



**Planning Commission Meeting**  
**Thursday, July 9, 2015**  
**Meeting held at the Saratoga Springs City Offices**  
**1307 North Commerce Drive, Suite 200, Saratoga Springs**

**AGENDA**

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

***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. Public Hearing and Possible Action: Rezone and General Plan Amendment for Saratoga Springs 4 Church locate on the Northwest corner of Old Farm Road and Redwood Road, Evans & Associates Architecture, applicant. Presented by Kimber Gabryszak.
5. Work Session: Discussion of Code Amendments and Visioning.
6. Approval of Minutes:
  1. June 25, 2015.
7. Reports of Action.
8. Commission Comments.
9. Director's Report:
  - Council Actions
  - Applications and Approval
  - Upcoming Agendas
  - Other
10. 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.
11. 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.



# Planning Commission Staff Report

## General Plan Amendment, Rezone, and Concept Plan Saratoga Springs 4, Chapel July 9, 2015 Public Hearings and Concept Review

Report Date:	Wednesday, July 1, 2014
Applicant:	Evans & Associates Architecture, Chad Spencer
Owner (if different):	Corp. of Presiding Bishopric Church of Jesus Christ of LDS
Location:	NW Corner Redwood Road and Old Farm Road, north of Hillside Ridge
Major Street Access:	Redwood
Parcel Number(s) and size:	58:041:0183, 77.1135 Acres
General Plan Designation:	Planned Community (PC)
Zone:	Planned Community (PC)
Adjacent Zoning:	PC, R-3
Current Use:	Vacant, Agriculture
Adjacent Uses:	Vacant, Agriculture, Residential
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010)
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	Rezone and General Plan: City Council Preliminary and Final Plats, Site Plan: PC and CC
Type of Action:	Legislative
Planner:	Kimber Gabryszak

### A. Executive Summary:

#### Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing and take public comment on the Rezone and GP Amendment applications, give the applicant feedback on the concept plan, and consider making a recommendation on the Rezone and GP applications to the City Council. Options for the Rezone and GP amendments include a positive recommendation, negative recommendation, or continuance, and are outlined in Section H of this report.

**B. BACKGROUND:**

The 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

The proposed chapel site is within the boundaries of the DAP, and church sites are a contemplated use within the “non-residential area” for the development.

**C. SPECIFIC REQUEST:**

The applicants are requesting approval of a Rezone and General Plan amendment to permit the future approvals of a subdivision and site plan for an LDS meetinghouse. The property is currently zoned PC, which zone requires a Community Plan (CP) and a Village Plan (VP) prior to site plan approvals. To enable this site to be developed prior to future CP and VP approvals, the applicants are requesting removal of 5-6 acres from the PC zone and land use designation, replacing the PC designation and zone with Low Density Residential and R-3.

The application will remain subject to the City Center District Area Plan DAP, and the density for the meetinghouse will be subtracted from the overall Dap approvals.

A concept plan, showing the proposed future lot and site plan for the meetinghouse, is attached.

**D. PROCESS**

**General Plan Amendment and Rezone**

Section 19.17.03 of the City Code outlines the requirements for a Rezone and General Plan amendment and requires a formal review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council will then hold a public hearing and formally approve or deny the rezone and general plan amendment requests.

**Concept Plan**

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

The applicants have submitted a Concept Plan application for the previously referenced meetinghouse. Following the Rezone, the applicants propose a Preliminary and Final plat to create the meetinghouse lot, as well as a site plan.

Per recent amendments to Section 19.13 of the Code, the process for a Concept Plan includes informal review of the plan by the Development Review Committee, and when accompanying a Rezone, an informal review by the Planning Commission and City Council as well.

**E. COMMUNITY REVIEW:**

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

A public hearing has also been scheduled for the July 21, 2015 City Council meeting, and was included as part of the above notification process.

The Concept Plan does not require public hearings.

**F. GENERAL PLAN:**

The site is designated as Planned Community on the adopted Future Land Use Map. The applicants are requesting an amendment to reclassify the property as Low Density Residential, and a corresponding rezone to R-3. The proposed use is for an LDS meetinghouse, which is a common use within residential developments, and churches are therefore conditional uses in the R-3 zone.

The General Plan also has the stated goals below:

**1.6** Plan for and encourage future parks, schools, churches, open space and other public uses during the subdivision review process.

**2.0** Provide cultural services, meeting places, and activities for city residents.

**Staff analysis: consistent.** Future subdivision approvals will be requested in this area, and meetinghouses are consistent with the goals for subdivisions. Meetinghouses also provide cultural services and meeting places, and are considered compatible with the Low Density Residential designation.

**G. CODE CRITERIA:**

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

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

**Rezone and General Plan Amendments**

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

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

map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;  
**Consistent if General Plan designation approved.** *The rezone application conforms to the Low Density Residential category identified in the General Plan.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;  
**Consistent.** *The proposal enables a streamlined process for a meetinghouse, which is a use contemplated in the General Plan and DAP, while still conforming to the uses and densities in the previously approved DAP.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and  
**Consistent.** *The application does not negatively impact development of the area, and future adjacent approvals will be overseen by the DAP.*
4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.  
**Consistent.** *Approval of a meetinghouse is compatible with adjacent residential uses, and will not harm community interests.*

### **Concept Plan - Code**

- 19.04, Land Use Zones (reviewed according to R-3) – **Complies**
  - Use – Church, Conditional Use in the zone.
  - Setbacks – 25’ front/side/rear. Complies.
  - Lot width, depth, size, coverage –
    - 70’ width, 35’ frontage, 50% coverage: complies.
    - Minimum size of 1 acre for nonresidential: complies, proposed lot is 5.07 or 6.42 acres
  - Dwelling/Building size – n/a, not a dwelling
  - Height – 35’ maximum – building complies, steeple is exempt
  - Open Space / Landscaping – 15% required, appears to comply and will be verified with site plan
  - Sensitive Lands – n/a
  - Trash – provided
- 19.06, Landscaping and Fencing – **Compliance will be verified through site plan process**
  - General Provisions
    - Automatic irrigation and water-saving devices required
    - Sight triangles must be protected
    - All refuse areas (including dumpsters) must be screened
  - Landscaping Plan – TBD through site plan process

- Planting Standards & Design – TBD through site plan process
- Amount – TBD through site plan process
- Fencing & Screening – TBD through site plan process
- 19.09, Off Street Parking – **Compliance will be verified through site plan process**
  - Parking Requirements / Design – TBD through site plan
    - Materials – appears to comply
    - Lighting - TBD
  - Dimensions – complies (9' x 18')
  - Accessible – complies
    - Provided
  - Landscaping – appears to comply
    - Islands provided
    - 8' boundary strip provided along portion of parking area
  - Pedestrian Walkways & Accesses – **issues**
    - Sites >75,000 sq.ft. need raised pedestrian walkways, 10' wide and through center of parking area, with landscaped islands
  - Minimum Requirements – appears to comply
    - Church requirement: 1 spaces per 3 seats
    - Occupancy/seats: TBD
    - 257 stalls proposed
- Section 19.11, Lighting - **Compliance will be verified through site plan process**
  - Design, shielding, hours, etc. will be reviewed during site plan application review
- Section 19.13, Process
  - General Considerations: General Plan, Natural Features, Community & Public Facilities
    - Use is contemplated by GP, and no natural features are impacted
  - Notice / Land Use Authority
    - Concept to DRC and PC and CC for informal review
    - Rezone / GP requires public hearings with PC and CC, and notice to 300'
    - CUP / Site Plan will require public hearings with PC and CC, notice to 300'
- 19.14, Site Plans.
  - Will be reviewed at time of Site Plan submittal.
- 19.15, Conditional Use Permit.
  - Will be reviewed at time of CUP submittal.

**H. Recommendation and Alternatives:**

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

Staff also recommends that the Commission conduct a public hearing on the Rezone and General Plan Amendment, take public comment, discuss the applications, and then choose from the options outlined below:

**Option 1, Positive Recommendations** *(Staff supports this option)*

“I move to forward positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.07 acres of parcel 58:041:0183 from Planned Community to Low Density Residential and R-3 as identified in Exhibit 1, with the Findings and Conditions below:”

**Findings**

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference. Specifically:
  - a. The rezone will conform to the amended Land Use Element and other provisions of the General Plan.
  - b. The proposed zone change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public.
  - c. The proposed zone change will not negatively impact the general purposes and intent of this Title and any other ordinance of the City.
  - d. Community interests will remain unaffected by the proposed change.

**Conditions:**

1. All requirements of the City Engineer shall be met.
2. The applicants shall provide a final legal description and acreage for the Rezone and General Plan area prior to City Council action on these items.
3. A conditional use permit shall be obtained, and a subdivision plat approved to create the meetinghouse lot, and a site plan approved, prior to construction.
4. All future uses are subject to the City Center District Area Plan, unless said plan is amended to remove the subject property.
5. Density for all future uses shall be accounted for and subtracted from the City Center District Area Plan density.
6. Any conditions added by the Commission. \_\_\_\_\_
7. \_\_\_\_\_

**Option 2, Continuance**

“I move to **continue** the Rezone and General Plan amendment to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Option 3, Negative Recommendation**

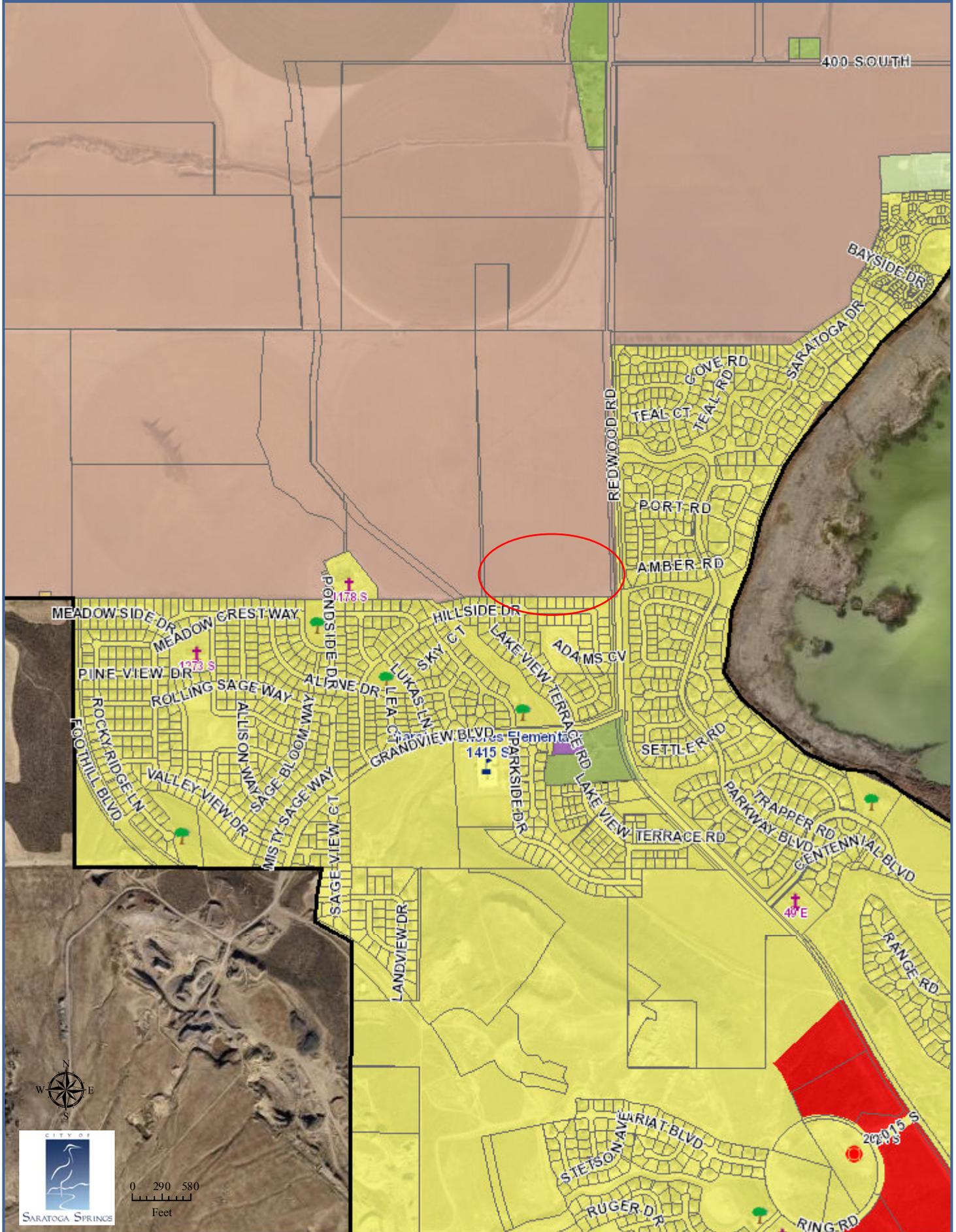
“I move to forward a negative recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.07 acres of parcel 58:041:0183 from Planned Community to Low Density Residential and R-3 as identified in Exhibit 1, with the Findings below:

1. The application is not consistent with the General Plan, as articulated by the Commission: \_\_\_\_\_, and/or
2. The application is not consistent with Section 19.17.04 of the Code, as articulated by the Commission: \_\_\_\_\_, and/or
3. The application will not benefit the public health, safety, or welfare of the residents as articulated by the Commission: \_\_\_\_\_.

**I. Exhibits:**

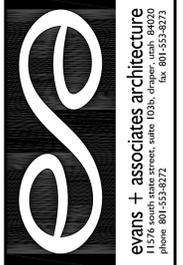
1. Location & Zone Map (page 8)
2. Proposed Concept Plan (pages 9-13)
  - a. Proposed Floor Plan (page 11)
  - b. Proposed Elevations (pages 12-13)
3. Proposed Subdivision Plat (page 14)
4. City Engineer’s Report (page 15-16)

# Location and Zone



# A New Meetinghouse for: Saratoga Springs 4 Saratoga Springs UT Stake

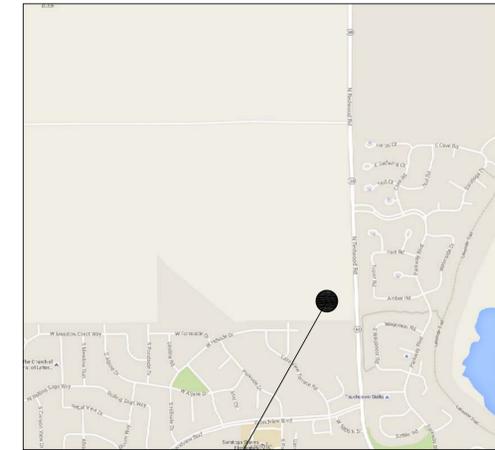
Exhibit 2  
Concept Plan



evans + associates architecture  
11576 South State Street, Suite 103B, Draper, Utah 84020  
Phone: (801) 553-8272

Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail
ARCHITECT:	<b>Evans &amp; Associates Architecture</b>	11576 South State Street #103B Draper, Utah 84020	<b>Chad Spencer</b>	(801) 553-8272	(801) 553-8273	<a href="mailto:chad@studio-ea.com">chad@studio-ea.com</a>
CIVIL ENGINEER:	<b>Excel Engineering, Inc.</b>	12 West 100 North #201 American Fork, Utah 84003	<b>David Peterson</b>	(801) 756-4504	(801) 756-4511	<a href="mailto:david@excelcivil.com">david@excelcivil.com</a>
LANDSCAPE ARCHITECT:	<b>Stratton and Bratt Landscapes Inc.</b>	754 West 700 South Pleasant Grove, Utah 84062	<b>Darren Wilson</b>	(801) 785-8011	(801) 798-8012	<a href="mailto:dwilson@brattinc.com">dwilson@brattinc.com</a>
ELECTRICAL ENGINEER:	<b>Envision Engineering</b>	240 East Morris Avenue, Suite 200 Salt Lake City, Utah 84115	<b>Scott Kingery</b>	(801) 534-1130	(801) 534-1080	<a href="mailto:skingery@envisioneng.com">skingery@envisioneng.com</a>

Vicinity Map



SITE

A New Meetinghouse for:  
**Saratoga Springs 4**  
**Saratoga Springs UT Stake**

Saratoga Springs, Utah

Project for:  
**THE CHURCH OF**  
**JESUS CHRIST**  
**OF LATTER-DAY SAINTS**

GENERAL NOTES	DRAWING INDEX			
<p>1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES</p> <p>2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURE AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES</p> <p>3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH</p> <p>4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST</p> <p>5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL</p> <p>6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY</p> <p>7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY</p>	SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
	GENERAL		LANDSCAPE	
	G1.1	COVER/INDEX SHEET	L101	LANDSCAPE PLAN
			L102	LANDSCAPE PLAN
	SITE DEVELOPMENT		IRRIGATION	
	1 of 1	SURVEY	L201	IRRIGATION PLAN
	C0.10	CONTEXT MAP	L202	IRRIGATION DETAILS
	C1.01	EROSION CONTROL SITE PLAN	L203	IRRIGATION DETAILS
	C1.02	EROSION CONTROL SITE PLAN	L204	IRRIGATION DETAILS
	C1.03	EROSION CONTROL SITE PLAN		
	ARCHITECTURAL			
	C1.11	EROSION CONTROL DETAILS	A2.11	BUILDING ELEVATIONS
	C1.12	SWPPP DETAILS	A2.12	BUILDING ELEVATIONS
	C1.13	SWPPP DETAILS		
	C201	CONCEPT GRADING & DRAINAGE PLAN		
	C202	CONCEPT UTILITY PLAN		
	C203	CONCEPT HARBOR BAY DRIVE PLAN AND PROFILE		
	C204	CONCEPT MCGREGOR LANE PLAN AND PROFILE		
	C205	CONCEPT MCGREGOR LANE PLAN AND PROFILE		
	C4.11	ARCHITECTURAL SITE PLAN		
C4.21	ENLARGED ARCHITECTURAL SITE PLANS			
C5.11	SITE DETAILS			
C5.12	SITE DETAILS			
C5.13	SITE DETAILS			
C5.14	SITE DETAILS			
C5.15	SITE DETAILS			
C5.21	MECHANICAL AND DUMPSTER ENCLOSURE DETAILS			
C6.11	SARATOGA SPRINGS CITY STANDARD DETAILS			
C8.11	STORAGE BUILDING			

Mark	Date	Description	Concept Plan	Submittal
	6/1/2015			

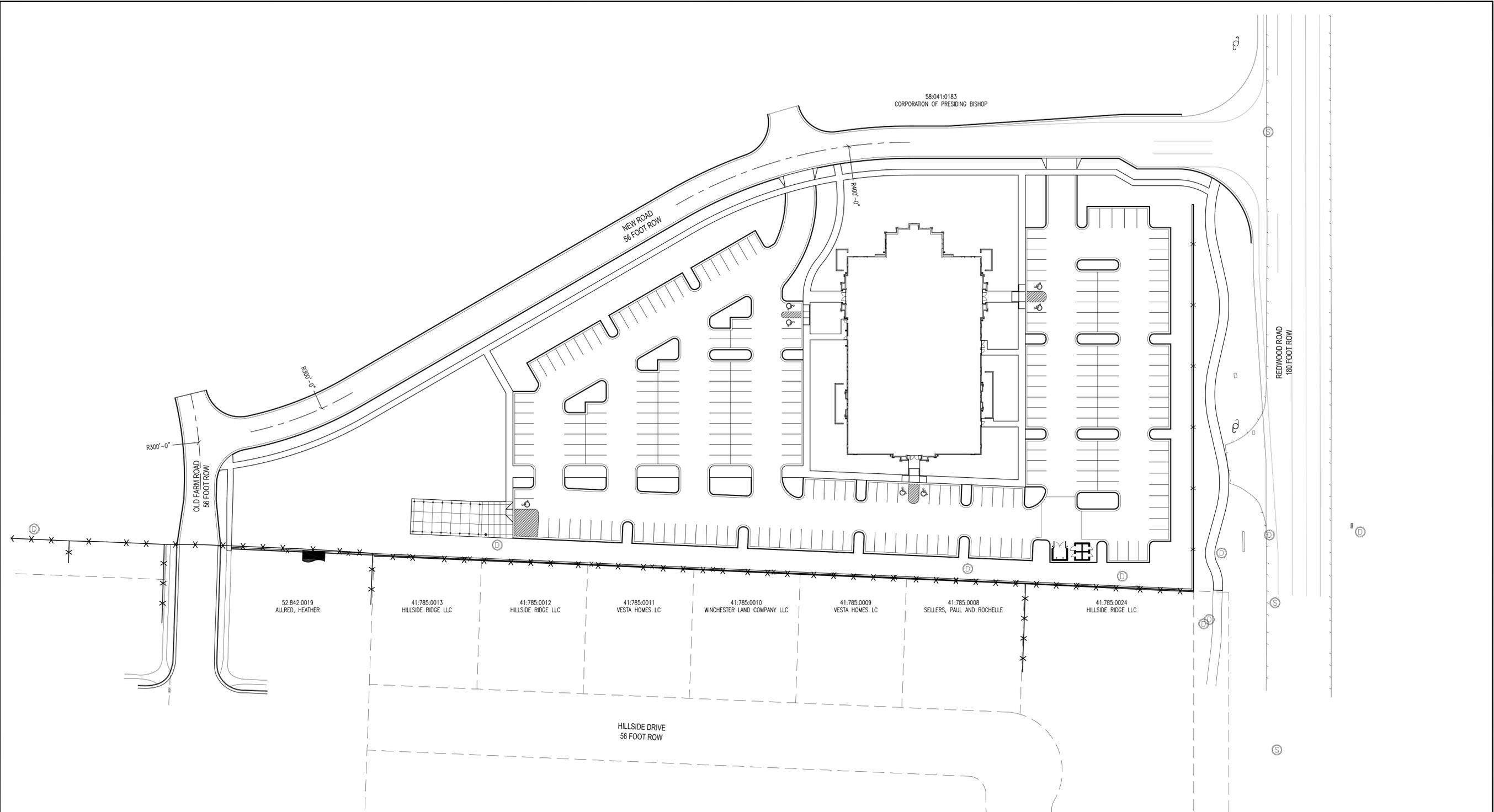
Project Number  
15-31  
Plan Series

Property Number  
501-1333  
Date  
June 1, 2015

COVER SHEET

Sheet

# G1.1



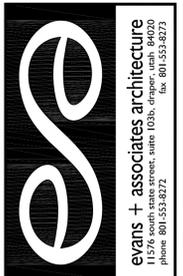
58.041-0183  
CORPORATION OF PRESIDING BISHOP

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 40'-0"



SITE INFORMATION			
	SQ. FT.	ACRES	
TOTAL PARCEL AREA	220,866	5.07	100%
ON SITE IMPROVEMENTS			
BUILDING AREAS			
CHAPEL	21,043		
STORAGE BUILDING	190		
PAVILION	1,800		
IMPERVIOUS AREAS			
CONCRETE - WALKS, PADS, APRONS	-		
CONCRETE CURB & GUTTER (LF)	-		
ASPHALT	-		
TOTAL LANDSCAPE AREA	-	-	-%
TOTAL PARKING SPACES PROVIDED			
REGULAR	250 STALLS		
ACCESSIBLE	5 STALLS		
VAN ACCESSIBLE	2 STALLS		
TOTAL SPACES PROVIDED	257 STALLS		



evans + associates architecture  
11576 south 3300 street, suite 103b, draper, utah, 84020  
Phone 801-935-9242

Stamp

A New Meetinghouse for:  
**Saratoga Springs 4**  
**Saratoga Springs UT Stake**  
Saratoga Springs, Utah

Project for:  
**THE CHURCH OF**  
**JESUS CHRIST**  
**OF LATTER-DAY SAINTS**

Revisions	Date	Description
Mark	6/1/2015	Concept Plan Submittal

Project Number  
15-31  
Plan Series

Property Number  
501-1333  
Date  
June 1, 2015  
Sheet Title  
ARCHITECTURAL SITE PLAN

Sheet  
**C4.11**

GENERAL NOTES:

- SEE SHEET A102 FOR DIMENSIONS.
- SEE SHEETS A103 & A104 FOR WALL TYPES.
- INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND VESTIBULE 108, 126, AND 147.
- PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS - A/A601. (TYPICAL)
- FOR ELEVATIONS OF VISUAL DISPLAY BOARDS. SEE SHEET A601.
- INSULATE CEILING ABOVE ROOMS 101, 104, 107, 110, 113, 114, 139, 140, 142, 144, 145, 151, 152, 155, 172, 173, 174, 175, AND 176 FOR SOUND CONTROL.
- VAPOR RETARDER UNDER CONCRETE SLAB. SEE F/A502.
- FOR LOCATION OF RETURN AIR DUCTS IN STUD WALLS SEE MECHANICAL DRAWINGS.
- FIRE BLOCKING AT SHAFT WALLS. SEE DETAILS G/A502 AND H/A502.
- PROVIDE 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
- ALL WALLS EXCEEDING 10 FEET IN HEIGHT, PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY. ALSO INCLUDE 2x FIRE BLOCKING AT FLOOR AND CEILING LEVELS.
- FOR DOOR SCHEDULES. SEE SHEET A602.
- FOR WINDOW SCHEDULES. SEE SHEET A603.
- FOR DIMENSIONS TO FACE OF FOUNDATION AND MECHANICAL ENCLOSURES - SEE STRUCTURAL.
- SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
- GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- LINE OF OPTIONAL CONCRETE APRON. SEE CIVIL DRAWINGS.
- IF AHJ REQUIRES A "KNOX" BOX, ARCHITECT WILL INDICATE THE LOCATION ON THE DRAWINGS PER THE AHJ'S REQUIREMENT. IF NOT REQUIRED, REMOVE REFERENCES TO A "KNOX" BOX AND DO NOT PROVIDE ONE.
- FIRE ALARM PANEL LOCATION IS INDICATED ON SHEET FA101. CONFIRM WITH AHJ THAT THE PROPOSED LOCATION IS ACCEPTABLE. IF NOT, REVISE LOCATION ON FA101.

WALL TYPES LEGEND:

- ..... ACOUSTICAL BATT INSULATION IN WALL.

Project Name

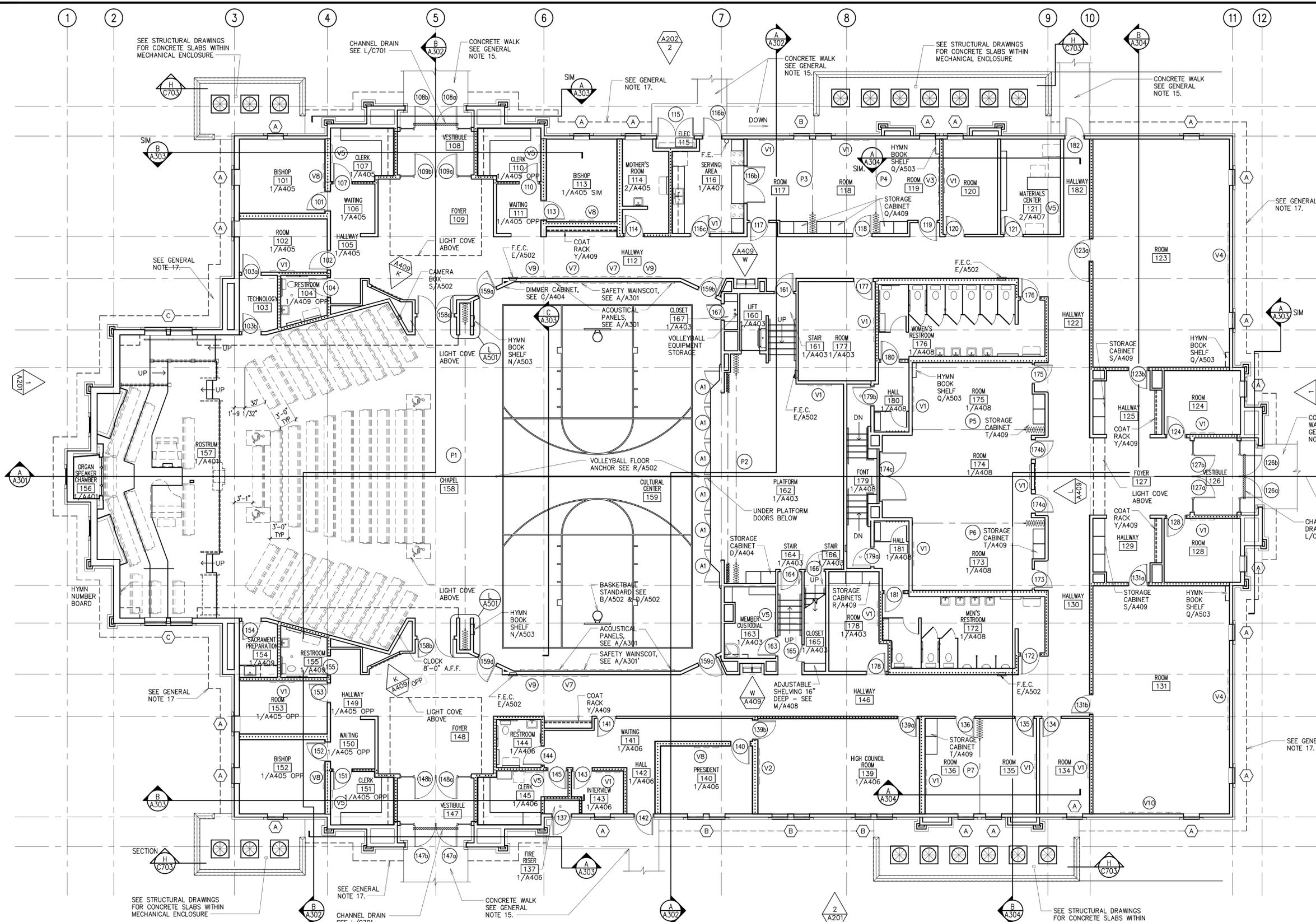
Project for  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Project Number	
Plan Series	HET-SAS-09-05
Project Number	
Sheet Title	MAIN FLOOR PLAN

Project Number: er  
Plan Series: HET-SAS-09-05  
Project Number: er

Sheet Title: MAIN FLOOR PLAN

Sheet: A101



1 MAIN FLOOR PLAN  
1/8" = 1'-0"

Exhibit 2b  
Elevations

Architect Engineer

Stamp

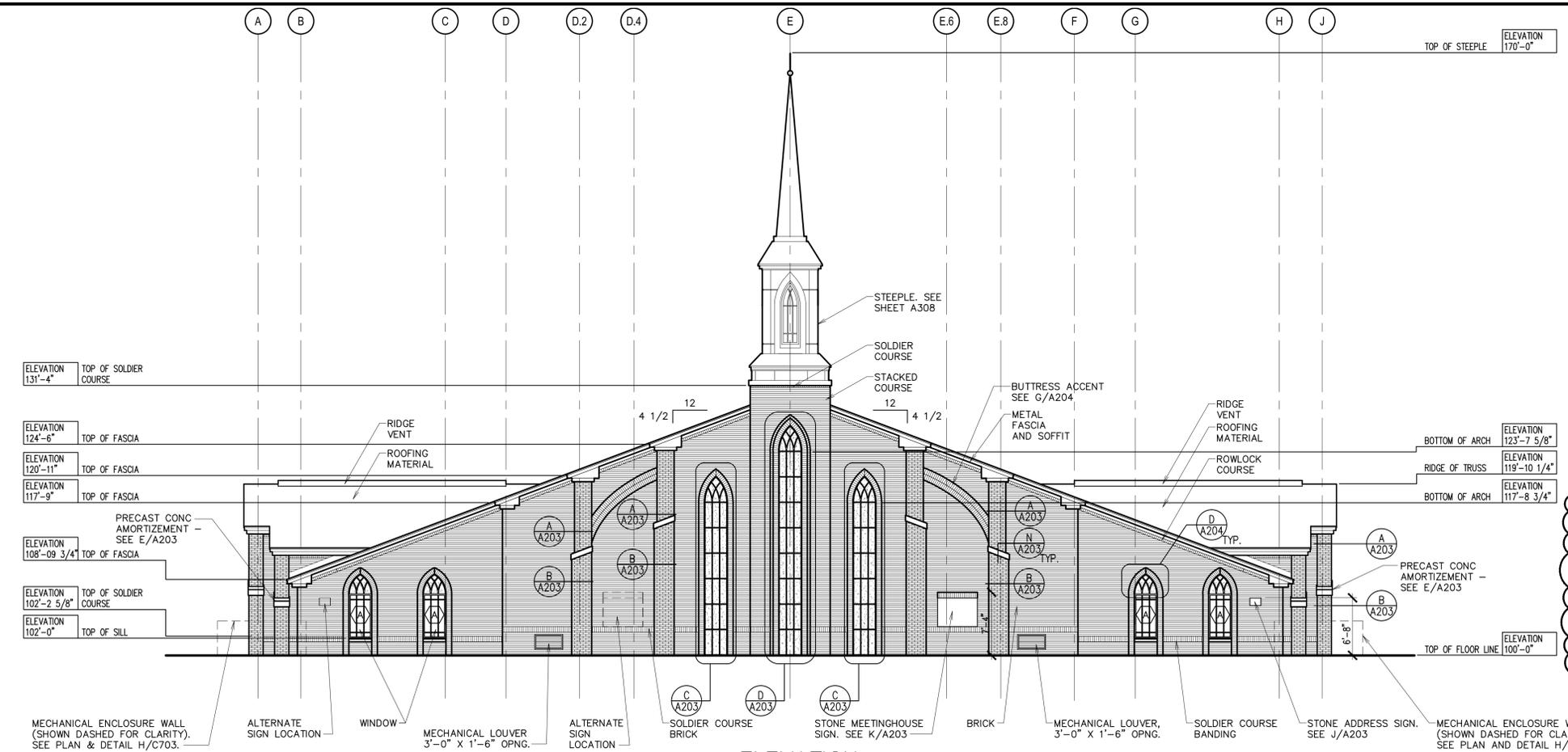
Project Name  
Project Address

Project for  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Project Number  
Plan Series  
HET-SAS-09-05  
Priority Number

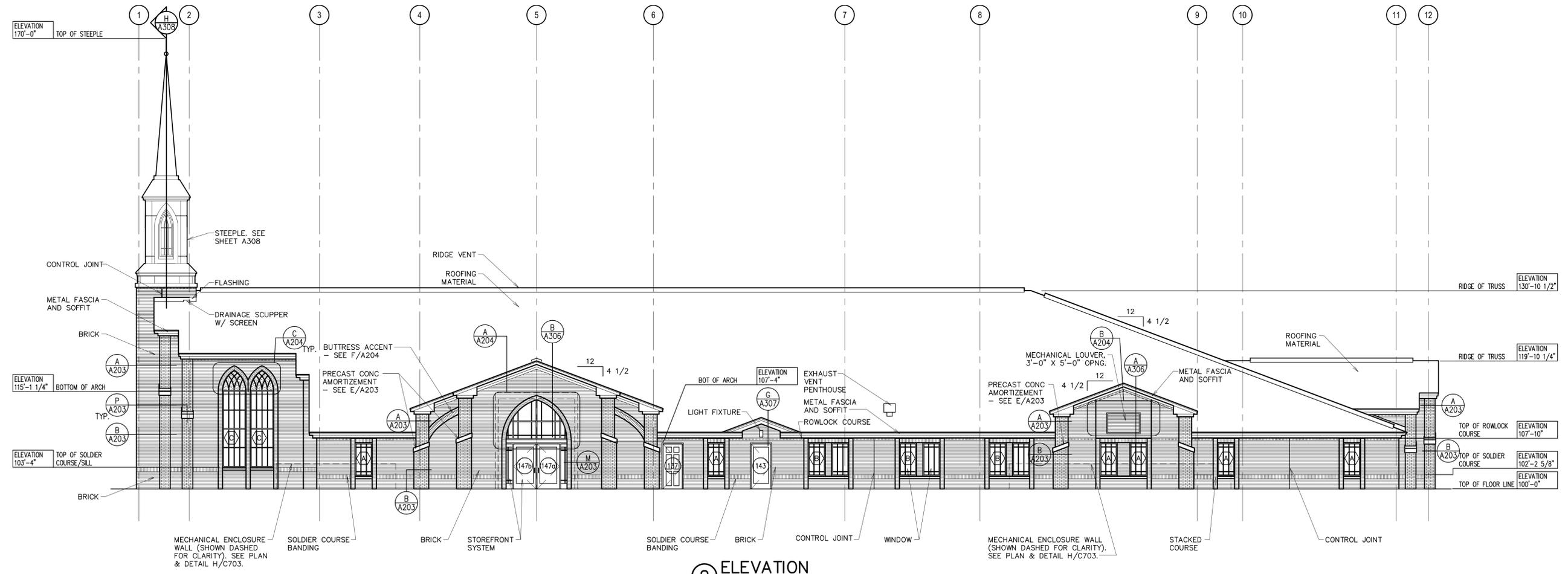
Sheet Title  
BUILDING  
ELEVATIONS

Sheet  
A201

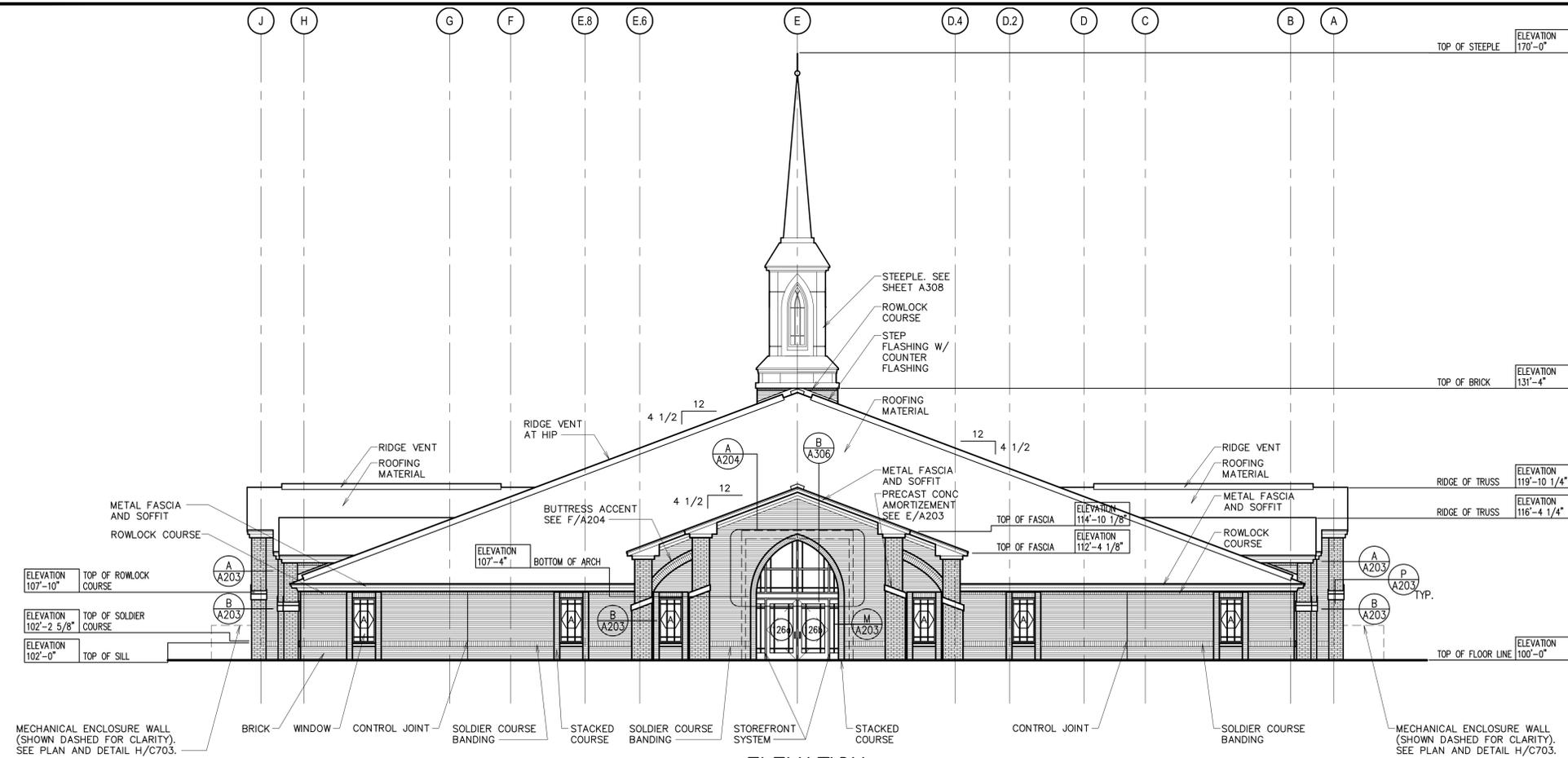


NOTES TO CONTRACT ARCHITECT:  
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS  
2. STONE MEETINGHOUSE AND ADDRESS SIGNS MAY BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING ON THIS ELEVATION. CONSULT WITH PROJECT MANAGER TO DETERMINE LOCATION.  
3. SOLDIER COURSES, BUTTRESSES, WINDOW BRICK, AND WAINSCOT MAY BE ACCENT COLOR BRICK AT ARCHITECT'S DISCRETION.

1 ELEVATION  
1/8" = 1'-0"

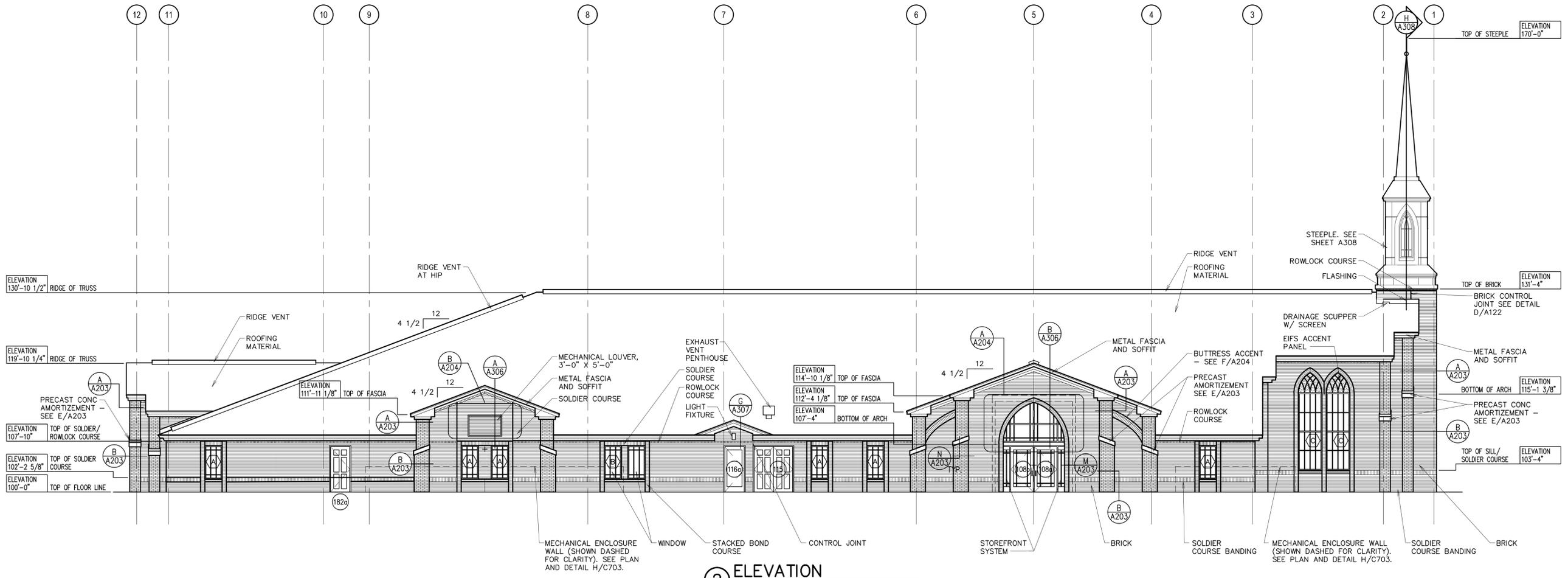


2 ELEVATION  
1/8" = 1'-0"



**1 ELEVATION**  
1/8" = 1'-0"

NOTE TO CONTRACT ARCHITECT:  
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS.



**2 ELEVATION**  
1/8" = 1'-0"

Architect Engineer

Stam

**Project Name**

Project Address

Project for

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Project Number

Plan Series: HET-SAS-09-05

Project Number

Sheet Title

**BUILDING ELEVATIONS**

Sheet

**A202**

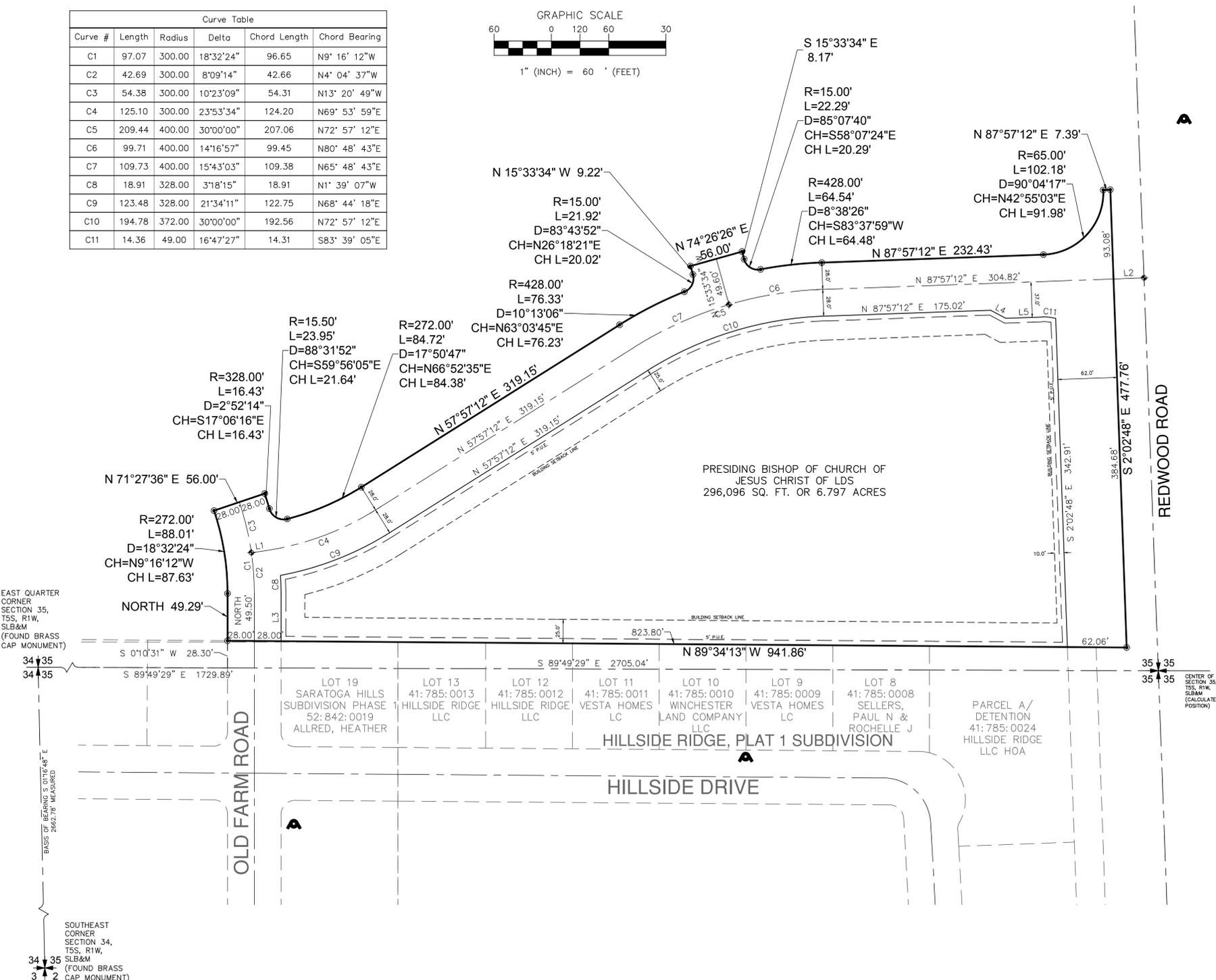
Line #	Length	Direction
L1	13.53	S81° 50' 46"W
L2	31.95	N87° 57' 12"E
L3	49.71	N0° 00' 00"E
L4	18.00	S62° 02' 48"E
L5	38.06	N87° 57' 12"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	97.07	300.00	18°32'24"	96.65	N9° 16' 12"W
C2	42.69	300.00	8°09'14"	42.66	N4° 04' 37"W
C3	54.38	300.00	10°23'09"	54.31	N13° 20' 49"W
C4	125.10	300.00	23°53'34"	124.20	N69° 53' 59"E
C5	209.44	400.00	30°00'00"	207.06	N72° 57' 12"E
C6	99.71	400.00	14°16'57"	99.45	N80° 48' 43"E
C7	109.73	400.00	15°43'03"	109.38	N65° 48' 43"E
C8	18.91	328.00	3°18'15"	18.91	N1° 39' 07"W
C9	123.48	328.00	21°34'11"	122.75	N68° 44' 18"E
C10	194.78	372.00	30°00'00"	192.56	N72° 57' 12"E
C11	14.36	49.00	16°47'27"	14.31	S83° 39' 05"E

# PIVOT PIECE CHURCH SUBDIVISION

LOCATED THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

Exhibit 3  
Subdivision



### NOTES

–THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

–PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

–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.

–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.

–THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS 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.

–ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

–ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.



VICINITY MAP  
NO SCALE

LEGEND	
	Subdivision Boundary Line
	Right of Way Line
	Easement Line
	Center Line
	Section Line
	Adjoiner Line
	Building Setback Line
	Existing Fire Hydrant
	Subdivision Corner
	Street Monument
	Quarter Section Corner
	Section Corner Monument

### SURVEYOR'S CERTIFICATE

I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 51527462 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots, hereafter to be known as PIVOT PIECE CHURCH SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat.

### BOUNDARY SURVEY

A parcel of land located in the Northwest Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point South 89°49'29" East 1729.97 feet and North 0°10'31" East 28.30 feet from the East Quarter corner of said Section 35, said point is and running;  
thence North 49.29 feet to a point of curvature;  
thence North 49.29 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 18°32'24" (Long Chord Bears North 09°16'12" West 87.63 feet);  
thence North 71°27'36" East 56.00 feet to a point of curvature;  
thence 16.43 feet along the arc of a 328.00 foot radius curve to the right through a central angle of 02°52'14" (Long Chord Bears South 17°06'16" East 16.43 feet) to a point of reverse curvature;  
thence 23.95 feet along the arc of a 15.50 foot radius curve to the left through a central angle of 88°31'52" (Long Chord Bears South 59°56'05" East 21.64 feet) to point of reverse curvature;  
thence 84.72 feet along the arc of 272.00 foot radius curve to the left through a central angle of 17°50'47" (Long Chord Bears North 66°52'35" East 84.38 feet);  
thence North 57°57'12" East 319.15 feet to a point of curvature;  
thence 76.33 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 10°13'06" (Long Chord Bears North 63°03'45" East 76.23 feet) to a point of reverse curvature;  
thence 21.92 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 83°43'52" (Long Chord Bears North 26°18'21" East 20.02 feet);  
thence North 15°33'34" West 9.22 feet;  
thence North 74°26'26" East 56.00 feet;  
thence South 15°33'34" East 8.17 feet to a point of curvature;  
thence 22.29 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 85°07'40" (Long Chord Bears South 58°07'24" East 20.29 feet) to a point of reverse curvature;  
thence 64.54 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 08°38'26" (Long Chord Bears North 83°37'59" East 64.48 feet);  
thence North 87°57'12" East 232.43 feet to a point of curvature;  
thence 102.18 feet along the arc of a 65.00 foot radius curve to the left through a central angle of 90°04'17" (Long Chord Bears North 42°55'03" East 91.98 feet);  
thence North 87°57'12" East 7.39 feet to the West Right-of-Way line of Redwood Road;  
thence South 02°02'48" East 477.76 feet along the West Right-of-Way line of Redwood Road to the North line of Hillside Ridge, Plat 1, as recorded in the Office of the Utah County Recorder as Entry# 13774:2014;  
thence North 89°34'13" West 941.86 feet along the North line of said subdivision to and along the North line of Saratoga Hills, Phase 1, as recorded in the Office of the Utah County Recorder as Entry# 93365:2000 to the point of beginning.

Parcel contains 296,096 Sq. Ft. 6.797 Acres.

### OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_ the \_\_\_\_\_ undersigned owners of the above described tract of land having caused same to be subdivided into lots and streets to be known as PIVOT PIECE CHURCH SUBDIVISION 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 is intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision. In witness whereof, \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_ a.d. 2015, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer(s) of the above Owner's Dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public residing at \_\_\_\_\_

### 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 for the perpetual use of the public. This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

City Mayor \_\_\_\_\_ Attest \_\_\_\_\_  
City Recorder (See Seal Below)

## PIVOT PIECE CHURCH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

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

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PRIVATE UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

<b>QUESTAR GAS</b> APPROVED THIS _____ DAY OF _____ A.D., 20____ QUESTAR GAS <b>DIAMOND LAND SURVEYING, LLC</b> 5243 South Green Pine Drive Murray, Utah 84123 office@diamondlandsurveying.com Phone (801) 266-5099 Fax 266-5032	<b>CENTURYLINK</b> APPROVED THIS _____ DAY OF _____ A.D., 20____ CENTURYLINK <b>FIRE CHIEF APPROVAL</b> APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ A.D., 20____ CITY FIRE CHIEF	<b>ROCKY MOUNTAIN POWER</b> APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____ ROCKY MOUNTAIN POWER <b>SARATOGA SPRING ENGINEER APPROVAL</b> APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D., 20____ CITY ENGINEER	<b>COMCAST</b> APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____ COMCAST <b>SARATOGA SPRINGS ATTORNEY</b> APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D., 20____ SARATOGA SPRINGS ATTORNEY	<b>PLANNING COMMISSION REVIEW</b> APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20____ CHAIRMAN, PLANNING COMMISSION <b>LEHI POST OFFICE</b> APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D., 20____ LEHI POST OFFICE REPRESENTATIVE
---	---	---	---	---

# City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer  
**Subject:** Saratoga Springs 4 Church  
**Date:** June 23, 2015  
**Type of Item:** Rezone and General Plan Amendment



## Description:

- A. Topic:** The applicant has submitted a rezone and General Plan Amendment application. Staff has reviewed the submittal and provides the following recommendations.
- B. Background:**
- Applicant:* Evans & Associates Architecture, Chad Spencer  
*Request:* Rezone and General Plan Amendment  
*Location:* NW Corner Redwood Road and Old Farm Road, north of Hillside Ridge  
*Acreage:* 5.07 Acres
- C. Recommendation:** Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.
- D. Proposed Items for Consideration:**
- A. Prepare construction drawings as outlined in the City’s standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
  - B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
  - C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
  - D. Incorporate a grading and drainage design that protects homes from upland flows.
  - E. Developer shall provide an accurate traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of

service for the proposed project. While it appears a preliminary traffic study was already performed, it appears to have been conducted while school was not in session and does not appear to accurately portray the peak traffic conditions that exist in this area. A new traffic study shall be required that accurately shows the traffic conditions, especially while school is in session.

- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- I. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- K. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- L. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- M. Intersections and access points are to comply with City standards.
- N. A 12' paved access shall be provided to all manholes outside of the public ROW.
- O. An easement for the existing storm drain that runs through the project shall be dedicated to the City prior to construction commencing on the project.
- P. Complete half-width improvements along Redwood Road shall be provided including landscaping, meandering 8' concrete trail, pavement widening, and street lighting.

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**June 25, 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, David Funk, Ken Kilgore  
Staff: Mark Christensen, Jeremy Lapin, Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike  
Others: Tim Petty, KC Shaw, Wayne Reaves, Matt Scott, Paul Watson, Ryan Poduska, Tanya Parker

**Excused:** Hayden Williamson,

**Call to Order** - 6:35 p.m. by Chairman Jeff Cochran

**Pledge of Allegiance** - led by Tim Petty

**Roll Call** – A quorum was present

**Public Input Open** by Chairman Jeff Cochran

No comments were given at this time.

**Public Input Closed** by Chairman Jeff Cochran

**Recognitions** – Kara North was presented with a plaque in thanks for her time given to the Planning Commission.

**4. Public Hearing and Possible Action: Preliminary Plat for Fox Hollow Neighborhood 6 Phase 2, 4A, 4B, 5 and 7 located at 3200 South Village Parkway, Wayne Reaves, applicant.**

Sarah Carroll presented the plat. This was all approved previously but needed to wait and they are now ready to move forward with these phases. They are over 6 lots from what the Master Development Agreement allows. Based on the history and because the utility lines and stubs and the roads are in place, staff recommends that the applicant submit a Master Development Plan Amendment application in order to request an increase from 138 to 144 lots. In the meantime, six lots need to be removed from the current request. They have open space options and they have already received landscape approvals earlier and an open space credit. They recommend that they coordinate the requirements on the punch list with the HOA. Each phase will need to contribute to the water rights costs for the regional park. These lots will be sold to Fieldstone Homes and Richmond Homes. There are quite a few options for elevations. There is a condition that all elevations meet HOA approval before building permit. Sarah reviewed the Conditions.

Wayne Reaves noted they didn't want to lose the 6 lots, but realized because of changes their project has to change. They purchased an existing pre-built subdivision. Foothill Blvd. shifted land and other things. City staff caught the problems and they are making the change and amendment now.

**Public Hearing Open** by Chairman Jeff Cochran

Tanya Parker with The Villages HOA is expressing appreciation that the developer has been willing to work with them.

Paul Watson went over the 6 lot scenario. He noted that a lot of things had changed in the document from the original. He feels the document needs to be somewhat fluid. Redwood Road and other roads increased in sizes. If you were following the letter of the law you would have had a Master Development Agreement change after any of those things. He feels if the intent and spirit of the document is met, the allowed density was around 3.5 for the site and they are now around 3 so their density went down. They took some acreage from neighborhood 12 and put it in this project. The original document didn't allow for irrigation pond and things that are factored into it. This is like a board of adjustment and they are just trying to get the spirit of the document met. They are trying to be below the density mark and make sure they are doing all the road improvements while they do this.

## **Public Hearing Closed** by Chairman Jeff Cochran

Jeff Cochran asked staff if they would address comments.

Mark Christensen said staff looked for every possible way to try and get the 6 lots now. There are some tables they feel are iron clad in establishing parameters for this and so they were not comfortable recommending those 6 lots. They feel they have come up with a good solution for now that allows them to move forward. They think Fox Hollow is doing a great job and when the amendment comes it will be an easy decision.

Kevin Thurman noted that what is in front of the Planning Commission meets the requirements of the Master Development Agreement currently. They will come back and request an amendment, but that is not in question today.

Wayne Reaves expected that response tonight and that they were voting only on this plat. The rest was to prep Planning Commission and later City Council to help more easily get the language in the Master Development Agreement so they don't need to come back later and amend it.

Mark Christensen said there is a clear paragraph that says any changes to the exhibits would require a full amendment process, which is where they have hit the log jam. It makes no sense to rip up a road and they get that it's an oversight from when they did the amendment to the Master Development Agreement.

Unfortunately that procedurally has to happen and they will do what they need to help.

Sandra Steele asked if all the corner lots met the clear site triangle.

Sarah Carroll noted they would be fine, they are not requesting a reduction to the sides.

David Funk was glad to hear that we had good people to work with in the developers and that it sounds great for now.

Kirk Wilkins liked the variety of the elevations in the plan and asked if there was a way to spread those out.

Wayne Reaves said they may need the HOA address that, the home builder is not present but from previous experience they do not allow same homes to be together.

Ryan Poduska, for the HOA, said they have a manager who reviews the plans to make sure the houses next to and across the street are different.

Kirk Wilkins appreciates that the economy has made this more desirable to come, he appreciates that they will follow-up with the city for items in the amendment and appreciates that they have decreased the density.

Ken Kilgore asked on page 3 of the staff report, there are a number of fees that have to be paid and he wondered when those were scheduled.

Sarah Carroll noted with Swainson Ave. they are requiring they record that simultaneously with these plats or before and prior to that is when they require the water rights to be paid and with Wildlife Blvd. because of the separate agreement that will be handled at a later time.

Ken Kilgore asked on an agreement with access points to Village Parkway.

Sarah Carroll said the city has received construction drawings for Village parkway and portions of the road are on those plats and the fees will be paid when they are recorded.

Wayne Reaves replied that because of a lot of off-site costs that they don't get a return on, they are trying to get neighborhood 6 to close and record and sell as close together as he can.

Sarah Carroll noted that some punch list items are related to landscaping and streetlights so they will bond for those improvements when they record and they have one year to complete those.

Wayne Reaves said street lights will be in and they hope to start the landscaping as soon as possible.

Ken Kilgore asked on pg. 4, the Master Development Agreement space requirements, he wondered about the 30% open space.

Sarah Carroll said the 30% is based on the entire acreage and with each phase that comes through they have a formula they use. With the escrow amount they pay toward the regional park the total ends up being a bit less because they are contributing to the regional park.

Kevin Thurman commented that they had to figure out a way to calculate the amount of open space that would be equitable to everyone because they had different types of open space with sensitive lands and regional parks and different amenities. So they came up with this formula and when all is said and done it should equal out to be the 30%. The later phases are developing the sensitive lands and the percentage on the back end will be higher. The hope is it will equal out when the last plat comes in.

Mark Christensen said it was challenging because of the way the property came about. Different people financed different phases of the project. At one point 13 different lenders owned different chunks of the

property. Some neighborhoods were already built with infrastructure and almost ready to go and to meet that requirement on their own they would have had to tear out streets and things. They needed to change it so that it evened out across the entire project. They got all the property owners to agree to this methodology.

Ken Kilgore asked on pg. 27, with examples of elevations, he is wondering if these elevations were built somewhere else and perhaps here in Saratoga Springs

Sarah Carroll said they have both situations, some of those types of homes are in the city and some are in other locations where they have built.

Ken Kilgore was wondering if there was a city wide standard for the home designs.

Mark Christensen said that would be the architectural standards but they didn't have anything like that.

Jared Henline said it looked good and asked how fast they could come back on the motion.

Sarah Carroll said they will have to submit the application and once it's submitted they can schedule that.

Jeff Cochran asked about timeframes on infrastructure requirements, with development moving forward prior to secondary completion, does that leave the city in potential liability.

Sarah Carroll said they have a cap with 190 homes.

Mark Christensen said it was part of a second agreement with Henry Walker Homes, phase 6 was always further along but stopped. The City entered into an agreement knowing the tank they helped build had adequate capacity for this neighborhood, so part of the trigger was to finish Swainson Avenue and the building of this pond, which is sized only for fox hollow. They have adequate for now but they are limited to an agreement from 3 years ago. He believes there is adequate infrastructure at this time to move forward.

Jeremy Lapin said the tank was for both indoor and outdoor water, they could sit with just that take for several years without any problems.

Jeff Cochran asked about the minimum lot size variation request and if those requests are consistent with the original plant that was approved.

Sarah Carroll said they were.

**Motion made by Sandra Steele that the Planning Commission recommend approval to the City Council of the Preliminary Plats for Fox Hollow Neighborhood 6, Phases 2, 4A, 4B, 5, and 7, located at approximately 3200 South Village Parkway, based on the findings and conditions listed in the staff report. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

**5. Public Hearing and Possible Action: Minor Amended Site Plan for Utah Central Water Chlorination Facility located at 62 North 800 West, Cort Lambson, applicant.**

Kimber Gabryszak said this was the first of their new minor amendment site plan process. The Planning Commission is the approval body tonight and it does not go to Council. They are proposing a new building and new asphalt as part of the site. She had material samples to show. The Urban Design Committee did review this and they recommended approval as proposed. One comment was received by email from public that he wanted the item tabled because he hadn't seen the packet online but she checked that it was online. There was a comment was that the landscaping was incomplete.

Kevin Thurman reminded the commissioners to keep in mind that any time they make a decision with public comment, the public comment can really only be considered if it is based on current standards.

**Public Hearing Open** by Chairman Jeff Cochran

Casey Shaw with Central Utah Conservancy District noted the building was being installed because of operation of their water system that serves several cities and Jordan Valley Water Conservancy District. There is just not enough water that moves through the system to keep the chlorine residual up. This will inject a small amount of chlorine in the water to meet state regulations.

**Public Hearing Closed** by Chairman Jeff Cochran

Jared Henline noted it complies and had no further comments.

Ken Kilgore asked if there would be a change in access to this facility.

Jeremy Lapin said the most prominent access now is on 800 W. there will also be a curb and gutter and access on the south side once the Pony Express project is done.

Kirk Wilkins asked about the finishing landscaping that was brought.

Kimber Gabryszak said one of the complaints in a letter was that there was incomplete landscaping of this site.

This project is required to meet landscaping ordinance so a condition that staff make sure it's completed would cover the resident's concerns.

Kirk Wilkins asked if they should recommend this as a condition.

Kimber Gabryszak said it may be a good idea to include it to make it clear.

Casey Shaw noted that the landscaping required was completed on the previous plan. And they intend to complete everything required in the new plan.

David Funk noted his concern was also with the landscaping but felt it was covered.

Sandra Steele understood this to be an R3 and she remembered some discussion when this first came through and asked the applicant what landscaping was required to put in.

Casey Shaw said they were required to put in shrubs, rock mulch and an ornamental iron fence and trees. He would continue with that type of landscaping.

Sandra Steele said the confusion might be that they did not have a turf requirement here.

Kimber Gabryszak confirmed that they did not have requirement for grass here. 25% needs to be live vegetation and the rest can be xeriscaping.

Sandra Steele had a concern that it might look like a sea of asphalt. She asked what percentage was asphalt.

Casey Shaw noted that what she might be seeing as new asphalt actual is gravel or asphalt now and is being replaced because of this new construction but he didn't believe there was much asphalt now. He noted that they would be supplying water to the Alpine School pond just south because they ran out of water.

Sandra Steele noted that this did not get under the pending applications on the website.

Kimber Gabryszak noted it was in the packet online.

Jeff Cochran did not have any additional questions.

**Motion made by Sandra Steele that based upon the evidence and explanations received today, I move that the Planning Commission approve the Minor Site Plan Amendment for the CWP Chlorination Facility on property located at 62 North 800 West (parcel number 49:729:0001), with the findings and conditions in the Staff Report. Seconded by Ken Kilgore.**

David Funk asked if we are adding the condition on the landscaping.

Sandra Steele replied that she thinks it's already finished and covered in the requirements.

Jeff Cochran feels the code is clear on what is required.

David Funk asked if staff agreed to not adding that condition.

Kimber Gabryszak replied they did.

**Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

**6. Public Hearing and Possible Action: Code Amendments for Title 19 (Sections 19.02, Definitions; 19.05, Supplemental Regulations; 19.06, Landscaping and Fencing; 19.12, Subdivisions; 19.13, Process; 19.15, Conditional Uses).**

Kimber Gabryszak went over the code amendments. Most changes were clarifications. The subcommittee met and suggested a few other changes.

19.02 – Definitions

Added Solar Panels, and clarifying Edge Uses

19.05 – Supplemental Regulations

Corrections to Temporary Uses including regulations recommended by the Fire Chief. Relocate standards for Sales Trailers. Add standards for solar.

19.06 – Landscaping and Fencing

Smart timers and water saving devices. Artificial Turf prohibitions, not in institutional or commercial or front and side yards. Planting standards.

19.12 – Subdivisions

Permit plat amendments to affect plat boundaries.

19.13 – Process

Implement expiration of applications for inactivity.

19.15 – Conditional Uses

Temporary Sales Trailers are currently permitted in every zone; however their standards are in the Conditional Use section. Staff recommends relocating the standards to the Supplemental Regulations section, 19.05.

Sandra Steele commented on temporary sales office, in another place it references temporary sales trailer. She agrees with what was put down in temporary sales trailer, but if you have a large development, a model home is a temporary sales office; a flat two years without some wiggle room might make them move it for a few more months to be able to sell their homes.

Kimber Gabryszak said they can still use the model home; this would only apply to trailers.

Sandra Steele commented the ADA will probably come into effect as far as restrooms and ramping on sales trailers and probably model homes may be also. Staff needs to be aware of that.

Kimber Gabryszak noted they were aware of those.

Sandra Steele spoke about turf. She had some examples of artificial turf. She can understand why we don't want to see it in a front yard but some may like to see it in a front yard, but they should look at it in the future.

Jeff Cochran noted it was used more in places like California than here and this would be much better than a roll of green carpet in a front yard.

Sandra Steele said she talked to the salesman for the turf and he is also a landscape architect. If we allow xeriscaping this shouldn't be a whole lot hotter than that. She thinks it's something that does need to be looked at, there is good quality out there and she doesn't know how the City could control quality but perhaps there are some things they could control, installation, thickness, depth, there may be some things they could do.

Kimber Gabryszak said they have looked into it and it needs more research and time. They will likely permit it in the future in certain locations. They left the door open for not in institutional or commercial but if the city wanted to do something in a road or something, and they didn't all out prohibit it in yards, just front and side. They want to avoid the green carpet.

Sandra Steele noted that Draper has just done it and they might want to look at what they have done. She asked how this would stop the green carpet.

Kimber Gabryszak replied that if they find it or it is reported they can enforce code without requiring additional permits.

Sandra Steele has a concern that a neighbor may throw down a green carpet but we don't have anything to say he can't. She would like to see us have some type of standards for depth, installation, materials. If they are going to allow it anywhere they need to have those standards in place. Sandra said all the research she has done says trees do better at 1.5 inch caliper.

Kimber Gabryszak said staff likes 1.5 that but there was some push back the last time it came up. They are fine either way. Kimber talked about boundary line adjustments in plats, there may be possibly something in state code that prohibits taking property outside a subdivision into the subdivision but by putting subject to limitation of State Code they feel they are covered for now. There was expiration for inactivity and the legal dept. added that if an applicant declared bankruptcy it puts a hold on their proceedings. She reviewed the move of Temporary Sales offices with changes and changed Offices to Trailers.

**Public Hearing Open** by Chairman Jeff Cochran

No comment at this time.

**Public Hearing Closed** by Chairman Jeff Cochran

Sandra Steele did not have any more comments but wanted to hear what the rest of council thought and if anyone had talked to the parks department and their feelings on the caliper of trees.

Kimber Gabryszak did not talk to them at this time but everything she has heard previously was they like the 1.5 caliper.

Jeremy Lapin concurred.

Mark Christensen commented that smaller caliper trees were more able to adjust to the environment. They have a pretty high kill rate on trees. He thinks it might help to have smaller caliper, it probably wouldn't hurt.

David Funk clarified that the change in caliper is only in the new development. He has heard that in many cities they are getting away from live landscaping due to water problems and we may need to do that at some time but it may be another reason to look at the artificial turf.

Kirk Wilkins asked if there were any specific changes to fences.

Kimber Gabryszak replied there was not, it was only landscaping.

Kirk Wilkins would be amenable to whatever caliper tree has the greatest success rate in growing and surviving. As far as turf he is interested in the rest of the commission.

Ken Kilgore agrees with whatever caliper is shown to survive longer. For the turf, he had some turf in his house and did see differences in his research and they would need some way to figure out how to put those regulations in place. His research was not so much the appearance but things like bacterial and stuff like that. He thinks if they regulate the height and things like that it might be good. His concern is not the look of it but more along the lines of bacteria and injuries.

Jared Henline did not have an opinion on the calipers, whatever is best. As for the turf he noticed he is not allowed to water his lawn this week per City Facebook, and with the current environment this should be encouraged rather than discouraged. Right now it's just to get it on the books but it needs to change in the future.

Jeff Cochran commented that as for the caliper of the trees he is not expert enough to say what is better but he believes state and industry standard is 2 inch and that may be why it was that way in our standards. As for the turf, from a conservation standpoint they are going to need to look at options for that and xeriscaping.

Sandra Steele asked what they were going to do about caliper.

Kimber Gabryszak said they could make a recommendation to reduce it or leave it as it is, they will likely see changes to landscaping come later. Since they added 19.15 that needs to be included in the motion.

**Motion made by Sandra Steele based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 19.02, 19.05, 19.06, 19.12, 19.13 and 19.15 with the Findings and Conditions listed in the staff report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

## 7. Work Session: Discussion of Code Amendments.

Kimber Gabryszak led a discussion of possible code amendments including:

- 19.02, Yard Definition –
  - Cleaning up definition and adding new graphics to reflect the clear view triangles.
- Multiple sections, Removing the Gateway definition and references from Code, as the defined Gateway is no longer the primary entrance into the City
- 19.05, multiple –
  - Standards for Auto Sales and Large Parking Lots and Vehicle Storage
    - They added a graphic to accompany the 30' landscaped buffer. They realized they have to treat arterial roads different than collectors. They talked about allowing for some display in the landscape buffer with appropriate limitations.
    - Only the Industrial Zone permits vehicle storage.

Sandra Steele asked what Redwood Road would be widened to.

Jeremy Lapin replied that they were planning to widen it to 7 lanes eventually. They wanted to make sure that there was adequate space, the sidewalk could be relocated but they don't want the curb and gutter to keep moving. They added a second control point so if the curb and gutter moves they still can keep a certain distance. As far as he can tell 90 feet should be enough to allow for the growth.

Ken Kilgore asked about hazardous spills.

Kimber Gabryszak replied they do have to treat any potential spills so the display area would be approved with the site plan.

Kirk Wilkins asked if they were to widen the road in the diagram and then the display area was in the clear site triangle would they remove that display area.

Kimber Gabryszak said potentially yes. But the estimate now is that they would still comply, if it got under that, there would be trouble.

- Discussion of potential code for Accessory Dwelling Units
  - Discussion begun at the last work session. Staff is working on research of some more items like utilities, background checks, business licenses, and additional items.
- 19.06, multiple –
  - Discussion of location that fencing should drop to a 3' height for corner lots.
    - The graphics have not been revised as the triangle is always measured from the right of way, whether a sidewalk is there or not, and upon further review Staff has found the exhibit is correct.

Kirk Wilkins thinks it still needs to consider if there is a park strip. The question is; it is safe for the person to get out of the driveway.

Kimber Gabryszak said their clear view definition doesn't include park strips.

Ken Kilgore noted the way he saw it the current definition already includes the minimum requirements and so if they had a park strip it would be above this.

Jeff Cochran said in engineering standards there is a definition for clear site triangle and is the City Code matching the Engineering Standard.

Kimber Gabryszak said this was written by Engineering but could not speak for them as to if it was matching or not.

Sandra Steele thought that the 3 foot fence needed to come back to the face of the home that is not on the corner. What if the corner house put the fence a foot inside of the property line then would it be in compliance.

Kimber Gabryszak noted that is why they are having that discussion. If they put the fence 6 inches in they are not on the lot line and so not technically in the front yard of the neighbor, they are only in their own yard. There have been conflicting messages going out and it needs to be cleared up.

Kirk Wilkins would like to see owners get as much enjoyment of their yard while still making it safe.

Kimber Gabryszak said basically that is the option where they are allowing for 6 foot until it meets the clear view triangle than lower to 3 feet then raise to 6 feet and lower at the next corner. From an aesthetics standpoint, which the city has the ability to regulate, it looks better to lower it all to 3 feet.

Sandra Steele would say it's a safety issue, not only for vehicles but pedestrians also. There may not be a perfect answer.

Ken Kilgore noted examples in his neighborhood and there is no park strip there.

Jared Henline asked if it only applies when a drive is facing a back yard. Anyone who already had a fence would be grandfathered in, so it would be up to a builder to tell a new home they needed to build the driveway on the other side, if it was on the other side then safety is not as much of an issue.

Sandra Steele felt it still was a safety issue for pedestrians.

Jared Henline thought it was more of an aesthetic issue if it was backyard to backyard or the drive was on the other side.

Jeff Cochran thought it was largely a decision of opinion, and the opinion differs depending on which home you own.

- Discussion of planting standards for trees not in ROW.
  - Postponed pending Engineering input and discussion

## 8. Work Session: Discussion of Urban Design Committee.

Kimber Gabryszak noted that all residential needed to go through the UDC. The UDC is a recommending body to the Planning Commission and they see a potential problem in having a Commissioner be a voting member of that body. So rather than appoint someone tonight they wanted to bring that to their attention and depending on feedback they would bring back a code amendment if needed.

Sandra Steele noted that there was a member of City Council on that committee also.

Kimber Gabryszak with all the turnover lately they had held off on reappointing a person to the committee.

They are moving towards a model that instead of just recommending the UDC would actually make the decision on the architecture, it will be a more of an official body, whereas now they are only meeting as needed and then Planning Commission and City Council re-hashes the decision.

Kevin Thurman could see situations with conflict with Planning Commission being in the UDC, but with Council it may be more of a problem. It raises a potential for two bodies to have lack of impartiality. It doesn't look good to have inner mixing of members. They should be separate bodies.

Sandra Steele noted that the way it worked in another city the Planning Commission took turns attending, they didn't vote however. They could then come back to Planning Commission to clarify the reasons things happened.

Kevin Thurman didn't see a problem that way, official or unofficial, an ex-officio, non-voting member.

Mark Christensen said it was definitely an open meeting so anyone could attend, specific assignments to go may just be more work and not needed. We should get the committees, train them, and let them do their job. He doesn't see the need for a lot of oversight.

Kirk Wilkins would like to avoid any point of conflict and if people are in attendance from Planning Committee or City Council he would be in favor that they don't vote.

Ken Kilgore asked if there was a positive reason for having an ex-officio.

Kevin Thurman replied that just having a member there that can report back would be good

Mark Christensen had an experience where City Council was suing their Planning Commission. If someone is going to send a liaison, it should probably be City Council because they are responsible for appointing people to that board. But they shouldn't be voting. It would still be a public meeting that Planning Commission could participate. He has seen conflicts. People should do their jobs and have your say as part of that job. He thought perhaps there were enough roles and responsibilities already; to have someone assigned to sit as a liaison isn't necessarily a good thing. The Council may want to do that but they have a lot of assignments already.

Kimber Gabryszak said they could make a list of potential ex-officio members. But having to make a vote there and come here and vote again is potentially an issue.

Mark Christensen noted Council had created quite a few liaison positions and they are reevaluating the liaison roles they currently have.

Sandra Steele understands that, the UDC they don't recommend, they approve. So if anyone disagrees with that, then what?

Kimber Gabryszak said it depends on the make up and they realize the make up probably needs to be modified.

## 9. Approval of Minutes:

1. June 11, 2015.

Sandra Steele emailed some changes in.

**Motion made by Sandra Steele to approve the minutes from June 11, 2015. Seconded by Kirk Wilkins. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Abstain: Jarred Henline. Motion passed.**

## 10. Reports of Action.

- o Code Amendments for Title 19 - Planning Commission reviewed the report. The motion was a positive recommendation.

**Motion made by Kirk Wilkins to approve the Report of Action. Seconded by David Funk. Aye: Sandra Steele, David Funk, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Jarred Henline. Motion passed 6 - 0.**

**11. Commission Comments.** - No comments at this time.

**12. Director's Report:**

- Council Actions
  - Approved rezone for Cahill Chapel, approved final plat for Jordan View Landing for phase 1. They tabled Legacy Farms Community Plan amendment, pending some official draftings for denial.
- Applications and Approval
  - Applications for another Church in Harbor Bay and some resubmittals in Fox Hollow, Harbor Bay, Stillwater, Heron Hills, and Jacobs Ranch.
- Upcoming
  - Next meeting is July 9<sup>th</sup>; one item is a rezone and concept for a meeting house north of Hillside drive.
  - Reminder that the July 23<sup>rd</sup> meeting has been moved to July 30<sup>th</sup>.
- Other
  - Two members of Planning Commission are volunteering with bicycle and pedestrian planning, she had an update for them and she had a Land Use handbook available to read.

Sandra Steele asked if a house was built, planning doesn't go out and check if the park strip was done properly, so how does that work for landscaping or a trail not completed.

Kimber Gabryszak replied in most situations those things have to be completed before they get a certificate of occupancy. They can't bond for private open space, trails or anything like that. They cannot require a bond for it. They are struggling for how to make that work. In the past they have posted a bond and then once those are done they can get occupancy for a home.

Mark Christensen noted they have been putting lots of layers on Google Earth and they can see how the city is going to look with new applications coming in. It helps them to visualize it and find potential problems. It's helpful to see how everything ties together. He noted the new ballfield that was designed to grow into. It ties into Inlet Park and the Jordan River Trails. They have thought for 1200 parking spaces. They looked at different areas around the city on Google Earth and asked about how MVC would be configured northward and some other road connections through the city. They asked about Market Street and who was paying for that. The City is building the road and they will be reimbursed.

**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.**

No closed session tonight.

**Meeting adjourned by Chairman Jeff Cochran**

**Adjourn 8:52 p.m.**

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Lori Yates, City Recorder