

**CITY OF SARATOGA SPRINGS  
CITY COUNCIL WORK SESSION  
AGENDA**

Tuesday, May 5, 2015

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

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

**City Council Work Session**

**5:45 p.m.**

1. Departmental updates from the Library and Police Departments.
2. Discussion regarding the Western Hills Open Space.
3. Discussion regarding the Wildflower Community Plan.
4. Discussion regarding the 400 West Road Agreement with Ken Evans and IHC.
5. Agenda Review:
  - a. Discussion of current City Council agenda staff questions.
  - b. Discussion of future City Council policy and work session agenda items.
6. Reports:
  - a. Mayor.
  - b. City Council.
  - c. Administration communication with Council.
  - d. Staff updates: inquires, applications and approvals.
7. Adjourn to Policy Session.



# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

## Periodic Report

*Saratoga Springs City Council*  
*May 2015*

*Presented by Chief Andrew Burton*





# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

## Special Events Supported January to April 2015

- \* Legislature Initiatives and Participation
- \* Salt Lake and Utah County VPA/LEADS Participation
- \* Polar Plunge for Special Olympics
- \* Promotional Process for Sergeants and Corporals
- \* New Officer Recruitment
- \* DARE Graduations





# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

## Upcoming Special Events

- \* Department Training 5 & 12 May  
*(CPR, Legal Update, OC/Taser Recert, Crime Scene, Spillman/UCJIS)*
- \* Goldilocks Bicycle Ride on 9 May
- \* SSPD Awards Luncheon 19 May
- \* SWAT Training 9 June
- \* Saratoga Springs “Splash” in June
- \* DARE Graduations





# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

**Police Department Training January to April 2015:**  
*January:* Virtre Firearms Simulator (Judgmental Use of Force Training Simulator), Live Fire Pistol, Use of Force Options and Use of Force Policy  
*March:* Live Fire Pistol, Rifle and Shotgun





# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

## **SWAT Training January to April 2015:**

**January:** MACTAC Training with UPD SWAT  
(“Multi-Assault Counter-Terrorism Action Capabilities”)

**February:** Alternatives to Dynamic Entries (Search Warrant Service Tactics, Scouts, Clearing Operations)

**April:** Live Fire Move and Shoot, Room Clearing, Hallway Movements, Review of Planning, Scouts, 3-Cell Operations

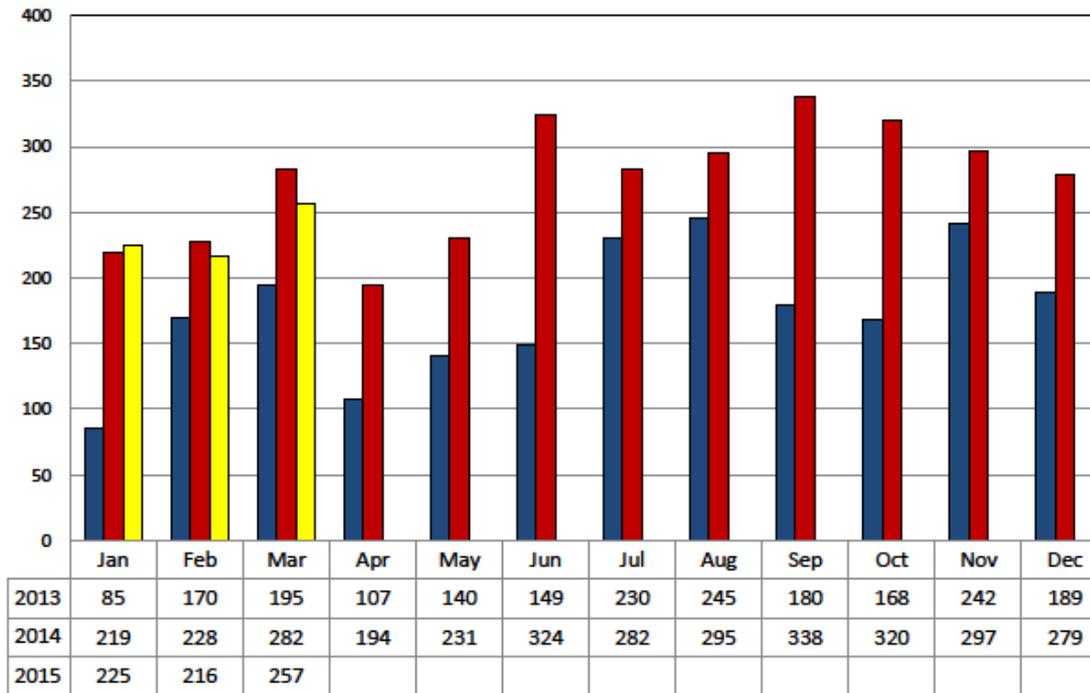




# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

Saratoga Springs Police Department  
Total Citations



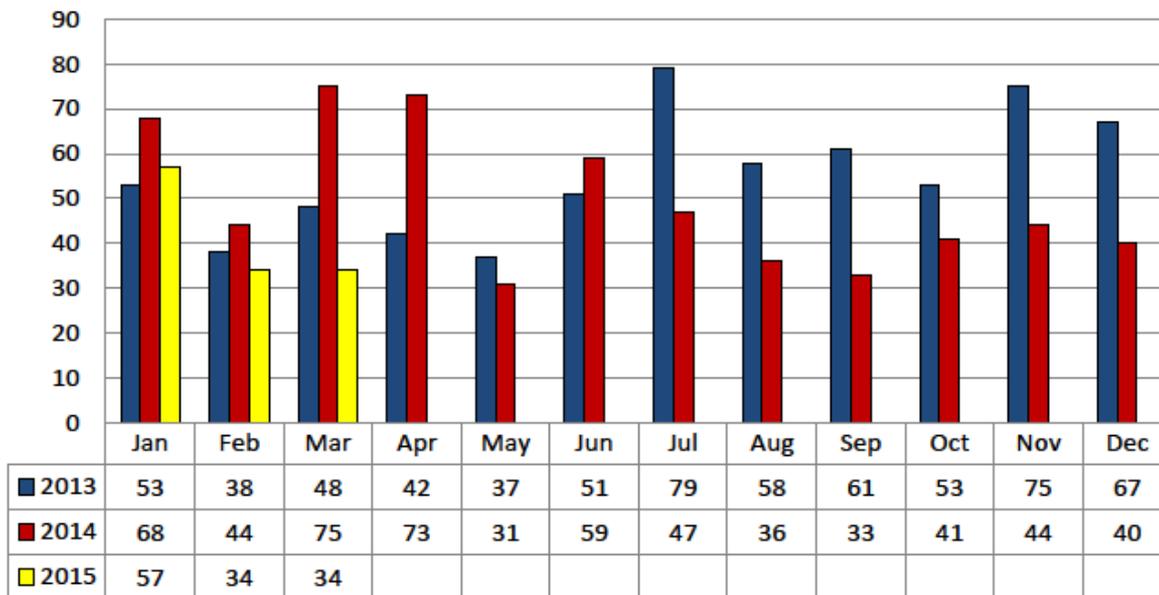
Total 2013 - 2100 / 2014 - 3289 / 2015 - 698



# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

Saratoga Springs Police Department  
Total Arrests



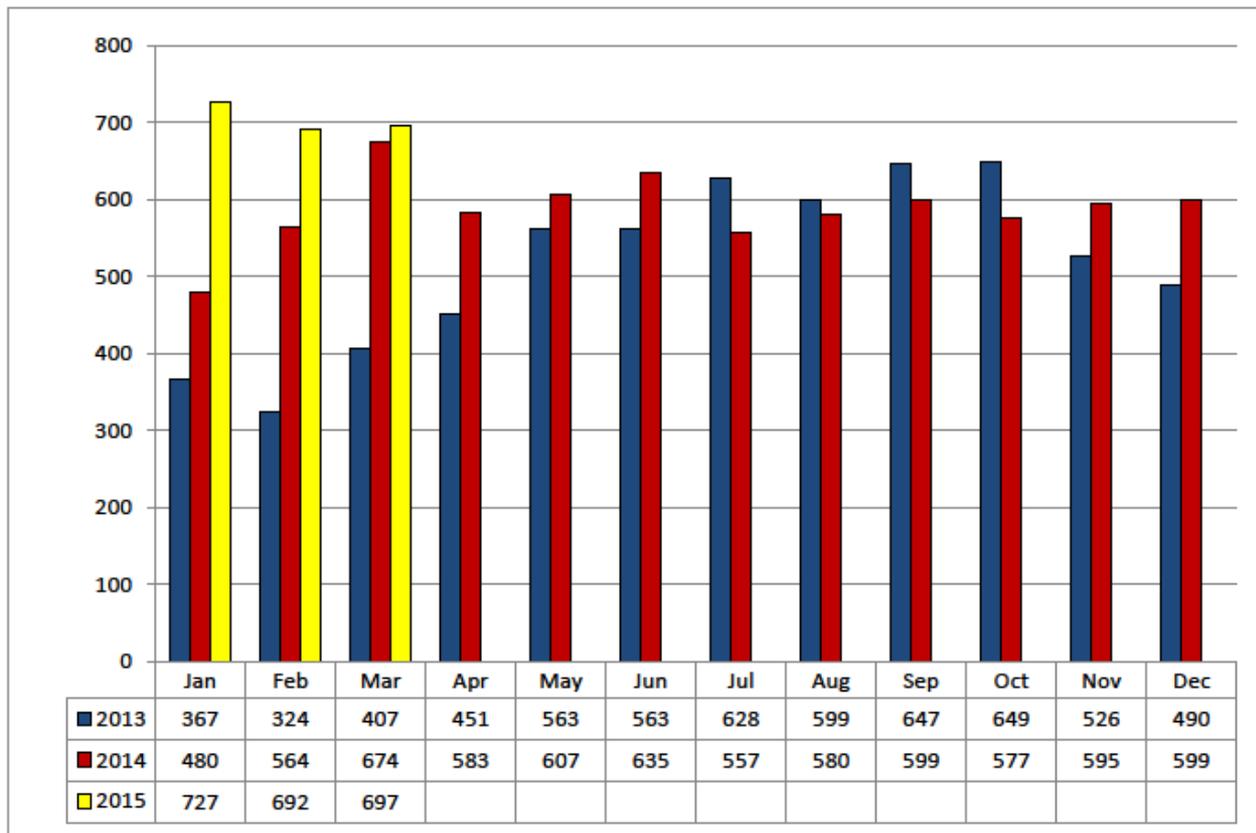
Totals  
2013 - 662 / 2014 - 591 / 2015 - 125



# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

Saratoga Springs Police Department  
Total Incidents

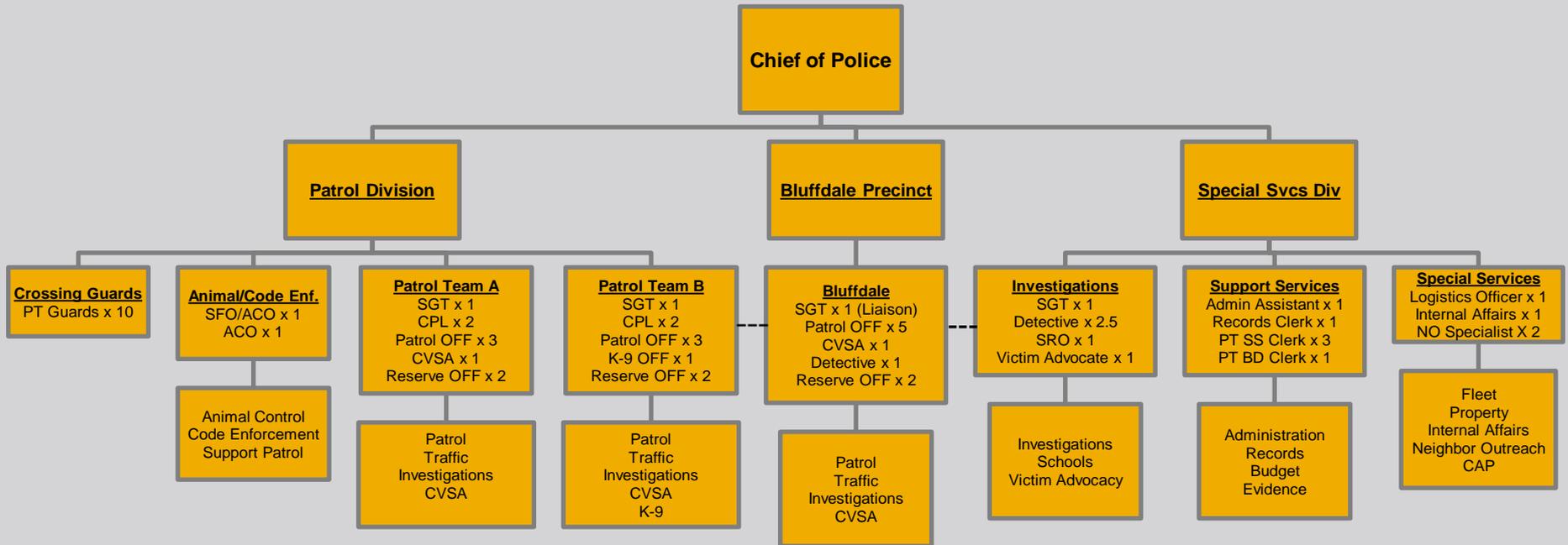


Totals  
2013 - 6214 / 2014 - 7050 / 2015 - 2116



# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*





## City Council Memorandum

**Author:** Sarah Carroll, Senior Planner  
**Memo Date:** Tuesday, April 28, 2015  
**Meeting Date:** Tuesday, May 5, 2015  
**Re:** Western Hills Landscaping

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### **Background:**

Staff and the applicant are looking for further direction regarding the improvements along the old railroad berm running through the Western Hills development and would like specific direction on the topics and options outlined below.

### **Discussion:**

There are several items to discuss including future ownership, landscaping, trail locations and materials, and amenities. Options for each item are provided below for consideration.

Landscaping: *Staff recommends option 1 based on public input received a few years ago.*

- Option 1: The vegetation may remain as-is and disturbed areas shall be re-vegetated. The applicant is concerned that Central Utah Water Conservancy District did not re-vegetate the areas they disturbed when the pipe was put in.
- Option 2: The area may be cleared and re-planted with the City standard native seed mix. This requires irrigation until established.
- Option 3: The area may be cleared and xeriscaped with rocks, plants, and trees. Turf is not recommended because the slope of the berm is too steep to mow.

Trails: *Staff recommends option 2 as this will match the trail section proposed on top of the berm in the future City park and will allow more funds to be allocated towards amenities.*

Note: There are some redundant pathways/access-ways in this location, such as the public sidewalk along Aspen Hills Blvd, the canal access road, the area that was disturbed when the pipeline was installed, and the trail on top of the berm.

- Option 1: Construct an 8' wide concrete trail at the base of the berm as indicated on previous plans and bond calculations. Construct an 8' wide concrete trail northeast of the development to connect to the trail behind the school
- Option 2: Construct an 8' wide aggregate trail on top of the berm to match what is planned in Shay Park up to the "break" in the berm. East of the "break" continue with an 8' wide asphalt trail adjacent to the canal access road. Staff suggests a plaza for all the trail intersections just north of the canal crossing. Construct an 8' wide concrete trail northeast of the development to connect to the trail behind the school.

Amenities: Staff recommends Option 2

- Option 1: The applicant constructs recreational amenities within the linear park to meet the recreational needs of the proposed 54 lot subdivision.
- Option 2: The applicant contributes to the amenities in Shay Park to meet the recreational needs of the 54 lot subdivision. The applicants total cost of improvements may be based on \$3.33 per square foot for the required 15% open space (this amount is used when payment in lieu of open space is requested). Although the plans indicate 32% open space, this cost would apply only to the required 15% open space (2.89 acres or 125,888 square feet) for a total of \$419,208. After improving the trails on and around the berm, the trail that connects to the school, and re-vegetating disturbed areas the remainder could be used for park amenities.

Property Ownership:

Note: The park strips along Aspen Hills Boulevard and the round-about are improved and are currently maintained by the developer because the street has not yet been dedicated to the City. The round-about is not located near the proposed development and there may be maintenance issues in the future if it is left to an HOA that is not adjacent to the round-about. The code requires the abutting land owner to maintain the park strips.

- Option 1: An HOA is formed for these lots and the HOA owns and maintains the open space, except for the trail segment behind lots 13-21 which would be owned and maintained by the City for consistency. The trail on the berm would require a public access easement and would be maintained by the City. The vegetation would be maintained by an HOA. *The applicant prefers not to have an HOA.*
- Option 2: All the open space is dedicated to the City and the City owns and maintains all of it. The City would then be required to maintain the park strip adjacent to the canal right of way. Maintenance of the remaining park strip could potentially be left to abutting property owners, but this would require an HOA.

**Attachments:**

- Conceptual Subdivision Plan
- Aerial Photo

Western Hills Residential Concept Area

Area North of Aspen Hills Blvd

A parcel of land located in the Southwest Quarter of Section 11 and the Southeast Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the northerly line of Western Hills Plat 1-B Subdivision located N89°55'56"W 29.32 feet along the section line and North 490.75 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N00°04'04"E 202.51 feet to the southerly boundary of the Harvest Hills Subdivision; thence S36°15'21"E 51.02 feet; thence N53°45'05"E 132.55 feet; thence N36°14'25"W 52.00 feet; thence N53°43'40"E 53.51 feet; thence N53°45'02"E 873.24 feet; thence S12°44'38"W 3.54 feet; thence N55°25'00"E 1085.63 feet; thence S34°34'59"E 145.13 feet; thence S50°30'07"W 92.16 feet; thence S18°48'59"E 42.39 feet; thence S18°49'00"E 385.98 feet to the northerly right of way of Aspen Hills Blvd and the beginning of a non-tangent curve to the right, having a radius of 266.00 feet; thence along the arc of said curve 61.54 feet, passing through a central angle of 16°15'21", chord bears S83°22'20"W 61.40 feet; thence West 466.84 feet to the beginning of a curve to the left having a radius of 334.00 feet; thence along the arc of said curve 227.76 feet, passing through a central angle of 39°04'20", chord bears S70°27'51"W 223.38 feet; thence S50°55'42"W 196.51 feet to the beginning of a curve to the left, having a radius of 984.00 feet; thence along the arc of said curve 194.07 feet, passing through a central angle of 11°18'00", chord bears S45°16'42"W 193.75 feet; thence S39°37'42"W 302.05 feet to the beginning of a curve to the left having a radius of 334.00 feet; thence along the arc of said curve 195.09 feet, passing through a central angle of 33°28'00", chord bears S22°53'42"W 192.33 feet more or less to the boundary of Western Hills phase 1-B; thence N65°24'16"W 343.76 feet; thence S53°30'54"W 84.23 feet; thence S47°43'19"W 297.39 feet to the point of beginning. Containing 14.12 acres, more or less.

Area South of Aspen Hills Blvd

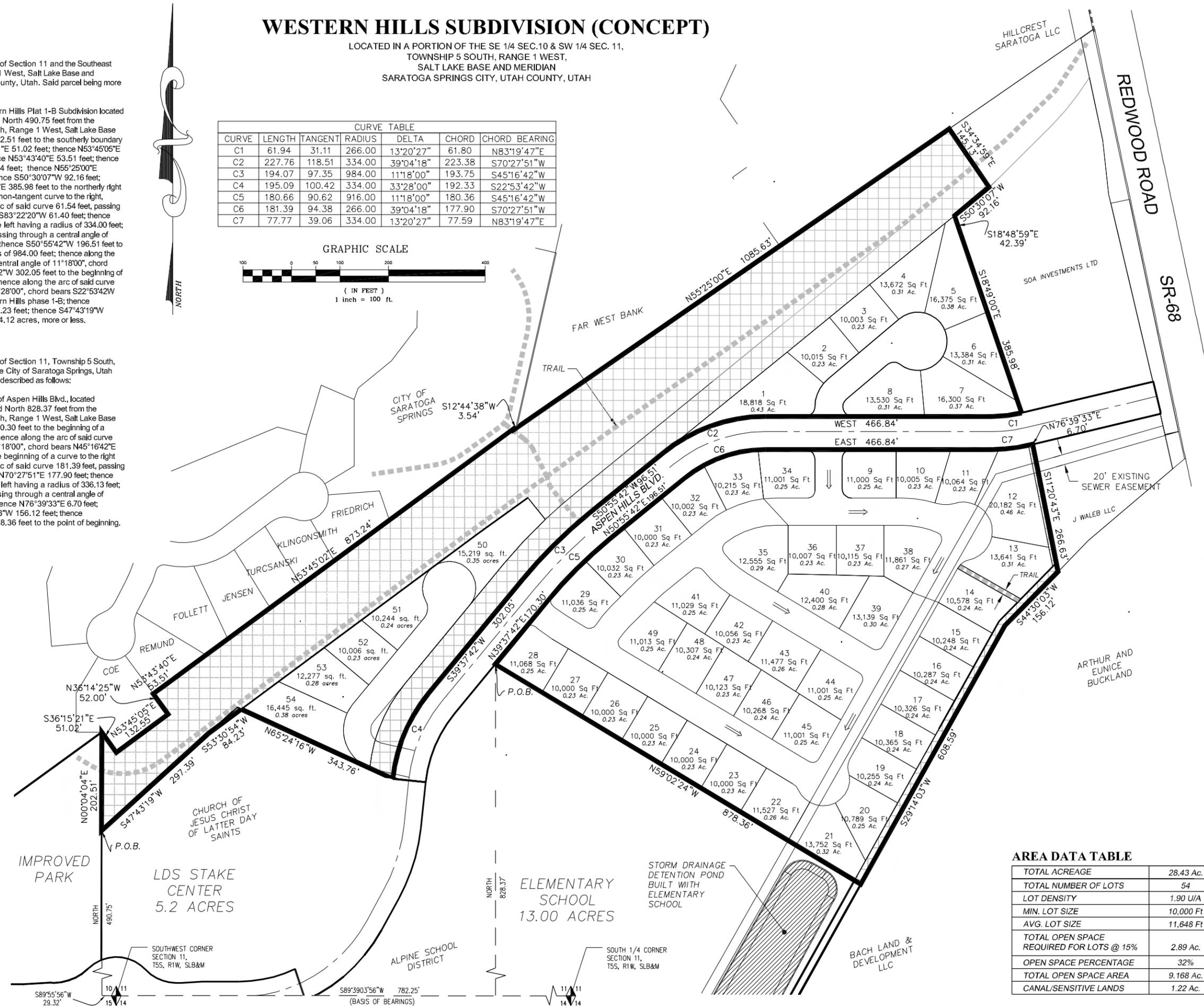
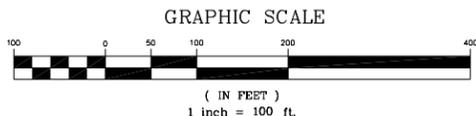
A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the southerly right of way of Aspen Hills Blvd, located N89°39'03"E 782.25 feet along the section line and North 828.37 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N39°37'42"E 170.30 feet to the beginning of a curve to the right having a radius of 916.00 feet; thence along the arc of said curve 180.66 feet, passing through a central angle of 11°18'00", chord bears N45°16'42"E 180.36 feet; thence N50°55'42"E 196.51 feet to the beginning of a curve to the right having a radius of 266.00 feet; thence along the arc of said curve 181.39 feet, passing through a central angle of 39°04'18", chord bears N70°27'51"E 177.90 feet; thence East 466.84 feet to the beginning of a curve to the left having a radius of 336.13 feet; thence along the arc of said curve 84.47 feet, passing through a central angle of 14°23'58", chord bears N82°48'01"E 84.25 feet; thence N76°39'33"E 6.70 feet; thence S11°20'43"E 266.63 feet; thence S44°30'03"W 156.12 feet; thence S29°14'03"W 608.59 feet; thence N59°02'24"W 878.36 feet to the point of beginning. Containing 14.31 acres, more or less.

# WESTERN HILLS SUBDIVISION (CONCEPT)

LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	61.94	31.11	266.00	13°20'27"	61.80	N83°19'47"E
C2	227.76	118.51	334.00	39°04'18"	223.38	S70°27'51"W
C3	194.07	97.35	984.00	11°18'00"	193.75	S45°16'42"W
C4	195.09	100.42	334.00	33°28'00"	192.33	S22°53'42"W
C5	180.66	90.62	916.00	11°18'00"	180.36	S45°16'42"W
C6	181.39	94.38	266.00	39°04'18"	177.90	S70°27'51"W
C7	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E



TOTAL ACREAGE	28.43 Ac.
TOTAL NUMBER OF LOTS	54
LOT DENSITY	1.90 U/A
MIN. LOT SIZE	10,000 Ft <sup>2</sup>
AVG. LOT SIZE	11,648 Ft <sup>2</sup>
TOTAL OPEN SPACE REQUIRED FOR LOTS @ 15%	2.89 Ac.
OPEN SPACE PERCENTAGE	32%
TOTAL OPEN SPACE AREA	9.168 Ac.
CANAL/SENSITIVE LANDS	1.22 Ac.

NO.	DATE	DESCRIPTION	BY

**H&H**  
ENGINEERING AND SURVEYING, INC.  
233 EAST MAIN ST., STE 2, AMERICAN FORK, UT 84003  
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS  
SUBDIVISION  
CONCEPT PLAN

PROJECT NO. 13-399-11  
DATE 3/15/14  
HOR SCALE 1"=120'  
VER SCALE NA  
ENGINEER VEH  
DRAFTED TLH  
CHECKED VEH



**Aerial Photo**

## City Council Memorandum

**Author:** Kimber Gabryszak, AICP  
**Memo Date:** Tuesday, April 28, 2015  
**Meeting Date:** Tuesday, May 5, 2015, Work Session  
**Re:** Wildflower Community Plan

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### Background

The applicant is requesting approval of a minor amendment to the Wildflower Community Plan, to modify the designation of the UDOT detention basin on the master plan and open space exhibits.

The City Council approved the Community Plan on February 24, 2015. Throughout the approval process, Staff and the Council were concerned with the detention basin, and it was discussed at length. The final plans are the result of these discussions, and the Community Plan therefore anticipates development of the detention basin as a park and includes the basin in required open space:

- Page 14: The detention basin is identified as open space, in green, and labeled “Open Space and Detention Basin”.
- Page 45: Open space is defined as meeting the recreation needs of the residents, which definition also references Code Section 19.26.06(4), which permits sensitive lands such as detention basins to account for no more than 50% of the open space but also states that the open space provides recreational benefit.
- Pages 15 and 46: The detention basin is identified as a Neighborhood Park.
- Page 49: A required change was made to state that “The developer will improve the UDOT detention basin in accordance with the Saratoga Springs City Standards and Specifications. Developer does acknowledge an agreement with UDOT to improve this basin.”
- Page 51: Neighborhood Park is defined.

### Request

The applicant has represented that UDOT is concerned with the designation of their future detention basin as open space and a park, and has requested that the detention basin be changed to grey, and included in the Mountain View Corridor

### Amendment process

If an amendment is not “material”, the Planning Director may approve the amendment administratively, while a material amendment must be recommended by the Planning Commission and with the decision made by the Council.

The MDA considers an amendment to be material if it “reduces the total percentage of open space areas and public improvements by any amount that is not de minimis;” or “changes the functional design of

the project in such a way that materially and negatively affects traffic, drainage, or other design characteristics.”

Staff is concerned with the proposal and the potential risk for the reduction of open space, should the area be obstructed from public access when not storing water, or should the area not be landscaped or maintained appropriately, and had informed the applicant that the amendment is material.

The applicant believes that the amendment request will not reduce the amount of open space, has committed to improving the property on behalf of UDOT, and has requested a work session with the Council to obtain input on whether the amendment is material or not.

**Council Discussion**

Staff and the applicant request feedback and input on whether the amendment request is material.

**Attachments**

- A. Applicant Request and modified exhibits (pages 3-7)
- B. Existing CP pages 14, 15, 45, 46, 49, and 51 (pages 8-13)
- C. Code section 19.26.06(4) (pages 14-15)

**From:** Nate Shipp <[nate@daiutah.com](mailto:nate@daiutah.com)>  
**Date:** Thursday, April 16, 2015 at 10:16 AM  
**To:** Kimber Gabryszak <[kgabryszak@saratogaspringscity.com](mailto:kgabryszak@saratogaspringscity.com)>  
**Cc:** Bryan Flamm <[bryan@daiutah.com](mailto:bryan@daiutah.com)>  
**Subject:** <no subject>

Kimber

Attached are the suggested changes to the Community Plan that I think will work with UDOT and get this all finished.

The changes are simply -

- Exhibit 2: Change area labeled “Open Space & Storm Detention” to grey, and label it “Mountain View Corridor”, and added the following notation on this property: “UDOT waives rights to any future density on this property” to clarify that this area will remain open space.
- Exhibits 3, 4, and 10: Change this same area to grey and added the same notation that is added to Exhibit 2.

This does not change the overall acreage that will ultimately be open space or any other substantive changes to the plan -- it simply clarifies in UDOT's mind that their corridor includes the detention areas. We will still be improving this area as a park.

To try and simplify what we are looking for from you I have also included a simple form letter as an example of what we are hoping to get back from the city acknowledging the acceptance of this change as part of section 20f in the development agreement that allows this to occur as a non material change to the community plan.

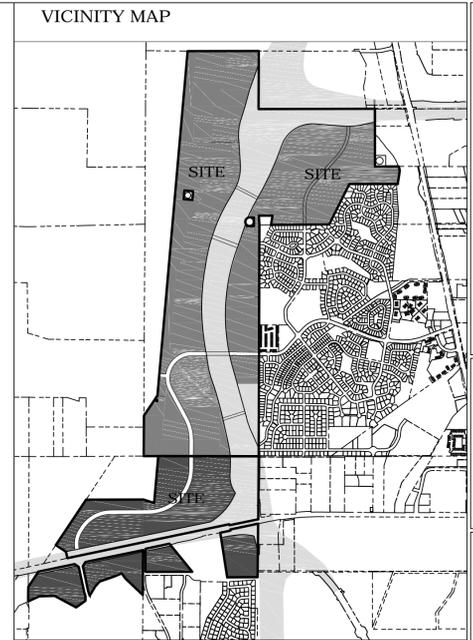
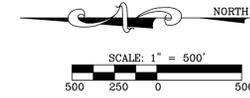
Let me know if you have any questions/comments. We are obviously anxious to get this finished... finally. We have been told that this is the last item needed to close the transaction with UDOT.

Thank You again

Nate Shipp  
801-259-6145

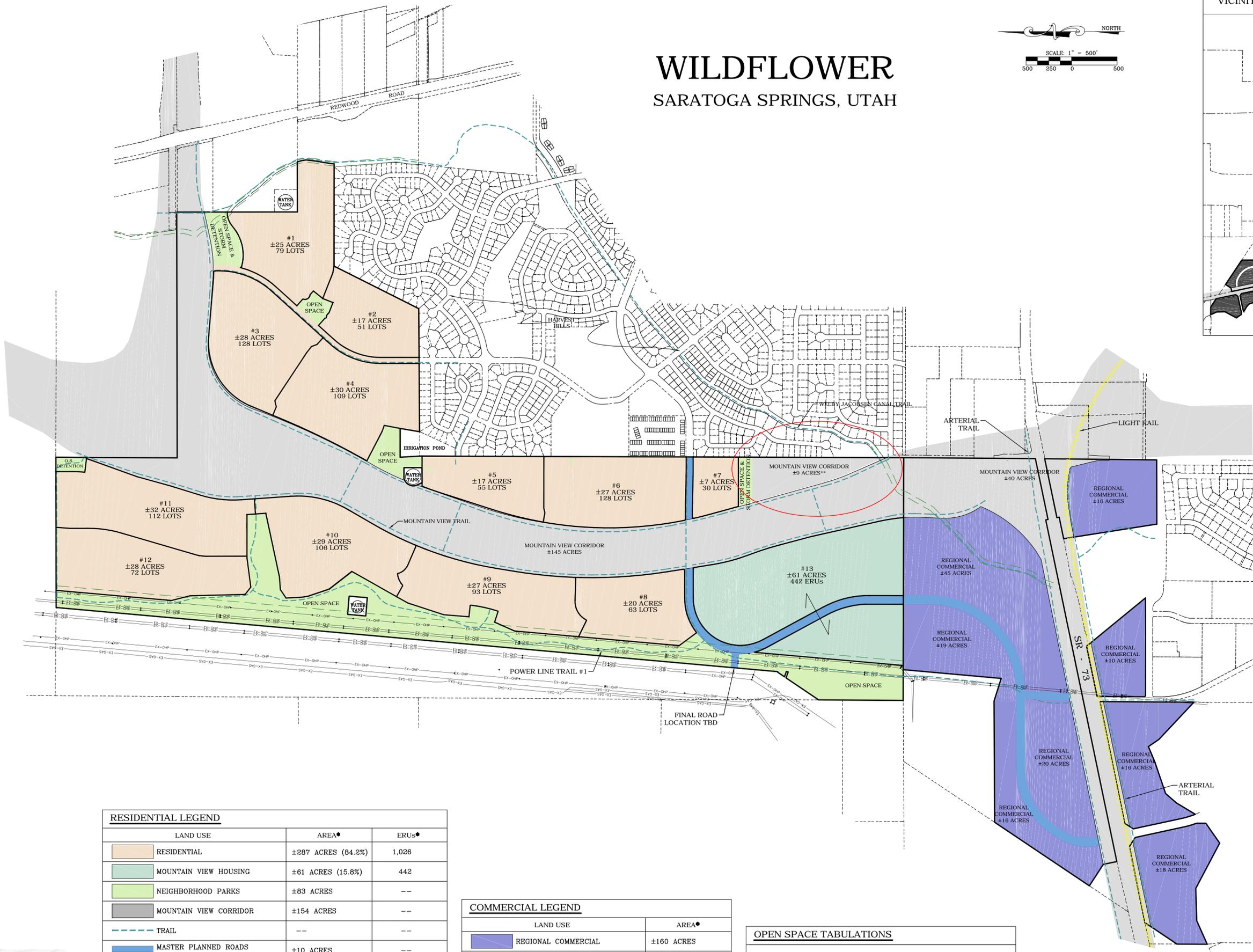
# WILDFLOWER

## SARATOGA SPRINGS, UTAH



**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



### RESIDENTIAL LEGEND

LAND USE	AREA*	ERUs*
RESIDENTIAL	±287 ACRES (84.2%)	1,026
MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442
NEIGHBORHOOD PARKS	±83 ACRES	--
MOUNTAIN VIEW CORRIDOR	±154 ACRES	--
TRAIL	--	--
MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±10 ACRES	--
<b>TOTAL</b>	<b>±595 ACRES</b>	<b>1,468</b>

\*ALL AREAS SHOWN ARE APPROXIMATE, FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR. ERU COUNT FIXED AT 1,468 ERUs.  
\*\* UDOT WAIVES RIGHTS TO ANY FUTURE DENSITY ON THIS PROPERTY.

### COMMERCIAL LEGEND

LAND USE	AREA*
REGIONAL COMMERCIAL	±160 ACRES
MOUNTAIN VIEW CORRIDOR	±40 ACRES
MASTER PLANNED ROADS	±3 ACRES
<b>TOTAL</b>	<b>±203 ACRES</b>

### OPEN SPACE TABULATIONS

MOUNTAIN VIEW TRAIL/OPEN SPACE	±28 ACRES
NEIGHBORHOOD PARKS	±83 ACRES
MOUNTAIN VIEW HOUSING OPEN SPACE	±22 ACRES
<b>TOTAL OPEN SPACE</b>	<b>±133 ACRES (30%)</b>



1099 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
(801) 495-3414

**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**MASTER PLAN**

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:  
**2013-0902**  
DRAWN BY:  
**BLS/TJP**  
CHECKED BY:  
**GDM**  
SCALE:  
**1" = 500'**  
DATE:  
**4/16/2015**

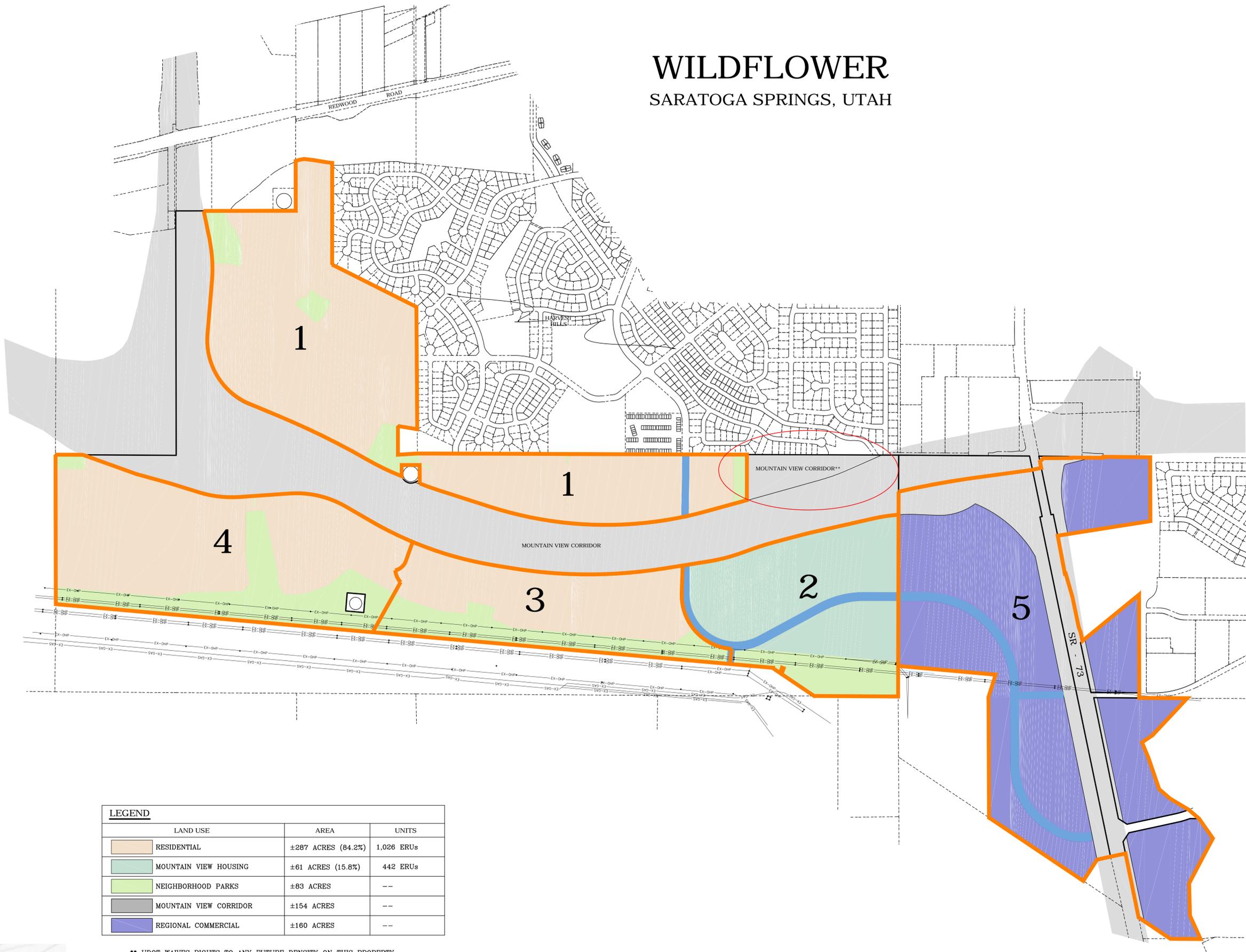
# WILDFLOWER

## SARATOGA SPRINGS, UTAH



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**LEGEND**

LAND USE	AREA	UNITS
RESIDENTIAL	±287 ACRES (84.2%)	1,026 ERUs
MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442 ERUs
NEIGHBORHOOD PARKS	±83 ACRES	---
MOUNTAIN VIEW CORRIDOR	±154 ACRES	---
REGIONAL COMMERCIAL	±160 ACRES	---

\*\* UDOT WAIVES RIGHTS TO ANY FUTURE DENSITY ON THIS PROPERTY.



1099 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
(801) 495-3414

**WILDFLOWER**  
 SARATOGA SPRING, UTAH  
**VILLAGE PLAN PHASING**

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
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5.		

LEI PROJECT #:

**2013-0902**

DRAWN BY:

**BLS/TJP**

CHECKED BY:

**GDM**

SCALE:

**1" = 500'**

DATE:

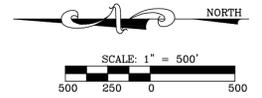
**4/16/2015**

SHEET

**1**

# WILDFLOWER

## SARATOGA SPRINGS, UTAH



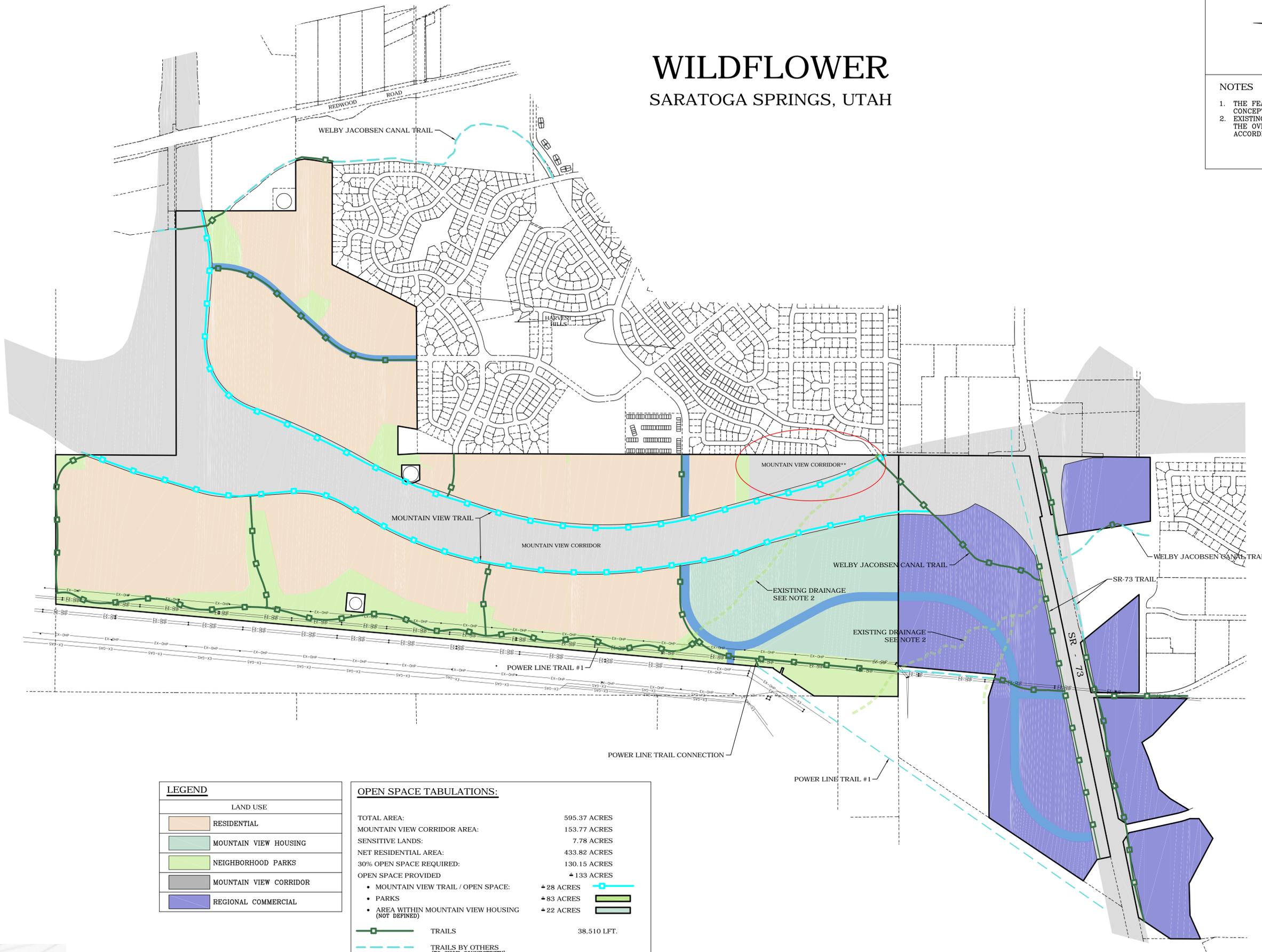
### NOTES

1. THE FEATURES AND AMENITIES IN THIS EXHIBIT ARE CONCEPTUAL IN NATURE.
2. EXISTING DRAINAGE WILL BE INCORPORATED INTO THE OVERALL OPEN SPACE PLAN AND IMPROVED ACCORDING TO CITY STANDARDS.



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LEGEND	
LAND USE	
[Brown Box]	RESIDENTIAL
[Light Green Box]	MOUNTAIN VIEW HOUSING
[Dark Green Box]	NEIGHBORHOOD PARKS
[Grey Box]	MOUNTAIN VIEW CORRIDOR
[Blue Box]	REGIONAL COMMERCIAL

OPEN SPACE TABULATIONS:	
TOTAL AREA:	595.37 ACRES
MOUNTAIN VIEW CORRIDOR AREA:	153.77 ACRES
SENSITIVE LANDS:	7.78 ACRES
NET RESIDENTIAL AREA:	433.82 ACRES
30% OPEN SPACE REQUIRED:	130.15 ACRES
OPEN SPACE PROVIDED:	± 133 ACRES
• MOUNTAIN VIEW TRAIL / OPEN SPACE:	± 28 ACRES
• PARKS:	± 83 ACRES
• AREA WITHIN MOUNTAIN VIEW HOUSING (NOT DEFINED):	± 22 ACRES
— TRAILS:	38,510 LFT.
- - - TRAILS BY OTHERS (TO SHOW CONNECTIVITY)	

\*\* UDOT WAIVES RIGHTS TO ANY FUTURE DENSITY ON THIS PROPERTY.

**WILDFLOWER**  
 SARATOGA SPRING, UTAH  
**OPEN SPACE EXHIBIT**

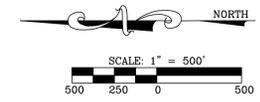
REVISIONS	
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LEI PROJECT #:  
**2013-0902**  
DRAWN BY:  
**BLS/TJP**  
CHECKED BY:  
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SCALE:  
**1" = 500'**  
DATE:  
**4/16/2015**



# WILDFLOWER

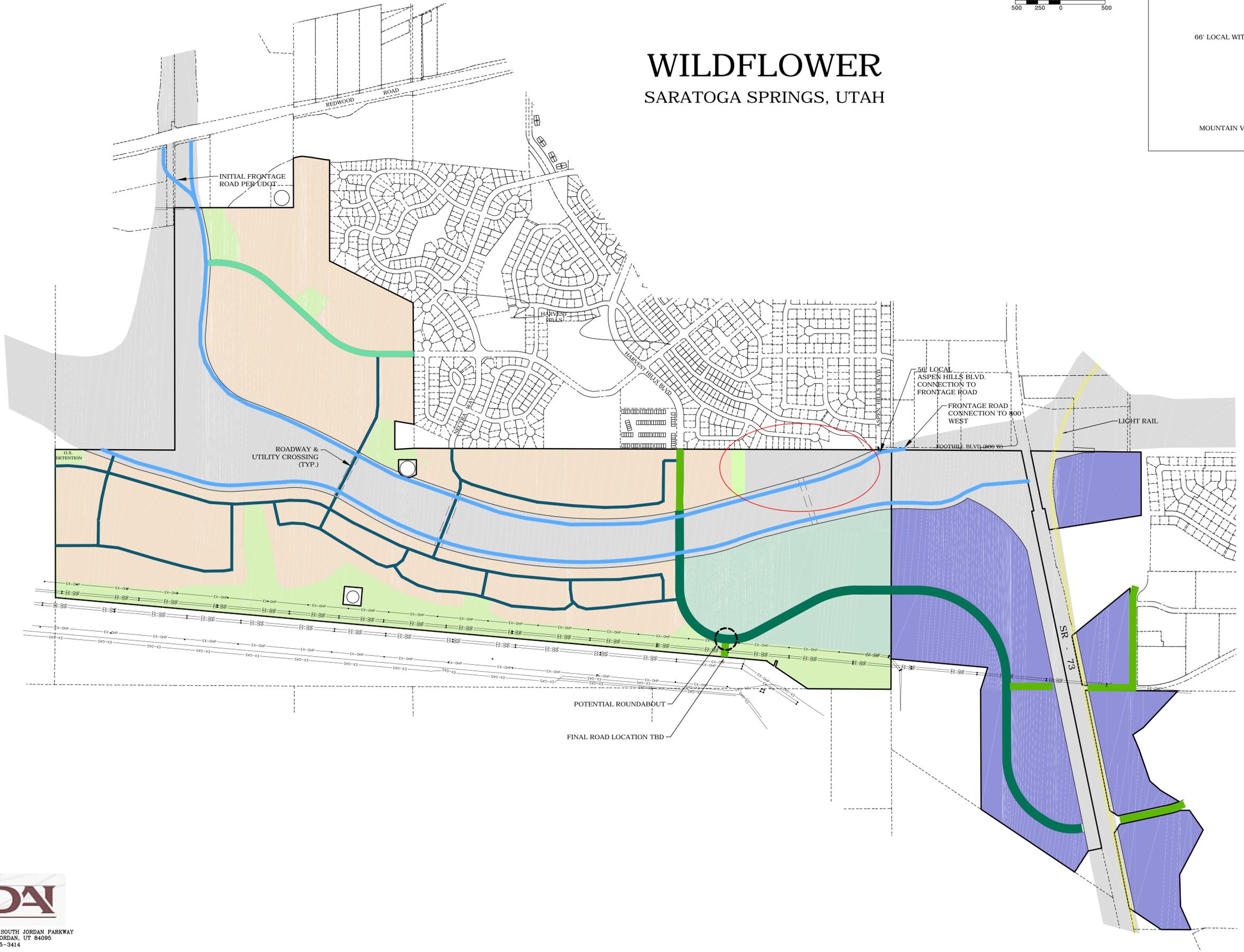
## SARATOGA SPRINGS, UTAH



TRANSPORTATION LEGEND	
MVC UTILITY/ROAD CROSSING	
95' MINOR ARTERIAL	
77' COLLECTOR	
66' LOCAL WITH RESTRICTED ACCESS	
56' LOCAL	
FRONTAGE ROAD	
LIGHT RAIL	
MOUNTAIN VIEW CORRIDOR / SR - 73	

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**WILDFLOWER**  
 SARATOGA SPRING, UTAH  
**SYSTEM ROADWAY EXHIBIT**

REVISIONS	
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**2013-0902**

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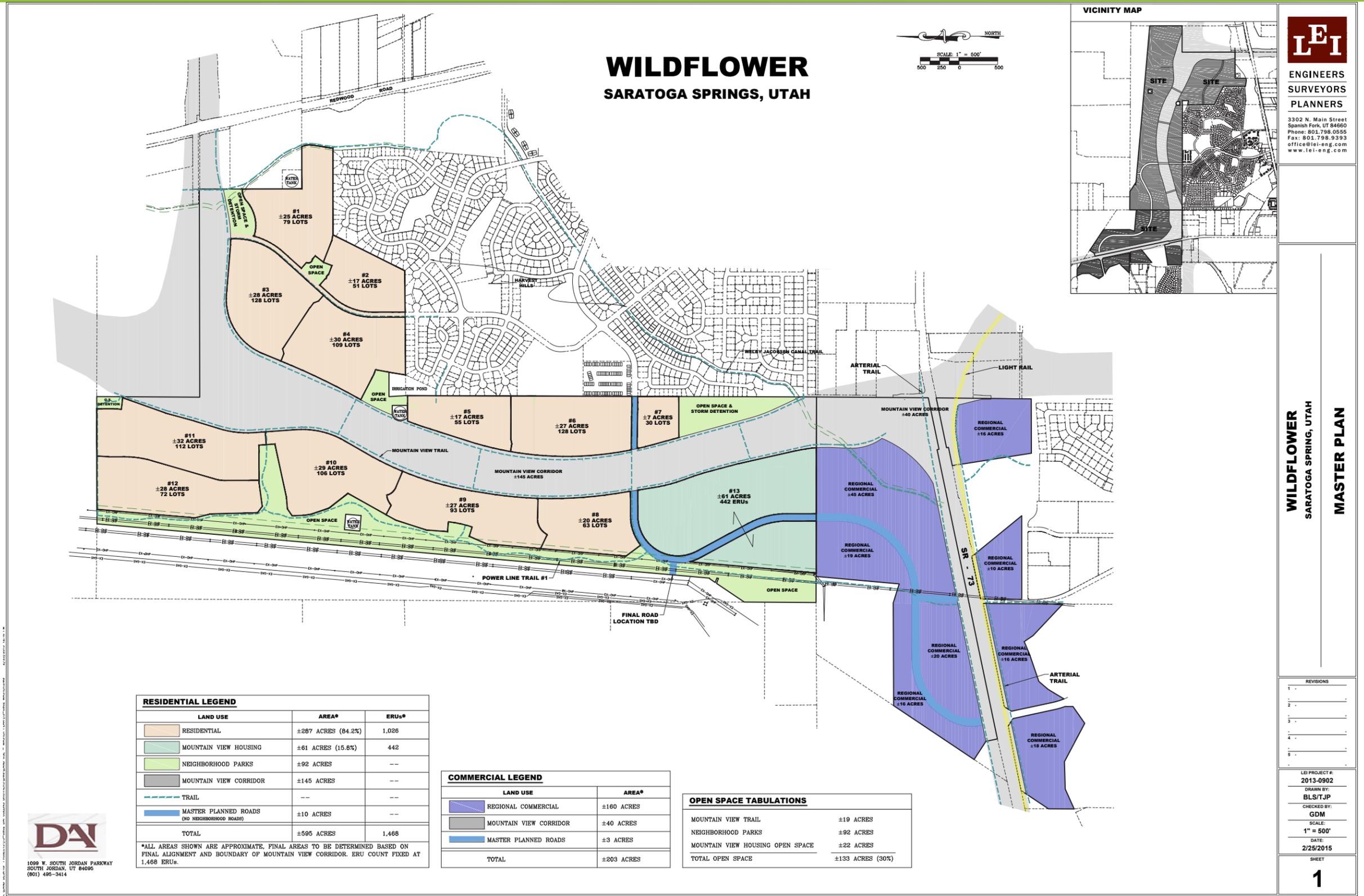
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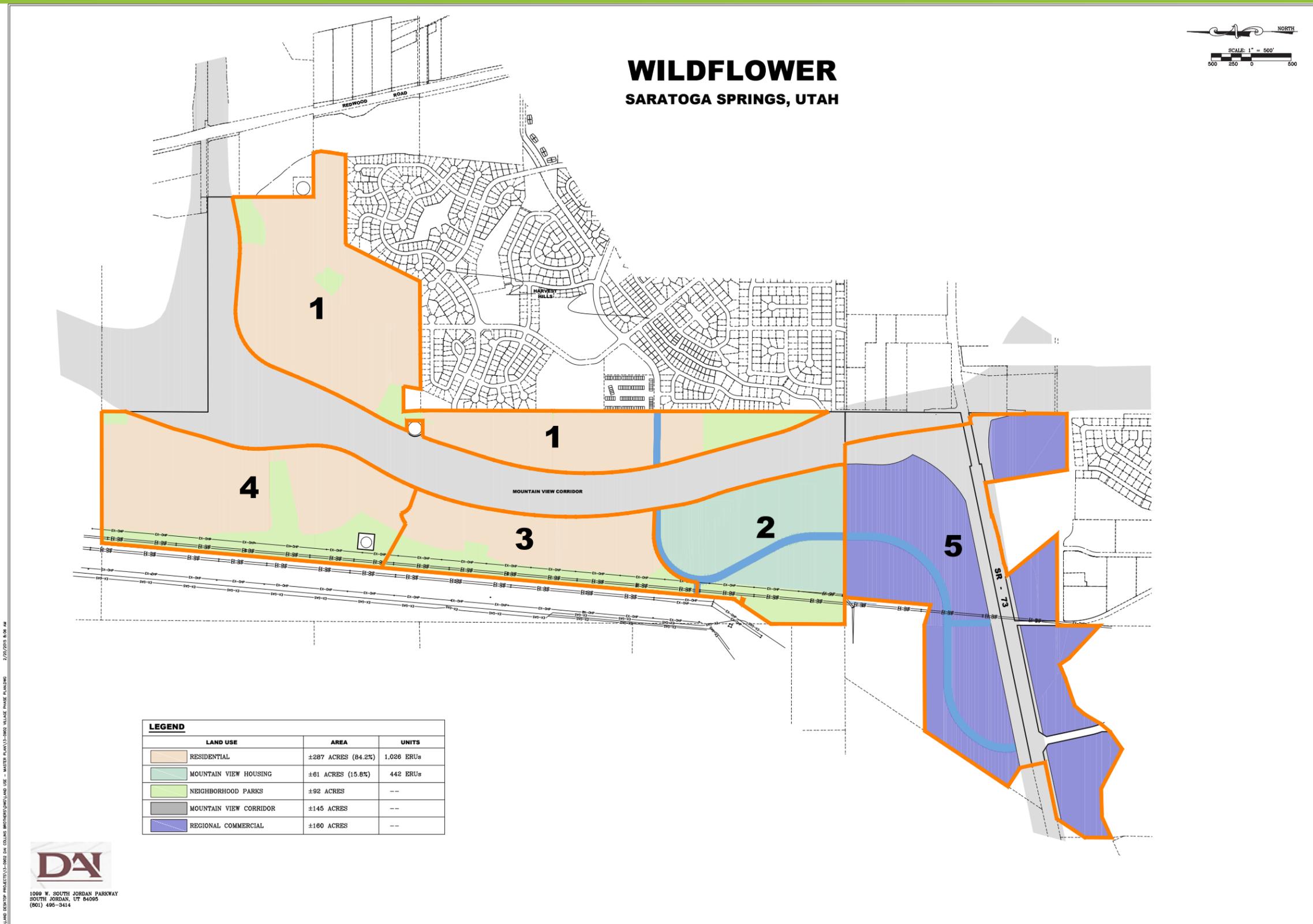
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1099 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
(801) 495-3414

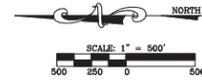
# EXHIBIT TWO: Land Use Master Plan



# EXHIBIT THREE: Village Phasing Plan



## WILDFLOWER SARATOGA SPRINGS, UTAH



**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
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office@lei-eng.com  
www.lei-eng.com

**WILDFLOWER  
SARATOGA SPRING, UTAH  
VILLAGE PLAN PHASING**

LEGEND		
LAND USE	AREA	UNITS
RESIDENTIAL	±287 ACRES (84.2%)	1,026 ERUs
MOUNTAIN VIEW HOUSING	±61 ACRES (15.8%)	442 ERUs
NEIGHBORHOOD PARKS	±92 ACRES	---
MOUNTAIN VIEW CORRIDOR	±145 ACRES	---
REGIONAL COMMERCIAL	±160 ACRES	---



1069 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
(801) 496-3414

REVISIONS	
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LEI PROJECT #  
**2013-0902**  
DRAWN BY:  
**BLS/TJP**  
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**2/24/2015**

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## Parks and Open Space

As defined in Section 19.02.02, the Wildflower Development will include a minimum 30% open space in the form of multiple park types and trail networks some of which is located in the Mountain View Corridor. Dedication of some of the land to Saratoga Springs City is anticipated for use as public parks and/or parkway trail/bike and transit system and maintained following the improvements of the areas by the developer.

Developer shall be required to improve parks and open space as per section 19.26.06 (4) of the Saratoga Springs Municipal Code effective 11-18-2014.

Open space including parks, trails, and limited common space adjacent to or within each village plan shall be included, designed, and constructed with the corresponding village plans. Larger parks, such as the parks to the west of the Mountain View Corridor and Single Family neighborhoods shall be phased to correspond with the village plans adjacent to them. Open space in the Mountain View Housing neighborhood shall be defined at time of Village Plan to ensure that such open space is usable.

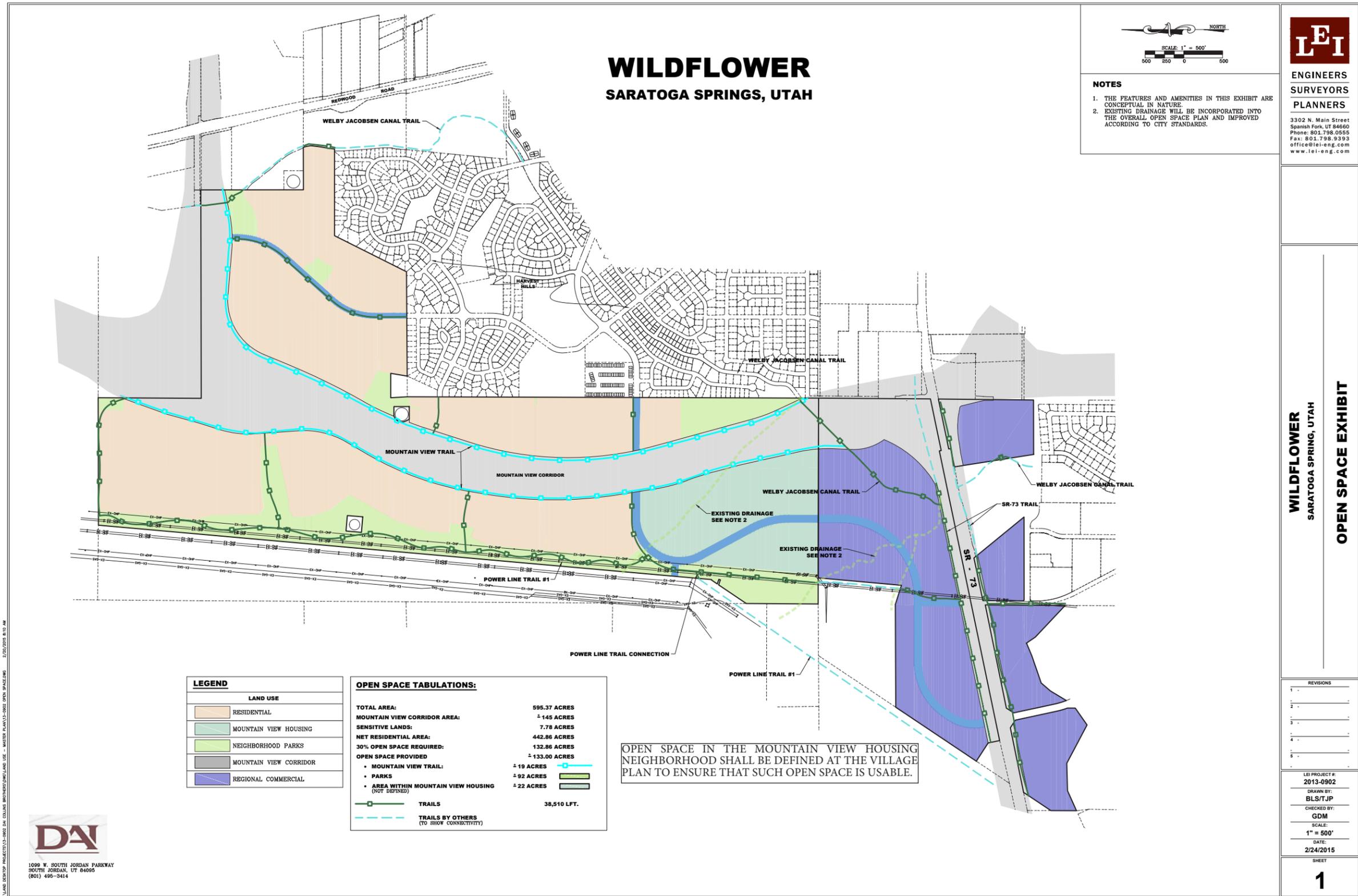
The developer shall phase open space improvements consistent with a phasing plan approved by the Planning Director and in accordance with Section 19.13 of the Saratoga Springs Municipal Code.

### Goals for Open Space:

- Provide a network of public or private parks and open space using a variety of differing and suitable types of recreation such as neighborhood parks, community gardens, parkways, connector trails and pocket parks.
- Provide a short walking distance for every home to open space/trails network. Place developed open space venues in areas of high visibility and in user-friendly and suitable locations that are conducive to the type and variety of recreational uses that are appropriate for the various areas and conditions.
- Provide improvements which comply with the Parks, Trails and Open Space Master Plan.



# EXHIBIT FOUR: Community Level Open Space



**LEI**  
ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
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**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**OPEN SPACE EXHIBIT**

## Park Standards

Parks should be developed for both active and passive recreation activities, taking into consideration the demographic profile of residents. Parks may be generally located as per the included Conceptual Plan found in Exhibit Four and should be accessible from the interconnecting neighborhood trails, sidewalks or low-volume residential streets. Benches, shaded areas, trash receptacles, picnic tables and neighborhood trail accesses are appropriate park enhancements. Exhibit Five shows an example layout for the southwest section of the development, showcasing ideal community park details. The developer shall be required to improve these parks and open spaces to meet the recreational needs of residents as per section 19.26 of the Saratoga Springs Municipal Code.

The open space must be labeled with a type and include the following details:

- Description
- Size
- Service
- Examples

These areas are to be addressed in the more specific “Village Plan” design documents, in each ensuing development phase. Examples of the various type of parks and open space are listed generally as follows (see details on pages 50-52):

- Entrance Node
- Pocket Park
- Neighborhood Park
- Greenway

## UDOT Detention

The developer will improve the UDOT detention basin in accordance with the Saratoga Springs City Standards and Specifications. Developer does acknowledge an agreement with UDOT to improve this detention basin.



## Neighborhood Park

The neighborhood park can be the focus of a neighborhood, providing an informal recreation space or gathering area for the community's residents. They should serve as extensions of the neighborhood around them; the park design should create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents.

Size: 1 to 3 acres or more

Service: Varies depending on neighborhood size

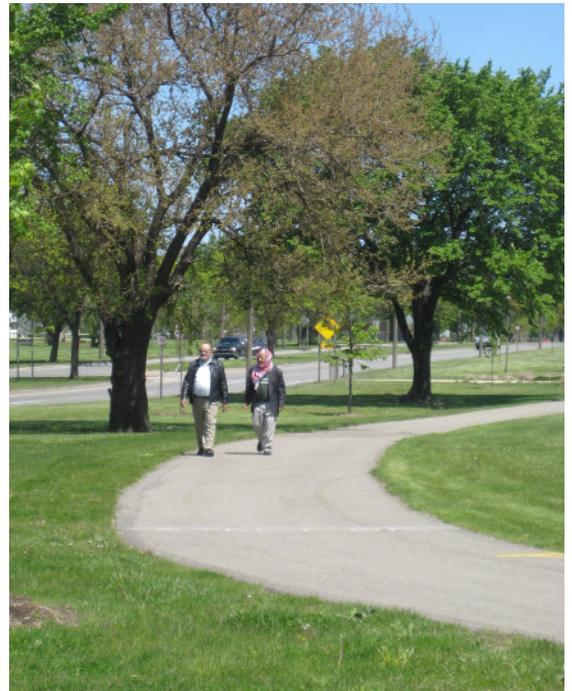


## Greenway

A linear open space feature with passive and active recreational elements designed to incorporate the space located around or within a natural resource area.

Size: Varies

Service: Varies depending on neighborhood size



- a. The overall intent and character of the Community Plan shall be maintained and the transfer of Equivalent Residential Units shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
  - b. The maximum number of Equivalent Residential Units established in the Community Plan shall not be exceeded.
  - c. The method to transfer Equivalent Residential Units shall be established within a Community Plan, provided that the transfer of Equivalent Residential Units into or out of any land use designation or district established in the Community Plan shall not exceed fifteen percent without approval of the City Council. In no case shall the transfer of Equivalent Residential Units into or out of any land use designation or district exceed twenty percent of that established in the Community Plan.
  - d. Equivalent Residential Units may not be transferred from a more intensive into a less intensive land use designation or district established in the Community Plan such that it exceeds the underlying maximum density and intensity limits.
  - e. Equivalent Residential Units may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same district.
  - f. Each Community Plan shall identify the manner in which transfers of Equivalent Residential Units shall occur.
3. **Development Standards.** Guiding development standards shall be established in the Community Plan.
- a. The Community Plan standards shall be sufficient to establish an overall theme and appearance for the entirety of the Planned Community District by establishing a common landscape philosophy, common lighting, consistent fencing and buffer treatments, signage, and a hierarchy of entry monuments.
  - b. The Community Plan shall establish common architectural guidelines meeting the City's design standards to address style authenticity, color, material, form and massing, and building entry.
  - c. The Community Plan shall establish a mechanism to assure architectural quality and consistency throughout the Planned Community District.
  - d. Detailed development standards and regulations shall be contained in a Village Plan and may replace or supplement the standards contained in the Land Development Code, except where specifically provided in the Village Plan.
  - e. Any matters not specifically addressed in the Village Plan will be governed by other applicable regulations and standards of the City.
4. **Open Space Requirements.** Open space, as defined in Section 19.02.02, shall comprise a minimum of thirty percent of the total Planned Community District area.
- a. Open space is defined as:
    - i. active open spaces such as parks, playgrounds, pathways and trails, pavilions, community gardens, ball fields, community centers, swimming pools, plazas, sports courts, and informal spaces which encourage the use and enjoyment of the open space;
    - ii. sensitive lands, including, but not be limited to: canyons and slopes in excess of thirty percent, ridge lines, streams or other natural water

- features, creek corridors, historic drainage channels, wildlife habitat, native vegetation, wetlands, geologically sensitive areas, and significant views and vistas; however, no more than fifty percent of the required open space area shall be comprised of sensitive lands;
- iii. agricultural lands and equestrian facilities worthy of preservation for continued use; and
  - iv. entry features and any portion of a park strip or landscaped median that exceeds City standards, or other amenities, such as fountains and public art, that creates attractive neighborhoods.
- b. Open space shall not include:
- i. lands occupied by residential, commercial, light industrial, office structures, parking areas, streets or sidewalks;
  - ii. setbacks and spaces between buildings or parking areas or other hard surfaces that have no recreational value; and
  - iii. areas between multi-family structures or similar treatments that are not larger than 5,000 square feet, are not part of a community trail system, and are not developed as a recreational or community amenity (e.g. park, pool, community garden, and picnic area).
- c. Open Space shall be preserved and maintained through one or a combination of the following:
- i. dedication of the land as a public park or parkway system;
  - ii. dedication of the land as permanent open space on the recorded plat;
  - iii. granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of an owner's association, master association, or other governing body;
  - iv. through compliance with the provisions of the Condominium Ownership Act, as outlined in Utah Code Title 57, and which provides for the payment of common expenses for the upkeep of common areas and facilities; or
  - v. in the event the common open space and other facilities are not maintained in a manner consistent with the approved plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners' association, master association, or other governing body.
5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
- a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
  - b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.

**City Council  
Staff Report**

**Author:** Jeremy D. Lapin, P.E., City Engineer  
**Subject:** 400 West Agreement with Ken Evans and IHC  
**Date:** May 5, 2015  
**Type of Item:** Work Session Discussion



**Description:**

**A. Topic:**

This item is for the discussion of a Reimbursement and Improvement Agreement with Ken Evans and IHC for the upsize and completion of 400 West from the round-a-bout at Aspen Hills Blvd down to Crossroads Blvd.

**B. Background:**

Ken Evans has been discussing a proposed 8 lot subdivision with City Staff that would be located near the Round-a-bout on Aspen Hills Boulevard on a new segment of 400 West that would be built by the developer. 400 West is identified as a Collector Road on the City's Transportation Master Plan. This extension of 400 West would require the developer to acquire property from IHC due to the existing road alignment that is centered on the property line between the Evans property and the IHC property.

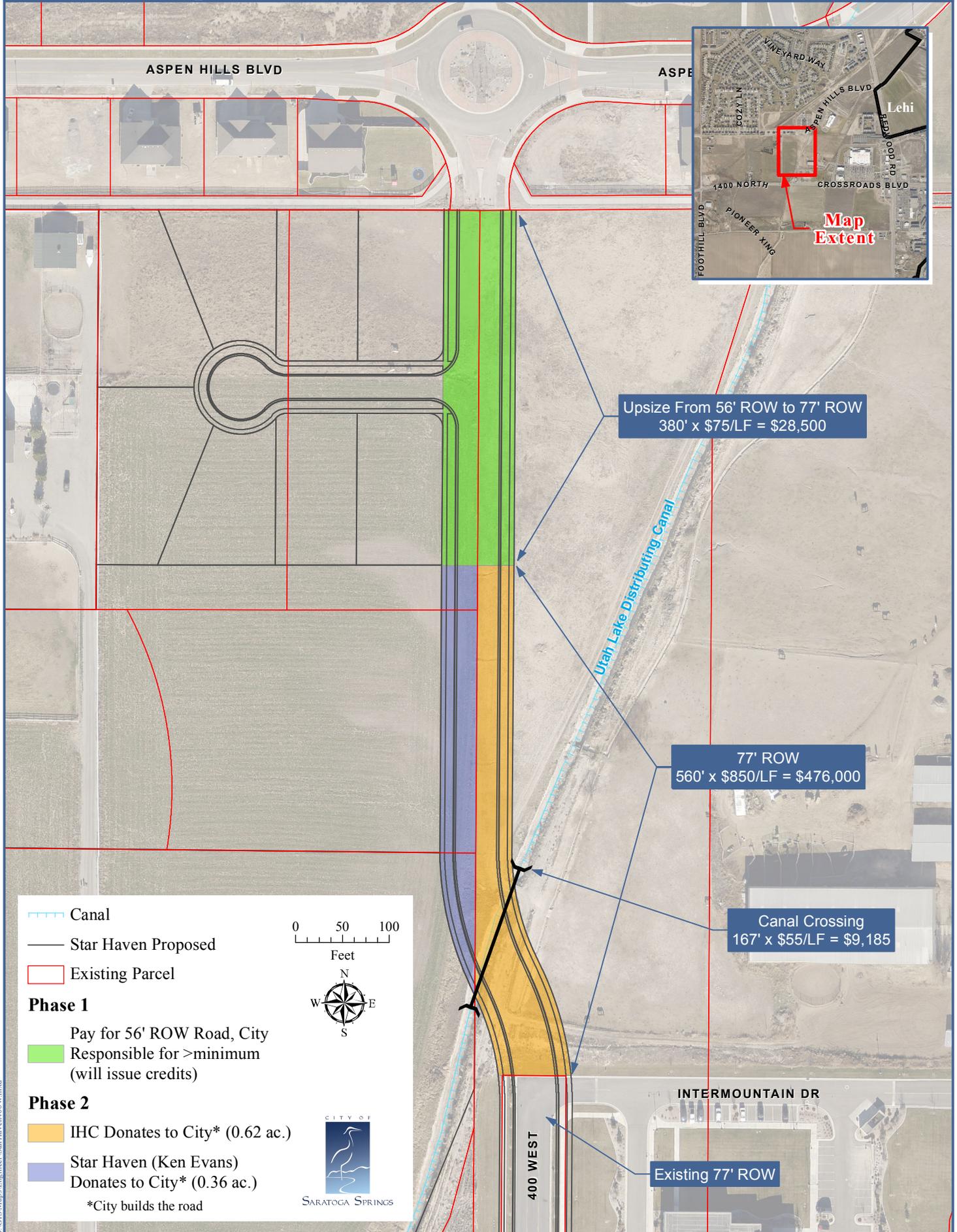
During negotiations with IHC on dedicating the ROW for the Evans subdivision project, the City inquired about the possibility of IHC dedicating all of the ROW for 400 West so that this critical connection in the City could be completed either by a developer or by the City. IHC indicated that first of all they had no plans at the moment to do any further development or improvements on their property, however they understood the benefits to the completion of the roadway and would be willing to dedicate the ROW at no cost if there was some sort of timeline on the completion of the roadway.

**C. Analysis:**

The proposed agreement would cover two items, the first would be the reimbursement to the developer of the Evans 8 lot subdivision for the upsize of approximate 380-ft of 400 west from a 56-ft ROW to the City's 77-ft ROW Collector Road standard. The second part of the agreement would be the dedication of the full 77-ft ROW for the remainder of 400 West from both Ken Evans and IHC in exchange for the a commitment from the City to place the completion of 400 west on the City's Transportation Capital Facilities Plan and a firm timeline on it's construction, for instance within 5 years. IHC would like such agreement to stipulate that if the City failed to build the roadway within the allocated timeframe, it would return the property to IHC.

**Recommendation:** Staff recommends that the City Council discuss the proposed agreement and road project. No action is needed at this time.

# 400 West Proposal (Star Haven Development)



Upsize From 56' ROW to 77' ROW  
 $380' \times \$75/LF = \$28,500$

77' ROW  
 $560' \times \$850/LF = \$476,000$

Canal Crossing  
 $167' \times \$55/LF = \$9,185$

Existing 77' ROW

▬▬▬ Canal  
 Star Haven Proposed  
 Existing Parcel

**Phase 1**  
 Pay for 56' ROW Road, City Responsible for >minimum (will issue credits)

**Phase 2**  
 IHC Donates to City\* (0.62 ac.)  
 Star Haven (Ken Evans) Donates to City\* (0.36 ac.)  
 \*City builds the road

0 50 100  
 Feet  


  
 CITY OF SARATOGA SPRINGS

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