



Planning Commission Meeting
Thursday, June 11, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AMENDED AGENDA

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

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE PLANNING COMMISSION CHAIR.

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. Election of a Planning Commission Vice Chair.
5. Public Hearing and Possible Action: Preliminary Plat for Lakeside Plat 27 located at 2700 South Redwood Road, Woodside Homes, applicant. Presented by Sarah Carroll.
6. Public Hearing and Possible Action: Community Plan Amendment for Legacy Farms located on the southeast corner of Redwood Road and 400 South, DR Horton, applicant. Presented by Kimber Gabryszak.
7. Work Session: Discussion of potential Code Amendments. Presented by Kimber Gabryszak.
8. Work Session: Discussion of Vision and Long Range Planning. Presented by Kimber Gabryszak.
9. Approval of Minutes:
 1. May 28, 2015.
10. Reports of Action.
11. Commission Comments.
12. Director's Report:
 - Council Actions
 - Applications and Approval
 - Upcoming Agendas
 - Other
13. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.
14. Adjourn.

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

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



Preliminary Plat (and Phasing Plan)

Lakeside Plat 27

June 11, 2015

Public Hearing

| | |
|--------------------------|--|
| Report Date: | June 4, 2015 |
| Applicant/Owner: | Woodside Homes of Utah, LLC |
| Location: | ~2700 S Redwood Rd |
| Major Street Access: | Redwood Road |
| Parcel Number(s) & Size: | 59:012:0119, ~24.60 acres |
| Parcel Zoning: | R-3 PUD, Low Density Residential Planned Unit Development |
| Adjacent Zoning: | R-3, R-3 PUD |
| Current Use of Parcel: | Vacant |
| Adjacent Uses: | Single family residential, golf course, lake |
| Previous Meetings: | Lakeside at Saratoga Springs MDA, reviewed by PC 8/23/13 Lakeside 25, 26, and 27 concept plan reviewed by PC 10/23/14 and by CC 11/18/14 |
| Previous Approvals: | Lakeside at Saratoga Springs MDA, approved by CC 9/17/13 |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Future Routing: | Public meeting with City Council |
| Author: | Sarah Carroll, Senior Planner |

A. Executive Summary:

This is a request for approval of the Lakeside Plat 27 Preliminary Plat located at approximately 2700 South Redwood Road. The project consists of 24.60 acres with 69 lots and 4.48 acres of open space.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "H" of this report. Options include recommendation to the City Council for approval with conditions, continuance, or a recommendation for denial based on non-compliance with findings of specific criterion.

B. Background:

The Lakeside at Saratoga Springs MDA was approved by the City Council on September 17, 2013. The MDA allows a minimum lot size of 7,000 square feet within this plat and requires 15% open space. A concept plan for Plats 25, 26, and 27 was presented to the Planning Commission on

October 23, 2014 and to the City Council on November 18, 2014. The proposed preliminary plat is similar to the concept plan; however, the following changes have been made:

- At staff's suggestion, two very short streets were eliminated to allow for improved lot configurations and larger blocks.
- The triangular 0.62 acres of open space shown on the concept plan has been eliminated and replaced with open space adjacent to the drainage channel.
- The lots adjacent to the drainage channel have been reconfigured to comply with the requirement that lots may not contain any portion of the drainage channel.
- The proposed phasing plan for all three plats has been revised and is attached.

C. Specific Request:

The applicant is requesting Preliminary Plat approval for Lakeside Plat 27 which included 69 single family building lots ranging in size from 7,000 to 16,748 square feet and 4.48 acres of open space.

D. Process:

Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

E. Community Review:

Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*, and notices were mailed to all property owners within 300 feet of the subject property. As of the date of this report no public input has been received regarding this application.

F. General Plan:

The General Plan designates this area for Low Density Residential. The General Plan states that areas designated as Low Density Residential are "designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces."

Finding: consistent. The density within the proposed preliminary plat does not exceed four units per acre and is consistent with the general plan. $(69 \text{ units} / (24.60 \text{ acres} - 1.97 \text{ acres of sensitive lands}) = 3.05 \text{ units/acre})$

G. Code Criteria:

The requirements for this property are governed by the Land Development Code and the "Master Development Agreement for Saratoga Springs Development (Lakeside) Plats 14, 16A, 25, 26 and 27" (the MDA). The property is zoned R-3 PUD, Low Density Residential Planned Unit Development; Section 19.04.11 regulates the R-3 zone. This project also falls within a Planned Unit Development (PUD) and is regulated by Chapter 19.07. Pertinent sections and Chapters along with the requirements of the MDA are reviewed below.

Master Development Agreement

Density: complies. The MDA allows up to 229 single family units within plats 25, 26, and 27 and a minimum lot size of 7,000 square feet. The proposed preliminary plat for plat 27 includes 69 lots that are 7,000 square feet or larger.

Infrastructure Requirements: According to the MDA, the developer will be required to complete the following items as described in the MDA:

- **Water:** The MDA requires a 10" culinary waterline in Redwood Road and Shorewood Drive to be constructed with the first plat, unless already installed per City standards. The MDA requires an 8" secondary waterline in Shorewood Drive to be constructed within each phase.
 - **Complies with revisions approved by City Engineer.** Since recording the MDA, the City has done additional investigation and current modeling determined this will not be useful. The utility plans comply with current City master plans.
- **Sewer:** An 8" sewer main is required along Shorewood Drive to Redwood Road with the development of Plat 27.
 - **Complies with revisions approved by City Engineer.** The sewer line shown on the plans does not go all the way to Redwood Road. The City engineer has reviewed this and determined that it is not necessary for the sewer line to go all the way to Redwood Road. The homes west of Redwood Road already exist and will not tie into the sewer system at this location. Property to the south will tie into the sewer system through internal roads within Lakeside Plats 26 and 27.
- **Storm Water: complies.** No lot shall contain any portion of land that is at or below the 100-year storm event high water elevation. All trails and home finish floor elevations, except a lakeshore trail, shall be a minimum of 1 foot above the 100-year high water mark.
- **Roads: complies.** The MDA states "Shorewood Drive shall be completed through plats 25, 26, and 27 and connect to Redwood Road and must be bonded for and constructed in connection with the first to be developed of Plats 26 or 27 or at such time that the next subdivision plat will result in more than 200 lots being accessed only by Shorewood Drive." Plat 27 includes 69 lots and does not result in more than 200 lots being accessed by Shorewood Drive; thus, only the segment of Shorewood that is within Plat 27 will be constructed with Plat 27. Exhibit G contains road cross sections for the roads in Plats 25, 26 and 27 that were approved with the MDA. The proposed roads comply with these cross sections and are required to be private roads, owned and maintained by an HOA.

Open Space Requirements: The MDA outlines specific open space requirements, as reviewed below.

- **Trails: can comply.**
 1. Lakeshore Trail: The lakeshore trail east of Plat 23, to the south boundary of Plat 25, shall be completed or bonded for prior to recording Plat 27. Conceptual trail plans for this location have been included with the project plans. The final construction drawings shall be subject to approval by the City Engineer and will be required with the final plat application.
 2. Drainage Channel Trail: A trail is required in the drainage channel. The plans indicate the required trail.
 3. Redwood Road Trail: The trail along Redwood Road, within Plat 27, shall be constructed with Plat 27. The plans indicate the required trail.
- **Open Space: complies.** 15% of the project area shall be comprised of open space and must meet the Land Development Code requirements for open space. The Code allows that no more than 50% of the required open space may be comprised of sensitive lands.
 - Plat 27 is 24.60 total acres with 4.48 acres (18.2%) of open space. Sensitive lands include the drainage channel and the detention basin, equaling 1.97 acres or 44% of 4.48 acres. An open space exhibit is attached.
- **Amenities: can comply.** The MDA requires a bird watching tower, restroom, and parking area with the future Plat 26. The Land Development Code requires that the open space meet the "minimal recreational needs of the residents". Staff recommends a recreational amenity within Plat 27 near the open space frontage on Waterview Way. However, the applicant has discussed this with the Saratoga Springs Owners Association (SSOA) and the SSOA does not want an additional amenity to maintain.

Section 19.04.11, Low Density Residential (R-3)

Permitted or Conditional Uses: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. The proposed preliminary plat indicates 69 single-family lots for single family dwellings; the proposed use is a permitted use in the R-3 zone.

Minimum Lot Sizes: complies with the MDA. The minimum lot size allowed by the MDA is 7,000 square feet. All lots comply with this requirement. Corner lots are 10% larger than the minimum.

Setbacks and Yard Requirements: up for discussion, variations requested. The R-3 zone requires front setbacks of 25 feet, side setbacks of 8 feet and 12 feet, and rear setbacks of 25 feet. For corner lots the minimum setback is 25 feet in the front and 20 feet on the side. However, setbacks may be reduced through the PUD process and the application is requesting minimum setbacks of:

Front: 20' to the living space and 25' to the garage
Sides: 5' and 8' (for a total of 13')
Rear: 15' (this is consistent with other plats in SSD, specifically Plat 24)
Corner side: 15'

Setbacks reductions have been granted for other plats within the Saratoga Springs Development.

Plat 24 has a minimum lot size of 6,000 square feet and was approved with the following setbacks:

Front: 15' Sides: 5' Corner Side: 20' Rear: 15'

Plat 1 has a minimum lot size of 7,600 and was approved with the following setbacks:

Front: 20' Sides: 15' total/5' min Corner Side: 20' Rear: 14'

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The plans indicate compliance.

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

Fencing: complies. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code also states that in an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. The landscape plans and a note on the plat indicates fencing that complies with this requirement.

Variations: A minimum lot size of 7,000 square feet was approved with the MDA. Variations are now being requested for the lot setbacks. The PUD section allows variations to be requested and Section 19.07.07 states:

1. Upon combining the PUD overlay zone provisions with an appropriate existing zone, variations from the development standards of the underlying zone may be permitted by the Planning Commission and City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the Planning Commission and City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.
2. The Planning Commission and City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying

zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the designation standards of this Chapter are met.

Section 19.07.08 states:

The Planning Commission and City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;
2. that the variation desired will not adversely affect the public health, safety, or general welfare; and
3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.

Overall Staff finding: complies. *The requested variations do not include variations related to uses allowed within the zone. Granting a variation to the minimum setbacks will not adversely affect the rights of adjacent landowners or residents because other plats within the Saratoga Springs Development have been granted similar variations. The variations will not adversely affect the public health, safety, or general welfare because similar setback variations have been granted. The granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land use Element of the General Plan because the PUD section allows for variations to be considered and other phases have received similar variations. The original MDA required the golf course for open space and the current MDA requires 15% total open space. The open space throughout the development will offset the variations being requested and thus the variations will not adversely affect neighboring property. The requested variation does not result in an increased density beyond what is allowed for in Plat 27.*

Chapter 19.07.10, PUD Plan Approval.

Section 19.07.10 states "PUD is reviewed in a three-step process: 1) concept plan review, 2) preliminary plat review, 3) final plat review."

1. Concept Plan Review:

This section requires Conceptual plan review prior to preliminary plat review.

Staff finding: complies. *The proposed layout is similar to the conceptual layouts presented to the Planning Commission and City Council last year. (PC 10/23/14, CC 11/18/14)*

2. Preliminary PUD Plat Review:

This section requires the preliminary PUD plans to comply with the project densities, density bonuses, clustering, preservation of open space, etc. and requires the architectural plans to be reviewed. The architectural elevations are required to be reviewed by the Urban Design Committee prior to review by the Planning Commission, and should demonstrate continuity and uniform architectural themes, features, and styles for all structures within the project, including types of materials. The Planning Commission shall hold a public hearing and "either recommend approval, approval with conditions, or denial of the application to the City Council." Following the Planning Commission's action, the application shall be forwarded to the City Council for action.

Staff finding: can comply. *The applicant has submitted a packet with the possible home options. The architectural packet was reviewed by the Urban Design Committee on February 27, 2015 which was prior to review by the Planning Commission (see "Urban Design Committee" below). The Planning Commission will hold a public hearing and make a recommendation to the City Council.*

3. Final PUD Plat Review:

This section requires final plats to be prepared in compliance "with the action of the City Council on any preliminary plat application" and shall also comply with any conditions of the preliminary plat approval. The City Council shall review the final plat plans for compliance with the conditions of the preliminary plat plans at a later date.

Staff finding: can comply. *The current application is for the preliminary plat. The final plat application has not yet been received.*

Urban Design Committee:

Section 19.07.09.2.b. requires the Urban Design Committee to review building elevations prior to review by the Planning Commission and states "The UDC shall review architectural styles, themes, and materials and shall make a recommendation to the Planning Commission regarding architectural styles, themes, and materials." The Urban Design Committee reviewed the architectural packet on February 12, 2015 and made the following recommendations:

- They recommended approval of the elevations as proposed
- Do not allow the same elevations across the street or on adjacent lots (this is also a requirement of the SSOA)
- UDC inquired about the reasoning for the 15' rear setback, but did not recommend changing it because it allows more flexibility.
- UDC suggested eliminating two small streets (the plans were amended to comply)
- UDC suggested an amenity in the park space for the residents. (The applicant has stated that the SSOA does not want an additional amenity to maintain in this phase)

The attachment for architectural elevations includes one home elevation with 24 exterior schemes is attached. The full submittal includes 15 different elevations to choose from with numerous exterior schemes and is available upon request.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:

"I move that the Planning Commission recommend approval to the City Council of the Preliminary Plat for Lakeside Plat 27 located at approximately 2700 South Redwood Road, based on the findings and conditions listed below:

Findings:

1. Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.
2. The proposed preliminary plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
3. The proposed preliminary plat 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.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The proposed Plat 27 is approved to be the first phase of development.

4. The setbacks are approved as proposed:
 - Front: 20' to the living space and 25' to the garage
 - Sides: 5' and 8' (for a total of 13'), Corner side: 15'
 - Rear: 15'
5. The Applicant shall coordinate with the Army Corp of Engineers to determine if a permit is necessary for the required drainage channel improvements.

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 requirement of the City ordinances, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the proposed Preliminary Plat for Lakeside Plat 27 located at approximately 2700 South Redwood Road. I find that the application does not meet the requirements of City ordinances as more specifically stated below."

List findings for denial:

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Aerial Map
4. Concept Plan
5. Preliminary Plat
6. Updated Open Space and Phasing Exhibit
7. Landscape Plans
8. Lakeshore Trail Plans
9. Architecture (One home elevation with 24 exterior schemes is attached. The full submittal includes 15 different elevations to choose from with numerous exterior schemes and is available upon request.)

**City Council
Staff Report**

Author: Jeremy D. Lapin, City Engineer
Subject: Lakeside Plat 27
Date: June 11, 2015
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: Woodside Homes of Utah LLC
Request: Preliminary Plat Approval
Location: Lakeside Community
Acreage: 24.61 acres - 69 lots

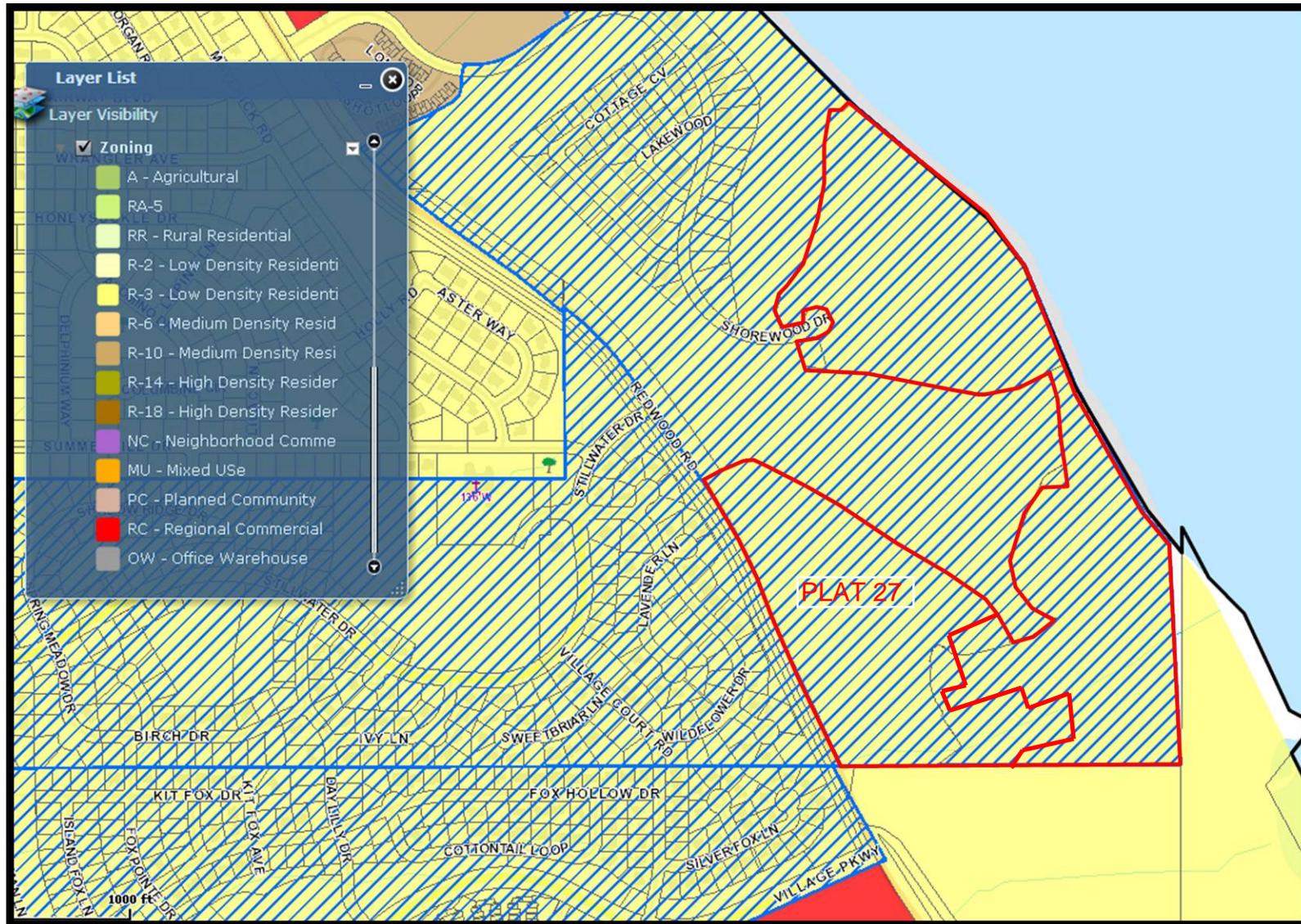
C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. Developer shall bury and/or relocate any power lines that are within or adjacent to this plat.
- C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- D. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- E. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- F. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- G. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.
- H. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and

NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

- K. Developer shall comply with all the "Master Development Agreement for Saratoga Springs Development (Lakeside) Plats 14, 16A, 25, 26 and 27" .
- L. Developer shall connect to the existing culinary and secondary waterline at the end of Plat 24 and shall extend a 10" culinary and secondary waterline along Shorewood Drive to Driftwood Drive and stub to the south to allow for their extension to and through the Mallard Bay Project. A 10" RPZ cross connection shall be made at the intersection of Shorewood Drive and Driftwood Drive to provide adequate secondary pressures.
- M. Project shall comply with all ADA standards and requirements.
- N. Developer shall complete all half width improvements along Redwood Road as per the City's Transportation Master Plan and the Engineering Standards and Specifications including a 10' shoulder/bike lane and a meandering 8-ft concrete trail and landscaping.
- O. The bonding, construction, and dedication of the lakeshore trail through plat 23 be completed before any additional plats are recorded.
- P. The relocation of existing sewer mains may be required to accommodate new road alignments proposed in plats 26 and 27. All relocation work must be bonded for as calculated by the City Engineer prior to commencing construction and no disruption to existing service shall occur during construction. No Sewer Mains or manholes shall be located in residential lots. Any realignment of existing sewer CANNOT result in a loss in capacity in the sewer system.
- Q. Natural drainages shall be left unimproved and no lot boundary shall contain any portion of a drainage that is inundated, at any time, during the 100-year storm event as defined by NOAA. All trails and home finish floor elevations shall be a minimum of 1-foot above the 100-year high water mark of any adjacent drainage, lake, or waterway
- R. The trail and the manicured landscaped parkway along Redwood Road from Fairway Boulevard to the south end of Plat 27 shall be bonded for and constructed with the development of Plat 27. This area shall be dedicated to and maintained by the HOA after the warranty period.
- S. Developer shall remove the invasive vegetation from and stabilize natural drainage channels. Stabilization measures must be adequate for 100-yr velocities. Developer shall obtain any necessary permits from the Army Corp of Engineers as necessary for improvements or grading within natural drainages.
- T. All detention basins shall meet City standards including a 12' minimum paved access road to inlet and outlet structures and low flows piped through the proposed basins. Interior and exterior slopes shall be 3:1 max.
- U. No lot shall contain any portion of land that is at or below the 100-year storm event high water elevation. All trails and home finish floor elevations, except a lakeshore trail, shall be a minimum of 1 foot above the 100-year high water mark.



ZONING / LOCATION MAP



AERIAL MAP

Saratoga Springs Composite Description
Encompassing Future Phases 25, 26, 27 And
Includes Parcel No. 59-012-0061

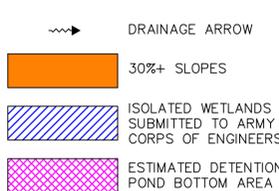
A parcel of land located in the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at the east quarter corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running:

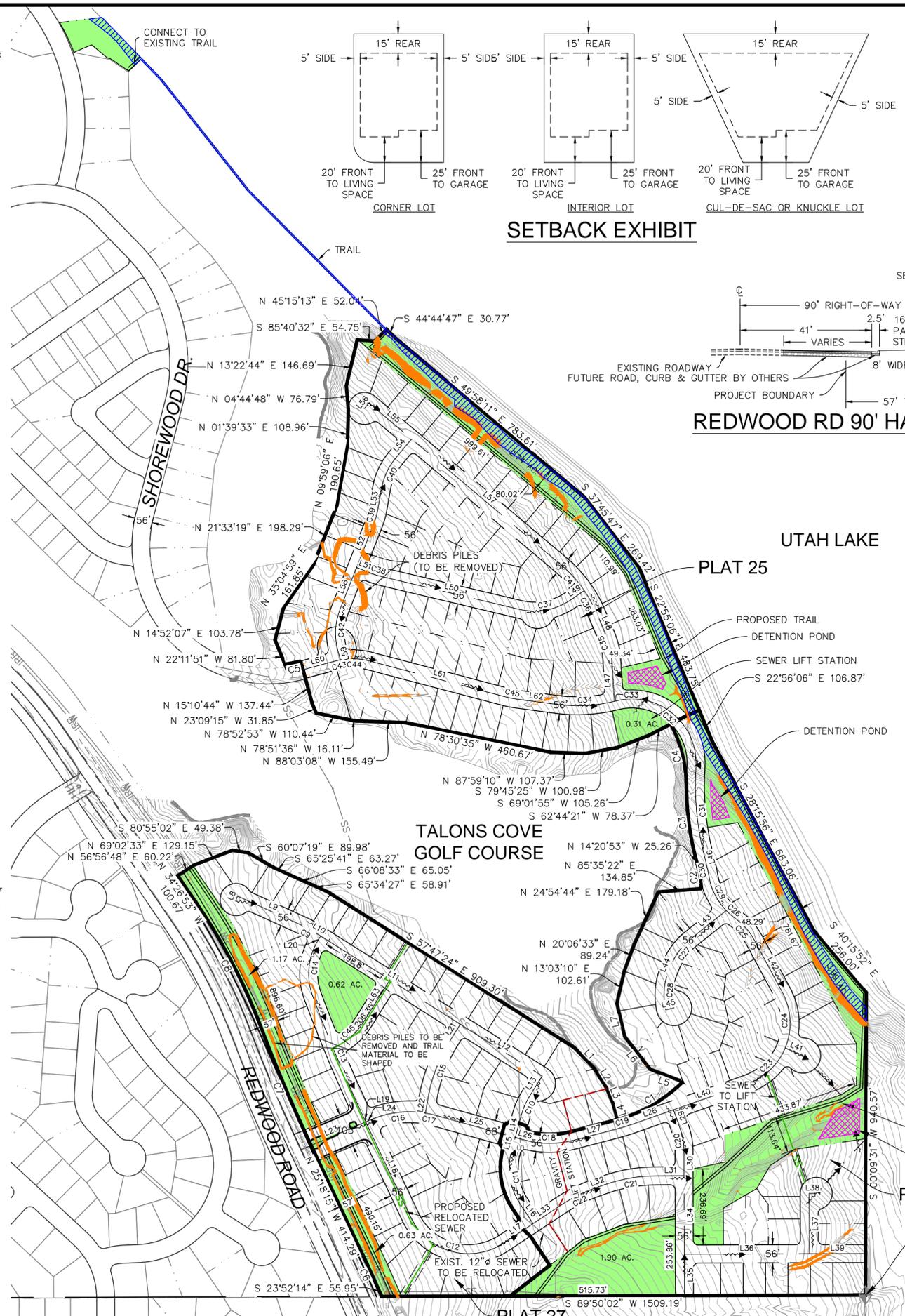
thence South 89°50'02" West along the quarter section line 1,509.19 feet to the east line of State Highway 68 (Redwood Road), thence along said east line the following six (6) courses and distances:
 1) North 23°52'14" West 55.95 feet,
 2) northwesterly along the arc of a 2,123.00 foot radius tangent curve to the left, the center of which bears South 66°07'46" West, through a central angle of 01°25'02", a distance of 53.13,
 3) North 25°18'15" West 414.29 feet,
 4) northwesterly along the arc of a 4,967.00 foot radius tangent curve to the right, the center of which bears North 64°41'45" East, through a central angle of 04°33'33", a distance of 395.23,
 5) northwesterly along the arc of a 1,833.00 foot radius reverse curve to the left, the center of which bears South 69°51'58" West, through a central angle of 13°42'11", a distance of 438.38 and
 6) North 34°26'53" West 100.67 feet;
 thence North 56°56'48" East 60.22 feet;
 thence North 69°02'33" East 129.15 feet;
 thence South 80°55'02" East 49.38 feet;
 thence South 60°07'19" East 89.98 feet;
 thence South 65°25'41" East 63.27 feet;
 thence South 66°08'33" East 65.05 feet;
 thence South 65°34'27" East 58.91 feet;
 thence South 57°47'24" East 909.30 feet;
 thence South 43°39'16" East 90.01 feet;
 thence South 31°52'09" East 68.73 feet;
 thence South 23°05'15" East 53.40 feet;
 thence South 15°35'10" East 52.46 feet;
 thence northeasterly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears North 15°25'21" West, through a central angle of 28°57'01", a distance of 238.49 feet;
 thence North 69°11'02" West 110.00 feet;
 thence North 37°53'52" West 128.29 feet;
 thence North 13°19'46" West 106.47 feet;
 thence North 13°03'10" East 102.61 feet;
 thence North 20°06'33" East 89.24 feet;
 thence North 24°54'44" East 179.18 feet;
 thence North 85°35'22" East 134.85 feet;
 thence northerly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears South 84°53'14" West, through a central angle of 09°14'08", a distance of 76.08 feet;
 thence North 14°20'53" West 25.26 feet;
 thence northerly along the arc of a 888.00 foot radius tangent curve to the right, the center of which bears North 75°39'07" East, through a central angle of 14°08'54", a distance of 219.28;
 thence northerly along the arc of a 422.00 foot radius reverse curve to the left, the center of which bears South 89°48'01" West, through a central angle of 27°38'20", a distance of 203.57 feet;
 thence South 62°44'21" West 78.37 feet;
 thence South 69°01'55" West 105.26 feet;
 thence South 79°45'25" West 100.98 feet;
 thence North 87°59'01" West 107.37 feet;
 thence North 78°30'35" West 460.67 feet;
 thence North 88°03'08" West 155.49 feet;
 thence North 78°51'36" West 16.11 feet;
 thence North 78°52'53" West 110.44 feet;
 thence North 13°22'44" East 146.69 feet;
 thence North 22°11'51" West 81.80 feet;
 thence North 14°52'07" East 103.78 feet;
 thence North 15°10'44" W 137.44 feet;
 thence North 23°09'15" W 31.85 feet;
 thence North 78°52'53" W 110.44 feet;
 thence North 01°39'33" East 108.96 feet;
 thence North 04°44'48" West 76.79 feet;
 thence North 13°22'44" East 146.69 feet;
 thence South 85°40'32" East 54.75 feet;
 thence North 45°15'13" East 52.04 feet to the boundary of the "Compromise Elevation Line" as described in that "Agreement of Stipulation and Compromise Regarding Utah Lake Boundary" as recorded January 12, 2000, under Entry No. 3278:2000, in the Office of the Utah County Recorder, thence along said line the following seven (7) courses and distances:
 1) South 44°44'47" East 30.77 feet;
 2) South 49°58'11" East 783.61 feet;
 3) South 37°45'47" East 269.42 feet;
 4) South 22°55'06" East 483.75 feet;
 5) South 22°56'06" East 106.87 feet;
 6) South 28°15'56" East 663.06 feet and
 7) South 40°15'52" East 256.00 to its intersection with the Section line and established by the extended line between the found monuments of the East Quarter of Section 12 (dated 1960) and the Meander Corner 822.76 feet along the Section line to the north (dated 1913); thence South 00°09'31" West 940.57 feet along the Section line TO THE POINT OF BEGINNING.

Containing 3,070,418 Square Feet or 70.487 Acres.

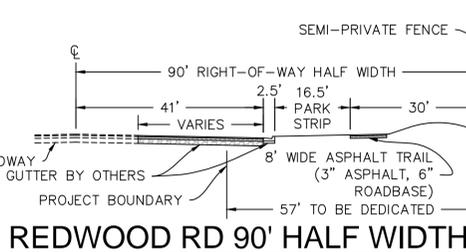
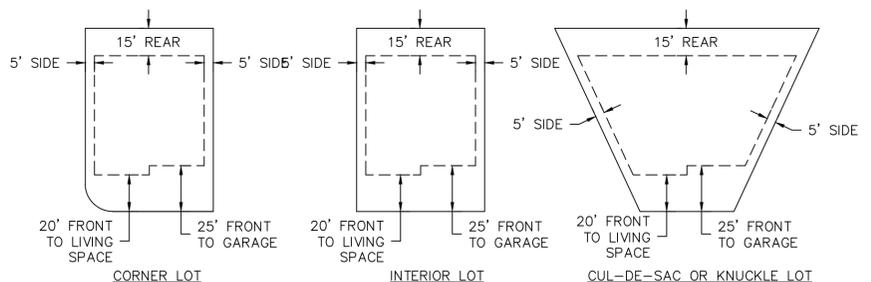
30% SLOPES WITHIN OPEN SPACE = 45,910 S.F.
 WETLAND AREA WITHIN OPEN SPACE = 76,000 S.F.
 DETENTION POND BOTTOM AREA WITH OPEN SPACE = 18,000 S.F.
 OVERLAP OF SENSITIVE AREAS = 1,650 S.F.
 TOTAL AREA OF SENSITIVE AREAS WITHIN OPEN SPACE = 69,680 S.F. (13.4% OF OPEN SPACE)



NOTE:
 1. NO AREA OF THE PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN



SETBACK EXHIBIT



| PLAT OR PHASE | PLAT AREA (ACRES) | LOTS | MINIMUM LOT SIZE (SF) | AVERAGE LOT SIZE (SF) | PERCENTAGE OF BUILDABLE LAND | OPEN SPACE (ACRES) | OPEN SPACE (%) | DENSITY OF DWELLINGS BY ACRE |
|-------------------------|-------------------|------|-----------------------|-----------------------|------------------------------|--------------------|----------------|------------------------------|
| PLAT 25 | 23.49 | 78 | 7,000 | 8,510 | 100% | 3.03 | 12.9% | 3.32 |
| PLAT 26 | 26.41 | 66 | 7,000 | 9,640 | 100% | 5.89 | 22.3% | 2.49 |
| PLAT 27 | 20.58 | 65 | 7,000 | 8,815 | 100% | 2.46 | 12.0% | 3.16 |
| OFFSITE TRAIL W/ PARCEL | 0.58 | | | | | 0.58 | 100.0% | |
| TOTAL | 71.06 | 209 | | | | 11.96 | 16.8% | |
| AVERAGE | | | | 8,960 | | | 16.8% | 2.98 |

Line Table

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L1 | S 43°39'16" E | 90.01' |
| L2 | S 31°52'09" E | 68.73' |
| L3 | S 23°05'15" E | 53.40' |
| L4 | S 15°35'10" E | 52.46' |
| L5 | N 69°11'02" W | 110.00' |
| L6 | N 37°53'52" W | 128.29' |
| L7 | N 13°19'46" W | 106.47' |

Curve Table

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|---------|----------|-----------|--------------|-----------------|
| C1 | 238.49' | 472.00' | 28°57'01" | 235.96' | N 60°06'08" E |
| C2 | 76.08' | 472.00' | 9°14'08" | 76.00' | N 09°43'50" W |
| C3 | 219.28' | 888.00' | 14°08'54" | 218.72' | N 07°16'28" W |
| C4 | 203.57' | 422.00' | 27°38'20" | 201.60' | N 14°01'09" W |
| C5 | 50.16' | 372.00' | 7°43'32" | 50.12' | S 78°41'18" W |
| C6 | 53.13' | 2123.00' | 1°26'02" | 53.12' | N 24°35'15" W |
| C7 | 395.23' | 4967.00' | 4°33'33" | 395.13' | N 23°01'29" W |
| C8 | 438.38' | 1833.00' | 13°42'11" | 437.34' | N 27°35'48" W |

Centerline Line Table

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L8 | S 24°25'33" W | 11.94' |
| L9 | N 65°34'27" W | 228.64' |
| L10 | N 57°47'24" W | 31.58' |
| L11 | N 57°47'24" W | 514.71' |
| L12 | N 57°47'24" W | 302.12' |
| L13 | N 32°12'36" E | 76.21' |
| L14 | N 15°16'08" E | 75.26' |
| L15 | N 15°16'08" E | 44.15' |
| L16 | N 33°28'20" W | 74.65' |
| L17 | S 56°31'40" W | 109.68' |
| L18 | N 25°18'15" W | 326.35' |
| L19 | N 25°18'15" W | 11.91' |
| L20 | N 32°12'36" E | 12.41' |
| L21 | N 32°12'36" E | 59.23' |
| L22 | N 09°34'34" E | 43.28' |
| L23 | S 66°49'44" W | 218.15' |
| L24 | S 66°49'44" W | 15.58' |
| L25 | N 74°31'27" W | 259.48' |
| L26 | N 74°31'27" W | 27.76' |
| L27 | S 75°29'06" W | 140.78' |

Centerline Line Table

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L28 | S 70°41'55" W | 143.76' |
| L29 | N 19°10'25" W | 64.99' |
| L30 | N 00°10'26" W | 78.75' |
| L31 | S 89°49'36" W | 85.57' |
| L32 | S 70°22'26" W | 27.15' |
| L33 | S 56°31'40" W | 102.55' |
| L34 | N 00°10'26" W | 243.61' |
| L35 | N 00°10'26" W | 128.93' |
| L36 | S 89°49'36" W | 389.97' |
| L37 | S 00°10'24" E | 187.35' |
| L38 | S 89°49'36" W | 22.00' |
| L39 | S 89°49'36" W | 175.30' |
| L40 | S 70°41'55" W | 243.16' |
| L41 | N 67°17'00" W | 60.45' |
| L42 | S 28°15'56" E | 185.81' |
| L43 | N 51°27'49" E | 141.60' |
| L44 | N 23°10'54" E | 20.19' |
| L45 | S 76°48'07" W | 27.00' |
| L46 | S 14°20'53" E | 25.26' |
| L47 | S 03°29'03" E | 133.20' |

Centerline Line Table

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L48 | S 22°55'06" E | 81.94' |
| L49 | N 55°36'50" E | 51.16' |
| L50 | S 76°39'55" E | 444.03' |
| L51 | S 68°26'41" E | 53.28' |
| L52 | S 21°33'19" W | 149.59' |
| L53 | S 09°59'06" W | 69.15' |
| L54 | S 40°01'49" W | 77.68' |
| L55 | S 49°58'11" E | 173.65' |
| L56 | N 40°01'49" E | 22.00' |
| L57 | S 49°58'11" E | 608.24' |
| L58 | S 21°33'19" W | 140.85' |
| L59 | S 15°10'27" E | 31.50' |
| L60 | N 74°49'33" E | 105.13' |
| L61 | S 75°16'48" E | 447.32' |
| L62 | S 82°26'48" E | 128.70' |
| L63 | N 32°12'36" E | 156.72' |

Centerline Curve Table

| Curve # | Length | Radius |
|---------|---------|----------|
| C9 | 27.17' | 200.00' |
| C10 | 59.14' | 200.00' |
| C11 | 170.14' | 200.00' |
| C12 | 342.67' | 200.00' |
| C13 | 413.43' | 4782.00' |
| C14 | 183.47' | 200.00' |
| C15 | 197.52' | 500.00' |
| C16 | 175.78' | 300.00' |
| C17 | 30.89' | 300.00' |
| C18 | 157.03' | 300.00' |

Centerline Curve Table

| Curve # | Length | Radius |
|---------|---------|---------|
| C19 | 41.77' | 500.00' |
| C20 | 66.32' | 200.00' |
| C21 | 169.75' | 500.00' |
| C22 | 120.83' | 500.00' |
| C23 | 167.49' | 200.00' |
| C24 | 177.96' | 200.00' |
| C25 | 91.72' | 200.00' |
| C26 | 36.24' | 200.00' |
| C27 | 98.72' | 200.00' |
| C28 | 126.99' | 200.00' |

Centerline Curve Table

| Curve # | Length | Radius |
|---------|---------|---------|
| C29 | 121.69' | 200.00' |
| C30 | 44.06' | 500.00' |
| C31 | 272.59' | 860.00' |
| C32 | 376.79' | 200.00' |
| C33 | 6.54' | 500.00' |
| C34 | 182.68' | 500.00' |
| C35 | 67.84' | 200.00' |
| C36 | 80.06' | 400.00' |
| C37 | 166.58' | 200.00' |
| C38 | 28.70' | 200.00' |



WOODSIDE HOMES
 LAKESIDE PLATS 25-27
CONCEPT PLAN

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-2520
 OGDEN - (801) 399-1862

Den: JJS
 Drw: JJS
 Chk: GM
 Rvw: JRL

Print Date: 09/00/04
 Proj. # 5262

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PRELIMINARY FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION -

| Rev. | By | Date | Remarks |
|------|-----|----------|-------------------|
| D | JJS | 10/10/14 | ISSUED FOR REVIEW |
| C | JJS | 10/06/14 | INTERNAL REVIEW |
| B | JJS | 09/18/14 | INTERNAL REVIEW |

LAKESIDE PLAT 27

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

NOTES

- 1.) Plat must be recorded within 24 months of final plat approval by City Council. final plat approval was granted on the ___ day of ___, 20__.
- 2.) The installation of improvements shall conform to all City rules, ordinances, requirements, standards, and policies regarding the development of this property.
- 3.) Prior to building permits being issued, soil testing studies may be required on each lot as determined by the City Building Official.
- 4.) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
- 5.) Building permits will not be issued until all improvements have been installed and accepted by the City in writing; all improvements currently meet City standards; and bonds are posted by the current owner of the project pursuant to City code.
- 6.) All bonds and bond agreements are between the City, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights including the right to bring any action under any bond or bond agreement.
- 7.) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current City ordinances and fee schedules.
- 8.) All open space and trail improvements located herein are to be installed by owner and maintained by a homeowners association unless specified otherwise on each improvement.
- 9.) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
- 10.) All streets contained in this plat are private streets. No city maintenance is provided on private streets.
- 11.) Lots are subject to association bylaws, articles of incorporation and CC&R's.
- 12.) Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "Bingham Eng". Front lot corners shall be marked with a rivet or nail placed in the top back of curb at the extension of the side lot lines.
- 13.) All parcels identified by a letter rather than a numeric identifier shall be used as open space lots. Open space lots shall be dedicated to the Saratoga Springs Owner Association, Inc. (SSOA), for the use and enjoyment of all residents. There is a blanket public utility easement across all open space parcels to City of Saratoga Springs for storm drainage, sewer improvements, irrigation and water.
- 14.) All public utility easements shown herein are 10.00 feet wide unless otherwise noted.
- 15.) Approval of this development plat by Saratoga Springs does not constitute any representation as to the adequacy of subsurface soil condition nor the location or depth of groundwater tables.
- 16.) Parcel B is to be used as additional right-of-way for Redwood Road. This parcel in its entirety shall be covered by a public access easement and public utility easement. The easement shall be created by this reference. Parcel B is hereby dedicated to the Utah Department of Transportation by this plat.
- 17.) Parcel C shall be used as a trail corridor for Redwood Road. This parcel in its entirety shall be covered by a public access easement and public utility easement. The easement shall be created by this reference. Parcel C is hereby dedicated to the Home Owner's Association.
- 18.) Parcel G is to be conveyed to the Talons Cove Golf, LLC. The easement shall be created by this reference. Parcel G is hereby dedicated to the Talons Cove Golf, LLC.
- 19.) All driveways and roof drains shall be installed to drain storm runoff to frontage gutter.
- 20.) Private roads and common areas are utility easements dedicated to Saratoga Springs City for water, irrigation, sewer, and storm drain.
- 21.) All storm drainage facilities are to be owned and maintained by SSOA.
- 22.) Lots 2701 and 2741 must establish access from Waterview Drive. Lot access from Shorewood Drive shall not be permitted.
- 23.) Shallow sewer depths for Lots 2722-2729 and 2757-2762. Before excavating basements, contractor must verify sewer depth.

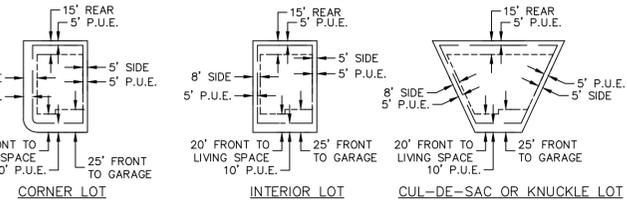
SCALE (FT)



LEGEND:

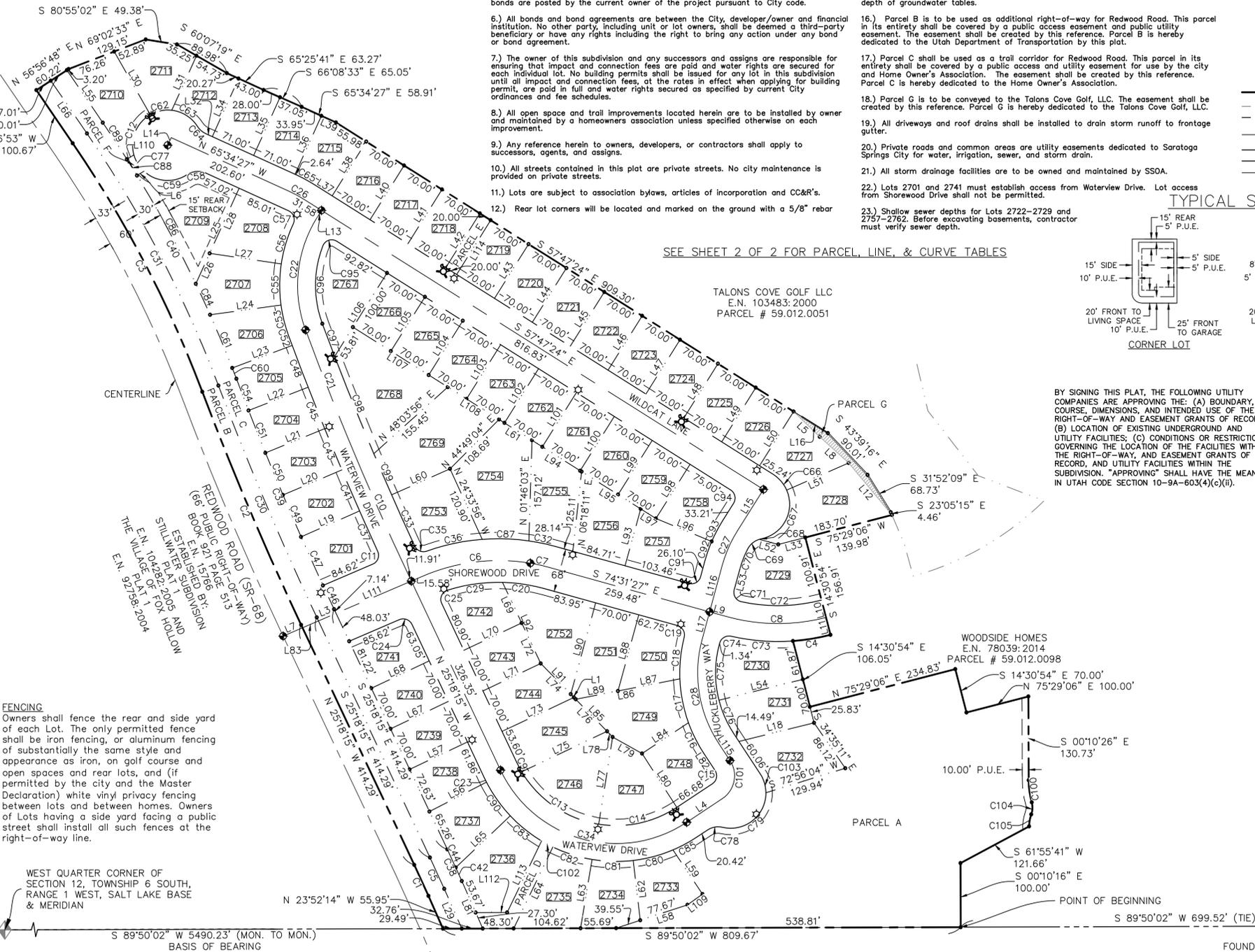
- UTAH COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- PROPOSED FIRE HYDRANT (NO EXISTING FIRE HYDRANTS)
- PROPOSED STREET LIGHT (NO EXISTING STREET LIGHTS)
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

TYPICAL SETBACK & P.U.E. DETAILS



SEE SHEET 2 OF 2 FOR PARCEL, LINE, & CURVE TABLES

TALONS COVE GOLF LLC E.N. 103483:2000 PARCEL # 59.012.0051



FENCING Owners shall fence the rear and side yard of each Lot. The only permitted fence shall be iron fencing, or aluminum fencing of substantially the same style and appearance as iron, on golf course and open spaces and rear lots, and (if permitted by the city and the Master Declaration) white vinyl privacy fencing between lots and between homes. Owners of Lots having a side yard facing a public street shall install all such fencing at the right-of-way line.

WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

BEVERLY BAY LLC E.N. 63127:2011 PARCEL # 59.012.0022

FOUND EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN ELEV. - 4529.09'

SURVEYOR'S CERTIFICATE I, D. Gregg Meyers, do hereby certify that I am a registered Land Surveyor and that I hold, License No. 312770, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION A parcel of land situated in the NE Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point that lies South 89°50'02" West along the quarter section line 699.52 feet from the East Quarter corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°50'02" West along said quarter section line 809.67 feet to the East right-of-way line of State Highway 68 (Redwood Road); thence along said right-of-way line the following six (6) courses and distances: 1) North 23°52'14" West 55.95 feet, 2) northwesterly along the arc of a 2,123.00 foot radius tangent curve to the left, the center of which bears South 60°07'46" West, through a central angle of 01°26'02", a distance of 53.13 feet, 3) North 25°18'15" West 414.29 feet, 4) northwesterly along the arc of a 4,967.00 foot radius tangent curve to the right, the center of which bears North 64°41'45" East, through a central angle of 04°33'33", a distance of 395.23 feet to a point of reverse curvature, 5) northwesterly along the arc of a 1,833.00 foot radius tangent curve to the left, the center of which bears South 69°15'18" West, through a central angle of 13°42'11", a distance of 438.38 feet and 6) North 34°26'53" West 100.67 feet; thence North 56°56'49" East 60.22 feet to the boundary line of the Talons Cove Golf Course parcel as recorded in the office of the Utah County recorder as Entry No. 103483:2000; thence along said boundary line the following ten (10) courses and distances: 1) North 69°02'33" East 129.15 feet, 2) South 80°55'02" East 49.38 feet, 3) South 60°07'19" East 89.98 feet, 4) South 65°25'41" East 63.27 feet, 5) South 66°08'33" East 65.05 feet, 6) South 65°34'27" East 58.91 feet, 7) South 57°47'24" East 909.30 feet, 8) South 43°39'16" East 90.01 feet, 9) South 31°52'09" East 68.73 feet and 10) South 23°05'15" East 4.46 feet; thence South 75°29'06" West 139.98 feet; thence South 14°30'54" East 156.91 feet; thence westerly along the arc of a 328.00 foot radius non-tangent curve to the right, the center of which bears North 14°30'54" West, through a central angle of 10°23'52", a distance of 59.52 feet; thence South 14°30'54" East 106.05 feet; thence North 75°29'06" East 234.83 feet; thence South 14°30'54" East 70.00 feet; thence North 75°29'06" East 100.00 feet; thence South 00°10'26" East 130.73 feet; thence southerly along the arc of a 128.00 foot radius tangent curve to the left, the center of which bears North 89°49'34" East, through a central angle of 15°38'13", a distance of 34.93 feet to a point of reverse curvature; thence southerly along the arc of a 30.50 foot radius tangent curve to the right, the center of which bears South 74°11'21" West, through a central angle of 36°00'12", a distance of 19.17 feet to a point of reverse curvature; thence southerly along the arc of a 55.00 foot radius tangent curve to the left, the center of which bears South 69°48'27" East, through a central angle of 19°51'30", a distance of 19.06 feet; thence South 61°55'41" West 121.66 feet; thence South 00°10'16" West 100.00 feet to the point of beginning.

Acres: 24.60 Creating 69 lots, 7 parcels, and 4 streets.

OWNER'S DEDICATION Know all men by these present that Woodside Homes of Utah, LLC, the undersigned owner of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as LAKESIDE PLAT 27

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any assessments or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or within this subdivision.

QUESTAR GAS COMPANY Approved this ___ day of ___, A.D. 20__

QUESTAR GAS COMPANY Approved this ___ day of ___, A.D. 20__

COMCAST CABLE TELEVISION Approved this ___ day of ___, A.D. 20__

COMCAST CABLE TELEVISION Approved this ___ day of ___, A.D. 20__

ROCKY MOUNTAIN POWER Approved this ___ day of ___, A.D. 20__

ROCKY MOUNTAIN POWER Approved this ___ day of ___, A.D. 20__

CENTURYLINK Approved this ___ day of ___, A.D. 20__

CENTURYLINK Approved this ___ day of ___, A.D. 20__

OWNER'S ACKNOWLEDGEMENT STATE OF UTAH, County of Utah, S.S. On this ___ day of ___, 20__, personally appeared before me, Ryan Ortman, who being by me duly sworn, did say that he is the President of Woodside Homes of Utah, LLC, and that the foregoing instrument was signed on behalf of said Woodside Homes of Utah, LLC, and said Ryan Ortman acknowledged to me that said Woodside Homes of Utah, LLC, executed the same.

APPROVAL BY LEGISLATIVE BODY The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This ___ day of ___, A.D. 20__

Attest City Mayor City Recorder (See Seal Below)

LAKESIDE PLAT 27 LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

Design: JJS
Drawn: JJS
Checked: GM
Reviewed: JRL
Proj #: 5265
BINGHAM ENGINEERING
5160 Wiley Post Way, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

FIRE CHIEF APPROVAL Approved by the Fire Chief on this ___ day of ___, A.D. 20__ CITY FIRE CHIEF

PLANNING COMMISSION REVIEW Reviewed by the Planning Commission on this ___ day of ___, A.D. 20__ CHAIRMAN PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this ___ day of ___, A.D. 20__ CITY ENGINEER

SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this ___ day of ___, A.D. 20__ SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE Approved by Post Office Representative on this ___ day of ___, A.D. 20__ LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL SHEET 1 OF 2

| Parcel Table | | | |
|--------------|-----------|------------|--------------------------|
| Lot # | Area (sf) | Area (Ac.) | Address |
| 2701 | 8339 | 0.19 | XXX WEST SHOREWOOD DRIVE |
| 2702 | 7043 | 0.16 | |
| 2703 | 7043 | 0.16 | |
| 2704 | 7043 | 0.16 | |
| 2705 | 7044 | 0.16 | |
| 2706 | 8003 | 0.18 | |
| 2707 | 9861 | 0.23 | |
| 2708 | 9863 | 0.23 | |
| 2709 | 13353 | 0.31 | |
| 2710 | 9916 | 0.23 | |
| 2711 | 9073 | 0.21 | |
| 2712 | 7001 | 0.16 | |
| 2713 | 7060 | 0.16 | |
| 2714 | 7093 | 0.16 | |
| 2715 | 7419 | 0.17 | |
| 2716 | 7000 | 0.16 | |
| 2717 | 7000 | 0.16 | |
| 2718 | 7000 | 0.16 | |
| 2719 | 7000 | 0.16 | |
| 2720 | 7000 | 0.16 | |
| 2721 | 7000 | 0.16 | |
| 2722 | 7000 | 0.16 | |
| 2723 | 7000 | 0.16 | |
| 2724 | 7000 | 0.16 | |
| 2725 | 7000 | 0.16 | |
| 2726 | 7000 | 0.16 | |
| 2727 | 8289 | 0.19 | |
| 2728 | 12573 | 0.29 | |
| 2729 | 11313 | 0.26 | |
| 2730 | 10046 | 0.23 | |
| 2731 | 9130 | 0.21 | |
| 2732 | 10337 | 0.24 | |
| 2733 | 7524 | 0.17 | |
| 2734 | 8125 | 0.19 | |
| 2735 | 10004 | 0.23 | |
| 2736 | 11656 | 0.27 | |
| 2737 | 8464 | 0.19 | |
| 2738 | 7099 | 0.16 | |
| 2739 | 7000 | 0.16 | |
| 2740 | 7000 | 0.16 | |

| Parcel Table | | | |
|--------------|-----------|------------|---------|
| Lot # | Area (sf) | Area (Ac.) | Address |
| 2741 | 7892 | 0.18 | |
| 2742 | 8669 | 0.20 | |
| 2743 | 7000 | 0.16 | |
| 2744 | 7850 | 0.18 | |
| 2745 | 9545 | 0.22 | |
| 2746 | 11548 | 0.27 | |
| 2747 | 10231 | 0.23 | |
| 2748 | 8186 | 0.19 | |
| 2749 | 11836 | 0.27 | |
| 2750 | 8288 | 0.19 | |
| 2751 | 9794 | 0.22 | |
| 2752 | 12961 | 0.30 | |
| 2753 | 10863 | 0.25 | |
| 2754 | 17030 | 0.39 | |
| 2755 | 10545 | 0.24 | |
| 2756 | 10047 | 0.23 | |
| 2757 | 9522 | 0.22 | |
| 2758 | 8277 | 0.19 | |
| 2759 | 7000 | 0.16 | |
| 2760 | 7000 | 0.16 | |
| 2761 | 7000 | 0.16 | |
| 2762 | 7000 | 0.16 | |
| 2763 | 7000 | 0.16 | |
| 2764 | 7000 | 0.16 | |
| 2765 | 7000 | 0.16 | |
| 2766 | 7000 | 0.16 | |
| 2767 | 11277 | 0.26 | |
| 2768 | 16748 | 0.38 | |
| 2769 | 16099 | 0.37 | |
| A | 145393 | 3.34 | |
| B | 39575 | 0.91 | |
| C | 44485 | 1.02 | |
| D | 3865 | 0.09 | |
| E | 2000 | 0.05 | |
| F | 341 | 0.01 | |
| G | 1734 | 0.04 | |

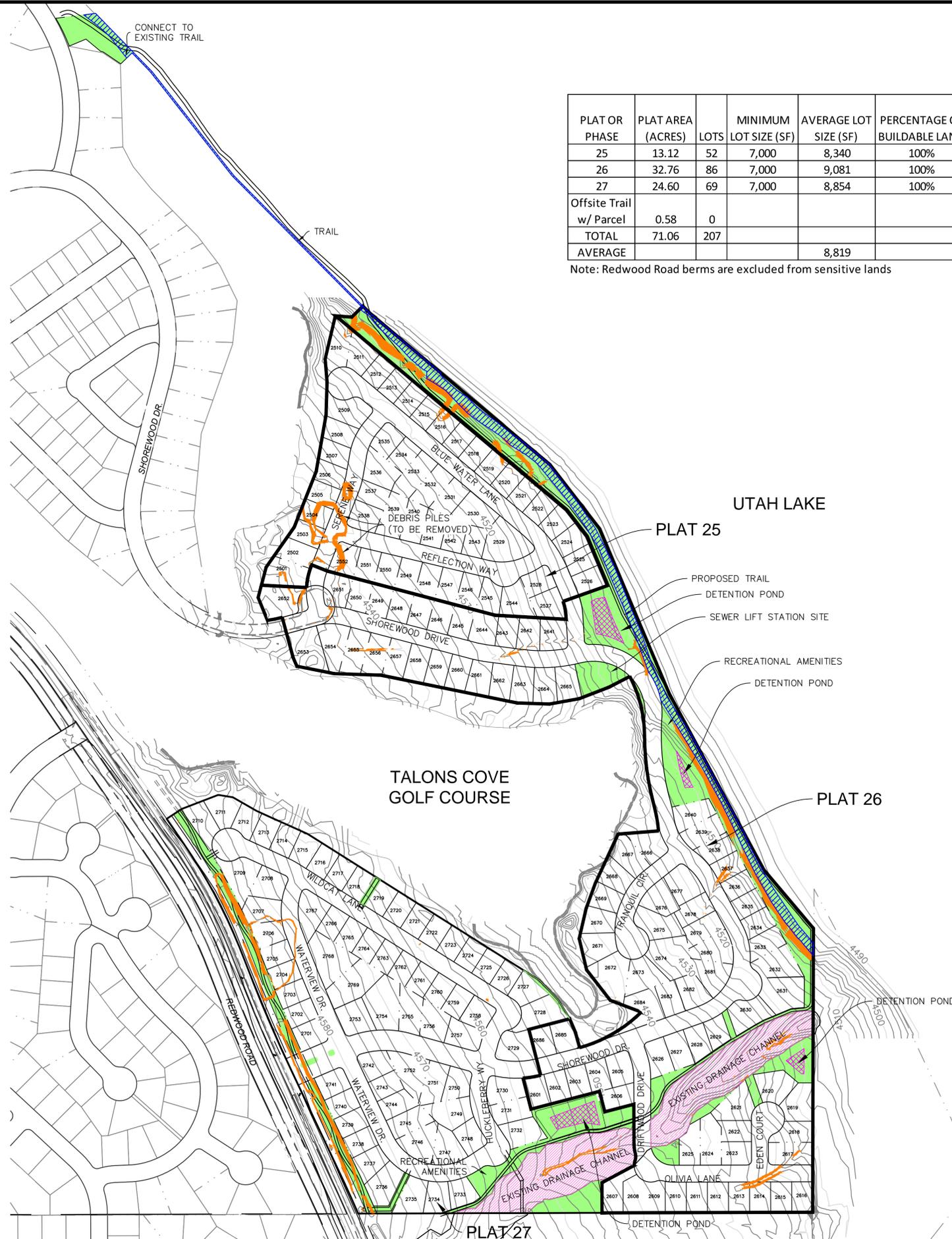
| Curve Table | | | | | |
|-------------|---------|----------|-----------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 53.13' | 2123.00' | 1'26'02" | 53.12' | N 24'35'15" W |
| C2 | 395.23' | 4967.00' | 4'33'33" | 395.13' | N 23'01'29" W |
| C3 | 438.38' | 1833.00' | 13'42'11" | 437.34' | N 27'35'48" W |
| C4 | 59.52' | 328.00' | 10'23'52" | 59.44' | S 80'41'02" W |
| C5 | 53.80' | 2150.00' | 1'26'02" | 53.80' | N 24'35'15" W |
| C6 | 175.78' | 300.00' | 33'34'16" | 173.27' | S 82'47'26" W |
| C7 | 30.89' | 300.00' | 5'53'59" | 30.88' | N 77'28'26" W |
| C8 | 157.03' | 300.00' | 29'59'27" | 155.25' | S 89'31'10" E |
| C9 | 16.43' | 172.00' | 5'28'19" | 16.42' | S 28'02'25" E |
| C10 | 240.47' | 4782.00' | 2'52'52" | 240.44' | S 23'51'49" E |
| C11 | 23.96' | 15.00' | 91'30'26" | 21.49' | N 21'04'31" E |
| C12 | 73.00' | 55.00' | 76'02'47" | 67.76' | S 22'09'57" W |
| C13 | 150.38' | 172.00' | 50'05'34" | 145.63' | S 55'49'21" E |
| C14 | 127.89' | 172.00' | 42'36'11" | 124.97' | N 77'49'46" E |
| C15 | 23.56' | 15.00' | 90'00'00" | 21.21' | N 11'31'40" E |
| C16 | 53.85' | 228.00' | 13'31'53" | 53.72' | S 26'42'23" E |
| C17 | 70.04' | 228.00' | 17'36'06" | 69.77' | S 11'08'24" E |
| C18 | 65.66' | 227.58' | 16'31'50" | 65.43' | S 05'54'45" W |
| C19 | 23.22' | 15.00' | 88'41'06" | 20.97' | N 30'10'54" W |
| C20 | 65.62' | 266.00' | 14'08'07" | 65.46' | N 81'35'30" W |
| C21 | 172.96' | 4782.00' | 2'04'20" | 172.95' | S 21'23'13" E |
| C22 | 183.47' | 200.00' | 52'33'39" | 177.11' | S 05'55'47" W |
| C23 | 7.48' | 228.00' | 1'52'48" | 7.48' | S 28'14'39" E |
| C24 | 23.00' | 15.00' | 87'51'58" | 20.81' | N 69'14'17" W |
| C25 | 25.62' | 15.00' | 97'51'07" | 22.62' | S 23'37'18" W |
| C26 | 27.17' | 200.00' | 7'47'03" | 27.15' | N 61'40'55" W |
| C27 | 59.14' | 200.00' | 16'56'28" | 58.92' | S 23'44'22" W |
| C28 | 170.14' | 200.00' | 48'44'28" | 165.05' | S 09'06'06" E |
| C29 | 87.25' | 266.00' | 18'47'34" | 86.86' | S 81'56'39" W |
| C30 | 393.09' | 4940.00' | 4'33'33" | 392.98' | S 23'01'29" W |
| C31 | 444.84' | 1860.00' | 13'42'11" | 443.78' | N 27'35'48" W |
| C32 | 42.58' | 334.00' | 7'18'13" | 42.55' | N 78'10'33" W |
| C33 | 87.93' | 4754.00' | 1'03'35" | 87.93' | S 24'21'09" E |
| C34 | 342.67' | 200.00' | 98'10'04" | 302.27' | S 74'23'17" W |
| C35 | 22.15' | 15.13' | 83'51'33" | 20.22' | S 67'15'48" E |
| C36 | 88.99' | 334.00' | 15'15'57" | 88.73' | S 77'59'18" W |
| C37 | 69.10' | 4810.00' | 0'49'23" | 69.10' | S 24'16'00" W |
| C38 | 54.55' | 2180.00' | 1'26'02" | 54.55' | N 24'35'15" W |
| C39 | 390.70' | 4910.00' | 4'33'33" | 390.60' | S 23'01'29" E |
| C40 | 452.01' | 1890.00' | 13'42'11" | 450.94' | N 27'35'48" W |
| C41 | 69.71' | 4810.00' | 0'49'49" | 69.71' | S 23'26'23" E |
| C42 | 23.26' | 2180.00' | 0'36'41" | 23.26' | N 24'10'34" W |
| C43 | 69.71' | 4810.00' | 0'49'49" | 69.71' | S 22'36'34" E |
| C44 | 31.29' | 2180.00' | 0'49'21" | 31.29' | N 24'53'35" W |
| C45 | 69.71' | 4810.00' | 0'49'49" | 69.71' | S 21'46'45" E |
| C46 | 40.89' | 4910.00' | 0'28'38" | 40.89' | S 25'03'57" E |
| C47 | 83.31' | 4910.00' | 0'58'20" | 83.31' | S 24'20'28" E |
| C48 | 69.71' | 4810.00' | 0'49'49" | 69.71' | S 20'56'55" E |
| C49 | 71.16' | 4910.00' | 0'49'49" | 71.16' | S 23'26'23" E |
| C50 | 71.16' | 4910.00' | 0'49'49" | 71.16' | S 22'36'34" E |
| C51 | 71.16' | 4910.00' | 0'49'49" | 71.16' | S 21'46'45" E |
| C52 | 15.34' | 4810.00' | 0'10'58" | 15.34' | S 20'26'32" E |
| C53 | 50.20' | 228.00' | 12'36'50" | 50.09' | S 14'02'38" E |
| C54 | 53.02' | 4910.00' | 0'37'07" | 53.02' | S 21'03'16" E |
| C55 | 64.35' | 228.00' | 16'10'20" | 64.14' | S 00'20'57" W |
| C56 | 65.98' | 228.00' | 16'34'52" | 65.75' | S 16'43'33" W |
| C57 | 23.72' | 15.00' | 90'35'26" | 21.32' | N 20'16'44" W |
| C58 | 30.82' | 30.50' | 57'54'09" | 29.53' | S 85'28'29" W |

| Curve Table | | | | | |
|-------------|---------|----------|------------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C59 | 72.92' | 55.00' | 75'57'57" | 67.70' | S 85'29'37" E |
| C60 | 18.14' | 1890.00' | 0'33'00" | 18.14' | N 21'01'12" W |
| C61 | 89.97' | 1890.00' | 2'43'39" | 89.96' | N 22'39'32" W |
| C62 | 35.00' | 55.00' | 36'27'39" | 34.41' | S 78'25'11" W |
| C63 | 48.90' | 55.00' | 50'56'42" | 47.31' | N 57'52'39" W |
| C64 | 17.66' | 30.50' | 33'10'09" | 17.41' | S 48'59'22" E |
| C65 | 30.98' | 228.00' | 7'47'03" | 30.95' | N 61'40'55" W |
| C66 | 32.82' | 55.00' | 34'11'26" | 32.34' | N 40'41'41" W |
| C67 | 98.43' | 55.00' | 102'32'22" | 85.81' | N 27'40'13" E |
| C68 | 3.10' | 30.50' | 5'49'37" | 3.10' | S 76'01'35" W |
| C69 | 24.59' | 30.50' | 46'11'27" | 23.93' | S 50'01'04" W |
| C70 | 34.98' | 172.00' | 11'39'12" | 34.92' | S 22'05'44" W |
| C71 | 24.39' | 15.00' | 93'09'28" | 21.79' | S 31'18'35" E |
| C72 | 126.40' | 272.00' | 26'37'35" | 125.27' | N 88'47'53" E |
| C73 | 97.44' | 328.00' | 17'01'15" | 97.08' | S 85'36'25" E |
| C74 | 22.93' | 15.00' | 87'36'12" | 20.76' | S 59'04'15" W |
| C75 | 88.84' | 172.00' | 29'35'35" | 87.85' | S 00'28'21" W |
| C76 | 57.48' | 172.00' | 19'08'53" | 57.21' | S 23'53'53" E |
| C77 | 30.39' | 55.00' | 31'39'13" | 30.00' | S 31'41'02" E |
| C78 | 24.88' | 30.50' | 46'43'48" | 24.19' | S 79'53'30" W |
| C79 | 99.62' | 55.00' | 103'46'42" | 86.55' | N 51'22'08" E |
| C80 | 64.57' | 228.00' | 16'13'35" | 64.35' | N 75'10'18" E |
| C81 | 64.57' | 228.00' | 16'13'35" | 64.35' | S 88'36'07" E |
| C82 | 64.57' | 228.00' | 16'13'35" | 64.35' | S 72'22'33" E |
| C83 | 62.95' | 228.00' | 15'49'11" | 62.75' | S 51'19'13" E |
| C84 | 53.12' | 1890.00' | 1'36'37" | 53.12' | N 24'49'40" W |
| C85 | 41.90' | 228.00' | 10'31'50" | 41.85' | N 61'47'35" E |
| C86 | 192.43' | 1890.00' | 5'50'01" | 192.35' | N 28'32'59" W |
| C87 | 73.16' | 334.00' | 12'33'03" | 73.02' | N 88'06'11" W |
| C88 | 30.00' | 1890.00' | 0'54'34" | 30.00' | N 31'55'16" W |
| C89 | 68.36' | 1890.00' | 2'04'20" | 68.35' | N 33'24'43" W |
| C90 | 64.57' | 228.00' | 16'13'35" | 64.35' | S 35'17'50" E |
| C91 | 23.62' | 15.00' | 90'12'25" | 21.25' | N 60'22'21" E |
| C92 | 31.71' | 228.00' | 7'58'09" | 31.69' | S 19'15'13" W |
| C93 | 35.70' | 228.00' | 8'58'19" | 35.67' | S 27'43'27" W |
| C94 | 23.56' | 15.00' | 90'00'00" | 21.21' | N 12'47'24" W |
| C95 | 26.50' | 15.00' | 101'14'07" | 23.19' | S 71'35'32" W |
| C96 | 124.06' | 172.00' | 41'19'31" | 121.39' | S 00'18'43" W |
| C97 | 54.42' | 4754.00' | 0'39'21" | 54.42' | S 20'40'43" E |
| C98 | 163.66' | 4754.00' | 1'58'21" | 163.65' | S 21'59'34" E |
| C99 | 70.00' | 4752.48' | 0'50'38" | 70.00' | S 23'24'03" E |
| C100 | 34.93' | 128.00' | 15'38'13" | 34.82' | S 07'59'33" E |
| C101 | 67.54' | 43.00' | 90'00'00" | 60.81' | N 11'31'40" E |
| C102 | 20.03' | 228.00' | 5'01'57" | 20.02' | S 61'44'47" E |
| C103 | 31.63' | 55.00' | 32'57'06" | 31.20' | N 16'59'46" W |
| C104 | 19.17' | 30.50' | 36'00'12" | 18.85' | N 02'11'27" E |
| C105 | 19.06' | 55.00' | 19'51'30" | 18.97' | S 10'15'49" W |

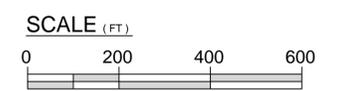
| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L1 | S 44'25'55" E | 11.16' |
| L3 | N 66'49'44" E | 30.02' |
| L4 | S 56'31'40" W | 66.68' |
| L5 | S 46'01'39" E | 56.64' |
| L6 | S 58'04'44" W | 12.74' |
| L7 | N 66'49'44" E | 33.02' |
| L8 | S 47'55'24" E | 61.04' |
| L9 | N 74'31'27" W | 27.76' |
| L10 | S 14'30'54" E | 28.00' |
| L11 | S 14'30'54" E | 28.00' |
| L12 | S 39'50'21" E | 105.63' |
| L13 | N 32'12'36" E | 12.41' |
| L14 | S 24'25'33" W | 13.07' |
| L15 | N 32'12'36" E | 76.21' |
| L16 | S 57'47'24" E | 63.32' |
| L17 | N 15'16'08" E | 44.15' |
| L18 | S 76'05'51" W | 121.12' |
| L19 | N 66'08'42" E | 100.00' |
| L20 | S 66'06'32" W | 100.00' |
| L21 | S 67'48'21" W | 100.00' |
| L22 | N 68'38'10" E | 100.00' |
| L23 | S 69'27'59" W | 100.12' |
| L24 | N 82'15'47" E | 111.92' |
| L25 | N 24'25'33" E | 163.78' |
| L26 | S 24'25'33" W | 52.29' |
| L27 | N 81'33'53" W | 113.20' |
| L28 | S 24'25'33" W | 111.50' |
| L29 | S 23'52'14" E | 67.81' |
| L30 | S 29'48'39" E | 113.41' |
| L31 | N 24'25'33" E | 93.41' |
| L32 | N 65'34'27" W | 11.18' |
| L33 | S 75'29'06" W | 43.72' |
| L34 | N 24'25'33" E | 99.46' |
| L35 | N 24'25'33" E | 99.63' |
| L36 | N 24'25'33" E | 100.00' |
| L37 | S 57'47'24" E | 33.66' |
| L38 | N 32'12'36" E | 100.00' |
| L39 | N 65'34'27" W | 24.96' |
| L40 | S 32'12'36" W | |

| PLAT OR PHASE | PLAT AREA (ACRES) | LOTS | MINIMUM LOT SIZE (SF) | AVERAGE LOT SIZE (SF) | PERCENTAGE OF BUILDABLE LAND | SENSITIVE LANDS WITHIN OPEN SPACE (AC.) | OPEN SPACE (AC.) | SENSITIVE LANDS WITHIN OPEN SPACE (%) | TOTAL OPEN SPACE (%) | DENSITY OF DWELLINGS BY ACRE |
|-------------------------|-------------------|------------|-----------------------|-----------------------|------------------------------|---|------------------|---------------------------------------|----------------------|------------------------------|
| 25 | 13.12 | 52 | 7,000 | 8,340 | 100% | 0.00 | 0.00 | 0.0% | 0.0% | 3.96 |
| 26 | 32.76 | 86 | 7,000 | 9,081 | 100% | 4.16 | 8.14 | 51.1% | 24.8% | 2.63 |
| 27 | 24.60 | 69 | 7,000 | 8,854 | 100% | 1.97 | 4.48 | 44.0% | 18.2% | 2.80 |
| Offsite Trail w/ Parcel | 0.58 | 0 | | | | 0.23 | 0.58 | 39.3% | 100.0% | |
| TOTAL | 71.06 | 207 | | | | 6.36 | 13.20 | 48.2% | 18.6% | 2.91 |
| AVERAGE | | | | 8,819 | | | | 48.2% | 18.6% | |

Note: Redwood Road berms are excluded from sensitive lands



- 30%+ SLOPES
- ISOLATED WETLANDS SUBMITTED TO ARMY CORPS OF ENGINEERS
- DETENTION POND BOTTOM AREA



WOODSIDE HOMES
LAKESIDE PLATS 25-27

OPEN SPACE EXHIBIT

BINGHAM ENGINEERING

Dan: JJS
 Drw: JJS
 Chk: JRL
 Rvw: JRL

OS1

SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1662

Print Date: 05/14/2015 Created: 05/08/15 Proj. # 5265

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| | | | |
|------|-----|---------|-------------|
| C | JJS | 5/18/15 | CITY REVIEW |
| Rev. | By | Date | Remarks |

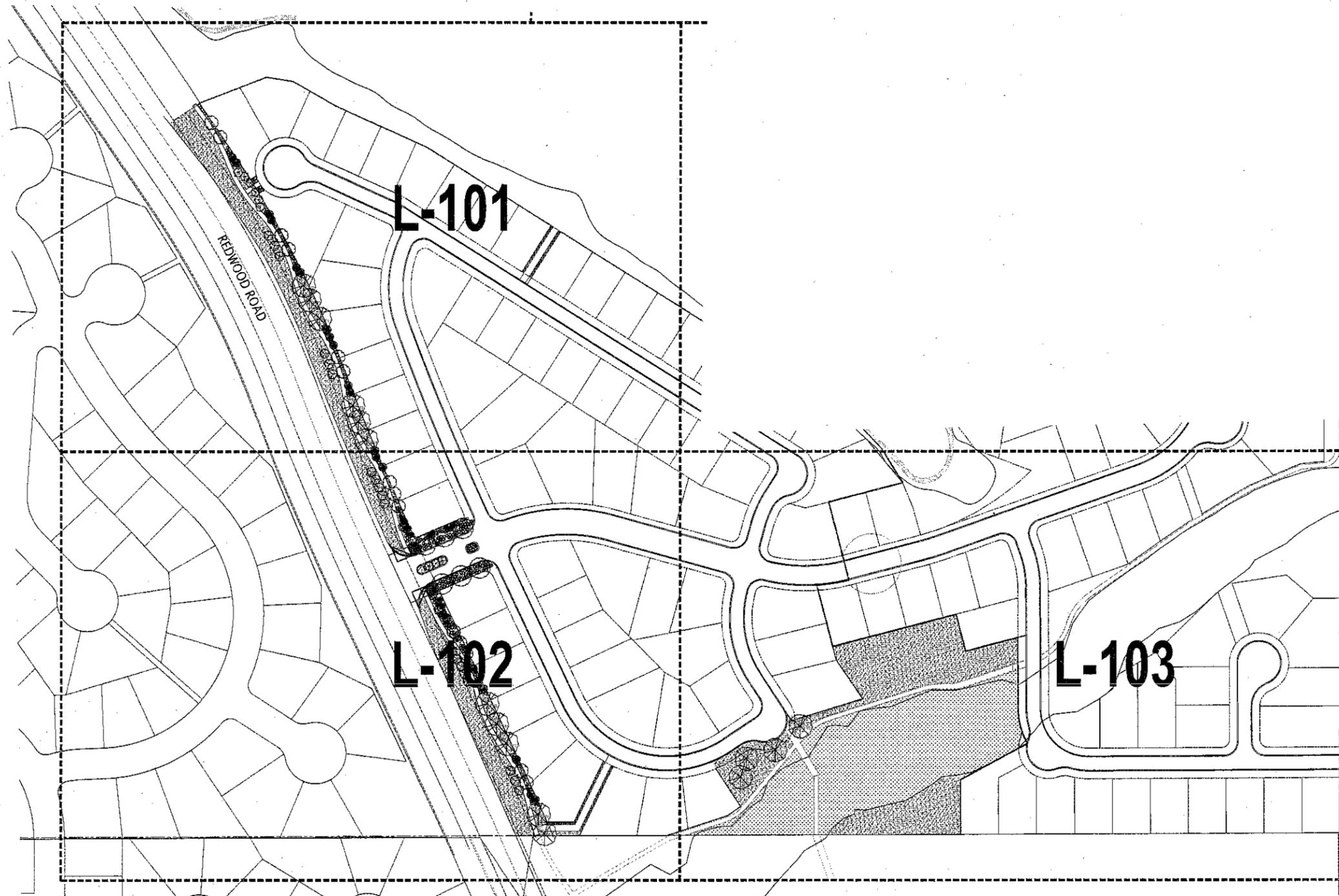


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LAKESIDE NEIGHBORHOOD
SARATOGA SPRINGS, UT

REVISIONS



Designed By: SS
Drawn By: SS
Date: 05/19/15
Checked By: CS
Project No: L-100

Drawing Title
OVERALL
LANDSCAPE PLAN

Drawing number

L-100



SCALE: 1" = 100'





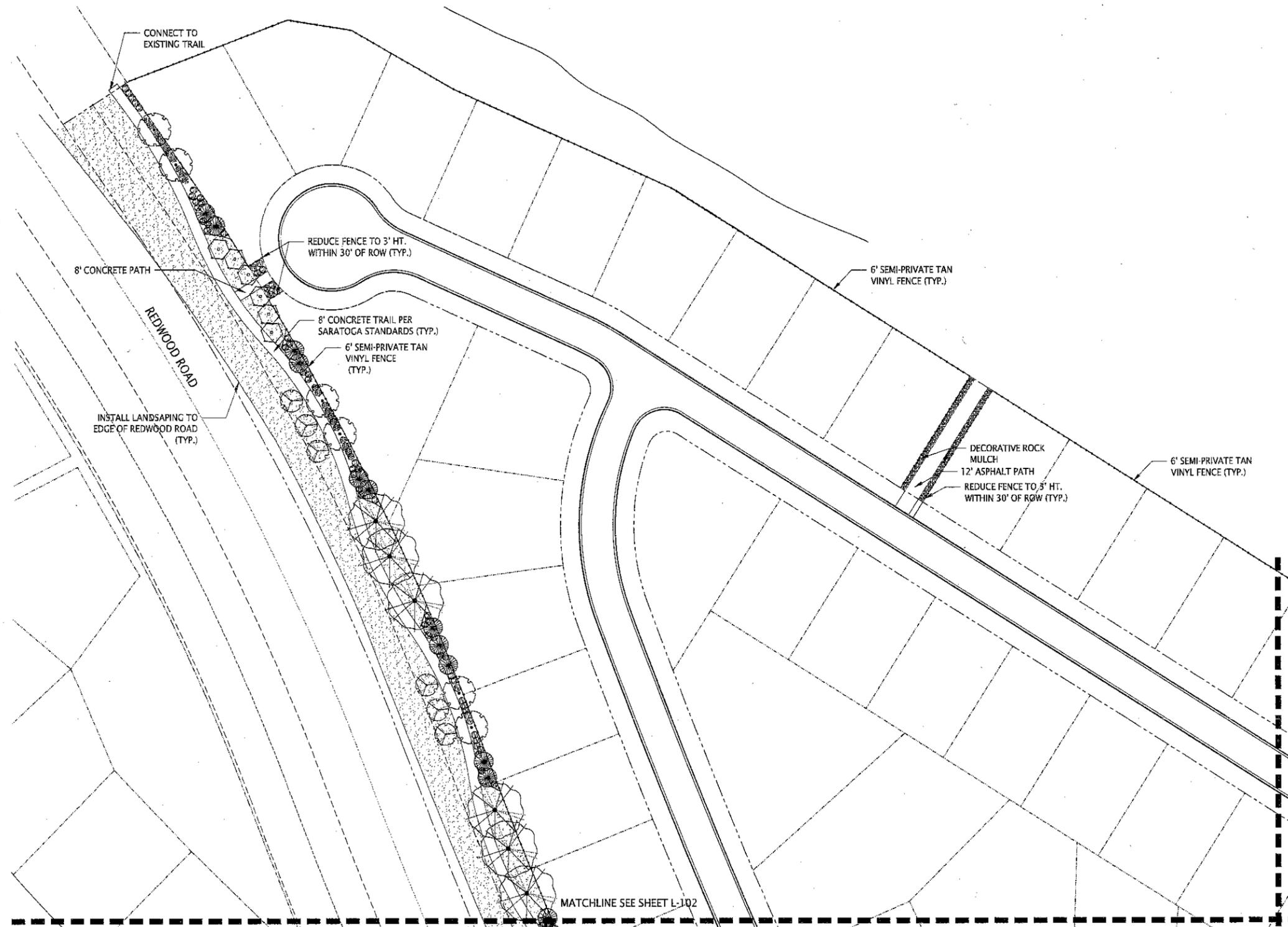
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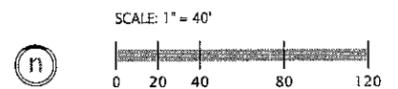
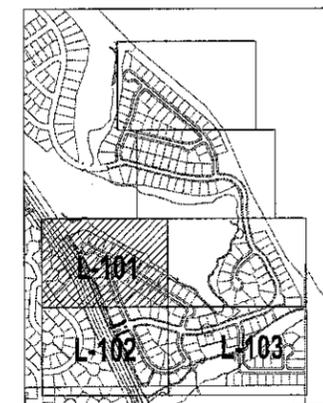
PLANT LEGEND

| TREES | COMMON NAME |
|-----------------|-------------------------------------|
| | Prairifire Crab Apple |
| | London Plane Tree |
| | Canada Red Chokecherry |
| | Littleleaf Linden |
| | Sawleaf Zelkova |
| EVERGREEN TREES | COMMON NAME |
| | Baby Blue Eyes Colorado Blue Spruce |
| | Bosnian Pine |
| SHRUBS | COMMON NAME |
| | Ruby Carousel Barberry |
| | Black Knight Butterfly Bush |
| | Feather Reed Grass |
| | Ivory Halo Dogwood |
| | Compact Burning Bush |
| | Buffalo Juniper |
| | Gro-Low Fragrant Sumac |
| GROUND COVERS | COMMON NAME |
| | Stella de Oro Daylily |
| | Rock Mulch |
| | Kentucky Bluegrass |
| | Native Seed Mix |

*SEE SHEET L-200 FOR COMPLETE PLANT SCHEDULE & NOTES



WOODSIDE HOMES
 LAKESIDE NEIGHBORHOOD
 SARATOGA SPRINGS, UT



| REVISIONS | |
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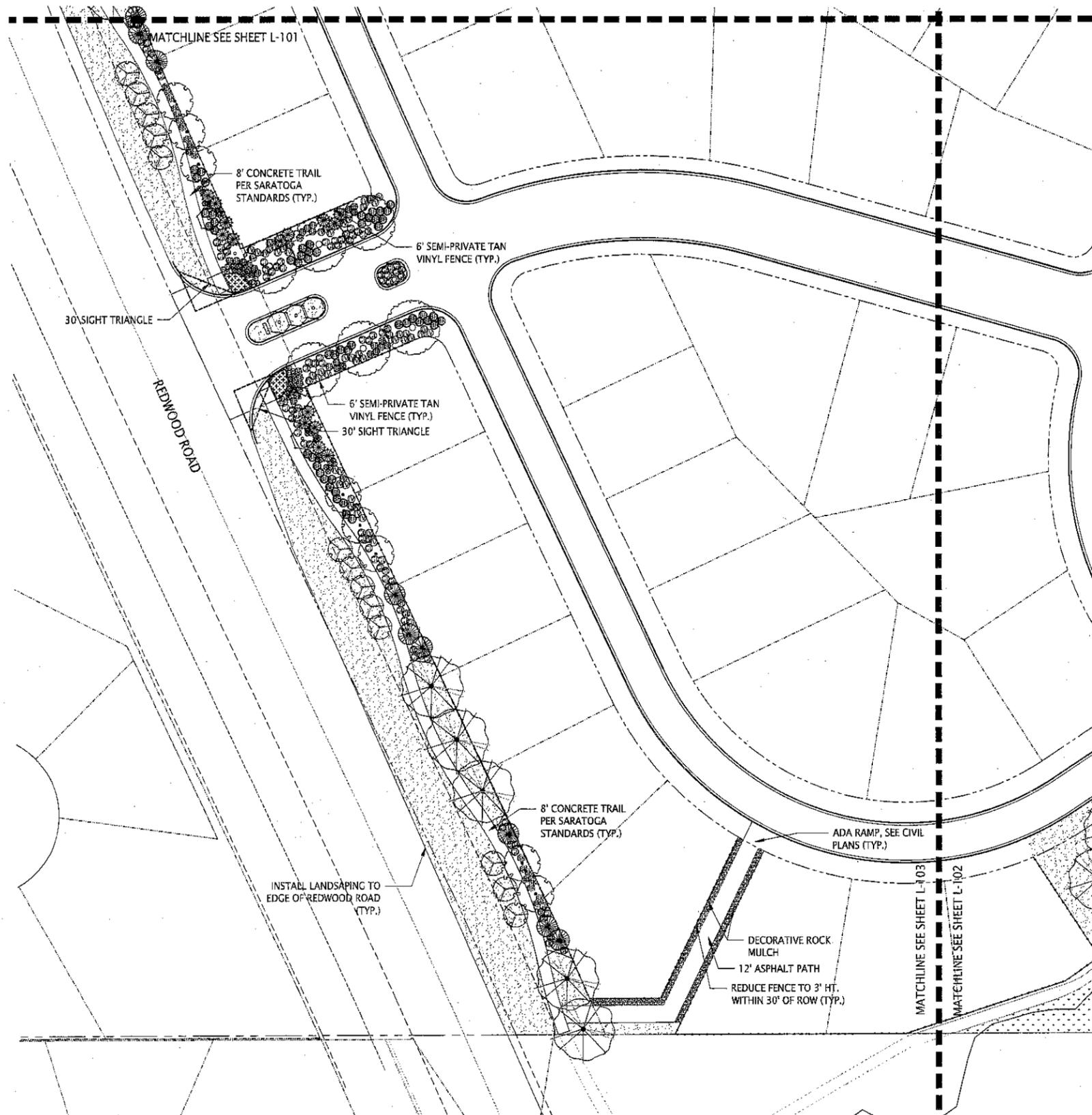
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Designed By: SS
 Drawn By: SS
 Date: 05/19/15
 Checked By: CS
 Project No: 14-180

LANDSCAPE PLAN

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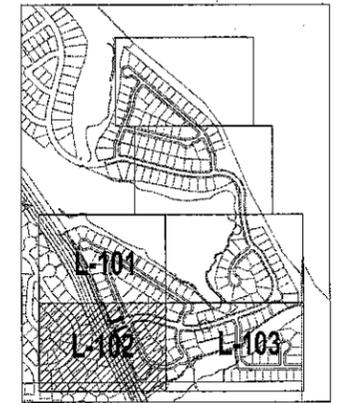


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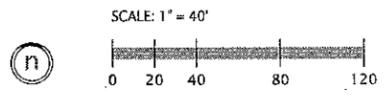
PLANT LEGEND

| TREES | COMMON NAME |
|-----------------|-------------------------------------|
| | Prairifire Crab Apple |
| | London Plane Tree |
| | Canada Red Chokecherry |
| | Littleleaf Linden |
| | Sawleaf Zelkova |
| EVERGREEN TREES | COMMON NAME |
| | Baby Blue Eyes Colorado Blue Spruce |
| | Bosnian Pine |
| SHRUBS | COMMON NAME |
| | Ruby Carousel Barberry |
| | Black Knight Butterfly Bush |
| | Feather Reed Grass |
| | Ivory Halo Dogwood |
| | Compact Burning Bush |
| | Buffalo Juniper |
| | Gro-Low Fragrant Sumac |
| GROUND COVERS | COMMON NAME |
| | Stella de Oro Daylily |
| | Rock Mulch |
| | Kentucky Bluegrass |
| | Native Seed Mix |

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KEY PLAN



WOODSIDE HOMES
 LAKESIDE NEIGHBORHOOD
 SARATOGA SPRINGS, UT

REVISIONS

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 Drawn By: BS
 Date: 05/18/15
 Checked By: CS
 Project No: 14-180
 Drawing Title

LANDSCAPE PLAN

Drawing number



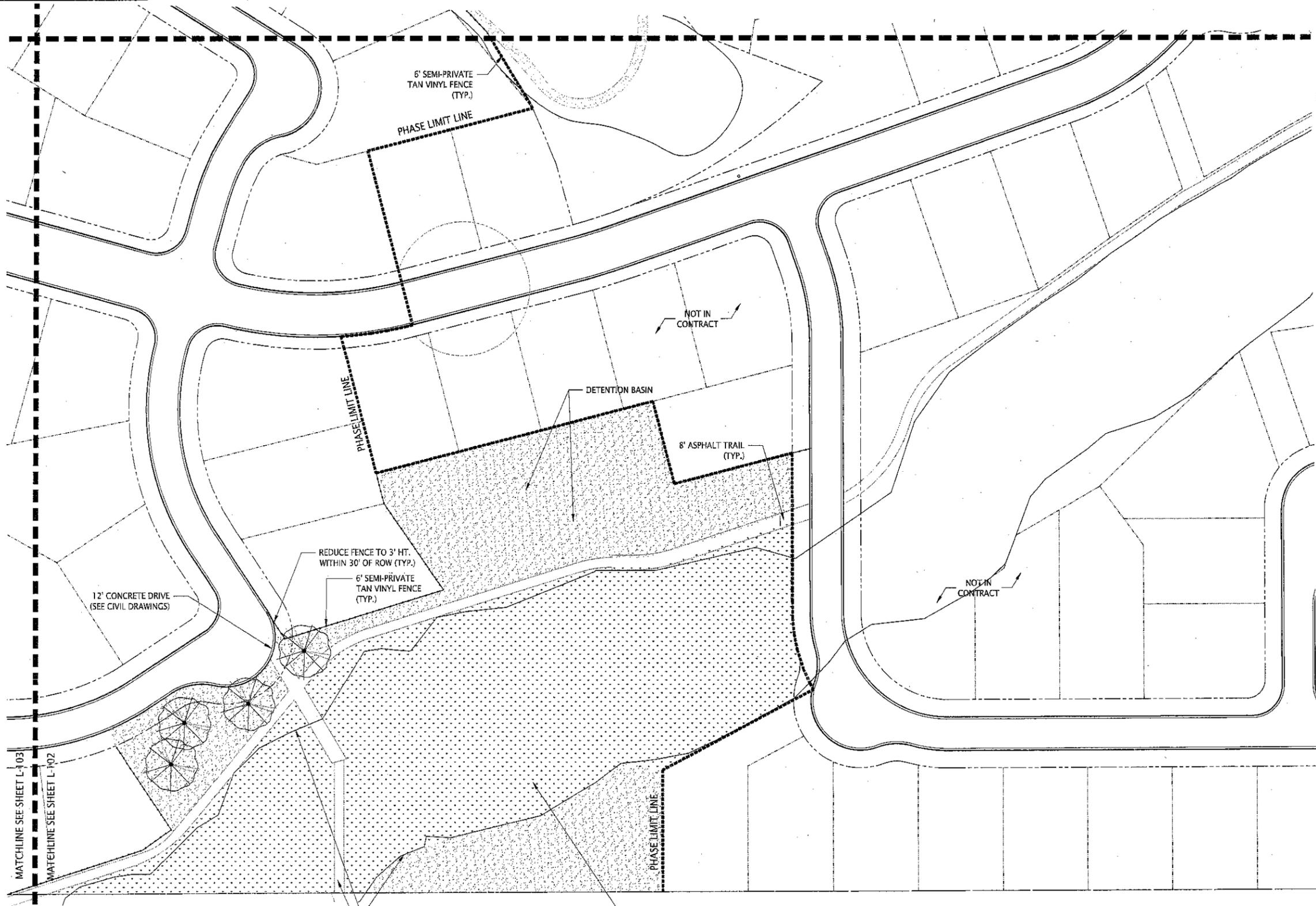
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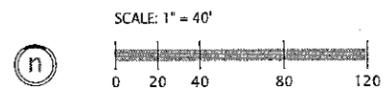
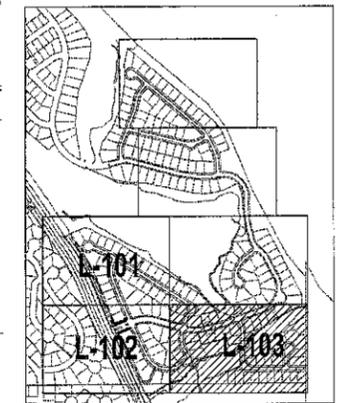
PLANT LEGEND

| TREES | COMMON NAME |
|-----------------|-------------------------------------|
| | Prairie Crab Apple |
| | London Plane Tree |
| | Canada Red Chokecherry |
| | Littleleaf Linden |
| | Sawleaf Zelkova |
| EVERGREEN TREES | COMMON NAME |
| | Baby Blue Eyes Colorado Blue Spruce |
| | Bosnian Pine |
| SHRUBS | COMMON NAME |
| | Ruby Carousel Barberry |
| | Black Knight Butterfly Bush |
| | Feather Reed Grass |
| | Ivory Halo Dogwood |
| | Compact Burning Bush |
| | Buffalo Juniper |
| | Gro-Low Fragrant Sumac |
| GROUND COVERS | COMMON NAME |
| | Stella de Oro Daylily |
| | Rock Mulch |
| | Kentucky Bluegrass |
| | Native Seed Mix |

*SEE SHEET L-200 FOR COMPLETE PLANT SCHEDULE & NOTES



MATCHLINE SEE SHEET L-102



WOODSIDE HOMES
 LAKESIDE NEIGHBORHOOD
 SARATOGA SPRINGS, UT

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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 CORY A. SHUPE
 No. 5410044-S301
 05/19/15

Designed By: SS
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 Date: 05/19/15
 Checked By: CS
 Project No.: 14-180

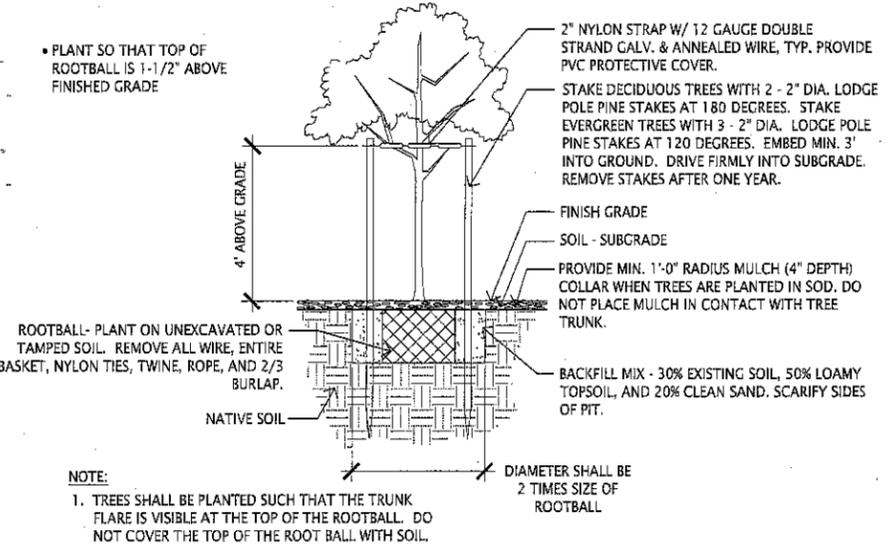
Drawing Title
LANDSCAPE PLAN

Drawing number

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT OF
ANY CONSTRUCTION.

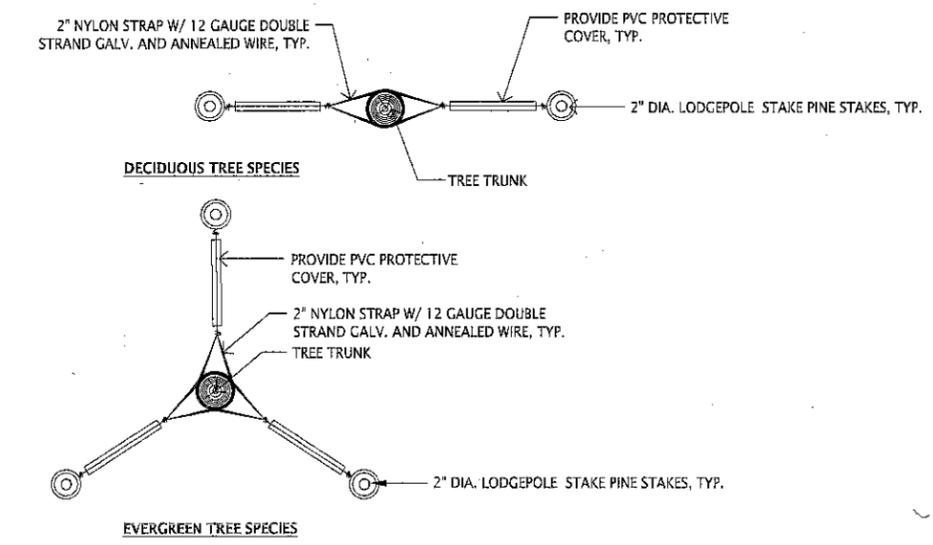


blu line designs
planning | landscape architecture | design
45 w 10000 s, suite 500
Sandy UT 84070
p 801.913.7984
CONSULTANTS



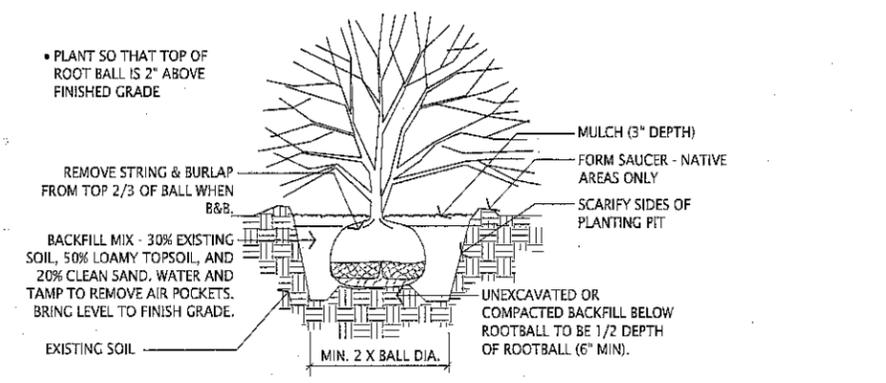
1 TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 TREE STAKING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

PLANT SCHEDULE

| TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY | |
|-----------------|---|-------|----------|----------|--------|
| | <i>Malus x 'Prairifire' / Prairifire Crab Apple</i> | B & B | 2" Cal | 14 | |
| | <i>Platanus x acerifolia 'Bloodgood' / London Plane Tree</i> | B & B | 2.5" Cal | 6 | |
| | <i>Prunus virginiana 'Canada Red' / Canada Red Chokecherry</i> | B & B | 2" Cal | 19 | |
| | <i>Tilia cordata / Littleleaf Linden</i> | B & B | 2.5" Cal | 14 | |
| | <i>Zelkova serrata 'Green Vase' / Sawleaf Zelkova</i> | B & B | 2.5" Cal | 15 | |
| EVERGREEN TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY | |
| | <i>Picea pungens glauca 'Baby Blue Eyes' TM / Baby Blue Eyes Colorado Blue Spruce</i> | B & B | 6" HT | 15 | |
| | <i>Pinus leucodermis / Bosnian Pine</i> | B & B | 6" HT | 20 | |
| SHRUBS | BOTANICAL NAME / COMMON NAME | SIZE | FIELD2 | QTY | |
| | <i>Berberis thunbergii 'Bailone' TM / Ruby Carousel Barberry</i> | 5 gal | | 43 | |
| | <i>Buddleja davidii 'Black Knight' / Black Knight Butterfly Bush</i> | 5 gal | | 30 | |
| | <i>Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass</i> | 1 gal | | 12 | |
| | <i>Cornus alba 'Ballhalo' / Ivory Halo Dogwood</i> | 5 gal | | 67 | |
| | <i>Euonymus alatus 'Compactus' / Compact Burning Bush</i> | 5 gal | | 41 | |
| | <i>Juniperus sabina 'Buffalo' / Buffalo Juniper</i> | 5 gal | | 53 | |
| | <i>Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac</i> | 5 gal | | 138 | |
| GROUND COVERS | BOTANICAL NAME / COMMON NAME | CONT | FIELD2 | SPACING | QTY |
| | <i>Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily</i> | 1 gal | | 18" o.c. | 159 sf |
| | Rock Mulch - 3" depth 3/4" to 1-1/4" washed Southtown Cobble from Staker Parson or Nephj Sandstone - install over DeWitt Pro 5 Weed Barrier | | | | |
| | Kentucky Bluegrass | | | | |
| | Native Seed Mix - see table below | | | | |

NATIVE SEED MIX

| BOTANICAL NAME | COMMON NAME | PLS/ACRE |
|--|-----------------------|----------|
| <i>Bromus marginatus</i> | Mountain Brome | 7.50 |
| <i>Elymus trachycaulus ssp. trachycaulus</i> | Slender Wheatgrass | 6.25 |
| <i>Festuca ovina</i> | Sheep Fescue | 1.25 |
| <i>Poa secunda ssp. sandbergii</i> | Sandberg Bluegrass | 1.25 |
| <i>Poa secunda ssp. ampla</i> | Big Bluegrass | 1.25 |
| <i>Pascopyrum smithii</i> | Western Wheatgrass | 5.00 |
| <i>Pseudoroegneria spicata ssp. spicata</i> | Bluebunch Wheatgrass | 2.50 |
| <i>Linum lewisii 'Appar'</i> | Blue Flax | 1.25 |
| <i>Eschscholtzia californica</i> | California Poppy | 1.25 |
| <i>Penstemon eatonii</i> | Firecracker Penstemon | 1.25 |
| Total = | | 28.75 |

LANDSCAPE NOTES:

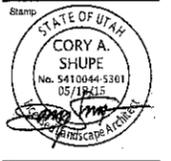
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND HERRIMAN CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
- EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ ETC.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
- DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE TOPS OF ALL EXISTING MANHOLES, CATCH BASINS, INLETS, COVERS, AND SIMILAR STRUCTURES TO FINISH GRADE.
- THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT.
- ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
- ALL CLARIFICATIONS OF DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE PRIOR TO WORK WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE A MIN. OF 6" OF TOPSOIL IN ALL SOD AREAS, A MIN. OF 4" OF TOPSOIL IN ALL SEED AREAS, AND A MIN. OF 12" OF TOPSOIL IN ALL SHRUB, PERENNIAL, AND ORNAMENTAL GRASS AREAS.
- CONTRACTOR SHALL PROVIDE A MIN. 3" DEPTH OF SHREDDED BARK MULCH IN ALL SHRUB, PERENNIAL, AND ORNAMENTAL GRASS AREAS.
- CONTRACTOR SHALL PROVIDE A THREE (3) FOOT DIAMETER SAUCER FREE OF TURF UNDER ALL TREES PLANTED IN TURF AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- ALL LAWN AREAS SHALL BE SODDED AND IRRIGATED WITH STANDARD POP-UP SPRAY SPRINKLERS PER IRRIGATION PLAN.

WOODSIDE HOMES
LAKESIDE NEIGHBORHOOD

SARATOGA SPRINGS, UT

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |



Designed By: SS
Drawn By: SS
Date: 05/19/15
Checked By: SS
Project No: 14-180
Drawing Title

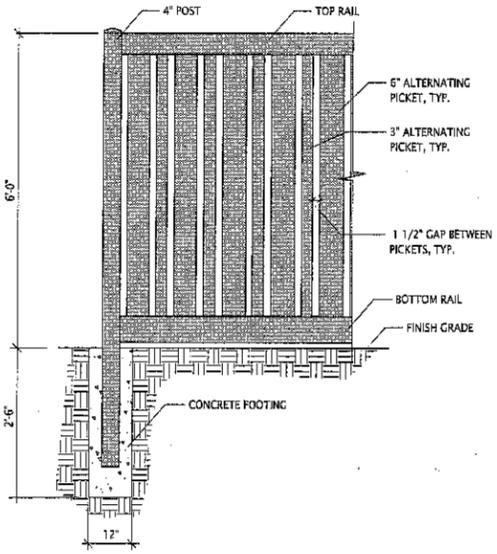
LANDSCAPE SCHEDULE, NOTES, & DETAILS

Drawing number

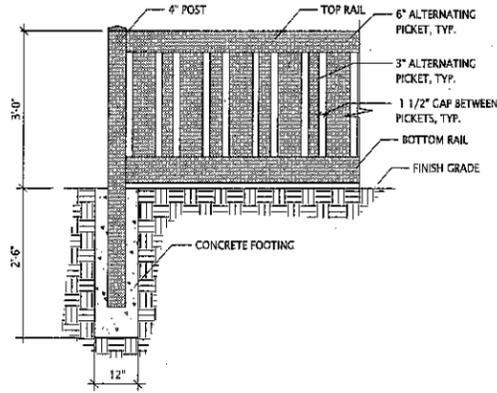
CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT OF
ANY CONSTRUCTION.



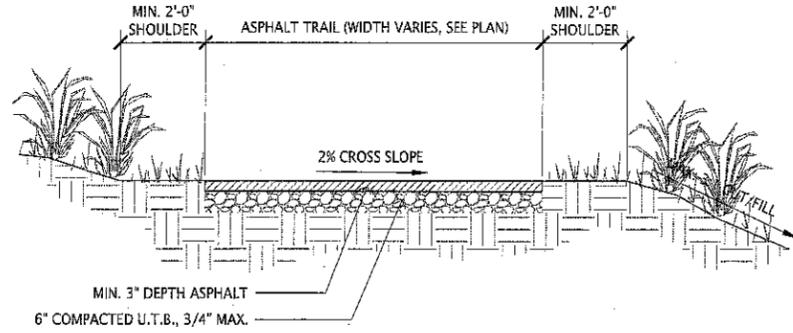
blu line designs
planning | landscape architecture | design
45 w 10000 s, suite 500
Sandy UT 84070
p 801.913.7994
CONSULTANTS



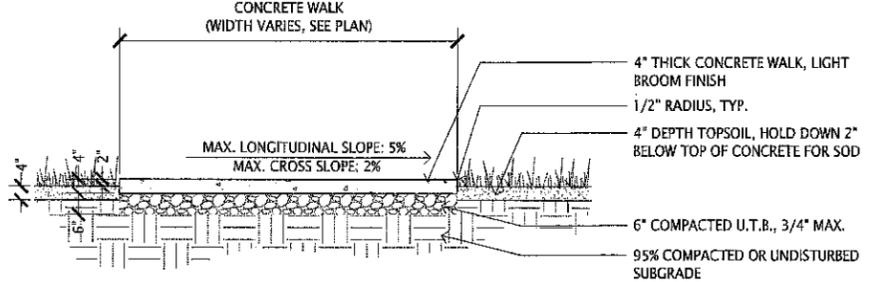
1 6' SEMI-PRIVATE VINYL FENCE
SCALE: NOT TO SCALE



2 3' SEMI-PRIVATE VINYL FENCE
SCALE: NOT TO SCALE



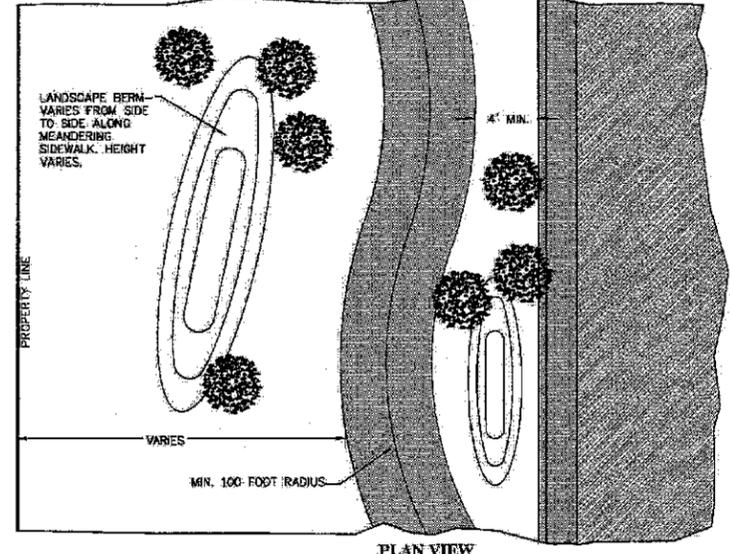
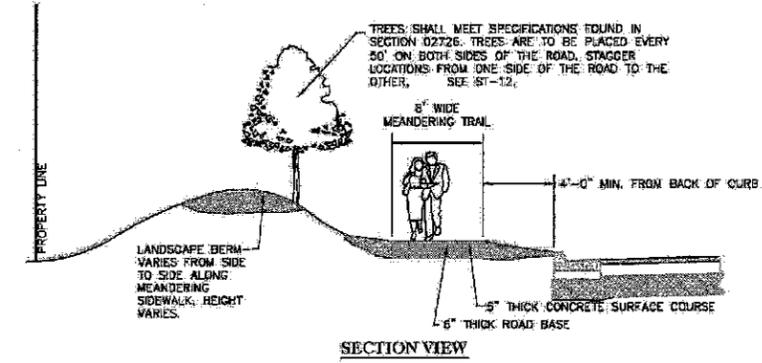
3 ASPHALT TRAIL
SCALE: NTS



NOTES:
1. JOINT SPACING SHALL BE AS SHOWN IN JOINT SPACING SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS.
2. MAX. WALK/PATH SLOPES SHALL BE PER DETAIL UNLESS OTHERWISE SHOWN ON PLAN.
3. ALL CONCRETE SHALL BE LIGHT BROOM FINISH GREY CONCRETE UNLESS OTHERWISE NOTED ON PLAN.
4. ALL CONTROL JOINTS SHALL BE TOOLED UNLESS OTHERWISE NOTED ON PLAN.

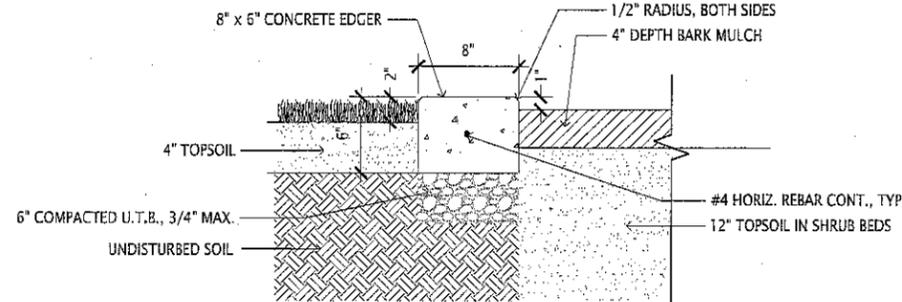
| WALK WIDTH | EXPANSION JT. | CONTROL JT. |
|------------|---------------|-------------|
| 10' | 60' O.C. | 10' O.C. |
| 6' | 60' O.C. | 6' O.C. |
| 5' | 60' O.C. | 5' O.C. |

4 CONCRETE WALK/ PATH
SCALE: NTS

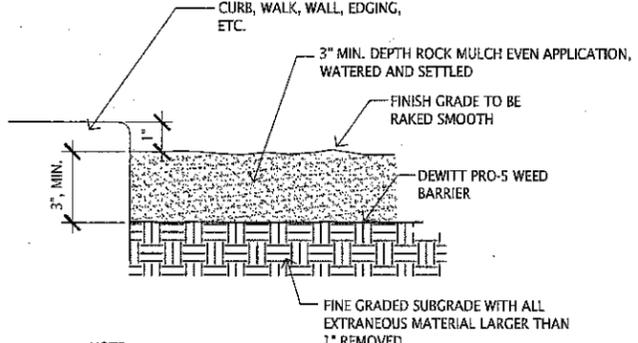


NOTES:
1. MEANDERING SIDEWALKS/TRAILS SHALL BE PERMITTED ON ARTERIAL STREETS ONLY, UNLESS APPROVED BY CITY ENGINEER.
2. CENTER LINE RADIUS OF MEANDERING SIDEWALKS/TRAILS SHALL BE APPROVED BY CITY ENGINEER.
3. CONSTRUCTION JOINTS @ 8' INTERVALS EXPANSION JOINTS @ 40' INTERVALS

7 8' CONCRETE TRAIL (SARATOGA SPRINGS DETAIL ST-15A)
SCALE: NTS



5 CONCRETE EDGER
SCALE: NTS



6 DECORATIVE ROCK MULCH
SCALE: NTS

WOODSIDE HOMES
LAKESIDE NEIGHBORHOOD
SARATOGA SPRINGS, UT

| NO. | REVISIONS |
|-----|-----------|
| | |



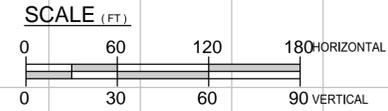
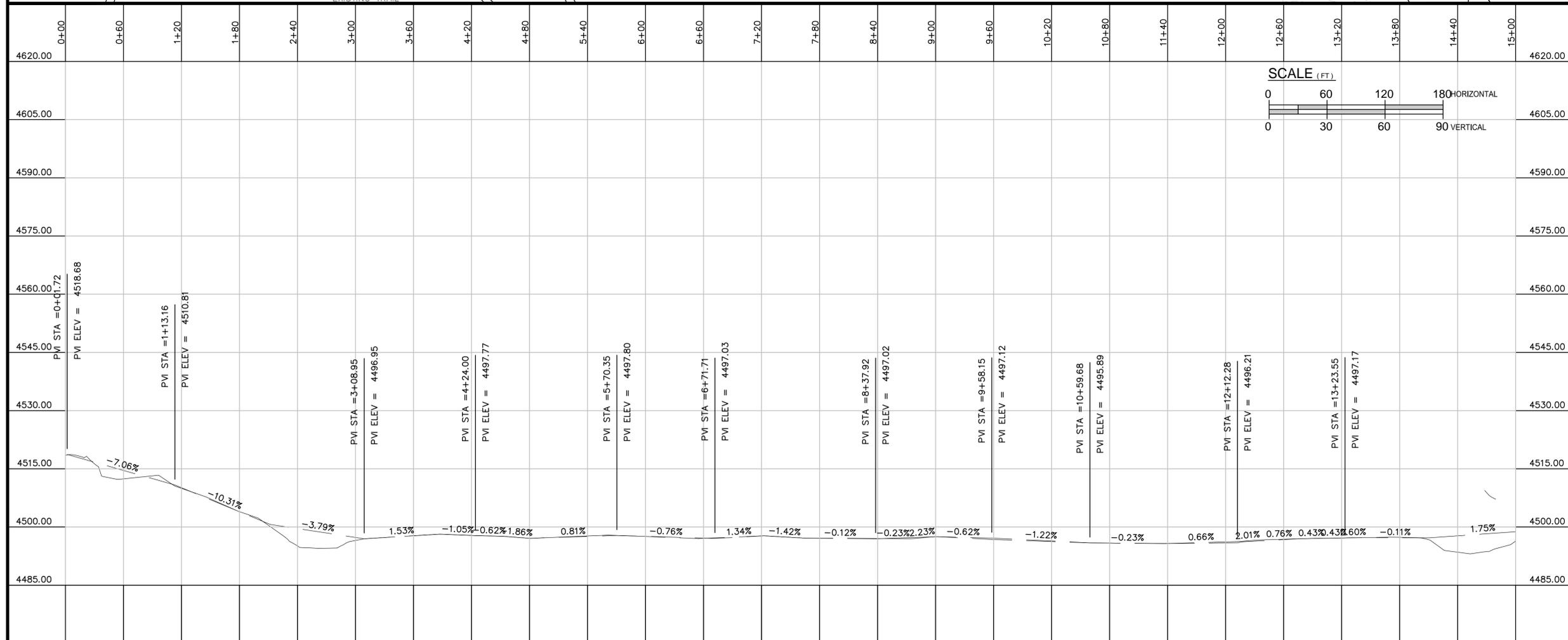
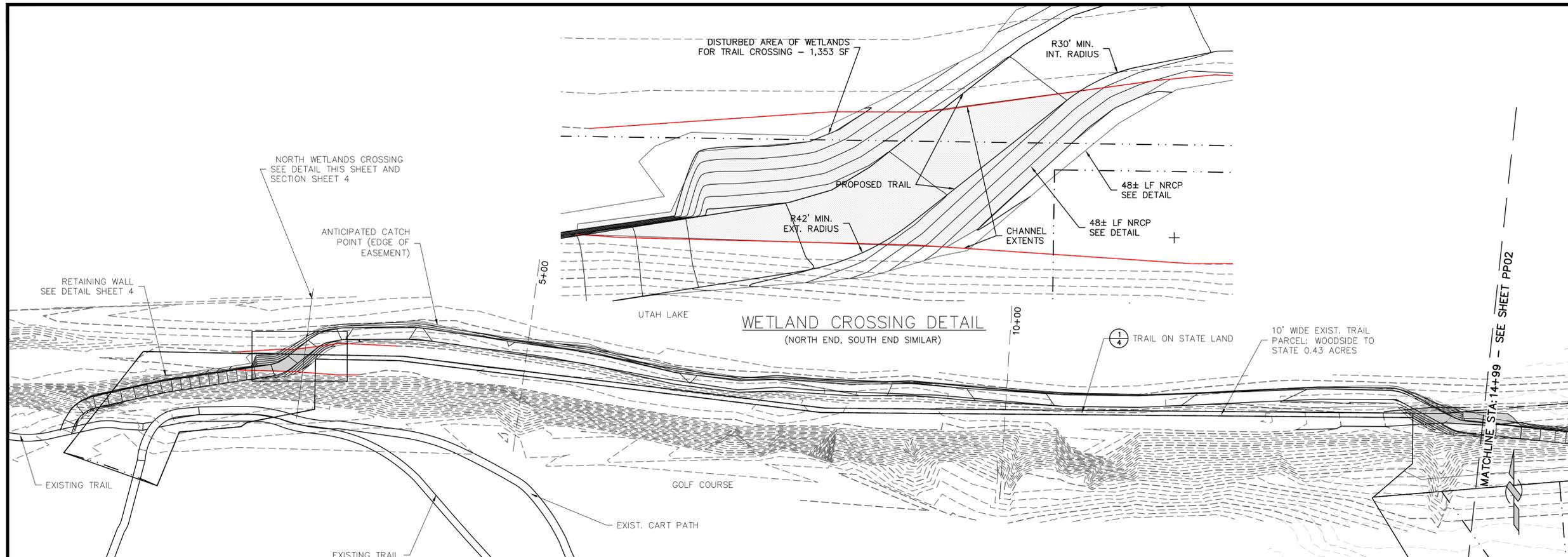
Designed By: SS
Drawn By: SS
Date: 06/10/15
Checked By: CP
Project No: 14-180
Drawing Title

LANDSCAPE
DETAILS

Drawing Number

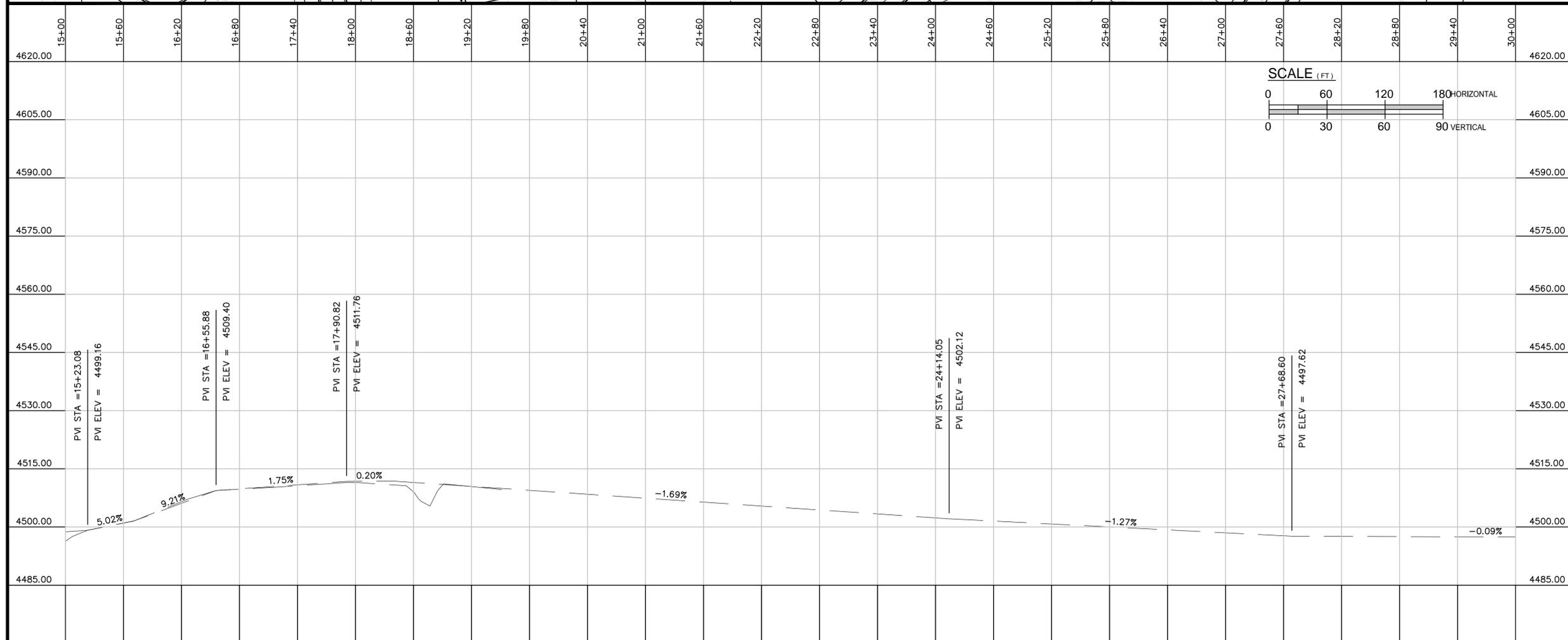
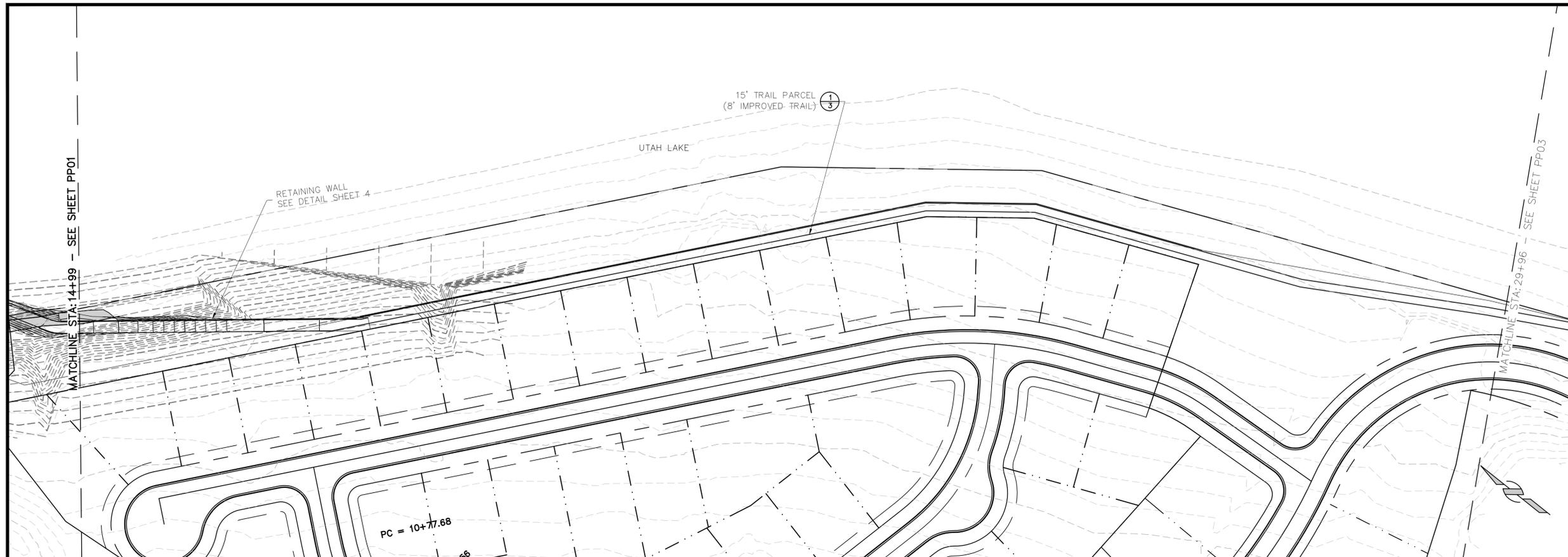
NOTES:

| | |
|----------------------------|-------------------------|
| WETLAND | |
| DISTURBED (FILL) FOOTPRINT | |
| NORTH | 1,353 SF |
| SOUTH | 1,447 SF |
| TOTAL | 2,800 SF OR 0.064 ACRES |
| FILL WITHIN WETLAND | |
| NORTH | 250 CY± |
| SOUTH | 268 CY± |
| TOTAL | 518 CY |



| | | | |
|---|----|--|-------------------------|
| Rev. | By | Date | Remarks |
| | | | |
| WOODSIDE HOMES | | | |
| SHORELINE TRAIL | | | |
| | | Dsn: _____ Drw: _____ Chk: _____ Rvw: _____ | Sht 1 of 4 |
| Print Date: 11/26/2014 | | Created: 11/11/14 | Proj. # 5265 |
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| P:\5265 Saratoga\5265 CAD\5265 Trail PLPF 2.dwg | | | |

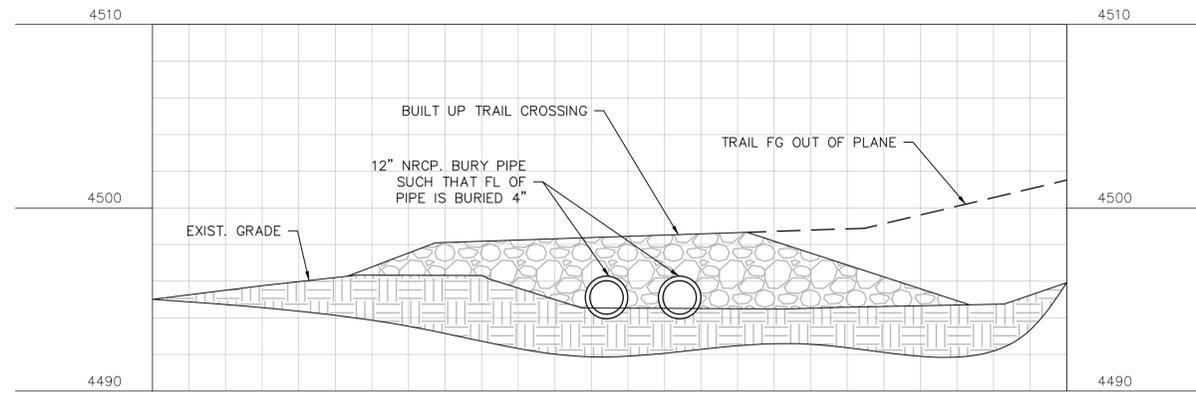
NOTES:



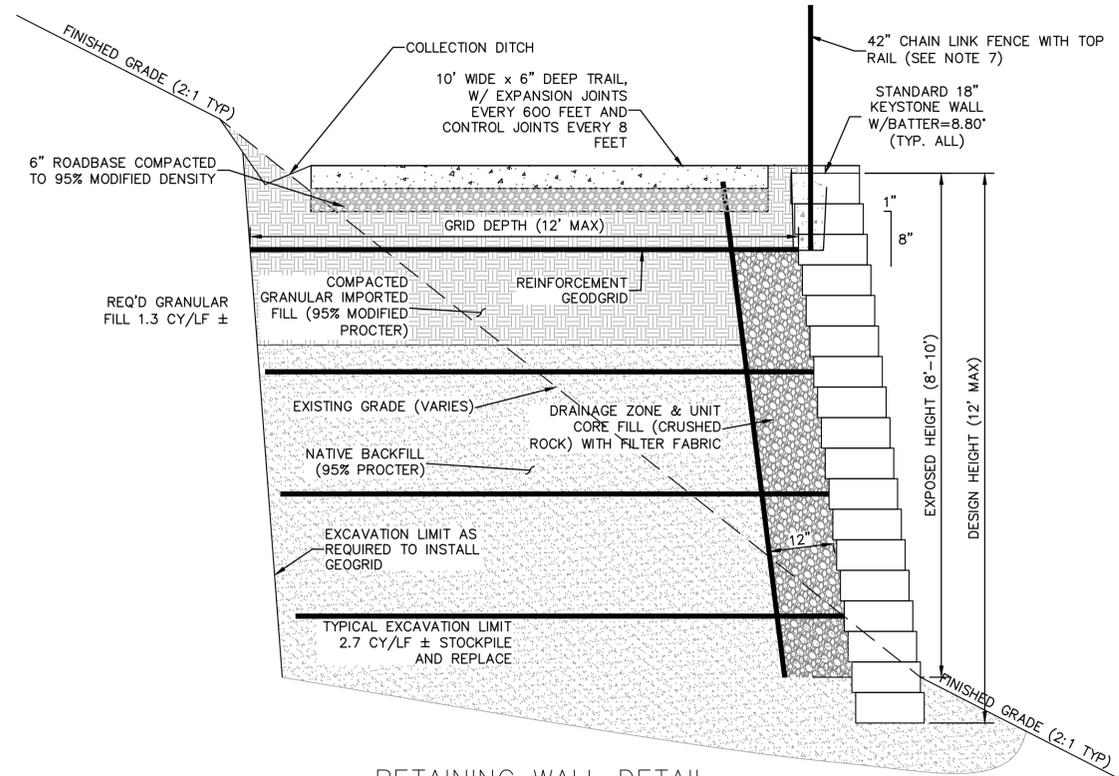
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|---|----|--|-------------------------|
| Rev. | By | Date | Remarks |
| | | | |
| WOODSIDE HOMES | | | |
| SHORELINE TRAIL | | | |
| | | Dsn: _____ Drw: _____ Chk: _____ Rvw: _____ | Sht 2 of 4 |
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NOTES:

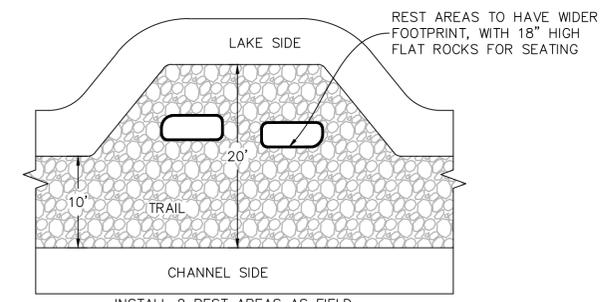
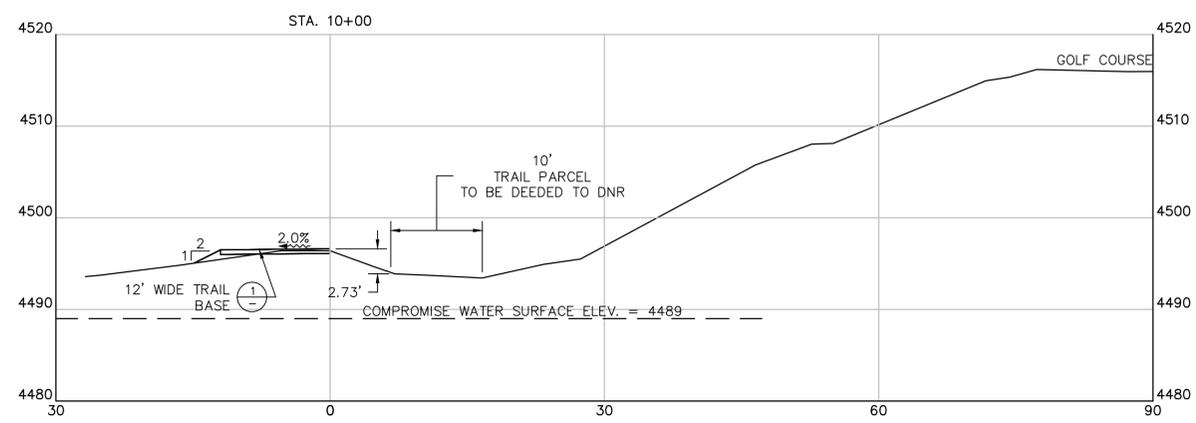
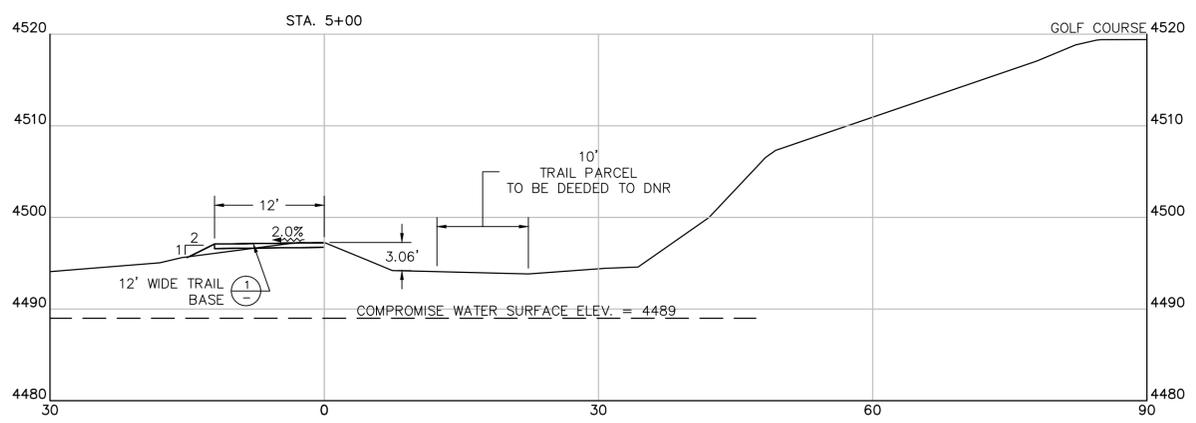
1. INSTALL SILT FENCE PRIOR TO ANY CONSTRUCTION ACTIVITIES AND MAINTAIN THROUGHOUT COMPLETION.
2. NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL DISTURB LANDS OUTSIDE OF SILT FENCE. CONTRACTOR SHALL ENSURE PROTECTION OF ALL WETLAND AREAS.
3. PRESERVE AND PROTECT ALL TREES DESIGNATED TO REMAIN.
4. ROUTE TRAIL AROUND REMAINING TREES AS NECESSARY.
5. MINIMIZE DISTURBED AREAS WHEREVER POSSIBLE.
6. COORDINATE DEMOLITION AND CONSTRUCTION ACTIVITIES WITH STATE LANDS.
7. CUT UP AND DISPOSE OF OFFSITE ALL TREES DESIGNATED FOR REMOVAL. REMOVE ROOT BALL.
8. PLACE REST AREAS PER FIELD DIRECTION FROM STATE LANDS.
9. INSTALL KEYSTONE RETAINING WALL PER ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND DETAILS.
10. CHAIN LINK FENCE MATERIALS:
 END POSTS: 2-7/8" SUPER 40
 LINE POSTS: 2-3/8" SUPER 40
 TOP RAIL: 1-5/8" SUPER 40
 FABRIC: 9 GA
 TENSIONS WIRE: 7 GA



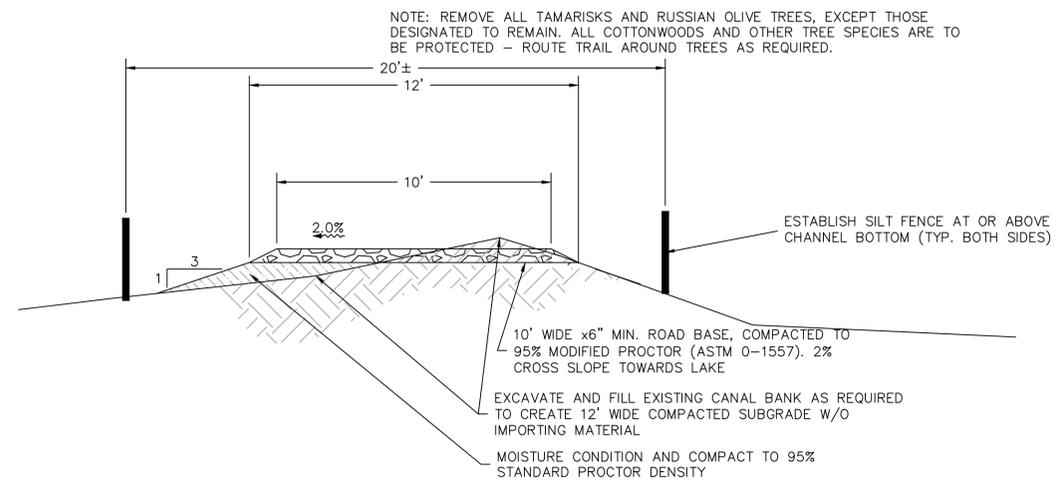
NORTH WETLANDS CROSSING DETAIL
(SOUTH CROSSING SIMILAR)



RETAINING WALL DETAIL



REST AREA DETAIL



1 TYPICAL CROSS-SECTION ON STATE LAND

| | | | |
|---|----|--|-------------------------|
| Rev. | By | Date | Remarks |
| | | | |
| WOODSIDE HOMES | | | |
| SHORELINE TRAIL PROPOSED DETAILS | | | |
| BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662 | | Dsn: _____ Drw: AEP Chk: JRL Rvw: _____ | Sht 4 of 4 |
| Print Date: 11/26/2014 | | Created: 11/11/14 | Proj. # 5265 |
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| | | |
|------------|-------------------|--|
| ROOFING | THUNDERSTORM GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | ARCTIC WHITE |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | CL3176N RACoon |  |
| FRONT DOOR | CL3176N RACoon |  |

JH SCHEME 1

RECEIVED JAN 27 2015

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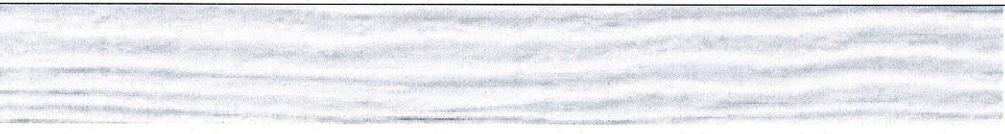
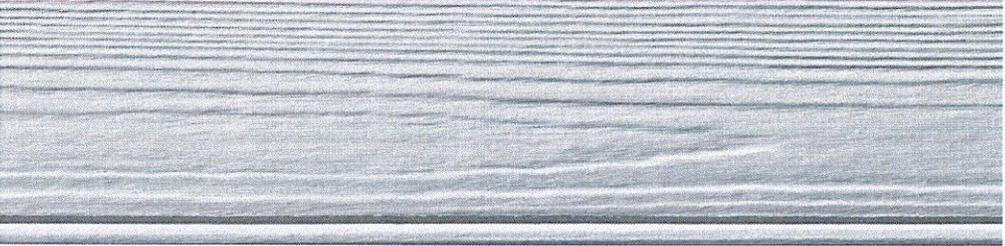
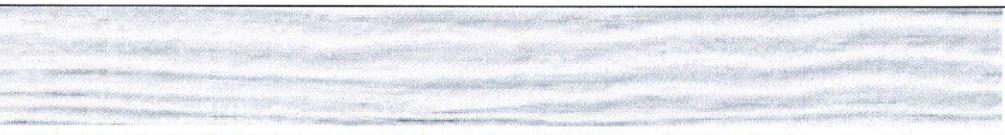
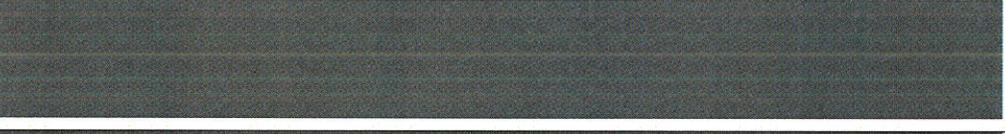


**Woodside
Homes**

BETTER BY DESIGN

JAMES HARDIE EXTERIOR SCHEMES

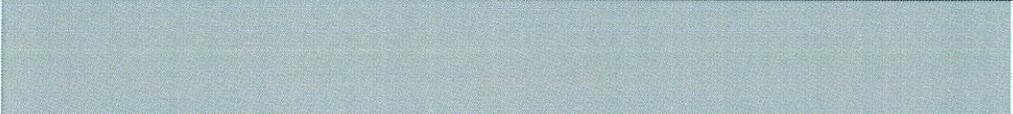


| | | |
|------------|--------------------|--|
| ROOFING | GEORGETOWN GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | LIGHT MIST |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | CL3176N RACoon |  |
| FRONT DOOR | CL3176N RACoon |  |

JH SCHEME 2

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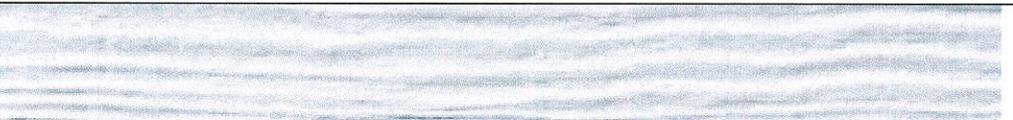


| | | |
|------------|---------------------------|--|
| ROOFING | MOIRE BLACK |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | EVENING BLUE |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CL2122W GLACIAL STREAM |  |

JH SCHEME 3

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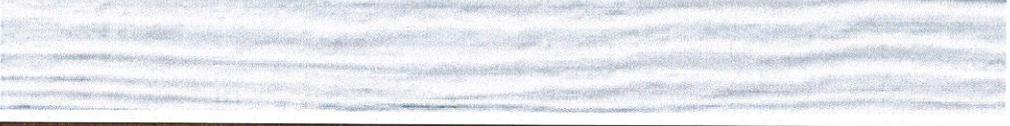


| | | |
|------------|-----------------|--|
| ROOFING | GEORGETOWN GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | EVENING BLUE |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CL3257N ECLIPSE |  |

JH SCHEME 4

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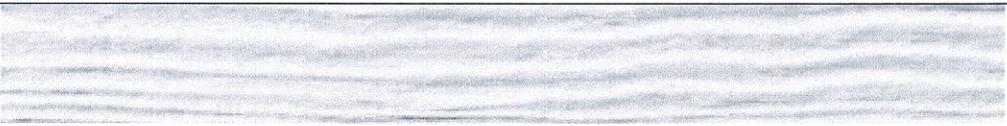


| | | |
|------------|-----------------------|--|
| ROOFING | THUNDERSTORM GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | IRON GRAY |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CLC1290N COWABUNGA |  |

JH SCHEME 5

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|-----------------|--|
| ROOFING | GEORGETOWN GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | IRON GRAY |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CLC1287N WOODY |  |

JH SCHEME 6

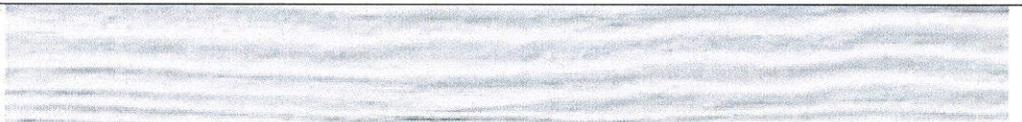
All information and product images are for representational purposes only, and are subject to variations.



ROOFING WEATHERED
WOOD



TRIM ARCTIC WHITE



PLANK AUTUMN TAN



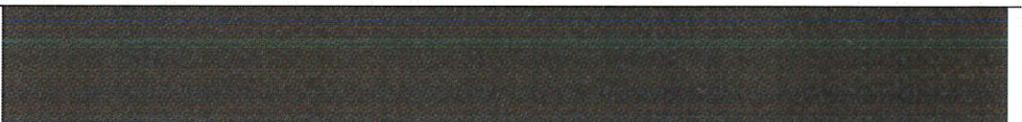
ACCENT NAVAJO BEIGE



SHUTTERS CL3257N ECLIPSE



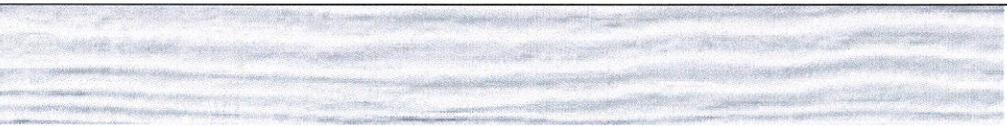
FRONT DOOR CL3257N ECLIPSE



JH SCHEME 8

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|-----------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | KHAKI BROWN |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | CL3257N ECLIPSE |  |
| FRONT DOOR | CL3257N ECLIPSE |  |

JH SCHEME 9

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|------------------|--|
| ROOFING | MOIRE BLACK |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | KHAKI BROWN |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | CL2487N BARN OWL |  |
| FRONT DOOR | CL2487N BARN OWL |  |

JH SCHEME 10

All information and product images are for representational purposes only, and are subject to variations.

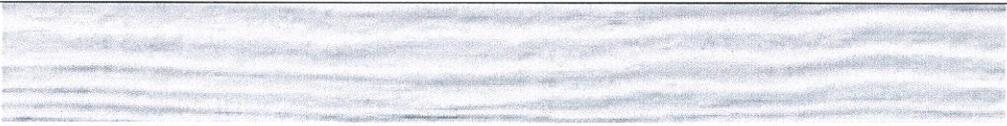


**Woodside
Homes**

BETTER BY DESIGN

JAMES HARDIE EXTERIOR SCHEMES

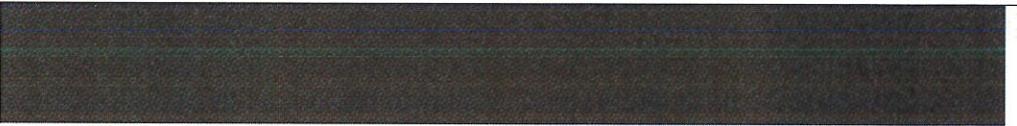


| | | |
|------------|-----------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | HEATHERED MOSS |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | CL3257N ECLIPSE |  |
| FRONT DOOR | CL3257N ECLIPSE |  |

JH SCHEME 12

All information and product images are for representational purposes only, and are subject to variations.

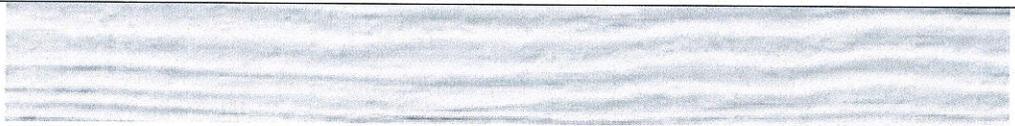


| | | |
|------------|-----------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | COBBLESTONE |  |
| ACCENT | WOODSTOCK BROWN |  |
| SHUTTERS | CL3257N ECLIPSE |  |
| FRONT DOOR | CL3257N ECLIPSE |  |

JH SCHEME 13

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|-----------------|--|
| ROOFING | GEORGETOWN GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | COBBLESTONE |  |
| ACCENT | MONTEREY TAUPE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CL3085D ANZAC |  |

JH SCHEME 14

All information and product images are for representational purposes only, and are subject to variations.

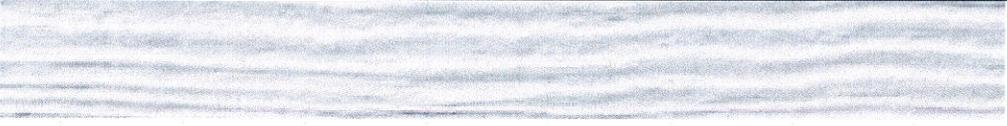


| | | |
|------------|-------------------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | MONTEREY TAUPE |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CL1457N GLOBAL SPICE |  |

JH SCHEME 15

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|--------------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | WOODSTOCK BROWN |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CLC1290N COWABUNGA |  |

JH SCHEME 17

All information and product images are for representational purposes only, and are subject to variations.

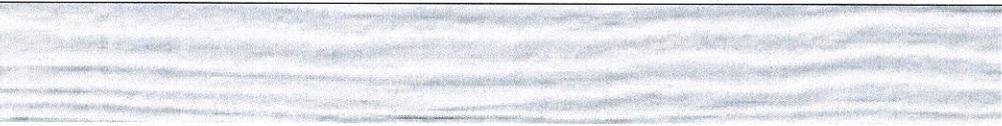
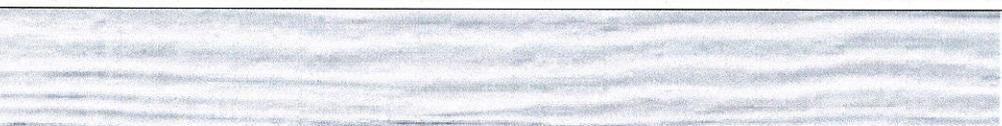


| | | |
|------------|---------------------|--|
| ROOFING | MOIRE BLACK |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | TIMBER BARK |  |
| ACCENT | ARCTIC WHITE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CLV1184N PORTAGE |  |

JH SCHEME 18

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|------------------|--|
| ROOFING | GEORGETOWN GRAY |  |
| TRIM | ARCTIC WHITE |  |
| PLANK | TIMBER BARK |  |
| ACCENT | MONTEREY TAUPE |  |
| SHUTTERS | ARCTIC WHITE |  |
| FRONT DOOR | CL3237N BLACKTOP |  |

JH SCHEME 19

All information and product images are for representational purposes only, and are subject to variations.

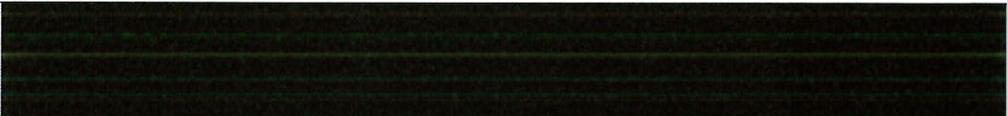


| | | |
|------------|---------------------|--|
| ROOFING | MOIRE BLACK |  |
| TRIM | COBBLESTONE |  |
| PLANK | TIMBER BARK |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | COBBLESTONE |  |
| FRONT DOOR | CLV1184N PORTAGE |  |

JH SCHEME 21

All information and product images are for representational purposes only, and are subject to variations.

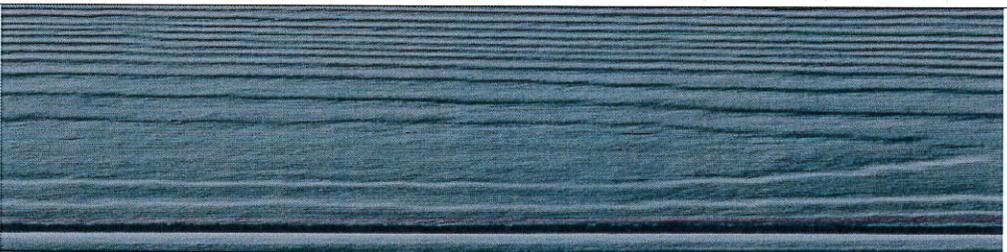


| | | |
|------------|-----------------------|--|
| ROOFING | THUNDERSTORM GRAY |  |
| TRIM | COBBLESTONE |  |
| PLANK | IRON GRAY |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | CLV1184N PORTAGE |  |
| FRONT DOOR | CLC1290N COWABUNGA |  |

JH SCHEME 22

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|------------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | COBBLESTONE |  |
| PLANK | EVENING BLUE |  |
| ACCENT | COBBLESTONE |  |
| SHUTTERS | COBBLESTONE |  |
| FRONT DOOR | CLV1184N PORTAGE |  |

JH SCHEME 24

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|--------------------|--|
| ROOFING | MOIRE BLACK |  |
| TRIM | KHAKI BROWN |  |
| PLANK | COUNTRYLANE RED |  |
| ACCENT | KHAKI BROWN |  |
| SHUTTERS | KHAKI BROWN |  |
| FRONT DOOR | CLV1132N GRASP |  |

JH SCHEME 25

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|-----------------------|--|
| ROOFING | BURNT SIENNA |  |
| TRIM | COBBLESTONE |  |
| PLANK | CHESTNUT BROWN |  |
| ACCENT | AUTUMN TAN |  |
| SHUTTERS | COBBLESTONE |  |
| FRONT DOOR | CLV1135N METEORITE |  |

JH SCHEME 26

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|--------------------|--|
| ROOFING | BURNT SIENNA |  |
| TRIM | NAVAJO BEIGE |  |
| PLANK | KHAKI BROWN |  |
| ACCENT | AUTUMN TAN |  |
| SHUTTERS | NAVAJO BEIGE |  |
| FRONT DOOR | CL3066A HEBBORN |  |

JH SCHEME 29

All information and product images are for representational purposes only, and are subject to variations.



| | | |
|------------|--------------------|--|
| ROOFING | WEATHERED WOOD |  |
| TRIM | NAVAJO BEIGE |  |
| PLANK | WOODSTOCK BROWN |  |
| ACCENT | TIMBER BARK |  |
| SHUTTERS | NAVAJO BEIGE |  |
| FRONT DOOR | CLC1290N COWABUNGA |  |

JH SCHEME 31

All information and product images are for representational purposes only, and are subject to variations.



ROOFING

WEATHERED
WOOD



TRIM

NAVAJO BEIGE



PLANK

TIMBER BARK



ACCENT

MONTEREY TAUPE



SHUTTERS

NAVAJO BEIGE



FRONT DOOR

CL3257N ECLIPSE



JH SCHEME 32

All information and product images are for representational purposes only, and are subject to variations.



**Community Plan Amendment
Legacy Farms
Thursday, June 11, 2015
Public Hearing**

| | |
|--------------------------|--|
| Report Date: | Thursday, June 4, 2015 |
| Applicant: | D.R. Horton |
| Owner: | D.R. Horton |
| Location: | SE corner intersection of Redwood and 400 south, extending to Saratoga Dr. |
| Major Street Access: | Redwood Road and 400 South |
| Parcel Number(s) & Size: | 66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.937 acres |
| Parcel Zoning: | Planned Community (PC) |
| Adjacent Zoning: | PC and Low Density Residential (R-3) |
| Current Use of Parcel: | Agriculture |
| Adjacent Uses: | Agriculture, Residential |
| Previous Meetings: | None |
| Previous Approvals: | Annexation Agreement (2010) Rezoned to PC zone (2010) City Center District Area Plan (2010) Community Plan (2014 – PC 6/12/2014 and CC 7/1/2014) Community Plan Amendments (PC 5/12/2015 and CC 5/19/2015) |
| Land Use Authority: | City Council |
| Future Routing: | City Council |
| Author: | Kimber Gabryszak, Planning Director |

A. EXECUTIVE SUMMARY

The applicants are requesting approval of an amendment to the Legacy Farms Community Plan (CP) to modify the permitted material for the shared lanes from concrete to asphalt.

The Community Plan contains the broader guidelines for the development while Village Plans provide the specifics for the various phases of development. Form Based Code was approved as part of the CP, implementing specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards.

Following an extensive review process, the original CP and Village Plan 1 were approved on July 1, 2014. Several clarifying amendments were approved in May, 2015.

Staff recommends that the Planning Commission conduct a public hearing on the proposed Amendment, take public comment, review and discuss the proposal, and choose from the options in Section G of this report. Options include forwarding a positive recommendation with or without modification, forwarding a negative recommendation, or continuing the hearing to another date with specific direction to the applicant on information or changes needed to make a recommendation.

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

| Type of Land Use | Quantity |
|------------------------------|--------------------|
| Residential Housing | 16,000 Units |
| Non-residential Area | 10 million sq. ft. |
| Equivalent Residential Units | 20,620 Units |

(Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning and clicking on “Master Plans” and then “City Center District Area Plan.”)

1000 Equivalent Residential Units (ERUs) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, which was approved in July 2014.

The DAP also laid a framework of planning criteria and guidelines for the planning and development of land and future projects. This framework was intended to function as a flexible set of guidelines, and included topics such as walkable districts, smart parking, livable streets, street-facing architecture, a sense of place, network connectivity, and public/community spaces. Under the DAP, Legacy Farms has been designated as the Traditional Neighborhood Place Type, which includes the goals of a “front porch” culture, favorable street connectivity, and a walkable environment with on-street parking to slow traffic.

C. SPECIFIC REQUESTS

The applicants are requesting approval of an amendment to the approved CP to accomplish the following:

- Change the Shared Lane walkway material from concrete to asphalt.

D. COMMUNITY REVIEW

This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received on the request.

E. GENERAL PLAN

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The Community Plan was approved in 2014 and found by the Planning Commission and City Council to be in compliance with the DAP and General Plan; the CP includes trail connections and parks in compliance with the related master plans. The proposal does not materially impact the original approvals, so the application is still consistent with the General Plan.

F. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections. During the Master Development Agreement and Community Plan approvals,

the Legacy Farms project was found to be in compliance with Section 19.26. This section will only discuss the portions of Chapter 19.26 that may be affected by DR Horton’s request to change the material for the shared lanes from concrete to asphalt.

Section 19.26.06 – Guiding Standards of Community Plans

The standards for the Community Plan applicable to DR Horton’s request are below:

19.26.06(3): Development Standards. Guiding development standards shall be established in the Community Plan.

Staff finding: Up for discussion. *There are no specific standards for development in the PC zone in Section 19.26, and Legacy Farms was previously approved with a Form-based Code as guiding standards. Proposed amendment modifies the guiding standards: the amendment proposes changing the materials in the shared lanes from concrete to asphalt.*

The shared lanes are intended to create a shared transportation environment for pedestrians, bicycles, and motor vehicles, as well as a space for socialization and play, and are consistent with the DAP.

The proposal includes design elements to notify drivers that the area is dissimilar to ordinary thoroughfares, and also create a feeling of constrained space, causing drivers to use additional caution and lower speed in the area. These design elements include:

- *creating a sense of entry through raised entrances similar to driveways*
- *colored pavement design and treatment*
- *trees down the center of the lane*

19.26.05 – Adoption and Amendment of Community Plans

a. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding: complies. *The proposed modifications to the standards do not materially affect the previous finding that the project will create innovative design. The use of asphalt does not impact innovative design and will still ensure a high quality development by creating a unique environment leading to safe spaces by vehicles, pedestrians, and bicycles.*

b. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies. *Previously approved and no changes to the networks themselves proposed. Whichever material is utilized, the construction plans will have to meet minimum safety standards and be capable of bearing the weight of emergency vehicles.*

G. Recommendation and Alternatives:

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

Staff Recommended Option – Positive Recommendation

“I move to forward a positive recommendation to the City Council for the proposed amendment to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report:”

Findings

1. The application is consistent with the guiding standards in the City Center District Area Plan.
2. The application complies with the criteria in section 19.26 of the Development Code, as articulated in Section E of the Staff report, which section is incorporated by reference herein.
3. The application is consistent with the General Plan, as articulated in Section F of this report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the original CP approval shall be met.
2. The amendment is recommended as attached to the Staff report as Exhibit D.
3. Any other conditions or changes as articulated by the Commission: _____
_____.

Alternative 1 - Continuance

The Commission may also choose to continue the item. “I move to **continue** the Community Plan amendment to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation(s)

The Commission may also choose to forward a negative recommendation. “I move to forward a negative recommendation to the City Council for the Legacy Farms Community Plan amendment with the Findings below:

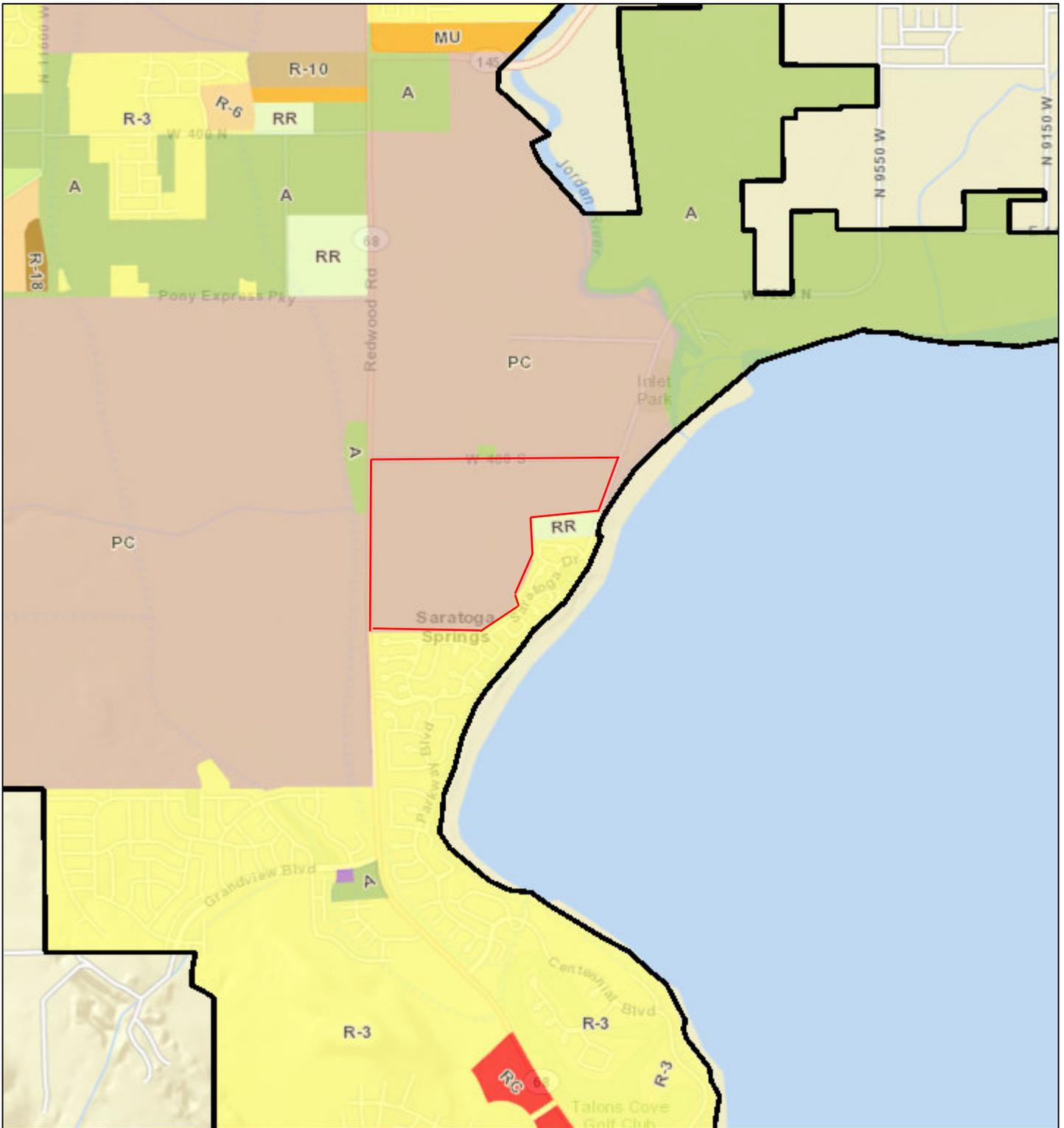
1. The amendment is not consistent with the General Plan, as articulated by the Commission: _____, and/or,
2. The amendment is not consistent with the City Center District Area Plan, as articulated by the Commission: _____, and/or,
3. The amendment is not consistent with Section 19.26 of the Code, as articulated by the Commission: _____.

H. Exhibits:

- | | |
|--|--------------|
| A. Location & Zone Map | (page 5) |
| B. Sample: Village Plan 1 Layout (showing shared lane locations) | (page 6) |
| C. CP: Original Shared Lane Pages | (pages 7-8) |
| D. CP: Amended Shared Lane Page and Conceptual Layout | (pages 9-10) |

Zoning & Planning

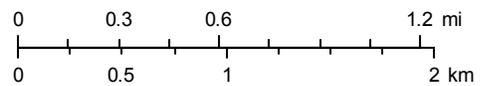
Exhibit A



February 11, 2014

 City Boundary

1:36,112

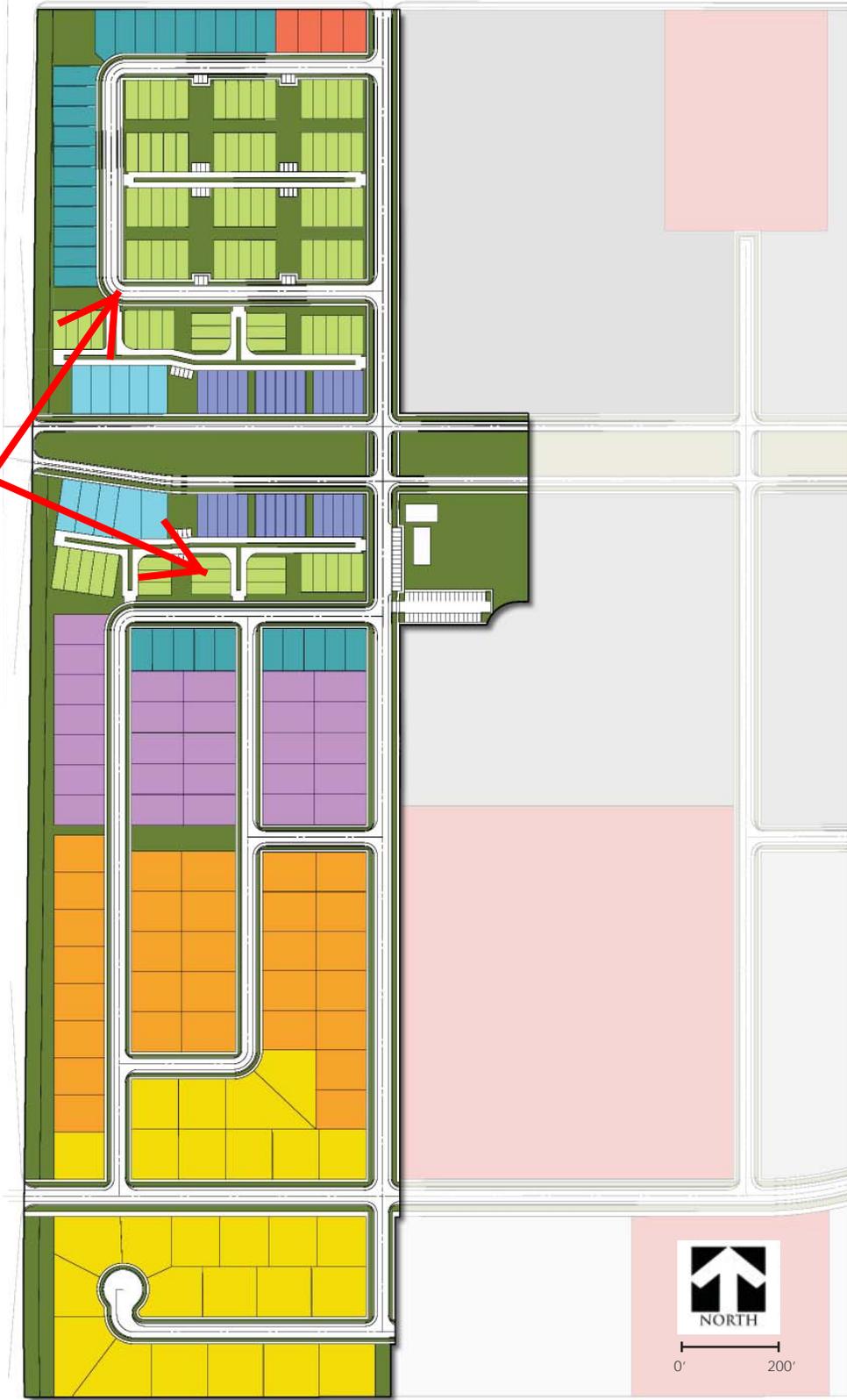


Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Exhibit B
Example of shared-lane
locations, Village Plan 1

CONCEPTUAL LOTTING PLAN

- PRODUCT
- 10,000 S.F. LOTS
 - 8,000 S.F. LOTS
 - 6,000 S.F. LOTS
 - REAR-LOADED COTTAGE LOTS
 - COTTAGE LOTS
 - TWIN HOME LOTS
 - SHARED LANE TOWNHOMES
 - REAR-LOADED TOWNS



The lotting diagram on this page is conceptual in nature and subject to change. Changes in residential products must comply with the criteria established in each designated transect sub-district zone.

EXHIBIT 6

TABLE 6G - THOROUGHFARE ST-32-24 (SHARED LANE)

| KEY | | ST-32-24 |
|--------------------|--------------------------|----------|
| Thoroughfare Type | | |
| Right of Way Width | | |
| Pavement Width | | |
| DAP | Traditional Neighborhood | |
| CP | BT-3 | |
| | BT-4 | |
| VP | T4-SL | T4 |
| | | |



| ASSEMBLY ST-32-24 | | | |
|---|-----------------|---|-------|
| Right-of-Way Width | 32 ft | Pavement Width | 24 ft |
| TRANSPORTATION WAY | | | |
| Direction of Travel | N/A | Parking Lane Type | None |
| Vehicular Lane Count (total) | 2 | Parking Lane Count** | N/A |
| Vehicular Lane Width | 12 ft | Parking Lane Width | N/A |
| Median Width | 8 ft | | |
| PUBLIC FRONTAGE | SPECIALIZED | | |
| Assembly Width | 32 ft | | |
| Transect Context | T4-SL, T4 | | |
| See: Table 11, Table 19, Table 15, Table 18, Table 16 | | | |
| Curbing | Type Cuts | N/A | |
| Walkway | Type Width | Shared Lane 12 ft | |
| | Surface | Concrete | |
| Planter | Type Width | Long Tree Wells (Median) 8'W x varies | |
| | Surface | Ground cover Pervious Hardscape | |
| | Planting | Large shade tree | |
| Planting | Species Type | Single Rounded, vase | |
| | Arrangement | Opportunistic | |
| | Spacing | Opportunistic | |
| Verge | Width | N/A | |
| | Light Spacing | N/A | |

LEGACY FARMS

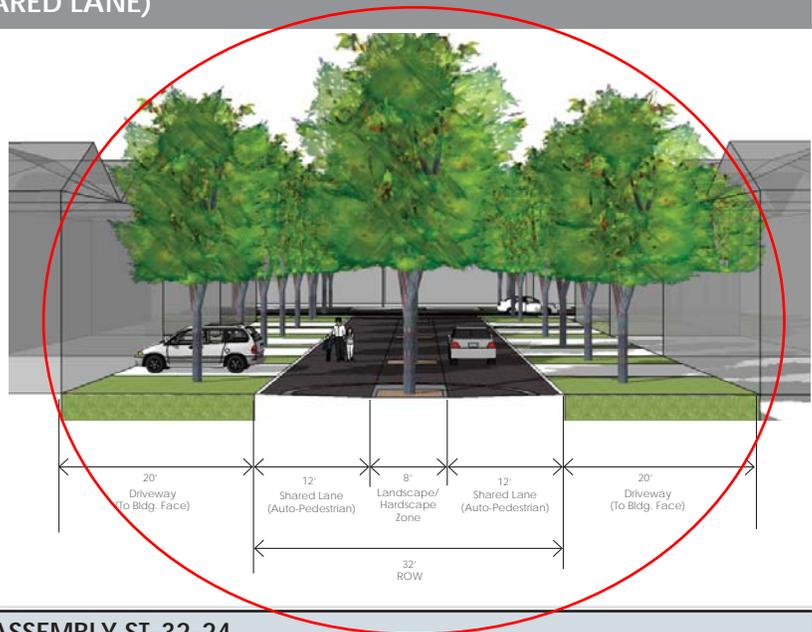
Community Plan



CONCEPTUAL SHARED LANE CONFIGURATION

TABLE 6G - THOROUGHFARE ST-32-24 (SHARED LANE)

| | | | |
|--------------------|--------------------------|-----------------|--|
| KEY | | ST-32-24 | |
| Thoroughfare Type | | | |
| Right of Way Width | | | |
| Pavement Width | | | |
| DAP | Traditional Neighborhood | | |
| CP | | | |
| | BT-3 | | |
| VP | BT-4 | | |
| | T4-SL T4 | | |



ASSEMBLY ST-32-24

| | | | |
|---|--------------------|--------------------------|-------|
| Right-of-Way Width | 32 ft | Pavement Width | 24 ft |
| TRANSPORTATION WAY | | | |
| Direction of Travel | N/A | Parking Lane Type | None |
| Vehicular Lane Count (total) | 2 | Parking Lane Count** | N/A |
| Vehicular Lane Width | 12 ft | Parking Lane Width | N/A |
| Median Width | 8 ft | | |
| PUBLIC FRONTAGE | SPECIALIZED | | |
| Assembly Width | 32 ft | | |
| Transect Context | T4-SL, T4 | | |
| See: Table 11, Table 19, Table 15, Table 18, Table 16 | | | |
| Curbing | Type Cuts | N/A | |
| Walkway | Type Width | N/A | |
| | Surface | Asphalt | |
| Planter | Type Width | Tree Wells 6' x 6' | |
| | Surface | Ground cover Waterwise | |
| | Planting | Large shade tree | |
| Planting | Species Type | Single Rounded, vase* | |
| | Arrangement | Opportunistic | |
| | Spacing | Opportunistic | |
| Verge | Width | N/A | |
| | Light Spacing | N/A | |

* Trees in the Landscape/Hardscape Zone shall be pruned up to a 14' canopy to accommodate fire apparatus access.

20' Driveways

Colored-Stamped Asphalt

Entrance trees in raised planter boxes
(6' x 6' x 2')

25' turning radius



LEGACY FARMS

REVISED SHARED LANE CONFIGURATION

DR Horton

June 3, 2015

Scale: 1" = 40'





Kimber Gabryszak, AICP
Planning Director

Planning Commission Memorandum

Author: Kimber Gabryszak, AICP
Memo Date: Thursday, June 4, 2015
Meeting Date: Thursday, June 11, 2015
Re: Work Session on Code Amendments

Contents and Discussion:

- 19.02, Yard Definition – cleaning up definition to avoid confusion, and replacing graphics
- Multiple sections, Gateway – removing the Gateway definition and references from Code, as the defined Gateway is no longer the primary entrance into the City
- 19.05, multiple –
 - Add standards for solar
 - Correction to Temporary Uses
 - Standards for Auto Sales and Large Parking Lots
 - Discussion of potential code for Accessory Dwelling Units
- 19.06, multiple –
 - Smart Timers already in Code
 - Artificial Turf discussion
 - Discussion of where fencing drops to 3' height for corner lots
 - Discussion of planting standards for trees not in ROW
- 19.12 – permit plat amendments to affect plat boundaries
- 19.13 – implement expiration of applications for inactivity

Recommendation

Staff recommends that the Planning Commission discuss the proposed Code amendments, and give feedback on the amendments in preparation for a public hearing on June 25th.

Not all amendments will be ready for that hearing, so Staff also requests Commission input into which topics are ready and / or of highest priority.

Attachments

- A. Draft amendments and discussion points (pages 2-20)

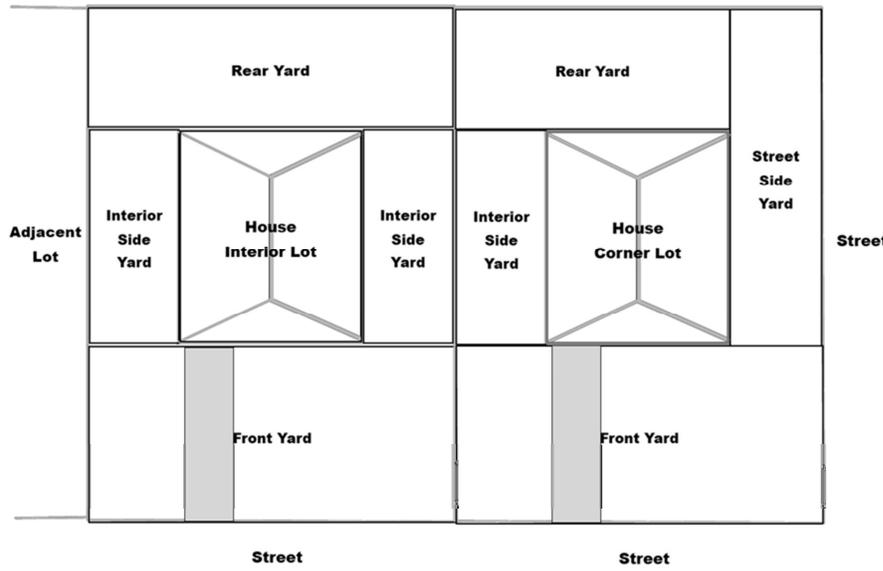
YARDS – 19.02

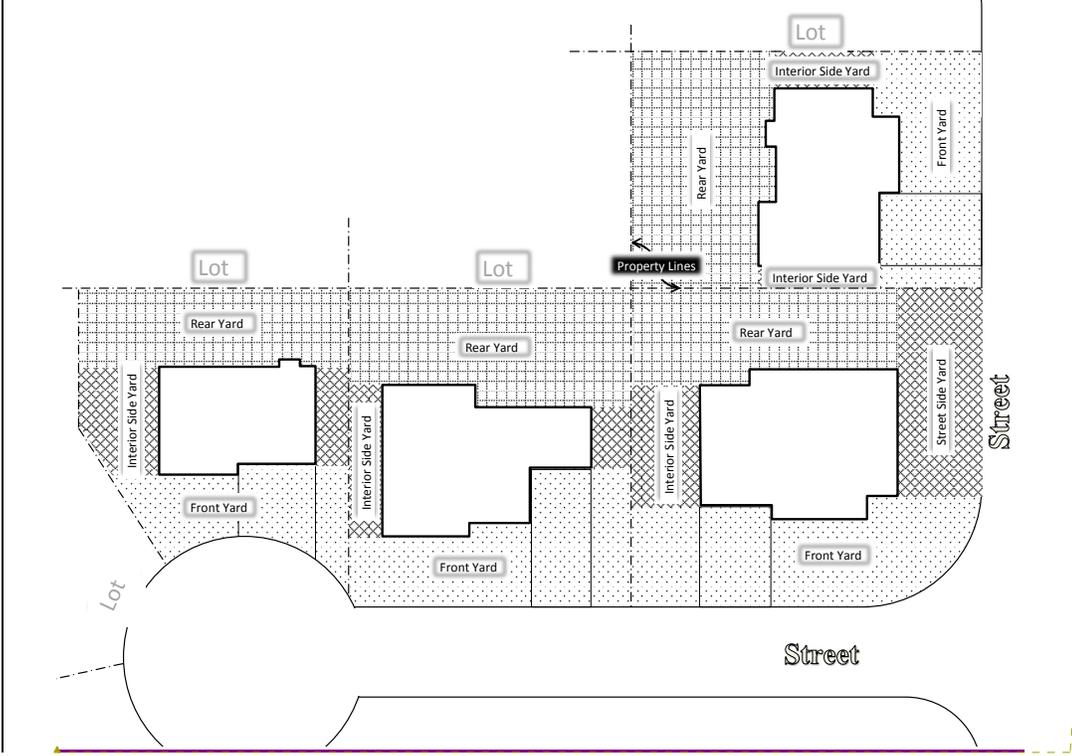
19.02.02.

290. “Yard, side”

- a. Interior ~~lot~~side yard: means a yard between the interior side lot line and the side facade of a main building, extending from the front yard to the rear yard, and
- b. ~~Corner lot~~Street side yard: a yard between the street side lot line and the side façade of a main building on a corner lot, extending from the front yard to the rear lot line, as illustrated in Drawing 1 below.

Drawing 1, Interior and Corner Lot Yards





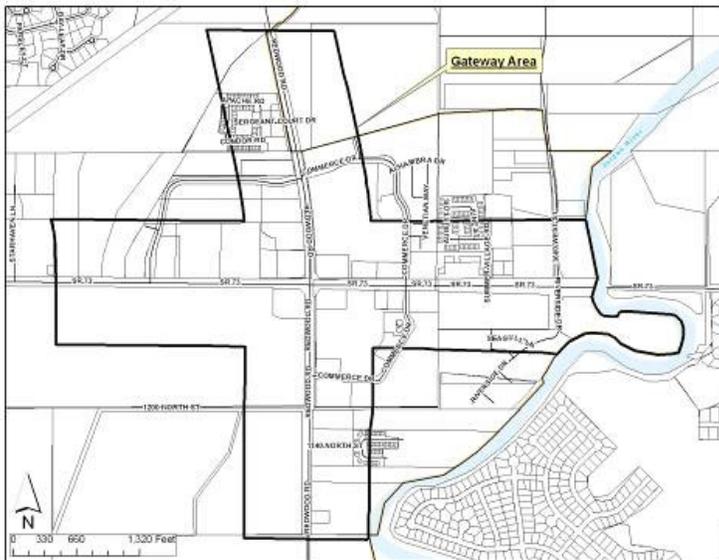
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GATEWAY Sections 19.02, 19.04, 19.15, 19.18, 19.23

19.02.02. Definitions.

117. “Gateway Area” means the following areas, as also shown on the exhibit below, which is subject to certain land use restrictions in the Regional Commercial (RC) Zone as identified in Section 19.04.18:

- a. **North and south of the intersection of Redwood Road and SR 73:** The area of land that is located within 600 feet of the edge of right of way along State Route 68 (Redwood Road) and a distance of 2,640 feet north and south of the intersection of the centerlines of State Routes 68 and 73.
- b. **West of the intersection of Redwood Road and SR 73:** The area of land that is located within 600 feet of the edge of right of way along SR 73 and a distance of 2,640 feet west of the intersection of the centerlines of State Routes 68 and 73.
- c. **East of the intersection of Redwood Road and SR 73:** The area of land within 600 feet of the edge of right-of-way between the west bank of the Jordan River and the intersection of the centerlines of State Routes 68 and 73.



19.04.07.2 Permitted and Conditional Uses by Zone – Commercial

| | NC | MU | RC* | OW | I | ML | BP | IC | PSBL |
|--------------------------|----|----|-----|----|---|----|----|----|------|
| Automobile Repair, Minor | | | C** | C | C | | CE | | |
| Automobile Sales | | | C** | | C | | | | |

| | | | | | | | | | |
|--|--|--|-----|---|---|--|----|--|--|
| Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service | | | C** | C | P | | | | |
| Building Material Sales (with outdoor storage) | | | C** | C | P | | | | |
| Car Wash (self service) | | | C** | C | C | | | | |
| Convenience Store/Fast Food Combination | | | C** | | | | CE | | |
| Recreational Vehicle Sales | | | C** | | | | | | |

** The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.

19.04.22. Regional Commercial (RC).

1. **Purpose.** The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.
2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Regional Commercial (RC) Zone.
3. **Conditional Uses.** The uses identified in the table in 19.04.07.3 as Conditional Uses in the Regional Commercial (RC) ~~Zone allows the Conditional Uses with some uses as identified in the table only permitted outside the Gateway Area.~~

19.15.06. Special Standards and Considerations Governing Particular Uses.

In addition to the general standards and considerations set forth in 19.15.08, the following special standards shall be considered in relation to an application for a Conditional Use permit for any of the following uses:

1. **Automobile refueling stations and car wash operations.** As Conditional Uses, automobile refueling stations and car wash (self-serve) operations may be permitted under the following conditions:
 - a. The proposed location of the Conditional Use is in accord with the Land Use Ordinance and land use zone in which the site is located.
 - b. They do not break up contiguity for pedestrians of retail store frontage.
 - c. They will not be a nuisance to residences and other surrounding uses.
 - d. They will not cause traffic hazards or undue traffic congestion.
 - e. For automobile refueling stations or free standing car washes, the lot frontage, if located on a major street, shall not be less than 125 feet.

- f. For automobile refueling stations or car wash operations with gasoline, diesel, or natural gas pumps shall have buildings of the type of construction as required in applicable building codes, and are to be located at a distance of not less than twenty-five feet from property or building setback lines, whichever is greater.
- g. Gasoline pumps and pump islands for car wash operations or automobile refueling stations shall have a canopy and the setback, measured from the edge of the canopy, shall be not less than twenty-five feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater.
- h. Driveway design and spacing for automobile refueling stations or car wash operations shall be reviewed by the City Engineer, whose recommendation will be forwarded to the Planning Commission.
- i. The minimum closest distance from the automobile refueling stations or car wash with gas pumps site to an existing school, park, playground, museum, or place of public assembly shall not be less than 500 feet.
- j. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the automobile refueling stations or car wash operation except when such equipment or merchandise is screened by an approved fence not less than six feet in height.
- ~~k. In the Regional Commercial (RC) Land Use Zone, these land uses will not be allowed within the Gateway Area.~~

19.18.04. Signs not requiring a permit.

- 9.d. Two off-premise development identification signs may be allowed to guide traffic to a site.
 - i. These signs are limited to thirty-two square feet in area and eight feet in height.
 - ii. These signs must be placed entirely upon private property.
 - iii. These signs must have written permission of the property owner and be presented to the Planning Director for approval before they are erected.
 - iv. The duration of display shall be the same as On-Premise development identification signs.
 - ~~v. These off-premise signs are prohibited in the City's "Gateway Area" as defined within this Code, unless the development is specifically accessed from within the Gateway.~~

19.23.03. Permitted Locations and Restrictions.

Sexually oriented businesses shall only be permitted in areas zoned Industrial, as defined in the Saratoga Springs Land Development Code, Section 19.04.20. Sexually oriented businesses are subject to the following additional restrictions:

- 1. No sexually oriented business shall be located within a 1,000 foot radius of any church, park, school, or residential zone, as measured by a straight line without regard to intervening structures. The distance is measured from the property line of the church, park, school, or residential zone nearest the sexually oriented business and the property line of the sexually oriented business nearest the church, park, school, or residential zone.

~~2. No sexually oriented business shall be permitted within the Gateway area or within 1,000 feet of the Gateway area.~~

19.02 and 19.05 – Solar, Temporary Uses, Edge Uses, Auto Sales and Large Parking Lots, Accessory Dwelling Units

19.02.02.85

85. “Edge Use” means a use allowed on the outside boundary of a specific land use zone that also has frontage on the collector or arterial roadway, up to a maximum of 300 feet into the land use zone from the outside boundary.

Chapter 19.05. Supplementary Regulations.

Sections:

- 19.05.01. Purpose.**
- 19.05.02. General Supplemental Regulations.**
- 19.05.03. Wireless Telecommunication Equipment.**
- 19.05.04. Non-Depository Institution.**
- 19.05.05. Farm Animals in the A, RA-5, and RR Zones.**
- 19.05.06. Keeping Chickens in the R-2 and R-3 Zones.**
- 19.05.07. Outdoor Vending Machines.**
- 19.05.08. Beekeeping.**
- 19.05.09. Residential Facilities for Persons with a Disability.**
- 19.05.10. Temporary Uses.**
- 19.05.11. Accessory Buildings in Residential Development.**
- 19.05.12. Accessory Dwellings. NEED DEFINITION STILL**
- 19.05.13. Edge Uses.**
- 19.05.14. Vehicle Sales and Storage.**
- 19.05.15. Solar Panels.**

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19.05.10. Temporary Uses.

1. **Purpose and Intent.** The purpose and intent of the Temporary Use section is to allow certain uses within the City of Saratoga Springs which are temporary, or seasonal in nature, in a manner that such uses will be compatible with the land use zone and adjacent properties. A Temporary Use, which is subject to the provisions in this Section, is a commercial business venture for which a business license is required.
2. **Uses:** the following are acceptable Temporary Uses, as defined in Section 19.02.02:
 - a. Produce Stand or Farmers Market
 - b. Fireworks Stand*
 - c. Christmas Tree Lot
 - d. Snow Shack or Ice Cream Vendor*
 - e. Pumpkin Patch
 - f. Festivals including Bazaars or Fairs*

- g. Temporary Retail (tent or sidewalk sale)*
- h. Mobile Food Vendors*

* These uses are limited to non-residential and agricultural zones, unless occurring as part of a City ~~approved sponsored~~ special event, or wholly within the property boundaries of an institutional use ~~or park~~.

3. **Standards for Temporary Uses.** A Temporary Use shall comply with the general standards as provided within this section:
- a. Written approval from all brick and mortar businesses, meaning a permitted business in a permanent structure, within 300' shall be obtained for all Temporary uses.
 - b. All Temporary uses except for roadside stands require ~~curb, gutter, and~~ a paved surface on site. Temporary road base installed in compliance with the City Standard Technical Specifications and Drawings shall qualify as a paved surface, and shall be removed immediately upon completion of the Temporary use unless occurring as part of a separate development permit.
 - c. All Temporary uses except roadside stands are required to provide sanitary facilities for waste disposal for protection of community health and safety. This may be met through agreement with a host business or through temporary restroom facilities.
 - d. All temporary uses shall provide a receptacle for garbage, and shall be responsible for garbage removal.
 - e. Night lighting shall be compatible with adjacent uses. This requires all lighting to be shielded and directed downward to avoid light spill onto adjacent properties.
 - f. All signs must comply with City adopted sign regulations.
 - g. A use and/or display may not be placed within the right-of-way or on any landscaped area.
 - h. No temporary use may occur within the clear view triangle of any intersection.
 - i. No more than one temporary use is allowed per lot or parcel at any one time, including those approved by the Planning Commission.
 - j. When electricity will be utilized, an electrical permit must be obtained from the Building Department prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
 - k. Accessibility requirements must be addressed with the Building Department prior to any sales occurring.
 - l. Where required, Health Department approval shall be provided prior to operation.
 - m. Where temporary structures are proposed, an inspection with the Fire Department is required prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
 - n. Hours of operation shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.
 - o. All temporary uses requesting temporary access from a public road shall obtain written permission from UDOT for state roads, and from the City Engineer for all other public roads.
 - iii. A traffic study and safety mitigation may be required, including appropriate acceleration and deceleration areas.
 - iv. No curb shall be driven over unless temporary bridging is provided and approved by the City Engineer to prevent damage to the curb.

Comment [KG1]: Jeremy, can we boil this down to a few simple standards that the lay person can do more easily?

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19.05.12. Accessory Dwellings.

DEFINITION:

Code Options:

- For lots smaller than ½ acre: shall be connected to primary dwelling (not on a detached building)
- For lots ½ acre or larger, permit detached (e.g. caretaker ag unit, and permit attached to a detached garage or outbuilding)
- May need partial impact or connection fee for sewer and water; then metered so paying for increased use
- Require owner occupancy
- Limit to 1000 or 1200 sq.ft. of living area, or 1/3 of main home sq.ft.
- Require 1 parking stall in addition to 2-car garage and driveway for home
- Comply with building code:
 - Separate air and heat
 - 1 hour fire separation
 - 2 points of egress (door, & window in sleeping area ok, both required in studio)
- Building permit required

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19.05.13. Edge Uses.

1. Uses identified as Edge Uses shall meet the additional standards below.
 - a. Reverse Frontage. Buildings shall be designed so that the main entrance is facing into the main development and not towards the adjacent arterial or collector street.
 - b. Architecture. The rear of the buildings shall be treated with architectural standards equal to the treatment at the front of the building.
 - c. Parking. Parking shall be located behind the building as viewed from the adjacent arterial or collector road.
 - d. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, behind a landscaped berm or screen wall.

(Ord. 14-23)

19.05.14. Vehicle Sales and Storage.

1. Uses identified as any type of outdoor vehicle storage or sales shall meet the additional standards below.
 - a. Landscaped buffer. Parking and sales lots shall be separated from adjacent roadways by a minimum 30-foot wide landscaped buffer area. The buffer area may include required setbacks, ROW, walkways, and park strips, but shall be increased outside of these areas to accommodate proposed vehicle display.
 - b. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, through the use of a landscaped berm or screen wall in with a minimum height of 3 feet installed in the landscaped buffer.
 - c. Vehicle Display. Vehicles may be parked in the landscaped buffer area only in areas outside the required setbacks, ROW, walkways, and park strips on locations designated for such

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display through the site plan approval process. Such display areas shall comply with clear view triangle setbacks, and shall not exceed 10% of the landscaped buffer area.

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19.05.15. Solar Panels.

1. Solar panels installed in residential zones shall meet the following standards:

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a. Panels designed for residential use shall be used. No commercial grade panels may be installed.

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b. Panels shall be installed a minimum of three feet below the ridgeline and a minimum of three feet from eaves.

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c. Panels shall be designed to minimize reflection.

d. Panels shall be installed by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

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2. Solar panels installed in non-residential zones shall meet the following standards:

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a. Panels designed for commercial use shall be used. No residential grade panels may be installed.

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b. Panels shall be installed a minimum of six feet below the ridgeline and a minimum of six feet from eaves, and a minimum of six feet from all other reveals.

c. Panels shall be designed to minimize reflection.

d. Panels shall be installed by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

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19.06 – Smart Timers, AstroTurf, Fencing to 3' height, planting standards for trees not in ROW

Chapter 19.06. Landscaping and Fencing.

Sections:

- 19.06.01. Purpose.**
- 19.06.02. Required Landscaping Improvements.**
- 19.06.03. General Provisions.**
- 19.06.04. Landscaping Plan.**
- 19.06.05. Completion of Landscape Improvements; Adequate Assurances.**
- 19.06.06. Planting Standards and Design Requirements.**
- 19.06.07. Amount of Required Landscaping.**
- 19.06.08. Additional Landscaping Requirements.**
- 19.06.09. Screening and Fencing Requirements and Restrictions.**
- 19.06.10. Screening at Boundaries of Residential Zones.**
- 19.06.11. Clear Sight Triangle.**

19.06.03. General Provisions.

1. Park strips shall be landscaped and maintained by the property owner who abuts the park strip.
2. Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential and multi-family development and for all irrigated open space.
3. All landscaped areas shall be maintained by watering, weed removal, lawn mowing, or any other activity required to maintain healthy and well-manicured landscaping.
4. Trees which project over any sidewalk shall be pruned clear of all branches between ground and a height of eight feet for that portion of the plant located over the sidewalk.
5. Landscaping and fencing shall maintain a clear sight triangle as specified in Section 19.06.11.
6. All refuse areas shall be screened by approved fencing materials.

(Ord. 14-23)

19.06.06. Planting Standards and Design Requirements.

1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation of any landscaping plan by the City Council.

2. The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured at the diameter at breast height (DBH):

a. (Discussion of trees not in ROW – Engineering has planting standards for trees IN a ROW, but not out. We can reference these standards for private, however recent state legislation may limit our ability to do so.) Trees are also subject to the following standards:

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a.i. Deciduous Trees. All deciduous trees shall have a minimum trunk size of two (2) inches in caliper.

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b.ii. Evergreen Trees. All evergreen trees shall have a minimum size of 6 feet in height.

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c.iii. Ornamental Trees. All ornamental trees shall have a minimum trunk size of one and a half (1.5) inches in caliper.

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d.b. Shrubs. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.

e.c. Turf. No landscaping shall be composed of more than seventy percent turf.

f.d. Drought Tolerant Plants. Fifty percent of all trees and shrubs species shall be required to be drought tolerant.

g.e. Rock: rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements:

i. a minimum of two separate colors, and a minimum of two different sizes shall be used;

ii. rock shall provide contrasting color to pavement and other hard surfaces within the property, and all colors used shall be earth tones; and

iii. no rock shall be placed in an area at the base of the plant equal in size to the predicted canopy of shrubs and trees at maturity and shall instead be covered with wood chips, mulch, bark, or other non-rock cover.

h.f. Planting and Shrub Beds. Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in the Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements:

i. high-quality weed barrier is used;

ii. high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;

iii. edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability;

iv. drip lines are used for irrigation.

g. Artificial Turf. Artificial turf may be used in place of live turf, up to the following limits and with the following restrictions;

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i. Type of turf:

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ii. Maximum percentage:

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iii. Interaction with live plants: must provide a tree/shrub ring open from the turf with no rock

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iv. Cons:

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1. Increased heat / burn dog paws and kids – can reduce by using lighter colored infill like sand instead of black rubber

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- 2. Increased runoff
- 3. ~2x cost of sod – depending on area 7-8 years to recoup cost from savings
- 4. Not self-sanitizing
- 5. Still get weeds

v. **Pros:**

- 1. Less water usage
- 2. Easier to maintain in quality appearance (no worn spots, brown, etc.)

vi. **Possibilities:**

- 1. Permit in small percentages, in shade
- 2. Require live grass for play areas
- 3. Require 50% of area to be live vegetation
- 4. Required lighter infill material

vii. **Resources:**

- 1. <http://www.watershedwisetraining.com/why-artificial-turf-is-not-the-answer/>
- 2. http://www.smgov.net/uploadedFiles/Departments/OSE/Categories/Landscape/Why_Artificial_Turf_is_not_rebated.pdf

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3. The following design requirements will be used when reviewing landscaping plans in the City of Saratoga Springs:

- a. **Selection of Plants.** Plants shall be selected for texture, form, color, pattern of growth, and adaptability to local conditions.
- b. **Evergreens.** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.
- c. **Softening of Walls and Fences.** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.
- d. **Planting and Shrub Beds.** Planting and shrub beds are encouraged to be used in order to conserve water. Planting and shrub beds shall meet the requirements in subsection 19.06.06(2)(g) above.
- e. **Water Conservation.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.
- f. **Energy Conservation.** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures to provide shade over the structures in the summer months. Evergreens trees are encouraged to be planted on the north side of structures when feasible to dissipate the effects of winter winds.
- g. **Preservation of Existing Vegetation.** Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.
- h. **Tree Preservation.** Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. The replacement trees for evergreen trees shall be evergreens, and for

deciduous shall be deciduous. Trees smaller than four inches in caliper that are removed shall be replaced on a one to one ratio.

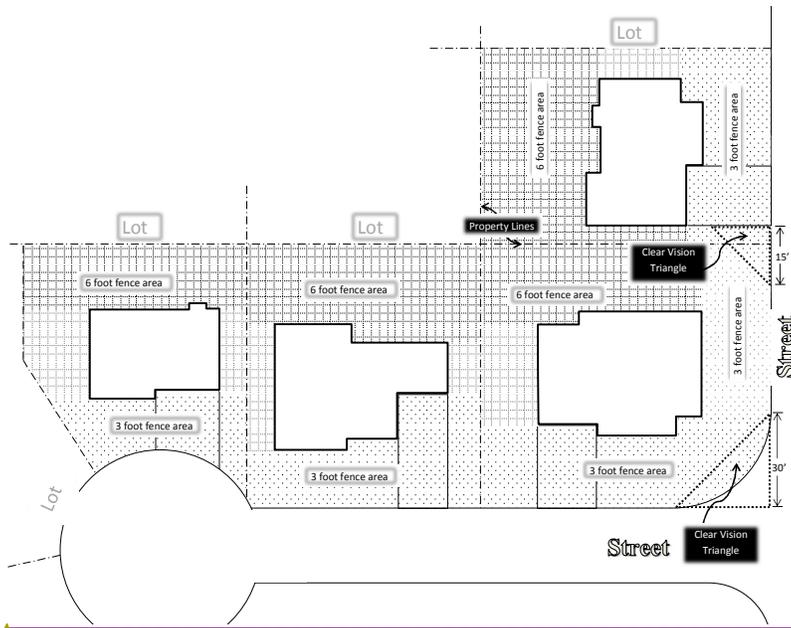
- i. **Berming and Screen Walls.** Berming or screen walls are ~~is~~ encouraged as a screen or buffer between opposing land uses.
 - j. **Placement.** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.
4. No trees shall be planted directly under or in close proximity to power lines, poles, or structures unless:
- a. the City Council gives its approval;
 - b. the power company or owner of the power line gives written consent; and
 - c. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

(Ord. 14-23)

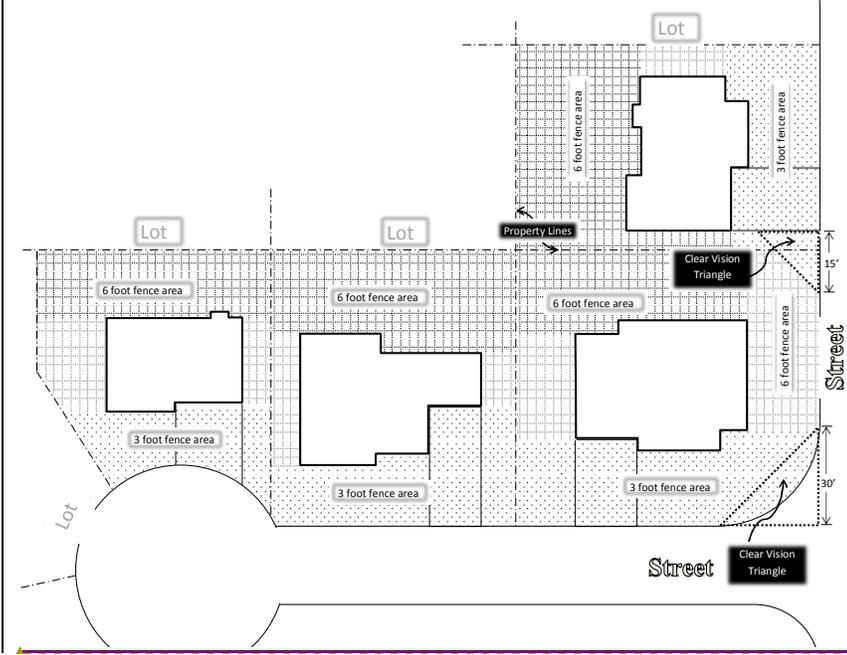
19.06.09. Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

1. **Front yards:** fences exceeding three feet in height shall not be erected in any front yard space, or street side yard space that abuts a neighboring front yard, space of any residential lot.



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19.12 – PLAT AMENDMENT PROCESS (BOUNDARIES),

19.12.09. Vacating or Amending a Subdivision Plat.

1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.
2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition ~~does not affect the location or boundary of a public road or the boundary of the plat, and~~ seeks to:
 - a. join two or more of the petitioning fee owner's lots; or
 - b. adjust internal lot lines between two or more of the petitioning fee owner's lots; or
 - c. vacate or alter private streets, rights-of-way, easements, or alleys, or
 - d. adjust internal ~~lot~~ restrictions subject to the standards of this Title and applicable conditions of approval for the original plat.
3. **Standards.** Plat amendments may be approved if:
 - a. no new dwelling lot or dwelling results from the plat amendment; and
 - b. the number of lots or parcels does not increase; and
 - c. the amendment does not result in remnant land that did not previously exist; and
 - d. the amendment does not violate conditions of approval for the original plat; and
 - e. the amendment does not result in a violation of applicable zoning requirements; and
 - f. if all requirements of Utah Code Chapter 10-9a are met.
4. **Application.** The owners of affected lots shall file an application on an approved City form and include the following items:
 - a. Application form, applicant certification, and paid application fee.
 - b. Amended Plat that conforms to all of the requirements of a Final Plat as provided in section 19.12.03.
 - c. Data table including
 - i. total project area
 - ii. total number of lots, dwellings, and buildings
 - iii. number of proposed garage parking spaces
 - iv. number of proposed parking spaces
 - v. percentage of buildable land
 - vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
 - vii. area and percentage of open space or landscaping, and recreational amenities
 - viii. area to be dedicated as right-of-way (public and private)
 - ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
 - d. A copy of the Utah County plat map showing ownership and parcel numbers.
 - e. File of all plans, documents, and reports in pdf format.
 - f. Geolocated KML file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.

5. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
6. **Land Use Authority.**
 - a. The Planning Director is hereby designated as the land use authority for all plat amendments involving only lot combinations or lot line adjustments, plat amendments required to formalize a variance that has been granted by the Hearing Examiner, and all other plat amendments or vacations that do not affect public or private roads or easements or conditions of approval.
 - b. The Planning Commission is hereby designated as the land use authority for all other plat amendments and vacations that do not affect a public road.
 - c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.
7. **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above.
 - g. For plat amendments where the Planning Director is the Land Use Authority, if the Planning Director determines that documents are complete the Planning Director shall take action on the application.
 - i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and
 - h. the Planning Director shall approve, approve with conditions, or deny the amendment. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.
8. **Planning Commission Review and Action.**
 - a. For amendments where the Planning Commission is the Land Use Authority:
 - i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;
 - ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and
 - iii. if the Planning Commission approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.
 - b. **Public Hearing.**
 - i. A public hearing shall not be held all the property owners in the plat sign the amendment.
 - ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and provide notice to all property owners within 300 feet of the application, prior to final approval.
9. **Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall not

be required to follow the subdivision process of this Title.

(Ord. 14-23)

19.13 – EXPIRATION FOR INACTIVITY

19.13.03. Application Forms **Required**.

1. **Application Forms Required.** Applications for permits and other procedures (appeals, Site Plans, subdivisions, variances, Master Development Plans, plat amendments, etc.) established by this ordinance shall be filed on the forms provided by the City.
 - a. Applications shall be accompanied by a Master Development Plan, when required, Concept Plan, Preliminary Plat for proposed subdivisions, Site Plan for commercial or multi-family subdivisions, Condominium Plat for proposed condominiums, Final Plat, and any other applications, maps, plans, drawings, tabulations, calculations, and text needed to demonstrate compliance with the City Code and as described in this Chapter.
 - b. Applicants shall pay the cost to post and mail notices to all property owners as required in this Title prior to consideration by the Land Use Authority .
 - c. An application is not complete until the Planning Director acknowledges in writing that the application is complete.

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2. **Application Fees.** Application fees for each type of permit and other procedures established by this ordinance shall be set by resolution of the City Council. Payment of application fees shall always precede review of the application.

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3. **Permission to inspect.** The filing of an application constitutes permission for the Mayor, City Council, City Manager, Planning Commission, Hearing Examiner, or City employees to inspect the proposed development site during their consideration of the application. The City may delay consideration of any application when inclement weather or snowpack prevents a useful site inspection.

4. **Application Closure for Inactivity.** When the Planning Director determines an application inactive, the application shall be closed after giving 30 days written notice to the applicant containing instructions on information needed to move the application forward in the process. An application shall be deemed inactive and subject to closure, following on the basis of inactivity if, through the act or omission of the applicant and not the City, one of the following has occurred:

- a. More than twelve months have passed since the last meeting of staff and the applicant.
- b. More than twelve months have passed since a request for additional information was made by staff, which request has not been complied with, or reasons of noncompliance are not stated or indicated by the applicant.
- c. The applicant is more than 30 days in default of the payment of any fee assessed by ordinance.

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- 3-d. The applicant has stated intent to abandon the project.

City of Saratoga Springs
Planning Commission Meeting
May 28, 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, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North, David Funk

Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen

Others: Chad Spencer, Arian Karini, Mike Gaeta, Stefanie Lance

Call to Order - 6:33 p.m. by Chairman Jeff Cochran

Pledge of Allegiance - led by Mike Gaeta

Roll Call – A Quorum was present

Public Input Open by Chairman Jeff Cochran

No comments at this time.

Public Input Closed by Chairman Jeff Cochran

4. Public Hearing and Possible Action: Conditional Use Permit for Little Caterpillars Preschool located at 543 Marie Way, Stefanie Lance, applicant.

Scott Langford presented the application. They are asking to operate M-F 9a.m. – 3:15p.m. There is an hour gap between the two classes. The fire dept. has inspected and there are no violations that need to be addressed.

Public Hearing Open by Chairman Jeff Cochran

No comments at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline did not have any comments at this time.

Kirk Wilkins commented that as it was all in compliance he did not have any issues.

David Funk appreciated that they were coming to the Planning Commission and following all the rules as not everyone does that.

Sandra Steele asked if she had a bathroom facility in the basement.

Stefanie Lance replied that right now she did not, but they take two bathroom breaks where she takes all the kids with her. She is planning on installing a bathroom in the future.

Sandra Steele asked if she would have any children that go to both sessions.

Stefanie Lance replied that she did not.

Hayden Williamson noted it was in compliance and wished her luck.

Jeff Cochran looked at the number of trips per day and it did not feel excessive. He was glad the fire chief had been out.

Motion made by Sandra Steele to approve the Home Occupation for the Little Caterpillars Bilingual Preschool, located at 543 Marie Way, with the findings and conditions in the Staff Report. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

5. Public Hearing and Possible Action: Minor Subdivision for Cahill Chapel located at 163 West Ring Road, EA Architecture, applicant.

Sarah Carroll presented the subdivision. The applicant would like to subdivide his property into two lots.

Public Hearing Open by Chairman Jeff Cochran

Arian Karini commented that his family owns a nearby lot. He noted a lot of the attraction of moving here was the open feel of the area. He feels the construction is going too fast all around and not following the public good. He noted Ring road has not been taken care of and has been in disarray for several years. He feels the people of the city voted to cap more development. He noted the zoning that was promised to them in this area would be commercial higher end businesses like boutiques no higher than two stories. He doesn't think the original plan was a chapel and he feels they sold it to just make money in a bad environment. He thinks the entire neighborhood is changing and has no insurance as to what will be going in on the other side of the road and how he will be able to see it as a future seller. He feels that people came here for a certain open feel that is departing from the city.

Public Hearing Closed by Chairman Jeff Cochran

Sandra Steele had no comments on the minor subdivision.

David Funk appreciated the public comments made. He had concerns with the changing of the property zoning but he realizes that it meets all the requirements. If it is Church property the City won't get any revenue from it as a non-taxed item. He feels that a church would increase the property value of the area. They don't know what will be coming in the other area at this time, but that is not being addressed at this time and there is not much they can say until the time that something does come in.

Hayden Williamson had no additional thoughts on the subdivision.

Kirk Wilkins had no additional comments.

Kara North appreciated the public comments. She noted the Commission's job is to see if an application meets the code and then give a recommendation to the City Council. Additional concerns need to be brought to City Council. She would give a positive recommendation because it meets the codes.

Jared Henline appreciates the comments as well but as it meets code he would give it a positive recommendation.

Jeff Cochran asked staff to address the status of Ring road as brought up by public comment.

Mark Christensen noted the outer road is owned by a private owner, the City can try and enforce it. A portion would be taken care of with this subdivision when they build they would maintain it. The residual portion they will put in a work order for.

Jeff Cochran had a personal opinion that he would prefer a church to commercial behind his house. He replied to public comment that there is quite a bit of discussion when developments come in to see that they all meet code. And generally we do a good job of following code. He doesn't feel they are changing anything above what is already allowed for the City.

Arian Karini wanted to comment further that he hopes what goes in is nice. He noted other places he has lived and felt the difference is that they make it a requirement to build something nice and that a certain percentage are built on one acre lots. He feels it has moved from a golf course community to a metro action. He would like to see the open feel and large lots mixed in with condos and offices. He hopes it translates into something bigger.

Kevin Thurman commented on the zoning issue in the City. Several years ago the Council made the decision to rezone the entire city to generally a 3 unit per acre city. The decision has already been made unless they want to down-zone the property, but that may mean a reduction of property values as well. It's a tough decision for a legislative body to make to take property and down-zone it to less dense. But by and large it is 3 units in the city. It can be frustrating from a planning dept. point of view because they don't have much say in the development of the city unless the Council makes the decision to down-zone it. There are different question of diversity of product, but when it comes down to it the decision was made by the previous Council.

Motion made by Sandra Steele to approve the Cahill Church Subdivision, located at approximately 163 West Ring Road, based on the findings and conditions listed in the Staff Report. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

6. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Cahill Chapel located at 163 West Ring Road, LDS Church, applicant.

Sarah Carroll presented the rezone. The rezone is for Lot 1. The current zone is Regional Commercial. So the residents are aware that would be a maximum of 50' so that is more than two stories. They are requesting to downzone it because churches are not allowed in Regional Commercial. Neighborhood Commercial does allow a church as a conditional use which would be a further application. The future commercial could be many years out and nothing is proposed at this time. She showed a concept plan for the church. There will be some grade changes and a retaining wall will need to be put in. The church generally installs fencing.

Public Hearing Open by Chairman Jeff Cochran

No comment at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline was in favor of the rezone and did not have questions about it.

Kara North did not have any additional comments.

Kirk Wilkins had no additional comments.

Hayden Williamson asked if there was any potential business in this zone that would be detrimental to the neighborhood.

Sarah Carroll noted that businesses in Neighborhood Commercial were better and less intense for a neighborhood.

Mark Christensen gave an example of what could be here under its current zoning, an auto repair shop, and they have seen complaints about those in other neighborhoods.

Hayden Williamson thought it was better for the neighborhood and works for the landowner.

David Funk clarified what was to be a pavilion on the plan. He was concerned about housing on the south side and wanted to know what the triangle area was.

Sarah Carroll would look into that further. (It was owned by one of the neighboring lots.)

David Funk wanted to make sure there was fencing going in.

Sarah Carroll said they usually do all three sides besides the entrance side.

Kevin Thurman noted the triangle piece is owned by one of the property owners in the circle.

Sandra Steele asked Arian to point out on the map where his property was.

Arian Karini pointed out his lot and wondered more what would be in the lot next to this. He thinks it's getting crowded and neighbors talk but don't do anything. He is aware of the good and bad in the area.

Sandra Steele appreciates what he said and noted she lived in the neighborhood too. And when you have a vacant lot near you, you never know what will go in. She also noted just south of them they did just put in 1 acre lots. Any larger than that and they don't really have the market for it yet. She had a comment for the architect; she complimented him that they put in a walkway where people wouldn't have to walk between cars. She noted they required a buffer between a parking space and a garbage surround that can come back with their site plan. Since it will be a conditional use, if we feel it is a necessary thing to mitigate any problems they can require a fence. She asked if it was a meeting house or Stake Center.

The Applicant responded Stake Center.

Jeff Cochran had some comments he would save for the site plan. He didn't have any additional items.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.17 acres from Regional Commercial to Neighborhood Commercial, for property located at approximately 163 West Ring Road, with the Findings and Conditions in the Staff Report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

7. Approval of Minutes:

1. **April 9, 2015.**
2. **May 14, 2015.**

Sandra Steele had a change for the minutes of April 9th. A word change and she noted the chairman was listed when he was not present.

Motion made by Kara North to approve the minutes of April 9th with a change of the word stuff to issues. Seconded by Sandra Steele. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

Motion made by Hayden Williamson to approve the minutes for the PC meeting of April 14th. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

8. Reports of Action.

No reports tonight.

9. Commission Comments.

Kara North contacted Kimber Gabryszak about a week ago to let her know that they built a home in another city and so she would be resigning from Commission. This will be her last week. She has enjoyed working with everyone and the relationships she has made in the city.

Kimber Gabryszak noted that the City Council would be appointing a new Commissioner at the next meeting. Kirk Wilkins asked what we are doing to alleviate traffic on Redwood Road.

Kimber Gabryszak responded that there are things in the pipeline. They will be widening Redwood Road to Stillwater which will help. She feels UDOT's projections for traffic needs were not correct. Other needs are Mountain View Corridor (MVC) and other roads. Foothill road is being planned for in the future on the West side of Redwood Road.

Mark Christensen thought the development we are seeing between us and Eagle Mountain will need to see MVC sooner than planned.

Jeff Cochran thought MVC could be moved forward.

Kimber Gabryszak said they had a meeting today with UDOT to discuss MVC and they are trying to stay on UDOT's radar.

Mark Christensen noted we are the second fastest growing city in the state. We are also in the top 10 for largest overall growth.

Sandra Steele asked why we had traffic counters out on south Redwood Road.

Mark Christensen said they are doing a number of studies, they are seeing a number of backups on Redwood Road and they have a few that were requested by City Council at the last meeting. Once Riverside drive opens up it will take some traffic off. MVC has been purchased by UDOT now. There is still a parcel in question for a detention pond. He thinks there will be a frontage road coming in with DAI in the not too distance future which will help.

Kevin Thurman asked the Commission to consider how foothill Blvd. will get funded in the future. We need to start planning for that.

10. Director's Report:

• Council Actions

- They approved Talus Ridge, Crossroads Ranchettes, and amendments to Legacy Farms.
- They took action on the site plan for AutoZone.

• Applications and Approvals

- They have seen 5 temporary uses come in, some special events, sign permits, a concept plan for O'Neal Aquatics for swimming lesson use. Legacy farms Community Plan amendment, Mountain View Estates, Western Hills Trail, a Church site in Harbor Bay and numerous resubmittals of plans they have already seen.

- Recent approvals change of use for an auto repair next to Harvest Hills for a residence upstairs and office retail on the northern portion and continued use on south for auto repair.
- **Upcoming Agendas**
 - Waiting to finalize whether the material on shared zones in Legacy Farms will be concrete or asphalt.
 - Lakeside
 - Code amendment work session.
- **Other**
 - Kara North has moved and needs to be replaced. That will be at the next Council meeting.
 - Legacy Farms broke ground this week.
 - Reminder that staff is now reviewing concept plans instead of coming to Planning Commission initially.
 - They would like to take time on light agendas to go over visioning and planning. She noted some potential code changes that may be coming up.
 - Item 11 is now a standing item on the agenda for times when it may be needed.

11. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.

There was no need for closed session tonight.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 7:42 p.m.

Date of Approval

Planning Commission Chair
Jeff Cochran

Lori Yates, City Recorder