilkins said we need to be careful with the word "we," Who is that. Does the city get to dictate what the landowners do and don't and at whose expense? What about the person who purchased the land long ago and they don't get to develop it the way they had planned. The city may want to provide a place to build something that is more lucrative but can we really take away owners' rights.

Kimber Gabryszak commented on the allowable density in R3 vs. ML which is 6 units to the acre. It could help by giving more density to those owners.

Sandra Steele noted that as a Commission we have been appointed with the task of planning for the future because what we do today will affect what our grandchildren see and if we don't protect our natural resources they may be gone. We are not taking the rights away; we are giving them higher density and more options.

Motion made by Sandra Steele: Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to The Mixed Lakeshore Designation as outlined in Exhibit 2, with the Findings and Conditions in the staff report. And add a condition that more study on the Mixed Lakeshore shall come back to Planning Commission. Seconded by Kara North. Aye: Kara North, Jeff Cochran, Sandra Steele. Nay: Kirk Wilkins, Hayden Williamson. Motion passes 3-2.

6. Public Hearing and Possible Recommendation: Master Development Agreement for The Springs located west of Wildflower and Harvest Hills, south of Camp Williams, Western States Ventures, applicant.

Kimber Gabryszak noted this is a Master Development Agreement (MDA) to accompany the annexation request. Both the MDA and Annexation approval including the rezone are going to council at the same time. The MDA is specific only to the Western States Ventures property coming in. She reviewed the proposed zones within the development. Camp Williams has requested that the city consider working with them and the developer for a trail and sound walls to minimize impact on residents. They are working with all their neighbors for a trail around the whole base. She noted the acreages proposed per zone, for the most part densities asked for are below allowed, the total is 1770 ERU's. The applicants have been researching the legalities of the buffer zone requested by adjacent owners and they are to work that out outside the MDA. A condition was added at the request of the utility company that all utility requirements shall be met.

Bruce Baird, for applicant, noted they just got the Guard note today and haven't had a chance to process and respond but they will commit to working with guard and staff. That may need to be dealt with in the details. They are hiring a seismic consultant to do an impact study. They are going to test what the reality is to what is being blasted, but they don't blast on a regular basis. They will not build any product that is unsafe for what the neighbors have the legal right to do. They will determine what an actual safe zone is and submit that to the city as soon as they get it. They believe they have done a good job and have tried to meet all concerns; their team has been working hard.

Public Hearing Open by Chairman Jeff Cochran

Paul Raymond works with Camp Williams; they are interested in working with the city and developers to insure good relationships. Some of the items they brought up were in response to other developments they have worked with. This isn't just for them to make it better for their residents but it also creates another fire break. They have firing points close to this development and they would hope a wall would lessen the chance of anything happening. They want to put things in place for everyone's best interest.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele noted that the Camps requests do need to be taken into consideration. She asked if this was in the Urban Wildland interface area.

Mark Christensen noted all developments in the city now would have to comply with Urban Interface Code, which would create defensible space and things of that nature, anything that abuts Wildland.

Sandra Steele would love to see some of the southern portion of the land in Business Park or something of that nature. She noted City Council had made some of those same comments, she thinks it would benefit the project and the city. She is concerned with the R18; she has rarely seen them be able to get 18 units to the acres. Would they plan to take those units they couldn't get and transfer them to another zone?

Bruce Baird replied the plan is not to exceed the maximum number in any particular pod. They have looked into the commercial and one logical site doesn't work because it's also the logical site for detention. If someone comes in and wants to put commercial use, they will come back to the city to rezone. They can't force commercial sites if they don't work. Just because it is zoned commercial doesn't mean it's going to be commercial.

Sandra Steele would be in favor of a condition to have the sound walls at the firing points for the base.

Bruce Baird said they are willing to add those walls at the firing points. They would agree that there be condition to work with the base. It would be hard to put a trail there, they are trying to comply with the public documents and it's difficult to comply with both of the requests.

Sandra Steele commented that the reason for the R2 was to give the buffer based on JLUS, if they agree to put the trail in, would they be able to not require as large of lot.

Kimber Gabryszak said that is possible, if they put the trail along the lots it would comply with land use.

Bruce Baird said the problem is they haven't done the studies to know if they can put the trail there. Not every door is worth the same amount of money, the larger lots are not just there for the Camp but also because they make some economic sense to add variety to the product. They were trying to meet multiple goals.

It's unfair to ask us to comply with something that has just come to them today. The trail is for basically a firebreak, they are already going to have to comply with the Urban Wildland Interface.

Sandra Steele understands and would like for them to work with staff if possible to get the trail as it will be an asset to our community as well as other communities.

Bruce Baird noted they didn't need it for open space. They intend to intersperse their open space in the pads as well. They could put those in and they will look at that between now and City Council.

Mark Christensen commented to consider a trail would mean we would be snow plowing and adding a significant ongoing expense that may already be addressed by our Wildland code. You can suggest it and we can take a good overall look at it.

Bruce Baird noted they had paid extra attention to connections and trails within their development.

Sandra Steele suggested when they are doing their investigations they look into the NEPA code. She recommends that the HADCO land be industrial. She would like to see a better transportation plan.

Hayden Williamson asked why we are putting ourselves between the property owner and the Camp.

Kimber Gabryszak replied that at first it was provided as public comment and the city has adopted some resolutions supporting the Joint Land Use Study to make sure development within a certain area is compatible. We are facilitating the discussion.

Hayden Williamson said the landowner appears to have a desire to be a good neighbor and it's his neck on the line if he can't sell property up there. Camp Williams also has concerns and they will be a good partner as well. He would like to see the trail but can see the trail would be a problem for the city in maintenance.

Kirk Wilkins doesn't think a sound wall would be of benefit for sound reasons. When they are doing their impact study perhaps Camp Williams would set off some arms to include that in their study.

(Representatives said that could be done.) He asked about the path and how wide it would be.

Kevin Thurman said the Wildland doesn't really define that as long as it's defensible, the code says 30' from residences.

Bruce Baird says it's measured on fuel load. The way it is now the homeowners are required to take care of the area. They will completely comply.

Mark Christensen said they have gone back to the code and any new development is required to create and maintain the defensible space. If they build a trail it then becomes the city's obligation.

Kevin Thurman noted we can't dictate how they address the defensible space issue. But we want to make sure it gets addressed.

Kirk Wilkins is concerned about mudslide issues.

Bruce Baird they can't put detention on property that is not their own.

Mark Christensen answered that as it complies with the engineering standards it should take care of this problem.

Bruce Baird mentioned that sound walls are not effective against fire. He just did a fire study like this.

Kirk Wilkins asked about the 15 yr. agreement with auto renewal.

Kevin Thurman said one of the redlines was to lower that to 10 years with two 5 year renewals. They typically have renewed the MDA's just so there is continuity between phases of projects. It's shouldn't be a huge concern to go out 20 years.

Kara North commented that they are excited to have the development here and believes they will be good neighbors.

Jeff Cochran referred to Proposition 6 and that we have reached the limit. He asked about the Wildland buffer and who makes sure it complies.

Bruce Baird really it's the city, the same as any violation to any city code.

Mark Christensen there will be things recorded that will solidify it and we as a city will have to monitor and enforce. He thinks enforcing residents will be easier than maintaining a trail.

Jeff Cochran wondered about run off water from Camp Williams.

Jeremy Lapin said there are ordinances in place, that if you buy property you inherit what goes along with it and take a responsibility to manage it. They are working with the developer currently with water issues.

Bruce Baird responded that they will manage what they have.

Jeff Cochran thinks it needs to be the different property owners that need to work things out together.

Kevin Thurman said they will work with them to make sure they have the property notes on the plat.

Kimber Gabryszak noted condition number 4 and they could add to that mining as well.

Jeff Cochran asked him to clarify about transferring densities.

Bruce Baird noted that they will have some flexibility but will not go above the maximum density in any pod and they cannot exceed the total ERU's for the whole development. They will probably not do all 1770 units because some of those would be taken up by church lots and maybe school sites. Even if they take those out they are probably less than 1700.

Jeff Cochran is concerned about access with the large number of units. What protections do they have in place that there will be adequate access?

Kimber Gabryszak noted with the MDA, the approval is for the units and density subject to requirements. They will have to comply with code for connectivity and future road connections. It is an issue between the two owners and they will have to address that when they move to actual platting.

Jeff Cochran asked how we are protected if they can't work it out.

Kimber Gabryszak said it is required so they should be able to work it out.

Kevin Thurman noted they are required to provide what is sufficient for their neighborhoods and they will have to work it out.

Kara North noted that when making a motion they remember to add a condition to work with Camp Williams on the sound walls and trail requests.

Sandra Steele wondered if they needed a condition to do the seismic study.

Kimber Gabryszak would suggest that if they add that condition that they shall submit it with the final plat submission.

Bruce Baird said they would be happy to have it the way Kimber suggested. They don't have problem disclosing it.

Kimber Gabryszak modified the conditions for the Commissioners to see.

4. The MDA shall require disclosures regarding the proximity to Camp Williams and ongoing military training operations, **as well as active mining** that includes noise and vibration impacts.
5. **All utility requirements shall be met.**
6. **The applicants shall conduct a seismic study and submit results with the first preliminary plat application.**
7. **The applicants shall coordinate with Camp Williams to determine potential modifications to the plan to address buffering needs.**

Motion made by Hayden Williamson Based upon the findings and discussion today, I move to forward a positive recommendation to the City Council for the Springs MDA with the Findings and Conditions in the staff report with the modifications to 4 as discussed and the additions of conditions 5,6 and 7. Seconded by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

7. Public Hearing and Possible Recommendation: Master Development Agreement for Wildflower located at approximately 1mile west of Redwood Road on SR 73 and West of Harvest Hills, DAI/Nathan Shipp, applicant.

Kimber Gabryszak reviewed the background of the plan. She noted the reduction in the overall density requested. She noted previous actions taken by the Planning Commission and City Council. She noted that the Central Utah Water Conservancy District requested a condition that required the development work with them because they already have some infrastructure in the area. The MDA is consistent with the Community Plan. The Utility Company requested a condition that it meet all utility requirements.

Nate Shipp noted that they had struck a deal with UDOT which is contingent on them closing by Feb. 26th. Their plan tonight is less dense than the last time they were at Planning Commission.

Public Hearing Open by Chairman Jeff Cochran

Wendy Smith is concerned that the culinary and secondary waterlines go through their yard; Paul Johnson told them that they could put things there and that area is being used by them and their neighbor and she is wondering if there are other places the waterlines could go.

Nate Shipp met with the engineer today and they are working to look for alternative places to put the line. They are aware of this issue.

Mark Christensen responded that they will continue to work on that as it goes through the process.

Kevin Ballard noted that they are concerned with what is noted on pg. 72 about sensitive land and he doesn't understand it and wonders what the plans are for the steep grade there.

Nate Shipp noted that it is 30% or greater slope and as they continue to look at the problem they will work with the city and neighbors to come up with those solutions. Once they get this plan approved they will move to village plans with more specifics then they will move to plats with even more detail. We will have lots of time to look at those issues.

Kevin Ballard asked what would be first area to develop.

Nate Shipp said their hope is that there is access to the north and it is contingent on UDOT realigning the corridor but they would like to start in the North.

Kevin Ballard asked if 2100 N. coming through is part of the MVC plan and was concerned about connection to Harvest Hills.

Mark Christensen noted that generally speaking MVC would not have access points on or off to the neighborhood streets, there would be frontage roads for people to get to the interchanges. It is intended for traffic connecting the neighborhoods. They are sensitive to the access needs. The developer will need to bring access points and they will phase it so all the traffic doesn't get dumped through the neighborhoods.

Nate Shipp said they are working hard to help accommodate that and to preserve the corridor.

Robert Bailey commented that in general they are excited about Wildflower. He has a specific concern about Providence dr. and the concern of a larger road leading to a smaller road eventually past the elementary.

Nate Shipp noted it was changed on the plans to match the existing road size, they talked today about a local road with restricted access.

Robert Bailey noted that they would like to see roundabouts on that road to help slow it down even further. He sees that it will be the longest straightest road in the area.

Nate Shipp noted they are looking at that option now, the concern they have is they are dealing with a grade elevation and they don't know where MVC will be right now. They are looking at alternatives and issues that they can incorporate.

Mark Christensen noted their transportation code has all types of traffic calming measures that they will look at.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele understands that they want to meet a timeline and wondered why they hadn't seen it until recently. She does not feel comfortable sending it forward until it's cleaned up. Her concerns are that they have not provided stubs to the development to the west and she would like to see that taken care of. She would like to see the community plan come back.

Kimber Gabryszak noted that the community plan is not before them tonight although it is being referenced, the recommendation has already been made on that and it is in the hands of the Council. This is just for the MDA. This is going to Council Next week. The next things they will see are the Village Plans.

Nate Shipp noted they have been very sensitive to all the comments they have received and anticipate having a complete plan that all involved will feel good about.

Hayden Williamson felt like they have been put in a rush and they haven't had a lot of time to digest it. But at this point we are saying we are ok with the rezone and general concept so they can have the assurance they need to purchase the land.

Nate Shipp noted they have been asked to give up a large part of their ground and they need assurances so they can proceed.

Kirk Wilkins asked if UDOT had an agreement with the military base to get through their property. In the meantime what will happen to the MVC land before it is built.

Kimber Gabryszak said this is only for this area and she is not aware where they are at with the rest of it.

Nate Shipp noted after the transaction it will be owned by UDOT and will be up to them to take care of it.

Kara North appreciated the work they have done recently with City Council. She likes the decrease in Units. She urges them to work with the CUWCD and with the neighbors who spoke tonight.

Jeff Cochran asked what condition UDOT put upon them to be done by the 26th.

Nate Shipp responded that there are multiple properties being exchanged; a process that has been in play for 18 months for all the pieces to come together, it's a voluntary sale and UDOT won't have to relocate homes and people. They are stuck until they can make this deal. They need to move forward one way or another. They are not in a financial position to go beyond February 26. If it doesn't happen then they will come back to plat under the existing zone. That may mean they are under threat of condemnation later.

Brian Flamm noted that a third party investment group has given them a hard date. They have been working with staff and UDOT for a year and a half. It would be a significant financial loss.

Kevin Thurman indicated that the Development Agreement has to go to Planning Commission and this is really a sort of thing so they can check it off. He thinks the heartburn over details should be more in the smaller plans rather than the terminology in the Development Agreement.

Jeff Cochran noted he is trying to understand what they need to do to balance the needs of the community and development. He is concerned there is a lot they haven't seen, if they forward this tonight he wonders if they lose their leverage as a city.

Kevin Thurman reminded them that a recommendation from Planning Commission does not lock in a decision from City Council. It's basic language, that doesn't really involve a planning decision. You have already sent the Community plan forward. You will see your issues come up at the next stages.

Mark Christensen asked them if they felt like they hadn't had adequate say in the different levels of the process. You will see this developer come back several times with the different levels of plans.

Sandra Steele is concerned that when they don't take care of things at the Community Plan stage then their hands are tied when the next plan comes. She is concerned that they sent forward a Community Plan that did not come back with the corrections recommended.

Mark Christensen noted they are largely following Title 19 and largely matches our current code. With that there is some security with the comfort level. We are moving forward with this and we are facilitating the request of the applicant to come to a good solution for everyone.

Kevin Thurman explained what the MDA is doing. It's locking them into the PC zone, it's locking them into the permitted uses in that zone and it's locking them into the density of 1468 units. The permitted uses are governed by what our Development Code says now. After that they have to comply with the current code at that time. There is going to be so many more levels to this and really the Community Plan is up to City Council at this time. That will happen next week. This is really standard language.

Sandra Steele asked about the transportation plan.

Nate Shipp doesn't think we are here to say the community plan is ready for approval, they weren't prepared to have them give a recommendation on the Community Plan, they were prepared for the MDA. They will address the issues before it comes for approval.

Kevin Thurman indicated it is a good Development Agreement for protecting the City. It says the developer shall comply with transportation plan and reasonable conditions the Engineer imposes. It doesn't lock out the transportation plans and everything else is going to be subject to current code. The other thing it locks in is the open space, which is doubling what we typically require.

Sandra Steele asked if they could they have a joint work session when appropriate.

Kimber Gabryszak noted that there really is not process for that unless the applicant requested it.

Jeff Cochran noted they need to move forward and not be concerned with the Community plan at this time.

Kirk Wilkins noted that we aren't tying ourselves into something with this plan but if they don't get approval they will be out of time and will have to start over.

Motion made by Kara North to forward a positive recommendation to the City Council for the Wildflower MDA with the Findings and Conditions in the Staff Report with the addition of a condition that all utility requirements shall be met. Seconded by Kirk Wilkins Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

8. Work Session Item: Discussion of the Preliminary Plat and Final Plat for Legacy Farms Village Plan 1, Plats 1A-1E located along Redwood Road and 400 South, DR Horton, applicant.

Kimber Gabryszak reviewed the overall plan and the approved Village Plans. She gave an overview of the Plats, total 256 units, well below the maximum allowable. She explained about the setbacks and that there are no zero lot lines. There is still a 10' access between each of the homes.

Krisel Travis feels they are going to be able to show tonight how they have complied with the City. She reviewed the plans with the Commission. She noted where the Clubhouse and open space were and the parking. She noted the transect zones and types of homes allowed in each. She showed their greenspace concept and trails.

Kara North thought it looked great and thought the presentation was thorough, she noted they should be careful with their side yard descriptions.

Kirk Wilkins was looking forward to seeing them break ground.

Hayden Williamson thought it looked good.

Sandra Steele thinks there is a discrepancy in Highpoint and if they were planning on including landscaping on the east side with Village 1.

Krisel Travis noted that the landscaping would go in at the time of the homes being built. It will be delayed on the east side.

Sandra Steele is concerned about the parking backing out onto Highpoint. She would like to see planter boxes in the parking area.

Krisel Travis noted they have a requirement in the agreement that it's based on the sq. ft. of the parking lot how much planting needs to go there.

Sandra Steele thinks the landscaping needs to go in on the east side early on. She is concerned about weeds.

Krisel Travis noted that landscaping will go in around the club house and sidewalks will be put in. they won't have trees because yet because they don't have a way to water them.

Kimber Gabryszak noted it does have to be maintained in a weed free manner.

Mark Christensen noted that if they put in landscaping now it may get torn up and destroyed as they continue to develop so it's a lot to ask of them.

Krisel Travis noted that they will meet the 18% requirement for green space with Village Plan 1.

Sandra Steele is concerned that the homes may be backing out across from the school entrance. She is concerned about clear site triangles. She is concerned with requiring an easement for the adjacent owner on the cottage lots.

Krisel Travis noted there were conditions in the CCR's that noted they couldn't endanger the neighboring homes and would provide guidelines. It is a perpetual easement that would run with the land. Windows would be frosted to keep privacy, fences would only be allowed behind the front façade of the home.

Jeff Cochran did not have any additional comments. They are looking forward to this.

9. Approval of Minutes:

- 1. December 11, 2014.**
- 2. January 8, 2015.**
- 3. January 22, 2015.**

Sandra Steele noted a few corrections to Dec. 11th minutes.

Motion made by Kirk Wilkins to approve the minutes of December 11, 2014, January 8, 2015, and January 22, 2015 as written and corrected. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously

10. Commission Comments. – None given at this time.

11. Director's Report:

• Reports of Action

Kimber Gabryszak reviewed the Reports of Actions with the Commissioners.

Motion by Kirk Wilkins to approve Report of Action of February 12th 2015 for the Concept Plan Code Amendment. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously

Motion by Hayden Williamson to approve Report of Action for item #5 General Plan and Mixed Lakeshore. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

Motion by Kirk Wilkins to approve the Report of Action of February 12th 2015 for Wildflower MDA. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.

• Council Report

They approved final plat for Heron Hills, they approved Vasa parking, they gave positive input for the concept plan, and they approved Riverbend medical and gave approval on the Wildflower agreement.

• Applications and Approvals

• Upcoming Agendas

VASA site plan and Utah Valley Turf farms, followed later by Code amendments and Fox Hollow.

• Other

Reminder to treat the microphones gently, they have all been fixed, no excessive bending and pulling. Mark Christensen introduced a newer layout of the Chamber room.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 10:27 pm

Date of Approval

Planning Commission Chair
Jeff Cochran

Lori Yates, City Recorder